

AGENDA
Planning and Zoning Commission
January 2, 2020 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of January 15, 2020 or to a special meeting scheduled by the Commission.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM THE PUBLIC
4. APPROVAL OF MINUTES
 - I. November 21, 2019
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
8. PLANNING COMMISSION
 - I. **ITEM P19-248:** DEVELOPMENT PLAN TO DEVELOP A 29-UNIT CONDOMINIUM BUILDING AT 165 AND 185 NORTH GLENWOOD STREET
 - II. **ITEM P19-249:** REQUEST FOR APPROVAL OF A DEVELOPMENT PLAN FOR A SIX LOT SUBDIVISION FOR 135 AND 175 EAST BROADWAY
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
NOVEMBER 21, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 11/21/19, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☒ Abby Petri, ☒ Chris Beaulieu,
☒ William Gale, ☒ Thomas Smits (Thomas left at 7:35pm)

STAFF: Tyler Sinclair

MATTERS FROM THE PUBLIC: Kevin Cochary, requested that the website be updated to add a Planning Commission email.

APPROVAL OF MINUTES:

September 4, 2019

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a 7 to 0 vote

October 16, 2019

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a 7 to 0 vote

November 6, 2019

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a 7 to 0 vote

NEW BUSINESS: None

PLANNING COMMITTEE

**1. ITEM P19-201: A REQUEST FOR AN AMENDMENT TO THE SNOW KING
PLANNED RESORT DISTRICT MASTER PLAN**

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Jeff Golightly, SKRMA

PUBLIC COMMENT:

Kevin Cochary – Please update the Snow King section of the Town of Jackson website. Kevin recommends that SKRMA, Town, Forest Service, Teton County should work together. SKRMA 2000 Resort Master Plan is very unclear with regards to the responsible parties are and the parties included. If you get the benefit of the resort and short-term rentals you should have to pay the fee. Why 1%, why not 2%? Please think about the future and how these fees will help to maintain ski operations. How will Town and County ensure the money is being collected if the books are not open?

David Navertill, President of Pitchfork HOA. There has been no contact from SKRMA to the Pitchfork home owners. Biggest concerns financial, voting rights, and will be have power to affect anything? Only half of the Pitchfork units use the Snow King road. What other bills will SKRMA send to the members?

Skye Schell, Jackson Hole Conservation Alliance. Skye is in favor of the fee. The fee should support the town hill ski area. Previously, all of Snow King, the hotel, the resort, and the additional property was under one ownership. Now each entity has different ownerships. The fees need to help support the ski area now that the hotel is under a different ownership. “Put the puzzle back together”

PC DISCUSSION:

Sub area 6 was discussed. Will sub area 6 have representation in SKRMA? Yes. Should Sub area 6 be included in SKRMA? There needs to be a written agreement and the negotiations need to happen between all SKRMA members.

What will the SKRMA fee be used for? Recreation and the board members will vote on how to use the money.

Lot 56, 57, 58 were discussed. All 3 would need to come back to the Town for building permits, etc. Where would gondola staging take place? The unpaved lot would be an option.

Were sub area 6 home owners notified? Not clear because Ryan Stanley was in charge.

How many HOA's in the Snow King District? Not clear

Resort District vs. Mater Plan – there is confusion as to who is included in each.

There should be a report on the funds collected and disbursements.

Should the employee housing be on Vine Street which is as far away from the resort as possible and

is that good for the neighbors?

MOTION:

Item A: Based upon the findings for a Planned Unit Development as presented in the staff report and by the applicant related to 1) Enhances future desire character; 2) PUD Option findings in Article 4; 3) Amendment to PUD findings in Section 8.2.12.D; 4) LDR Text Amendment finding in Section 8.7.1.C; 5) Zoning Map Amendment findings in Section 8.7.2.C for Item P19-201, I move to recommend **approval** to the Town Council approval of a Planned Unit Development to allow amendments to the Snow King Planned Resort District Master Plan subject to the department reviews with the following amendments being made to the Master Plan:

1. The applicant shall revise the Master Plan to clearly articulate the role, function and location of the convention center portion of the Master Plan going forward.
2. The applicant shall retain the statement proposed for deletion shown on page 8.
3. The applicant shall revise the included zoning map to current zoning.
4. The applicant shall revise the plan to clarify whether properties in sub-area 6 are required to be part of SKRMA or not.
5. Applicant shall revise Chapter II to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.
6. Applicant shall revise the proposed land use schedule to require a Conditional Use Permit for all Outdoor Amusement/recreation and Commercial Amusement uses.
7. Applicant shall provide a maximum building height for all structures within Sub-Area #1.
8. Applicant shall revise Sub-Area #1 to include a 15-20-foot setback along Vine Street to allow for adequate landscaping and screening adjacent to the proposed structures and to be able to accommodate all features of a complete street along Vine Street including all modes of transportation including START buses, pedestrians and bikes in a safe and inviting manner.
9. Applicant shall provide information in Sub-Area #1 regarding the elevation of the proposed structures along Vine Street and the height of the adjacent resort loop road to better be able to consider the height of the proposed structures prior to approval of the amendment.
10. The applicant shall remove the proposed vehicle access drive located near the Snow King and Vine Street intersection.
11. Applicant shall include language in Sub-area #3 for Lots 53 and 58 to ensure compatibility with the neighborhood to the east including but not limited to consideration at time of Development Plan of stepping down the building height, additional landscape screening, etc.
12. Applicant shall include language in Sub-area #3 for Lot 57 to ensure compatibility with the recreational area to the west including but not limited to consideration at time of

- Development Plan to shifting the building to the east, reducing the footprint of the building, breaking it up into multiple buildings, etc.
13. Applicant shall revise Sub-area #4 to state the review of a Conditional Use Permit for the proposed zip line shall include the review of all outdoor recreational uses operational characteristics in this area to determine the overall cumulative effect including but not limited to hours and days of operation, noise, lighting, and other associated impacts to the area.
 14. Applicant shall provide language in this Chapter to ensure that all development within the Master Plan shall meet the LDR hillside development requirements in place at the time of Development Plan.
 15. The applicant shall provide discussion on whether appropriate areas for light industrial uses associated with mountain operations and overall resort maintenance have been provided for in Sub-Area #4 and #5 or other areas of the Master Plan to determine if more space is needed for this use and if so where it will be located.
 16. The applicant shall revise the Master Plan to require all light industrial uses be reviewed and approved through Conditional Use Permit process.
 17. Applicant shall revise all building elevations to include the appropriate sub-areas and buildings.
 18. Applicant shall revise the Master Plan throughout to refer to Affordable Workforce Housing Requirements and not Employee Housing Requirements.
 19. Applicant shall revise the Master Plan to state that no more than 25% of the total required Housing be satisfied through the use of dormitory units.
 20. Applicant shall revise the Chapter to incorporate the most current data and transportation improvements that have been made.
 21. Applicant shall be required to pave and maintain the availability of the surface parking lots in Sub-area #2 for use by all patrons to the area and the downtown.
 22. Applicant agrees to participate in a TDM program development for the entire Snow King Base area with other surrounding property owners and users.
 23. Applicant shall address all conditions in the Town Engineer.
 24. Applicant shall revise these Chapters to provide specific details as the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how the public benefit and private development portions of the plan shall be sequenced.
 25. Applicant shall revise this Chapter to provide specific details and timelines associated with providing the community services element of this plan.

Motion approved by a _6_ to _0_ vote

Item B: Based upon the findings for a Sketch Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with LDRs & Town Ordinances; 5) Conformance with past permits & approvals for Item P19-201, I move to recommend **approval** to the Town Council approval of a Sketch Plan *for the Snow King Planned Resort District Master Plan subject to the department reviews and amendments and conditions described for Item A.*

A motion was made by: Chris Beaulieu seconded by: Anne Schuler

Motion approved by a _6_ to _0_ vote

OLD BUSINESS:

MATTERS FROM COMMISSION:

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

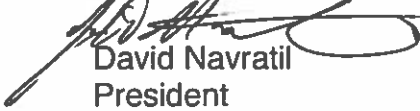
ADJOURN: 8:06pm

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a _6_ to _0_ vote

Jackson Town Council

The Pitchfork Townhome HOA has decided against joining SKRMA at this time. We feel at this time we would be subject to the dictates of SKRMA without any real power or voting representation to protect our interest. Unless Pitchfork has some guarantee on the limits of our financial responsibility we prefer to maintain our independence from SKRMA.

Pitchfork Townhouse Homeowners Association,

A handwritten signature in black ink, appearing to read 'D. Navratil', is written over the printed name. The signature is fluid and cursive, with a large loop at the end.

David Navratil
President



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: DECEMBER 27, 2019
MEETING DATE: JANUARY 2, 2020

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: PAUL ANTHONY
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P19-248:** DEVELOPMENT PLAN TO DEVELOP A 29-UNIT CONDOMINIUM BUILDING AT 165 AND 185 NORTH GLENWOOD STREET

APPLICANT: NICK ORTHMANN – BEAR DEVELOPMENT, LLC

STATEMENT/PURPOSE

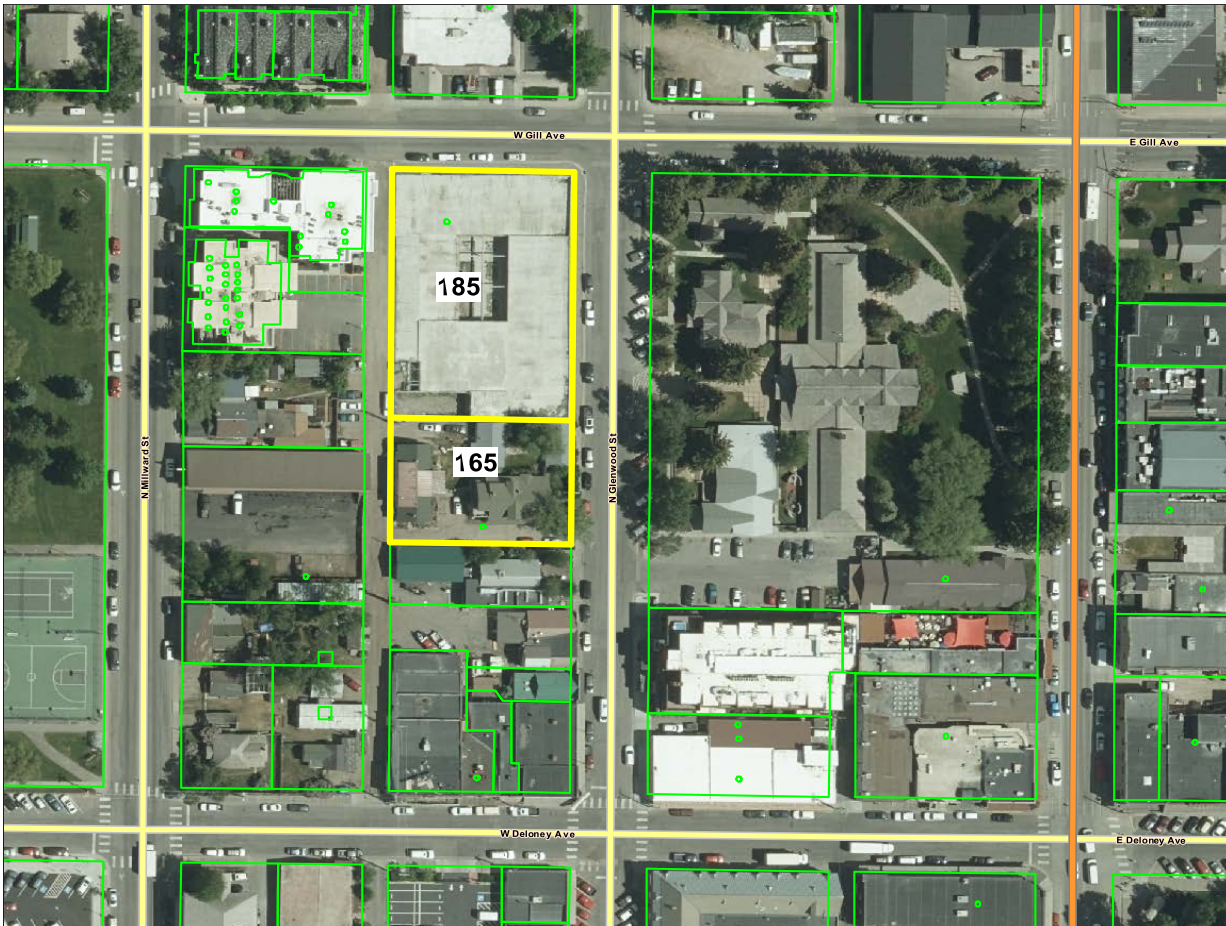
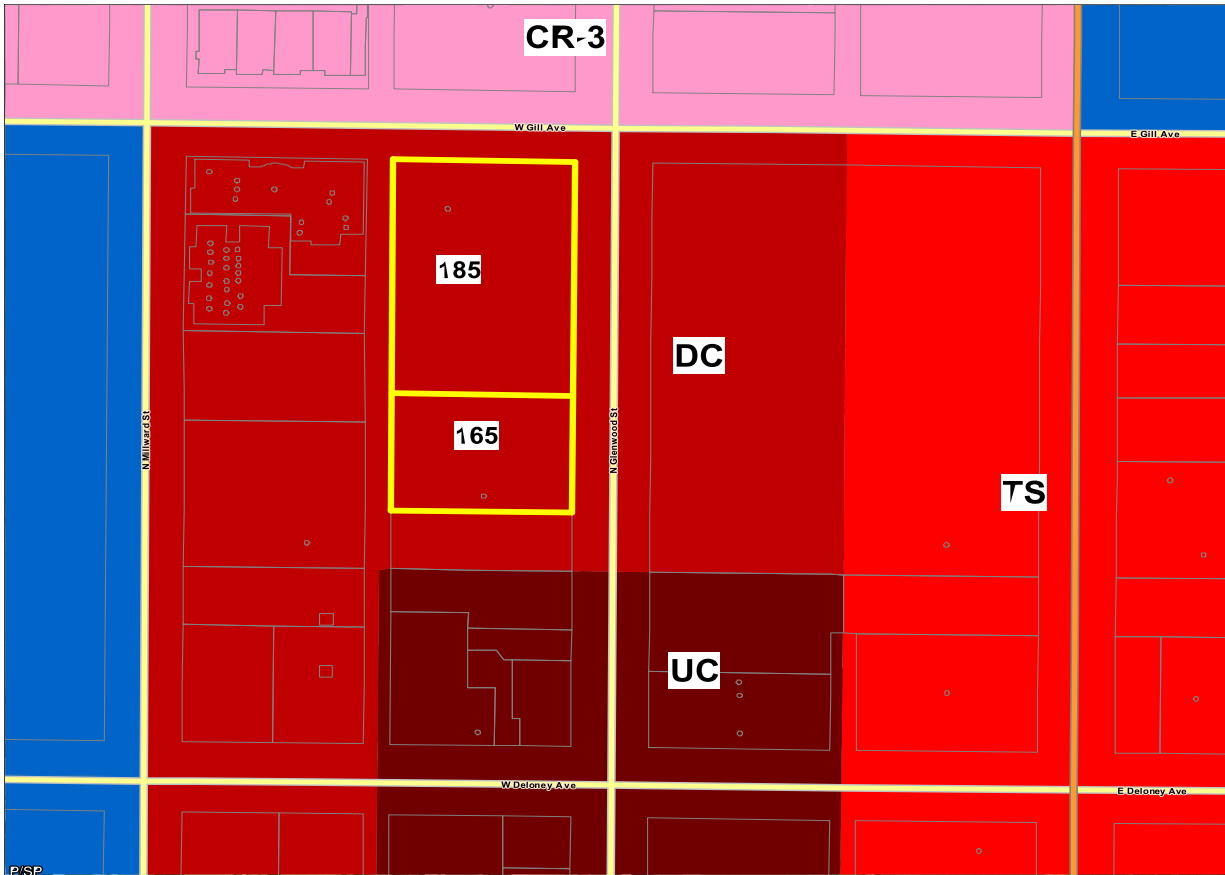
The applicant is requesting approval of a Development Plan for a 29-unit condominium building of residential and short-term rental units for the properties located at 165 and 185 North Glenwood Street.

APPLICABLE REGULATIONS

Section 8.3.2 Development Plan

LOCATION

The properties are located at 165 and 185 North Glenwood Street, legally known as Lots 1 – 6, BLK. 6, JACKSON. An aerial photo and zoning map are shown below:



BACKGROUND/ALTERNATIVES

The applicant's 0.96-acre property extends more than half a block and includes 185 North Glenwood (4 lots) and 165 North Glenwood (2 lots). It includes the corner with West Gill Avenue and is adjacent to the alley extending from W. Gill Avenue. It is zoned Downtown Commercial (DC) and located in the Lodging Overlay (LO). The St. Johns Church property is located across the street to the east.

The larger 185 N. Glenwood site currently contains a covered underground parking garage. This structure is the only development on the site and is a remnant from the previous McCabe Corner housing project that was approved in 2007 but never completed. The applicant bought the property in 2012 and soon thereafter covered the then partially complete underground parking garage that was known as the "hole in the ground." The existing garage footprint is located approximately 10' from the curbs on N. Glenwood and W. Gill. The two lots on the 165 N. Glenwood site were acquired by the applicant in 2016 and currently contain a mix of residential and commercial uses in four older structures. The applicant has applied for a demolition permit for all four structures.

Previous Approvals

On July 1, 2019 the Town Council approved a Sketch Plan (P19-097 & P19-098) for a 29-unit condominium project with the following conditions of approval:

1. The applicant shall pave the alley adjacent to the property for the full length of the 300'-wide project site.
2. As part of the Development Plan submittal, the applicant shall clarify how they plan to ensure that long-term residential units are not used for short-term rental use.

On July 1, 2019 the Town Council also approved an Administrative Adjustment (P19-199) to reduce the required Pedestrian frontage from 13'6" to 13'1" on the Glenwood Frontage and to 10'1" on the Gill frontage with the following condition of approval:

1. Final design approval of the curb location and Glenwood Street cross section shall be obtained from the Town Engineer and Planning Director prior to approval of the Building Permit.

On May 9, 2019 the Design Review Committee (DRC) reviewed and approved the condominium project during Sketch Plan review. On November 29, 2019, the DRC reviewed the project again in conjunction with this Development Plan. The main change to the building was replacing the COR-TEN metal (brownish-orange) with gray metal panels. The DRC approved the project with the following conditions:

1. Consider options for modifying the gray color palette. In particular, the proposed metal panels could be improved with a warmer, possibly darker, grey color to avoid the "car dealership" grey aesthetic.
2. Given the high amount of grey, including the substantial amount of concrete, many members supported to use of board-form concrete to ensure a high quality final product.
3. The applicant shall submit samples of the primary exterior materials with the building permit for staff and DRC review.

PROJECT DESCRIPTION

General Overview

The applicant is requesting approval of a Development Plan for a 29-unit condominium project in two buildings that will be connected with underground parking (48 spaces, or 67 spaces including tandem spaces). The project will include 18 short-term rental units (which also are allowed long-term residential use), 6 market residential units, and 5 deed-restricted workforce housing units in a total of approximately 89,000 sf of habitable floor area (with about 80,000 sf of that being above ground). The applicant has provided a diagram showing the location and number of each type of unit within the development. The project includes a central courtyard that is accessed from both Glenwood Street and Gill Avenue and provides private open space. All vehicular access and parking will be from the alley that is required to be paved by the applicant for the full length of the 300'-wide project. Each unit is designed as a 3-story, townhouse most of which will have a private entrance (no common hallways) from both the underground parking structure and the adjacent street or courtyard.

Phasing: The applicant's intent is to build the project in two phases. The first phase would start soon after approval of this Development Plan, and the second phase would likely commence before Phase 1 was complete but final timing has not been determined. Generally with phased developments the Town has required a Building Permit for Phase 2 to be submitted within 3 years of completion (i.e. Certificate of Occupancy) of Phase 1. The two phases are summarized below:

Phase 1 (185 Glenwood):

- | | |
|---|-------------|
| • 20 Units | Above Grade |
| o 12 Short-term Rental units (base FAR) | (33,906 sf) |
| o 5 free-market residential units (2:1 Bonus) | (13,251 sf) |
| o 3 Workforce Ownership units (2:1 Bonus) | (6,742 sf) |

Phase 2 (165 Glenwood)

- | | |
|--|-------------|
| • 9 Units | |
| o 6 Short-term Rental units (base FAR) | (17,907 sf) |
| o 1 free-market residential unit (2:1 Bonus) | (3,018 sf) |
| o 2 Workforce ownership units (2:1 Bonus) | (4,245 sf) |

TOTAL:

- Above Grade: 79,069 sf
- All Habitable (includes basements): 89,179 sf

Affordable Housing Credit and Requirement: The applicant calculates that the two properties have a combined housing credit under Sec. 6.3.2.A.1 in the LDRs of 11.61 units. This is based on the historical uses (since December 18, 1995) of Office and Light Industrial uses (former Jackson Hole News and Guide on 185 N. Glenwood), and Retail and Outfitter/Tour Operator uses on 165 N. Glenwood (various retail stores and JH Mountain Guides). The applicant has provided an independent calculation, as required by the LDRs, to determine the housing mitigation credit for the previous Outfitter/Tour Operator use. In summary, the only proposed development that requires housing mitigation are the 18 Short-Term Rentals (which are mitigated at the higher Short-Term Rental rate rather than the lower long-term residential rate) because the remainder of the units are exempt from mitigation under the Workforce Housing Bonus FAR in Sec. 7.8.4 (see next paragraph). According to the applicant, the non-exempt units generate an affordable housing mitigation requirement of 11.44 units. Thus, their credit of 11.611 units would exceed their affordable housing requirement and so no affordable housing mitigation is proposed for the project.

Workforce Housing Floor Area Bonus: The project is also using the Workforce Housing Floor Area Bonus in Sec. 7.8.4 to allow additional floor area for market and deed-restricted housing (please see the Staff Analysis section for explanation of how the “2:1” FAR bonus works). Using the 2:1 FAR bonus, the applicant is proposing 6 market bonus units (16,269 sf) and 5 Workforce deed-restricted units (10,978 sf).

Summary of Changes from Sketch Plan:

- The number of short-term rental units (which also allow long-term rental) increased from 15 to 18. The applicant’s previous housing credits were sufficient to cover the increase in short-term rentals (Please see the Affordable/Employee/Workforce Housing section below).
- The total amount of market long-term residential units decreased from 9 to 6. All 6 are generated from the 2:1 Far bonus.
- Total tandem parking increased from 62 to 67.
- Phase 1 still includes 20 units, but the breakdown changed: The number of short-term rental units increased from 9 to 12 and the amount of free-market residential units was reduced from 8 to 5. The amount of workforce ownership units remains at 3.
- Phase 2 remains the same with 6 short-term rental units, 1 free-market residential unit & 2 workforce ownership units.
- Total above ground FAR reduced from 1.29 (53,535 sf) to 1.26 (52,521 sf).
- Exterior COR-TEN metal (brownish-orange metal) was replaced with gray metal panels.
- The interior corridor has been modified to feel more open by removing some of the vertical elements.
- Bulb-out corner proposed at the northeast corner of the project has been removed and replaced with a traditional curb.
- Pedestrian frontage along West Gill Avenue changed from trees & pavers to trees and landscaping.

STAFF ANALYSIS

Development Plan Review

The purpose of a Development Plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents. This project requires both Sketch Plan and Development Plan because the project’s 52,521 sf of qualifying floor area exceeds the 19,500 sf threshold for a Sketch Plan and Development Plan in the DC Zone. Staff finds that the information submitted by the applicant to be appropriate for reviewing the proposed development at this final Development Plan phase.

Conformance with the Comprehensive Plan

This site is located Character District 2: Town Commercial Core and Subarea 2.3: Downtown. This is a *Transitional* area intended for redevelopment with a mixture of 2 to 3-story commercial and residential buildings, a high level of pedestrian and transit connection, high-quality public spaces, and a high concentration of tourist-related accommodations and services. Parking should be hidden or underground and buildings should create an attractive street wall to encourage pedestrian activity. Other than street trees, landscaping and green areas are minimal and largely provided on a voluntary basis. Staff finds that the project is consistent with these goals but please see the section on Findings for Development Plans for staff’s more detailed analysis on the project’s conformance with the Comprehensive Plan.

Compliance with Sketch Plan & Administrative Adjustment Conditions of Approval

Sketch Plan

1. The applicant shall pave the alley adjacent to the property for the full length of the 300'-wide project site.

Response: The applicant has stated in their application that they will pave the alley for the full length of their 300'-wide project. Staff has added a condition of approval requiring the applicant to provide alley paving plans in their Building Permit for Phase I.

2. As part of the Development Plan submittal, the applicant shall clarify how they plan to ensure that long-term residential units are not used for short-term rental use.

Response: The applicant has provided a written response to this condition that includes several actions on their part to ensure that all long-term residential unit are not used for short-term rental use. The applicant has identified all unit types on the floor plans so that it is clear which units can be rented short-term and which cannot. The applicant has also stated they will ensure the buyers and the home owner's association are aware of which units cannot be rented short-term. In addition, the will work with the Town to any other reasonable measures to ensure all units are rented as approved.

Administrative Adjustment

1. Final design approval of the curb location and Glenwood Street cross section shall be obtained from the Town Engineer and Planning Director prior to approval of the Building Permit.

Response: The applicant provided a preliminary street improvement plan for North Glenwood which reflects the centerline shifting east by 1.25 feet. From west to east, the proposed right-of-way consists of the following:

- 6-foot wide sidewalk
- 5-foot wide furnishing area (trees and grates)
- 9-foot wide parallel parking
- 10-foot wide travel lane (southbound)
- 10.9-foot wide travel lane (northbound)
- 21.5 feet of angled parking (55 degrees)

The Town Engineer has reviewed this plan and currently has no significant concerns. However the applicant will need to continue working with the Town Engineer on the final street design. To ensure this staff has carried the above condition forward with this Development Plan.

Conformance with Other Applicable Regulations

Staff finds that the applicant complies with the dimensional standards in the DC zone as shown in the table below and discussed further in this section.

	DC	Proposed	Complies?
FAR	1.3 base max (54,363 sf)	1.26 base (52,521)	Yes

	+ 2:1 Workforce Bonus: Determined by proposal	+ 2:1 Workforce Bonus: (30,359 sf (including basements))	
LSR	n/a	n/a	Yes
Plant Units	n/a	n/a (10 street trees provided)	Yes
Minimum Lot Size	n/a for condo/townhome	n/a for condo/townhome	Yes
Height	42' (< 5:12 roof pitch) 46' (≥ 5:12 roof pitch)	42' (< 5:12 roof pitch)	Yes
Density	n/a	30 units per acre	Yes
Parking	1.5 space per unit = 43.5	48 spaces (67 including tandem)	Yes
Primary Street Setback (Glenwood)	0' – 5'	2'-8"	Yes
Secondary Street Setback (Gill)	0' – 5'	2'-10"	Yes
Rear Setback (south)	0' or 5'	5'-3"	Yes
Street Façade Width	80% of primary and secondary street	94% for primary and 87% for secondary	Yes
3rd Story Stepback	10' with 60% encroachment allowed	10' and 59% encroachment	Yes
Pedestrian Frontage	13'6" with Trees in Grate	13'1" (Glenwood) and 10'1" (Gill) both Trees in Grate	Yes (Approved Admin Adjustment)

Landscaping

There is no landscaping requirement for this project because the DC zone has no LSR requirement. However, the applicant has provided a landscaping plan (stamped by WY Landscape Architect) that shows a variety of planter boxes along the front facades and at the entrance of each unit. These plantings not only help to break up the mass of the buildings but they add greenery to the public view while helping to define the public and private realms along the sidewalk. Additional planters are proposed within the private courtyard, and while these planters will not impact the public view, they will create a more inviting semi-private area where residents of the project can enjoy the outside and visit with each other. The project also proposes 10 new street trees (Ash and American Elm) as part of their “Trees in Grate” and “Trees in Lawn” pedestrian frontage requirement. These trees will provide shade and screening of the project and help to create an attractive sidewalk experience for all users.

Historical and Cultural Resources

There are no existing historical structures or resources on the 185 N. Glenwood site. At this time, the site is entirely developed with an underground parking structure.

The 165 N. Glenwood site currently has four structures. None of these structures are listed on the National register of Historic Places or are designated as a local historic resource (i.e., has a local plaque) by the Teton County Historic Preservation Board’s (TCHPB). The applicant submitted a demolition permit for all four structures on 165 N. Glenwood on May 14, 2019. The TCHPB provided comments stating that the two southern-most structures are important based on their association with St. Johns Church and Hospital (nurse

quarters) and requested a 90-day stay from Town Council. On June 3, 2019, the Council approved a 90-day stay from demolition of both structures. That 90 days ended and the demolition permit was approved on October 1, 2019. The applicant has 180 days from approval to pick up the permit.

During Sketch Plan, the Town Council and applicant had conversations about the possibility of preserving the structures and/or holding off on demolition until after the winter so as to not displace the residents living there. At this time the applicant is still working with groups to see if there is an interest in preserving the buildings. The applicant has stated they likely will not pursue demolition until the spring to avoid displacing the residents during winter.

Site Design

The proposed site plan is consistent with the goals of the DC zone by providing a strong street wall, street-level unit entrances, ample and landscaped sidewalks, an internal pedestrian courtyard with private open space, and an underground parking lot that hides all parking from public view. Breaking up the project into two condominium buildings helps to break up the mass of the project. New sidewalks will be installed on both Glenwood Street and Gill Avenue that will significantly improve pedestrian safety and function along the frontage of this project. Street trees and planter boxes will further improve the street experience for residents and visitors alike.

As part of the Sketch Plan the applicant proposed paving a portion of the alley (200 feet) from Gill Avenue to the parking garage entrance. To comply with a previous Sketch Plan condition of approval the applicant is now proposing to pave the full 300 feet of alley adjacent to the entire project. Staff has carried the original alley condition forward with this application requiring an alley paving plan for the full 300 feet of alley with the building permit for Phase I.

Building Design

Both buildings are 3-stories with a flat roof design and are a maximum of 42' in height, including the handrails for the rooftop decks. All but two units have a private entrance from either the street or the courtyard and range in size from 1,907 sf to 4,189 sf in mostly 3-br units but with a few 2-br and 4-br units as well. The design uses a 3rd-story stepback and other additive and subtractive elements to vary the façade and roof lines to create interest and shadow lines. The exterior materials are primarily steel, concrete, charred wood, and wood and steel accents.

The rooftop decks will be accessed by a stair tower that will project approximately 10' above the rooftops. According to Section 9.4.9.C.1, structures used exclusively for elevator or stairway access to a roof may exceed the maximum height by up to 10' if the stair tower is not visible from a contiguous street and does not occupy more than 20% of the roof area. The applicant has provided a "sky plane" analysis that demonstrates that the stair towers would not be visible to a 6'-tall person walking on the sidewalk across the streets on Glenwood or Gill. The one exception to this would be that some of the stair towers would be visible when viewed directly from the alley entrance along Gill Avenue, but this does not violate the requirements of the LDRs.

Vehicular Access/ Circulation/Traffic

Vehicular access to the project will be provided by the existing north-south alley on the west side of the site that leads to the underground parking garage that serves the entire project. Additional overflow or guest parking will be provided by on-street parking as is typical in the downtown area.

While the LDRs do not require a traffic impact analysis for this project (or any project unless it is associated with a Conditional Use or is located on a State Highway), the applicant provided a traffic analysis with the previously approved Sketch Plan. The analysis concluded that this level of Average Daily Trips (ADT) would add minor additional delays to the Gill intersection but that these delays “should not significantly reduce levels of service and therefore should not warrant any traffic mediation efforts.” Staff finds that this by-right development located within downtown’s street grid can be accommodated by the existing street network.

Affordable/Employee/Workforce Housing

Sec. 6.3.2.A.1 in the LDRs allows properties to get an affordable housing credit for any uses on the site established from December 19, 1995 to the present. Essentially, whichever uses generate the highest mitigation requirement during this period create a credit of equal value that can be used to offset the housing requirement of new development or redevelopment on the same site.

The below table provides a summary of the affordable housing mitigation plan. Additional detail is provided after the table.

Affordable Housing Mitigation Summary	
Mitigation Requirement (Base 1.3 FAR)	Mitigation Requirement (2:1 Workforce FAR Bonus)
<i>Proposed: 58,820 sf (includes basement for purposes of calculating affordable housing requirement)</i> Requirement: 11.44 deed-restricted units Credit for existing/historical uses: - Office (JH News and Guide office) = 3.91 units - Light Industry (JH News and Guide press) = 1.51 units - Retail (various businesses) = 0.627 units - Outfitter/Tour Operator (JH Mountain Guides) = 5.56 units (see independent calculation) Total Credits = 11.61 units (see below for explanation) Complies: 0.17 units of credit remaining	<i>Proposed: 27,256 sf (not including basements)</i> 16,269 sf of market housing (6 units) 10,987 sf of Workforce housing (5 units) Requirement @ 2:1 = 16,269 sf (market) : 5,369 sf (Workforce) Complies: Applicant proposes 10,987 sf of Workforce housing which exceeds the minimum requirement of 5,369 sf by 5,618 sf.

In addition to the base FAR, applicants in the DC zone have the option to increase residential development potential by using the Workforce Housing FAR Bonus in Section 7.8.4. In summary, this bonus allows developers to add 2 sf of market residential floor area to a project for every 1 sf of deed-restricted workforce housing they provide. The deed-restriction required for this option is a Workforce ownership or rental restriction that has no income limits or initial sales price caps (see below summary for major terms of this deed restriction). Sometimes called the “fill the box” or “2:1” option, this tool typically applies after the base floor area (FAR) has been used up, including any required mitigated housing. Any bonus floor area allowed by the bonus tool must comply with all regular zoning requirements for setbacks, height, parking, etc. — i.e., all bonus floor area must fit in the “box” defined by the zone’s dimensional standards without the need for variances or administrative adjustments. Bonus market floor area can be used only for residential units (i.e.,

no commercial uses, such as short-term rentals, are allowed). The purpose of the 2:1 tool is to encourage the market to build deed-restricted workforce housing in desired locations without any taxpayer subsidy.

Using the Workforce bonus, the project proposes a total of 6 market residential units (16,269 sf) and 5 deed restricted units (10,987 sf) – not including basements. This ratio of 16,269:10,987 exceeds the required 2:1 bonus requirement so staff finds that the projects meets the Workforce Housing Bonus ratio requirements. All workforce units will be required to meet the Housing Department’s livability standards (e.g., storage, outdoor space, etc.). Considering the proposed workforce units are quite large (1,907 sf - 2,566 sf), staff anticipates few issues meeting the livability standards.

The applicant will be required to record a Workforce Ownership deed restriction prior to Certificate of Occupancy for the units. Below is a summary of the primary terms of the Workforce Ownership deed restriction:

- *Initial sales price:* Set by owner with no restrictions
- *Subsequent sales price:* Limited to 2.5% annual appreciation
- *Income restriction:* None
- *Ownership of real estate:* Not within 150 miles of Teton County
- *Employment:* Average of 30 hrs/wk and 75% of income from local business
- *Occupancy requirement:* 10 month / year minimum

Development Exactions

The proposed project includes 29 condominium units. Each unit, therefore, will generate demand for schools and parks that must be mitigated according to Division 7.5: Development Exactions Standards. The applicant has provided initial exaction requirements of \$78,300 for parks and \$43,500 for schools. The final school and park exactions will be calculated as part of the Development Plan approval and will be due at the time of subdivision plat approval.

STAFF FINDINGS

Development Plan. All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

This site is located Character District 2: Town Commercial Core and Subarea 2.3: Downtown of the 2012 Comprehensive Plan. The following is the vision for Subarea 2.3:

Sub-area 2.3 Downtown Commercial Core: This large, mixed use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic, and social activity in the community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent.

The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to

provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors.

A goal of this subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource.

Complies. The proposed project meets the general purpose and goals of Subarea 2.3. In particular, by providing underground parking, an attractive street wall, a mix of visitor and residential uses, and urban-type landscaping (e.g., planter boxes), the project has addressed many of the desired characteristics for this part of Town. In addition, the DRC has reviewed this project and approved it for Development Plan with positive comments regarding the site design, interior courtyard, architectural style, and streetscape. Finally, the applicant's use of the 2:1 Workforce Bonus meets the Comprehensive Plan's goals of creating deed-restricted workforce housing in locations close to jobs, services, and transit.

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. Staff finds that by providing five voluntary Workforce deed-restricted units (10,987 sf total), the proposed development meets this policy goal.

4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed redevelopment will redevelop a site that has been called "The Hole in the Ground" for many years. Replacing this eyesore with a new short-term rental ownership units and other residential housing will help support the "lights on" goals for downtown by adding visitors and new residents within easy walking distance to all the shops, amenities, and transportation options of downtown Jackson.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The proposed mixed-use redevelopment will improve the sidewalks on Glenwood Street and Gill Avenue with a wider, safer, and more functional sidewalk. In addition, the proposed development will add tourist-oriented services within the pedestrian heart of downtown.

4.2.d: Create a Downtown Retail Shopping District

Complies: While no retail is proposed with this project, the addition of visitor lodging facilities and more long-term residents within easy walking distance of the stores and restaurants of downtown will help support a vibrant, year-round retail district in the downtown.

4.2.f: Maintain lodging as a key component in the downtown

Complies. The proposed project will add 18 short-term rental ownership unit very close to the Town Square Area.

4.4.b: Enhance Jackson gateways

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. Staff finds that by providing five voluntary Workforce deed-restricted units (10,987 sf total), the proposed development meets this policy goal.

6.2.b: Support businesses located in the community because of our lifestyle

Not applicable.

6.2.c: Encourage local entrepreneurial opportunities

Not applicable.

6.3.a: Ensure year-round economic viability

Complies. While no retail is proposed with this project, the addition of visitor lodging facilities and more long-term residents within easy walking distance of the stores and restaurants of downtown will help support a vibrant, year-round retail district in the downtown.

7.1.c: Increase the capacity for use of alternative transportation modes

Complies. The proposed redevelopment will provide visitor accommodations and housing in the heart of downtown Jackson where all of the alternative modes of travel – walking, biking, and transit – are convenient and readily available.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As conditioned, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. The DRC reviewed the project along with this Development Plan and approved it with conditions. As conditioned, staff finds that the application complies with the Town of Jackson Design Guidelines.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. Staff finds that the application meets the base and bonus standards of the LDRs.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. As conditioned, staff finds the project to be in substantial conformance with the previously approved Sketch Plan and Administrative Adjustment.

PUBLIC COMMENT

The Planning Department has received public comment from two property owners along this stretch of South Glenwood (Sadek Darwiche and Phil Leeds). Mr. Darwiche did not have concerns about the realignment of the street, but rather had concerns about comments previously made by Reverend Jimmy Bartz of St. John's Episcopal Church that this section of South Glenwood should be one-way northbound. Mr. Darwiche was not in favor of the idea for reasons stated in his letter. Mr. Leeds was also not in favor of the one-way idea for reasons stated in his letter. Mr. Leeds also shared concerns over the project being adequately parked.

ATTACHMENTS

Department Reviews
Applicant Submittal
Public Comment

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of a Development Plan (P19-248) for a 29-unit condominium building for the properties located at 165 and 185 North Glenwood Street, subject to the department reviews and the following conditions.

- 1) At the time of Building Permit submittal for Phase I the applicant shall include a plan to pave the alley adjacent to the property for the full length of the 300'-wide project site.
- 2) At the time of Building Permit submittal the applicant shall provide a written response to the DRC's three conditions of approval.
- 3) The applicant shall have 18 months from the time of Development Plan approval to submit a building permit for Phase I. Upon completion of Phase I (i.e. Certificate of Occupancy) the applicant shall have 3 years to submit a building permit for Phase II.
- 4) Final design approval of the curb location and Glenwood Street cross section shall be obtained from the Town Engineer and Planning Director prior to approval of the Building Permit.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and made by the applicant for a **Development Plan** (Item P19-248), I move to make findings 1-6 in Section 8.3.2.C of the Land Development Regulations related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with Town Design Guidelines; 5) Compliance with relevant LDRs & Town Ordinances; 6) Conformance with past permits & approvals, and to **recommend approval** to the Town Council of a Development Plan for a 29-unit condominium building for the properties located at 165 and 185 North Glenwood Street, legally known as Lots 1 – 6, BLK. 6, JACKSON, subject to the departmental reviews and the following conditions.

- 1) At the time of Building Permit submittal for Phase I the applicant shall include a plan to pave the alley adjacent to the property for the full length of the 300'-wide project site.
- 2) At the time of Building Permit submittal the applicant shall provide a written response to the DRC's three conditions of approval.
- 3) The applicant shall have 18 months from the time of Development Plan approval to submit a building permit for Phase I. Upon completion of Phase I (i.e. Certificate of Occupancy) the applicant shall have 3 years to submit a building permit for Phase II.
- 4) Final design approval of the curb location and Glenwood Street cross section shall be obtained from the Town Engineer and Planning Director prior to approval of the Building Permit.

Town of Jackson
Project Plan Review History

PLANNING

Project Number	P19-248	Applied	11/4/2019	STOL
Project Name	DevPlan - Glenwood Gill Condominiums	Approved		
Type	DEVPLAN	Closed		
Subtype	CONDO/TOWNHOUSE	Expired		
Status	STAFF REVIEW	Status		

Applicant	Nick Orthmann	Owner	ROSEVILLE VENTURES II, LLC
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Site Address	City	State	Zip
185 N GLENWOOD STREET	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
JACKSON ORIGINAL-TOWNSITE	22411628410001	

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks
Notes					
Building	APPROVED W/CONDITI	11/4/2019	11/25/2019	11/7/2019	
Kelly Sluder					
(11/7/2019 11:53 AM KS)					
The structure or structures will require to meet the building code at time of permitting.					
Fire	APPROVED W/CONDITI	11/4/2019	12/2/2019	12/27/2019	
Kathy Clay					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(12/27/2019 9:14 AM TV)					
TO: Paul Anthony, Principal Planner					
FROM: Kathy Clay, Fire Marshal					
DATE: May 3, 2019					
SUBJECT: 165, 185 N. Glenwood Street Glenwood/Gill Condominiums P19-097					

This office has received the request for a sketch plan and administrative adjustment review at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

Comments include, but are not limited to:

General Requirements

1. Fire apparatus access shall be provided. (2015 IFC 503.1.1)
2. Visible address numbers, a minimum of 4 inches in height and 0.5-inch stroke width, shall be installed on all structures. (IFC 505.1)
3. Portable fire extinguishers shall be placed in accordance with code requirements. (IFC 906).
4. Interior finishes shall meet fire code requirements. (IFC Chapter 8)
Finishes including walls, ceilings, interior trim, furniture, furnishing, window treatments, decorative materials and decorative vegetation in building shall meet the allowed flame spread and smoke development indexes. Information to be provided on the finish schedule includes application location, model number/name, color, attachment system, manufacturer contact information, the flame spread class and smoke development rating of the product and allowed finish as outlined in table 803.3. Vendor data submittal information needs to be provided for each interior finish showing flame spread and smoke development certifications.
5. Means of egress shall meet fire code requirements. (IFC Chapter 10)
6. The means of egress, including exit discharge, shall be illuminated at all times building space served by means of egress is occupied. (IFC 1008.1)
7. Illumination shall be provided in the means of egress in accordance with (1008.2). Under emergency power, means of egress illumination shall comply with (1008.3).
8. Any hazardous material storage shall meet fire code requirement. (IFC Chapter 27)
9. Should any fuel-fired appliances be installed, requirements for carbon monoxide detection shall be followed. (IFC 915)
10. Final fire inspection shall be required before certificate of occupancy is released.
11. The construction documents shall be prepared by a registered design professional. Architectural stamp needs to be shown on the plans. Stamp and resubmit the construction plans. (IFC 105.4)
12. Fire protection systems plans submitted to Fire Department for review shall consist of one set of paper plans and one set of electronic plans (CD, thumb drive, or PDF format).

Sprinklers

1. Jackson Hole Fire/EMS does NOT review hydraulic calculations. Hydraulic calculations are the sole responsibility of the certified sprinkler designer.
2. As determined by the Building Official and the International Building Code, the structure will have an automatic fire sprinkler system in accordance with appropriate NFPA standard for the occupancy type, at this time, NFPA 13R appears appropriate. (IFC 903.2.7)
3. Fire Department Connection (FDC) location shall be determined by the AHJ and noted in the fire sprinkler plan review.
4. Knox Box shall be installed in an approved location at each structure having a fire sprinkler system. (IFC 506.1)
5. Water main shall be installed in accordance to NFPA 13 and NFPA 24 to provide for proper clearances, seismic requirements, flushing and hydro testing. (IFC 901.4.1)
6. Fire flow requirements shall meet Appendix B of the International Fire Code.
7. Pitot water flow test is required on all new fire sprinkler installations for NFPA 13R and NFPA 13 systems. Plans will not be approved without certified test. (NFPA 291)
8. Horn/strobe shall be installed above the fire department connection. (IFC 912.2.2.1)

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
9. ***Room which houses fire sprinkler riser shall be no less than 5' x 7' in dimension and shall be accessible from outside grade. (IFC 903.2.11.1.1)					
Alarms					
10. Building shall have a complete alarm system per NFPA 72. A full set of fire alarm plans from a fire alarm contractor shall be submitted with all calculations and cut sheets of all equipment. (IFC Chapter 9)					
11. Tactile appliances shall be installed where needed to notify occupants unable to see or hear emergency alarms, per most current edition of NFPA 72.					
12. Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal per most current edition of NFPA 72.					
13. Any structure with Group R occupancy shall have required carbon monoxide detection as required. (IFC 915.1)					
Please feel free to contact me if you have any further questions at 307-733-4732.					
Joint Housing Dept	APPROVED W/CONDITI	11/4/2019	12/2/2019	12/27/2019	
Stacy Stoker					
(12/27/2019 9:14 AM TV)					
(5/21/2019 2:48 PM SAS)					
The applicant is proposing 5 Workforce housing units. These units must be in compliance with the Livability Standards in the Housing Rules and Regulations. The Livability Standards Questionnaire shall be completed by the applicant and submitted to the Housing Department. The questionnaire can be obtained from the Housing Department. The Housing Department will review to ensure the units comply. A copy of the Livability Standards are available from the Housing Department and can be found on the Housing Department website.					
Prior to Certificate of Occupancy, the Housing Department shall inspect the units, and a Workforce Housing Special Restriction shall be recorded on each of the Workforce units.					
Legal	NO COMMENT	11/4/2019	11/25/2019	11/23/2019	No comment at this time.
Lea Colasuonno					
(11/23/2019 12:38 PM LC)					
No comment at this time.					
Parks and Rec	APPROVED W/CONDITI	11/4/2019	11/25/2019	11/14/2019	
Steve Ashworth					
(11/14/2019 9:08 AM STOL)					
Comments from Parks & Rec:					
- Landscape details are acceptable including Tree well detail; Planting details - Root Barrier details-Per 'DeepRoot Tree Guide' specifications, calculations for linear feet of barrier along curb and sidewalk should be used; See page 5 of attached Specification and Installation Manual. Landscape plans reference installation per manufacturer specifications. Verify installation of DeepRoot barrier in 4' grass planter strips on north side in addition to planter boxes/hardscape area on the east side.					
(SEE ATTACHEMENT IN TRAKIT)					
Preliminary Civil C 2.0 reference 4' Landscaped Buffer/sidewalk with trees on north side; Request verification of minimum of 4' planter/grass strip.					
No other comments at this time.					
Thanks.					
Andy Erskine, CPSI					
Pathways	APPROVED W/CONDITI	11/4/2019	11/25/2019	11/26/2019	
Brian Schilling					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(11/26/2019 12:49 PM STOL)					
P19-248 - 165 and 185 N Glenwood Development Plan					
Comments from Teton County/TOJ Pathways Department					
Status: approved					
• The applicant has addressed all prior concerns regarding:					
o Sidewalks/Street Frontage					
o Continuous sidewalk					
o Bike Parking					
? Jackson Hole Community Pathways will be happy to provide additional background information and guidance on bike parking, including site selection, layout, rack selection, and rack installation.					
.....					
Planning	APPROVED W/CONDITI	11/4/2019	11/25/2019	12/27/2019	
Tyler Valentine					
(12/27/2019 9:13 AM TV)					
Please see staff report.					
.....					
Police	APPROVED	11/4/2019	12/2/2019	12/19/2019	
Todd Smith					
.....					
Public Works	APPROVED W/CONDITI	11/4/2019	12/2/2019	12/24/2019	
Brian Lenz					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(12/24/2019 10:35 AM BTL)					
Development Plan – APPROVED with Conditions					
P19-248					
ADDRESS: 165 and 185 North Glenwood Street					
OWNER: Roseville Ventures II, LLC					
APPLICANT: Nick Orthman					
12/24/2019					
Brian Lenz, 733-3079					
DATE OF SUBMITTAL: 11/4/2019					
DATE OF MATERIALS: 10/25/2019					
REVISION NO.: 00					

The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above.

CONDITIONS OF APPROVAL

1. No significant issues have been identified with the proposed work within the right-of-way but the applicant shall conduct a grading pre-application with the Town Public Works to review street lighting parking, tree grates, root guards, pavers, ADA facilities, striping & signage, alley grading, sidewalk grading (specifically at the intersection of the alley and Gill), the sewer service, buried utilities, water services, and the project in general.
2. Street lighting should be provided along both frontages following spacing of lights to the west on Gill and carrying around the corner to Glenwood.
3. A planning application for the proposed construction staging plan shall be submitted to the Town for Council approval prior to Building Permit issuance. The proposed prolong use of the right of way for construction staging will need to be clarified and is subject to fees. Details on fencing for the encroachment and snow removal from the fencing should be provided.
4. A shoring plan for construction is required. Any shoring proposed to encroach within the Town's right of way requires an Encroachment Agreement and fees may apply. Written and recorded agreements for shoring under private properties is also required prior to building permit issuance.
5. The proposed 8-inch Fire Line is proposed to connect to an existing 6-inch main. Developer is responsible for the costs to upgrade the line to their connection.
6. Proposed improvements to the stormwater systems are the responsibility of the Developer.
7. Developer is responsible for paving the alley along the project boundary and any curb, gutter, and stormwater improvements necessary. Where adjoining properties benefit the Developer may seek a cost sharing agreement with the adjacent properties.
8. A sand oil separator pre-treatment unit is required for all discharges from parking areas.
9. Depending on depth of stormwater infrastructure heating elements may be required for the proposed snow melt system to function throughout the winter. Developer is responsible for any heating elements required for the system to function.

COMMENTS ON DEVELOPMENT PLAN

1. The proposed revision to the parking on the east side of Gill from 60 degrees to 55 degrees falls out of standard angled parking standard increments and is likely negligible.
2. The relocation of the curb on the west side of Glenwood does not afford the development more development space, rather it utilizes the right of way for public use consistent with the community streets plan including a buffer area for snow storage, street lights, and trees, while narrowing the road to create a calmer street environment.
3. The corner of Gill and Glenwood may be a suitable place to install bulb outs to facilitate ADA access and pedestrian crossings.

COMMENTS FOR FUTURE SUBMITTALS

*The following comments are being provided for use in preparation of future applications and are required for sufficiency.

TOJ CODE

An approved construction-staging narrative and plan is required prior to building permit issuance.

Plans provided shall show all work to be completed within the Town's right-of-way.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					

Show all encroachments into the Town's right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.

LAND DEVELOPMENT REGULATIONS

Development shall comply with the physical development standards for its zoning.

5.7 GRADING, EROSION CONTROL, AND STORMWATER

5.7.1 Grading Permit Required: Provide information on how the application will comply with this section, including the Geotechnical Report.

5.7.2 Grading Standards: Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. Provide easements for grading proposed on adjacent properties.

5.7.3 Erosion Control Standards: Provide an erosion control plan that shows compliance with this section.

5.7.4 Stormwater Management Standards: Provide pre and post development stormwater calculations, facilities, treatment, connection details.

6.2 PARKING AND LOADING STANDARDS

6.2.2 Required Parking and Loading: Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require deliveries, show the proposed loading facilities.

6.2.5 Off-Street Parking and Loading Design Standards: Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.

6.4 OPERATIONAL STANDARDS

6.4.1 Outside Storage: Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.

7.2 SUBDIVISION STANDARDS

7.2.2 Standards Applicable to all Subdivisions

7.2.2.A Subdivision Improvements:

1. Provide plans and specifications for roads, streets, alleys, sidewalks, and pathways including street light, signage, and markings.
2. Provide a sanitary sewer wastewater plan.
3. Provide a water supply plan.
4. Provide a storm drainage plan, basins, calculations, treatment method. Stormwater discharged to a public storm sewer or right of way requires treatment. Wyoming DEQ 5D2 permits are required for subsurface discharges.
5. Provide an irrigation plan or statement.
6. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas.
7. Provide a plan for permanent reference monuments, property corners, etc.
8. Permits are required prior to construction of development improvements.
9. All improvement shall be designed by a professional engineer licensed to do such work in the State of Wyoming.
10. The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.

7.6 TRANSPORTATION FACILITY STANDARDS

7.6.2 Access to Roads, Streets and Highways: Provide a plan showing the point of access. Show compliance with the standards for access and justification for access to collector and arterial roads.

7.6.3 Streets Alleys and Easements: Provide a plan showing all proposed streets, alleys, and easements. Show compliance with the general standards, extension, engineering access, right-of-way, pavement widths, urban and rural classification, alignment, profile, grades, and intersections.

7.6.4 Street and Road Standards (section not used, for reference):

1. Provide a plan that generally complies with the Community Streets plan and Bicycle improvements plan. Include property lines, dimensions, radii, elevations, slopes, grade changes, etc.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
2.					For all pedestrian areas provide a plan that includes: dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards.
7.7 – REQUIRED UTILITIES					
7.7.2 Potable Water Supply:					
1.					Provide a water supply plan.
2.					Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations.
7.7.3 Sanitary Sewer System:					
1.					Provide a sanitary sewer wastewater plan
2.					Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion.
7.7.5 Other Utilities:					
Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g. transformers.					

Include the Town's standard list of building permit conditions on the plans. Contact Engineering for more information.

COMMENTS ON THE SKETCH PLAN

1. Paving the alley will require coordination with drainage on adjacent properties and at the sidewalk. Additional, stormwater infrastructure may be required to facilitate the drainage across the sidewalk. The parking garage for the White Buffalo club has had issues flooding but also has such a low clearance they do not have room for curbs. Grades out to the sidewalk are very flat as well. Coordination with the White Buffalo Club will be essential to a successful alley grading project.
2. Street Lights should be considered for the project. The White Buffalo club has lights mixed in with their street trees. Other exterior lighting on the structure may be acceptable as well.

(12/24/2019 11:19 AM BTL)

The following conditions should be included on construction plans. Contact Town Engineering for a Word document.

PERMIT CONDITIONS OF APPROVAL

1. Prior to the start of construction activities approved herein, the applicant/contractor shall contact the Engineering Department and schedule a pre-construction meeting. Failure to meet with the Engineering Department prior to the start of construction activities may result in stoppage of work on site.
2. The integrity of the existing water and sanitary services shall be verified prior to new connections being made and abandoned services shall be verified when being capped at the main. Please call 733-3079 to schedule inspection. Sanitary sewer services shall be video inspected for verification at applicant/owner's expense.
3. The applicant will provide verbal notice of any changes or modifications that are not consistent with the terms and conditions of this permit to the Town Engineering department at 307 733-3079. Re-submittal of plans may be necessary and will need to be approved prior to occupancy. Additional written notice or information be submitted through the Town's Building Department and additional review fees may apply.
4. Construction site delineation fencing should be placed around the project and provided as needed to protect the public from hazards during construction. The fence shall remain in place and intact from the beginning to completion of the project or as needed for safety. Fencing shall not interfere with Town snow plowing operations.
5. All public streets shall be maintained clear of debris during construction. Should debris be tracked onto public streets from the construction site, it shall be the contractor's responsibility to clean the affected streets immediately.
6. An encroachment permit shall be required for any work occurring within the Town's right-of-way.
7. Install all control measures as identified in the approved grading and erosion control plan.
8. Maintain all road drainage systems, stormwater drainage systems, erosion control measures, and other facilities identified in the grading and erosion control plan.
9. Repair the erosion damage to adjoining surfaces and drainage ways resulting from land developing or disturbing activities.
10. Inspect the erosion control measures after each rain and at least once each week and make needed repairs.
11. Allow the Town Engineer to enter the site for the purpose of inspecting compliance with the erosion control plan or for performing any work necessary to bring the site into compliance with the erosion control plan.
12. Keep a copy of the erosion control plan on the site.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
13. Grading plans required to be prepared by a professional engineer or landscape architect shall also require inspection and certification of compliance by the same design professional.					
14. No construction equipment or materials shall be stored in the Town’s right-of-way.					
15. All survey monuments removed or disturbed during construction shall be replaced or restored.					
16. Prior to Engineering Final Inspection, the Town Engineering Division will need to review and verify that all site grading and associated storm water systems have been constructed in accordance with the approved plans. Should this not be able to be competed due to weather conditions, i.e. snow, we will require the applicant to post a bond with the Town to assure compliance with the approved plan.					
17. The issuance of this permit confirms that the Town of Jackson has evaluated the application submitted by the applicant and determined that it meets the minimum applicable construction and design standards of the Town’s Land Development Regulations as they pertain to Public Works review. Nothing in this approval constitutes an endorsement by the Town of Jackson of the construction or the design of the proposed development. The Town assumes no liability for, and does not in any way guarantee or warrant the performance or operation of the development.					
18. This permit does not relieve the permittee from any duty to obtain any other permit or authorization that may be required by any provision of federal, state or local codes and ordinances; nor does it permit violation of any section of federal, state or local codes and ordinances.					
.....					
START		11/4/2019	12/2/2019		
Darren Brugmann					
.....					



HOTEL JACKSON

JACKSON HOLE  TOWN SQUARE

December 13, 2019

Dear Tyler,

Thank you for reaching out regarding the development project located on the corner of Gill and Glenwood and the street fronting Hotel Jackson.

We are very interested in seeing S.R. Mills develop what has been an unfinished construction site for more than 10 years. This new development will help enhance the block and add additional life to this section of Glenwood street.

Regarding the centerline adjustment and street width, we do not have an opinion on those items at this time. However, we have heard some conversation about turning Glenwood into a one-way street, northbound only, from Deloney to Gill.

We are strongly opposed to this idea and feel strongly that there should not be additional diagonal parking or one-way traffic along this portion of the street. A one-way street and diagonal parking would place an undue burden on our hotel guests, our operations and individuals attempting to drive up the street.

These potential burdens did not previously exist when we designed, developed and opened our hotel project. If the condition of a one-way street had previously existed, we would have either designed the hotel differently or potentially considered a different development all together.

It is vital and important to maintain this section of roadway as a two-way street in order to maintain the integrity, safety and operational requirements of our businesses along this roadway.

Thank you for your consideration and outreach.

Sincerely,



Sadek Darwiche
General Manager
Hotel Jackson

Tyler Valentine

From: Phil Leeds <phil@skinnyskis.com>
Sent: Tuesday, December 17, 2019 9:53 AM
To: Tyler Valentine
Cc: Sadek Darwiche; Jeff Crabtree
Subject: Glenwood St Townhouse project

Hi Tyler:

Phil Leeds from Skinny Skis here.
I was given your contact info by Sadek Darwiche, our neighbor.

I co-own Skinny Skis as well as the building which we reside—which also includes two additional tenants. One of our busy access points is off Glenwood, adjacent to Hotel Jackson.

I'm writing with regard to the proposed townhouse project on North Glenwood.

I've got two concerns—both revolve around parking.

1) I hope you have ample parking on-site for the residents and their guests. From what I've heard, the access corridor/driveways on the property are tight. If this is the case it will inevitably create bottlenecks, particularly in the winter when snow removal and storage will be challenging. Any "overflow" or access issues will likely result in additional on-street parking along Glenwood and neighboring streets—complicating an already challenging situation.

2) Sadek mentioned your interest in exploring additional angled parking along Glenwood—creating a one-way street.

I think that this option, while increasing the number of spaces, will lead to access issues for our building's tenants.

One of our tenants is a floral shop (Lily and Co). They require easy access to the driveway off Glenwood—from both directions—for multiple deliveries, daily. Angled, one-way parking will compromise their ability to efficiently access their business.

I'm happy to meet with you on-site to review and discuss.

Thanks for your time and consideration.

Sincerely,

Phil Leeds

Phil Leeds
Skinny Skis, Inc.
P.O. Box 3610
65 W. Deloney Ave.,
Jackson, WY 83001
(307) 733-6094

GLENWOOD GILL CONDOMINIUMS



NORTHWORKS



HERSHBERGERDESIGN
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN

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SECTION 1 - PROJECT BACKGROUND, OVERVIEW, FINDINGS AND RESPONSE TO SUBMITTAL CHECKLIST

A. PROJECT BACKGROUND & HISTORY

The Glenwood Gill Condominium project located at 165-185 N. Glenwood Street consists of 29 fee simple condominium units. The site is currently owned by Roseville Ventures II, LLC an affiliate of Bear Development, LLC (Bear), the applicant. Bear has successfully completed several residential and commercial development projects across the United States. An affiliate of Bear was the former owner of the Painted Buffalo Inn from 2007 to 2017. S.R. Mills is a Principal in Bear and will be overseeing this project. The 185 site was acquired by Bear in 2012 and was colloquially known as the “hole-in-the-ground” before Bear completed the construction of an underground parking structure in 2014 in preparation for future development. The 165 site was acquired by Bear in 2016 and is currently occupied by a mix of residential and commercial uses. Demolishing Permit B19-0311 has been approved for all structures on the 165 site to the Town and completed the 90-day demolition stay. Over the past 18-months, Bear has completed initial feasibility studies, assembled the project team, and begun conversations with community stakeholders, and submitted a Sketch Plan. Bear and the project team have thoroughly reviewed the comments by Department Review and Staff and have compiled this Development Plan for submittal. We look forward to working with the Town to make this project a success.

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & APPLICANTS:

Roseville Ventures II, LLC
C/O Bear Development, LLC
4011 80th Street
Kenosha, WI 53142
262-308-2656
Contact: Nick Orthmann
northmann@beardevelopment.com

ARCHITECT

Northworks Architects & Planners
185 E. Hansen Avenue
Jackson, Wyoming 83001
307-201-5324
Contact: Adam Janak
ajanak@nwks.com

ARCHITECTURAL CONSULTANT

Hawtin Jorgensen Architects
265 E Kelly Avenue
Jackson, Wyoming 83001
307-733-4364
Contact: Arne Jorgensen
ajorgensen@hawtinjorgensen.com

LAND PLANNING, SURVEYING & ENGINEERING

Jorgensen, Inc.
P.O. Box 9550
Jackson, Wyoming 83002
307-733-5150
Contact: Joe Lovett
jlovett@jorgeng.com

LAND PLANNING & LANDSCAPE ARCHITECTURE

Hershberger Design
560 S Glenwood Street
Jackson, Wyoming 83001
307-739-1001
Contact: Bonny Hershberger
bonny@hershbergerdesign.com

C. DEVELOPMENT PROPOSAL

The applicant proposes to build 29-fee simple condominium units on the 0.96-acre site located on the southwest corner of Glenwood Street and Gill Avenue. The site is zoned DC: Downtown Core. The project will include 18-units with short-term rental ability, 6-free market units and 5-workforce housing units provided through the Workforce Ownership program. The free market units will be provided through the Workforce Housing Floor Area Bonus (LDR Div. 7.8) program as detailed in the project program and the housing mitigation calculations included with this submittal in **Section 5**. All units are townhome style with individual entrances and no common hallways. The individual entrances are located along Glenwood Street, Gill Street and the central courtyard. The majority of the units will have a private entrance in the below grade parking structure as well.

The applicant will allow for some flexibility in the final floor plan for each purchaser, however the unit demising walls, footprint and overall square footages will not change. For example, a purchaser of a unit will have the option to choose from different layouts which may reduce the bedroom count from Three (3) bedrooms to Two (2) bedrooms. As such, the bedroom counts included in this submittal for purposes of housing mitigation calculations, exactions, and water

and sewer demands are assumed to be greatest possible number to ensure that all requirements are ultimately met or exceeded depending on final buildout of each unit.

Parking

There will be 48 parking stalls in the below grade parking structure providing parking at a ratio of 1.66 stalls per unit. Nineteen of the 48 stalls are tandem stalls that allow space for more than one vehicle. In addition to the 48 underground parking spaces, there are approximately 16 on street parking spaces that can also serve the project.

Access to the site is via N Glenwood Street, W Gill Street and the alleyway that spans from W Gill Street to W Deloney Avenue. The parking garage is accessed via the alleyway. The proposal includes paving the portion of the alleyway that borders the project site as well as a widening of the streetscape along Glenwood Street by approximately 2 feet 8 inches to 3 feet.

The Town of Jackson Land Development Regulations (LDRs) require 13 foot 6 inches (13'6") from back of curb to building façade for a trees in grates pedestrian frontage, however due to the existing foundation, Administrative Adjustment P19-099 has been approved to allow for a 13 foot 1 inch (13'1") measurement of the pedestrian streetscape on the west side of N Glenwood Street. This is achieved by relocating the existing curb line along Glenwood Street by approximately 2 feet 8 inches to 3 feet. The building on the 165 Glenwood portion of the site is aligned with the 185 Glenwood portion to maintain the 13' 1" streetscape throughout the project. Along W Gill Avenue, similar existing conditions result in a streetscape of 10' 1" due to the existing foundation, and Administrative Adjustment P19-098 has been approved to allow for this frontage.

D. FINDINGS FOR APPROVAL

I. 8.3.2.C. Development Plan - Findings for Approval

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.

Complies. The project falls within the Comprehensive Plan District 2: Town Commercial Core – 2.3 Downtown which is a transitional subarea and currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of sizes and forms.

The goal of this subarea is intended to create ***“a vibrant mixed-use area by accommodating a variety of uses and amenities. The sub area will be the starting point for the development of a refined Lodging Overlay and a future discussion of the type and size of lodging desired. A key challenge will be to provide a balance***

between lodging and long-term residential housing.... Multifamily structures will be allowed if it properly addresses the street.”

The Glenwood Gill Condominium project complies with direction provided by the comprehensive plan in this subarea because it provides that delicate balance between the commercial short-term rental use allowed within the Lodging Overlay and the long-term residential component desired as a mix of uses within this subarea.

The design of the building addresses the street as required by the DC Zone and the comprehensive plan for allowing multi-family structures. The building mass and scale will be uniform and consistent with nearby buildings such as the White Buffalo Club, Hotel Jackson, and the Timbers Residence Club. At three stories the project meets variety of two- and three-story variety in mixing with its two-story neighbor to the east (St. John Campus).

The project creates the attractive street wall desired by the subarea and with each unit being accessed from street, creates a vibrant and active pedestrian experience. Articulation and circulation into the courtyard and around the condominiums connects the site comprehensively to both Glenwood and Gill. Street trees, on street parking and pedestrian curb cut/ramps further enhance the pedestrian experience by providing an adequate buffer from traffic thus giving pedestrians a pleasant and safe walking environment. Furthermore, while on-street parking is available, on-site parking is predominantly provided underground in a parking garage and screened from view as desired by the subarea

The project is perfectly situated on the east edge of the Lodging Overlay near Miller Park and Flat Creek. While this project does not front Flat creek per se, it does provide connection to those fringe areas further west on Gill Avenue. It also provides the opportunity to be connected to the design and the desired pedestrian focus which makes it a perfect fit into the desired characteristics for Comprehensive Plan District 2: Town Commercial Core – 2.3

2. *Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

Not Applicable. The project is not located within the Natural Resource Overlay (NRO) or the Scenic Resource Overlay (SRO), and this finding is therefore not applicable.

- 3. *Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.***

Complies. The project will provide the required school and park exactions that are designed to ensure development offsets to the impact it has on these services. Public utilities and project utility connections will be designed to ensure that the project does not overburden TOJ utilities. Flow calculations are provided herein in **Section 4**. The project is within the town limits and is currently served by police, fire and EMT services. The development will not result in increased impacts on availability of these services. A traffic study is included with this submittal as well and significant impact is not projected.

- 4. *Complies with the Town of Jackson Design Guidelines.***

Complies. The project complies with the Town Design Guidelines. Prior to Sketch Plan submission, the project went through two informal reviews by the Town Design Review Committee and received formal approval from the Design Review Committee (DRC) during the Sketch Plan approval process. The design package in this Development Plan application is substantially similar to the design that was approved and will be subject to another formal review and approval by the DRC. Should the DRC identify any concerns during their review, the design team will address them at that time.

- 5. *Complies with all relevant standards of these LDRs and other County Ordinances.***

Complies. The project complies with all applicable Land Development Regulations. Specifically, the project complies with all dimensional limitations in the DC Zone as shown in the development program. One caveat is the dimension between the back of curb and the façade that comprises the pedestrian streetscape on the north side of the development along W Gill Avenue and again on the east side of the development on N Glenwood Street. Since the garage was built prior to the current regulations, and does not make sense to demolish such a substantial foundation, Administrative Adjustments P19-0098 and P19-099 have been approved to allow relief from the standards in order to comply with the LDRs in this portion of the project.

- 6. *Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.***

Complies. The project is in substantial conformance with all standards and prior permits.

E. PROPOSED DEVELOPMENT PROGRAM

I. Development Summary/Dimensional Limitations

Glenwood Gill Condominiums - Dimensional Limitations			
Zoning: Downtown Core (DC) 2.2.10			Updated: 04.25.2019
Requirements	Required	Proposed	Comply/Not Comply
Building Setbacks (Sec. 9.4.8)			
Street	0' - 5'	2'-8"	Complies
Side	0' - 5'	2'-10"	Complies
Rear	0' or 5'	5'-3"	Complies
3rd Floor	0' or 5'	2'-8"	Complies
Landscaping (Sec 5.5.)			
Landscape Surface Ratio	n/a	at BP	will comply
Plant Units	n/a	at BP	will comply
Street Facade (Sec. 9.4.11)			
% of Lot width Primary Street	80% (min)	94%	Complies
% of Lot width Secondary Street	80% (min)	87%	Complies
Building Height (Sec. 9.4.9)			
Height (max) if roof pitch < 5/12	42'	39'-8" max.	Complies
Stories (max)	3	3	Complies
Building Stepback (Sec. 9.4.12)			
Stepback for any 3rd story street facade or street façade over 30' (min)	10'	10'	Complies
Encroachment in stepback (max % of overall façade width)	60%	59%	Complies
Scale of Development - FAR (max)			
	1.3	1.29	Complies
Pedestrian Frontage¹			
	flexible	trees in grates	Complies
Parking Type²			
	flexible	underground	Complies
Exterior Lighting (Sec. 5.3.1)			
Lumens per site (max)	3	at BP	Will Comply
All Fixtures	100,000	at BP	Will Comply
Unshielded Fixtures	5,500	at BP	Will Comply
Light Color	≤3000 Kelvin	at BP	Will Comply
Scenic Resource Overlay (SRO) (Sec. 5.3.2)			
	n/a	n/a	n/a

Allowed Uses			
Residential Use: Attached Single Family Unit (6.1.4.B)			
Permit	B	B	Complies
Individual Unit Max	8,000	4,124	Complies
Parking (min)	1.5/DU	1.65	Complies
Lodging: Short-term Rental Unit (6.1.5.C)			
Permit	B (LO)	B (LO)	Complies
Individual Unit Max	n/a	n/a	Complies
Parking (min)	1.5/DU	1.65	Complies
Total Parking	43.5	48 + on-street parking	Complies
1. Existing conditions preclude development from achieving the desired pedestrian frontage of the DC Zone; an Administrative Adjustment will accompany this application.			
2. On street parking is also available.			

II. Structure Location and Mass

1. Structure location can be found on the Proposed Site Plan (C2.0) found in **Section 3**.
2. Structure scale is shown in the schematic floor plans and elevations found in **Section 3**.

III. Building Design – Development Plan level designs with floor plans and elevations can be found in **Section 3**.

IV. Site Development/ Lot Coverage - Structure location can be found on the Proposed Site Plan (C2.0) found in **Section 3**.

F. PHASING PLAN

Each phase is detailed below and will be divided by the two sites at 165 & 185 Glenwood. Please note that the project complies with the LDRs as a whole and each phase complies with the LDRs when calculated individually.

- Phase 1 - 185 Glenwood** - Construction of Phase 1 is projected to start in the Spring of 2020. Construction will utilize the existing parking deck so earthwork should be minimal. A Demolition Permit has been submitted to the Town for the structures currently located on 165 Glenwood. While there is potential for overlap in timing between the construction on the 185 site and demolition on the 165 site, each process is being looked at individually and the final timing of each will be determined upon final Town approvals of their appropriate permits. Phase 1 will include:

- 12-units with short term rental ability
- 5-free market units

- 3-Workforce Ownership units

II. Phase 2 - 165 Glenwood- Phase 2 of the project will include the expansion of the underground parking deck and construction of an additional 9-townhomes. Phase 2 will include:

- 6-units with short term rental ability
- 1-free market unit
- 2-Workforce Ownership units

G. OPERATIONAL STANDARDS

Outside Storage	No outside storage is proposed
Refuse and Recycling	See site plan for refuse container location
Noise	Use will comply with regulations
Vibration	Use will comply with regulations
Electrical Disturbances	Use will comply with regulations
Fire and Explosive Hazards	Use will comply with regulations

SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

This Engineer’s Report is intended to provide the engineering basis for design and to discuss engineering related topics for the development of Lots 1-6, Block 6, Original Town Site, Jackson, Wyoming, currently known as 165 and 185 Glenwood Street. The proposed development includes 29 residential units which will include a number of deed restricted housing units, units that will support short terms rentals and non-short-term market units. Existing Town of Jackson road, water, sanitary sewer and storm sewer infrastructure will be used to service the development and electrical, gas and communication utilities are in place at or near the proposed development. The basic layout site plan attached in **Section 3** and the general engineering items are discussed here.

B. SETTING

The site located in the north part of the Town of Jackson and has seen various uses since before 1945. The northern portion of the lot, 185 Glenwood, was most recently slated for the development of a 33-unit condominium project in 2006 which lead to the excavation of a deep hole meant for underground parking and foundations. The project was halted due to economic conditions, leaving the hole open and incomplete. In 2012, Bear Development purchased the property and subsequently completed the concrete parking structure in 2014 as a means to stabilize the excavation and prepare the lot of unspecified future development. The southern portion of the site, 165 Glenwood currently has a mix of commercial and residential uses.

C. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

Proposed conditions on site include underground parking beneath the whole site with street level conditions consisting of three building segments separated by a courtyard. Some of the condominium units will be accessed from the Glenwood or Gill Street frontage while others are accessed from the central courtyard. The courtyard will be accessed from the Gill Avenue sidewalk on the north end of the property by several steps and from the Glenwood Street sidewalk on the east side of the property by an ADA compliant sidewalk. Since the site is completely utilized by the structure and site improvements, stormwater will be collected into a central system, treated as appropriate and routed using a controlled release system to the town stormwater system at the stormwater manhole located in Glenwood Street, just south of the Glenwood/Gill intersection. Stormwater release rate will be determined using pre-development conditions as specified in the most current version of the Town of Jackson Land Development Regulations. Due spatial constraints, the difficulty of mechanical snow removal, and the probability of ice and snow buildup in the sheltered courtyard, the courtyard and rooftop decks will have snow melt systems that will drain to the stormwater system. A curb inlet may be added in the new section of curb to capture stormwater running down the gutter from the north and would be connected to the Town of Jackson Storm Sewer running along Glenwood.

D. SOILS AND SITE CONDITIONS

An original Geotechnical Investigation Report was produced by Womack and Associates (WAI) in the Fall of 2006 for 185 North Glenwood is attached herein in **Section 4**. Jorgensen Geotechnical conducted additional field work on 165 North Glenwood and produced a report that encompasses 165 North Glenwood and updated the previous WAI report for 185 North Glenwood in the winter of 2018. The reports identified the underlying as sandy and clayey gravels of the Cache Creek Alluvial Fan which are deemed suitable for construction. Several young and potentially active faults have been mapped near the project site, most notably the East Gros Ventre Fault, faults on the east and west sides of the West Gros Ventre Butte, and the Teton Fault system along the base (east) of the Teton Range. Appropriate seismic coefficients should be used in the design of structures.

E. ROADS AND ACCESS

Access to the site is currently from Glenwood Street, Gill Avenue and the north-south alley west of the project site. The primary vehicular access to the project will be through the underground parking accessed through the alley however parallel parking will continue to exist on both the Glenwood and Gill frontages. The curb line along Glenwood Street will be moved 2 to 3 feet east to provide space for a buffer area with trees and a sidewalk. The angled parking across Glenwood street is proposed to be adjusted slightly (from a 60° angle to a 55° angle) to enable easier parking maneuvers while preserving the same number of parking spots and meeting the Town of Jackson street width minimums.

F. TRAFFIC

A Traffic Impact Study (TIS) was completed in 2006 by Jorgensen Associates for two developments that were being proposed at the time at Lots 1 through 4 and Lots 18 through 20, Block 6, Original Town Site, Jackson, Wyoming. The two developments were Club Lespri proposed by White Buffalo Development LLC located on the southeast corner of Gill Avenue and Millward Street (lots 18 through 20) and McCabe Corner proposed by The Eden Group located at 185 North Glenwood (lots 1 through 4). Club Lespri (aka White Buffalo) development consisted of a mixed-use private club with a dining room, lounge, wellness center, condominiums, and employee housing. The McCabe Corner development was proposed to consist of 33 condominiums. The Club Lespri was completed, but the McCabe corner development was never completed. The proposed BEAR development consists of 29 condominium units, four less than those proposed for the McCabe Corner development. For this reason, the original TIS remains valid.

The TIS indicated the two developments may add some delay to the Gill Avenue intersection with Glenwood and Millward Streets, however, the minor, additional delays should not significantly reduce the levels of service and therefore should not warrant any traffic mediation efforts. The completed Traffic Impact Study for this project is presented in a separate document titled "Traffic Impact Study for Club Lespri and McCabe Corner" and attached herein in **Section 4**.

G. PARKING

The development proposes the construction of 29 condominium units consisting of a mix of two- and three-bedroom units, with some available for short term rental. Both residential apartments and short-term rentals greater than 2 bedrooms require 1.5 parking spaces per units indicating 44 total required parking spots. The underground parking structure will provide 48 spots, exceeding the required parking.

H. PATHWAYS

According to the 2015 Community Streets plan, both Glenwood and Gill are designated as shared streets with no bicycle designation. The nearest, designated bike routes are Millward Street (1 block west of the project) and Mercill Avenue (1 block north of the project). Low speeds and traffic volume on the connecting streets provide safe access to both. Pedestrian improvements to both street frontages to provide the maximum space available based on the existing structure are proposed as part of this project. Glenwood Street will have a 5' hardscaped buffer area and a variable (6' minimum) sidewalk. Gill Avenue will have a 4' landscaped buffer area and variable (6' minimum sidewalk).

I. WATER

Water will be supplied by the Town of Jackson through the existing distribution system located within Glenwood Street. Connections to the TOJ system will require an encroachment permit and a coordinated effort with the TOJ Public Works Department to identify the appropriate water service tap location. Once the system is on the project property it will be owned and operated by the development and all maintenance will be the responsibility of the development. The project team will coordinate with the TOJ Engineering and Public Works Department for capacity fees, backflow protection, water meter size, domestic, irrigation, and fire suppression installation arrangements. Based on preliminary demand calculations and anticipated service size, a Permit to Construct from the Wyoming DEQ will likely be required. Based on research conducted in conjunction with the previous, 2006 development, it is expected that adequate capacity is available from the Glenwood Street water main. Coordination with the Town Engineer will be essential as water demand values are refined and the site infrastructure design advances. The project team will also coordinate with the Fire Department to ensure adequate fire protection measures are in place.

The maximum domestic water demand is estimated based on the building program bedroom count to be approximately 28,900 gallons per day with a peak hour flow of approximately 80 gallons per minute (Peak Factor 4). Water Demand was also calculated using the AWWA M22 method and estimated at 70 gpm based on fixture counts for the building improvements. The lower value of the M22 is likely due to the peak factor 4 being above average and the irrigation demand not included in the M22 calculation. A water model analysis with the above criteria was performed utilizing a 4-inch domestic service and estimates the pressure at the building under the maximum daily demand to be 62.3 psi at the building and 63.7 psi at the TOJ 8-inch main. The expected velocity in the 4-inch domestic service is 2.0 fps. The expected velocities in the 8-inch

main are expected to be 0.25 fps north of the connection and 0.7 fps south of the connection.

The fire suppression system demand is estimated to be 1560 gpm from Appendix B, Table 105.1 of the 2006 International Fire Code based on the proposed building area and Type III-B construction. A water model analysis with the above criteria was performed utilizing a dedicated 8-inch fire service and estimates the pressure at the building under the fire flow and maximum daily demand to be 50.5 psi and 52.7 psi at the TOJ 8-inch main. The expected velocity in the dedicated 8-inch fire service is 10.5 fps. The expected velocity in the existing 8-inch main line in North Glenwood Street are expected to be 7.1 fps north of the connection and 3.3 fps south of the connection. The project team will coordinate with the fire sprinkler designer as the project advances and coordinate with the Fire Department to ensure adequate fire protection measures and equipment are in place.

Based on the water model analysis, it is expected that adequate capacity is available from the existing TOJ water main without additional improvements to the system.

A water demand estimate analysis is included in **Section 4**. A more detailed infrastructure layout is included with the Development Plan Submittal.

J. WASTEWATER

Sanitary sewer will be connected to the existing Town of Jackson sewage collection lines within the alley west of the site and eventually be treated at the TOJ Wastewater Treatment Plant in South Park. The sewage collection lines internal to the project will be the responsibility of the development for operation and maintenance. Coordination between the building mechanical design and the TOJ Public Works Department will identify the appropriate service tap location. Preliminary expected wastewater flows and research conducted in conjunction with the previous, 2006 development, indicate that there is adequate capacity from the sewer line located in the alley. Continued coordination with the Town Engineer will be essential as wastewater flows are refined and the site infrastructure design advances.

A wastewater demand estimate analysis is included in **Section 4**. A more detailed infrastructure layout is included with the Development Plan Submittal.

K. CABLE UTILITIES AND GAS

Power and communication lines will enter the project via the alley west of the project. Lower Valley Energy and Cable Utility lines arrive at the site via buried and overhead utility lines at the lot corner between 165 and 185 North Glenwood in the western alley and are then directed underground to nearby vaults and pedestals. A single 2-inch gas main is located within the western alley with a service line running east-west beneath the southern portion of 165 N. Glenwood. Connections to gas, electrical and cable utilities will be made to the west wall of the building from the adjacent transformers and utility pedestals located on the east side of the alley.

L. SNOW STORAGE

Snow storage for this site is provided within the courtyard and along the east wall between the building and the property line. This space is not anticipated to be used since all exposed surfaces in the development will have snow melt systems. Melt water will be routed to the stormwater collection system.

M. GROUNDWATER, STREAMS, & RIVERS

There are no permanent streams or rivers on this parcel, with the nearest water feature being Flat Creek located approximately 700-ft northwest of the project site. Groundwater was encountered during the 2006 WAI investigation at an approximate depth of 25-ft below the ground surface (bgs). Groundwater monitoring was conducted by WAI in the spring of 2007, which showed groundwater levels remained fairly consistent at 25-ft bgs through the spring runoff. No groundwater was encountered during the Jorgensen Geotechnical fieldwork conducted in November of 2018. One groundwater monitoring well was installed to 30-ft bgs in one of the 2018 boreholes to facilitate groundwater monitoring during the 2019 spring runoff season.

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SECTION 3 – DEVELOPMENT PLAN DRAWINGS

- **PHASING PLAN**
- **ARCHITECTURAL PLANS**
- **CIVIL SITE PLANS**
- **LANDSCAPE PLANS**

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SECTION 4 – ENGINEERING DOCUMENTS

- **WATER AND SEWER DEMAND CALCULATIONS**
 - **WATER MODEL**
 - **GEOTECH REPORT**
 - **TRAFFIC STUDY**

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SECTION 5 – SUPPORTING MATERIALS

- **HOUSING MITIGATION PLAN & CALCULATIONS**
 - **PROJECTED PROGRAM**
 - **SHORT TERM RENTAL LETTER**
 - **LIVABILITY LETTER**
 - **RESPONSE TO SKETCH PLAN COMMENTS**
- **COMP PLAN DISTRICT 2 – TOWN COMMERCIAL CORE**
 - **PARK AND SCHOOL EXACTIONS**

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SECTION 6 – APPLICATION MATERIALS

- **DEVELOPMENT PLAN APPLICATION**
- **PREAPPLICATION CONFERENCE CHECKLIST**
 - **DEED**
 - **LETTER OF AUTHORIZATION**

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October 30, 2019

Phasing & General Staging Plan:

Site logistics and the associated logistics plans are separated into Phase 1 and Phase 2. Phase 1 covers modifications to existing foundation and new construction on the northern two thirds of the site (Lots 1-4, Block 6). Phase 2 will start with excavation of the new foundation on southern third of the site (Lots 5-6, Block 6) and continue through end of the project. Phase 1 will follow the abatement and demolition of the existing structures on Lots 5-6 and those lots will be used as a staging area during Phase 1. This Phase 1 staging area will house Shaw's job office trailer, material storage laydown, dumpsters, temporary toilet facilities, and limited worker parking. The existing parking garage will house additional material storage during Phase 1 and on a more limited basis during Phase 2.

Throughout the project an off-site laydown and worker parking area will be rented by Shaw. This laydown and parking area will likely be the lot at 345-375 N. Cache currently used for Shaw staging on Hidden Hollow.

Site Fencing & Access:

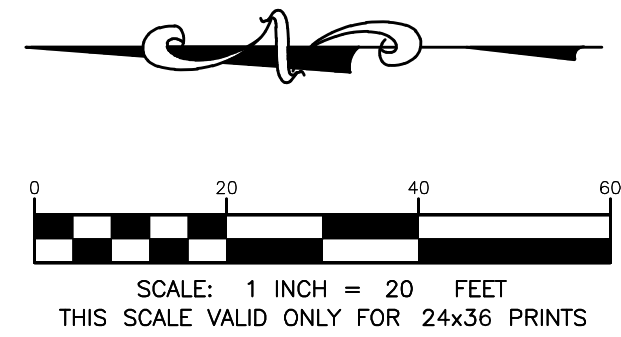
The entire site will be surrounded by temporary metal construction fence with fabric mesh, like the fence currently surrounding the existing foundation. The fence will be placed at the curb on the north and east boundaries of the property and near the property line on the south and west sides. Vehicular gates in fence will be placed at existing parking garage ramp and southern end of east and west property boundaries to allow delivery trucks to pull-through Phase 1 laydown area. Along Glenwood and Gill Streets, pedestrian traffic will be rerouted to opposite side of street with temporary signage at intersections and property boundaries. The inconvenience to pedestrian traffic will be minimal as these areas already lack proper sidewalks.

Parking, Street, & Alley Encroachments:

It is anticipated that site logistics will require portions of the adjacent street travel lanes, public alley, and parking spaces to be occupied by construction equipment or staging at different times during the project. The attached Staging Plan shows those areas that will be occupied on a continuous basis during each phase and those areas that will be occupied on an intermittent basis throughout the project. Shaw will coordinate with Town officials and adjacent property owners to minimize the impact of these encroachment activities and to assure all Town rules and permitting procedures are properly followed. The intermittent encroachments in the alley and to travel lanes on Glenwood and Gill will only be necessary during certain single-day activities such as pumping concrete, erecting steel, and placing roof trusses. Shaw anticipates such closures will only be required on approximately 20-30 days throughout the project.

Shoring:

Shoring will not be required during Phase 1, but will be required as shown on plan for Phase 2 excavation. Method of shoring will be determined following finalization of new foundation's structural design. If soil nails or any other method requiring encroachment into Town's right of way is proposed, then an encroachment agreement will be applied for well in advance of excavation.



	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE OF STREET
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF CONCRETE
	TOP BACK OF CURB
	FLOWLINE
OH	OVERHEAD LINE
S	SANITARY SEWER LINE
	BUILDING - SIDING
	BUILDING - EAVES OF ROOF

ORIGINAL AND SUPPLEMENTARY TOPOGRAPHIC MAPPING WAS
CONDUCTED BY ON SIGHT LAND SURVEYORS, INC USING THE
ON SITE LAND SURVEYORS, INC. TETON COUNTY CONTROL
NETWORK 2001 COORDINATE SYSTEM AND NGVD29 DATUM

[illegible]

PROFESSIONAL SEAL

Drawing Name
CONSTRUCTION MANAGEMENT & STAGING PLAN

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

UNIT F.A.R.		
SF	LEVEL	F.A.R.

A UNITS (X2)

4045F	00-BASEMENT	0.010
9315F	01-1ST FLOOR	0.022
9105F	02-2ND FLOOR	0.022
7495F	03-3RD FLOOR	0.018
29945F	TOTAL	0.072

B UNITS (X2)

4595F	00-BASEMENT	0.011
9295F	01-1ST FLOOR	0.022
9105F	02-2ND FLOOR	0.022
7475F	03-3RD FLOOR	0.018
30455F	TOTAL	0.073

C UNITS (X4)

3905F	00-BASEMENT	0.009
10065F	01-1ST FLOOR	0.024
7905F	02-2ND FLOOR	0.019
8825F	03-3RD FLOOR	0.021
30685F	TOTAL	0.073

C.1 UNITS (X2)

3905F	00-BASEMENT	0.009
10065F	01-1ST FLOOR	0.024
8495F	02-2ND FLOOR	0.020
8825F	03-3RD FLOOR	0.021
31275F	TOTAL	0.075

C.2 UNITS (X3)

3905F	00-BASEMENT	0.009
10065F	01-1ST FLOOR	0.024
7905F	02-2ND FLOOR	0.019
10225F	03-3RD FLOOR	0.024
32085F	TOTAL	0.077

D UNITS (X1)

4295F	00-BASEMENT	0.010
11745F	01-1ST FLOOR	0.028
9345F	02-2ND FLOOR	0.022
9875F	03-3RD FLOOR	0.024
35245F	TOTAL	0.084

UNIT F.A.R.		
SF	LEVEL	F.A.R.

D.1 UNITS (X1)

4295F	00-BASEMENT	0.010
11745F	01-1ST FLOOR	0.028
9345F	02-2ND FLOOR	0.022
9875F	03-3RD FLOOR	0.024
35245F	TOTAL	0.084

E UNITS (X4)

3715F	00-BASEMENT	0.009
10025F	01-1ST FLOOR	0.024
8785F	02-2ND FLOOR	0.021
10415F	03-3RD FLOOR	0.025
32925F	TOTAL	0.079

E.1 UNITS (X1)

3715F	00-BASEMENT	0.009
9065F	01-1ST FLOOR	0.022
7695F	02-2ND FLOOR	0.018
9065F	03-3RD FLOOR	0.022
29525F	TOTAL	0.071

E.2 UNITS (X1)

2875F	00-BASEMENT	0.007
9435F	01-1ST FLOOR	0.023
7805F	02-2ND FLOOR	0.019
9435F	03-3RD FLOOR	0.023
29535F	TOTAL	0.071

F UNITS (X2)

3215F	00-BASEMENT	0.008
9505F	01-1ST FLOOR	0.023
7975F	02-2ND FLOOR	0.019
9465F	03-3RD FLOOR	0.023
30145F	TOTAL	0.072

G UNITS (X1)

5055F	00-BASEMENT	0.012
12975F	01-1ST FLOOR	0.031
11225F	02-2ND FLOOR	0.027
11735F	03-3RD FLOOR	0.028
40975F	TOTAL	0.098

UNIT F.A.R.		
SF	LEVEL	F.A.R.

H UNITS (X1)

4375F	00-BASEMENT	0.010
13975F	01-1ST FLOOR	0.033
12055F	02-2ND FLOOR	0.029
11375F	03-3RD FLOOR	0.027
41765F	TOTAL	0.100

I UNITS (X2)

1225F	00-BASEMENT	0.003
1585F	01-1ST FLOOR	0.004
9685F	02-2ND FLOOR	0.023
9685F	03-3RD FLOOR	0.023
22165F	TOTAL	0.053

J UNITS (X1)

1595F	00-BASEMENT	0.004
6735F	01-1ST FLOOR	0.016
5515F	02-2ND FLOOR	0.013
6805F	03-3RD FLOOR	0.016
20635F	TOTAL	0.049

J.1 UNITS (X1)

1595F	00-BASEMENT	0.004
8195F	01-1ST FLOOR	0.020
6905F	02-2ND FLOOR	0.017
8185F	03-3RD FLOOR	0.020
24865F	TOTAL	0.059

COMMON AREAS

281525F	00-BASEMENT	0.673
6575F	01-1ST FLOOR	0.016
05F	02-2ND FLOOR	0.000
05F	03-3RD FLOOR	0.000
288095F	TOTAL	0.689

Glenwood Gill - FAR Calculations

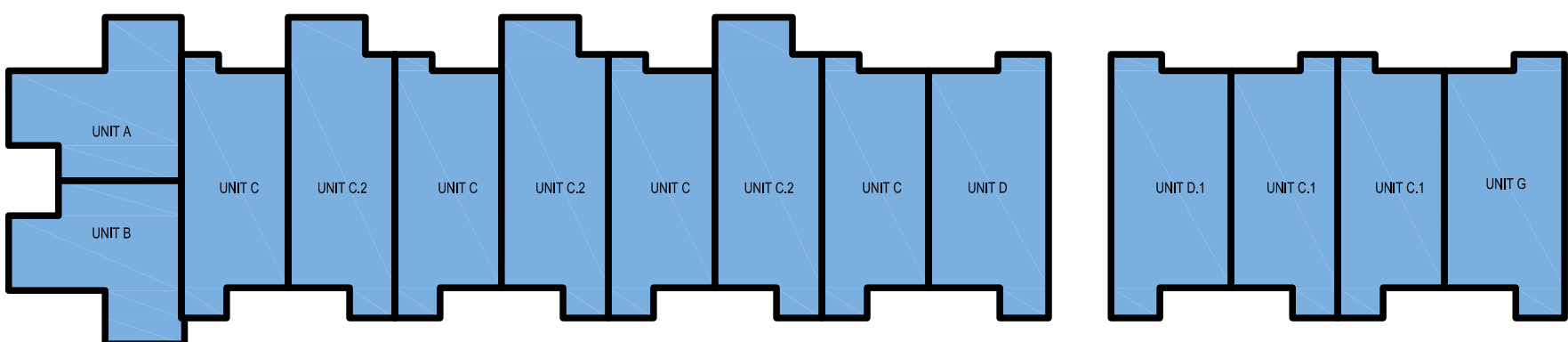
29 UNITS
48+ PARKING SPACE

UNIT FLOOR RATIO
TOTAL (W/ BSMT) = 118440SF
TOTAL (W/O BSMT) = 799065F

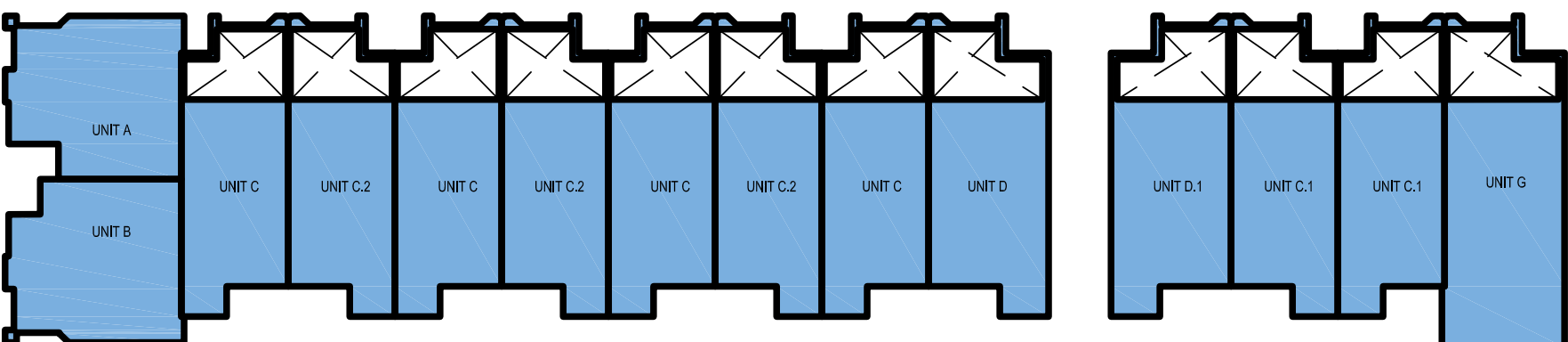
SITE AREA = 41,818 SF

UNIT FAR (W/ BSMT) = 2.832
UNIT FAR (W/O BSMT) = 1.911

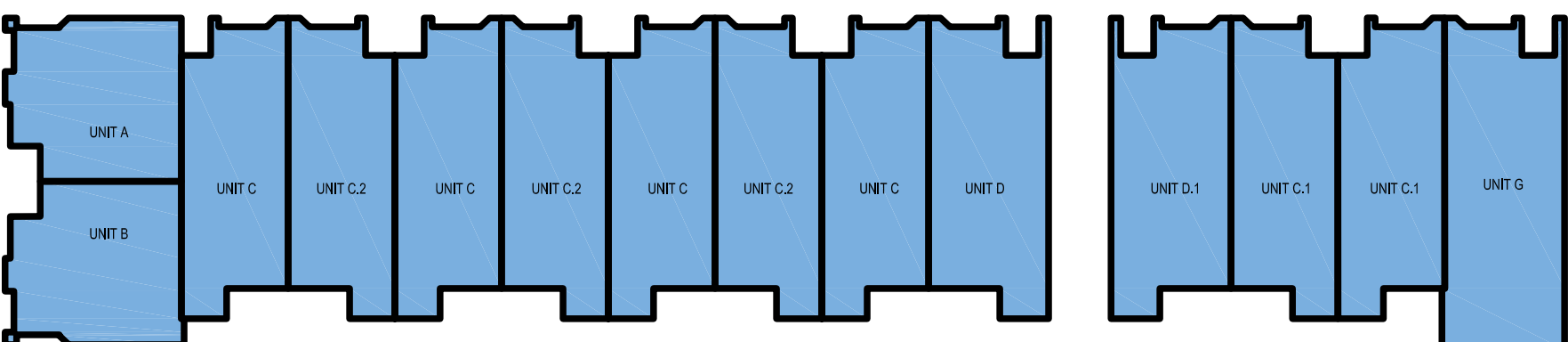
FLOOR AREA RATIO COUNTED AS FLOOR
AREA PER FLOOR, MEASURE FROM EXT.
FACE OF EXT. WALL TO CL OF INT.
DEMISING WALL



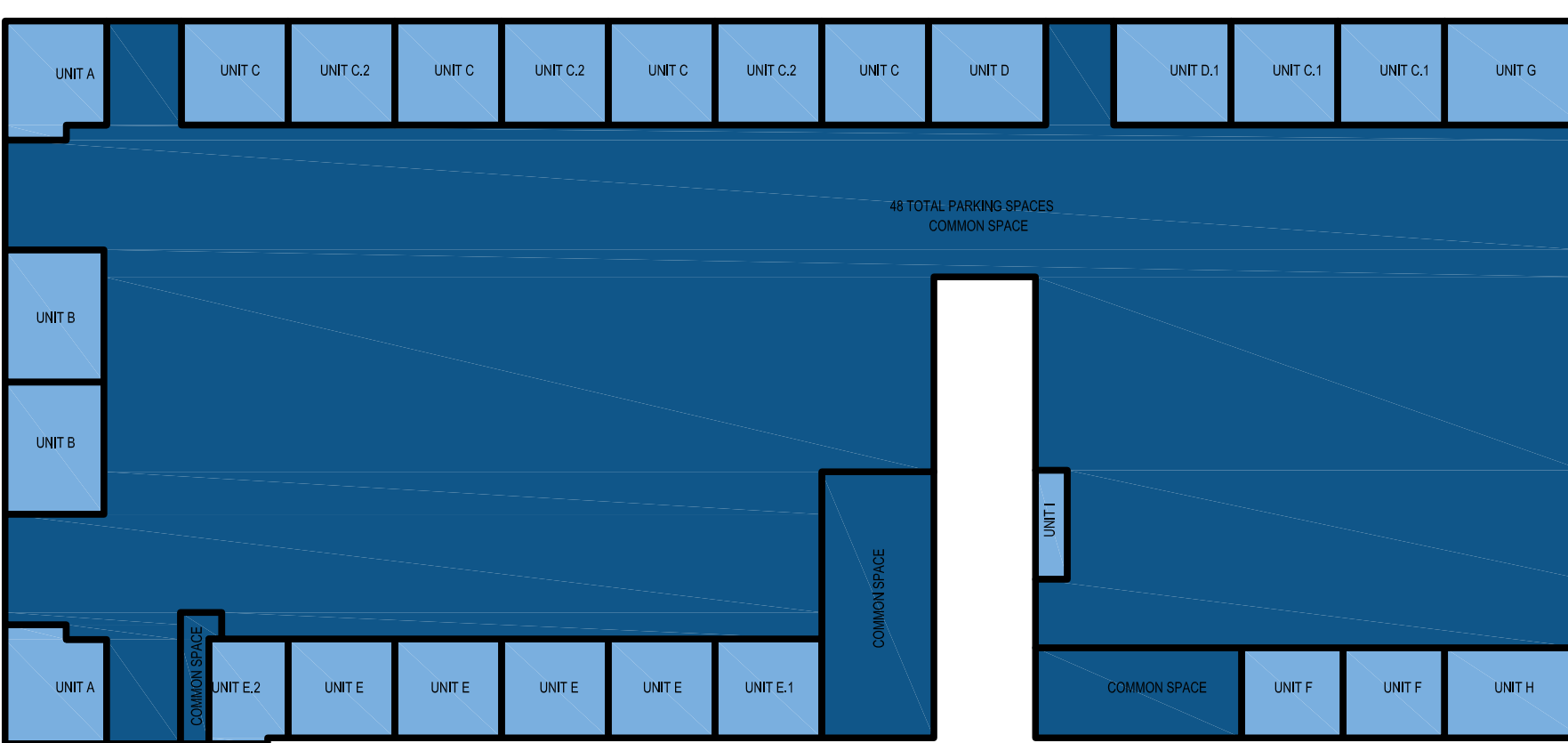
4 FAR DIAGRAM - THIRD FLOOR
SCALE: 1/8"=1'-0"



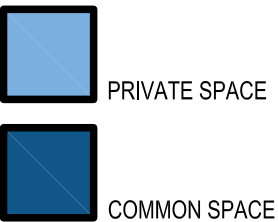
3 FAR DIAGRAM - SECOND FLOOR
SCALE: 1/8"=1'-0"



2 FAR DIAGRAM - FIRST FLOOR
SCALE: 1/8"=1'-0"



1 FAR DIAGRAM - BASEMENT LEVEL
SCALE: 1/8"=1'-0"



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■	10.25.2019	DEVELOPMENT PLAN REVIEW

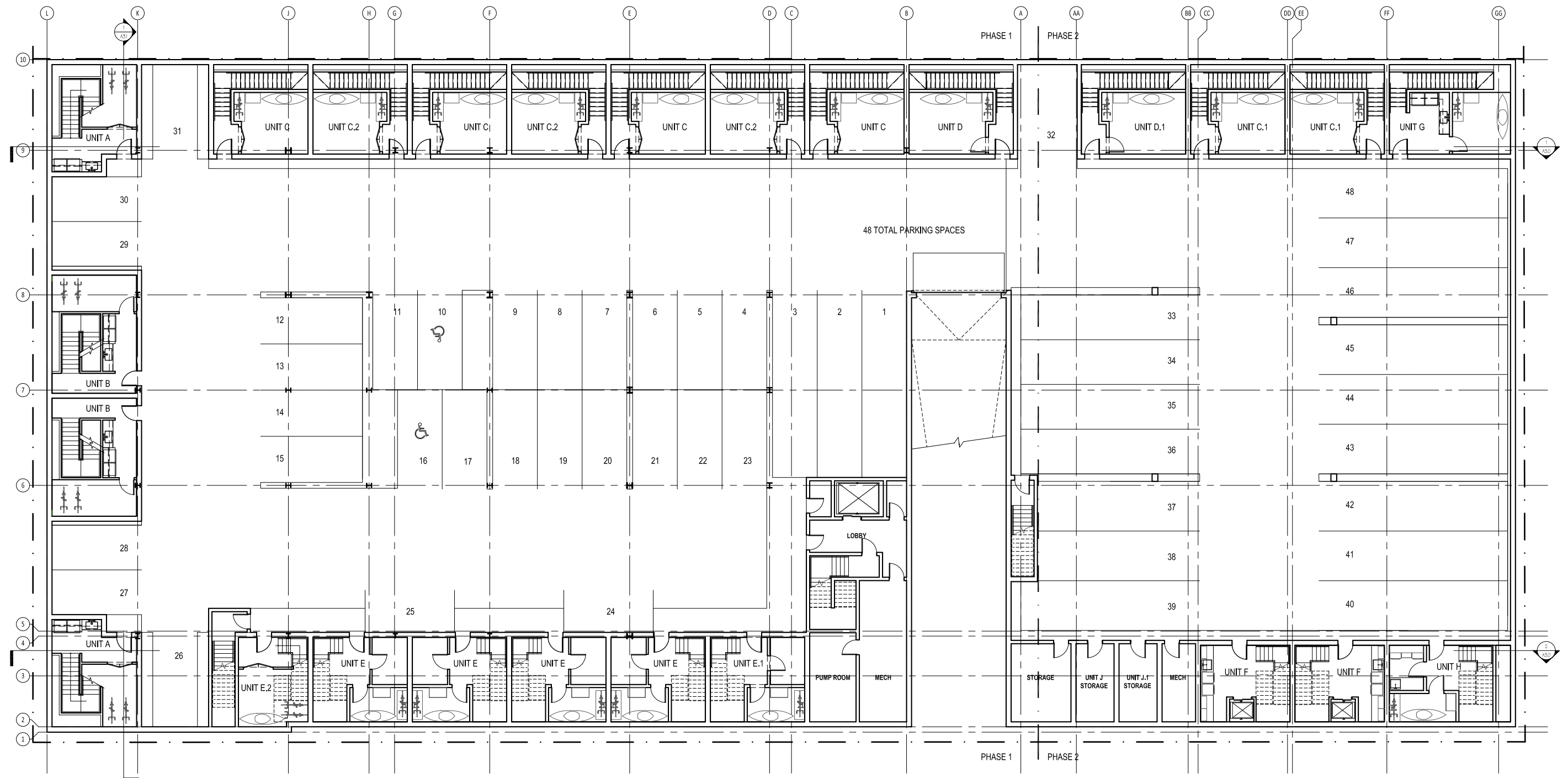
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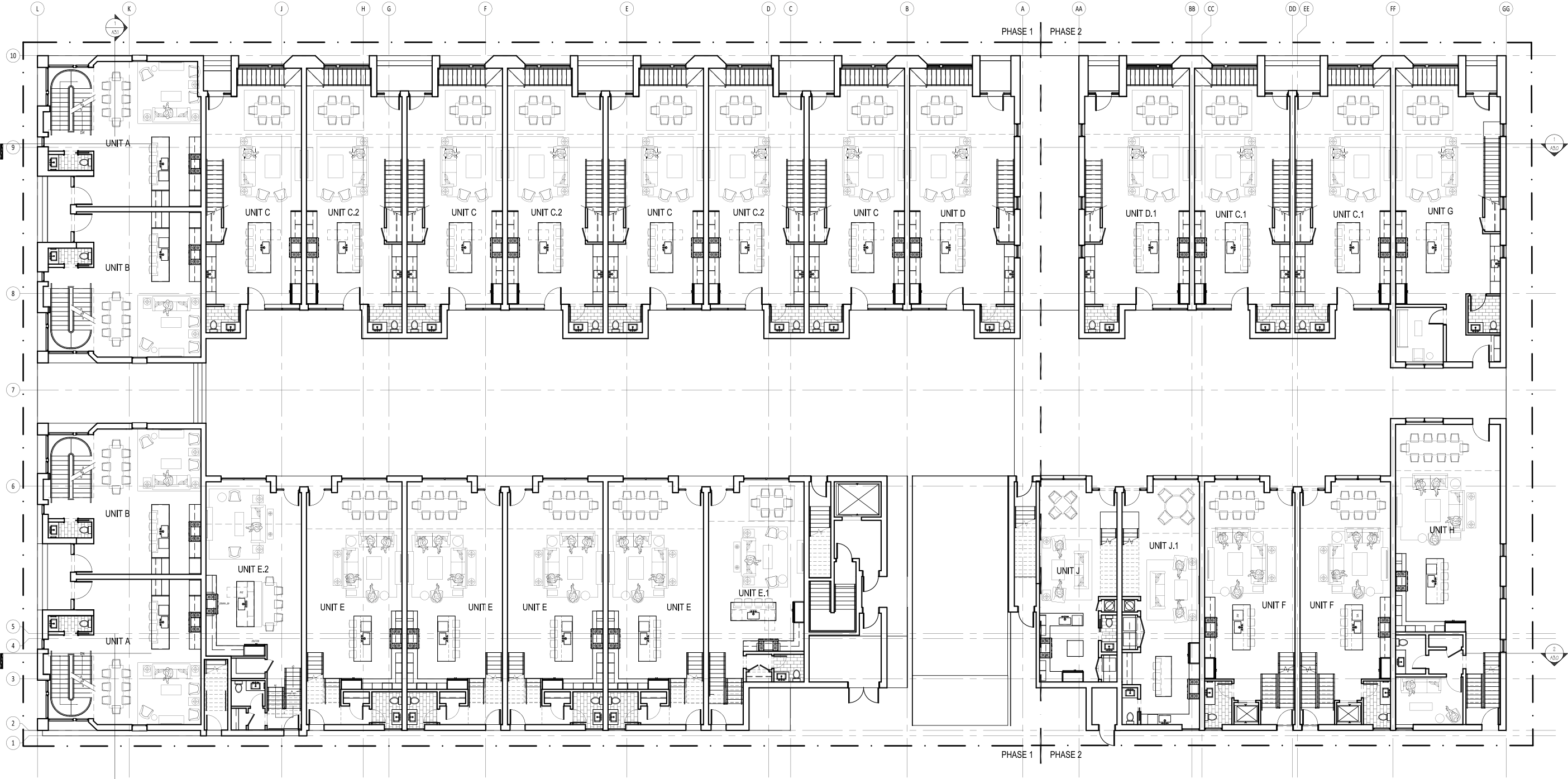
PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

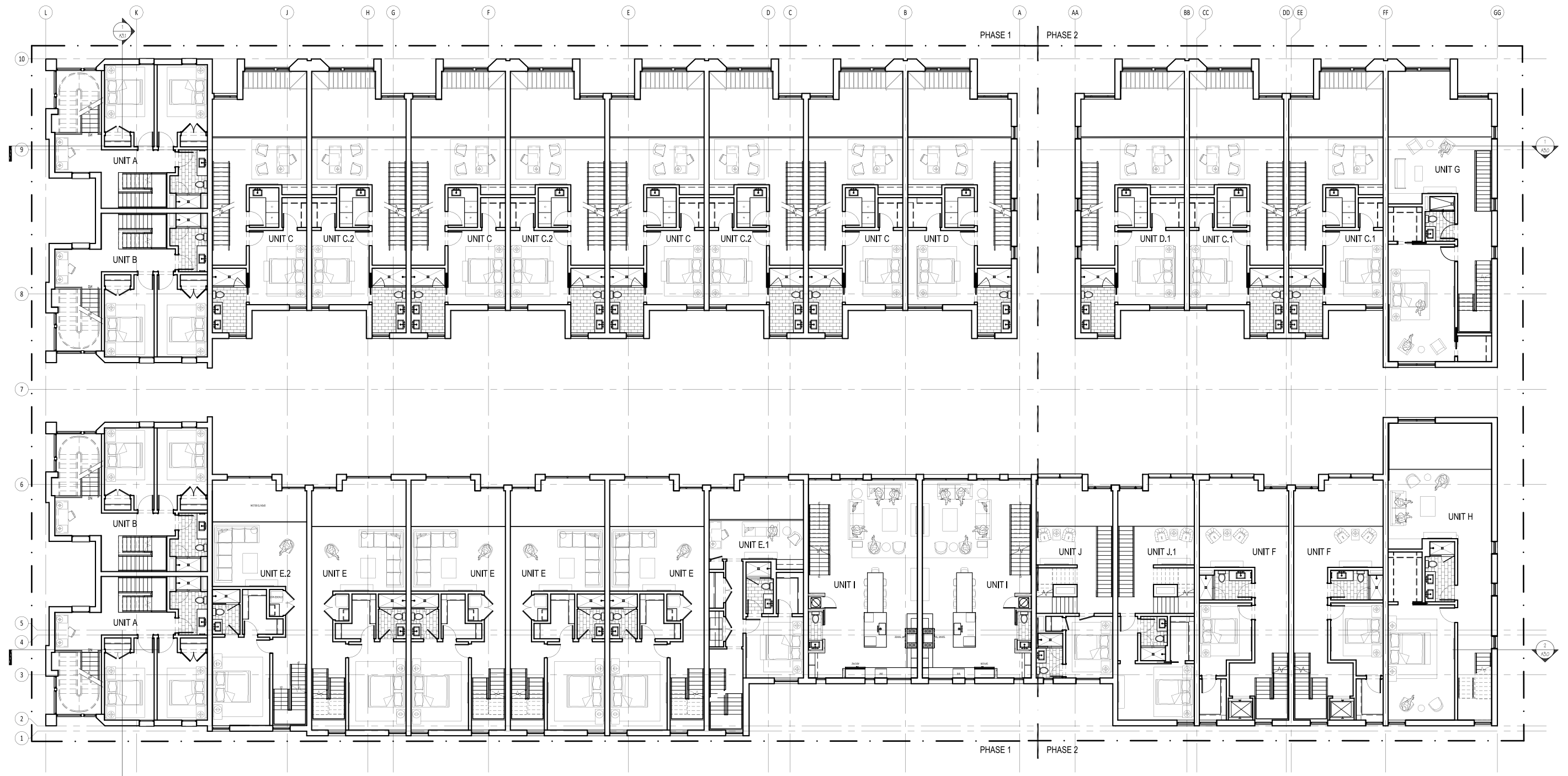
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KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

G 0.2

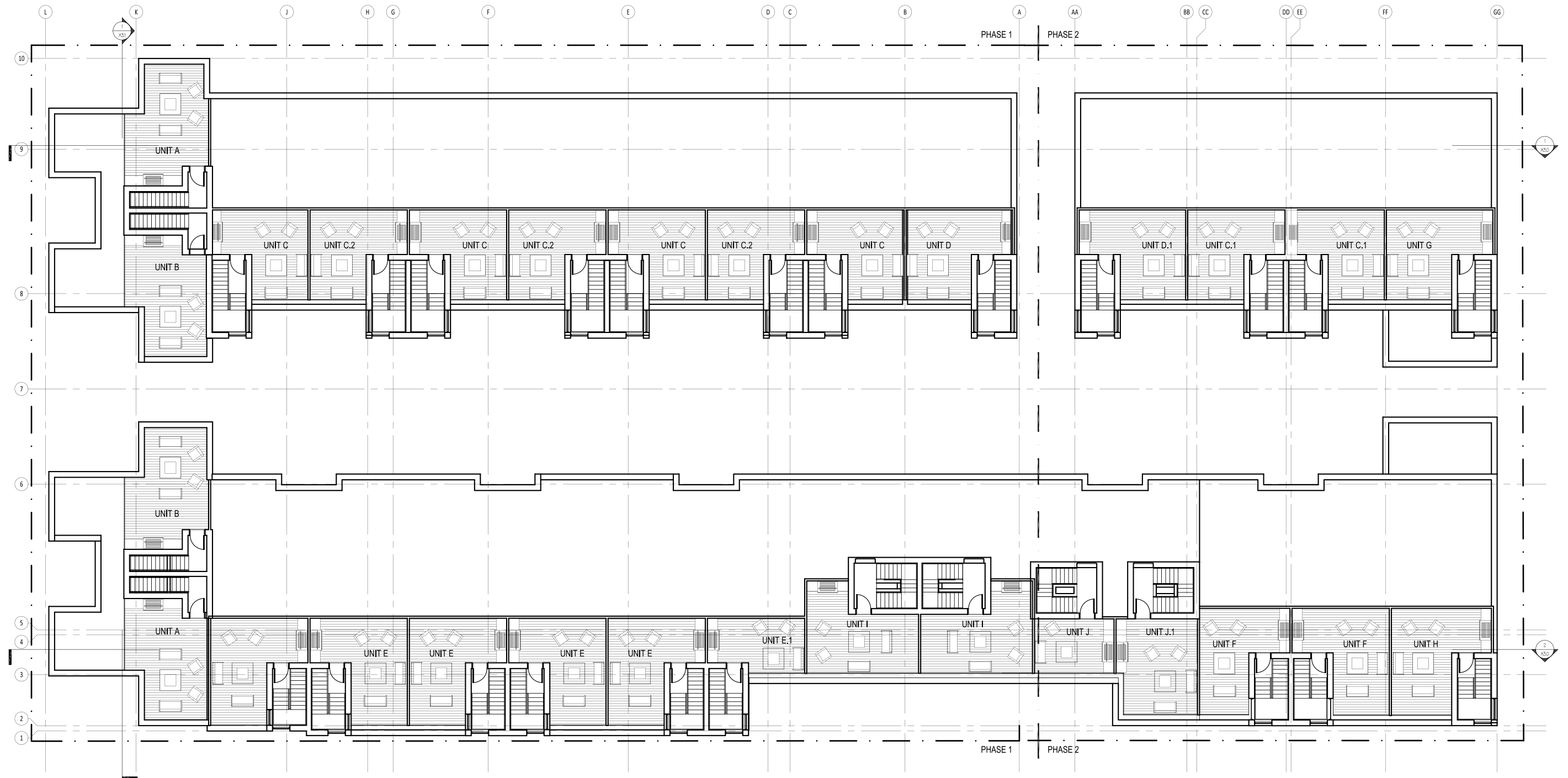
Drawing Name
FAR CALCULATIONS

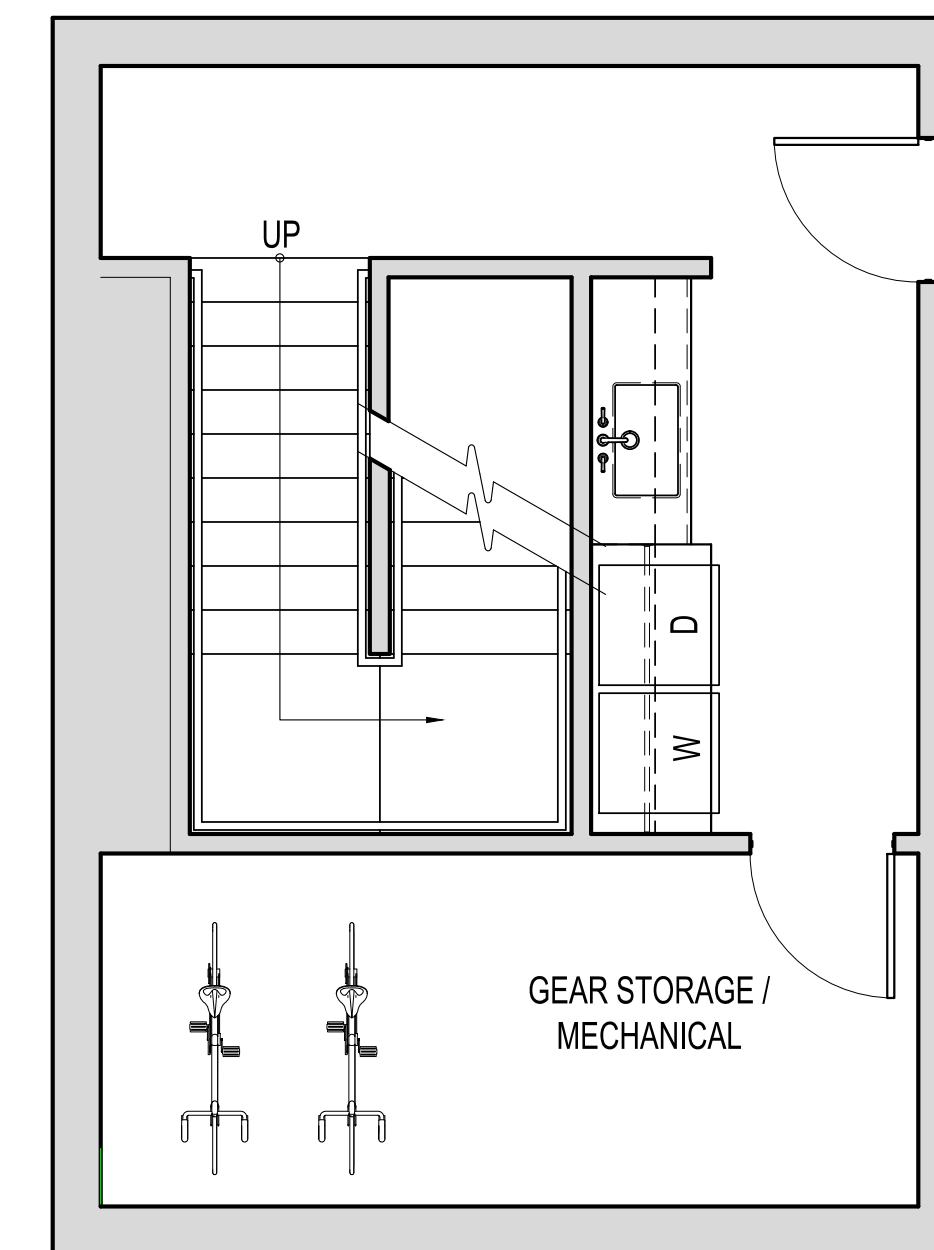
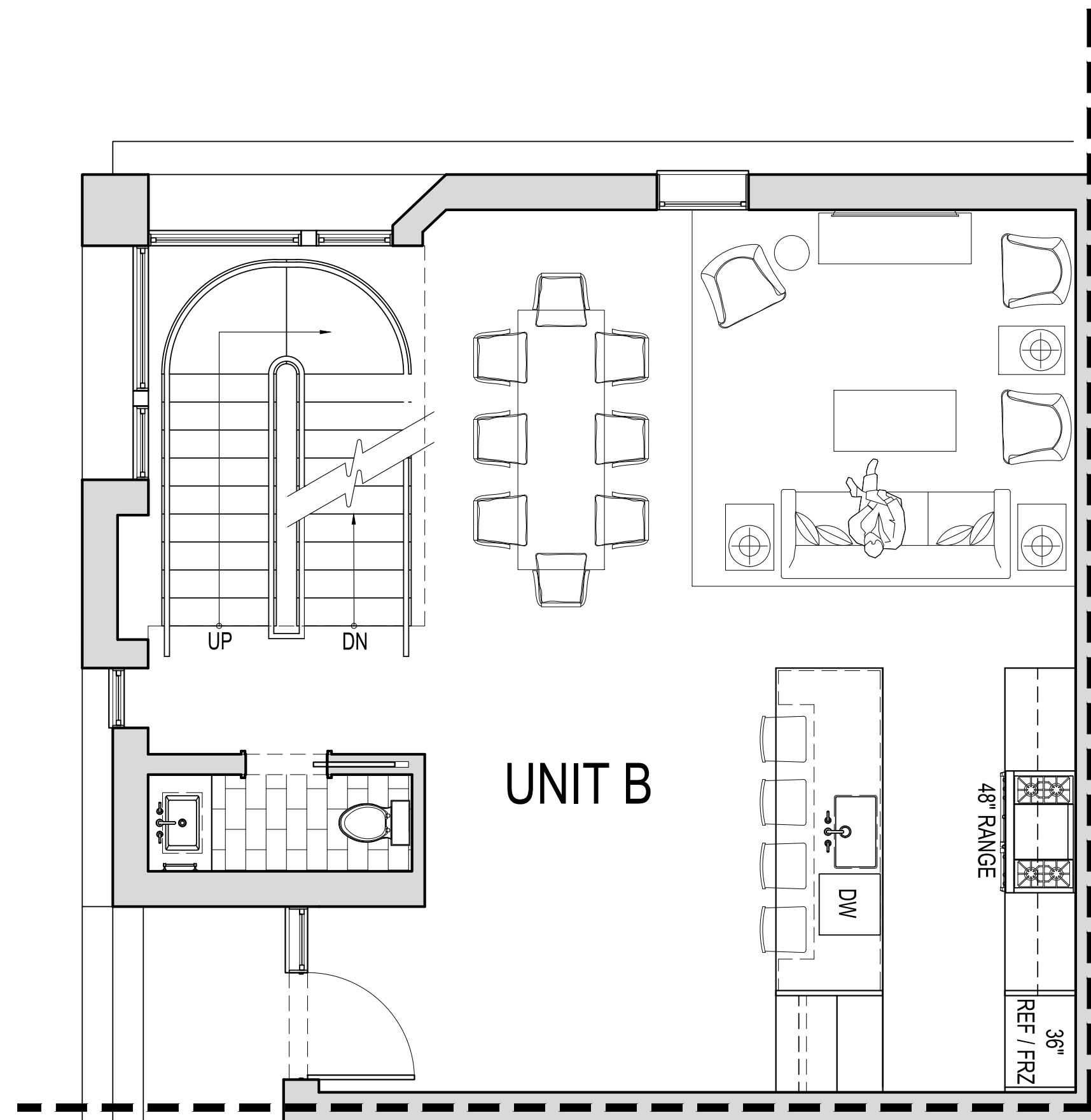
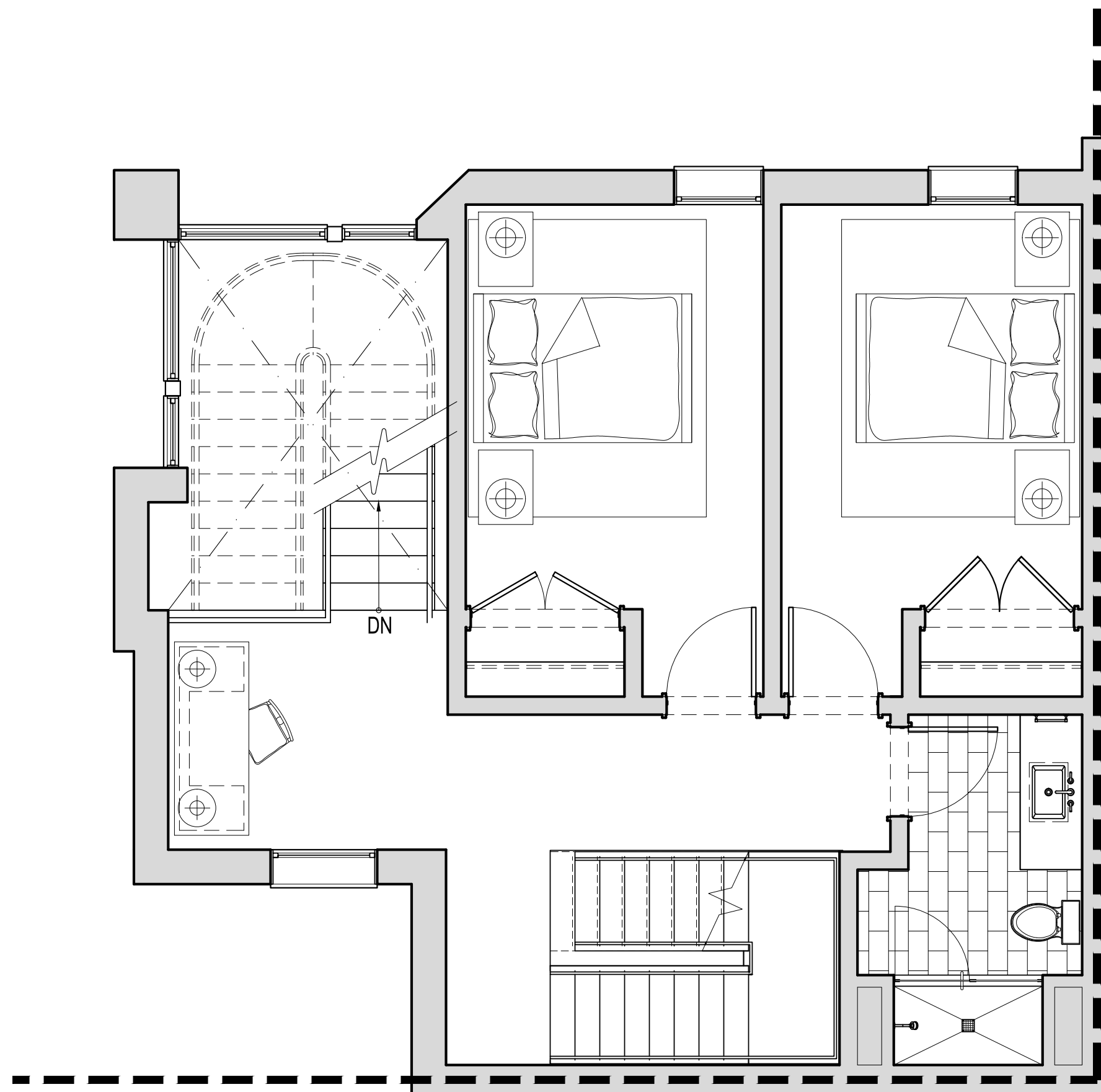










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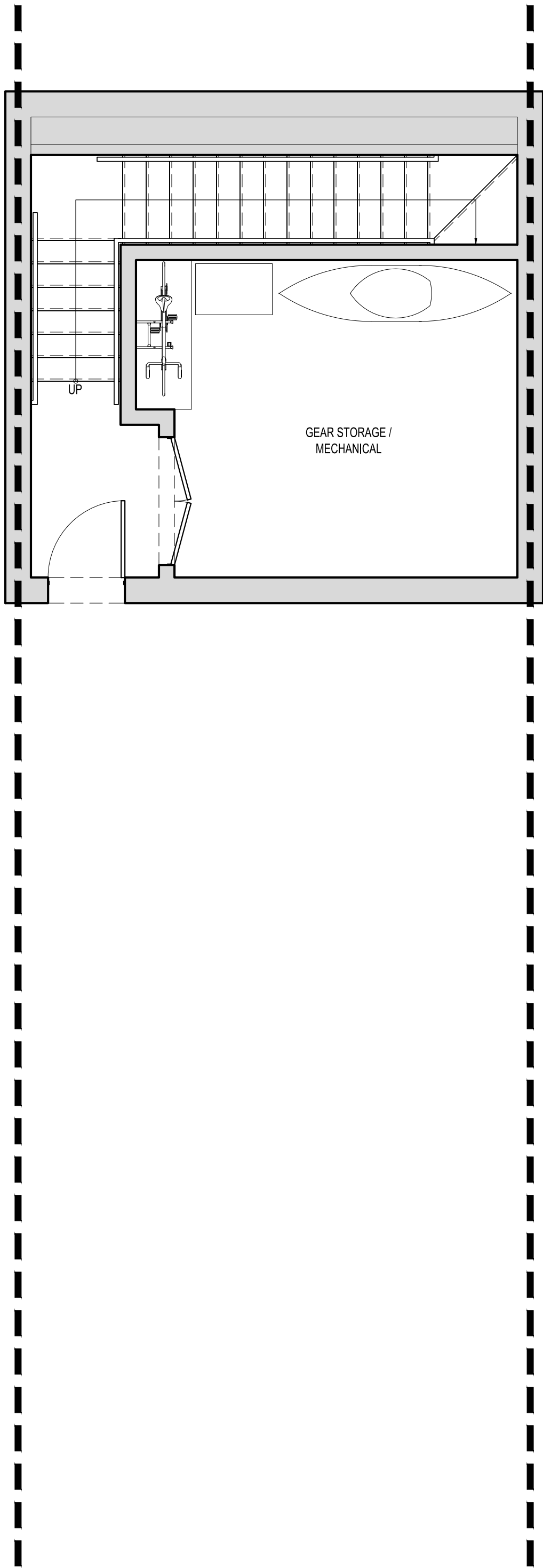
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KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

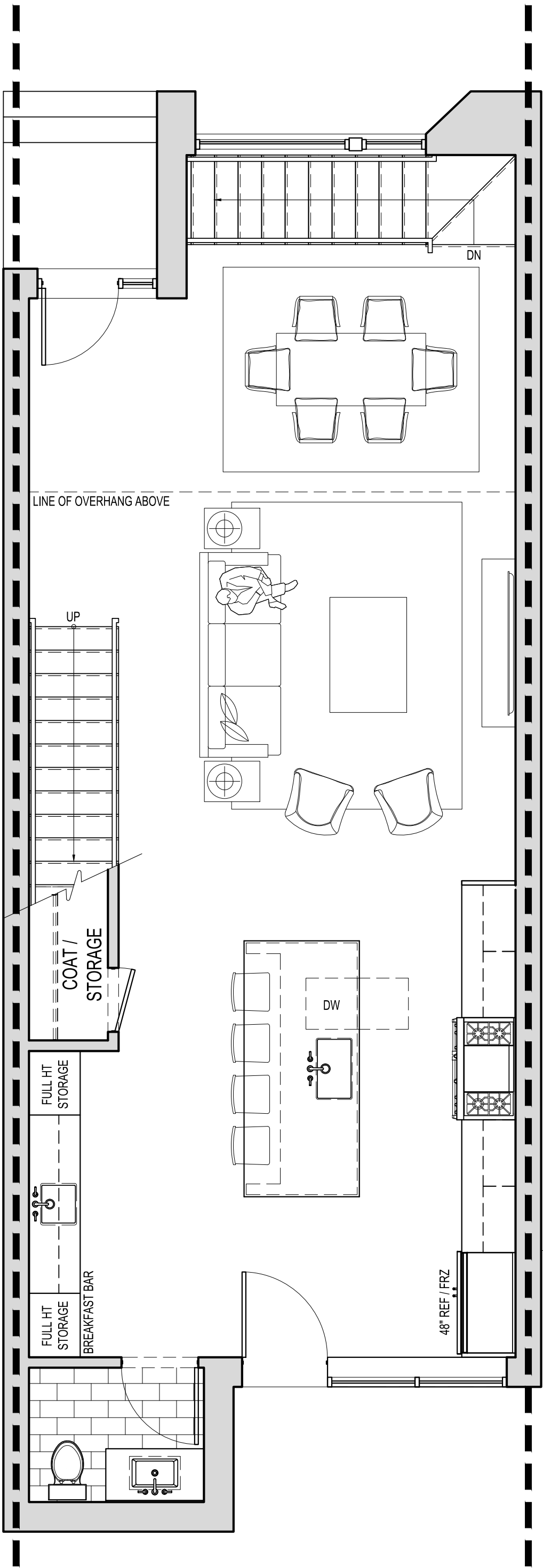
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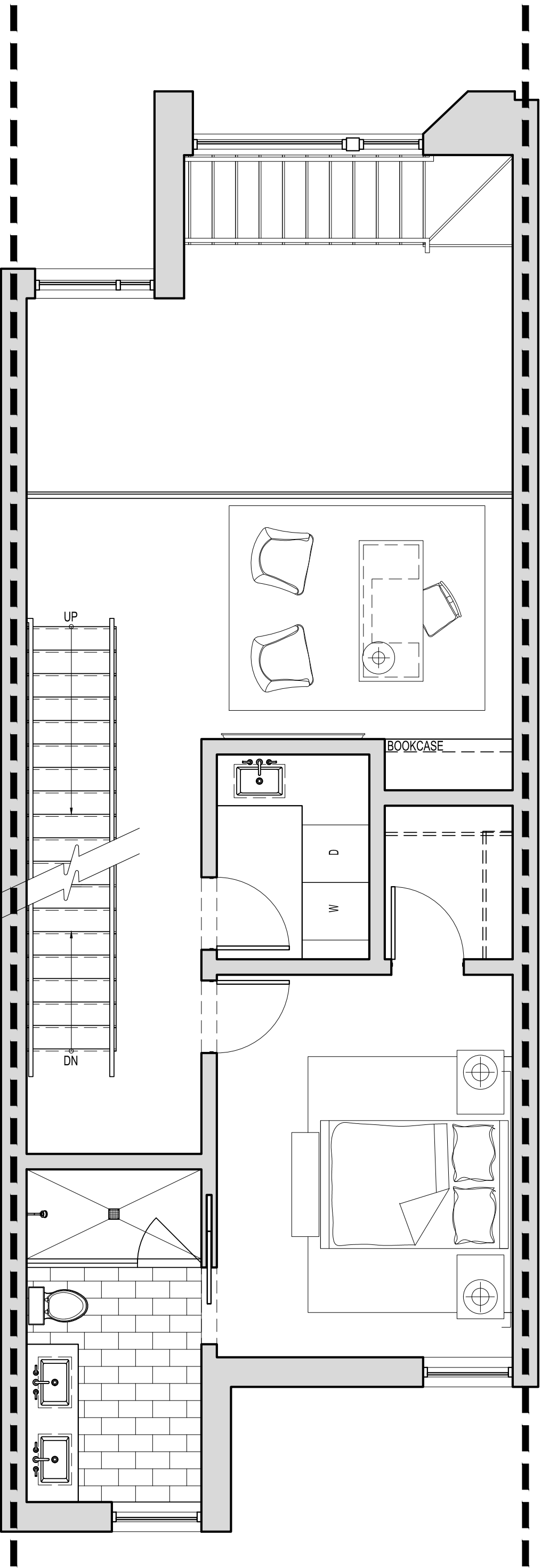
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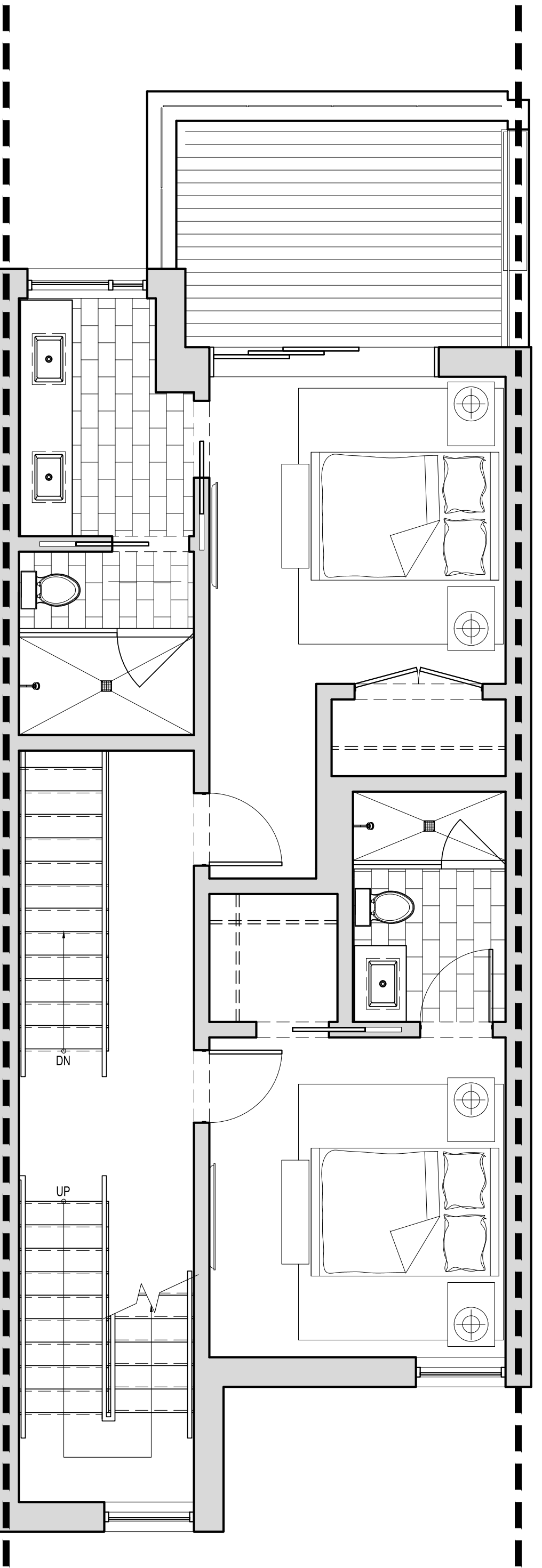
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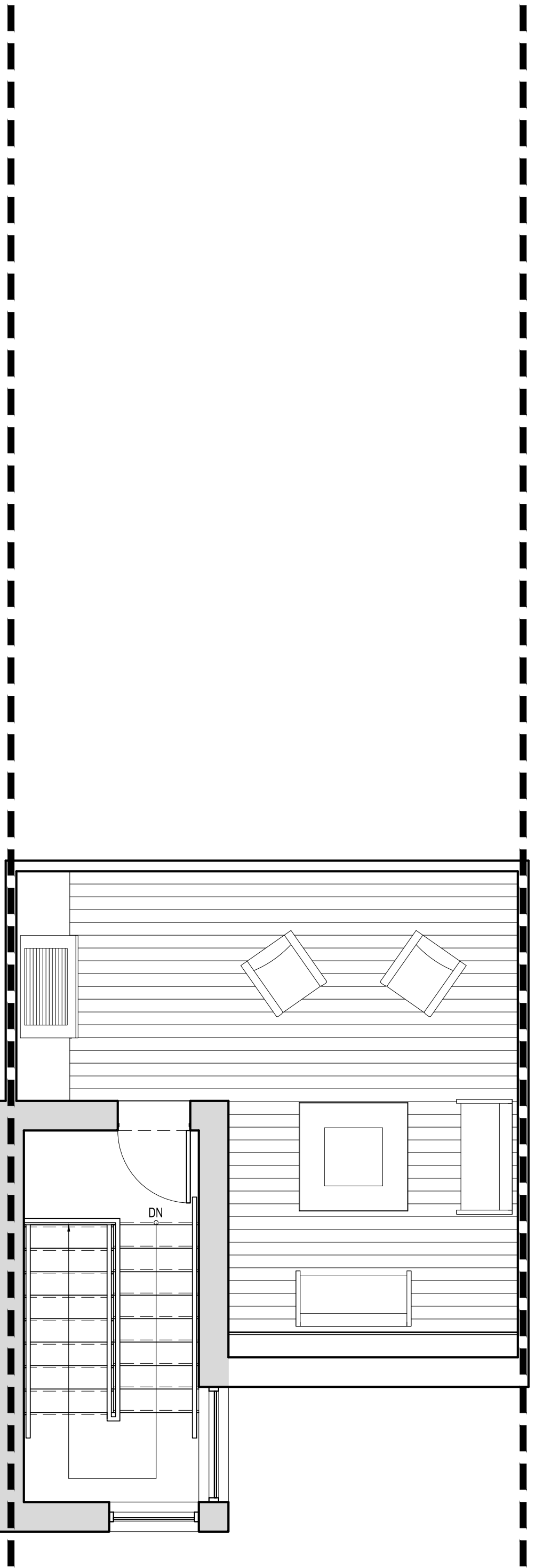
2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"

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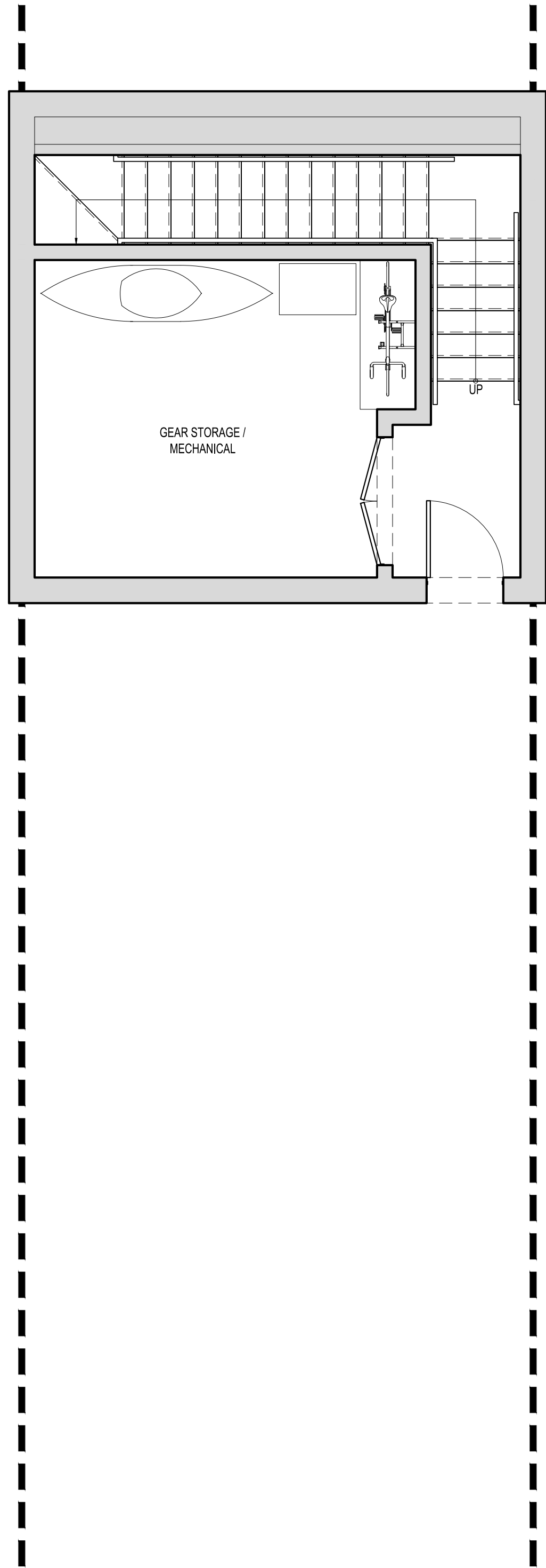
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1928	Project No.
KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

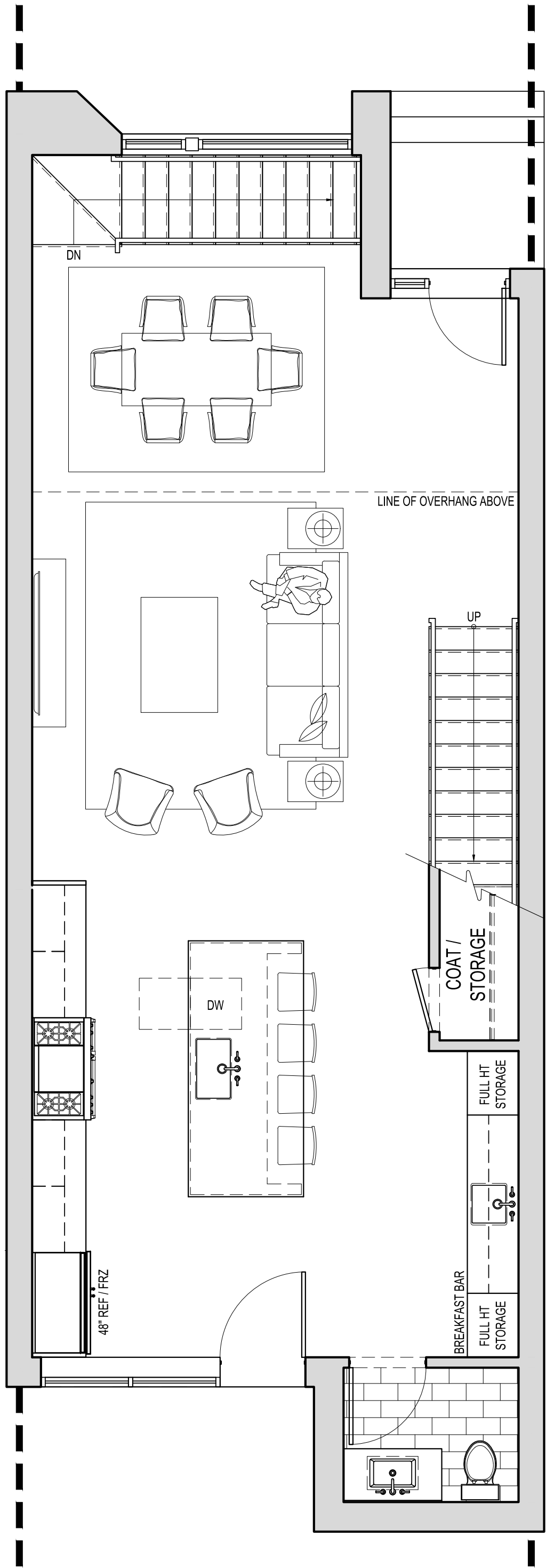
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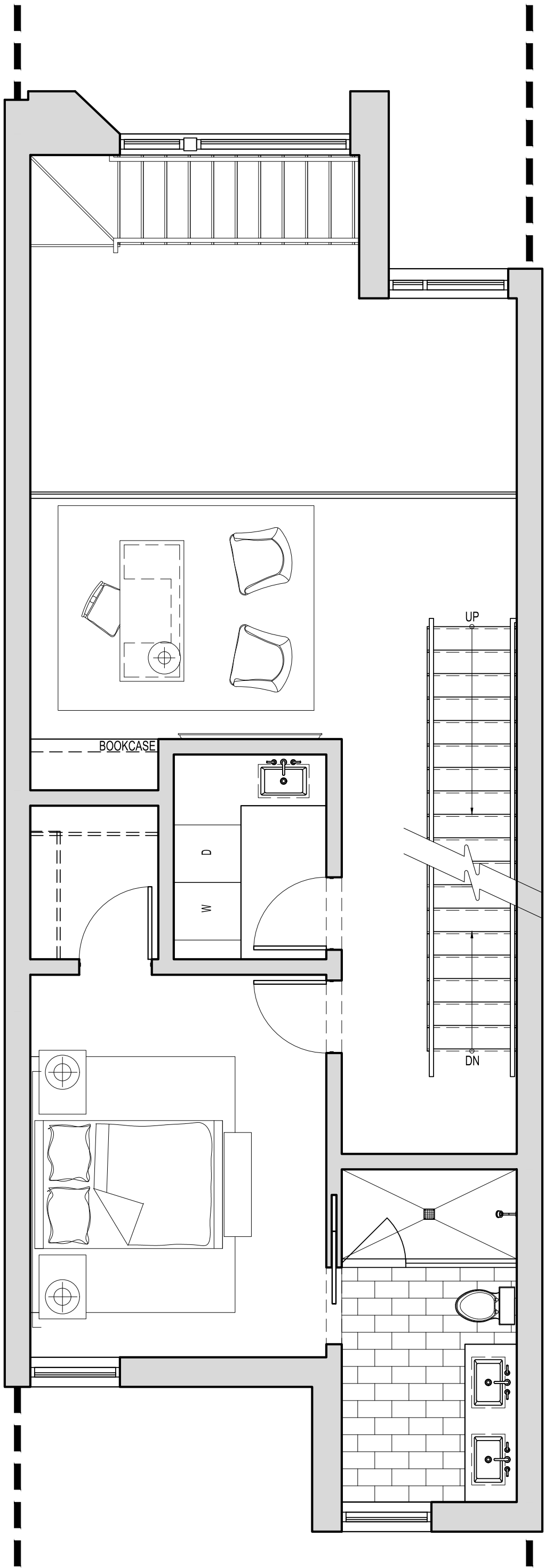
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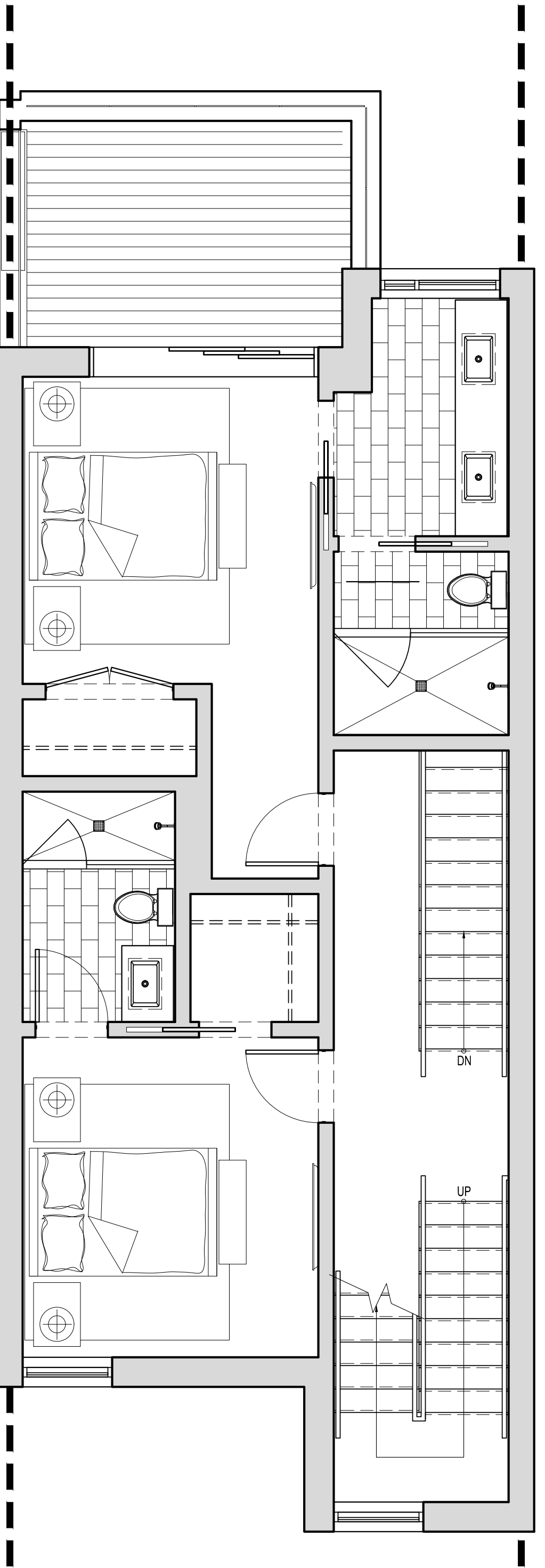
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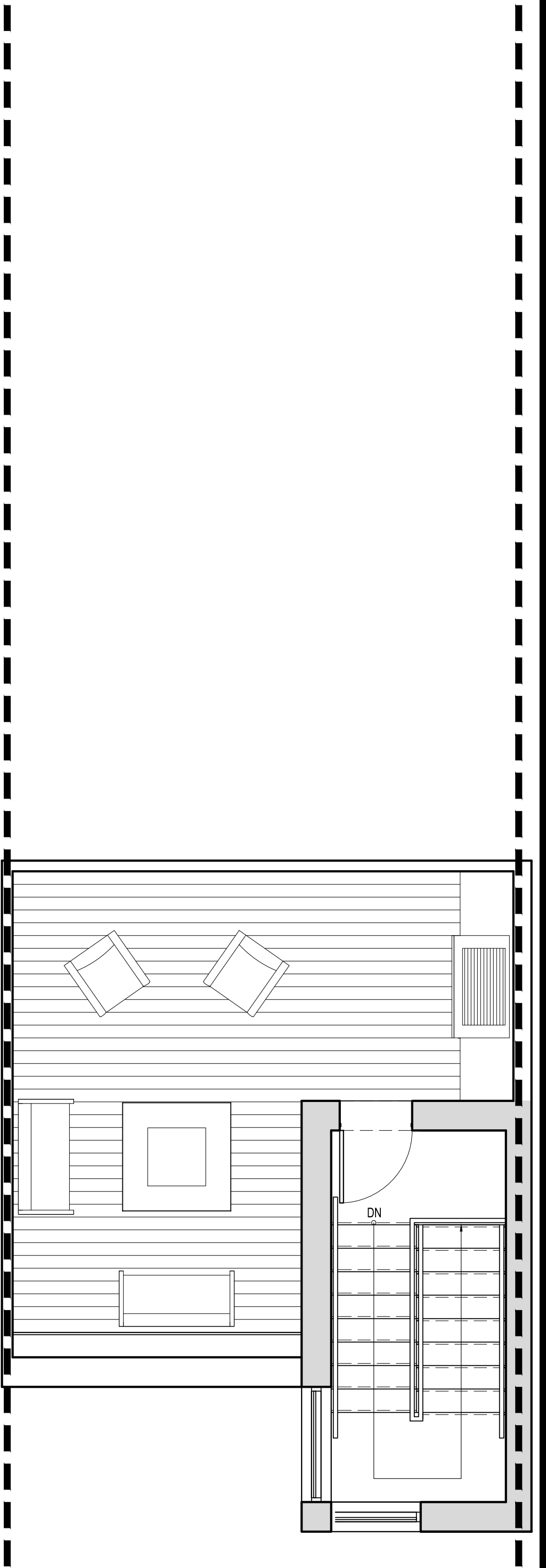
2 FIRST FLOOR PLAN
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3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"

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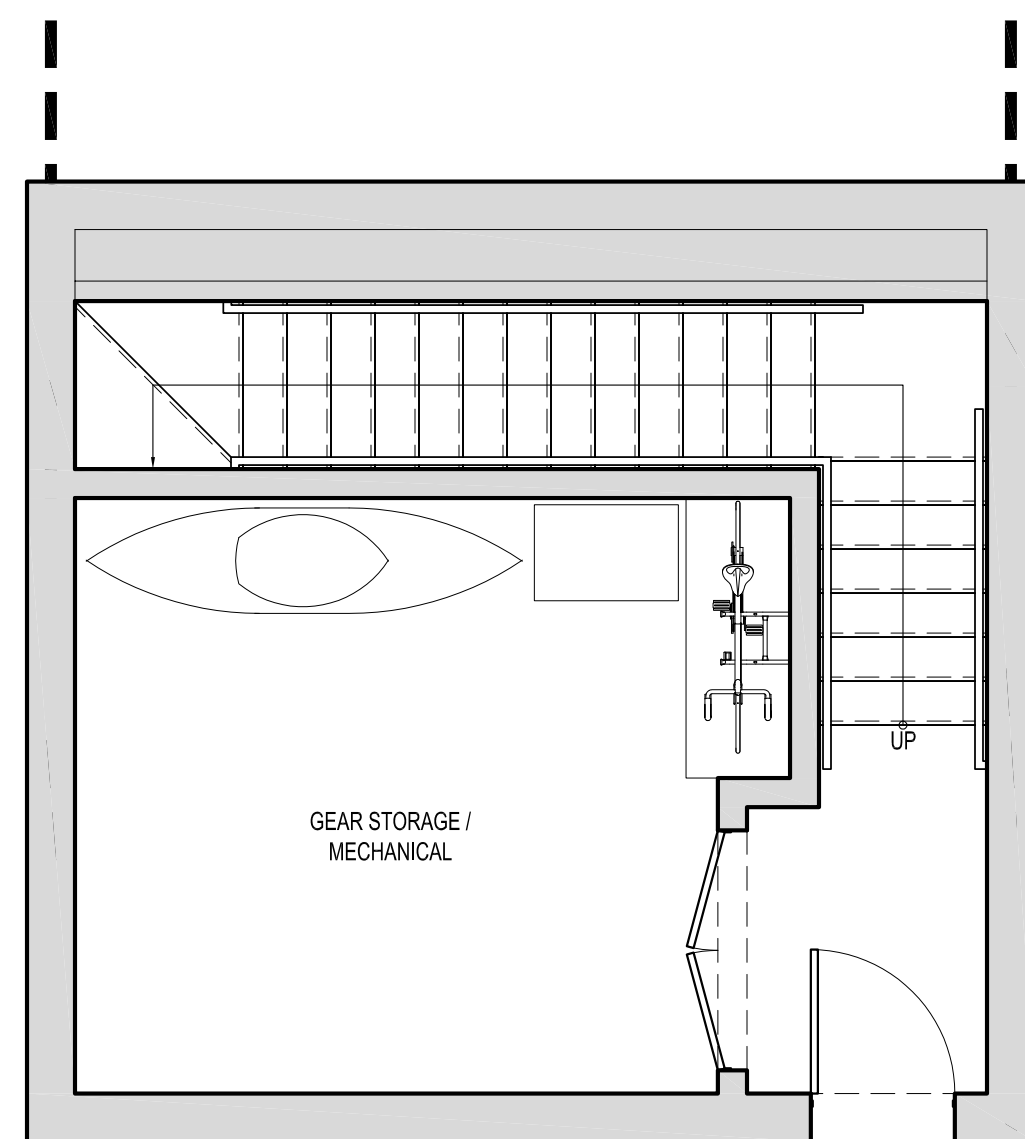
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1928	Project No.
KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

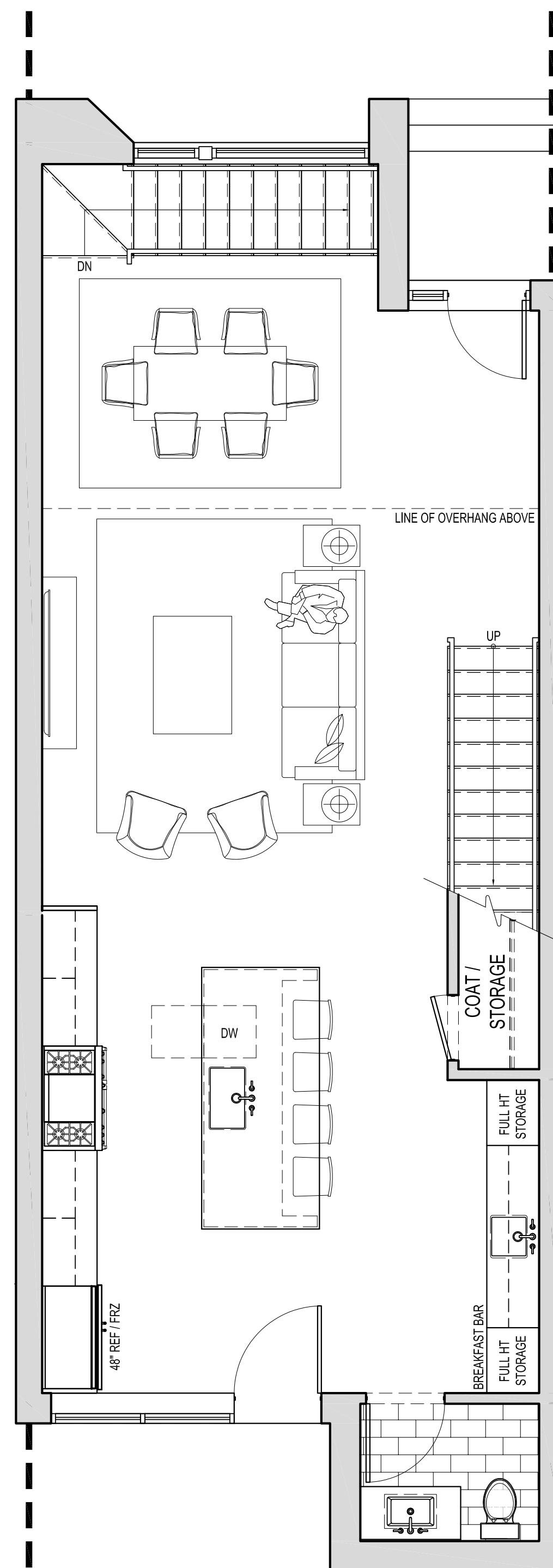
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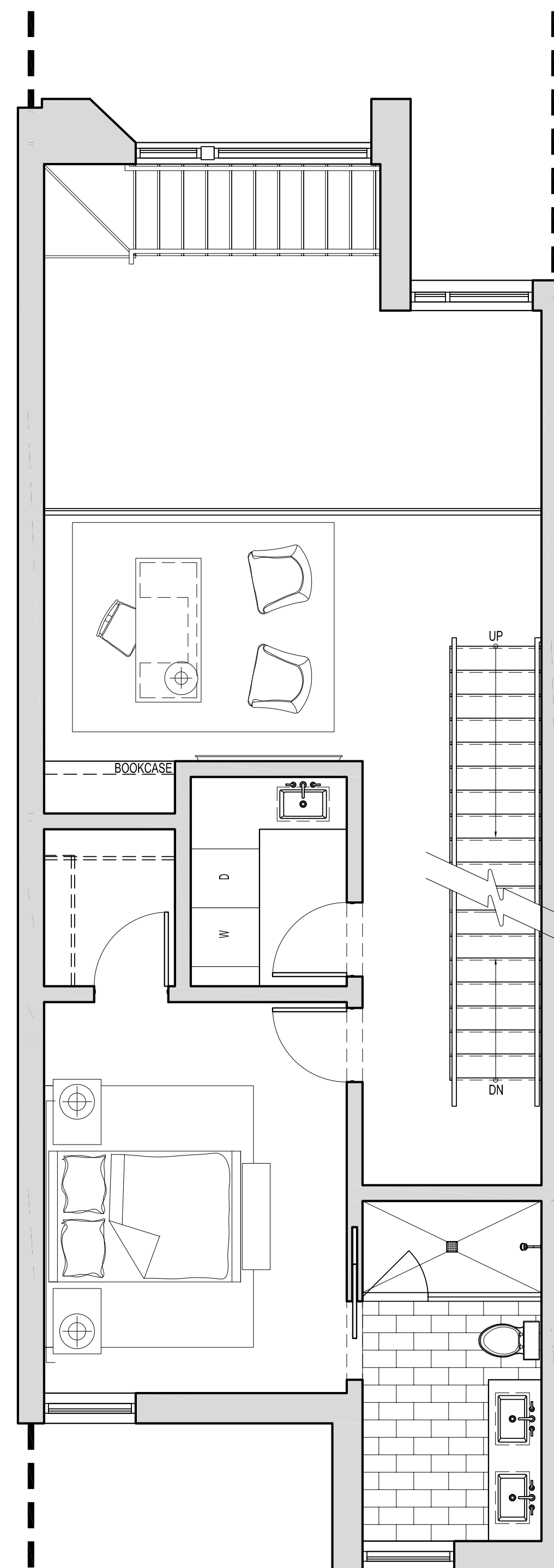
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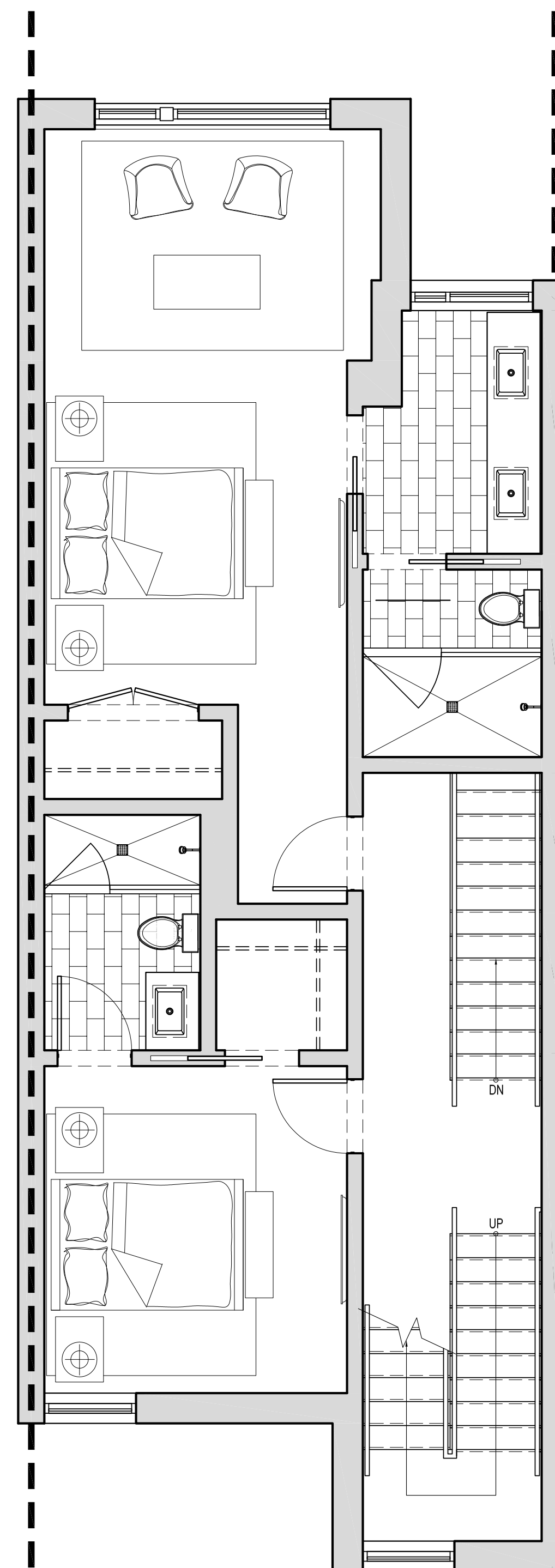
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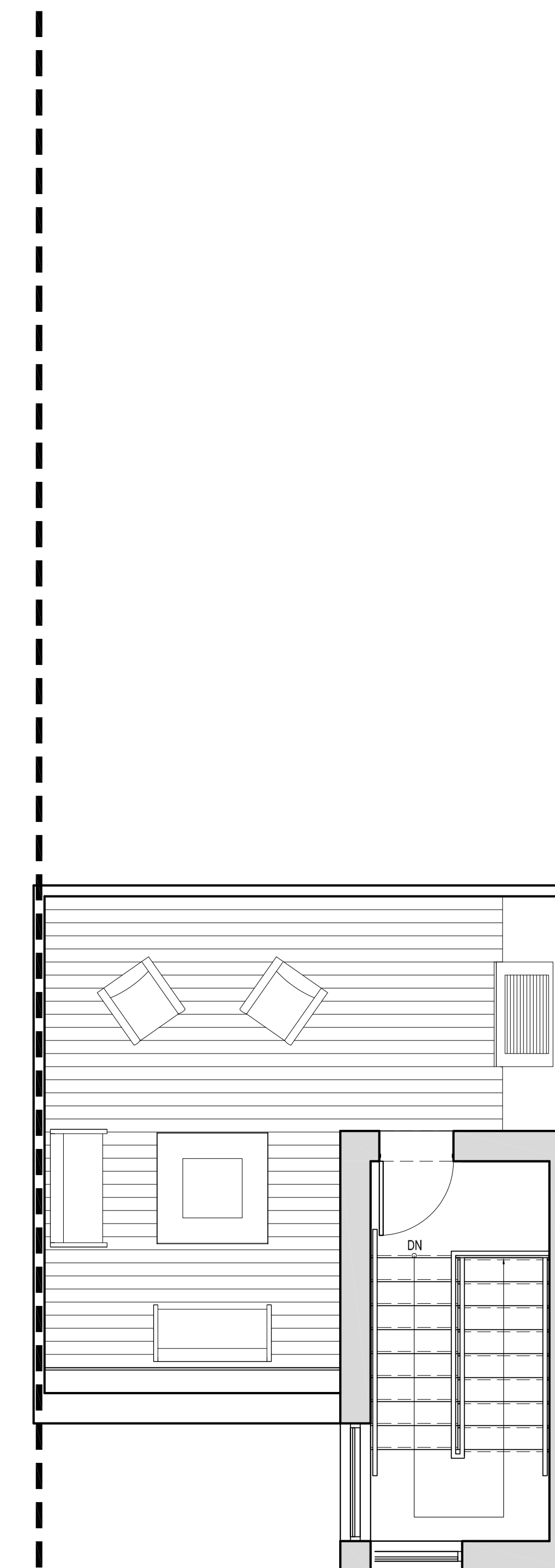
2 FIRST FLOOR PLAN
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3 SECOND FLOOR PLAN
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4 THIRD FLOOR PLAN
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5 ROOF PLAN
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PROFESSIONAL SEAL

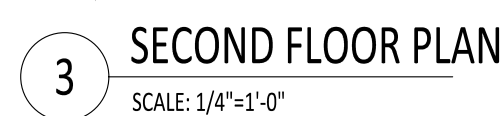
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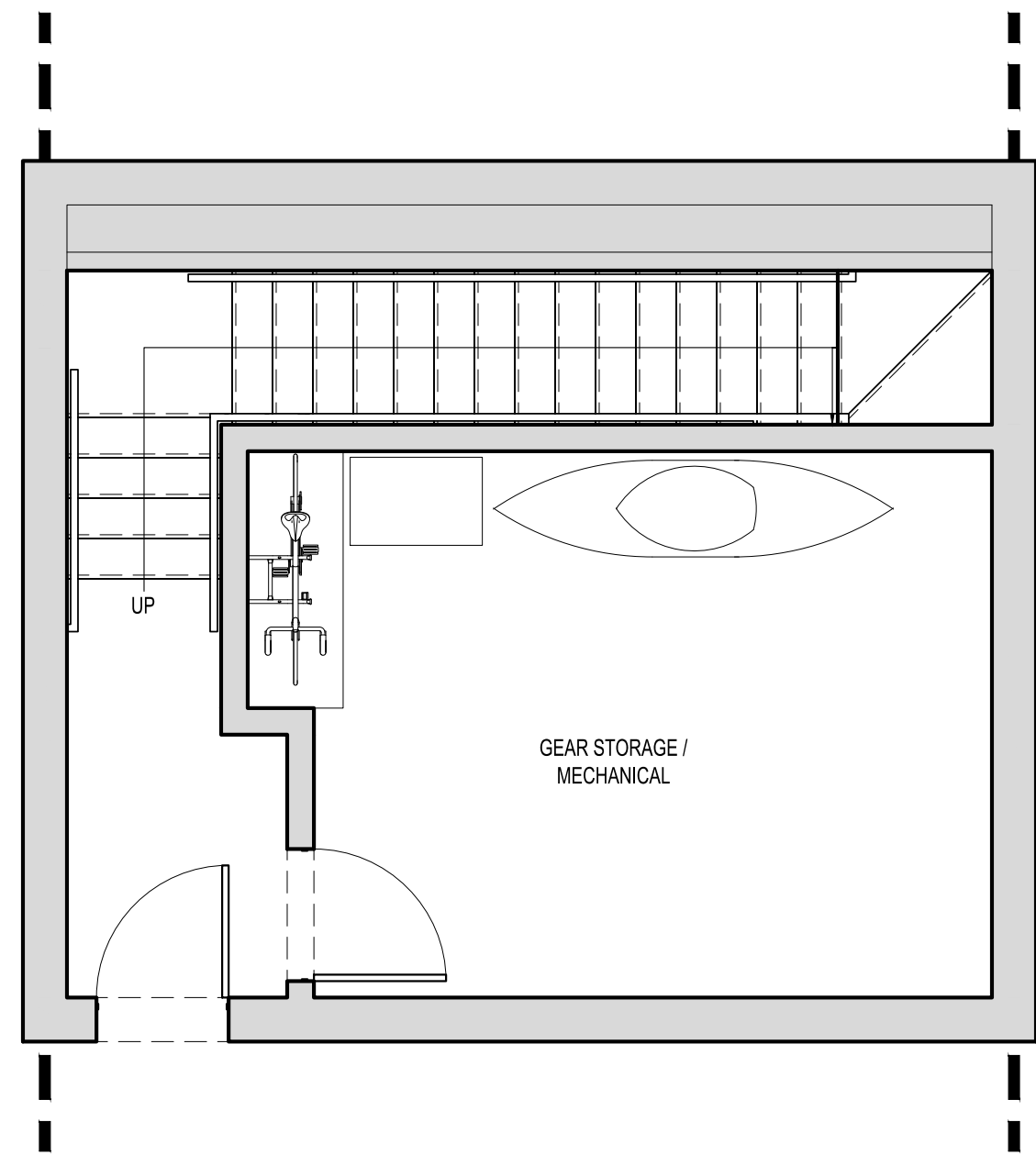
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Discipline	Drawing No.

A	1.24
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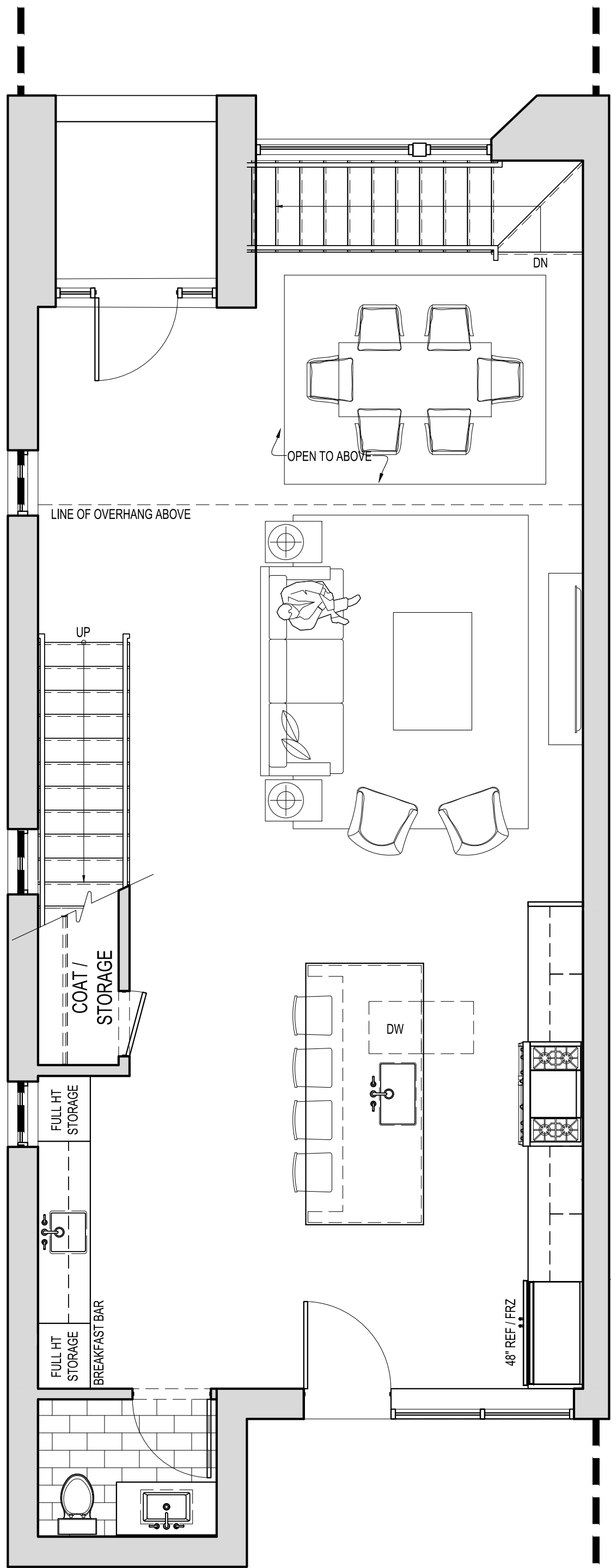
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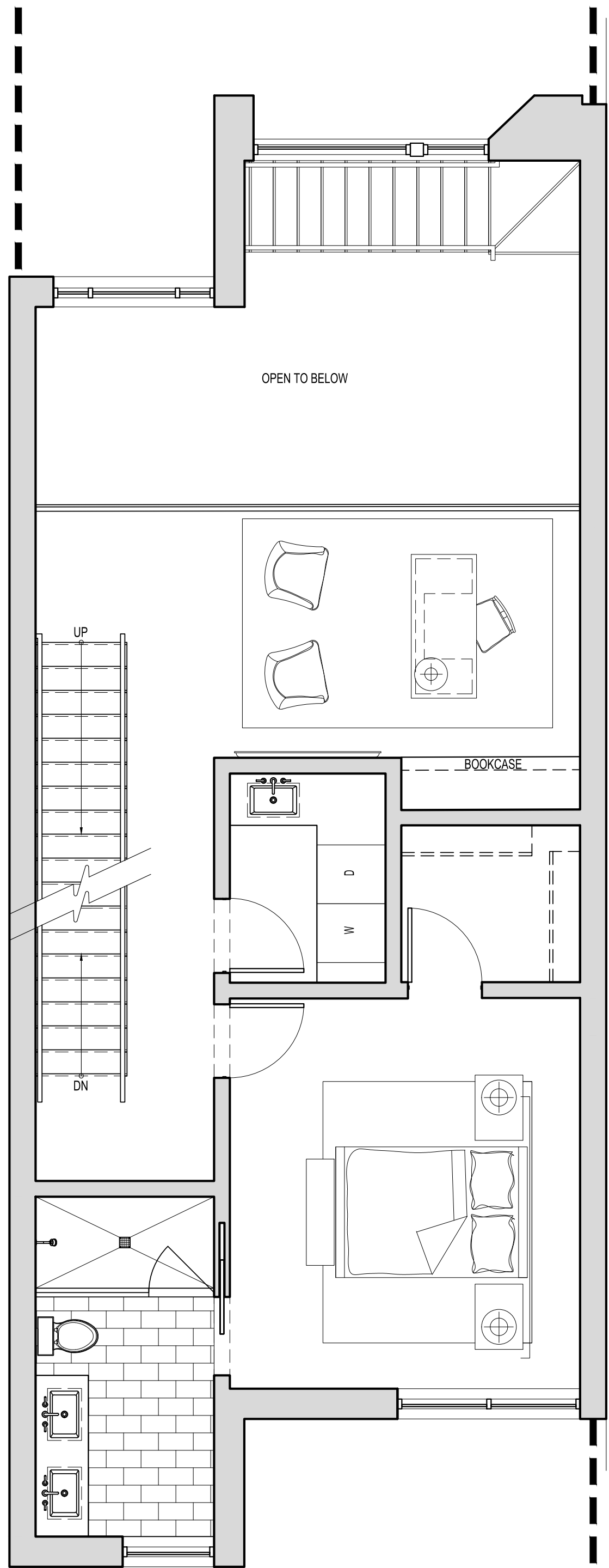




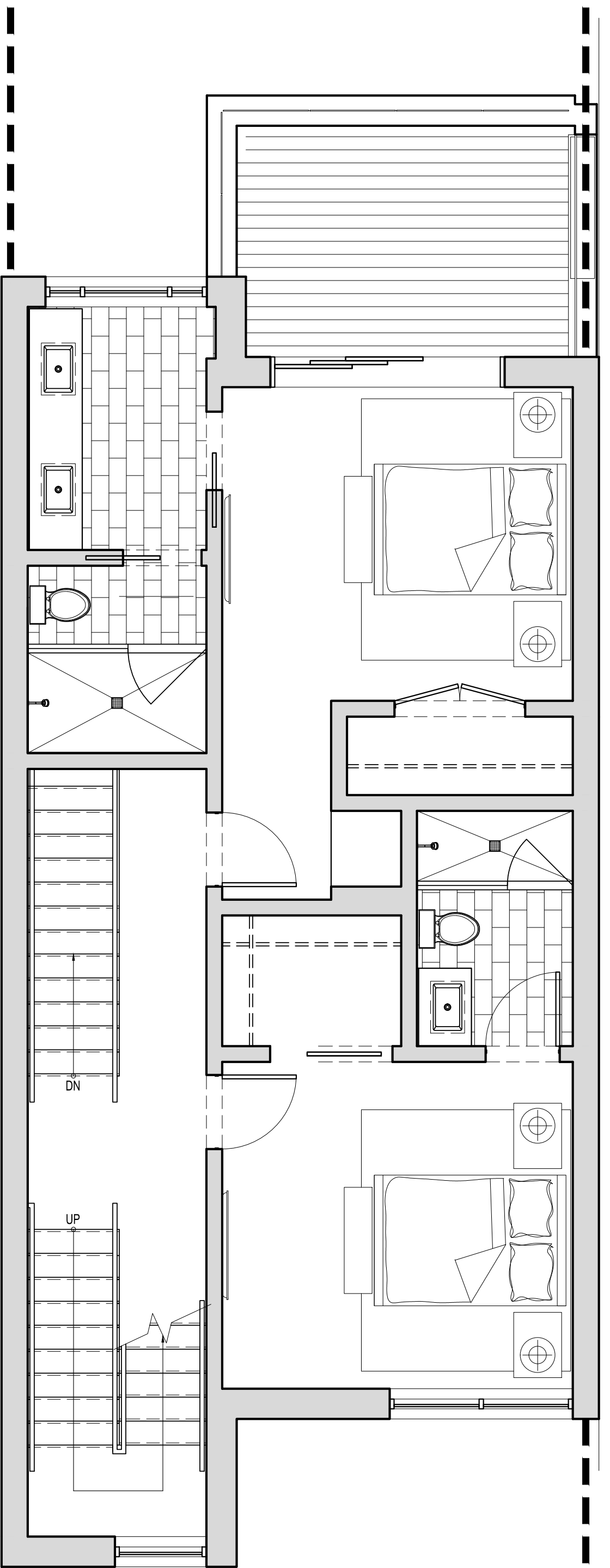
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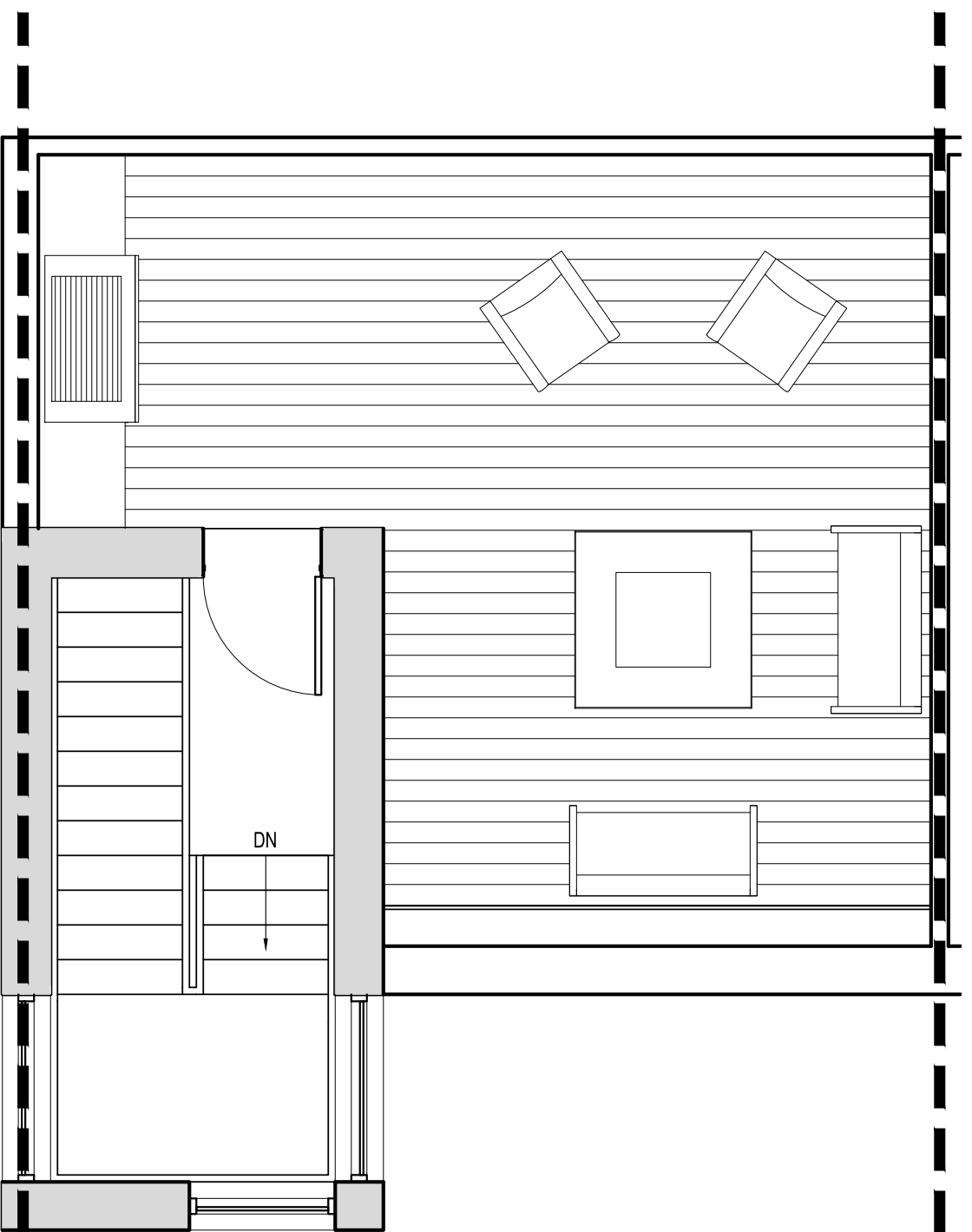
2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"

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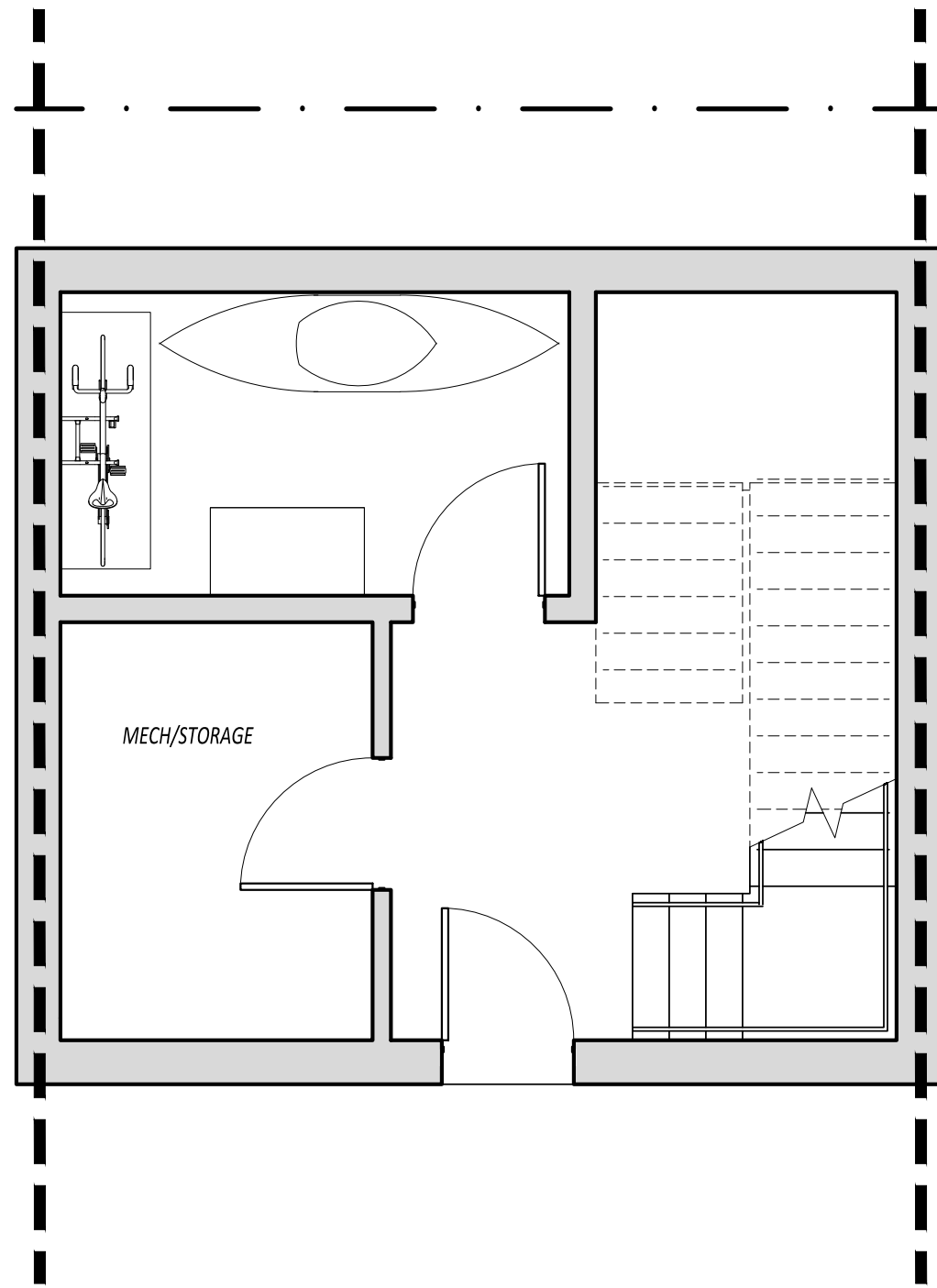
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1928	Project No.
KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

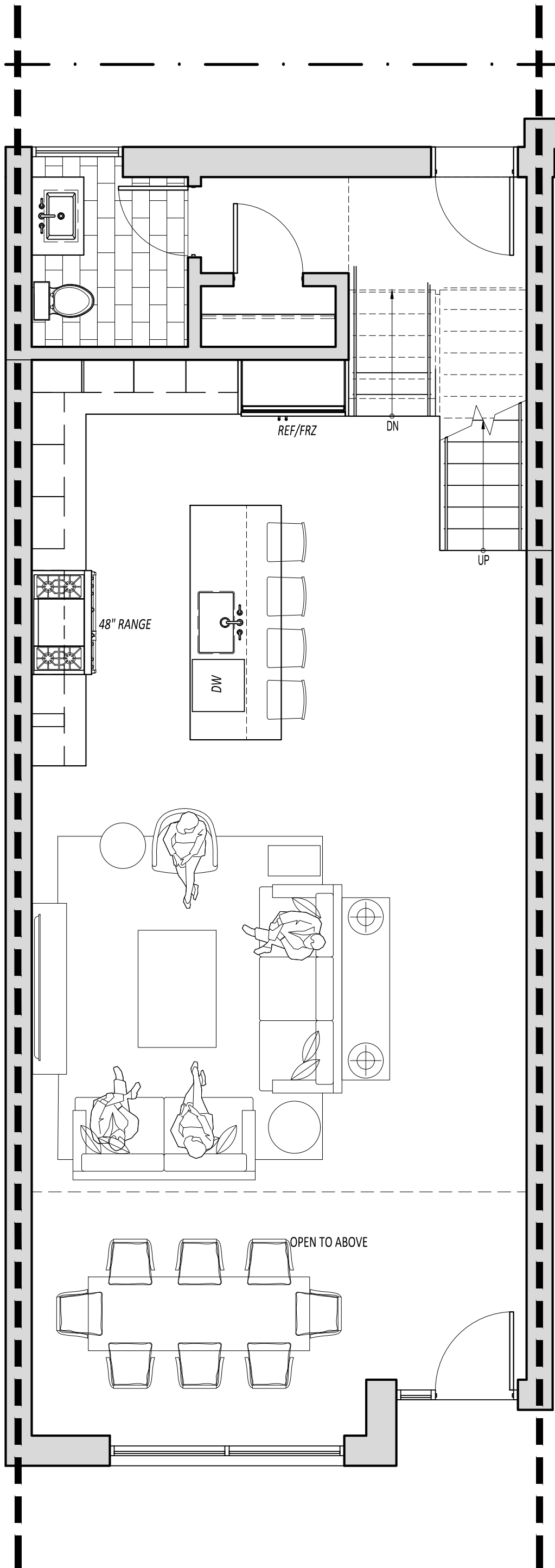
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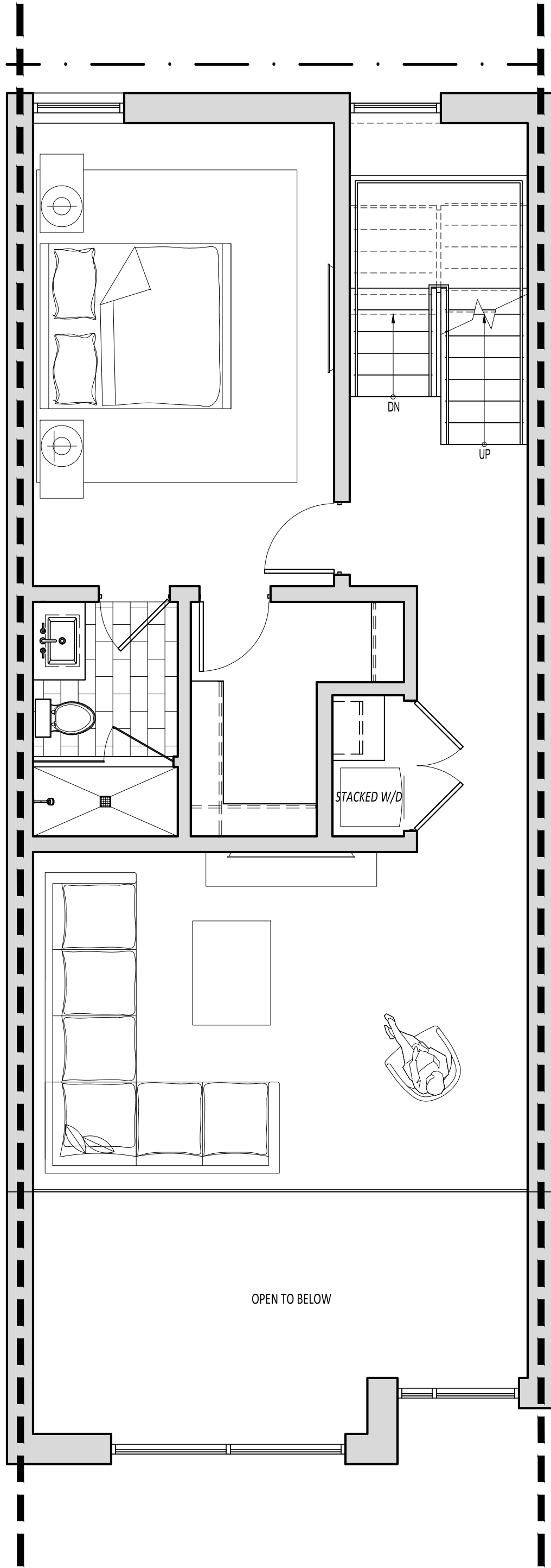
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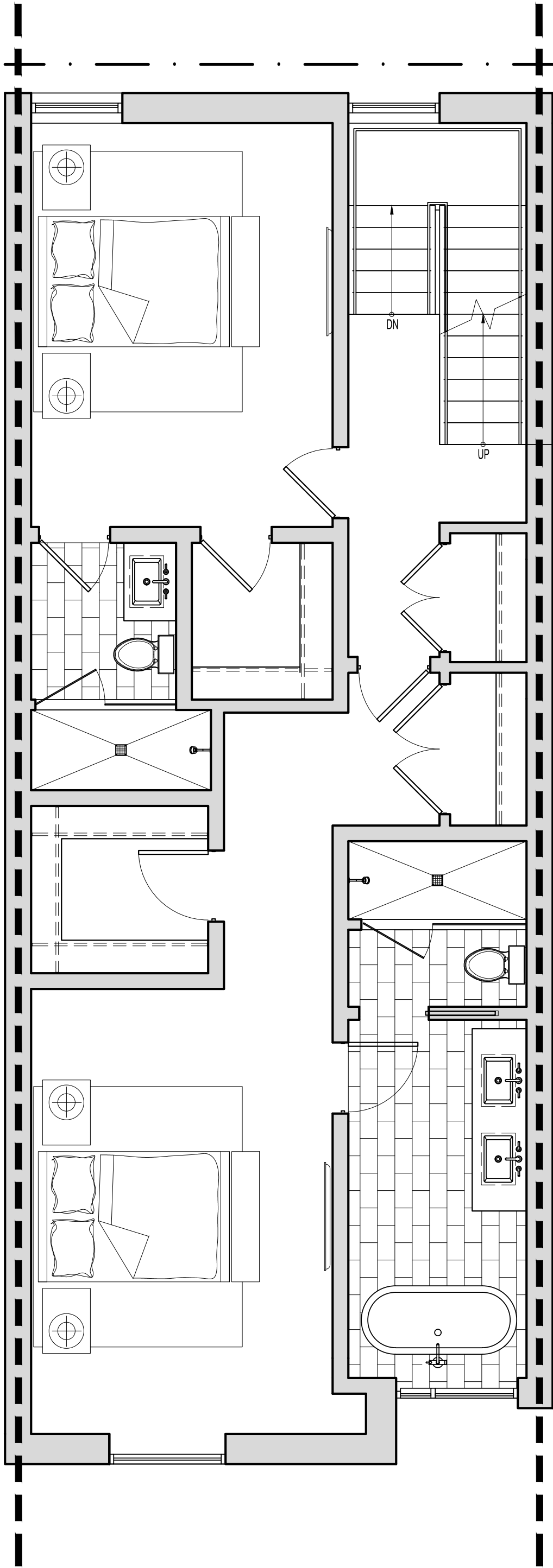
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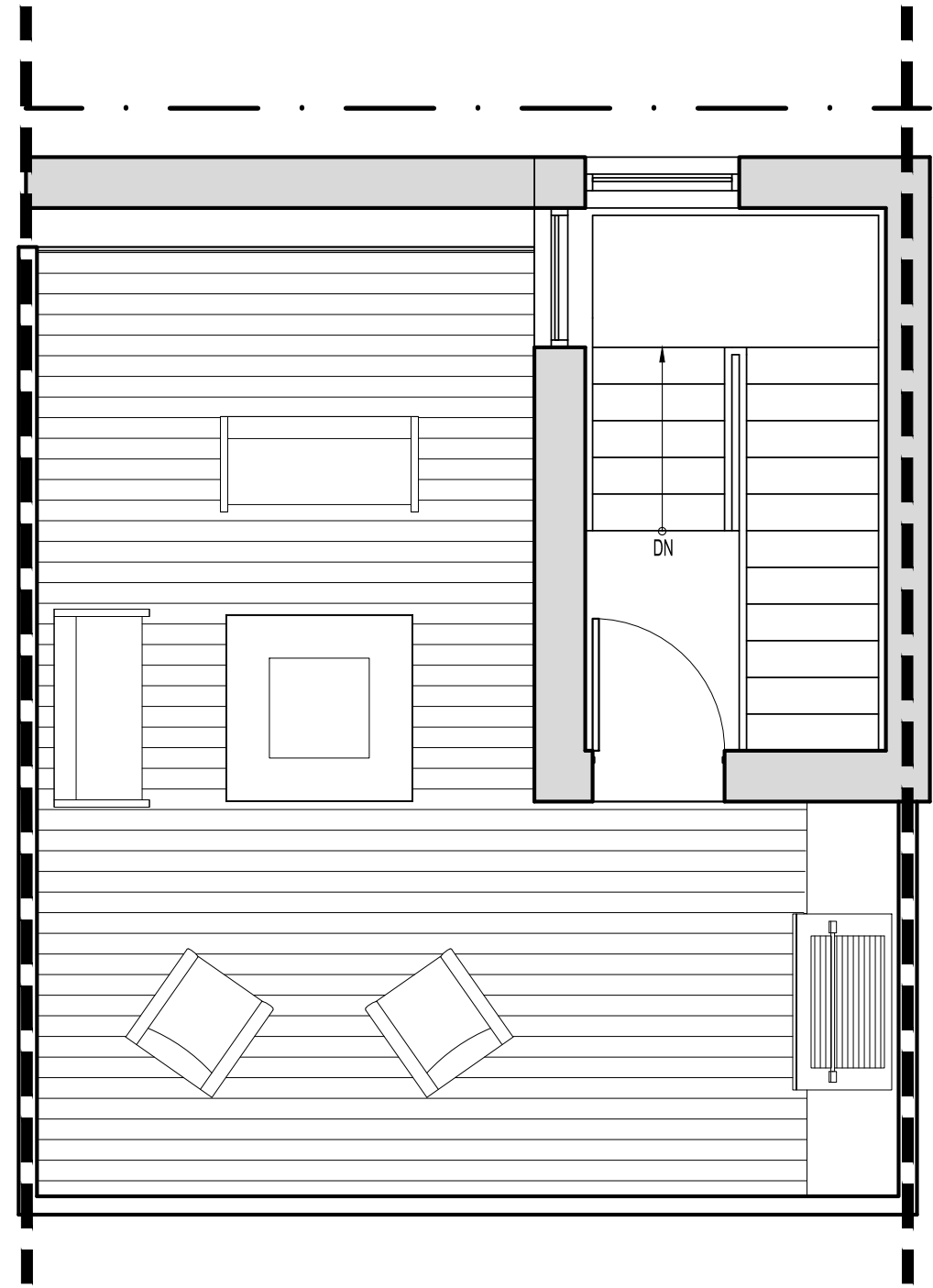
2 FIRST FLOOR PLAN
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3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"

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ISSUED DATE	ISSUED FOR
10.25.2019	DEVELOPMENT PLAN REVIEW

PROFESSIONAL SEAL

PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

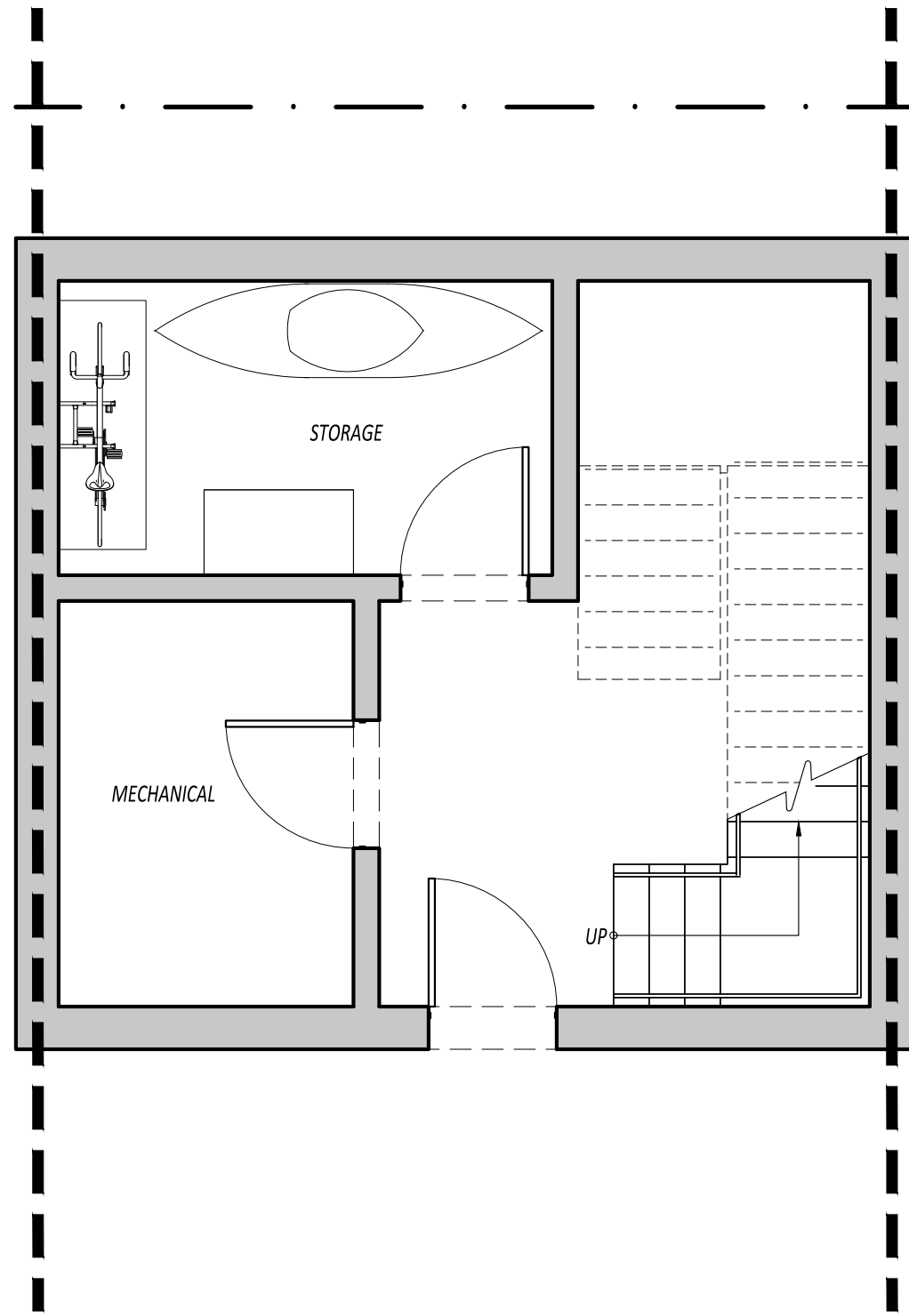
1928	Project No.
KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.27

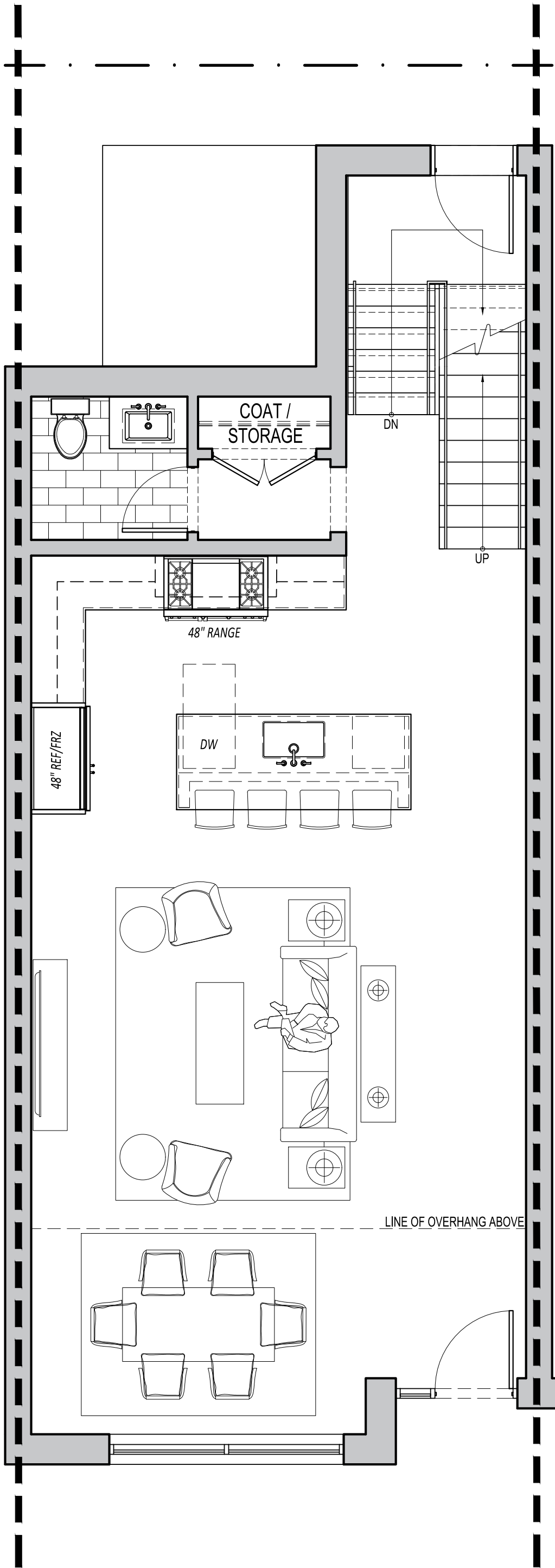
Drawing Name

UNIT PLANS - TYPE 'E'

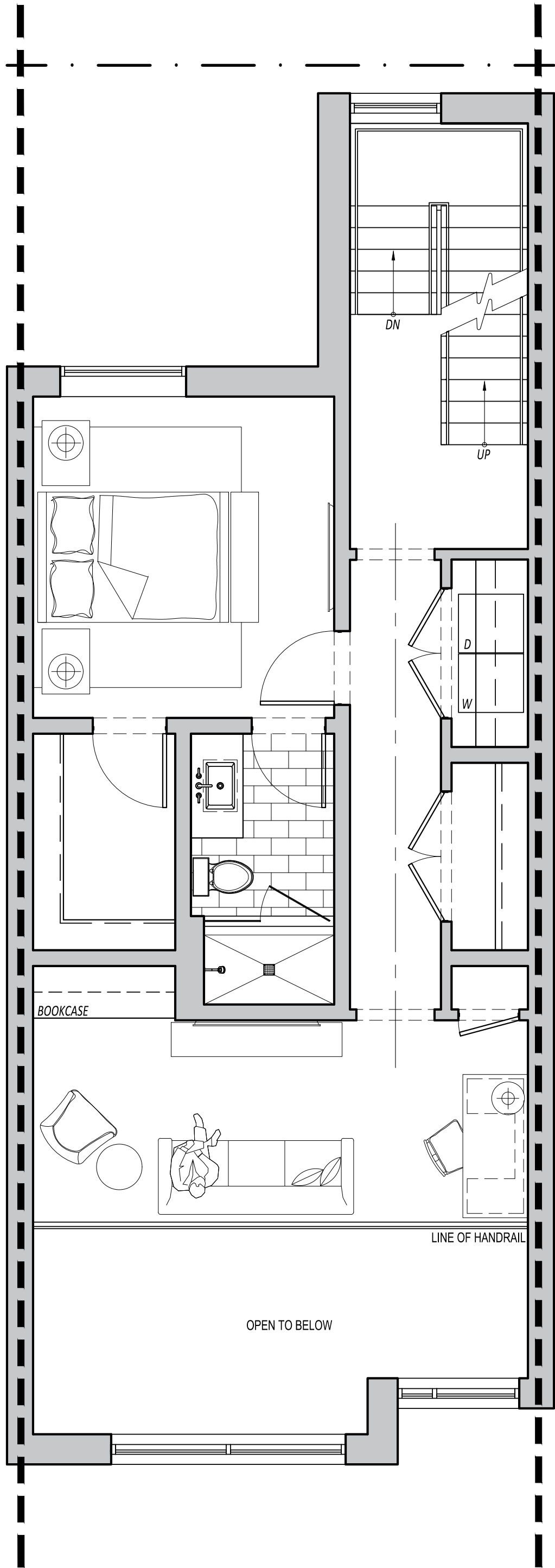
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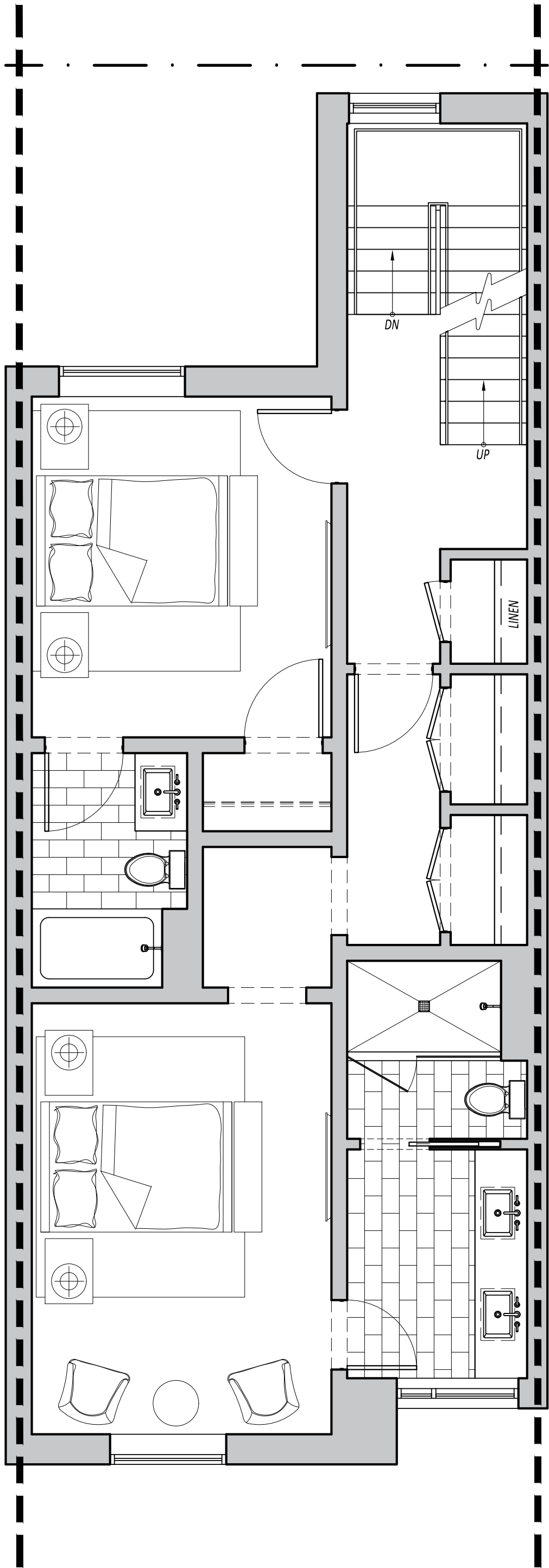
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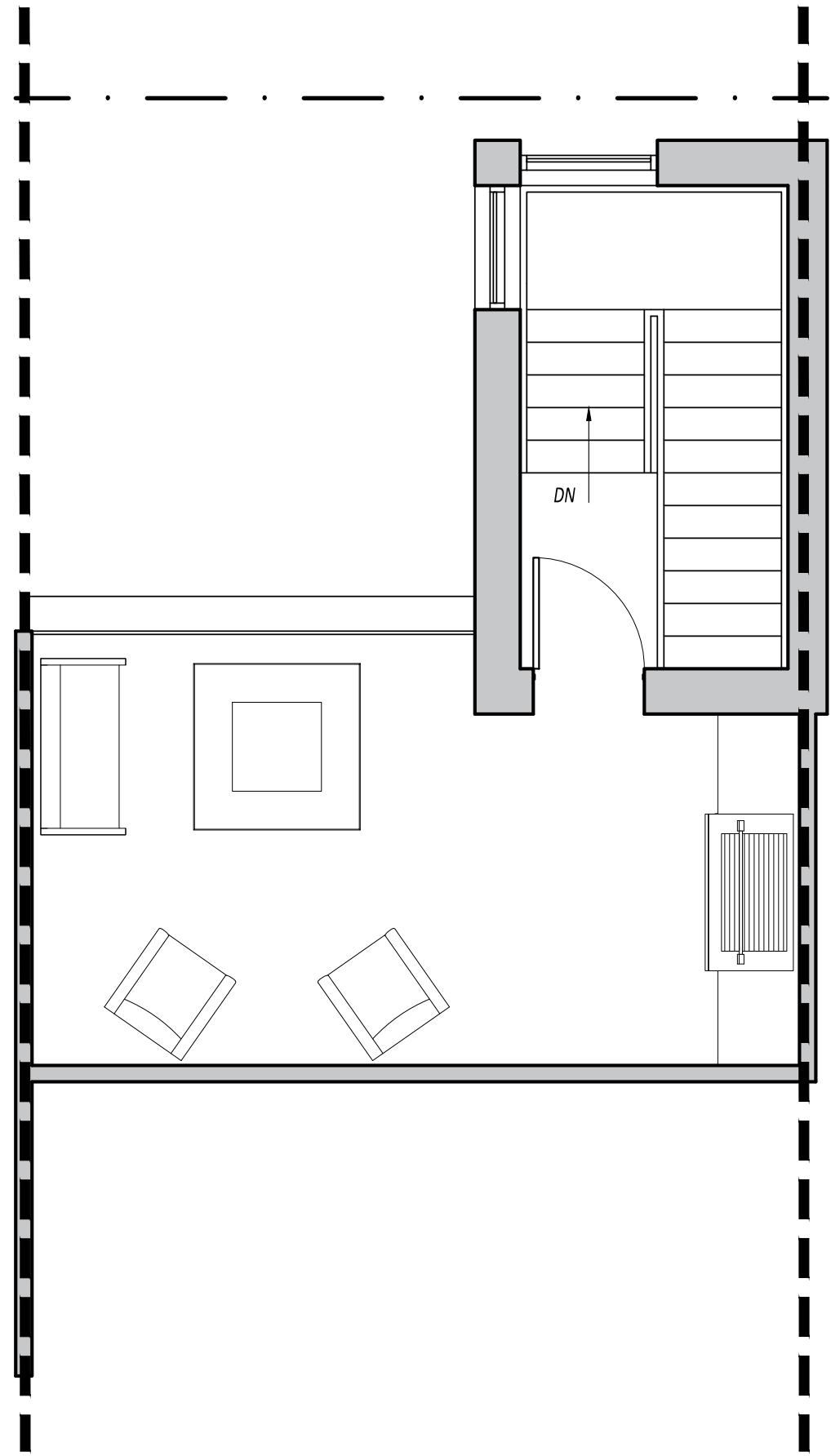
2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 ROOF PLAN
SCALE: 1/4" = 1'-0"

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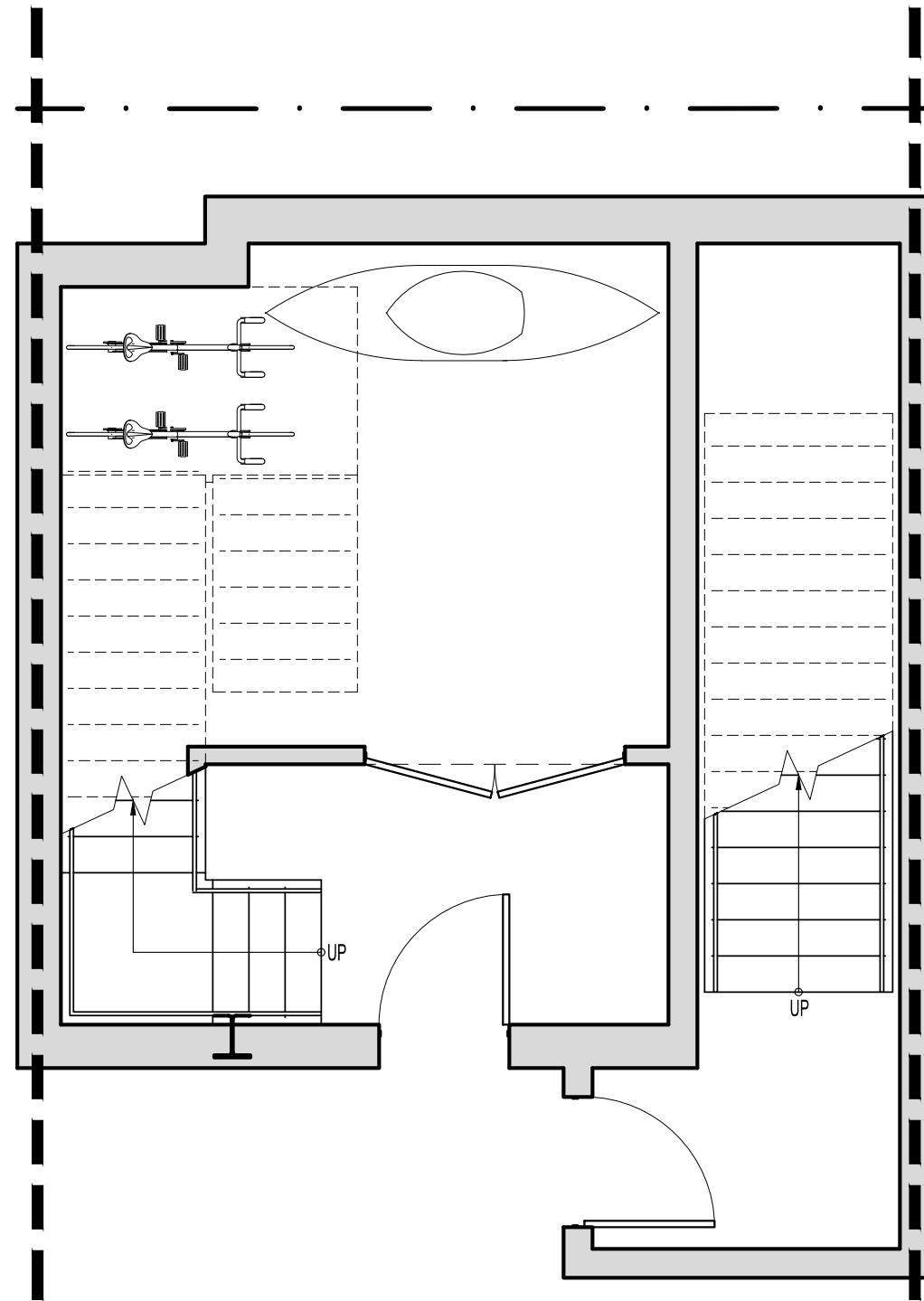
PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

1928	Project No.
KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

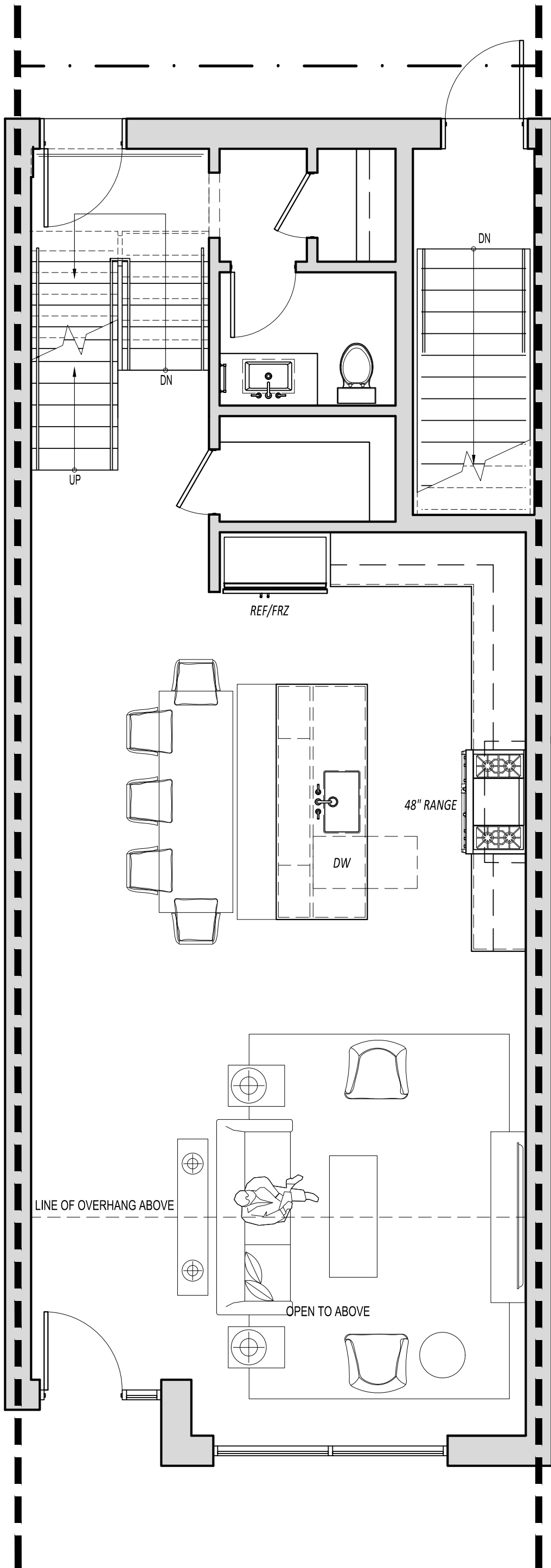
A 1.28

Drawing Name

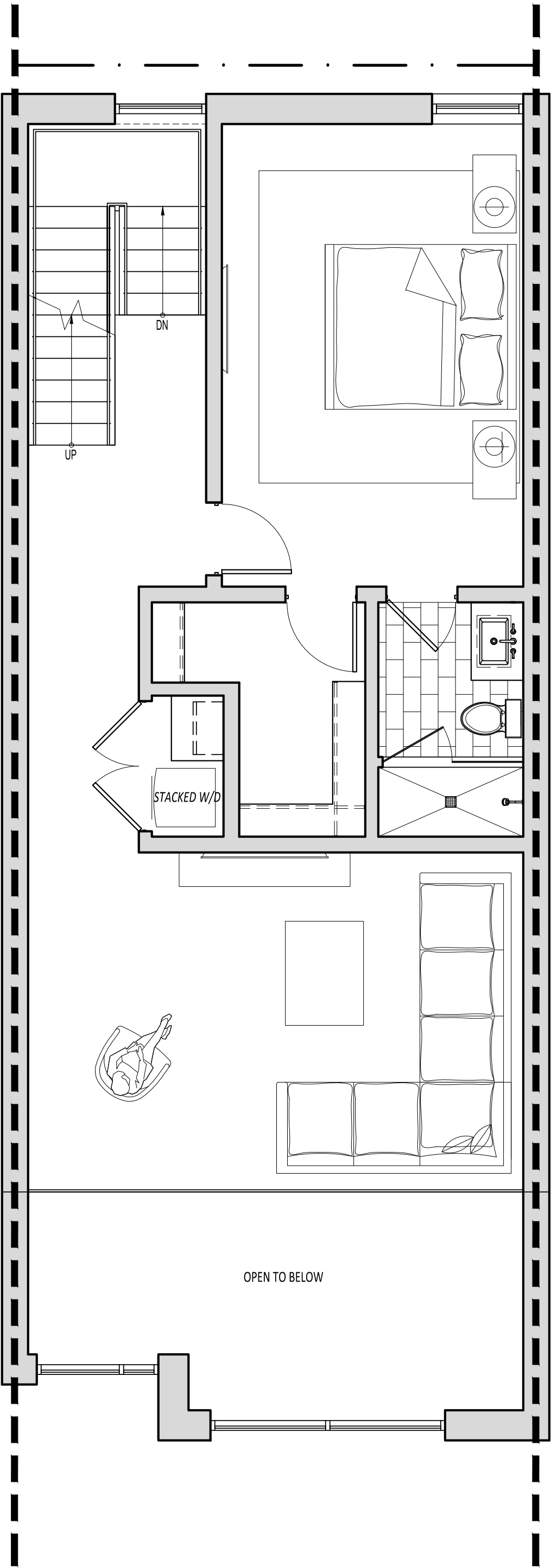
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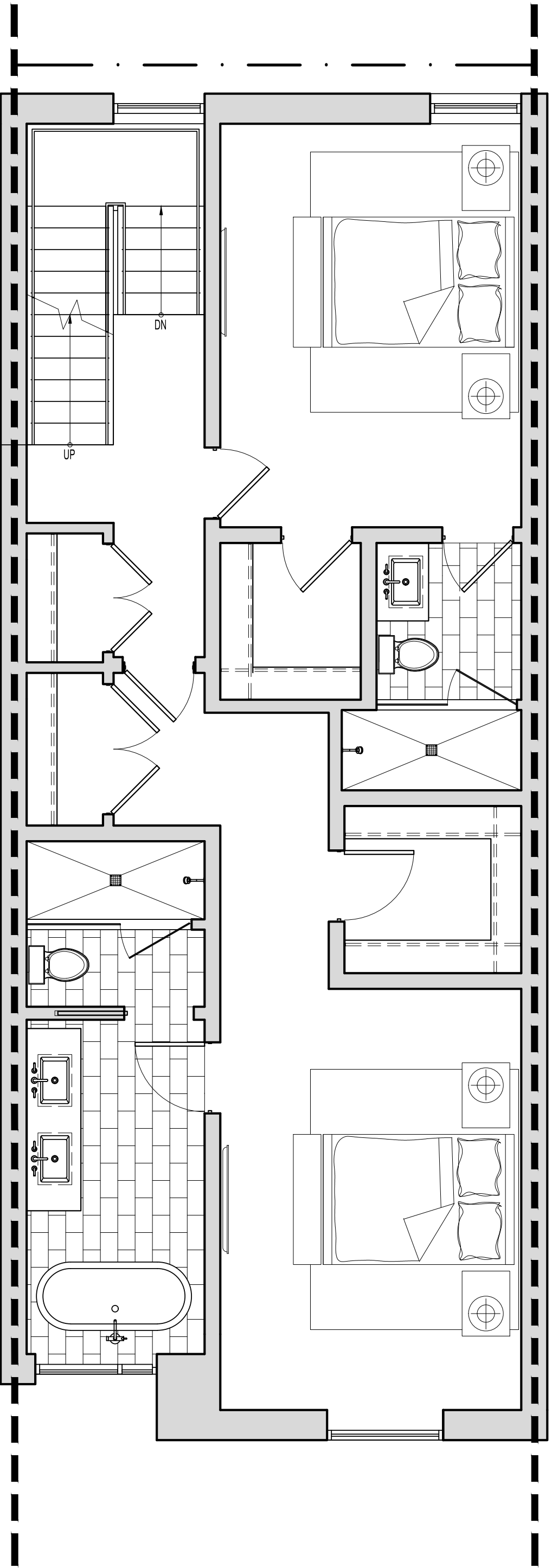
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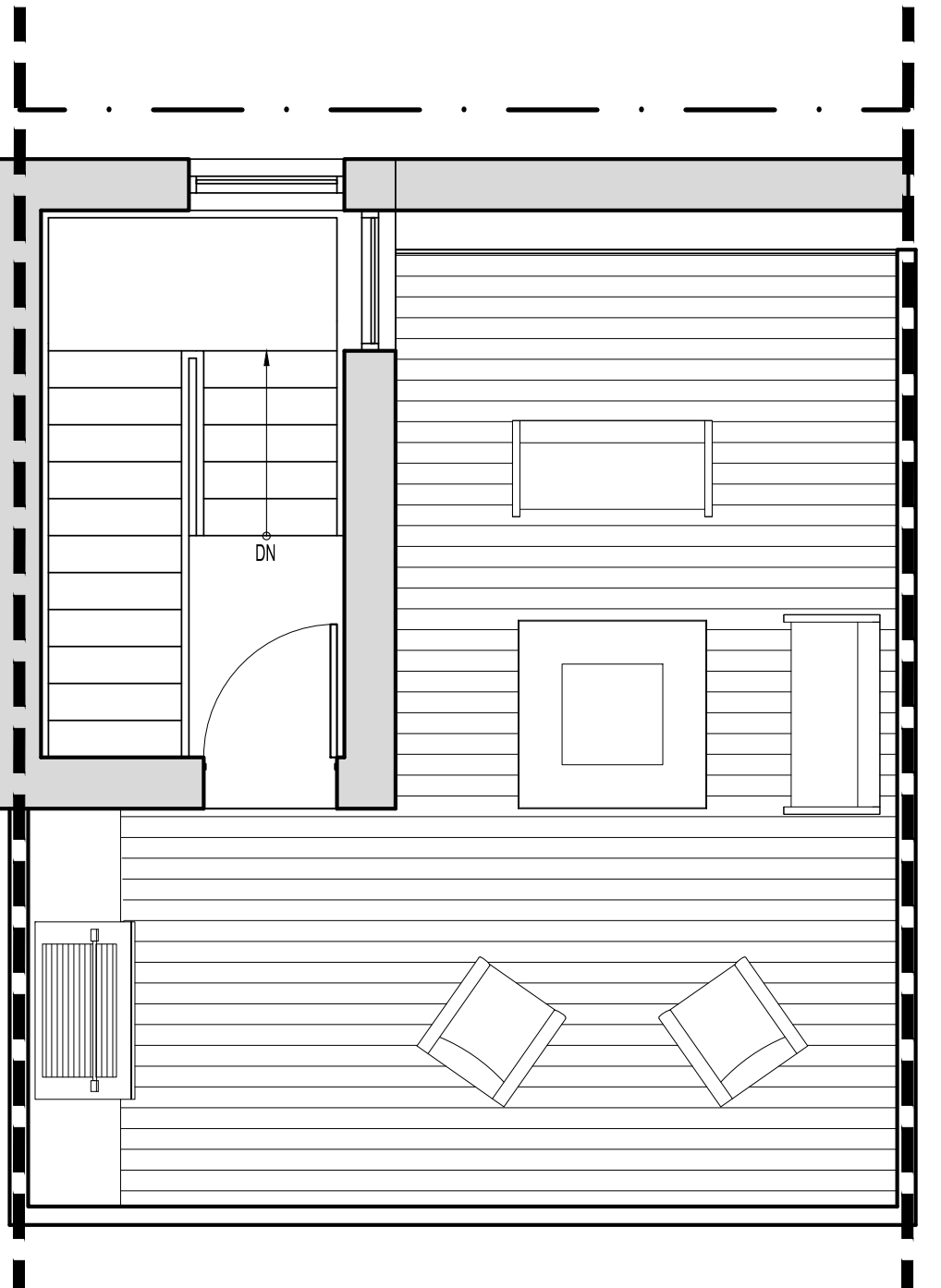
2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"

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JACKSON, WY 83001

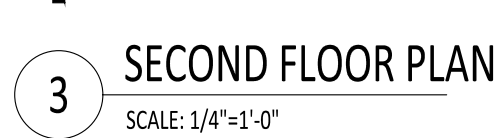
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KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.29

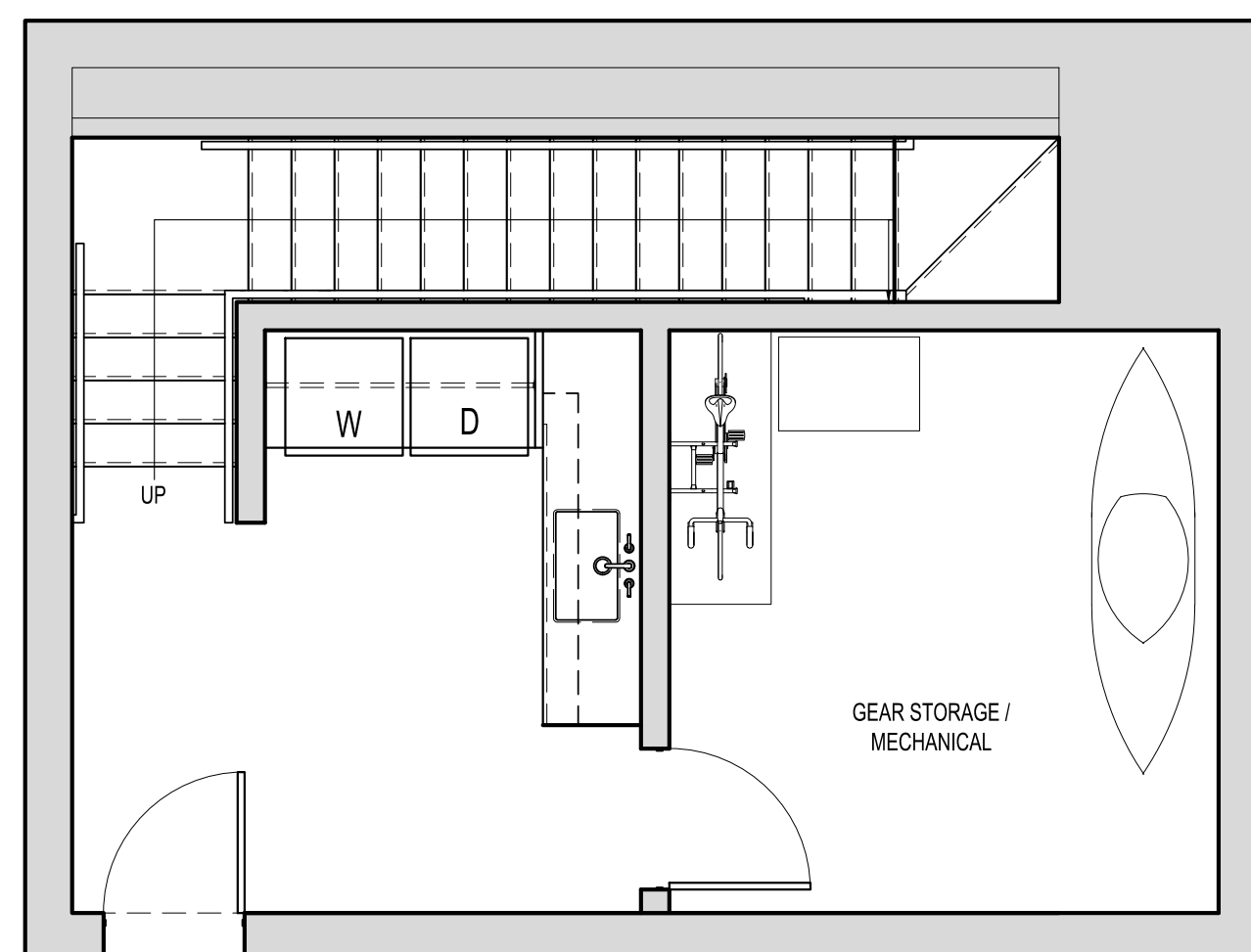
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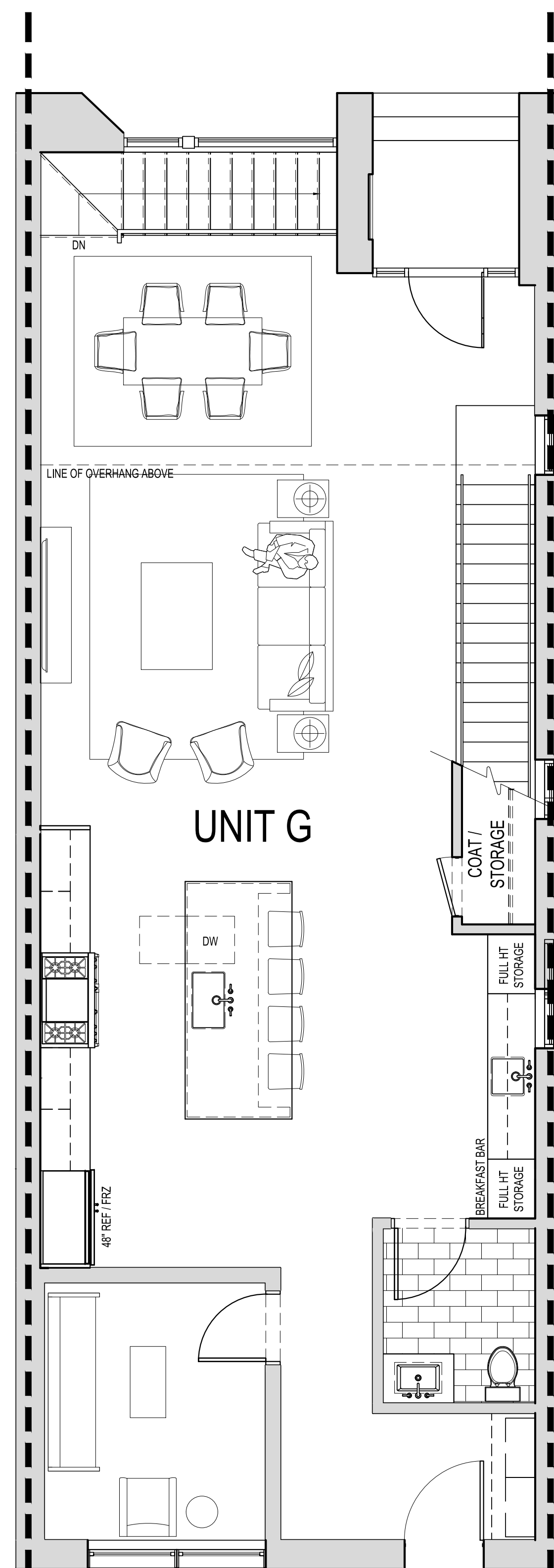
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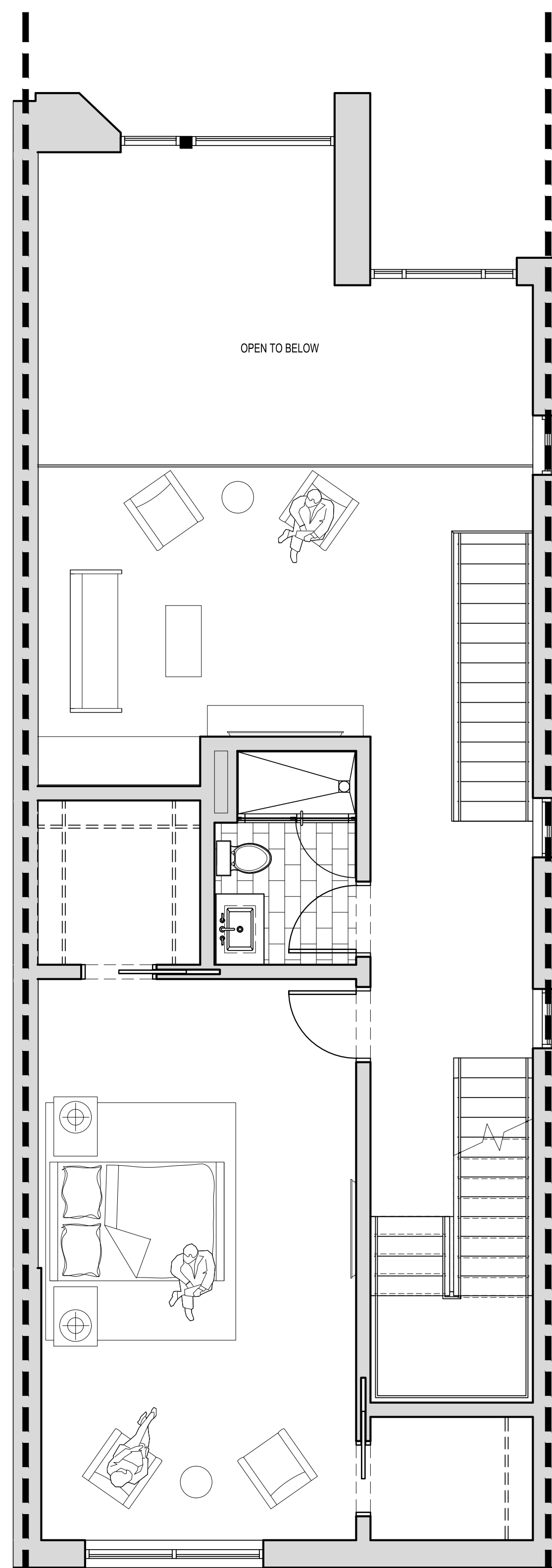
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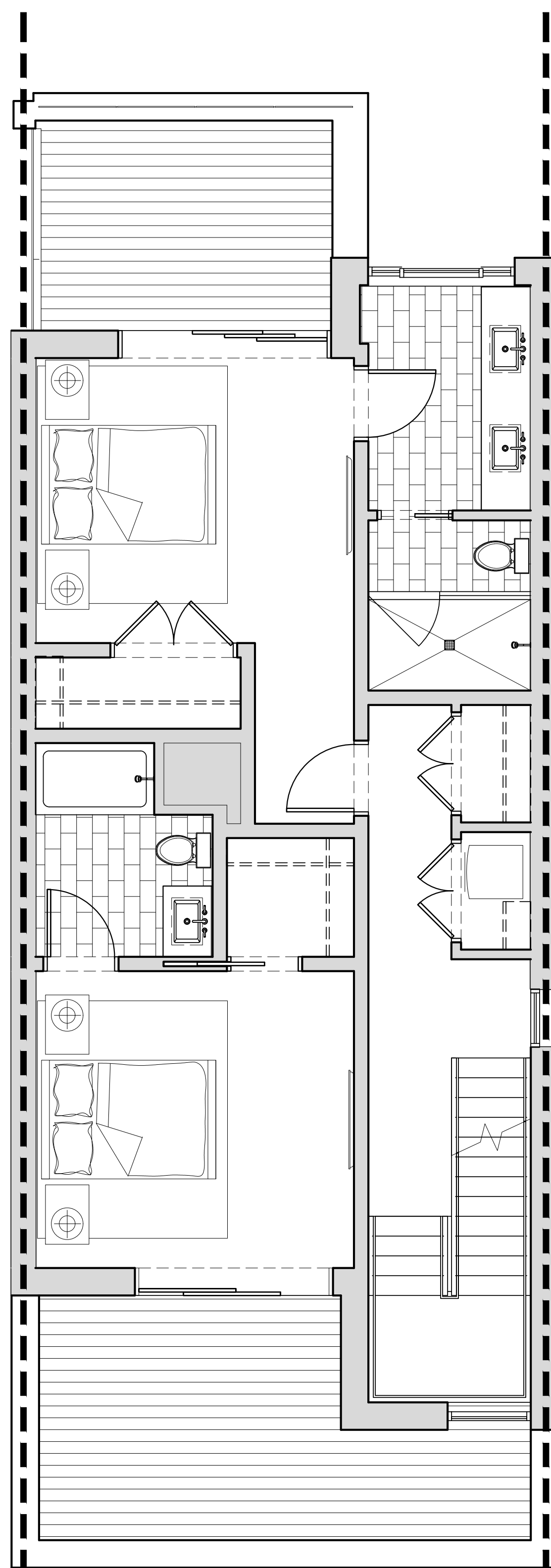
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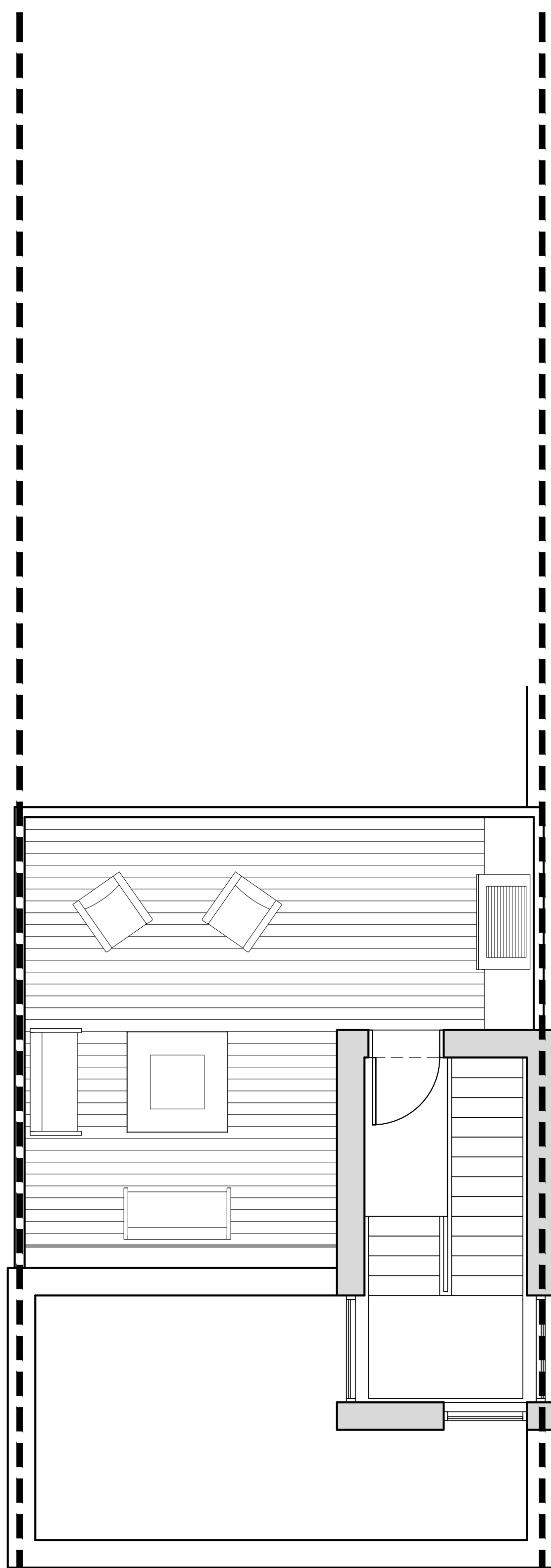
2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"

[illegible]

PROFESSIONAL SEAL

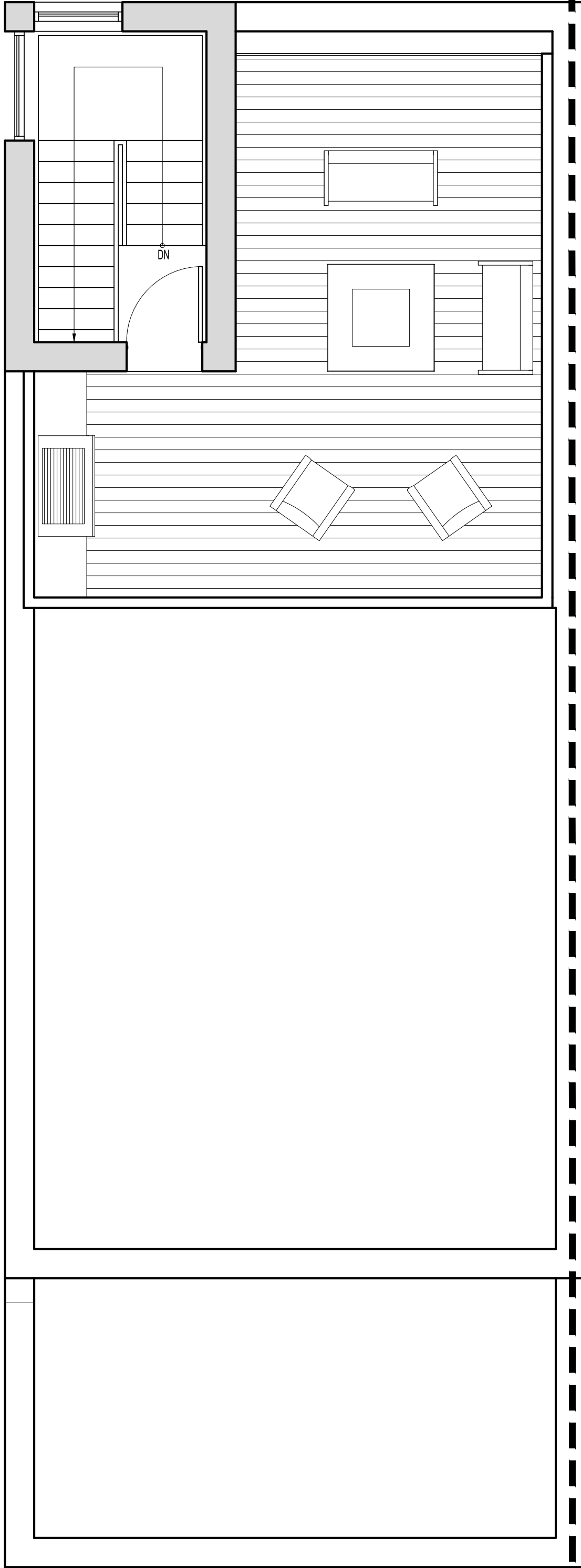
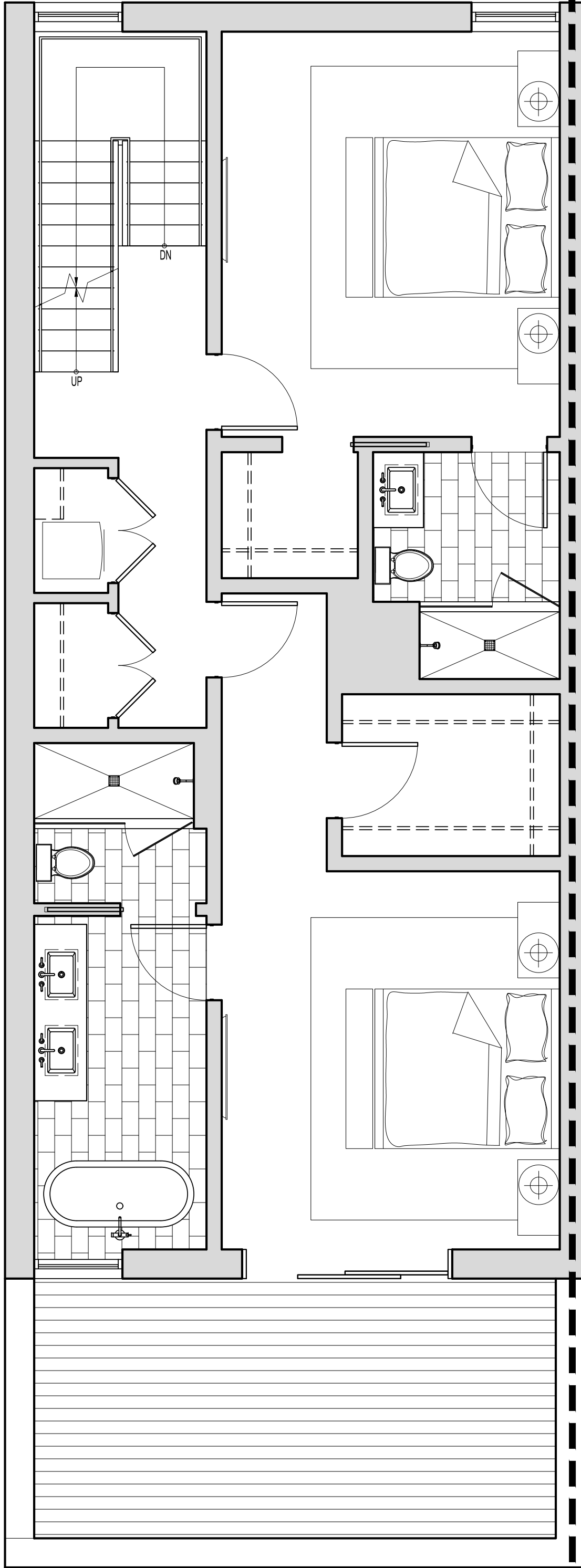
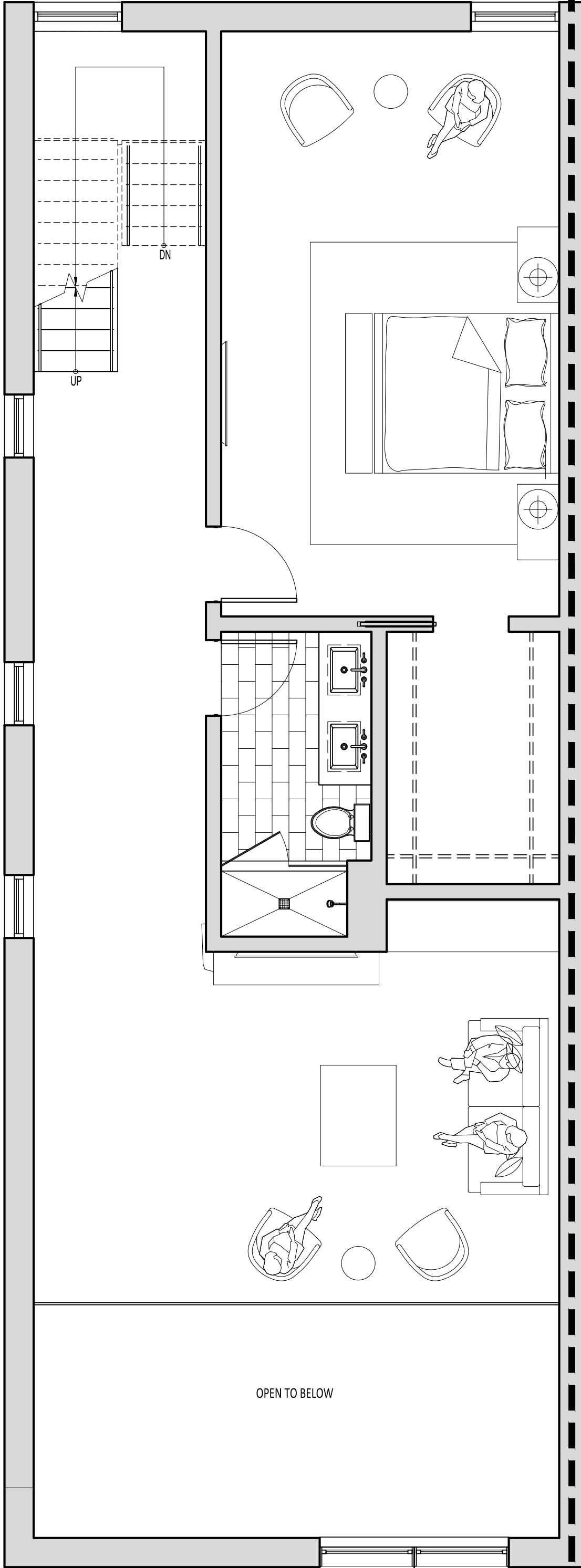
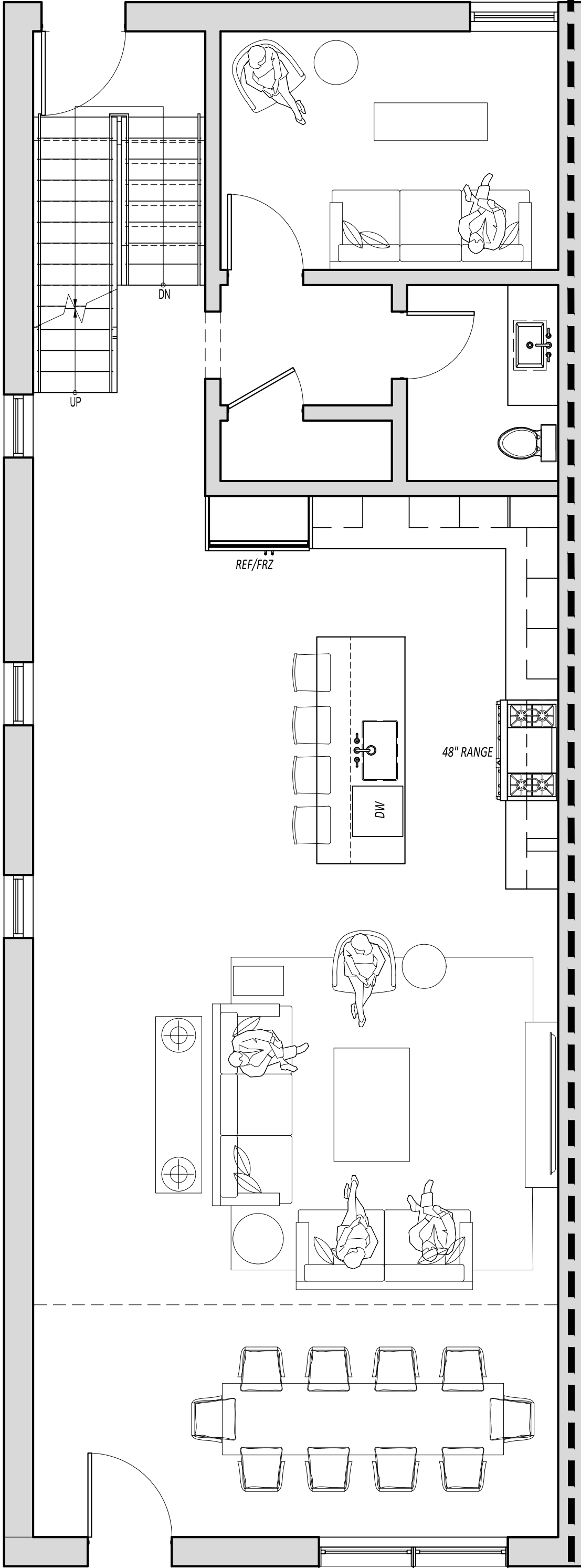
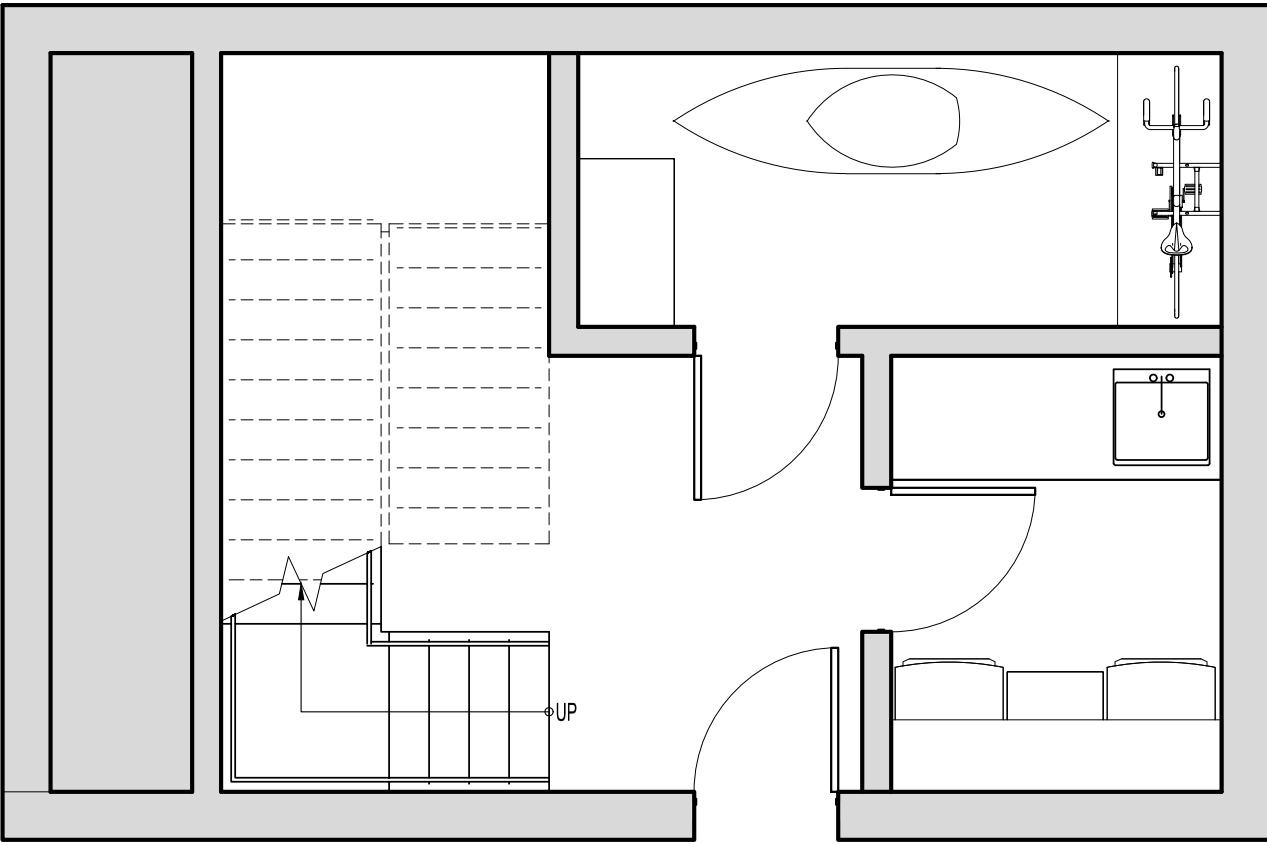
PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

1928	Project No.
KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

A	1.31
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Drawing Name

UNIT PLANS - TYPE 'G'



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

4 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

5 ROOF PLAN
SCALE: 1/4" = 1'-0"

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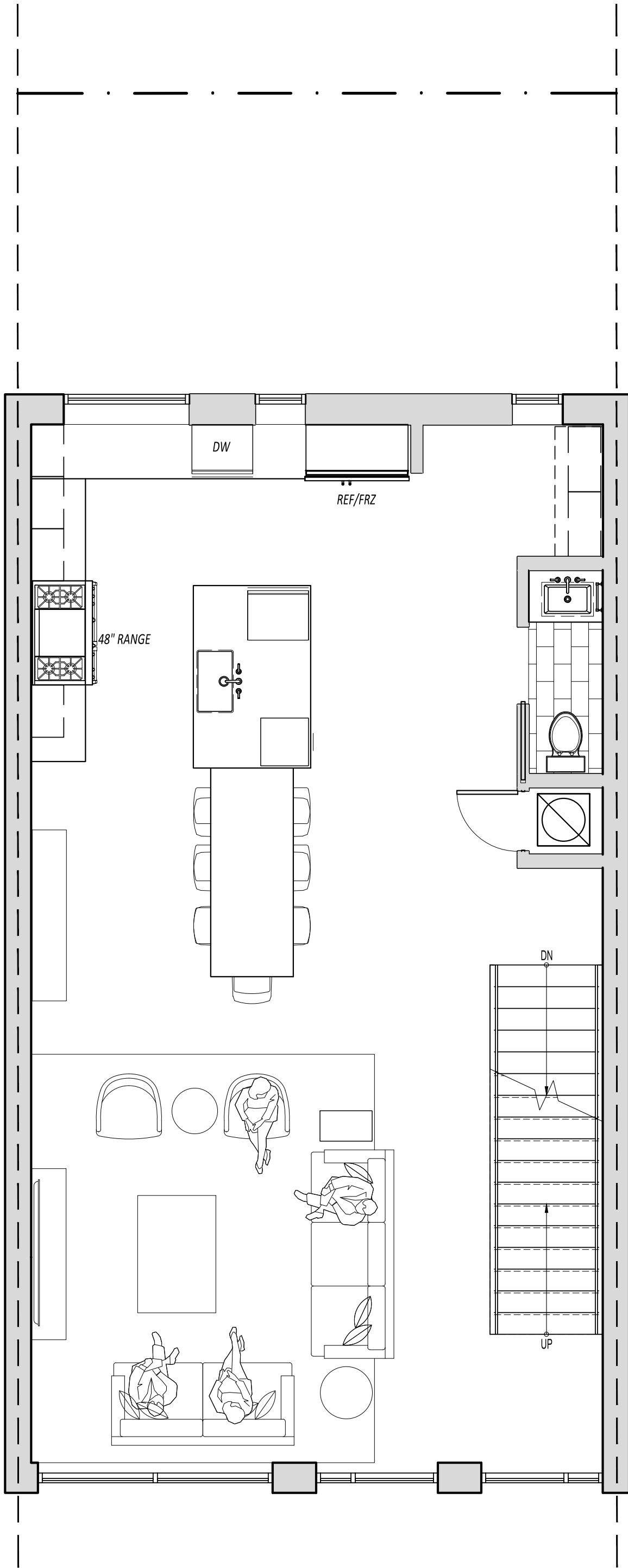
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KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.32

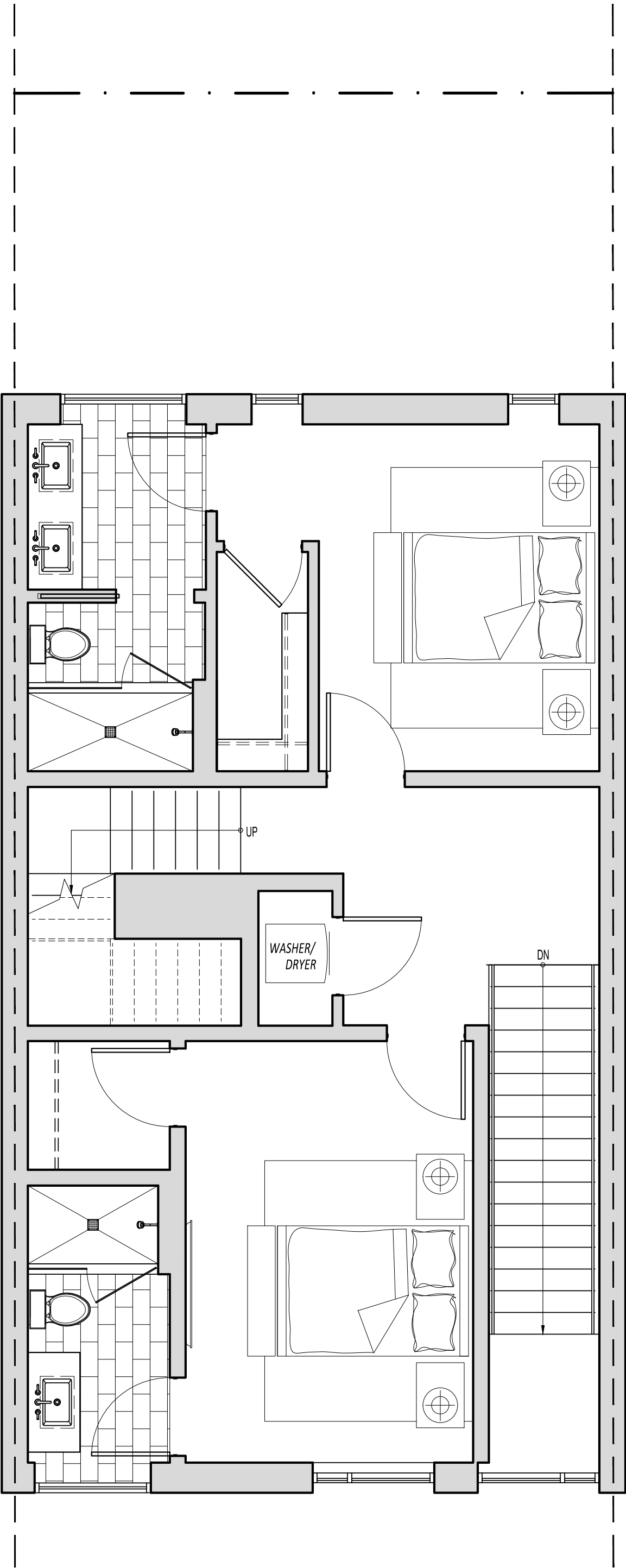
Drawing Name

UNIT PLANS - TYPE 'H'

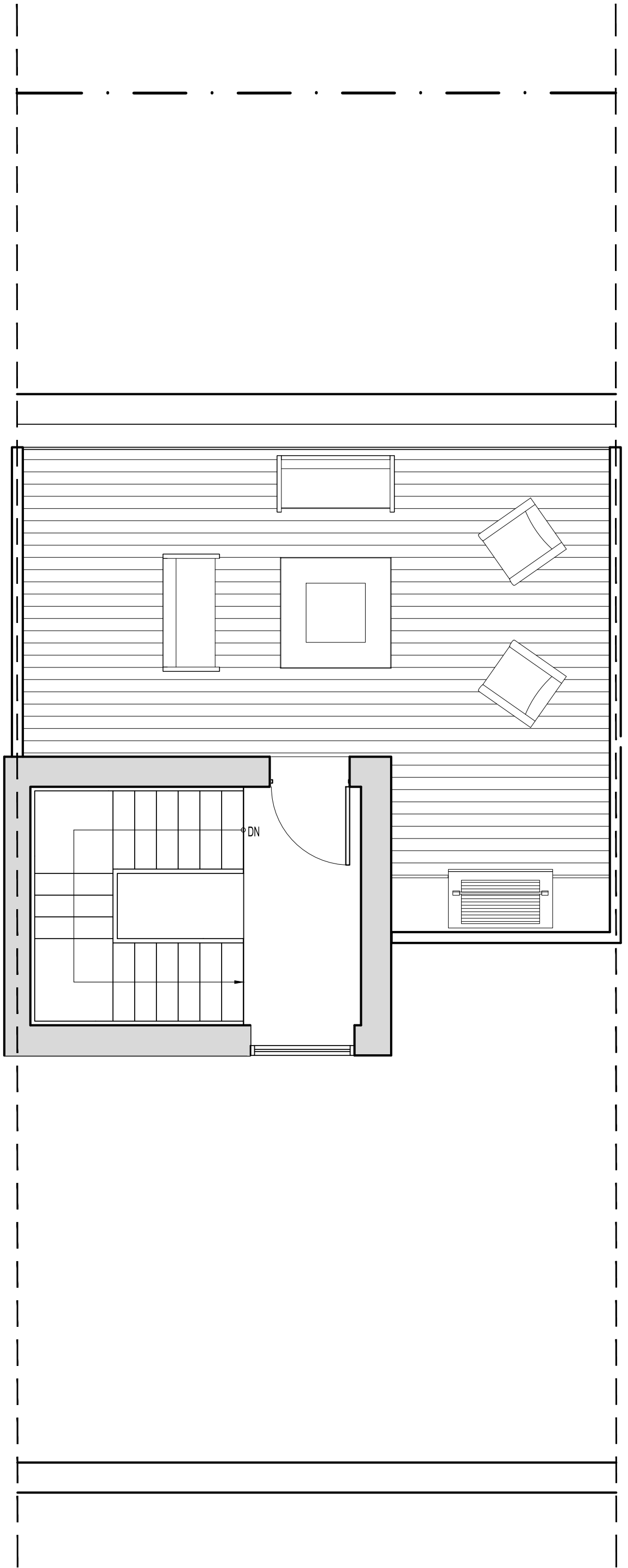
NOT FOR CONSTRUCTION / FOR COORDINATION ONLY



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



3 ROOF PLAN
SCALE: 1/4"=1'-0"

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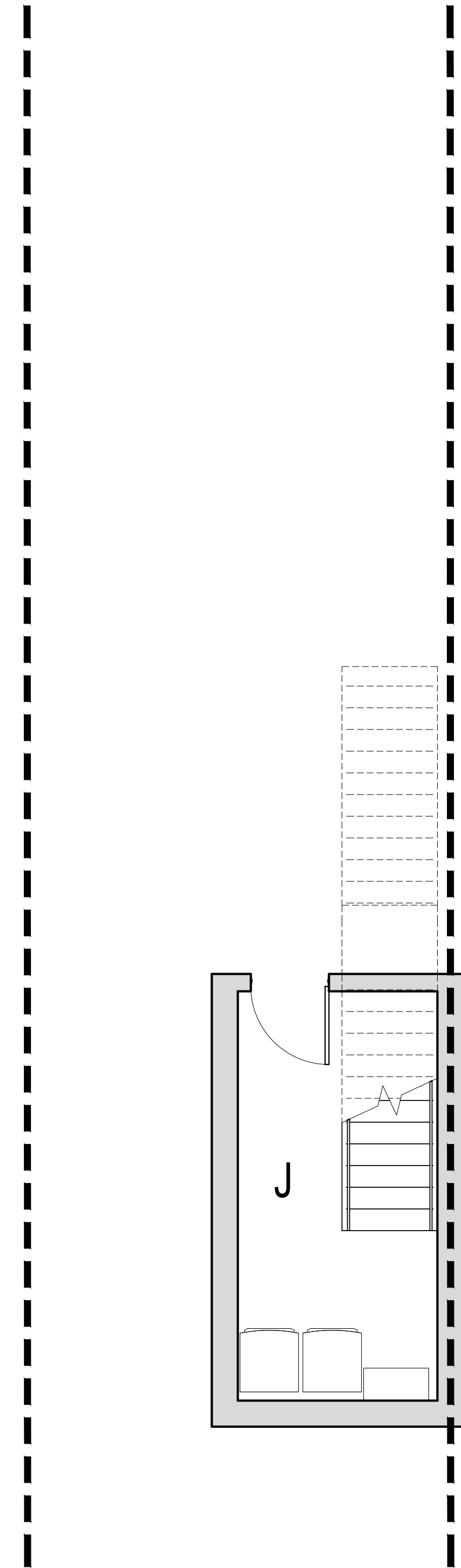
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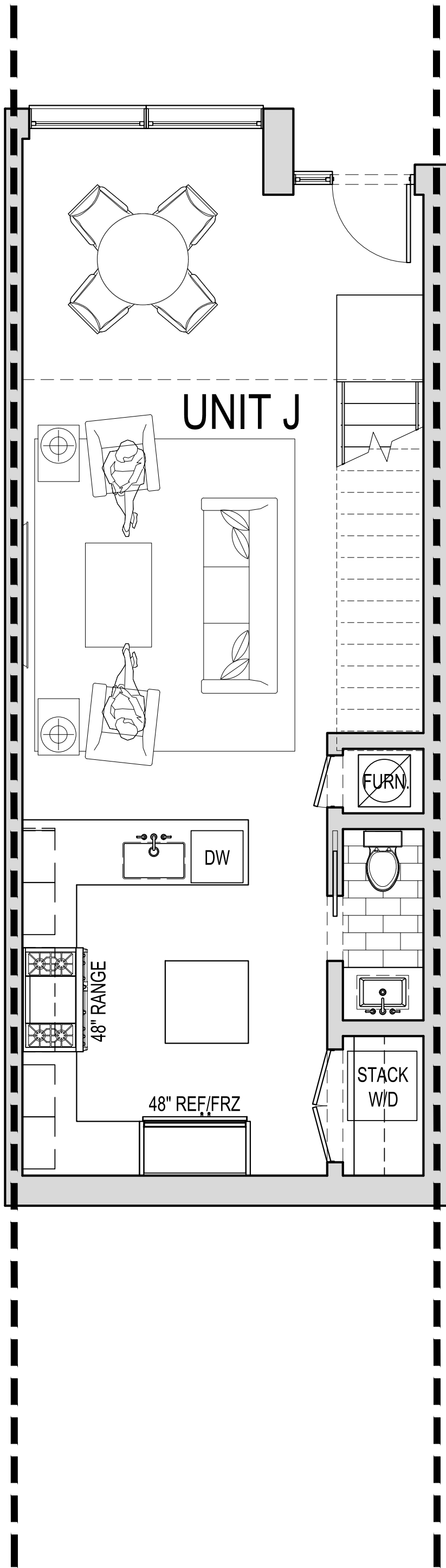
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Drawing Name

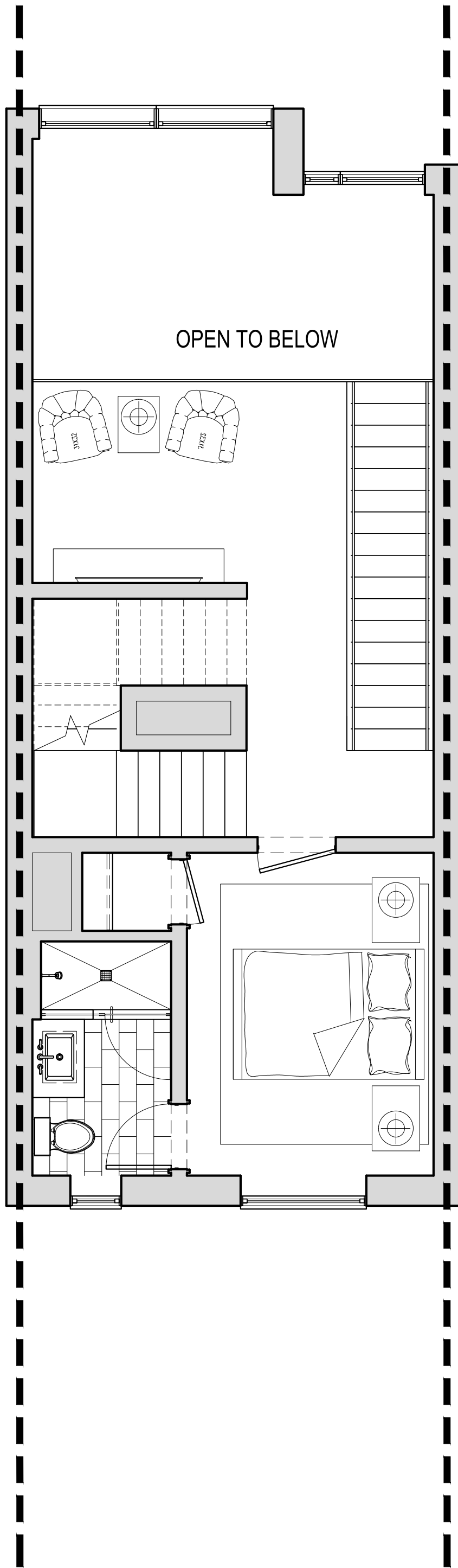
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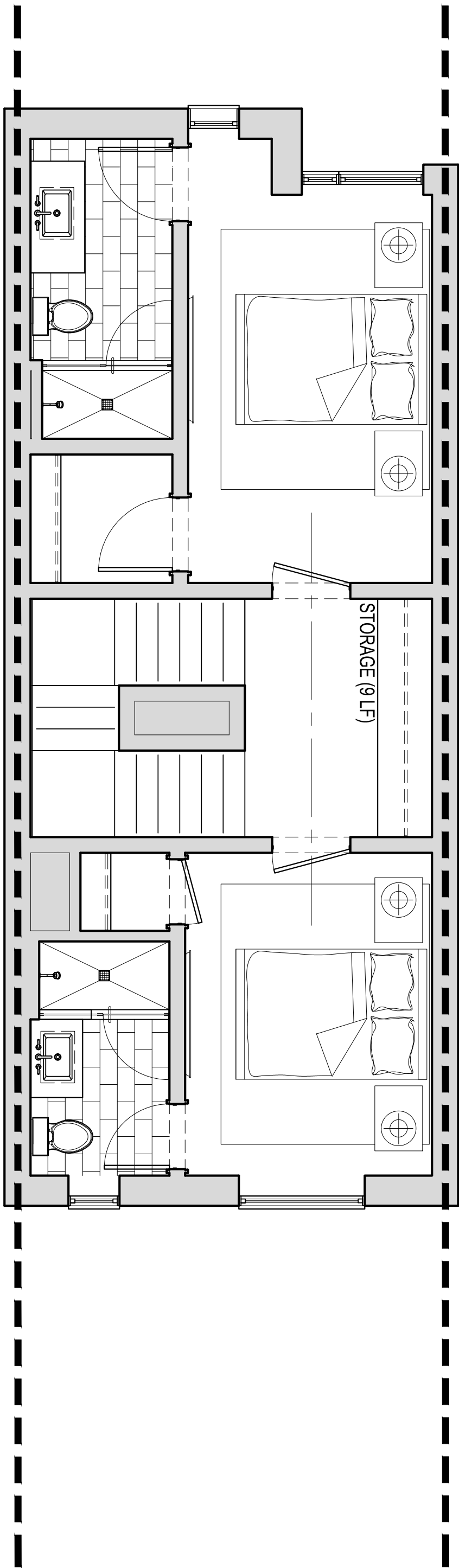
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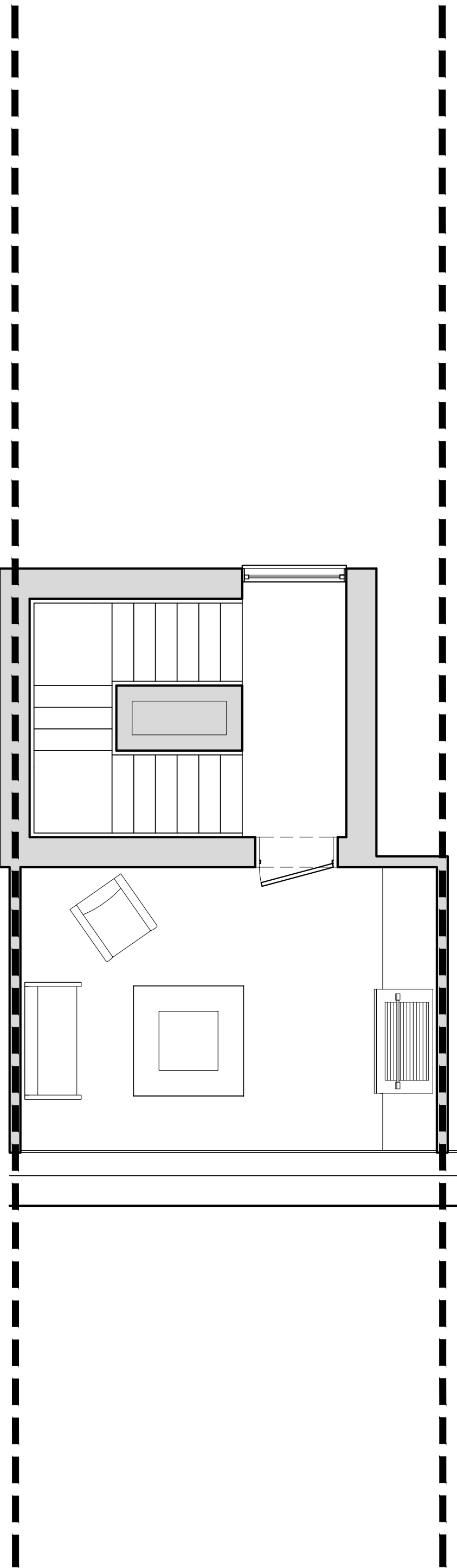
2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"

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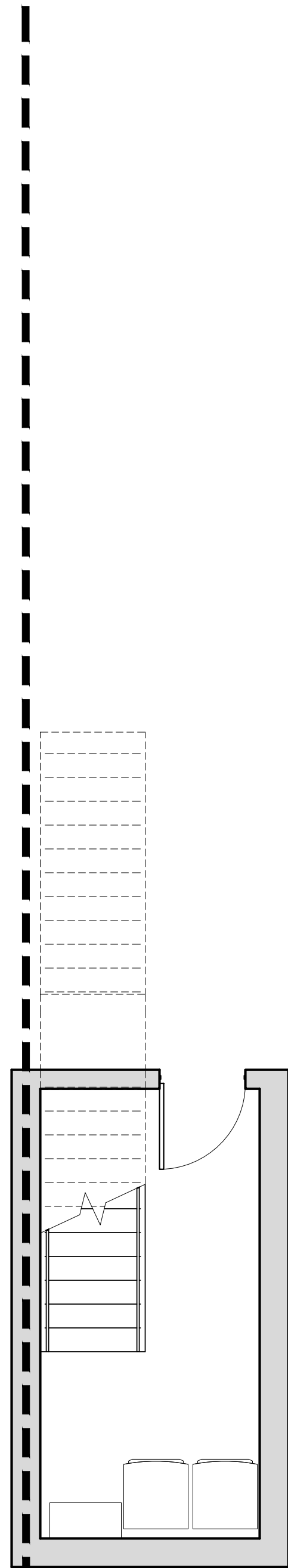
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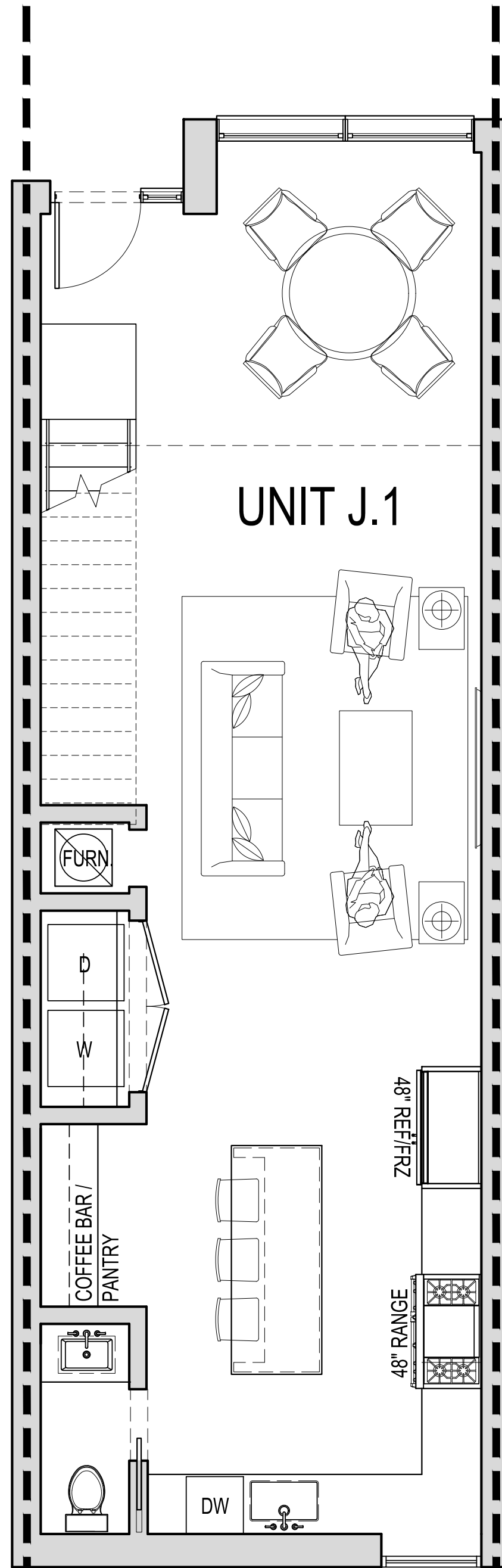
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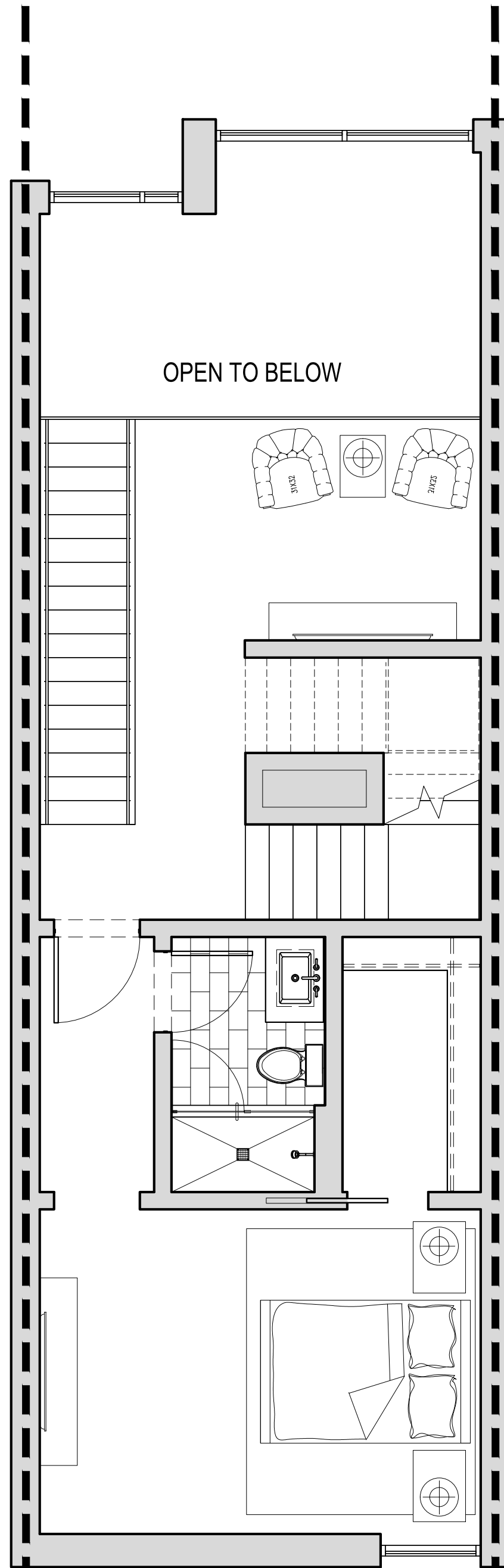
UNIT PLANS - TYPE 'J'



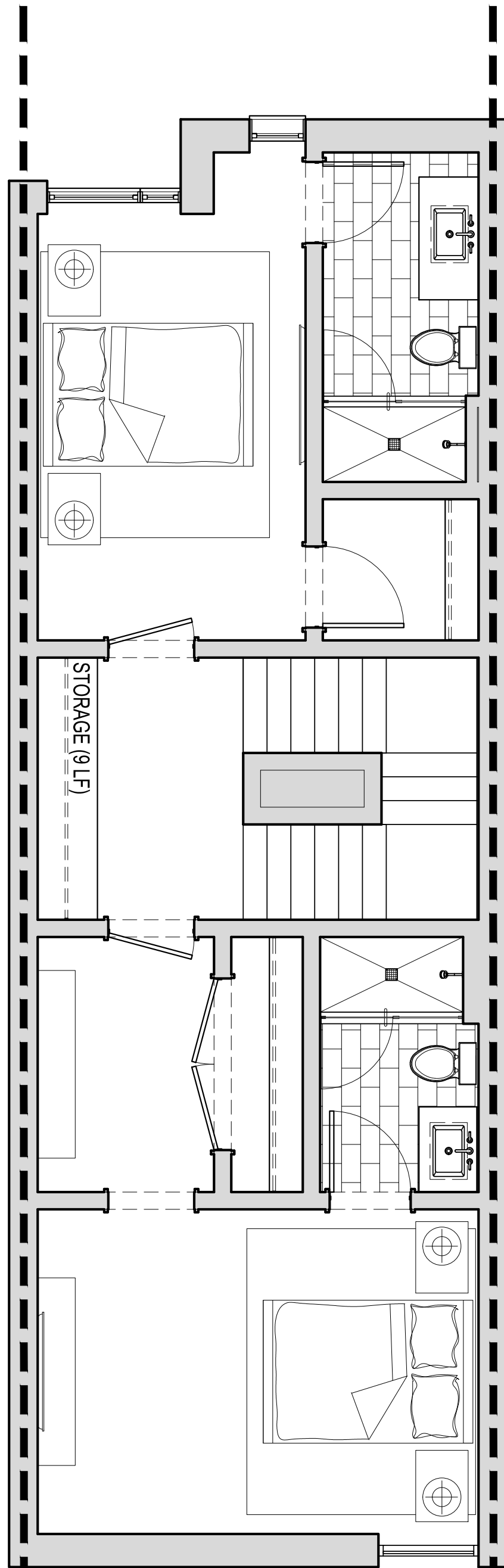
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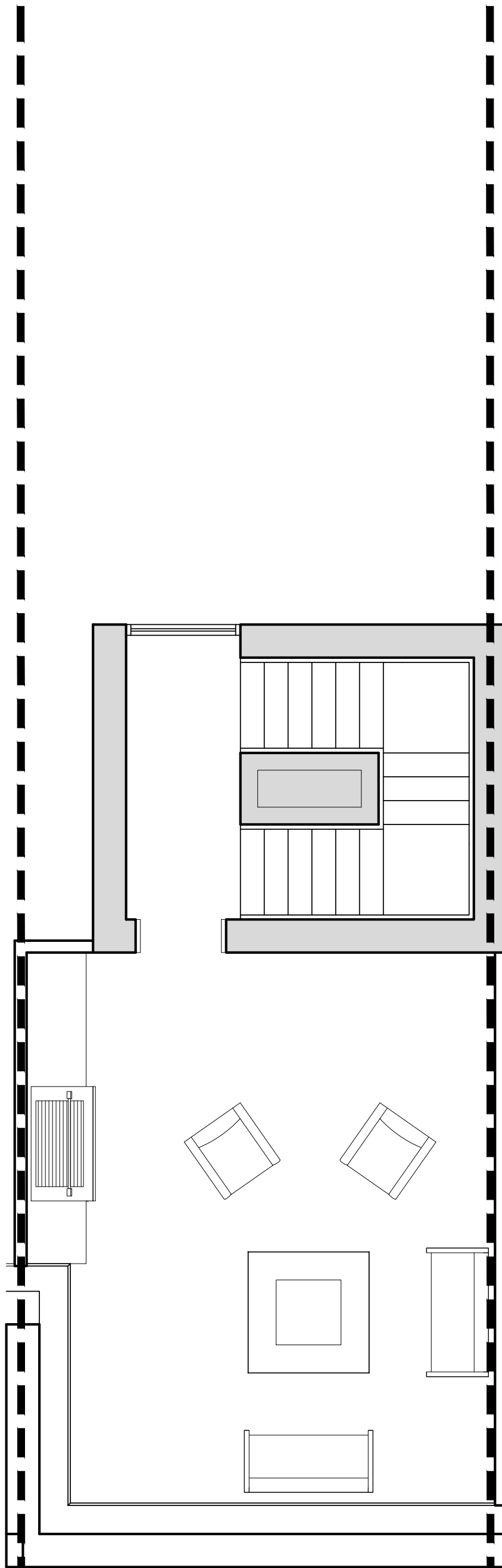
2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"

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A 1.35

Drawing Name

UNIT PLANS - TYPE 'J.1'



EAST ELEVATION - GLENWOOD STREET



NORTH ELEVATION - GILL AVENUE



WEST ELEVATION - ALLEY



SOUTH ELEVATION



WEST ELEVATION - COURTYARD



EAST ELEVATION - COURTYARD



INTERSECTION OF GLENWOOD STREET & GILL AVENUE



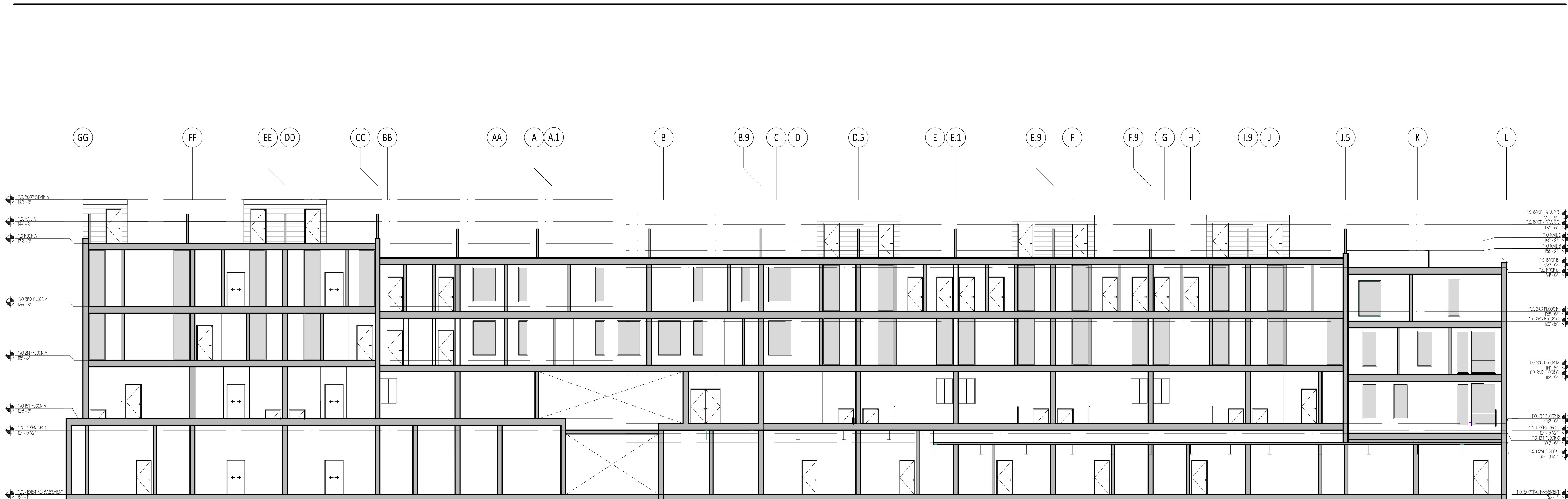
GILL AVENUE VIEW



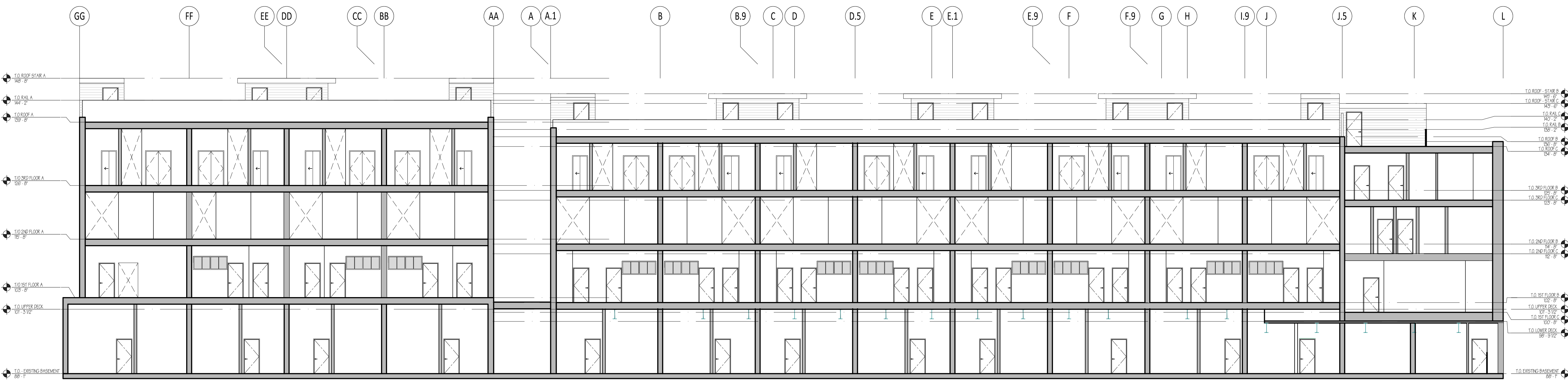
COURTYARD VIEW



ALLEY VIEW



2 NORTH/SOUTH BUILDING SECTION 2
SCALE: 3/32" = 1'-0"



1 NORTH/SOUTH BUILDING SECTION 1
SCALE: 3/32" = 1'-0"

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DEVELOPMENT PLAN REVIEW

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JACKSON, WY 83001

1928

Project No.

KL/RB/JB/EY

Drawn By

EAD

Checked By

Discipline

Drawing No.

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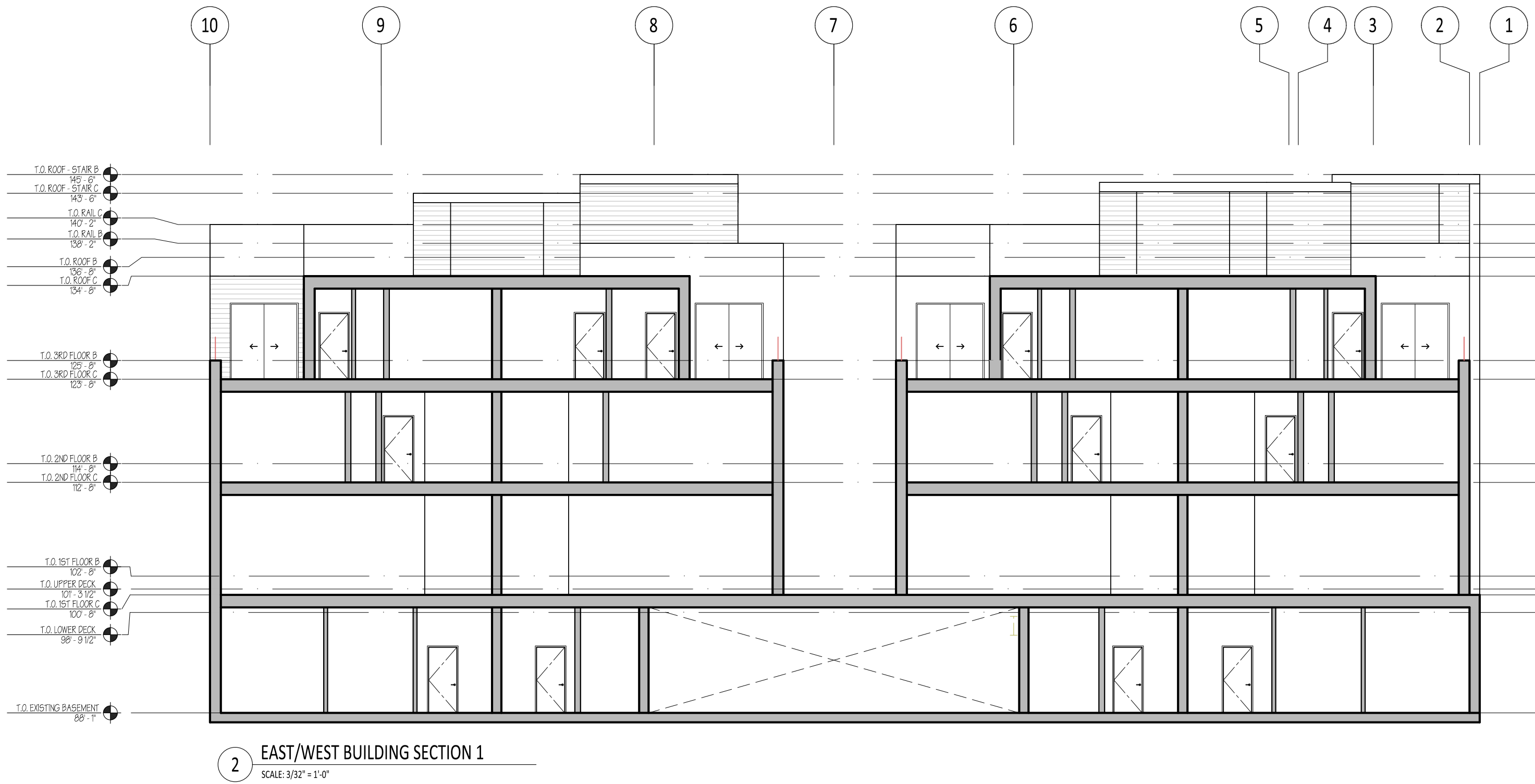
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Drawing Name

BUILDING SECTIONS

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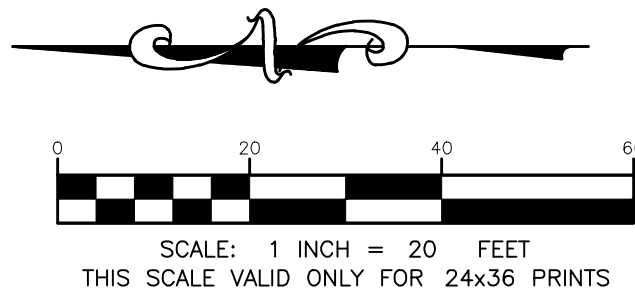
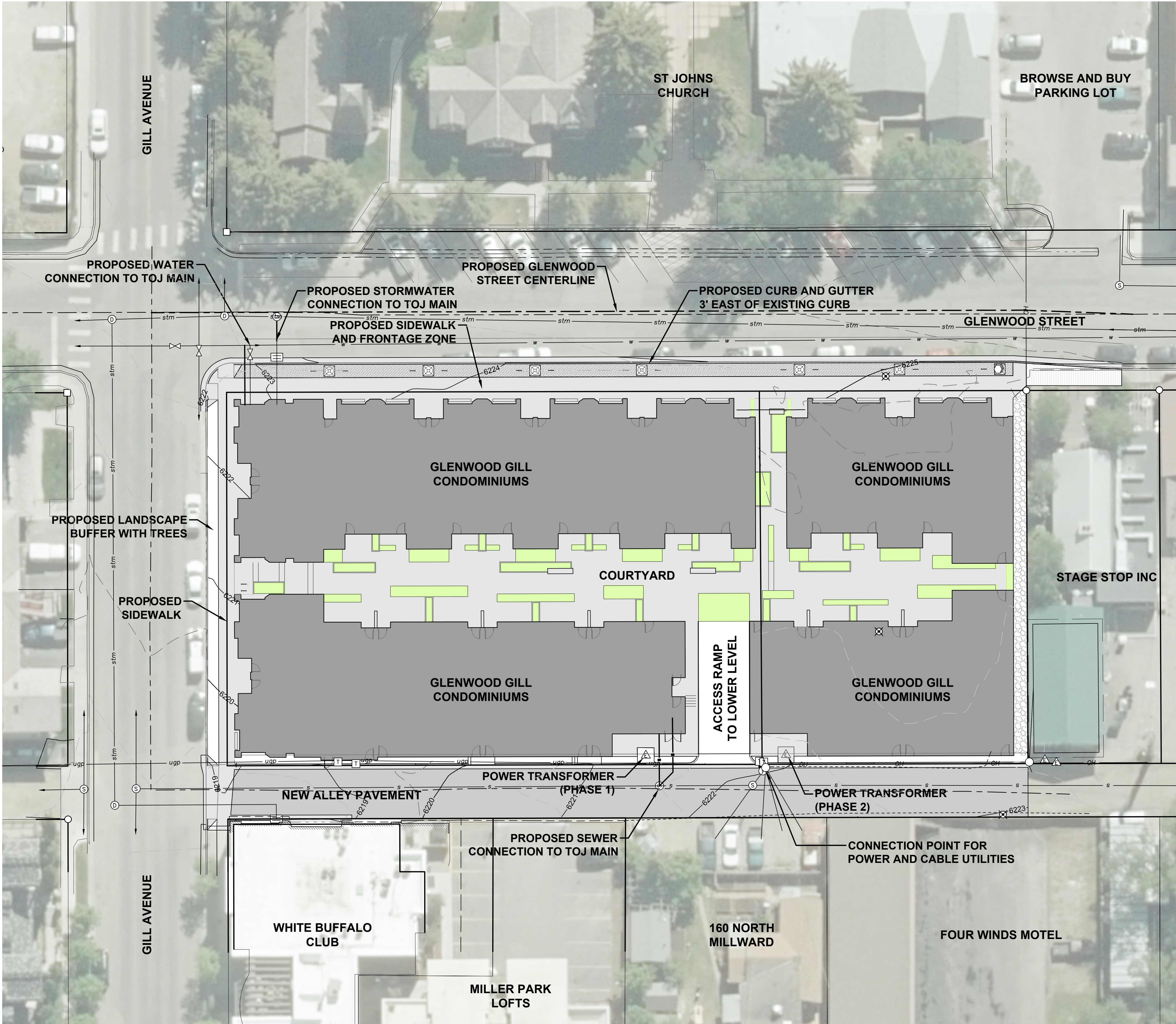
PROJECT
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1928	Project No.
KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 3.1

Drawing Name

BUILDING SECTIONS



GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
2. EXISTING BASE MAPPING WAS PREPARED BY ON SITE LAND SURVEYORS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
4. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS REESTABLISHED IN DISTURBED AREAS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
6. BURIED UTILITIES
 - 6.1. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
 - 6.2. CONTRACTOR SHALL COORDINATE WITH THE PROJECT REPRESENTATIVE TO LOCATE AND AVOID DAMAGE TO ANY FUEL PUMPING FACILITIES, IRRIGATION FACILITIES, WATER UTILITIES, AND STATE MONITORING WELLS AND PIPING.
 - 6.3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.
 - 6.4. CONTRACTOR SHALL NOTIFY WYOMING ONE CALL, 1-800-348-1030, A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION FOR UTILITY LOCATES.
7. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
8. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
9. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
10. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCKS NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
11. CRUSHED GRAVEL BASE COURSE MATERIAL SHALL BE GRADING H. BASE COURSE SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
12. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEDED AS SOON AS PRACTICAL IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
13. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
14. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
18. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

WATER AND SEWER UTILITY NOTES

1. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS AND THE TOWN OF JACKSON STANDARDS FOR CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT PHONE NUMBER (307) 733-3079, PRIOR TO START OF CONSTRUCTION AND PRIOR TO EACH WATER AND SEWER TEST.
3. CONTRACTOR SHALL MAINTAIN WATER AND SEWER SLOPES CONSISTENT WITH THE PLANS. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.
4. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY TO NON-TRAVELED AREAS. SEE SPECIFICATION WPWSS 02225.
5. CONTINUOUS RIGID TYPE B PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, UNDER ALL TRAVELED AREAS AND AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES, LESS THAN 7 FEET FOR SEWER FORCE MAINS, WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
6. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
7. WATER SERVICE LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE, OR APPROVED EQUAL. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON, CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY FOR ALL WATER LINES SHALL BE 7'.
8. SANITARY SEWER LINES AND FITTINGS SHALL BE SCHEDULE 40 PVC AND CONFORM TO ASTM D-3034, OR APPROVED EQUAL.

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ISSUED DATE	ISSUED FOR
10.25.2019	DEVELOPMENT PLAN REVIEW

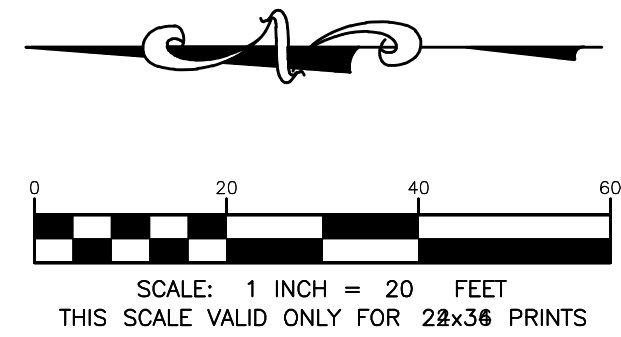
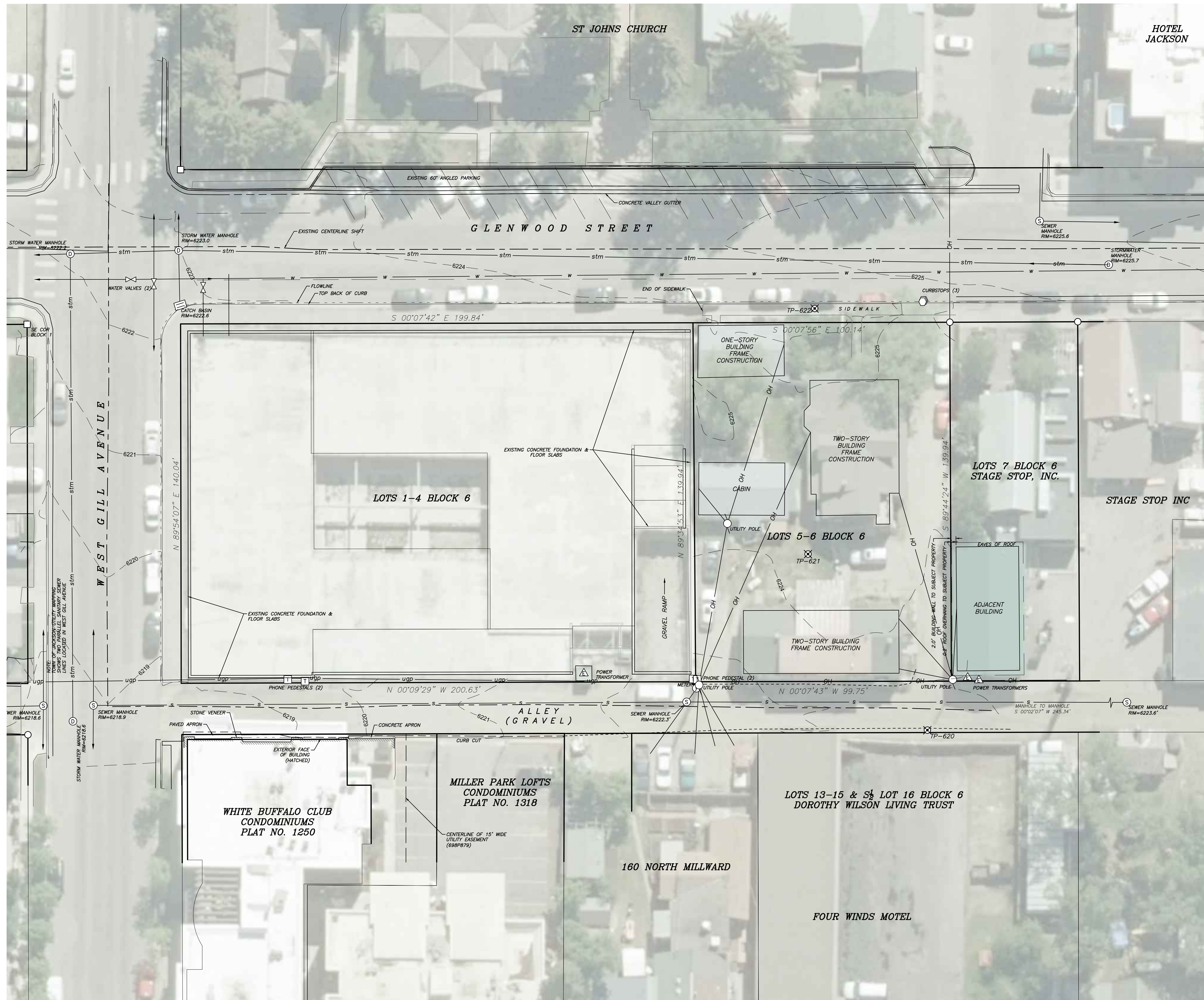
PROFESSIONAL SEAL

PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

C 1.0

Drawing Name
SITE OVERVIEW



LEGEND

- ☐ INDICATES A STEEL PIPE WITH A BRASS CAP INSCRIBED "PE&LS 578" FOUND THIS SURVEY
- ☐ INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 3831" FOUND THIS SURVEY
- ☒ INDICATES A PK-BRAND NAIL SET THIS SURVEY FOR ORIENTATION AND MAPPING PURPOSES
- _____ SUBJECT PROPERTY LINE
- _____ ADJACENT PROPERTY LINE
- _____ CENTERLINE OF STREET
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- _____ EDGE OF CONCRETE
- _____ TOP BACK OF CURB
- FLOWLINE
- _____ OH _____ OVERHEAD LINE
- _____ s _____ SANITARY SEWER LINE
- _____ BUILDING - SIDING
- _____ BUILDING - EAVES OF ROOF

SURVEY NOTES:

ORIGINAL AND SUPPLEMENTARY TOPOGRAPHIC MAPPING WAS
CONDUCTED BY ON SIGHT LAND SURVEYORS, INC USING THE
ON SITE LAND SURVEYORS, INC. TETON COUNTY CONTROL
NETWORK 2001 COORDINATE SYSTEM AND NGVD29 DATUM

[illegible]

PROFESSIONAL SEAL

PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

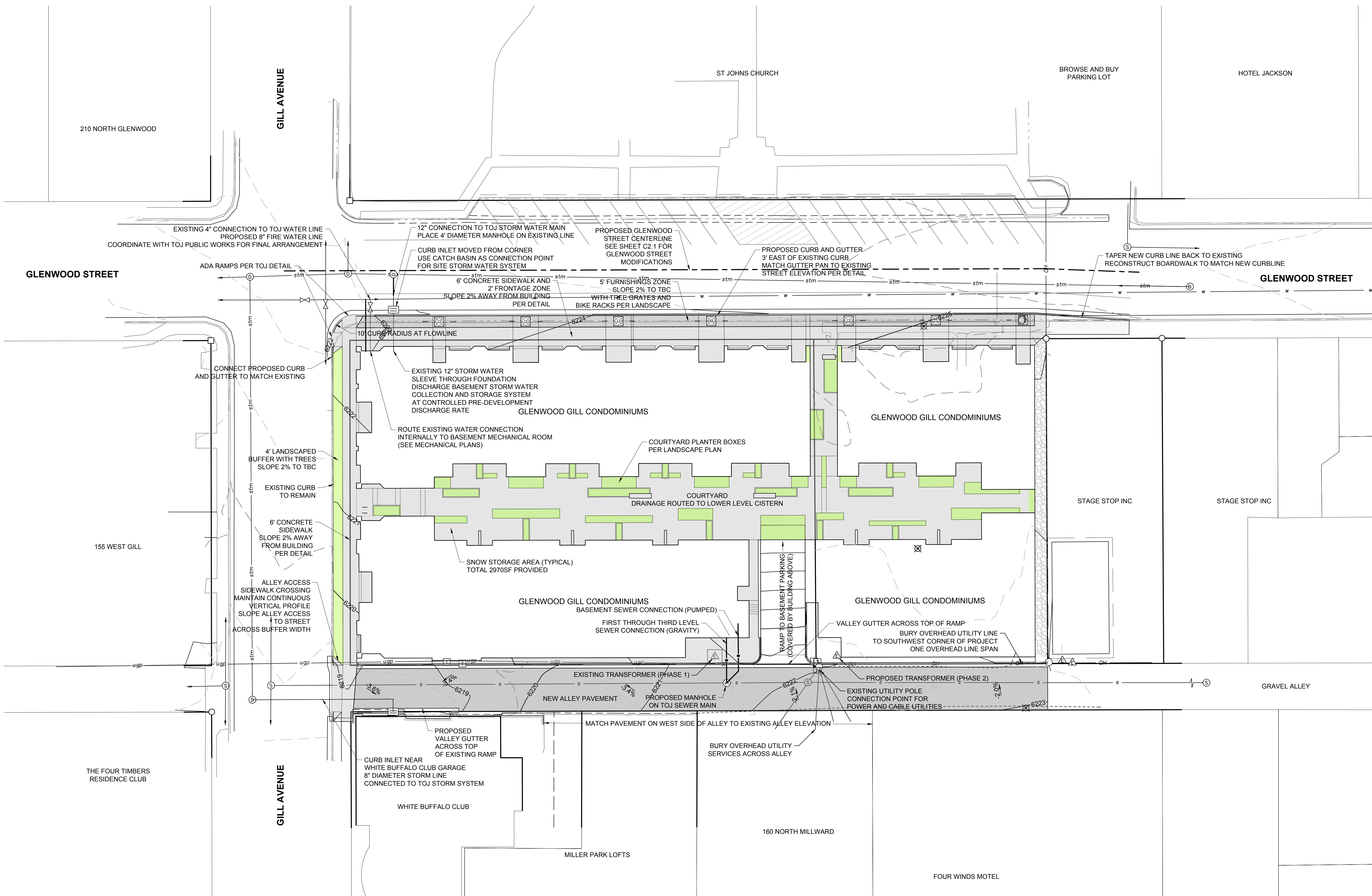
18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

C 1.1

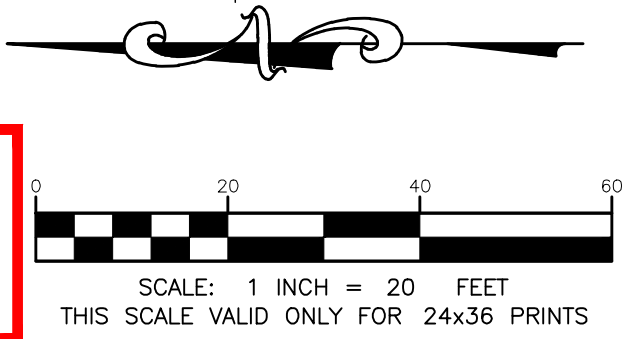
Drawing Name

EXISTING CONDITIONS

— PRELIMINARY —
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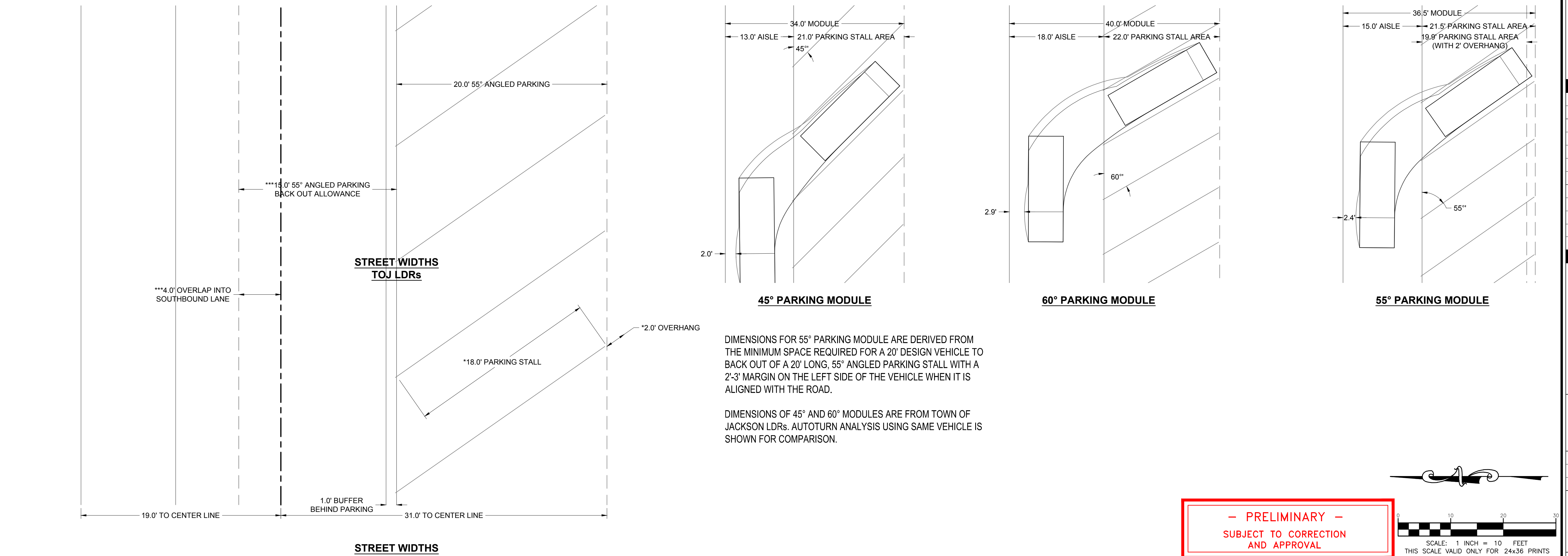
PROFESSIONAL SEAL

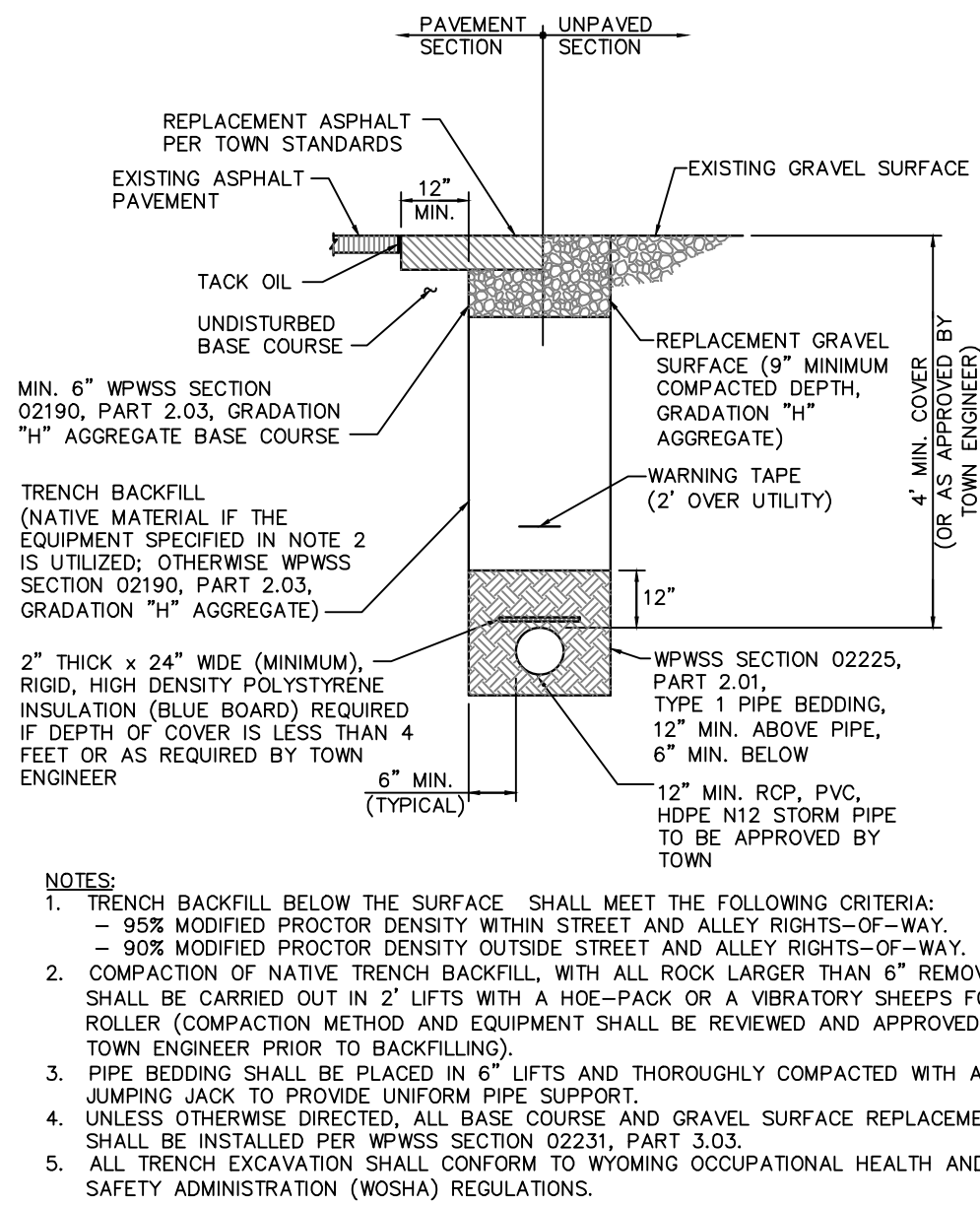
PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

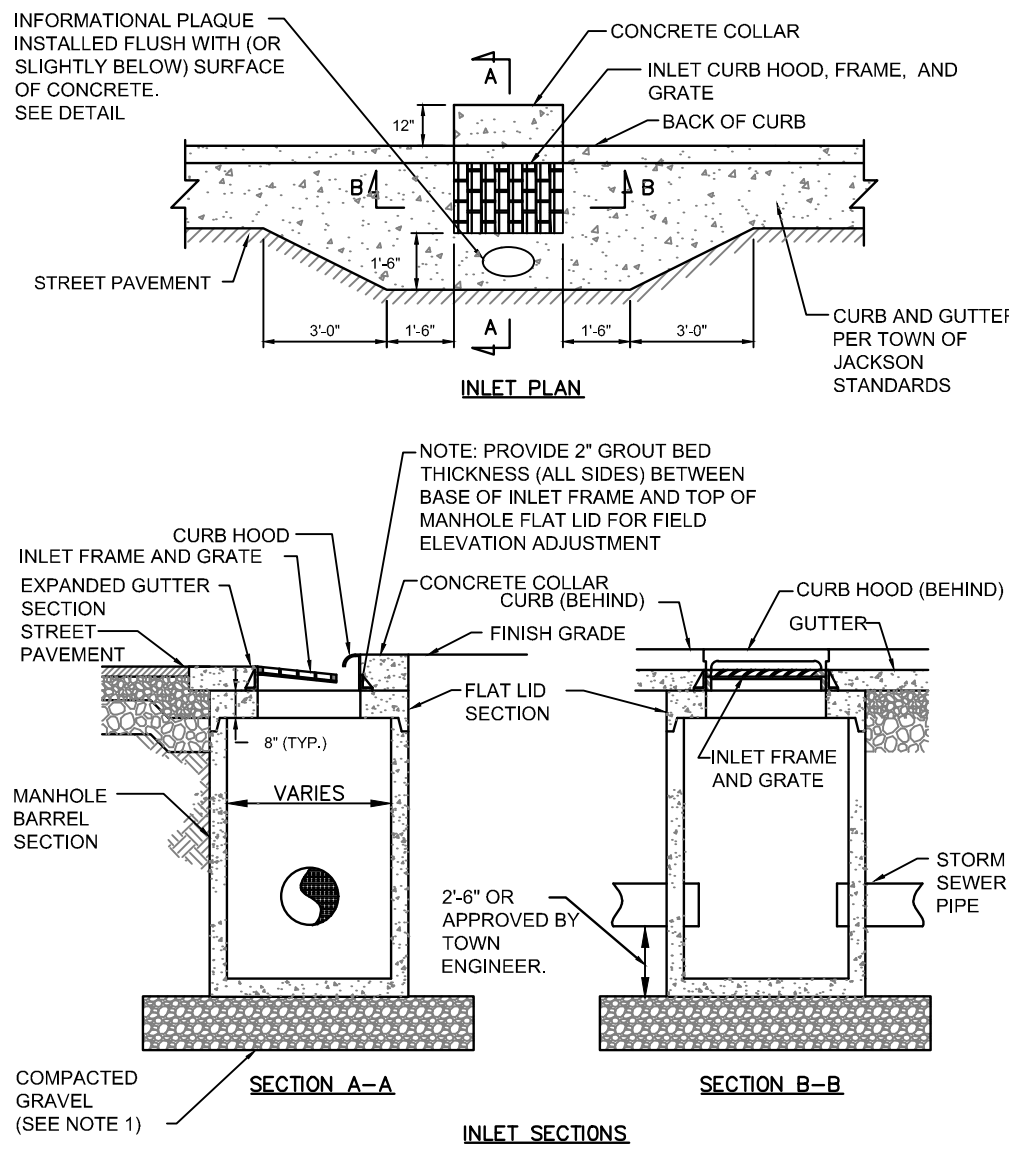
C 2.0

Drawing Name
SITE PLAN

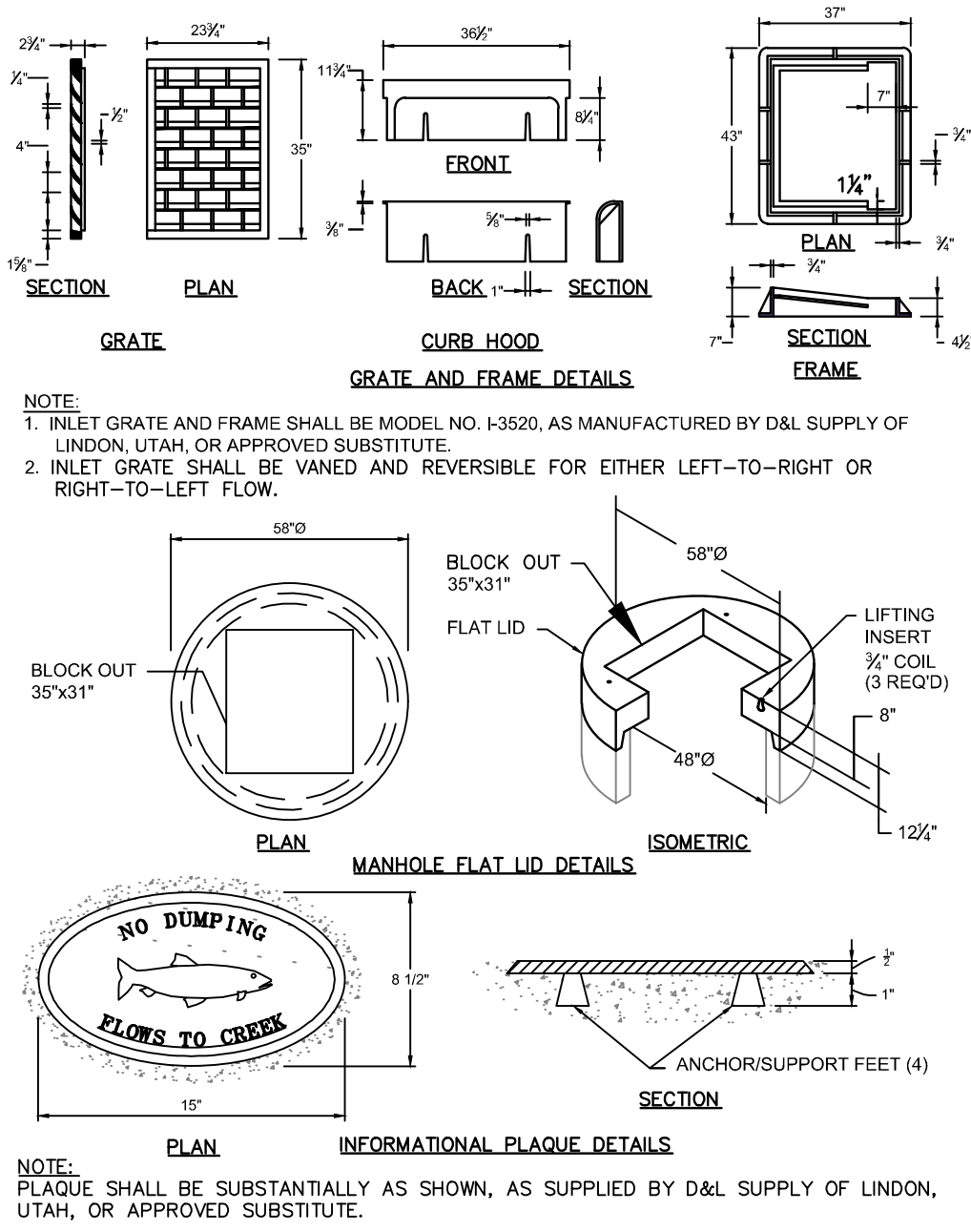




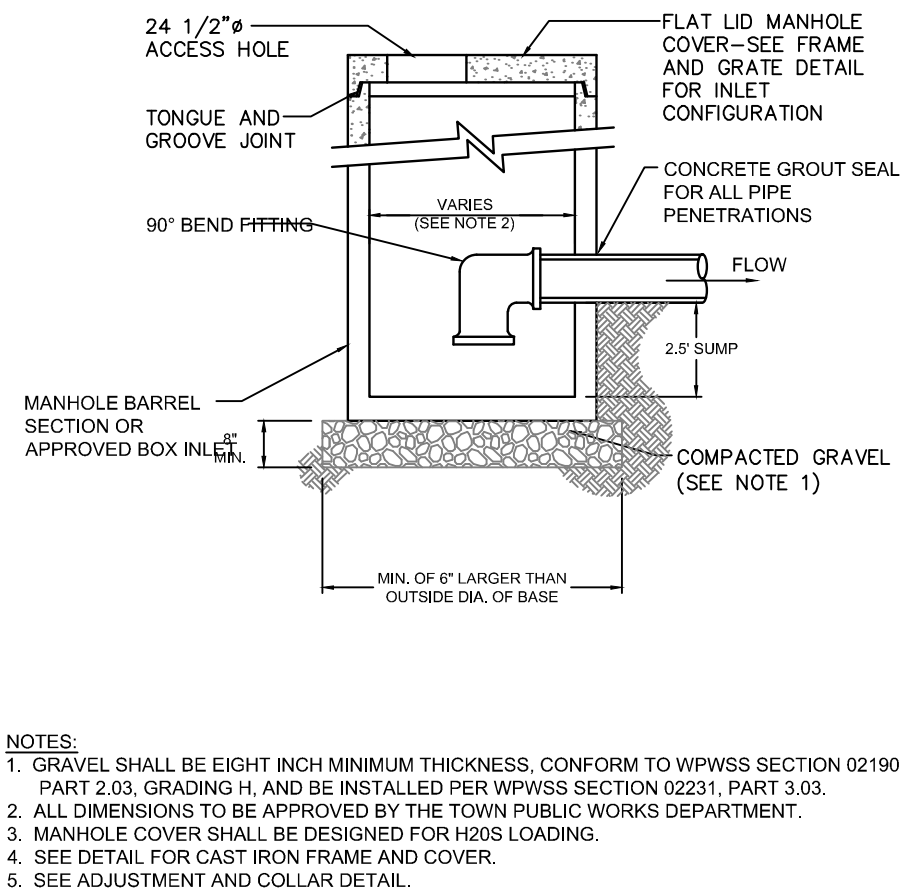
1 STORM SEWER TRENCH
C3.3 NTS



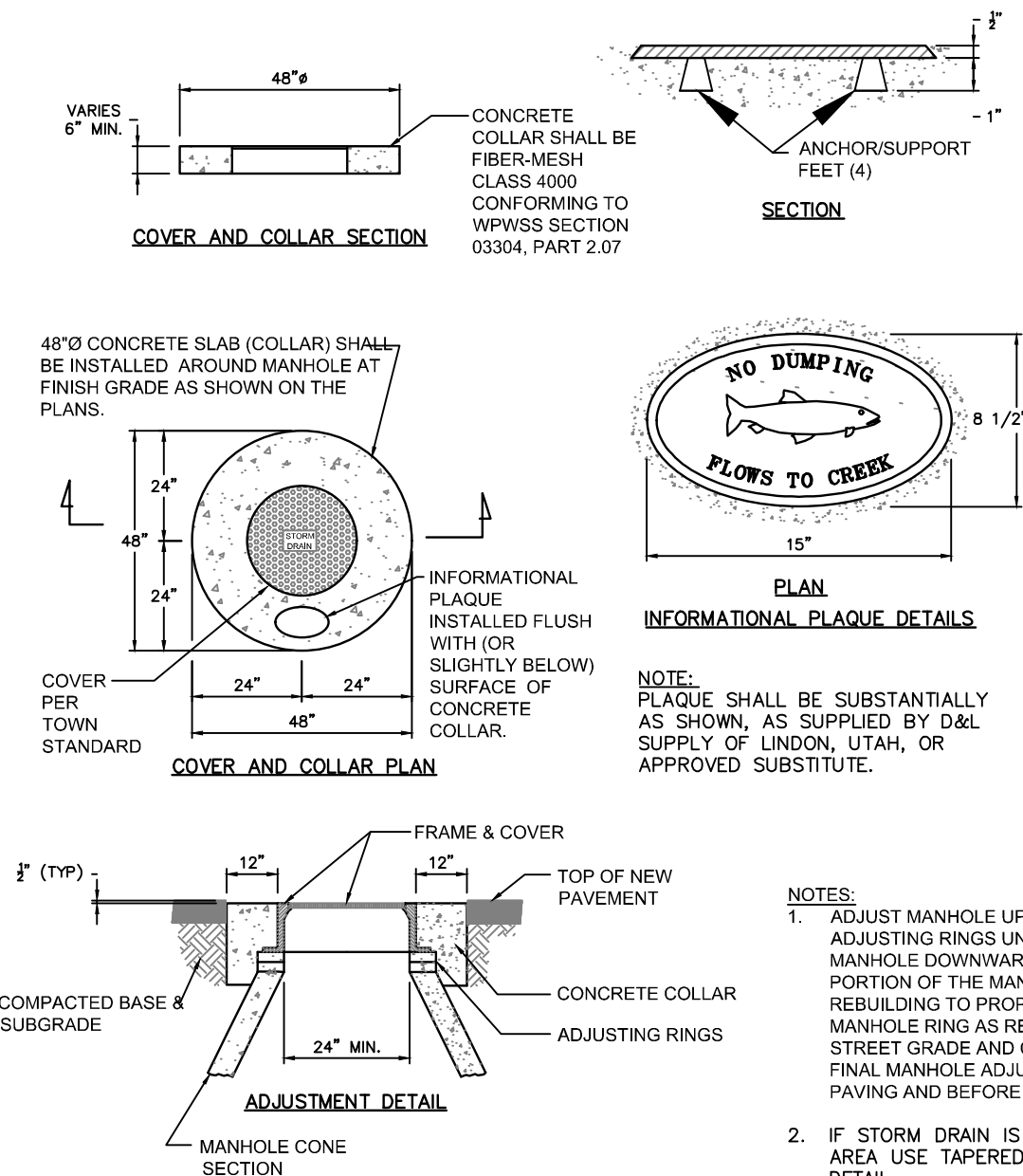
2 CURB INLET DETAIL
C3.3 NTS 1 OF 2



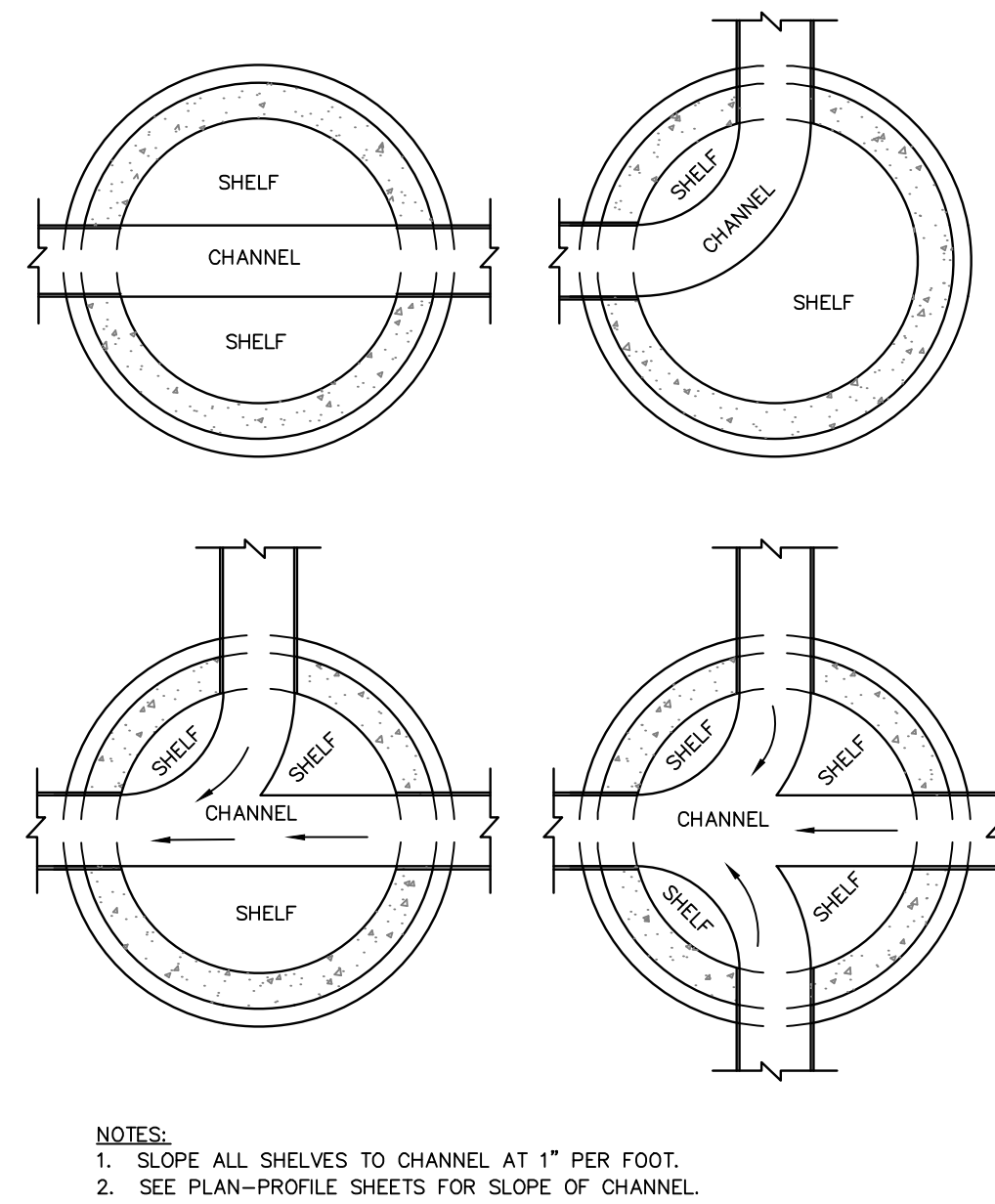
3 CURB INLET DETAIL
C3.3 NTS 2 OF 2



4 CATCH BASIN INLET DETAIL
C3.3 NTS



5 STORM DRAIN MANHOLE COLLAR AND PLAQUE DETAILS
C3.3 NTS



6 MANHOLE CHANNEL DETAILS
C3.3 NTS

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PROFESSIONAL SEAL

PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

C 3.2

Drawing Name
STORMWATER DETAILS

DETAIL REPORT

NUMBER	TITLE
1/L0.4	STEEL EDGER
2/L0.4	TREE PLANTER DIMENSIONS
3/L0.4	TREE WELL WITH GRATE
4/L0.4	ROOT BARRIER
5/L0.4	COBBLE MULCH
6/L0.4	STEP LIGHT
7/L0.4	BIKE RACK
1/L0.5	DECIDUOUS TREE PLANTING
2/L0.5	SHRUB PLANTING
3/L0.5	ORNAMENTAL GRASS PLANTING
4/L0.5	GRASS SOD

GLENWOOD GILL
CONDOMINIUMS

165 AND 185 GLENWOOD STREET
JACKSON, WYOMING 83001

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	ROAD CENTERLINE
	PROPOSED CURB
	CONCRETE SIDEWALK
	COURTYARD PAVEMENT
	PAVERS
	RAISED PLANTER (METAL OR CONCRETE)
	TREE GRATE (PER TOJ STANDARD)
	BIKE RACK (INVERTED 'U' STYLE)

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	Fraxinus pennsylvanica 'Patmore' 'Patmore' Ash	3" Cal.	B&B	4
	Populus tremuloides Quaking Aspen	3" Cal.	B&B	2
	Ulmus americana 'New Horizon' New Horizon American Elm	3" Cal.	B&B	6
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	Spiraea betulifolia 'Tor Gold' / Glow Girl Birchleaf Spirea	5 Gal.		22
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Ornamental Grasses - Species TBD	1 Gal.	24" O.C.	400

GENERAL NOTES

ZONING DISTRICT: DC (DOWNTOWN CORE)

Plant Unit Requirement: N/A per 2.2 & 2.2.2

Landscape Surface Requirement: N/A

Pedestrian Frontage Proposed:

Glenwood Street: Trees in Grates
Gill Avenue: Trees in Lawn

BICYCLE PARKING PROPOSED: 30

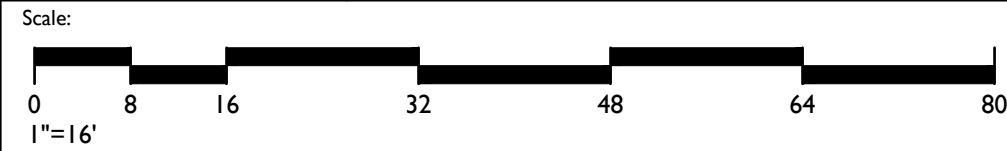
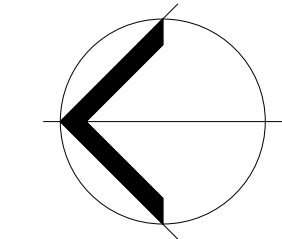
VEHICLE PARKING PROPOSED: SEE CIVIL/ARCH

TRASH: SEE ARCH.

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Issue Date:
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Drawing Title:
PLANTING & EXTERIOR SITE LIGHTING PLAN
Drawing Number:
L0.2



PLANTING & IRRIGATION NOTES

- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1/4" below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than 1/2" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
- For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
- Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
- Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting; organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
- Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.

LANDSCAPE PLANT COST ESTIMATE

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Patmore Ash	3" Cal	\$400	4	\$1,600.00
Quaking Aspen	3" Cal	\$400	2	\$800.00
New Horizon Elm	3" Cal	\$400	6	\$2,400.00
Glow Girl Birchleaf Spirea	5 Gal	\$55	22	\$1,210.00
Ornamental Grasses	1 Gal	\$12	400	\$4,800.00
TOTAL LANDSCAPE COST ESTIMATE				\$10,810

IRRIGATION	
Estimated Cost to Irrigate	\$5,000

TOTAL COST OF PLANTS + IRRIGATION	\$15,810
TOTAL COST x 125% FOR BOND AMOUNT	\$19,762.50

SITE LIGHTING SCHEDULE

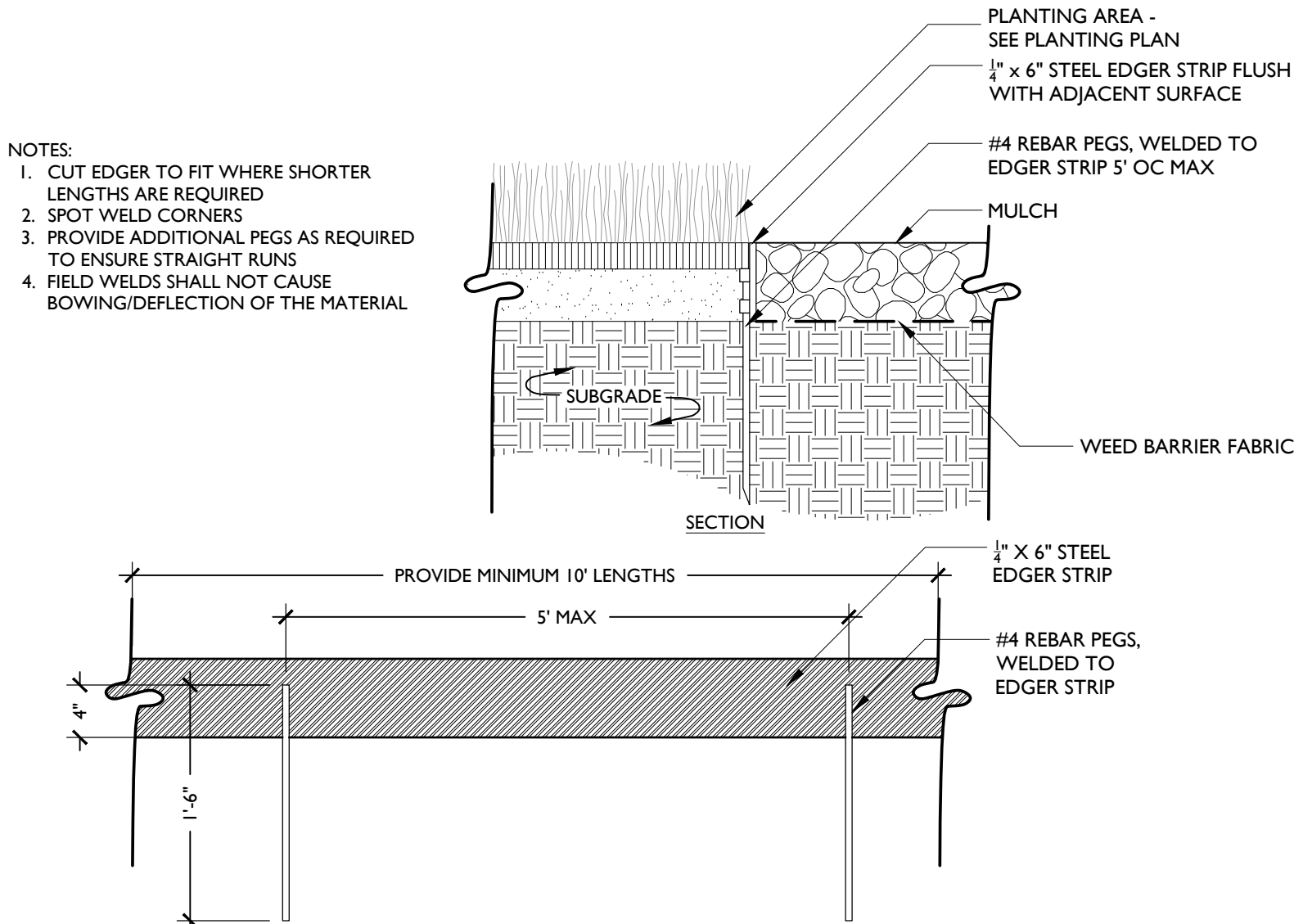
SYMBOL	MODEL	QTY	LIGHT COLOR
	BEGA LED RECESSED WALL LUMINAIRES SHIELDED W/ LOUVERS MODEL 22 196 K27 (COLOR/FINISH TBD)	38	2700k

NOTES:

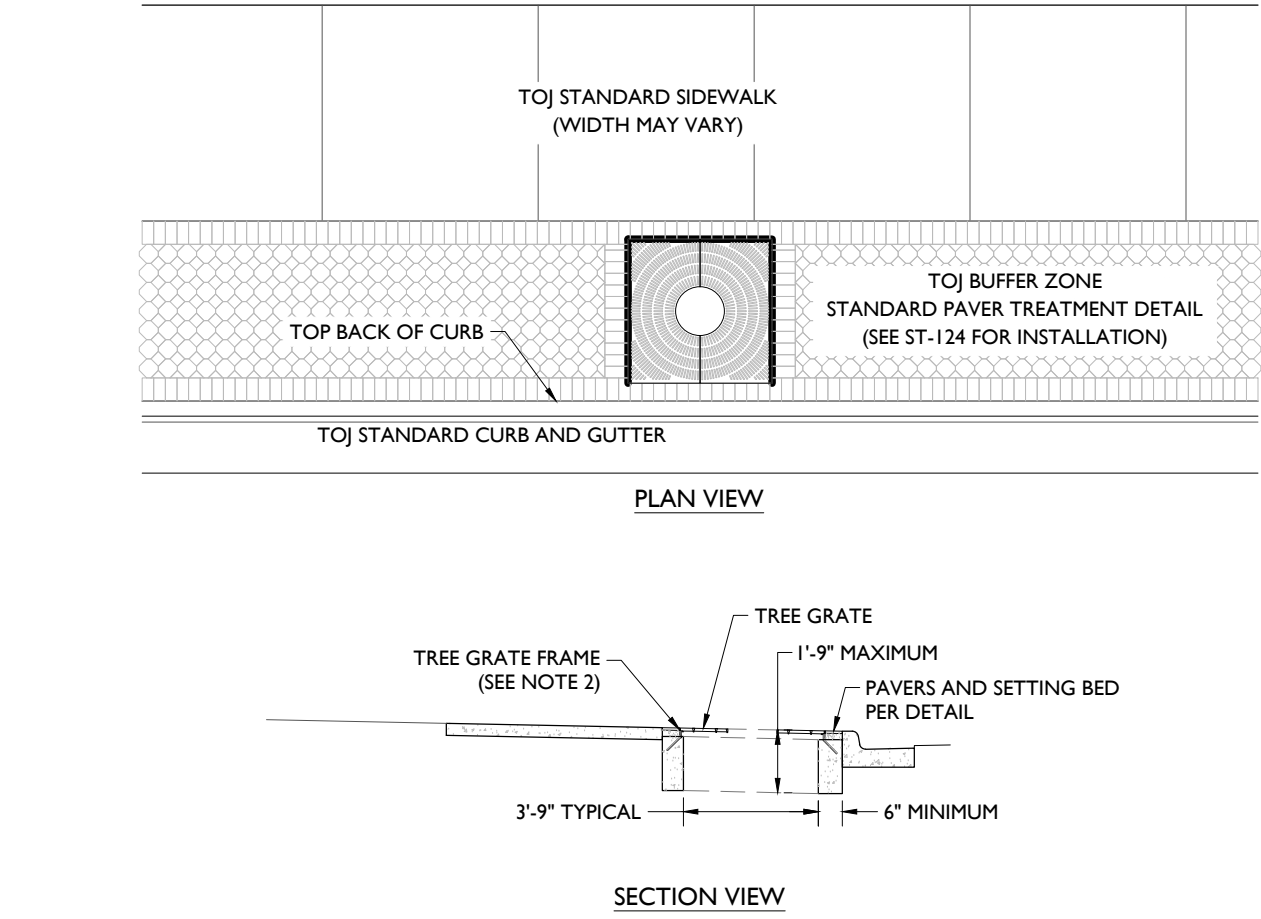
- Light symbols are not to scale.
- See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.

GLENWOOD GILL
CONDOMINIUMS

165 AND 185 GLENWOOD STREET
JACKSON, WYOMING 83001



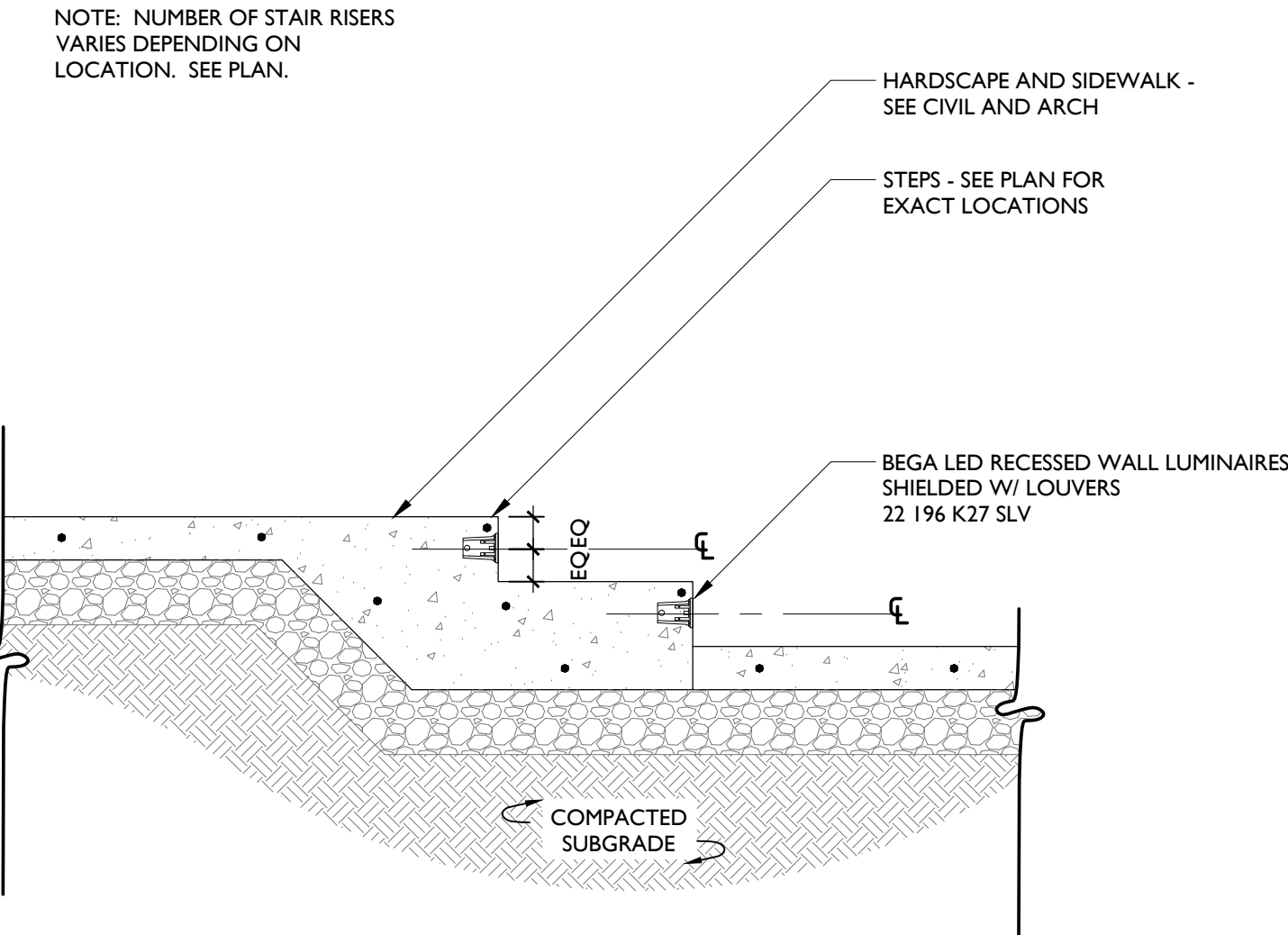
1 STEEL EDGER
1" = 1'-0"



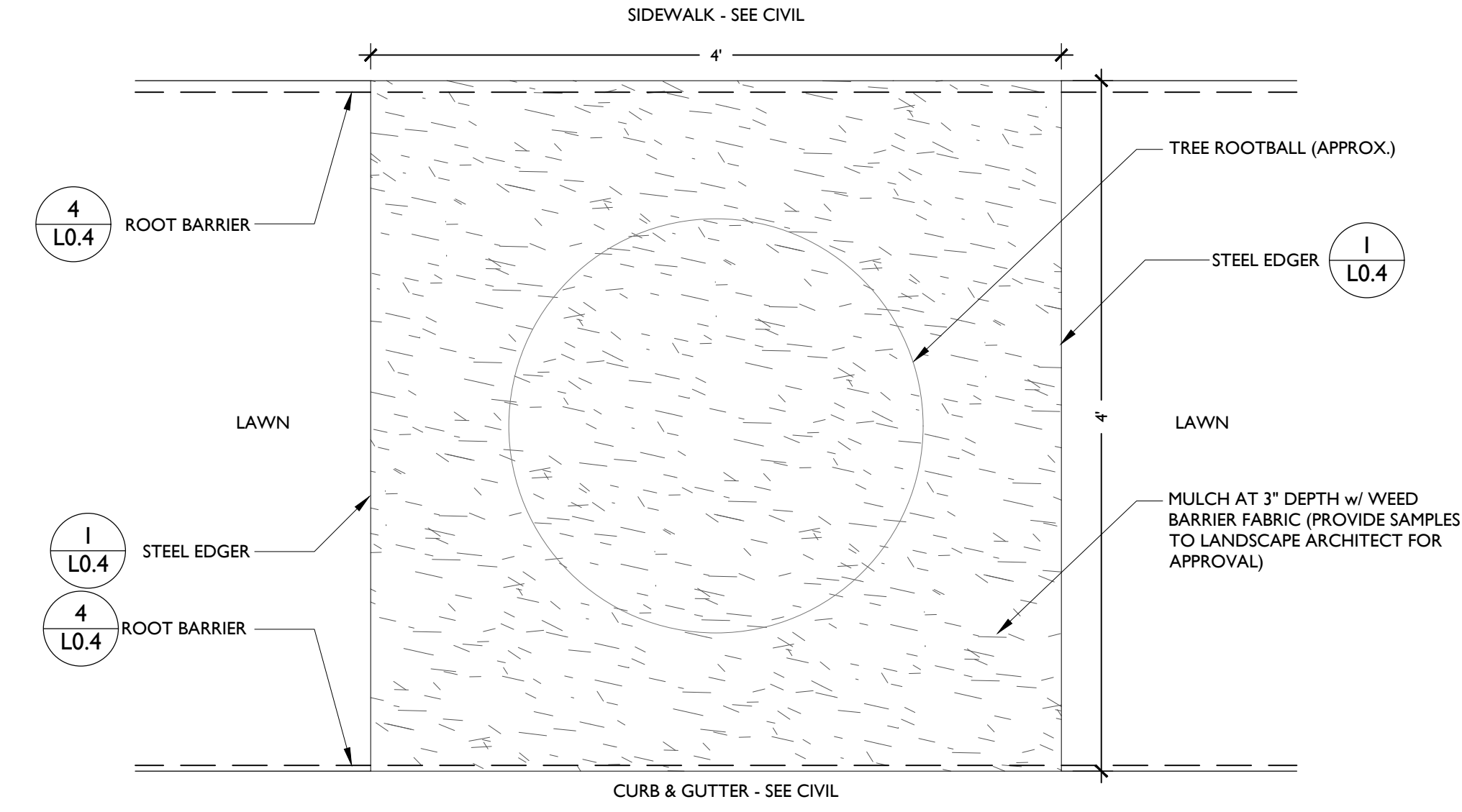
NOTE

1. TREE GRATE SHALL BE 4' SQUARE FAN, MADE OF GREY IRON WITH A RAW NATURAL FINISH, MANUFACTURED BY URBAN ACCESSORIES, OR APPROVED EQUAL. SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
2. TREE GRATE FRAME SHALL BE 4' SQUARE TYPE "P", PEDESTRIAN DUTY, MANUFACTURED BY URBAN ACCESSORIES, OR APPROVED EQUAL. SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
3. CONCRETE TREE WELL AND TREE FRAME GRATE SHALL BE SQUARE AND CENTERED WITHIN THE 5' BUFFER ZONE. FORMS FOR THE TREE WELL SHALL BE SET AFTER COMPLETION OF THE CURB AND GUTTER AND SIDEWALK.

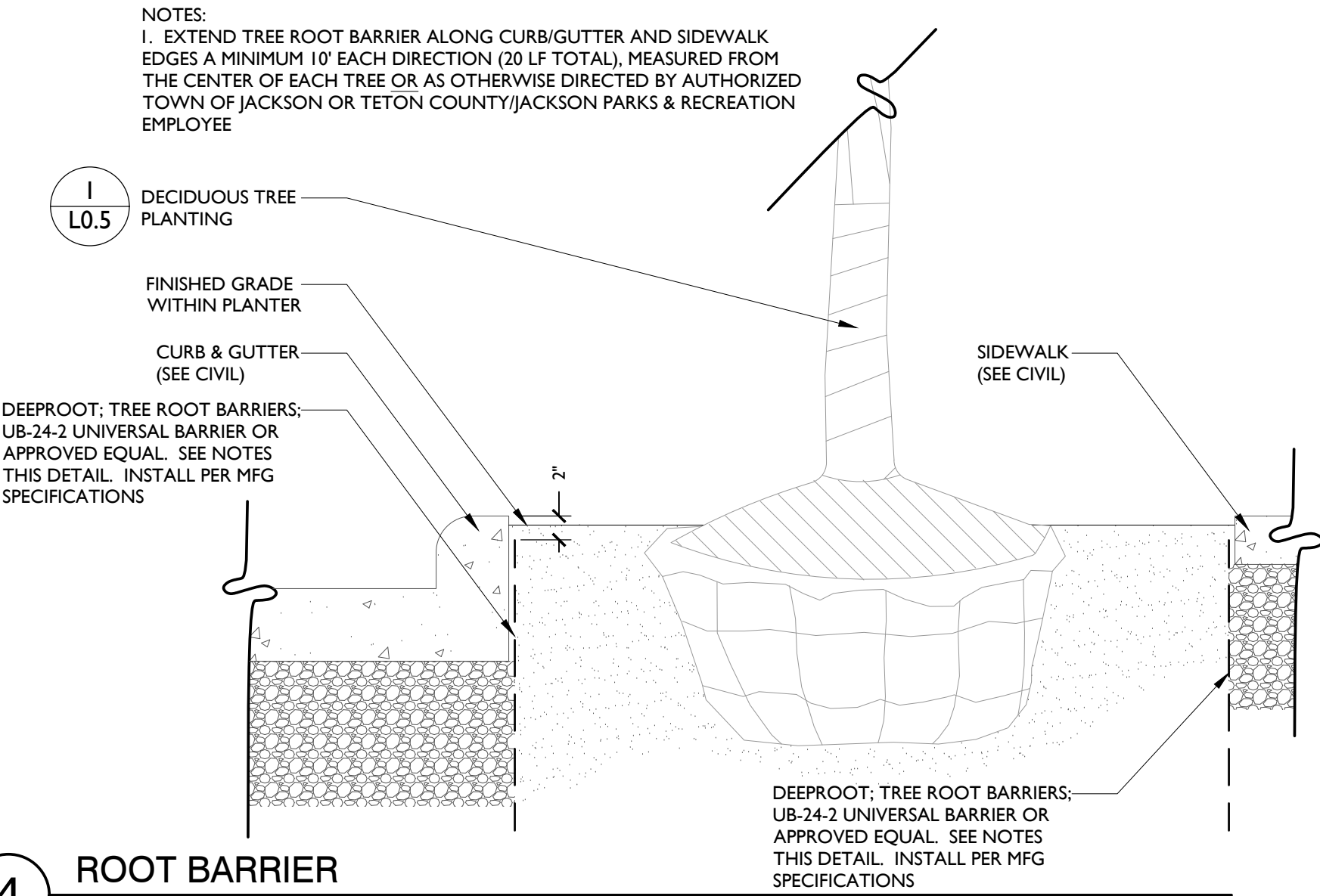
3 TREE WELL WITH GRATE
NOT TO SCALE



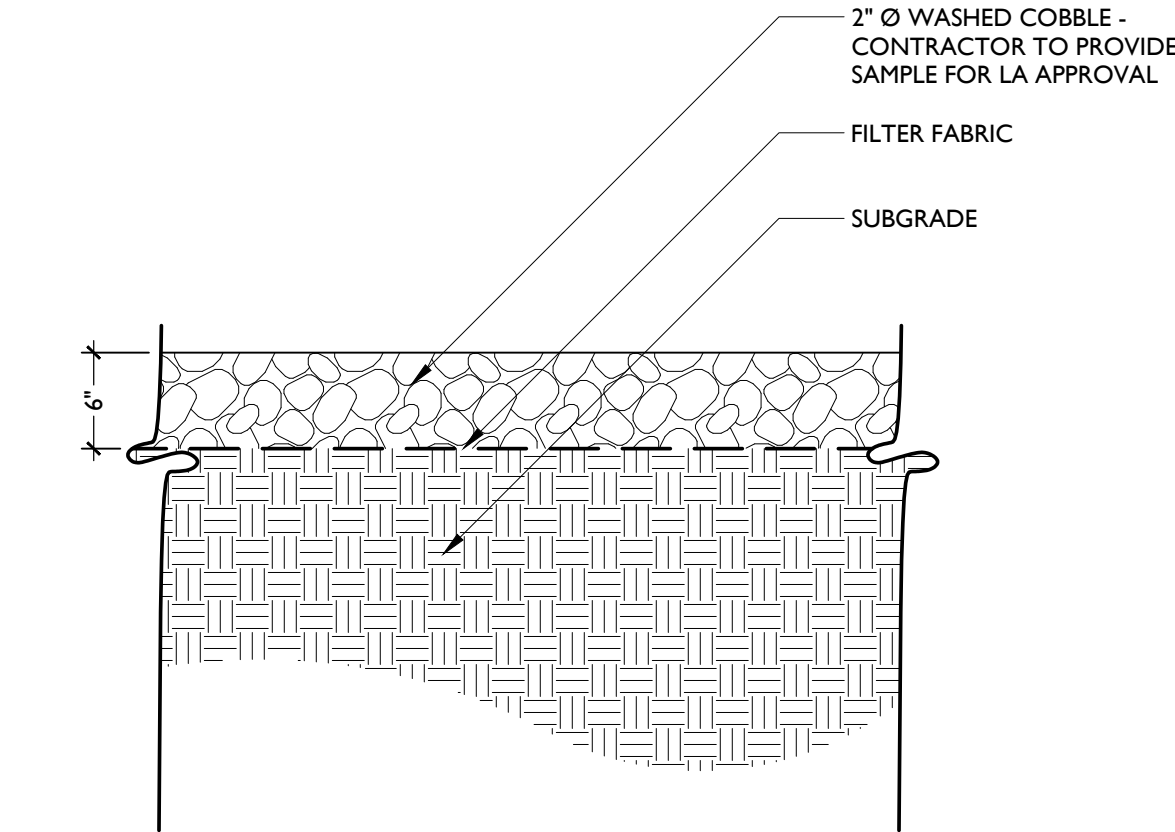
6 STEP LIGHT
3/4" = 1'-0"



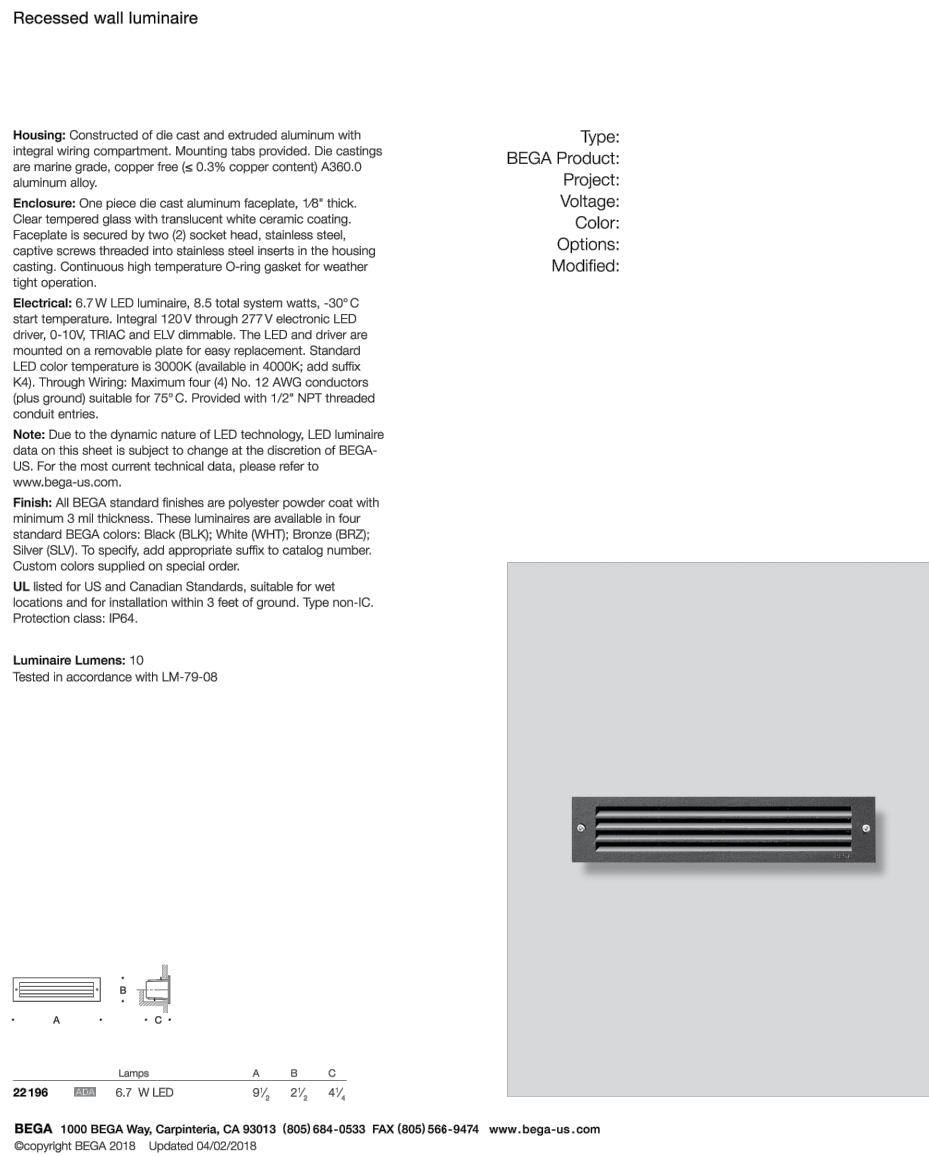
2 TREE PLANTER DIMENSIONS
1" = 1'-0"



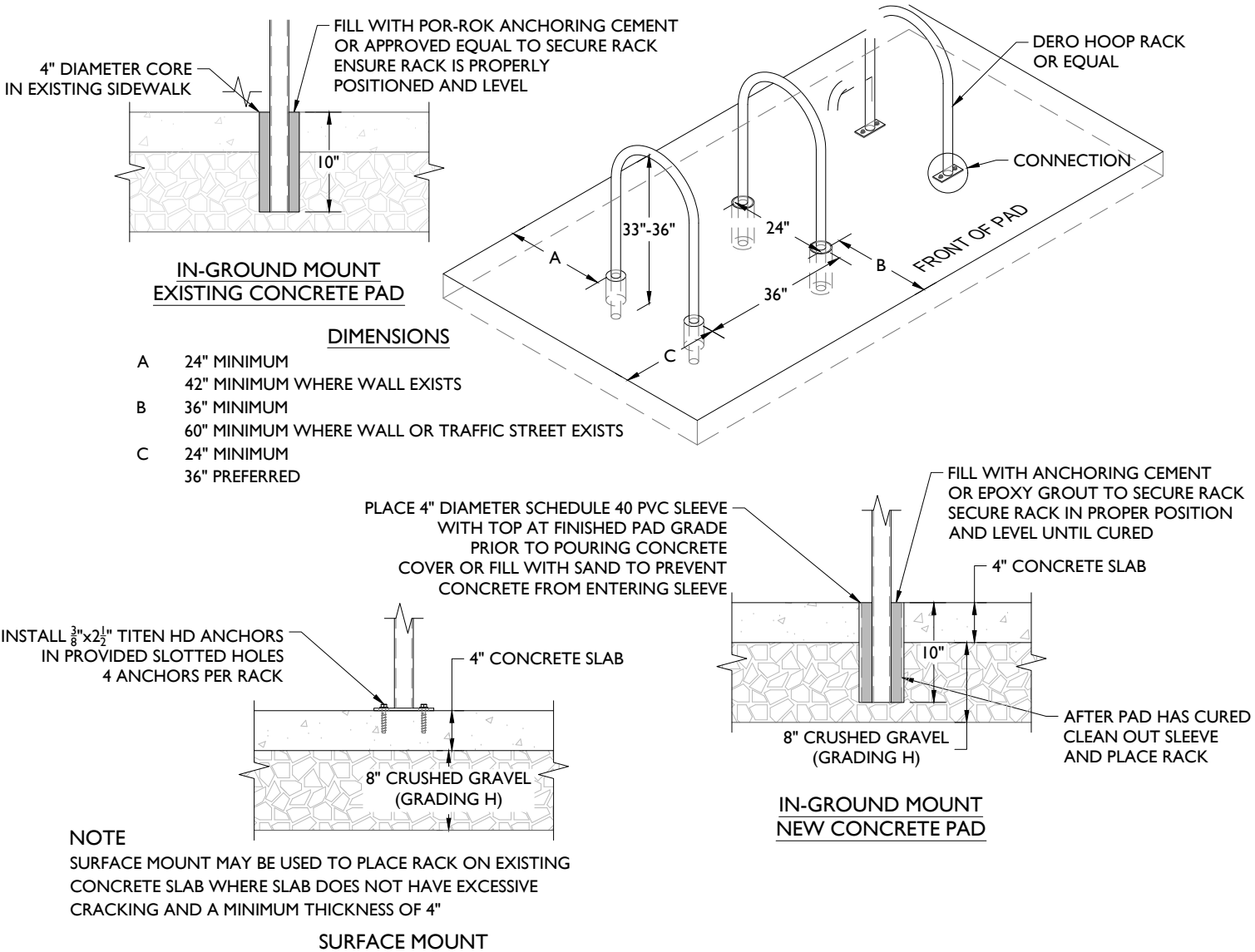
4 ROOT BARRIER
1" = 1'-0"



5 COBBLE MULCH
1" = 1'-0"



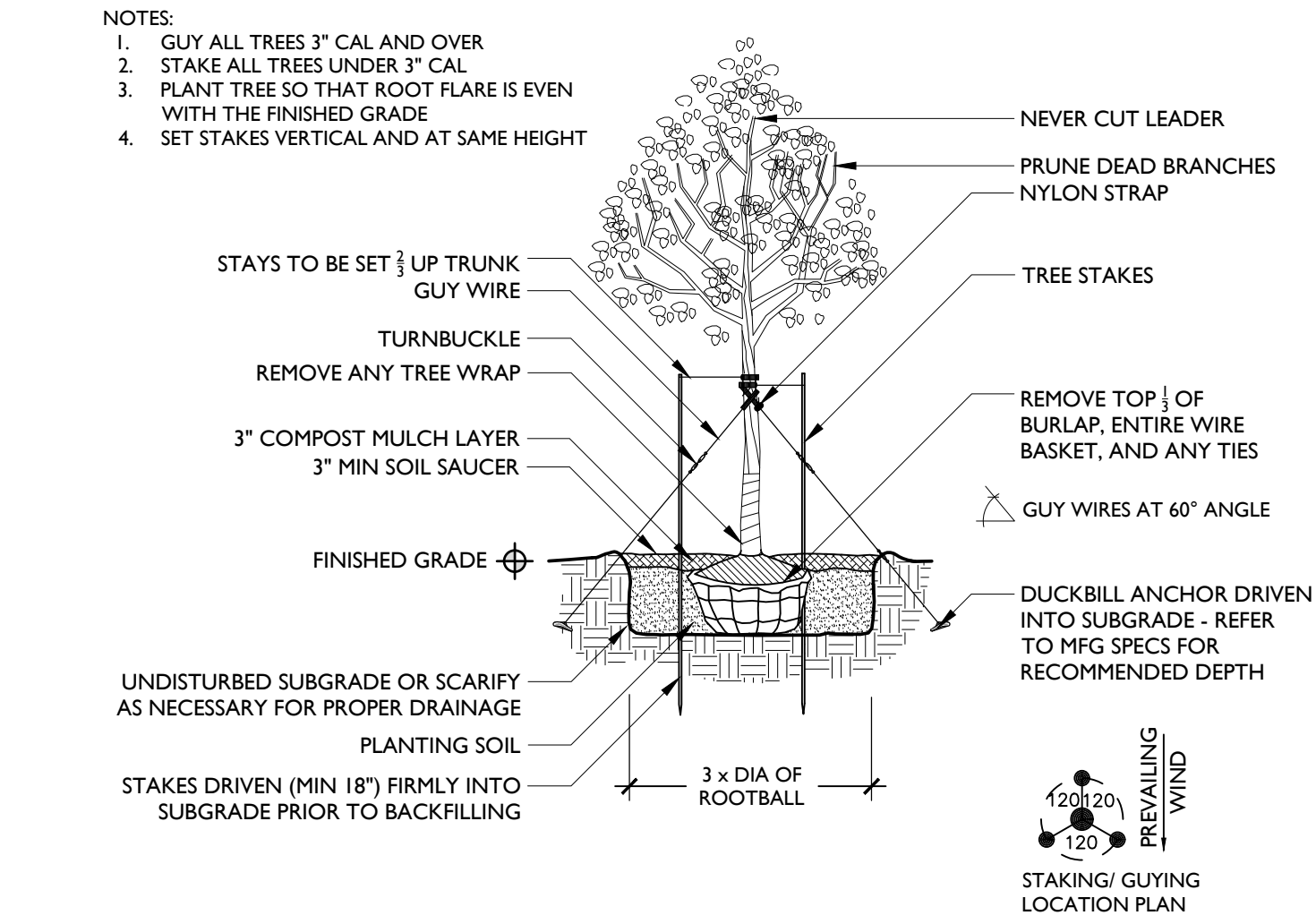
7 BIKE RACK
NOT TO SCALE



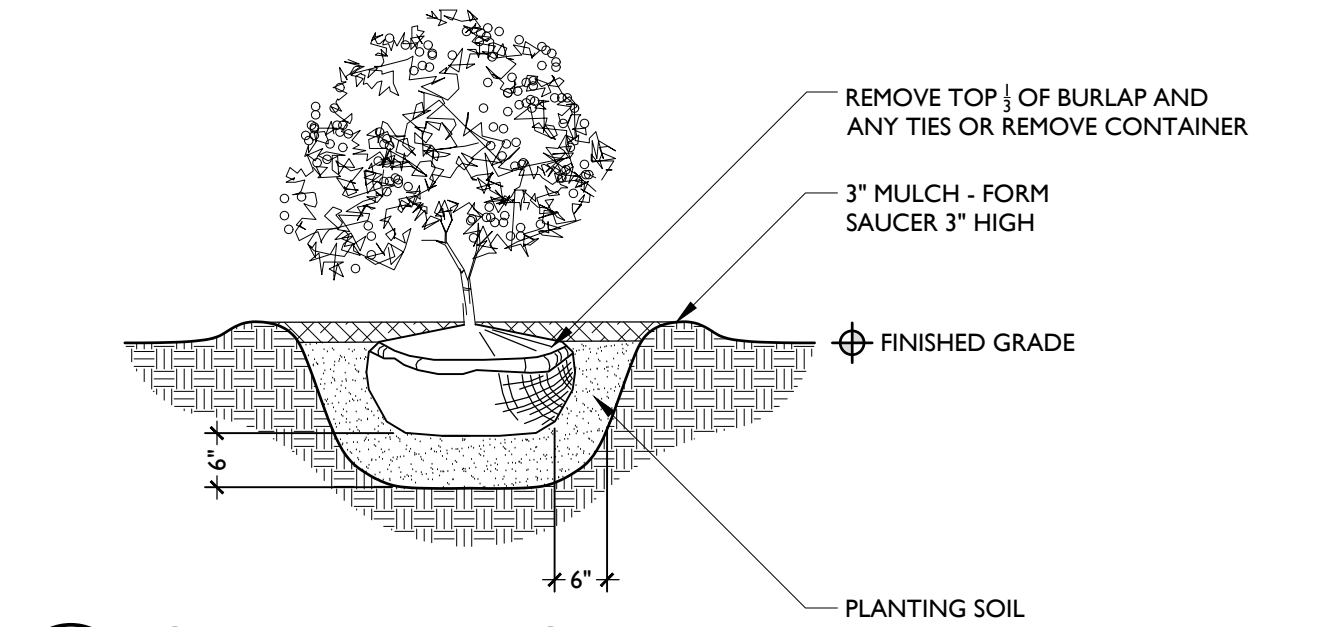
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Issue Date:	
· 10.31.2019	FDP SUBMISSION
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Drawing Title:	LANDSCAPE DETAILS
Drawing Number:	L0.4

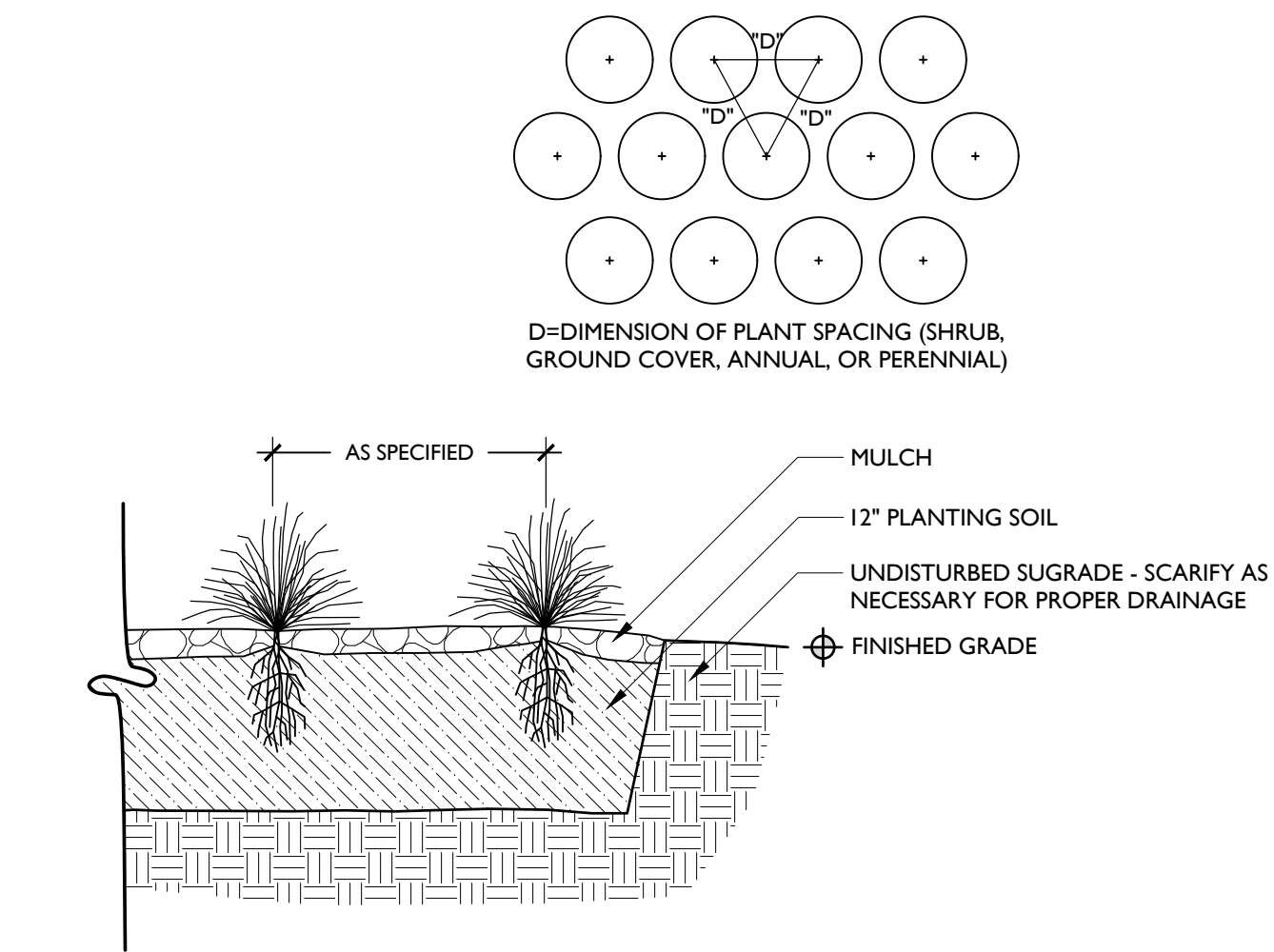
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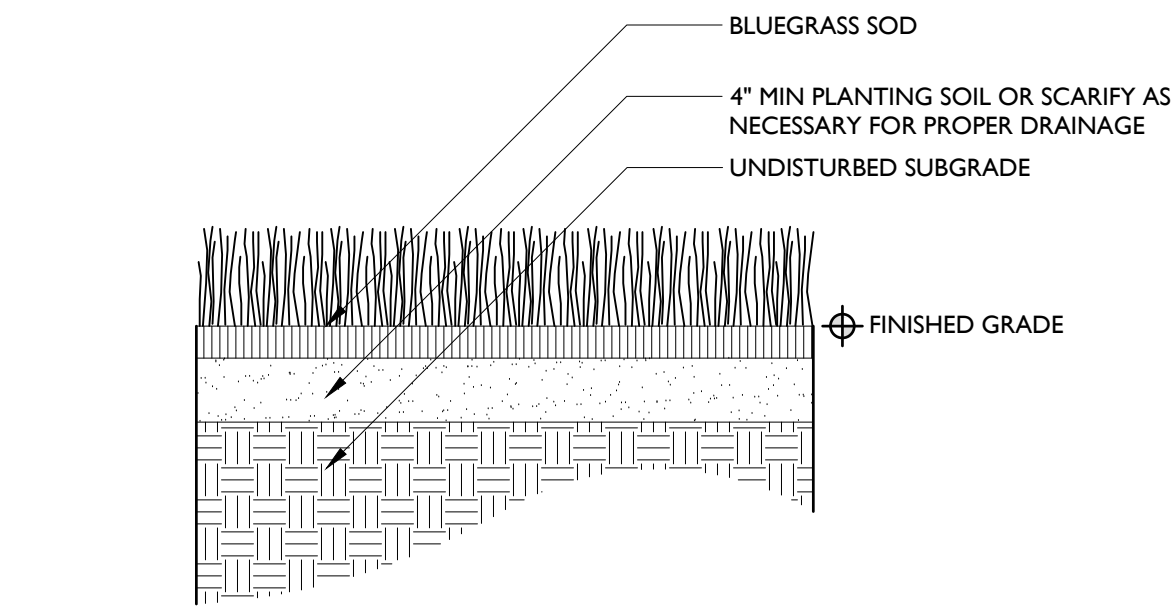
1 DECIDUOUS TREE PLANTING
1/4" = 1'-0"



2 SHRUB PLANTING
1/2" = 1'-0"



3 ORNAMENTAL GRASS PLANTING
1" = 1'-0"



4 GRASS SOD
1" = 1'-0"

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Drawing Title:
LANDSCAPE DETAILS
Drawing Number:
L0.5

Scale:

BY: JK

Date: 10.23.2019

Average Day Occupancy Rate ¹	50%
Max Day Factor ¹ , MDF	2.72
Peak Hour Factor ² , PHF	4

WATER DEMAND						
	a		b	c=a*b	d=MDF*c	e=d/1440 * PHF
	Quantity	Unit	Average gpd/unit	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Condo, 2 Bedroom	2	Bedroom	125	500	1360	3.8
Condo, 3 Bedroom	27	Bedroom	125	10125	27540	76.5
Subtotal Housing				10,625	28,900	80.3

FIRE SUPPRESSION						
Total Building Size	Building Type	Required Pressure ⁴	Required Duration ⁴	Total Fire Flow ⁴	Sprinkler Reduction ⁵	Adjusted Fire Flow ⁵
(SF)	(IBC)	(psi)	(hours)	(gpm)	(%)	(gpm)
120,000	IV	20	4	6250	75%	1563

Note:

¹ Based on daily rates from the WYDEQ CH 12, Section 8

² Peak Hour Factor based on busiest hour occurring during the busiest quarter of the day.

³ IFC - Appendix B, Table B105.1, Type III-B

⁴ IFC - Appendix B, Section B105.2, 75% reduction for automatic sprinkler systems, minimum 1500 gpm

BY: JK

Date: 10.23.2019

Bear Development					
WATER DEMAND - M22 FIXTURE CALCULATION					
	Fixture	No. Units	Fixtures per Unit ²	Fixture Value ¹	Fixture Value
H	Lavatory Sink	1	6	1.5	9
	Shower	1	1	2.5	3
	Bath Tub	1	3	8	24
	Toilet	1	4	6	24
	Kitchen Sink	1	1	1.8	2
	Dishwasher	1	1	1.3	1
	Laundry (washer)	1	2	3	6
	Utility Sink	1	1	4	4
F	Lavatory Sink	2	4	1.5	12
	Bath Tub	2	3	8	48
	Toilet	2	3	6	36
	Kitchen Sink	2	1	1.8	4
	Dishwasher	2	1	1.3	3
	Laundry (washer)	2	2	3	12
	Utility Sink	2	1	4	8
E1	Lavatory Sink	1	5	1.5	8
	Shower	1	1	2.5	3
	Bath Tub	1	3	8	24
	Toilet	1	4	6	24
	Kitchen Sink	1	1	1.8	2
	Dishwasher	1	1	1.3	1
	Laundry (washer)	1	2	3	6
	Utility Sink	1	1	4	4
E	Lavatory Sink	4	5	1.5	30
	Shower	4	4	2.5	40
	Bath Tub	4	3	8	96
	Toilet	4	1	6	24
	Kitchen Sink	4	1	1.8	7
	Dishwasher	4	1	1.3	5
	Laundry (washer)	4	2	3	24
	Utility Sink	4	1	4	16

Bear Development					
WATER DEMAND - M22 FIXTURE CALCULATION					
	Fixture	No. Units	Fixtures per Unit ²	Fixture Value ¹	Fixture Value
E2	Lavatory Sink	1	5	1.5	8
	Bath Tub	1	3	8	24
	Shower	1	1	2.5	3
	Toilet	1	4	6	24
	Kitchen Sink	1	1	1.8	2
	Dishwasher	1	1	1.3	1
	Laundry (washer)	1	2	3	6
	Utility Sink	1	0	4	0
A	Lavatory Sink	2	4	1.5	12
	Shower	2	1	2.5	5
	Toilet	2	3	6	36
	Bath Tub	2	3	8	48
	Kitchen Sink	2	1	1.8	4
	Dishwasher	2	1	1.3	3
	Laundry (washer)	2	2	3	12
	Utility Sink	2	1	4	8
B	Lavatory Sink	2	4	1.5	12
	Shower	2	1	2.5	5
	Bath Tub	2	2	8	32
	Toilet	2	3	6	36
	Kitchen Sink	2	1	1.8	4
	Dishwasher	2	1	1.3	3
	Laundry (washer)	2	2	3	12
	Utility Sink	2	1	4	8
C	Lavatory Sink	7	5	1.5	53
	Shower	7	1	2.5	18
	Bath Tub	7	3	8	168
	Toilet	7	4	6	168
	Kitchen Sink	7	2	1.8	25
	Dishwasher	7	1	1.3	9
	Laundry (washer)	7	2	3	42
	Utility Sink	7	1	4	28
D	Lavatory Sink	1	5	1.5	8
	Shower	1	1	2.5	3
	Bath Tub	1	3	8	24
	Toilet	1	4	6	24
	Kitchen Sink	1	2	1.8	4
	Dishwasher	1	1	1.3	1
	Laundry (washer)	1	2	3	6
	Utility Sink	1	1	4	4

Bear Development					
WATER DEMAND - M22 FIXTURE CALCULATION					
	Fixture	No. Units	Fixtures per Unit ²	Fixture Value ¹	Fixture Value
D1	Lavatory Sink	1	5	1.5	8
	Shower	1	1	2.5	3
	Bath Tub	1	3	8	24
	Toilet	1	4	6	24
	Kitchen Sink	1	2	1.8	4
	Dishwasher	1	2	1.3	3
	Laundry (washer)	1	1	3	3
	Utility Sink	1	1	4	4
C1	Lavatory Sink	2	5	1.5	15
	Shower	2	1	2.5	5
	Bath Tub	2	3	8	48
	Toilet	2	4	6	48
	Kitchen Sink	2	2	1.8	7
	Dishwasher	2	1	1.3	3
	Laundry (washer)	2	2	3	12
	Utility Sink	2	1	4	8
G	Lavatory Sink	1	5	1.5	8
	Shower	1	1	2.5	3
	Bath Tub	1	3	8	24
	Toilet	1	4	6	24
	Kitchen Sink	1	2	1.8	4
	Dishwasher	1	1	1.3	1
	Laundry (washer)	1	2	3	6
	Utility Sink	1	1	4	4
J1	Lavatory Sink	1	4	1.5	6
	Bath Tub	1	3	8	24
	Toilet	1	4	6	24
	Kitchen Sink	1	1	1.8	2
	Dishwasher	1	1	1.3	1
	Laundry (washer)	1	2	3	6
	Utility Sink	1	1	4	4
J	Lavatory Sink	1	5	1.5	8
	Bath Tub	1	3	8	24
	Toilet	1	4	6	24
	Kitchen Sink	1	1	1.8	2
	Dishwasher	1	1	1.3	1
	Laundry (washer)	1	2	3	6
	Utility Sink	1	1	4	4

Bear Development					
WATER DEMAND - M22 FIXTURE CALCULATION					
	Fixture	No. Units	Fixtures per Unit ²	Fixture Value ¹	Fixture Value
I	Lavatory Sink	1	3	1.5	5
	Bath Tub	1	2	8	16
	Toilet	1	3	6	18
	Kitchen Sink	1	1	1.8	2
	Dishwasher	1	1	1.3	1
	Laundry (washer)	1	1	3	3
	Utility Sink	1	0	4	0

TOTAL FIXTURE VALUE					1,867
---------------------	--	--	--	--	-------

Probable Water Flow Demand (AWWA M22 - Figure 4-3)	70
Design Pressure Adjustment Factor (AWWA M22 - 60 psi)	1.00
Adjusted Probable Demand (gpm) ³	70

Note:

¹ Fixture Value based on AWWA M22

² Fixture count based 10.25.2019 program

³ Domestic use only, no irrigation

BY: JK

Date: 10.23.2019

Average Daily Flow

60%

Peak Hour Factor

4

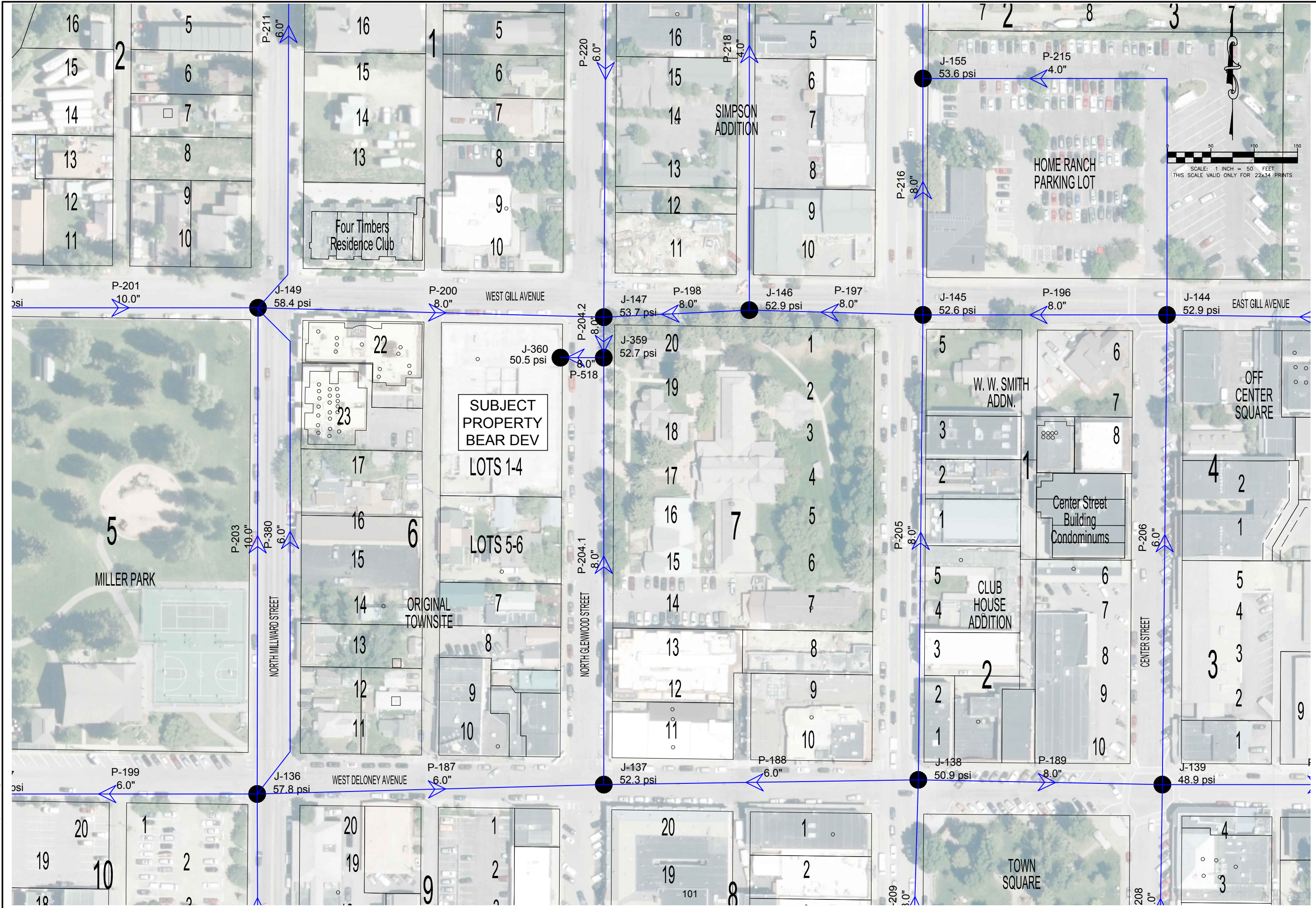
SANITARY SEWER DEMAND							
Unit Type			No. of Units ²	Max Flow per Bedroom, gpd ¹	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
H	3	Bedroom	1	150	270	450	1.3
F	3	Bedroom	2	150	540	900	2.5
E1	3	Bedroom	1	150	270	450	1.3
E	3	Bedroom	5	150	1350	2250	6.3
A	3	Bedroom	2	150	540	900	2.5
B	3	Bedroom	2	150	540	900	2.5
C	3	Bedroom	7	150	1890	3150	8.8
D	3	Bedroom	1	150	270	450	1.3
D1	3	Bedroom	1	150	270	450	1.3
C1	3	Bedroom	2	150	540	900	2.5
G	3	Bedroom	1	150	270	450	1.3
J1	3	Bedroom	1	150	270	450	1.3
J	3	Bedroom	1	150	270	450	1.3
I	2	Bedroom	2	150	360	600	1.7
TOTAL SANITARY SEWER DEMAND					7,650	12,750	35

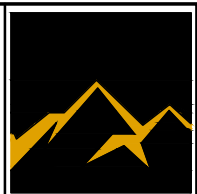
Notes:

¹ Based on daily flow rates from the WYDEQ CH 11, Part B, Table 1

² Bedroom count shown based on Development Plan Review, 10.25.2019

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

PROJECT TITLE:
GLENWOOD GILL CONDOMINIUMS
LOT 1-6 BLOCK 6, JACKSON
185 NORTH GLENWOOD
JACKSON, WYOMING

SHEET TITLE: WATER MODEL ANALYSIS	
DRAFTED BY:	AJ
REVIEWED BY:	JL
PLAN VERSION	DATE
TOJ MODEL	10/25/2019
PROJECT NUMBER 18105	
SHEET 1 of 1	

November 30, 2018

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

RE: GEOTECHNICAL INVESTIGATION REPORT, 165 AND 185 NORTH GLENWOOD STREET, JACKSON, WYOMING (PROJECT NO: 18105)

Dear Mr. Orthmann,

We are pleased to present this report of our geotechnical investigation for the proposed development at 165 and 185 N. Glenwood St. in Jackson, Wyoming. This report encompasses 165 N. Glenwood and updates the previous report for 185 N. Glenwood which was prepared by Womack & Associates (WAI) and issued to the Eden Group in November of 2006. The report describes site conditions observed during the investigations and presents engineering analyses and recommendations for the proposed new structure.

In summary, the recent subsurface exploration encountered essentially the same material as was observed in 2006 and engineering recommendations generally remain the same. Engineering analyses depending upon seismic parameters, which have changed since 2006, have been updated in this report, as well as references to the current version of the building code (IBC, 2015; ASCE 7-10).

Groundwater monitoring is strongly recommended during the spring run-off season of 2019 to verify site groundwater levels will not impact the proposed construction.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions for you.

Respectfully submitted,

JORGENSEN GEOTECHNICAL



Colter H. Lane, P.E.
Geotechnical Project Engineer

Reviewed by:



Ray Womack, P.E., P.G.
Senior Geotechnical Engineer & Geologist

Cc: Arne Jorgensen, Hawtin-Jorgensen

**Geotechnical Investigation Report
165 and 185 North Glenwood Street
Jackson, Wyoming**

Prepared for:

**Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142**

Prepared by:



JORGENSEN
GEOTECHNICAL, LLC

**PO Box 9550
Jackson, WY 83002**

November 30, 2018

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Appendix B:	2018 Borehole Logs
Appendix C:	USGS Seismic Design Maps Summary and Detailed Reports

1.0 INTRODUCTION

As authorized by Mr. Nick Orthmann of Bear Development, LLC, Jorgensen Geotechnical conducted a geotechnical investigation for the proposed development at 165 and 185 N. Glenwood Street in Jackson, Wyoming (Figure 1). The site is located in the Town of Jackson on the corner of North Glenwood Street and Gill St., about 750-ft east of the toe of East Gros Ventre Butte. Womack & Associates (WAI) previously conducted a geotechnical site investigation and prepared a geotechnical report for 185 N. Glenwood Street in October of 2006. The 2006 WAI report can be found in Appendix A of this report. The purposes of the additional field work conducted in November of 2018 were to verify soil and groundwater conditions at 165 N. Glenwood street are similar to those discovered at 185 N. Glenwood street in September of 2006, evaluate soil-engineering properties, and to provide recommendations for foundation construction.

2.0 PROPOSED CONSTRUCTION

It is our understanding the proposed structure will consist of an underground parking garage beneath a multi-story structure spanning both 165 and 185 N. Glenwood Street. Development of 185 N. Glenwood Street began between 2007 and 2009, but was never completed. Existing facilities include an underground parking garage and ramp at 185 N. Glenwood capped with a concrete slab. It is our understanding the walls of the parking structure were supported using soil nails, several of which extend into 165 N. Glenwood.

The southern portion of the project site located at 165 N. Glenwood Street is currently occupied by four separate structures, all of which will be demolished prior to construction of the proposed structure. Mr. Arne Jorgensen with Hawtin-Jorgensen Architects indicated the proposed building will be an extension of the existing structure at 185 N. Glenwood Street consisting of an underground parking garage with footings placed approximately 12 feet below the existing ground surface.

3.0 INVESTIGATION PROCEDURES

3.1 Environmental Assessment

A Phase I environmental assessment was completed by on September 6, 2006, for 185 N. Glenwood St. and consisted of a review of records provided by the Town of Jackson, Wyoming, Department of Environmental Quality (WDEQ), and the Environmental Protection Agency (EPA). The result of this assessment indicated that, while several surrounding areas are locally contaminated with hydrocarbons, the property was not associated with any current or historic environmental hazards.

3.2 Subsurface Investigation

The original field investigation conducted on September 14th and 15th, 2006, consisted of a preliminary site reconnaissance and a drilling and sampling program of three exploratory boreholes at 185 N. Glenwood, shown as BH-1 through BH-3 in Figure 2. The 2018 update

included two boreholes at 165 N. Glenwood, shown as JG-18-1 and JG-18-2 as shown in Figure 2. All five of the boreholes were drilled to depths ranging from 27 to 33 feet below the ground surface (bgs) in order to observe subgrade soil and groundwater conditions. One standpipe piezometer consisting of a two-inch, 20-slot PVC pipe completed with an eight-inch flush-mount surface vault was installed to 30-feet bgs in JG-18-1 during the November, 2018 site investigation. Descriptive logs of the boreholes can be found in Appendix B.

ProSonic Drilling provided contract drilling services for the 2006 investigation. The sonic drill rig had an interior diameter of 4" and returned continuous samples throughout the entire borehole depth during drilling. For Standard Penetration Tests (SPT), the sonic rig was equipped with a 140 lb. chain-drive hammer with a reported efficiency of 60%.

The 2018 drilling program was performed using a hollow-stem auger mounted on a Simco 2800HS drill rig. SPTs were performed at 2.5-ft intervals and samples were collected using a split spoon sampler driven by a rope and cathead pulley system dropping a 140-lb hammer 30-inches per blow. Blow counts (i.e., the number of blows to advance the sampler 6-inches) were recorded during each test, and adjusted to a hammer efficiency of 60% and overburden pressure of one atmosphere, as suggested by Youd and Idriss (1997) and Fang (1991), to obtain standard adjusted $(N_1)_{60}$ values in blows per foot (bpf).

The $(N_1)_{60}$ corrections account for differences in sampler size and configuration, hammer efficiency, overburden pressure, and other variables. It is very important to use the $(N_1)_{60}$ values for consideration of rock and soil strength rather than the field N-values. There is often significant variability between the two sets of blow counts.

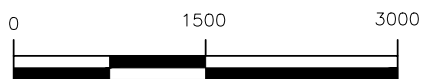
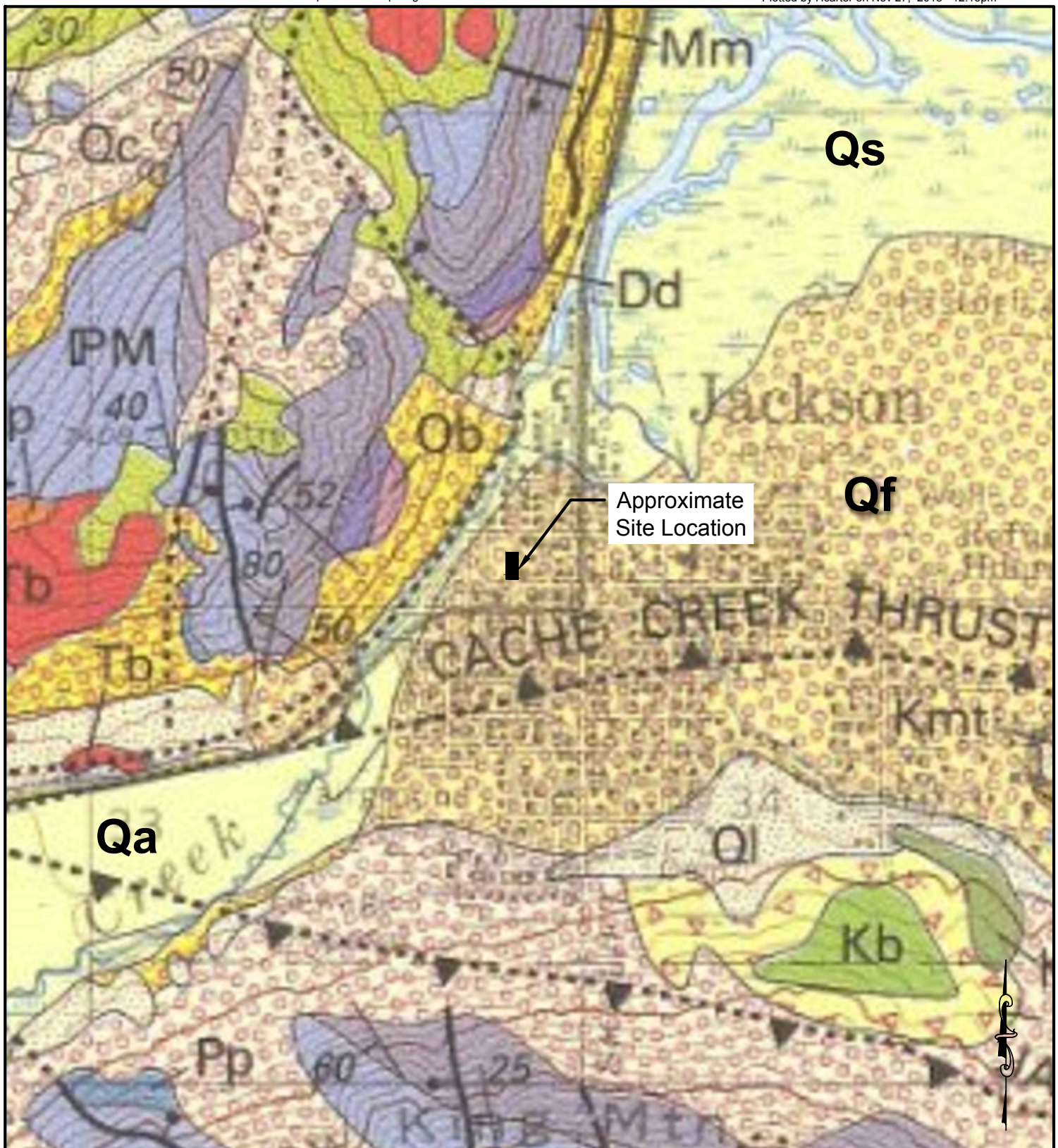
Soil types, consistencies, and relative moisture contents were observed and documented by a Jorgensen Geotechnical engineer during the 2018 investigation and a WAI engineer during the 2006 investigation. Site conditions and actual soil conditions may differ from those presented in the borehole logs. The approximate borehole locations are shown in Figure 2 and detailed borehole logs are presented graphically in Appendix B.

3.3 Laboratory Analysis

Given the stony character of soils encountered at the site, no laboratory testing was performed.

3.4 Report Preparation

This report describes the observed geologic and geotechnical site conditions and includes a site location and geologic map. Boreholes are presented graphically in Appendix B. This report provides engineering analysis and recommendations for the construction of foundation elements, drainage, and shoring elements.



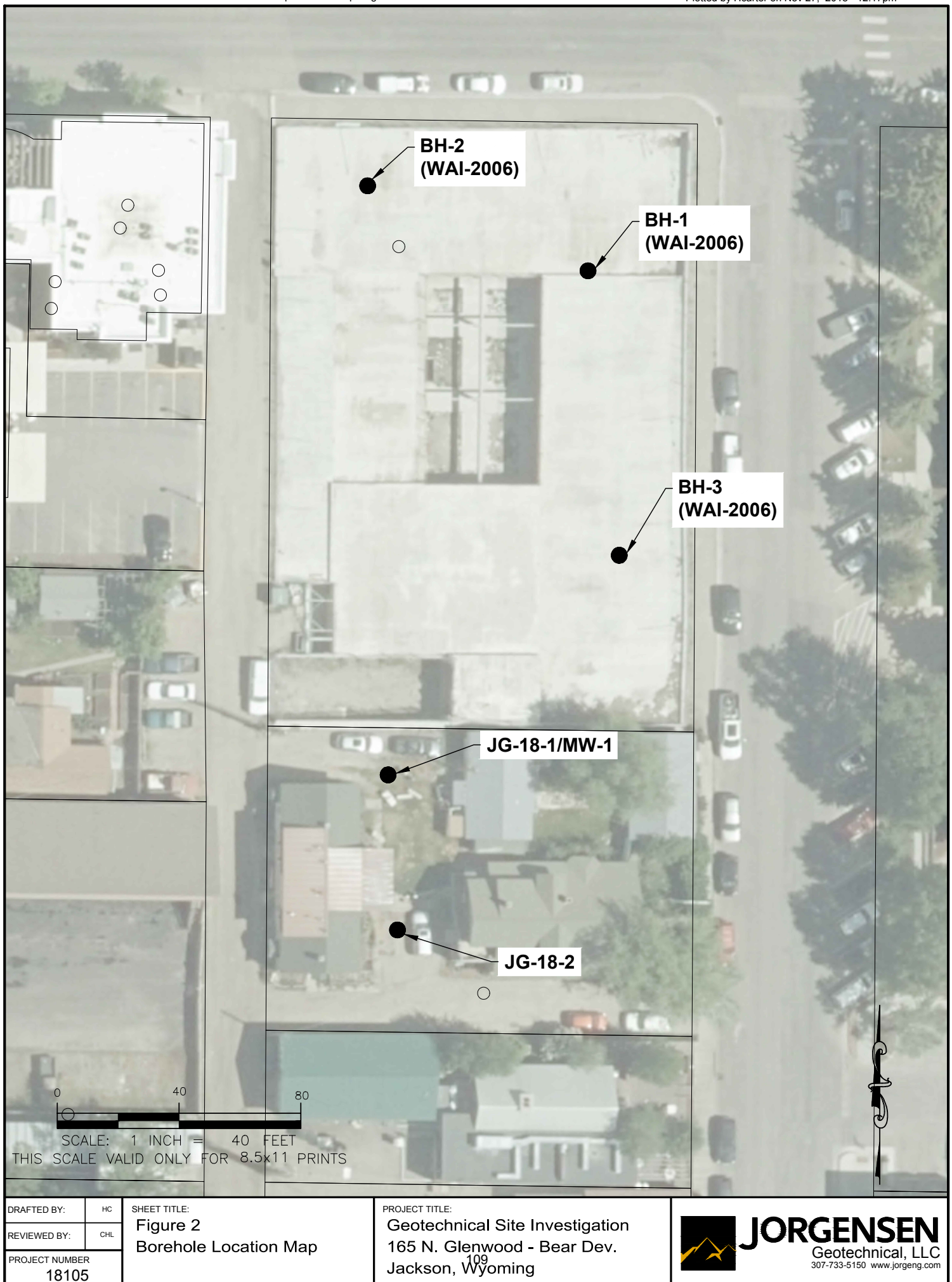
SCALE: 1 INCH = 1500 FEET

THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

From Love et al., 1992, Geologic map of Grand Teton National Park, Teton County, Wyoming

Map Symbols: Qf - Alluvial Fan Qs - Swamp Deposits
Qa - Alluvium - Gravel, Sand, and Flood-Plain Deposits

DRAFTED BY:	HC	SHEET TITLE: Figure 1 Site Location and Geologic Map	PROJECT TITLE: Geotechnical Site Investigation 165 N. Glenwood - Bear Dev. Jackson, Wyoming	 JORGENSEN Geotechnical, LLC 307-733-5150 www.jorgeng.com
REVIEWED BY:	CHL			
PROJECT NUMBER 18105				



4.0 SITE CONDITIONS

4.1 Description

The project site is in the north part of the Town of Jackson, on the southwest corner of the intersection between North Glenwood Street and West Gill Avenue. The site is about one block east of Flat Creek and one block south and west of Cache Creek. The site is currently occupied by several structures. The northern portion of the site on 185 N. Glenwood Street is occupied by a partially completed underground parking garage, while the southern portion of the site on 165 N. Glenwood is currently occupied by four separate structures. The site is relatively level to very gently sloping to the northwest toward Flat Creek. Elevation at the site is about 6,210 feet above sea level.

4.2 Geology

A geologic map of the Grand Teton National Park (Figure 1), which encompasses the town of Jackson and the project site, was published by Love, et al, in 1992. The map shows the location of surficial deposits, bedrock units, and geologic structures (i.e., faults and folds). As depicted on the map, the project site is within the Cache Creek alluvial fan deposits (Qf) consisting of water-laid gravel, sand, silt, and clay with the finer grained deposits becoming more abundant at the distal ends of the fans (i.e., far from the mouth of the canyon), and stonier deposits at the proximal (i.e., near the mouth of the canyon) end of the fans. Soils encountered in the boreholes are consistent with the mapped geology and generally consist of sandy and clayey gravels. The alluvial fan is presumably underlain at depth by Tertiary and Paleozoic aged bedrock. Bedrock was not encountered in the boreholes and is expected to be very deep.

Numerous Quaternary aged (relatively young and potentially active) faults have been mapped in the Jackson area (Love et al, 1992; USGS, 2006), notably the East Gros Ventre fault, faults on the east and west side of West Gros Ventre Butte, and the Teton fault system along the east side (base) of the Teton Range. The surface trace of the Teton fault is located approximately 6 miles west of the project site. The mapped trace of the East Gros Ventre fault lies along the eastern base of East Gros Ventre Butte (Figure 1). This feature is mainly concealed beneath late Pleistocene to Holocene alluvium (Machette et al, 2001).

Two east-west trending buried fault segments, the Cache Creek thrust fault and the Jackson thrust fault, are mapped south of the project site (dotted lines with black triangles on Figure 1). The fault segments appear to be truncated by the north-south trending Teton fault system, and offset only the older geologic units (i.e., the Paleozoic and Tertiary aged rocks). These fault traces do not appear to offset the younger geologic units and therefore are inferred to be relatively old and inactive structures.

4.3 Soils

Similar soil conditions were encountered in all of the boreholes drilled for this investigation. Borehole BH-1 (2006) was drilled to a depth of 27 feet near the northeast corner of 185 N. Glenwood. Boreholes BH-2 and -3 at 185 N. Glenwood were drilled to depths of 27 and 28 feet in the northwest corner and southeastern corner of the lot, respectively. Borehole JG-18-1

(2018) was drilled to a depth of 31.5-ft near the northwest corner of 165 N. Glenwood, and JG-2 was drilled to a depth of 33-ft near the southwest corner. All borehole locations are shown on Figure 2.

The site is underlain by stratified alluvial fan deposits consisting primarily of medium dense to very dense sandy and clayey gravel/cobble. About 4-ft of very loose sandy silt fill was encountered at the ground surface in borehole JG-18-1 and JG-18-2. As indicated by the 2006 report (Appendix A) and borehole logs in Appendix B, most of the site is underlain by sandy gravel and cobble alluvial fan deposits. Based on field estimates, the stony alluvial fan soils consist of about 20-30% sand and 70-80% 5-inch minus subrounded gravel and cobbles. Adjusted blow count (N_1)₆₀ values in the stony alluvial fan are typically in the range of 20 to more than 50 bpf.

Thin beds of gravelly clay were encountered below about 25-ft in some borings. These thin, lenticular beds of clayey gravels are unlikely to affect foundation performance. Boring JG-18-2 encountered medium stiff massive clay from 29-ft bgs down to total depth of the boring at 33-ft. The adjusted blow count in this clay was 8 bpf, which indicates a soft to medium stiff consistency. However, assuming the foundations for the proposed structure are placed at approximately 12-ft bgs, the clay is too deep to affect foundation design. This clay may represent a remnant of the glacial lake beds that formerly occupied the valley or a fine-grained deposit near the distal (downstream) end of the alluvial fan.

4.4 Groundwater

Groundwater was encountered in boreholes BH-1 and BH-2 (WAI, 2006) in September of 2006 at approximately 25-ft below the ground surface. Groundwater monitoring at borehole BH-2 was conducted through the spring 2007, which indicated groundwater levels remain at approximately 25-ft bgs for a large portion of the year. Measured groundwater levels at the site did not appear to respond to flow levels in Flat and Cache Creeks. Groundwater was not encountered down to 33-ft bgs at 165 N. Glenwood at the time of drilling in October 2018, though the investigation occurred during what is typically considered a dry time of year. We strongly recommend groundwater monitoring in MW-1 (JG-18-1) during the spring of 2019. Construction methods used for parking areas below grade will be informed by groundwater monitoring data from MW-1 and BH-2. Recommendations for construction in areas of high groundwater are presented in Section 6.1.

4.5 Earthquakes and Ground Shaking

Jackson Hole is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Wyoming, and western Montana (Smith and Arabasz, 1991). The Teton fault along the eastern margin of the Teton Range about 6 miles northwest of the project site is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 events in western Wyoming (Case, 1997), implying that the risk of major earthquakes may be high.

Ground motion accelerations should be derived for the project site in accordance with the general procedure defined in the International Building Code (IBC). The IBC references ASCE 7-10 to determine the ground motion accelerations. Based on subsurface soils and geologic maps, the site is classified as a Site Class D (“Stiff Soils”). For your convenience, USGS Seismic Design Maps Summary and Detailed Reports were produced assuming a risk category of I/II/III and are attached in Appendix C. These reports present design ground motion for structural design. The site’s seismic hazard results in a Seismic Design Category D.

The site is in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with 10% probability of exceedance in 50-years is approximately 0.20g, according to the USGS National Seismic Hazard Maps (2014). This has been applied in this report for analysis of seismic lateral loading on retaining walls; see Section 5.3.

The provisions of the IBC are intended to provide uniform levels of performance for structures, depending on their occupancy and use and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the *design* ground motion. The *design* earthquake ground motion is selected at a ground shaking level that is 2/3 of the *maximum considered earthquake* (MCE) ground motion, which has a likelihood of exceedance of 2 percent in 50 years (a return period of about 2,500 years). The owner should be aware that the IBC is not intended to prevent damage or loss of function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable to the owner.

4.6 Geological and Geotechnical Hazards

4.6.1 Liquefaction Potential

Loose, saturated sands and silty sands, and in some cases silts and gravels, may liquefy when exposed to seismic shaking. Liquefaction has been most prevalent in areas where loose saturated sands occur within about 30 feet or less of the ground surface, but in some instances, liquefaction has been reported in saturated deposits up to 60 feet deep (EERI, 1994).

The boreholes drilled to a depth of about 33 feet encountered sandy gravel and cobbles under the site that appear to be too stony and dense to liquefy in a seismic event. It is possible that liquefiable materials occur at greater depths. At this flat-lying location, liquefaction could potentially cause minor differential settlement. However, there appears to be little risk of “lateral spreading”, which is a major slope movement that is a common source of catastrophic failure during earthquakes.

4.6.2 Geological Hazards

The owner should be aware that in the event of a large magnitude earthquake, there are several geologic hazards that could potentially cause damage to structures (Smith et al, 1993). Potential hazards at this site might include strong ground shaking and ground cracking. Although the risk of surface rupture along an un-mapped fault trace exists, the risk is very small.

5.0 ENGINEERING ANALYSIS

5.1 Settlement

Foundation footings shall be placed on stony Cache Creek alluvial fan material. Significant consolidation (e.g., total settlement of 1-inch and differential settlement of 0.5-inches) of the dense to very dense, sandy and clayey gravels and cobbles observed in the boreholes is not anticipated. Removal of loose topsoil and fill material from the upper 2-4 feet is necessary, but is expected for the basement excavation. Removal of the loose fill shall extend to exterior footings including those for awnings, porches, and hardscapes.

5.2 Bearing Capacity

Bearing capacity of soil refers to its ability to resist shear failure under load. The bearing capacity of the stony alluvial fan deposits was estimated using Meyerhof's bearing capacity equation for strip footings (Bowles, 1996). Soil properties were estimated based on visual soil classification. The average unit weight of the soil is estimated to be about 125 pcf, and the friction angle is estimated to be about 36 degrees (Pit Slope Manual, 1982; Huang, 1983). The foundation footings are assumed to be 16 inches wide, placed on the sandy gravel and cobble alluvial fan. Assuming continuous 16-inch strip footings, an allowable bearing capacity for the stony alluvial material is estimated to be about 5,000 psf.

These values assume footings will be placed directly on the stony alluvial fan or approved engineered fill. Jorgensen should be contacted prior to the placement of structural fill or foundation elements to observe whether or not the excavation has reached competent stony alluvial fan or approved stony fill.

5.3 Lateral Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996). Lateral pressures were calculated for at-rest, active, and passive conditions assuming level backfill, and are presented in Table 5-1. These values assume stony site material will be used as exterior backfill. We have assumed an estimated internal friction angle of 36° and a unit weight of 125 pounds per cubic foot (pcf) based on visual classification of the soils.

Table 5-1: Lateral Pressure Parameters for Native Stony Alluvial Fan Soils

Condition	Coefficient of Earth Pressure	γK (equivalent fluid pressure)
Static Conditions Level Backfill	$K_o = 0.41$ $K_a = 0.26$ $K_p = 3.85$	52 pcf 32 pcf 481 pcf
Earthquake Conditions Level Backfill	$K_{ae} = 0.32$ $K_{pe} = 3.65$	39 pcf 456 pcf

5.3.1 Active Pressures

For lateral pressure design of retaining walls, which are allowed to deflect and develop an active soil wedge, the calculated equivalent fluid pressure (γK_a) is about 32 pcf assuming a horizontal ground surface behind the retaining wall. This pressure distribution would be equivalent to a force of approximately $16H^2$ pounds per horizontal foot of wall acting at one-third the wall height (H) above the base.

Lateral pressures on retaining walls from earthquakes were estimated using the Mononobe-Okabe equations (Bowles, 1996; Duncan et al, 1990). Because the maximum acceleration occurs only briefly during an earthquake, it is common practice when designing dams and other earth structures to reduce the design acceleration to $\frac{1}{2}$ of the maximum design acceleration (Hynes-Griffin and Franklin, 1984). Thus, we have calculated seismic lateral pressures using a horizontal acceleration k_h of .10g ($\frac{1}{2}$ of k_h max) per the USGS (2014).

Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990). Accordingly, active soil pressures have been divided into two components that act at different wall heights. The static force acts at the lower third-point, as discussed above. The resultant force from seismic lateral pressures is applied at 60% of the wall height above the base with a magnitude equal to the difference between the seismic and static active pressures; i.e., $\frac{1}{2}(\gamma k_{ae} - \gamma k_a)H^2$ or $3.5H^2$.

5.3.2 Passive Pressures

For passive pressures, an equivalent fluid pressure (γK_p) of about 481 pcf was estimated for static conditions and 456 pcf for seismic conditions. Passive pressure design should neglect the loose fill and soil located within the frost zone.

5.3.3 At-Rest Pressures

For lateral pressure design of foundation walls, which are restrained and not allowed to deflect, the calculated at rest earth pressure (γK_o) is about 52 pcf, assuming a horizontal ground surface behind the foundation wall. Use the at-rest pressure or the active pressure under seismic conditions for foundation wall design, whichever is greater.

5.4 Soil Friction

Terzaghi, et al (1996) suggests the use of the internal strength of the soil for the friction angle along a concrete base in granular soils, with a maximum value of 30° . Accordingly, a friction value of 0.58, which is the tangent of 30° , is suggested if foundation elements are founded on the native stony alluvial fan or an approved structural fill. The friction value may be combined with the passive pressure to resist horizontal loads.

5.5 Shoring

It is our understanding the proposed basement footings may be more than 10 feet below ground surface. Shoring will likely be required around the perimeter of the new building.

Recommended shoring alternatives include H-pile walls and soil nails. When a building design has been selected, this office should be involved in selection of shoring techniques. It is our understanding the foundation walls for 185 N. Glenwood Street are supported by tie-backs or soil nails. It is assumed the soil nails were designed and installed using the soil nail parameters presented in Section 5.5.2 of the 2006 WAI report (Appendix A). Based on conversations with the Architect, it is our understanding the existing underground parking garage will be extended to the south onto 165 N. Glenwood Street using the same design and construction techniques. Therefore, selection and design of the shoring system for 165 N. Glenwood Street should mimic the performance of the original shoring system. Test data from the original construction is expected to represent the most accurate information for anchor or nail performance.

In light of the existing shoring system, the southern wall of the partially completed underground parking garage on 185 North Glenwood street contains several soil nails extending to the south onto 165 N. Glenwood street. Construction of the proposed construction must take into consideration the effect of removing these anchors and ensure the proposed excavation will not damage the existing structure.

6.0 RECOMMENDATIONS

6.1 Foundations

In our opinion, the sandy gravel and cobble alluvial fan soils below a depth of about 2 to 3 feet will provide adequate support for anticipated foundation loads of the proposed structure. Excavation for the foundation footings should remove the upper 2 to 3 feet of finer-grained soil and fill, exposing the top of the underlying gravel and cobbles. Foundation footings may be placed directly on the stony alluvial fan. Given the depth and stiff character of the two clay layers encountered we believe that over-excavation will not be necessary.

All footings should be placed below the frost line, including exterior footings for awnings and porches. The building code for Teton County requires that footings be placed at a minimum depth of 34 inches below finished grade, with a minimum foundation exposure of 6 inches above finished grade.

To further reduce the risk from potential settlement, any material loosened during the excavation process shall be compacted to a non-yielding state prior to placement of the concrete footings. A vibrating, smooth-drum roller compactor or “whacker” may be used to densify the coarse-grained soils. If the groundwater level is above the bottom of the footing excavation, compaction may not be feasible.

Because of the possibility of relatively shallow groundwater conditions at the site, a full-basement or below grade parking structure may be vulnerable to seepage. If the owner and architect plan to construct the building with a full-basement or underground parking, we strongly recommend a foundation system that is fully waterproofed unless groundwater monitoring in spring 2019 indicates otherwise. The foundation footings, stem walls, and floor slab should be constructed as a monolithic unit to eliminate joints and completely wrapped

with a waterproof membrane system. If necessary, adequate foundation reinforcement should be used to counteract buoyant forces that may be exerted on the floor slab.

Relying on a dewatering system to mitigate seepage into the lower levels of the building is not recommended. Mechanical means of dewatering may be problematical because of the high permeability of the stony soils and the anticipated large quantities of water that would need to be displaced. In addition, dewatering systems typically have high installation costs, long-term operation and maintenance expenses, and reliability and water discharge issues.

During foundation construction, shallow groundwater may be encountered. Dewatering to reduce water levels may be required during foundation construction. At this point we do not consider it necessary to specify dewatering procedures during construction. Pumping may be required and discharge of water may be problematical at this site. Adequate planning is important to address proper discharge of the water. These issues will not be of concern if groundwater does not rise significantly from its current level.

A Structural engineer should review the plans to check that adequate support is provided to the foundation systems. Minor settlement of footings, foundation walls, and floor slabs may result in small fractures in the concrete walls, concrete floor slabs, and sheetrock. These occurrences are normal and should not be a cause for concern.

6.2 Site Preparation

At the start of construction, the site should be cleared and stripped of topsoil, fine grained soils, and organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or site-derived engineered fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed and the excavation thoroughly cleaned prior to backfill placement and/or construction.

If fine-grained soils are observed at foundation depth, they should be removed and replaced with an approved engineered fill, such as pit-run or select site soils. During excavation for the foundation system, removal of large cobbles and boulders may disturb and loosen the surrounding material. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to placement of structural fill and/or footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by Jorgensen.

All excavations and foundation subgrades should be observed by a representative of Jorgensen prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.

6.3 Foundation Drains

Foundation drains were recommended in Section 6.4 of the 2006 WAI Report, though it is unknown if foundation drains were installed during the construction of the existing underground parking garage. Foundation drains for the proposed addition to the existing underground parking garage should mimic the existing foundation drain in order to obtain a single, harmonious system. This issue may be revisited following groundwater monitoring and final design.

6.4 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify site soils as Type C. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V in the stony alluvial fan. These are recommendations based on observations made at the time of the investigation. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil and groundwater conditions at the time of construction.

Simple cut slopes may not be possible in all or most of the site. Site constraints such as adjacent buildings, utilities, and roads are likely to require shoring to support excavation for basement foundations. Selection and design of an appropriate shoring system is beyond the scope of this report, but may be provided upon request.

6.5 Final Backfilling and Grading

Properly compacted backfill will reduce settlement of the soil against foundation walls and beneath exterior concrete slabs. Exterior backfill around the building should consist of site materials placed in lifts no greater than 9 inches loose thickness and compacted. Existing site material may be used for exterior and utility trench backfill.

Structural fill should be used beneath exterior slabs-on-grade. Utility trenches should also be backfilled in lifts and compacted. Final grading should provide protection from frost. Do not over compact exterior backfills against “green” foundation walls.

Prior to placement of structural fill for the foundation subgrade or exterior slabs-on-grade, the site should be cleared and grubbed. No brush, roots, sod, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill.

6.6 Compaction of Engineered fill

If engineered fill is used to achieve final grades below footings, the fill may consist of select stony site material or imported pit-run fill placed in horizontal lifts no greater than 12 inches loose thickness, as indicated by Table 6-1. Larger cobbles (> 4” diameter) should not be used as structural backfill, except as specified in Table 6-1.

Table 6-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes
5-ton vibratory	12 inches	9-inch*	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

* Occasional clasts to 12-inch are permitted, if encountered, but should not be nested (placed against one another).

Stony fill will compact into a dense, strong, well-draining structural fill, and strict moisture control is usually not required. Compaction testing with a nuclear density gauge is usually problematic due to the presence of large stones. Therefore, we recommend compacting stony fills using a method specification, which may be established as follows:

- The contractor will place fill in loose lifts no greater than specified in Table 6-1 for whichever class of compactor is used.
- Fill will be compacted with the *minimum* number of passes specified in Table 6-1. The actual number of passes should be determined by observing compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
- Once the number of passes is determined, this **method** (unique to the material type, compactor, lift thickness, and number of passes) may be continued for the rest of the project as long as fill material properties and subgrade soil conditions remain the same.

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the building pad construction. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 6.12.

Exterior backfills should be placed as early as possible. However, do not over-compact exterior backfills against “green” foundation walls. Utility trenches should also be backfilled in lifts and compacted. Stony soils will require a vibrating smooth-drum roller or vibratory plate (i.e., hoe-pack or “jumping jack”) for compaction.

6.7 Final Grading

Properly compacted backfill and site drainage are important for protecting basements and foundation elements from water infiltration. Final grading should provide positive drainage of at least 0.5 foot in the first 10 feet (5%) away from the structure. Adequate gutters are strongly recommended. Roof runoff should be discharged at least 3 feet away from the building or exterior slabs. Swales or other moisture collection points should be avoided if possible within 10 feet of the foundation or retaining walls. Drainage swales should slope a minimum of 2%.

6.8 Interior Slabs-on-Grade

The recommendations in this section apply only if the basement has not been fully waterproofed and is within 5 feet of the seasonal water table. The interior floor slab should be at least 4 inches thick, and any slabs bearing vehicles should be at least 6 inches thick. Minor floor cracking of slab-on-grade construction is difficult if not impossible to prevent. Such cracking is normal and should be expected to occur with time. Buildings are almost never free of cracks, and cracking is caused by many factors other than soil movement, such as concrete shrinkage, normal activities, and daily and seasonal variability in temperature and humidity.

The following suggestions are recommended for standard slab-on-grade construction. An impermeable layer (usually plastic) is suggested beneath the slab, underlain by 4 inches of clean drain gravel that will act as a capillary break to reduce dampness. Two options are available to reduce the tendency for the concrete to crack as it dries. Three articles from the American Concrete Institute (ACI) that discuss these options are located in Appendix C of the 2006 WAI Report.

1. A blotter layer may be placed under the slab. In the past, loose sand has been used for this purpose, but is no longer recommended. A cover of 4 inches of trimmable, compactible, granular material may be placed over the sheeting to receive the concrete slab. This material usually consists of “crusher run material”, which varies in size from about 1.5-inch down to rock dust. Alternatively, 3 inches of fine graded material such as crusher fines or manufactured sand may be used.
2. The blotter layer may be eliminated if the concrete is reinforced properly. The article entitled “Controlling Curling and Cracking in Floors to Receive Coverings” provides a discussion of proper floor slab reinforcement. If the contractor needs additional guidance on reinforcement, a structural engineer should provide it.

The Teton County Building Department also requires a ventilation system for slab-on-grade construction in inhabited buildings. A ventilation system is not required for a deep basement or parking garage below the groundwater level.

6.9 Exterior Slabs-on-Grade

Exterior slabs (sidewalks, patios, driveways, etc.) typically sustain the greatest damage. Cracking is almost impossible to avoid, and freeze-thaw adds to the difficulty caused by soil consolidation. The fine-grained topsoil, silt, and clay fill material near existing ground surface could potentially cause severe frost or settlement damage. The following suggestions may reduce differential movement of exterior slabs.

Exterior concrete slabs should be at least 4 inches thick, 6 inches if supporting vehicles. Exterior slabs should not be tied to foundation walls. Any movement of exterior slabs may be transmitted to the foundation walls, resulting in damage. Posts for patios or other exterior columns should not bear on exterior slabs. If the slabs settle or rise, the movement can be

transmitted to the post, resulting in damage to the structure.

Exterior slabs placed on fine-grained soils may be very susceptible to frost heave, and any exterior flat work placed on these soils may perform poorly. Performance of the slabs may be improved by placement of at least 6 inches, preferably 12 inches, of gravel beneath the slab. Expansion joints are recommended in all concrete flatwork.

6.10 Ventilation and Radon

Evaluation of radon was beyond the scope of work; local codes should be followed and specialty contractors employed, if necessary. A capillary break layer (Section 6.8) may be necessary to accommodate a radon vent pipe. Teton County Building Code requires that slabs below living spaces be ventilated and sealed. Ventilation should also be provided for areas under crawl spaces. The building contractor is ultimately responsible for following local building codes.

6.11 Reinforcing, Utilities Testing, and Concrete Considerations

Footings, slabs, and foundation walls should be reinforced to resist differential movement. We strongly recommend consultation with a structural engineer to specify adequate reinforcement. Exterior concrete should contain 5% to 7% entrained air. We recommend pressure testing of water and sewer lines before backfilling.

6.12 Observation during Construction

Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to observe the conditions and make any necessary modifications. All excavations and foundation subgrades should be observed by a representative of JG prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.

We are able to provide the most value observing site conditions at the following times:

1. Upon completion of site preparation to verify stony alluvial fan soils or stony fill have been reached and prepared in accordance with Section 6.2.
2. During the placement of the beginning lifts of engineered fill, if required, to observe compaction (i.e., develop a method specification, see Section 6.6: and
3. Once the site has been prepared to the bottom of footing elevation to witness a proof roll with the compactor.

7.0 LIMITATIONS

This report has been prepared based on a limited amount of data. Actual site conditions may vary. This report, including engineering analysis, recommendations, figures, and design details are exclusive to the referenced site. Under no circumstances shall the figures be separated from the text and used independently. This report is not a stand-alone document and shall always be accompanied by the original 2006 WAI report found in appendix A of this report. Recommendations in this report are not applicable to other construction sites. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No other warranty is made or implied.

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APPENDIX A

185 N. Glenwood Geotechnical Report (WAI, 2006)

**GEOTECHNICAL INVESTIGATION REPORT
MCCABE PROPERTY
185 NORTH GLENWOOD STREET
JACKSON, WYOMING**

Prepared for:

**Rick Benson
Eden Group
3395 North Pines Way
Wilson, WY 83014**

Prepared by:

**Womack & Associates, Inc.
P.O. Box 12650
Jackson, Wyoming**

October 17, 2006



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• Geotechnical Engineering

• Geology

October 17, 2006

Rick Benson
Eden Group
3395 North Pines Way
Wilson, Wyoming 83014

**RE: GEOTECHNICAL INVESTIGATION REPORT, MCCABE PROPERTY PROJECT,
JACKSON, WYOMING**

Dear Rick:

We are pleased to present this report on our geotechnical investigation for the proposed development at the McCabe Property in Jackson, Wyoming. Two copies are enclosed. The report describes site conditions and presents engineering analyses and recommendations.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions for you.

Respectfully submitted,

WOMACK & ASSOCIATES, INC.

Ray Womack 10-17-06

Ray Womack, P.E., P.G.

Enclosure: Reports

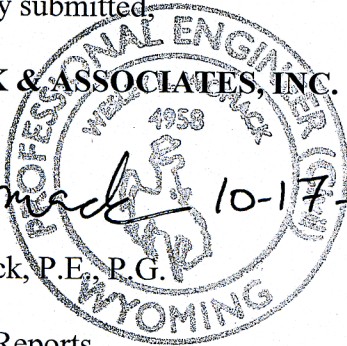


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1.0 INTRODUCTION

As authorized by Rick Benson of the Eden Group, Womack and Associates, Inc. conducted a geotechnical investigation for the proposed housing development at the McCabe Property in Jackson, Wyoming. The site is located in the Town of Jackson on the corner of North Glenwood Street and Gill St., just east of East Gros Ventre Butte. The purposes were to investigate soil and groundwater conditions, evaluate soil-engineering properties, and to provide recommendations for foundation construction.

2.0 PROPOSED CONSTRUCTION

Plans for the site include demolition of the existing multi-story office and printing complex and construction of a multi-story housing development with an underground parking structure.

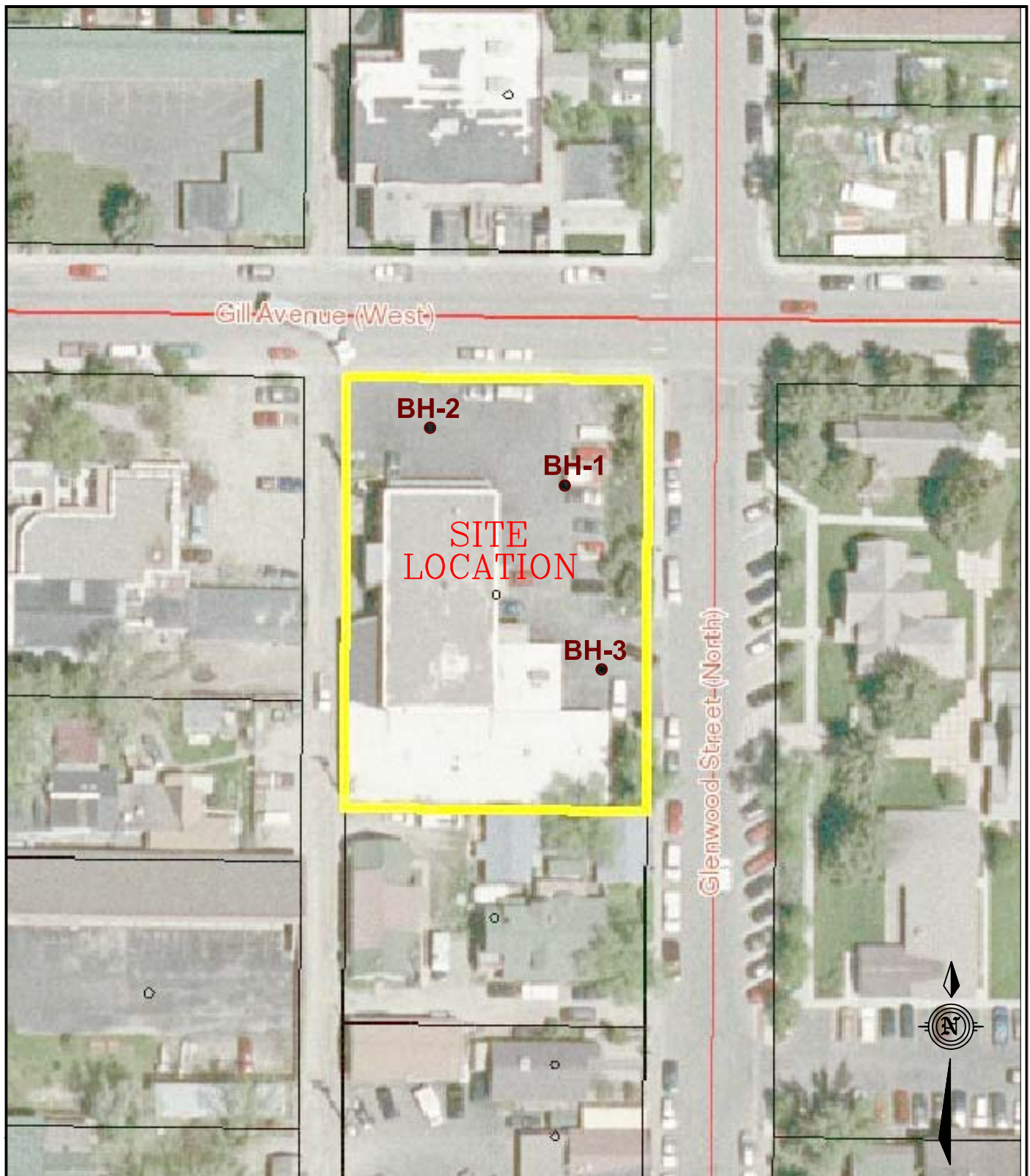
3.0 INVESTIGATION PROCEDURES

3.1 Field Investigation

The field investigation conducted on September 14th and 15th, 2006, consisted of preliminary site reconnaissance and drilling and sampling of three exploratory boreholes. The boreholes were drilled to depths of about 25 to 30 feet in order to observe subgrade soil and groundwater conditions. Borehole locations are shown in Figure 1. Descriptive logs of the boreholes are in Appendix A.

ProSonic Drilling provided contract drilling services. The sonic drill rig had an interior diameter of 4" and returned continuous samples through the entire borehole depth. The sonic rig was equipped with a 140 lb. chain-drive hammer with a reported efficiency of 60%

Standard Penetration Tests (SPT) were performed using methods consistent with ASTM D 1586. The sample intervals were varied as judged appropriate by the engineering geologist. A 1 3/8-inch split-spoon sampler without liners was used for soil sampling. A 140-pound hammer dropped 30 inches was used to drive the split-barrel sampler, and the blows required to drive the sampler 18 inches were recorded in 6-inch increments. The blows for the final 12 inches were recorded as the unadjusted field "N-value", measured in blows per foot (bpf). Field N-values are presented on the logs in Appendix A. Field values should not be used for design purposes without correction.



APPROXIMATE
SCALE: 1" = 50'

Geotechnical Investigation Report McCabe Property 185 North Glenwood St. Jackson, Wyoming	Site Location Map	FIGURE 1
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The industry standard sampling procedure is the Standard Penetration Test (SPT). The standard split-spoon sample has an outside diameter (o.d.) of 2 inches and inside diameter (i.d.) of 1.375-inch (or 1.5-inch if liners are not installed). Field N-values were corrected to $(N_1)_{60}$ using procedures suggested by Youd, et al (2001). Corrected $(N_1)_{60}$ values are in Appendix B.

The corrections account for differences in sampler size and configuration, hammer efficiency, overburden pressure, and other variables. The $(N_1)_{60}$ values represent SPT values adjusted to a standard of one atmosphere of overburden pressure and hammer efficiency of 60%. It is very important to use the $(N_1)_{60}$ values for consideration of rock and soil strength rather than the field N-values. There is often significant variability between the two sets of blow counts.

Soil types, consistencies, and stratigraphic thicknesses were observed and documented by an Engineering Geologist. Field conditions were described for all soil types observed and representative samples were obtained from critical soil horizons. General topography and site conditions were observed by the geologist in order to place the boreholes in representative locations. Note that site conditions may be variable and actual soil conditions may differ from those represented in the borehole logs.

3.2 Laboratory Analysis

Given the coarse character of soils encountered at the site, no laboratory testing was performed.

3.3 Previous Investigations

A Phase I environmental assessment was completed by Womack & Associates on September 6, 2006 for the McCabe property and consisted of a review of records provided by the Town of Jackson, Wyoming Department of Environmental Quality (WDEQ), and the Environmental Protection Agency (EPA). The result of this assessment indicates that, while several surrounding areas are locally contaminated with hydrocarbons, the McCabe property is not associated with any current or historic environmental hazards.

3.4 Report Preparation

The report presents the site soil and groundwater conditions, borehole and monitoring well logs, location maps, engineering analyses, and recommendations to support design of the foundation elements.

4.0 SITE CONDITIONS

4.1 Description

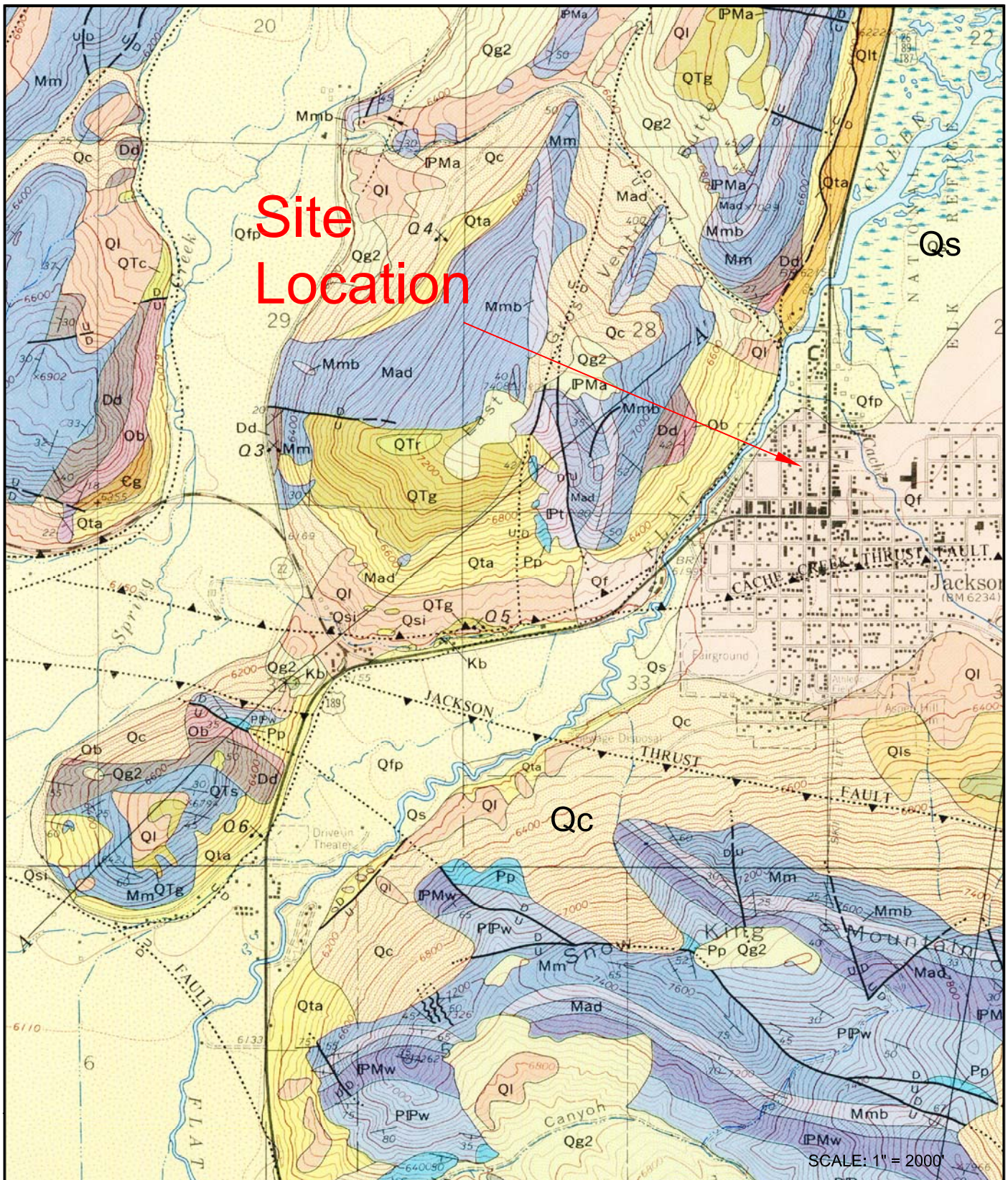
The project site is in the north part of the Town of Jackson, on the southwest corner of the intersection between Glenwood Street and Gill Street. The site is at the base of East Gros Ventre Butte about 1 block east of Flat Creek and 1 block south and west of Cache Creek. Currently, the southwest portion of the site is occupied by a building housing Grand Teton Lithography and several apartments. The north and east portions of the site are covered with asphalt paving and an unpaved (gravel) alley borders the west side of the parcel. Preliminary plans are to demolish the existing building and construct a new building for the Jackson Hole Community Housing Trust. As currently planned, the new structure will be a multi-story building with an underground parking garage. The site is relatively level to very gently sloping to the northwest toward Flat Creek. Elevation at the site is about 6,210 feet above sea level. At the time of our investigation, no demolition, site grading, excavation, or construction activity had been initiated for the new building.

4.2 Geology

A geologic map of the Grand Teton National Park (Figure 2), which encompasses the town of Jackson and the project site, was published by Love, et al, in 1992. The map shows the location of surficial deposits, bedrock units, and geologic structures (i.e., faults and folds). As depicted on the map, the project site is covered by Holocene to Quaternary aged alluvial fan deposits (Qf), although the material encountered in the boreholes drilled for this investigation is interpreted as alluvium (Qa) consisting of clay, silt, sand and gravel stream channel deposits. The alluvium is presumably underlain at depth by Tertiary and Paleozoic aged bedrock. Bedrock was not encountered in the boreholes, and depth to bedrock is unknown.

Numerous Quaternary aged (relatively young and potentially active) faults have been mapped in the Jackson area (Case, 1997, Machette et al, 2001), notably the East Gros Ventre fault, faults on the west side of West Gros Ventre Butte, and the Teton fault system along the east side (base) of the Teton Range. The surface trace of the Teton fault is located approximately 6 miles west of the project site. The mapped trace of the East Gros Ventre fault lies along the eastern base of East Gros Ventre Butte (Figure 2). This feature is mainly concealed beneath late Pleistocene to Holocene alluvium (Machette et al, 2001).

Two east-west trending buried fault segments, the Cache Creek thrust fault and the Jackson thrust fault, are mapped south of the project site (dotted lines with black triangles on Figure 2). The fault segments appear to be truncated by the north-south trending Teton fault system, and offset only the older geologic units (i.e., the Paleozoic and Tertiary aged rocks). These fault traces do not appear to offset the younger geologic units and therefore are inferred to be relatively old and inactive structures.



Map Symbols: Qa - Alluvium Qf - Alluvial Fan Deposits Qs - Swamp Deposits
 Qc - Colluvium Ql - Loess Deposits Qt - Talus Deposits

From Love et al, 1992, Geologic Map of Grand Teton National Park, USGS I-2031

Geotechnical Investigation Report
 McCabe Property
 185 North Glenwood
 Jackson, Wyoming

GEOLOGIC MAP

FIGURE

2

UPDATE TIME: 1630

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WOMACK AND ASSOCIATES, INC.

4.3 Soils

Similar soil conditions were encountered in all of the boreholes drilled for this investigation. Borehole BH-1 was drilled to a depth of about 27 feet near the northeast corner of the site. Boreholes BH-2 and -3 were drilled to depths of about 27 and 28 feet in the lot's northwest corner and southeastern corner, respectively. A fourth borehole was planned for the alley on the lot's western side but was not drilled due to utility conflicts.

The site is underlain by stratified stream deposits consisting of fine-grained and coarse-grained alluvium. Some non-engineered fill was also encountered in the uppermost portion of the boreholes. As indicated by the borehole logs in Appendix A, most of the site is underlain by coarse sandy gravel and cobble alluvium. Based on field estimates, the coarse-grained alluvium consists of about 20-30% sand with the remainder of 5-inch minus subrounded gravel and cobbles. Adjusted blow count $(N_1)_{60}$ values in the coarse-grained alluvium are typically in the range of 20 to 50 bpf.

Two fine-grained deposits were encountered. The first was a 1 foot thick layer in borehole BH-2 at a depth of 24 feet. The deposit is very stiff, embedded with 1-inch minus angular weathered rock fragments, and appears to be an ancient landslide deposit from nearby West Gros Ventre Butte. This layer appears to lens out, as we did not encounter it in any of our other borings. The second fine-grained layer consisted of 10% sand, 30% subrounded 1-inch minus gravel, and 60% clay. This 1.4 foot thick layer was encountered at a depth of 25 feet below the ground surface in borehole BH-3. Given the sand and gravel content of this clay layer, we believe it is significantly different from the clay layer encountered in borehole BH-2 and likely lenses out as well. These thin, lenticular clays are unlikely to affect foundation performance

4.4 Groundwater

Groundwater was encountered in boreholes BH-1 and BH-2. At the time of our investigation in mid-September 2006, groundwater level varied from about 24.5 to 25.5 feet below the ground surface. Our site investigation was performed during what is typically considered the lowest time of year for groundwater levels. Groundwater levels at the site fluctuate in response to seasonal precipitation, long-term precipitation trends and flow levels in Flat and Cache Creeks.

Construction methods used for parking areas below grade will be informed by groundwater monitoring data from the well at borehole BH-2 through spring 2007. Recommendations for construction in areas of high groundwater are presented in Section 6.0

4.5 Earthquakes and Ground Shaking

Jackson Hole is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Wyoming, and western Montana (Smith and Arabasz, 1991). The Teton fault along the eastern margin of the Teton Range about 6 miles west of the project site is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 events in western Wyoming (Case, 1997), implying that the risk of major earthquakes may be high.

Gilbert et al (1983) estimated that an earthquake of approximately magnitude M_s 6.5 might be anticipated along the Teton fault about once in 500 years, which is consistent with the design earthquake specified by the IBC (2006). Historically, no significant earthquake epicenters have been associated with the Teton fault, although earthquakes occurred in Jackson Hole along other faults during the last century. Research by Smith and others (1993), suggests that the southern portion of the Teton fault may have stored sufficient energy to produce a magnitude $M_s = \sim 7.2+$ earthquake. However, Machette, et al (2001), do not classify the Teton Fault as an active fault south of Phillips Canyon, and estimate that slip rates along the southern portion of the south end of the active fault (north of Phillips Canyon) and along fault splays in Phillips Canyon are less than 0.2 mm/yr (i.e., very low).

The recurrence interval for a magnitude 7.5 event on the Teton fault is estimated to be in the range 700 to 2,000 years (Case, 1997; Machette et al, 2001). To put this recurrence interval into perspective, an earthquake with a 10% chance of occurrence in 250 years (commonly used for design of major dams and sensitive structures) has an average recurrence interval of about 2,500 years. Such an event would cause shaking typical of the *maximum considered earthquake* (MCE). The owner should be aware that, although the *design* ground motion is consistent with the 2006 International Building Code (IBC) for the site, much larger earthquakes are possible, although the risk is smaller.

Site ground motion accelerations and a design response spectrum were derived in accordance with the general procedure defined in the 2006 International Building Code (IBC). The provisions of the 2006 IBC are intended to provide uniform levels of performance for structures, depending on their occupancy and use and the risk inherent to their failure.

The approach adopted in the 2006 IBC is intended to provide a uniform margin of safety against collapse at the *design* ground motion. The *design* earthquake ground motion is selected at a ground shaking level that is 2/3 of the *maximum considered earthquake* (MCE) ground motion. The MCE ground motion is defined with a uniform likelihood of exceedance of 2 percent in 50 years (a return period of about 2,500 years). The Site Ground Motion and Design Response Spectrum for the 2000 IBC is presented in Figure 3.

Earthquake Loads – Site Ground Motion and Design Response Spectrum 2000 International Building Code (IBC)*

Approximate Site Location: **Latitude = 43° 28'59" Longitude = 110°45'43"**

Mapped Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters: (Tables 1615.1-10)

Short Period (S_s) = **1.107**

1-Sec Period (S_1) = **0.400**

Site Class Definition:

D - Stiff Soil Profile – Site Class Definitions (Tables 1615.1.1)

Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters: [Equations 16-16 and 16-17 and Tables 1615.1.2(1) and 1615.1.2(2)]

S_{MS} = **1.173**

S_{M1} = **0.640**

F_a = **1.06** *interpolated from table

F_v = **1.60** *interpolated from table

Design Spectral Response Acceleration Parameters: [Equations 16-18 and 16-19]

S_{DS} = **0.782**

S_{D1} = **0.427**

*2006 International Building Code, Chapter 16, Section 1615 - Earthquake Loads – Site Ground Motion.

Design Response Spectrum (2006 IBC) - Site Class D McCabe Property, North Glenwood Street, Jackson, Wyoming

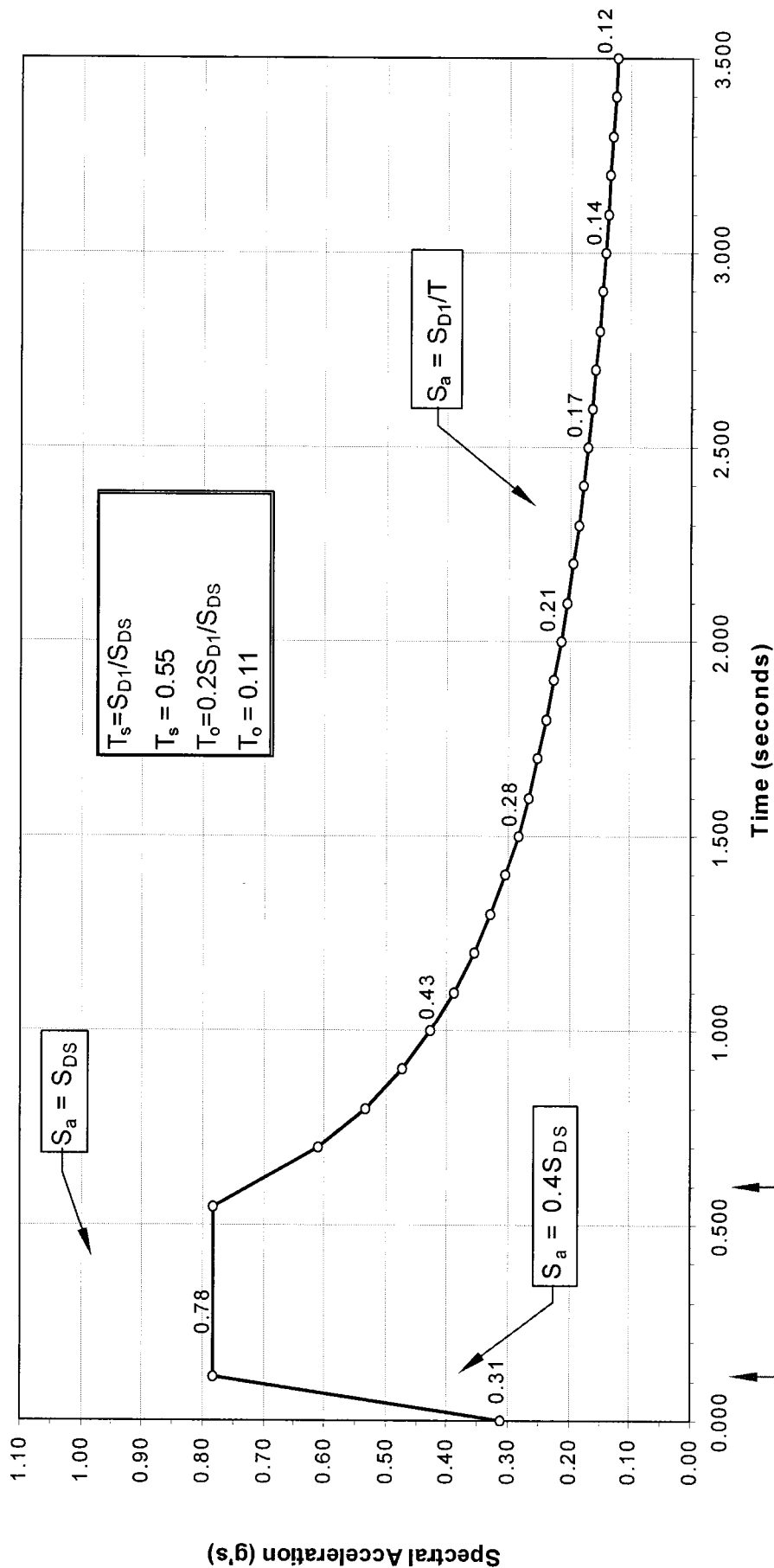


FIGURE	DESIGN RESPONSE SPECTRUM	Geotechnical Investigation Report McCabe Property 1185 North Glenwood Jackson, Wyoming
3		



4.6 Liquefaction Potential

Loose, saturated sands and silty sands, and in some cases silts and gravels, may liquefy when exposed to seismic shaking. Liquefaction has been most prevalent in areas where loose saturated sand occurs within about 30 feet or less of the ground surface, but in some instances, liquefaction has been reported in saturated deposits up to 60 feet deep (EERI, 1994).

The boreholes drilled to a depth of about 27 feet encountered sandy gravel and cobbles under the site that appear to be too coarse and dense to liquefy in a seismic event. It is possible that liquefiable materials occur at greater depths. At this flat-lying location, liquefaction could potentially cause damaging differential settlement. However, there appears to be little risk of “lateral spreading”, which is a major slope movement that is a common source of catastrophic failure during earthquakes.

4.7 Geologic Hazards

The owner should be aware that in the event of a large magnitude earthquake, there are several geologic hazards that could potentially cause damage to structures (Smith et al, 1993). Potential hazards at this site might include strong ground shaking, ground cracking, surface rupture along an un-mapped fault trace, and liquefaction (Section 4.6).

5.0 ENGINEERING ANALYSIS

5.1 Settlement

Foundation footings may be placed on the coarse-grained sandy gravel and cobbles. Significant consolidation of the dense coarse-grained gravel and cobble alluvium observed in the boreholes is not anticipated. Removal of topsoil and fill material from the upper 2-3 feet is necessary.

5.2 Bearing Capacity

Bearing capacity of soil refers to its ability to resist shear failure under load. The bearing capacity of the coarse-grained alluvial deposits was estimated using Meyerhof’s bearing capacity equation for strip footings (Bowles, 1996). Soil properties were estimated based on visual soil classification. The average unit weight of the soil is estimated to be about 125 pcf, and the friction angle is estimated to be about 36 degrees (Pit Slope Manual, 1982; Huang, 1983). The foundation footings are assumed to be 16 inches wide, placed on the sandy gravel and cobble alluvium. Assuming continuous 16-inch strip footings, an allowable bearing capacity for the coarse-grained alluvial material is estimated to be about 5,000 psf for full dead and 50% live

load. If full dead and full live loads are considered, bearing capacity is estimated at 8,000 psf.

5.3 Lateral Pressures

Lateral pressures against foundation and retaining walls can be estimated using several methods, and there is no overwhelming consensus favoring any one technique. We have used what we believe to be reasonably conservative values that can be justified from normal practice and the technical literature. The main variables are assumptions regarding seismic forces, wall friction, and surcharge pressures created by slopes. As discussed above, the Jackson Hole area is potentially susceptible to ground shaking from earthquakes. A maximum horizontal seismic acceleration k_h in bedrock of 0.22g has been selected for this site (USGS, 2002). Lateral pressures have been calculated assuming horizontal backslope conditions. Table 5-1 summarizes lateral pressure parameters applicable to the site.

TABLE 5-1: Lateral Pressure Parameters

Condition	Coefficient of Earth Pressure	γK (equivalent fluid pressure)
Static Conditions		
Level Backfill	$K_o = 0.40$	55 pcf
	$K_a = 0.27$	35 pcf
	$K_p = 3.69$	480 pcf
Earthquake Conditions		
Level Backfill	$K_{ac} = 0.33$	43 pcf
Level Backfill	$K_{pe} = 3.49$	454 pcf

5.3.1 Active Pressures

For lateral pressure design of retaining walls, which are allowed to deflect and develop an active soil wedge, the calculated equivalent fluid pressure (γK_a) is about 35 pcf (pounds per cubic foot), assuming a horizontal ground surface behind the retaining wall. This pressure distribution would be equivalent to a force of approximately $18H^2$ pounds per horizontal foot of wall acting at one-third the wall height (H) above the base.

Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990). Accordingly, active soil pressures have been divided into two components that act at different wall heights. The static force acts at the lower third-point, as discussed above. The Mononobe-Okabe equations are often used to estimate dynamic forces against retaining walls. Although there is considerable debate about the theoretical applicability of these equations to rigid walls, they have been used for many years for seismic design and the performance record of

underground walls during earthquakes has generally been good. The Mononobe-Okabe equations were applied using half the maximum horizontal acceleration (Bowles, 1996; Whitman, 1990). This force would be in addition to static active earth pressure, equivalent to $4H^2$ pounds per horizontal foot of wall applied at 50% of the wall height above the base.

5.3.2 Passive Pressures

For passive pressures, an equivalent fluid pressure (γK_p) of about 480 pcf was estimated for static conditions and about 454 pcf for seismic conditions. Passive earth pressures were calculated using the Coulomb and Mononobe-Okabe equations, respectively (Bowles, 1996).

5.3.3 At-Rest Pressures

For lateral pressure design of foundation walls, which are restrained and not allowed to deflect, the calculated at rest earth pressure (γK_o) is about 55 pcf, assuming a horizontal ground surface behind the foundation wall. Use the at-rest pressure or the active pressure under seismic conditions for foundation wall design, whichever is greater.

5.4 Soil Friction

Terzaghi, et al (1996) suggests use of 30 degrees for the maximum friction angle along a concrete base in granular soils. Accordingly, a friction value of 0.58, which is the tangent of 30 degrees, is suggested. The friction value may be combined with the passive pressure to resist horizontal loads.

5.5 Shoring

It is our understanding that the basement footings may be more than 10 feet below ground surface. Shoring may be required adjacent to buildings and along the streets adjacent to the new building.

5.5.1 Shoring Alternatives

Shoring recommendations and alternatives include H-pile walls and soil nails. When a building design has been selected, this office should be involved in selection of shoring techniques, if necessary. Previous H-pile wall designs in this area have proven most effective when combined with tiebacks. This office is capable of designing the H-pile wall portion of the shoring, while design and construction of soil nail shoring elements is normally performed by specialized design/build contractors with assistance from our Geotechnical Engineer.

5.5.2 Soil Nail Design Parameters

We assume the soil nail design will be prepared by a specialized design-build contractor. The following parameters are recommended for design:

Unit weight: $\gamma = 135$ pcf

Friction angle: $\phi' = 36$ degrees

Unit ultimate bond stress = 20 psi

$K_a = 0.27$

$\gamma K_a = 35$ pcf

At least two sacrificial soil nails should be placed and tested to failure. During production, at least 3 soil nails should be tested to design loads.

6.0 RECOMMENDATIONS

6.1 Foundations

In our opinion, the coarse-grained sandy gravel and cobble alluvium below a depth of about 2 to 3 feet will provide adequate support for anticipated foundation loads of the proposed structure. Minor cracks in the foundation walls, floors, and sheetrock are normal and should not be a cause for concern. Excavation for the foundation footings should remove the upper 2 to 3 feet of finer-grained soil and fill, exposing the top of the underlying gravel and cobbles. Foundation footings may be placed directly on the coarse-grained alluvium. Given the depth and stiff character of the two clay layers encountered we believe that overexcavation will not be necessary.

To further reduce the risk from potential settlement, the owner may choose to compact the surface of the native alluvium prior to pouring the concrete footings. A vibrating, smooth-drum roller compactor or “whacker” may be used to densify the coarse-grained soils. If the groundwater level is above the bottom of the footing excavation, compaction may not be feasible.

Because of the possibility of relatively shallow groundwater conditions at the site, a full-basement or below grade parking structure may be vulnerable to seepage. If the owner and architect plan to construct the building with a full-basement or underground parking, we strongly recommend a foundation system that is fully waterproofed unless groundwater monitoring in spring 2007 indicates otherwise. The foundation footings, stem walls, and floor slab should be constructed as a monolithic unit to eliminate joints and completely wrapped with a waterproof membrane system. If necessary, adequate foundation reinforcement should be used to counteract buoyant forces that may be exerted on the floor slab.

Relying on a dewatering system to mitigate seepage into the lower levels of the building is not recommended. Mechanical means of dewatering may be problematical because of the high permeability of the coarse-grained alluvium and the anticipated large quantities of water that would need to be displaced. In addition, dewatering systems typically have high installation cost, long-term operation and maintenance expense, and reliability and water discharge issues.

During foundation construction, shallow groundwater may be encountered. Pumping to reduce water levels may be required during foundation construction. At this point we do not consider it

necessary to specify dewatering procedures during construction. Pumping may be required and discharge of water may be problematical at this site. Adequate planning is important to address proper discharge of the water. These issues will not be of concern if groundwater does not rise significantly from its current level.

A Structural engineer should review the plans to check that adequate support is provided to the foundation systems. Minor settlement of footings, foundation walls, and floor slabs may result in small fractures in the concrete walls, concrete floor slabs, and sheetrock. These occurrences are normal and should not be a cause for concern.

6.2 Final Grading and Backfilling

Properly compacted backfill will reduce settlement of the soil against foundation walls and beneath exterior concrete slabs. Exterior backfill around the building should consist of site materials placed in lifts no greater than 9 inches loose thickness and compacted. Existing site material may be used for exterior and utility trench backfill:

Structural fill should be used beneath exterior slabs-on-grade. Utility trenches should also be backfilled in lifts and compacted. Final grading should provide protection from frost. Do not overcompact exterior backfills against “green” foundation walls.

Prior to placement of structural fill for the foundation subgrade or exterior slabs-on-grade, the site should be cleared and grubbed. No brush, roots, sod, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill.

6.3 Site Grading and Preparation

Properly compacted backfill and good site drainage are extremely important. Structural fill should consist of imported granular fill placed in lifts no greater than 9 inches loose thickness and compacted using the methods specification described below.

Pre-roll the surface to compact materials that have been disturbed during excavation with **five passes** (5 ton static weight) of a 5-ton vibratory roller. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.

Alluvial gravel and cobbles are relatively easy to compact, and due to the coarse granular nature of the materials, nuclear density testing can yield variable compaction results. Place coarse granular fill in lifts and compact using the methods specification described below. If the methods specification is consistently applied, density testing is not required. Gravel will

compact into a dense, strong, well-drained structural fill, and tight moisture control is usually not required.

Granular fill should be placed in a maximum loose lift thickness of 9-inches. Material should be compacted using a smooth drum or padfoot vibratory roller (vibratory mode). A minimum of **five passes** (5 ton static weight) of a vibratory roller should be applied to each lift. The actual number of passes should be determined by observing the compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed. Fill should be placed in horizontal lifts.

All footings should be placed below the frost line. The building code for Teton County requires that footings be placed at a minimum depth of 36 inches from finished grade, with a minimum foundation exposure of 6 inches above finished grade.

Structural fill should be used beneath exterior slabs-on-grade. Do not overcompact exterior backfills against “green” foundation walls. Cohesive materials should be used in the upper 2 feet of the exterior backfill to provide a lower permeability cap.

Prior to placement of structural fill for exterior slabs-on-grade, the site should be cleared. No brush, roots, sod, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill.

Final grading should provide positive drainage of at least 1 foot in the first 12 feet away from the structure unless the surface is paved. Adequate gutters or other roof runoff measures are strongly recommended. Roof runoff should be discharged at least 3 feet away from the building or exterior slabs.

OSHA regulations (29CFR1926) appear to classify the soil at the site as Type C based on the granular nature of the alluvial soil. Therefore, temporary cut slopes should be no steeper than 1.5H:1V for excavations less than 20 feet in height. A trench box may be used if necessary to reduce trench excavation during utility installation. The contractor shall be responsible for adherence to OSHA and other safety regulations.

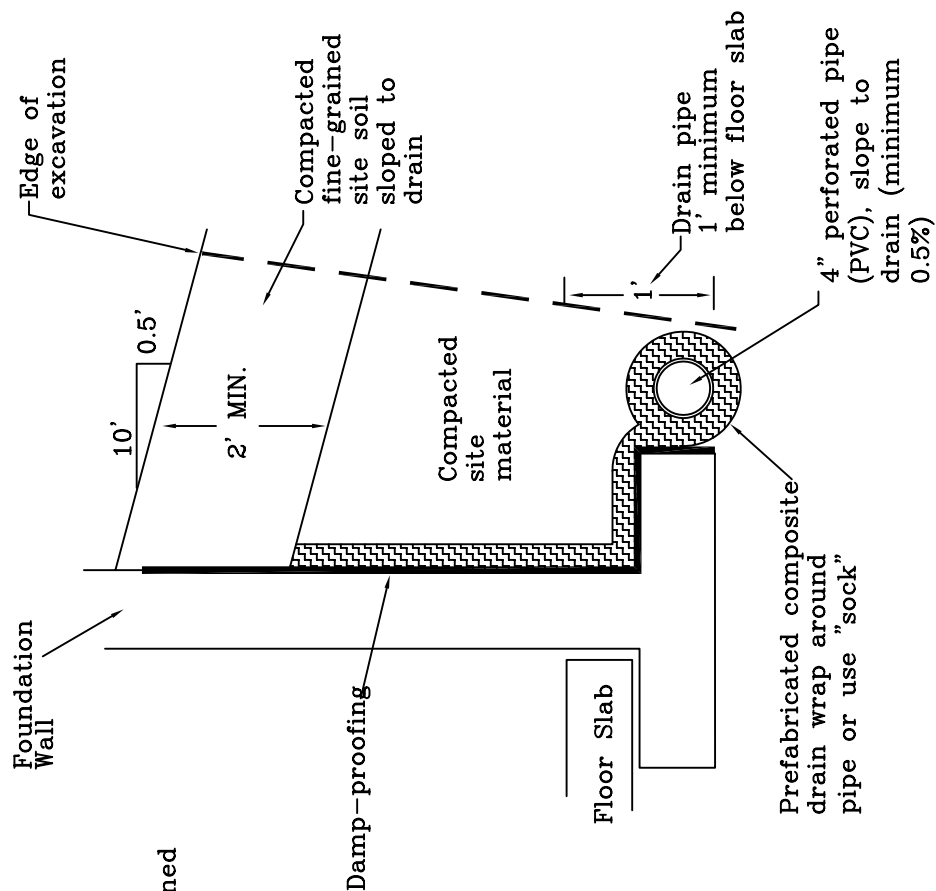
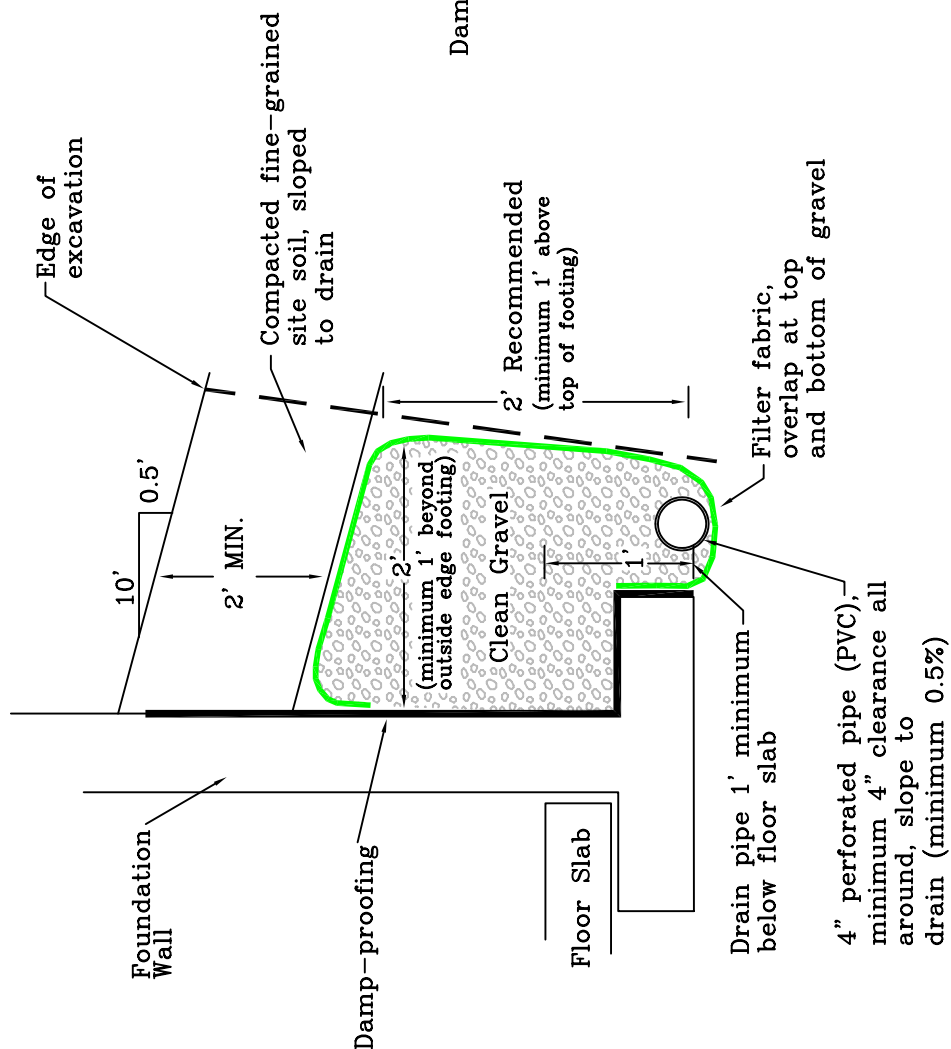
6.4 Foundation Drainage

Foundation footing drains are not required for a building with a deep waterproof basement. Foundation footing drains are recommended if the basement is not waterproofed and is within 5 feet of seasonal groundwater highs.

building avoids shallow groundwater. Footing drains will reduce the potential for seepage from perched water.

Two drainage alternatives are illustrated on Figure 4. The least expensive technique would probably be a prefabricated composite drain. The composite drain consists of an open wick layer laminated to filter fabric to reduce infiltration of soil. The exterior (upslope side) of the wall is waterproofed, and the drain is laid against the waterproofing layer. The excavation is backfilled with compacted site material, as discussed in Section 6.3, and the drain is covered by at least 2 feet of compacted site soil, sloped to drain (minimum 10%). The composite drain is wrapped around a perforated drain pipe at footing level. The drain pipe may slope at a minimum of 0.5%, and drain to a sump.

An alternative technique would involve placement of clean angular drain gravel between the foundation wall and the edge of the excavation. The gravel backfill is wrapped in filter fabric and a drain pipe is placed at the bottom of the trench. At least 2 feet of compacted backfill (sloped to drain) is placed above the gravel envelope. The advantage of this technique is that the gravel backfill can usually be placed without compaction, reducing backfill cost and difficulty.



Foundation Drainage Alternatives

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FIGURE

4

6.5 Interior Slabs-on-Grade

The recommendations in this section apply only if the basement has not been fully waterproofed and is within 5 feet of the seasonal water table. The interior floor slab should be at least 4 inches thick, and any slabs bearing vehicles should be at least 6 inches thick. Minor floor cracking of slab-on-grade construction is difficult if not impossible to prevent. Such cracking is normal and should be expected to occur with time. Buildings are almost never free of cracks, and cracking is caused by many factors other than soil movement, such as concrete shrinkage, normal activities, and daily and seasonal variability in temperature and humidity.

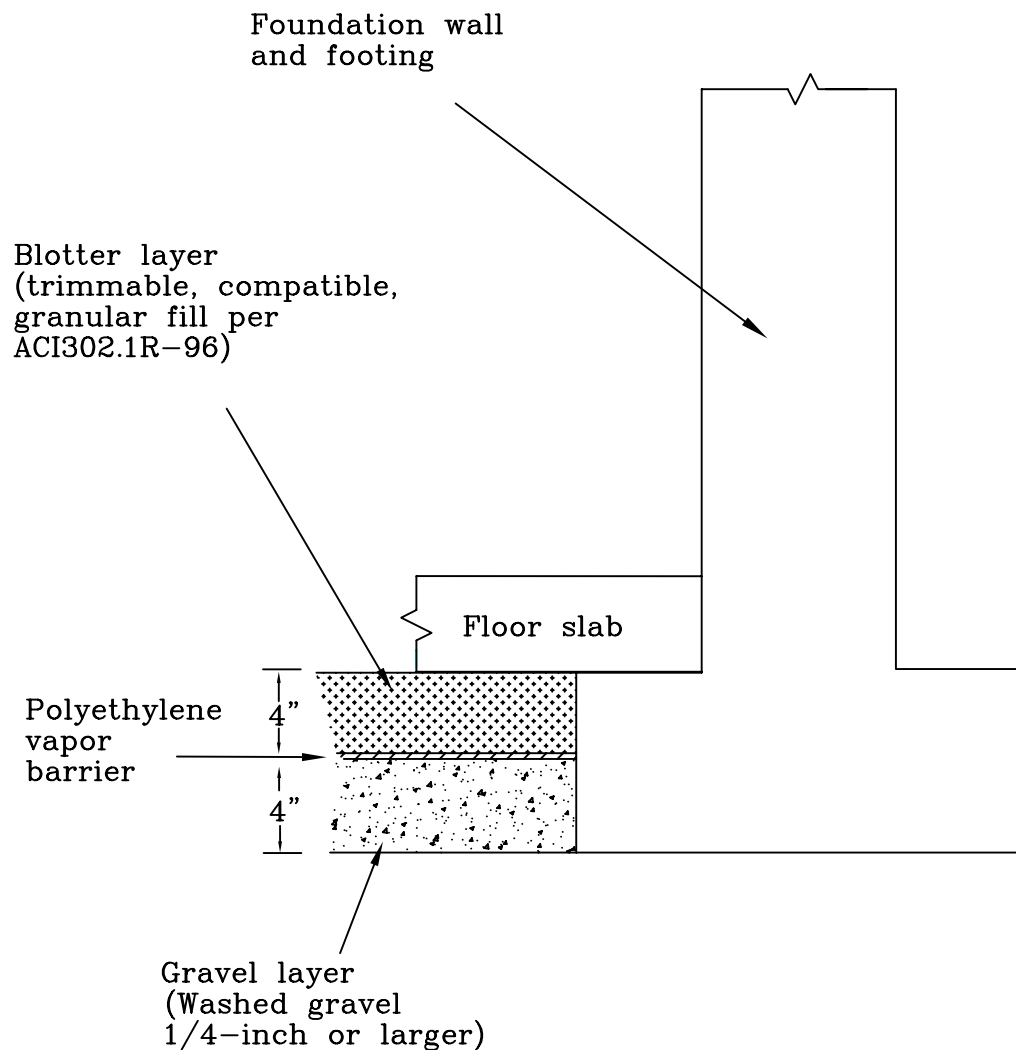
The following suggestions are recommended for standard slab-on-grade construction. An impermeable layer (usually plastic) is suggested beneath the slab, underlain by 4 inches of clean drain gravel that will act as a capillary break to reduce dampness (Figure 5). Two options are available to reduce the tendency for the concrete to crack as it dries. Three articles from the American Concrete Institute (ACI) that discuss these options are appended.

1. A blotter layer may be placed under the slab. In the past, loose sand has been used for this purpose, but is no longer recommended. A cover of 4 inches of trimmable, compactible, granular material may be placed over the sheeting to receive the concrete slab. This material usually consists of “crusher run material”, which varies in size from about 1.5-inch down to rock dust. Alternatively, 3 inches of fine graded material such as crusher fines or manufactured sand may be used.
2. The blotter layer may be eliminated if the concrete is reinforced properly. The attached article entitled “Controlling Curling and Cracking in Floors to Receive Coverings” provides a discussion of proper floor slab reinforcement. If the contractor needs additional guidance on reinforcement, a structural engineer should provide it.

The Teton County Building Department also requires a ventilation system similar to that shown in Figure 5 for slab-on-grade construction in inhabited buildings. A ventilation system is not required for a deep basement or parking garage below the groundwater level.

6.6 Exterior Slabs-on-Grade

Exterior slabs (sidewalks, patios, driveways, etc.) typically sustain the greatest damage. Cracking is almost impossible to avoid, and freeze-thaw adds to the difficulty caused by soil consolidation. The fine-grained alluvium, topsoil, silt and clay fill material could potentially cause severe frost or settlement damage. The following suggestions may reduce differential movement of exterior slabs.



Schematic Drawing
Not to Scale

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Jackson, Wyoming

Interior Slab-on-Grade
Detail

FIGURE

5



Exterior concrete slabs should be at least 4 inches thick, 6 inches if supporting vehicles. Exterior slabs should not be tied to foundation walls. Any movement of exterior slabs may be transmitted to the foundation walls, resulting in damage. Posts for patios or other exterior columns should not bear on exterior slabs. If the slabs settle or rise, the movement can be transmitted to the post, resulting in damage to the structure.

Exterior slabs placed on fine-grained soils may be very susceptible to frost heave, and any exterior flat work placed on these soils may perform poorly. Performance of the slabs may be improved by placement of at least 6 inches, preferably 12 inches, of gravel beneath the slab. Expansion joints are recommended in all concrete flatwork.

6.7 Ventilation and Radon

Teton County Building Code requires that slabs below living spaces be ventilated and sealed. Ventilation should also be provided for areas under crawl spaces. Examination of the site for potential radon levels was beyond the scope of this report. If the owner wishes to pursue this matter, we can recommend appropriate contractors.

6.8 Reinforcing, Concrete Considerations, and Utilities Testing

Footings, slabs, and foundation walls should be reinforced to resist differential movement. We strongly recommend consultation with a structural engineer to specify adequate reinforcement. Exterior concrete should contain 5% to 7% entrained air. We recommend pressure testing of water and sewer lines before backfilling.

6.9 Observation during Construction

A representative of this office should observe construction of any foundation or drainage elements recommended in this report. Site grading, foundation excavations, and soil compaction should be observed by a representative of this office. If any suspicious soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications.

7.0 LIMITATIONS

This report has been prepared based on a limited amount of data. Actual site conditions may vary. This report, including engineering analysis, recommendations, figures, and design details are exclusive to the referenced site. Under no circumstances shall the figures be separated from the text and used independently. Recommendations in this report are not applicable to other construction sites. These services have been performed in a manner consistent with the level of

care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No other warranty is made or implied.

This report, including engineering analysis, recommendations, figures, and design details are exclusive to the referenced site. Under no circumstances shall the figures be separated from the text and used independently. Recommendations in this report are not applicable to other construction sites.

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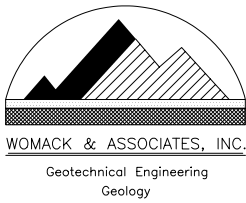
Whitman, R.V., 1990, Seismic Design and Behavior of Gravity Retaining Walls *in* Design and Performance of Earth Retaining Structures (P.C. Lambe and L.A. Hansen ed): ASCE Geotechnical Special Publication 25, p. 817-842.

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APPENDIX A

BOREHOLE AND MONITORING WELL LOGS



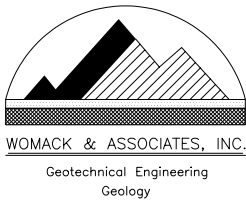
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TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: McCabe Property, corner of Gill and Glenwood								DATE: 9/14/06						
PROJECT LOCATION: Jackson, Wyoming								HOLE NO.: BH-1						
TEST HOLE LOCATION: Northeast corner of lot														
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 27			GROUNDWATER LEVEL (ft.): 25.5			MEASURED FROM: Surface					
DRILL TYPE: Sonic			HAMMER:			DRILL CO: ProSonic			DRILLER: Gabriel		LOGGED BY: cro			
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION	
1								0.0-2.0ft FILL: Moist, dark brown, loose, massive, sandy GRAVEL, clasts subangular to 3" diameter						
2								2.0-3.5ft FILL: Moist, dark brown to black, loose, massive, sandy (20%), angular GRAVEL to 2" diameter						
3								3.5-8.0ft ALLUVIUM: Slightly moist, brown, dense, massive, SAND (60%), and fine grained to coarse subangular GRAVEL to 2" diameter						
4														
5														
6														
7														
8														
9									8.0-13.0ft ALLUVIUM: Slightly moist, light brown to tan, dense, massive, sandy (30%) subrounded GRAVEL (40%) and COBBLE (30%) to 5" diameter					
10														
11														
12														
13														
14									13.0-14.0ft ALLUVIUM: Slightly moist, reddish brown, dense, soft, massive, clayey (<10%), sandy (30%) GRAVEL and COBBLE to 4" diameter					
15									14.0-17.0ft ALLUVIUM: Slightly moist, tan/reddish brown, dense, massive, sandy (30%), GRAVEL and COBBLE to 6" diameter 1/3 of which are severely weathered					
16									17.0-18.0ft ALLUVIUM: Slightly moist, white, dense, massive, silty sandy GRAVEL and COBBLE to 2" diameter					
17									18.0-21.0ft ALLUVIUM: Moist, reddish brown, dense, massive, sandy (20%) GRAVEL and sandstone COBBLE to 2" diameter					
18									21.0-22.0ft ALLUVIUM: Moist, tan, dense, massive, fine SAND (80%), medium gravel					
19									22.0-25.5ft ALLUVIUM: Moist, light brown, dense, massive, medium to coarse sand (30%), GRAVEL and COBBLE (60%) to 3" diameter					
20									25.5-27.0ft ALLUVIUM: As above, wet					
21									Groundwater level at 25.5' on 9/20/06.					
22														
23														
24														
25														
26														
27														
28														
29														
30														
31														

TEST HOLE LOG2 REVISED MCCABE0906.GPJ WOMACK.GDT 10/18/06



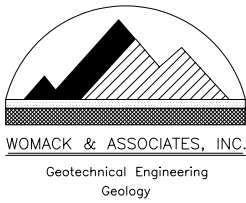
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TEST HOLE LOG

PAGE 1 OF 2

PROJECT NAME: McCabe Property, corner of Gill and Glenwood										DATE: 9/15/06			
PROJECT LOCATION: Jackson, Wyoming										HOLE NO.: BH-2			
TEST HOLE LOCATION: Northwest corner of lot													
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 27			GROUNDWATER LEVEL (ft.): 24.5			MEASURED FROM: Surface				
DRILL TYPE: Sonic			HAMMER:			DRILL CO: ProSonic			DRILLER: Gabriel		LOGGED BY: cro		
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1								0.0-2.0ft FILL: Moist, dark brown, medium stiff, silty sandy angular GRAVEL to 2" diameter					
2								2.0-2.6ft ALLUVIUM: Slightly moist, light brown, dense, massive, sandy GRAVEL with subrounded COBBLES to 4" diameter					
3								2.6-4.7ft ALLUVIUM: Slightly moist, light brown, massive, dense, coarse sand (20%), fine grained GRAVEL (40%) and subrounded COBBLE (40%)					
4								4.7-7.0ft ALLUVIUM: Slightly moist, light brown, dense, coarse sand (20%), fine grained GRAVEL (40%) and subrounded COBBLE (40%)					
5								7.0-13.0ft ALLUVIUM: Slightly moist, light brown, massive, dense, sandy (20%) GRAVEL (60%) and cobbles (20%) to 4" diameter					
6													
7													
8													
9													
10													
11													
12													
13								13.0-14.0ft ALLUVIUM: Moist, brown, massive, dense, soft, clayey (5%), coarse sandy (20%), GRAVEL and subrounded COBBLE to 4" diameter					
14								14.0-17.0ft ALLUVIUM: Slightly moist, tan, massive, dense, silty sandy GRAVEL and COBBLES to 3" diameter					
15								17.0-18.5ft ALLUVIUM: Moist, light brown to brown, massive, firm, clayey coarse sandy GRAVEL with abundant 1" angular rock fragments					
16								18.5-20.3ft ALLUVIUM: Moist, brown, massive, dense, clayey coarse sandy GRAVEL 1" to 2" diameter					
17								20.3-23.0ft ALLUVIUM: Slightly moist, reddish brown, massive, dense, SAND (40%), subrounded GRAVEL to 2" diameter					
18			19,22,19	21	80			23.0-24.0ft ALLUVIUM: Moist, brown, massive, dense, gravelly (20%) medium to coarse SAND					
19								24.0-25.0ft COLLUVIUM: Moist, brown with highly weathered rock fragments purple, green and red, massive, stiff to very stiff, CLAY					
20								25.0-27.0ft ALLUVIUM: Wet, brown, massive, dense, silty coarse SAND and fine GRAVEL					
21													
22													
23													
24		D1				3							
25													
26													
27		U1											
28													
29													
30								Groundwater level at 24.5' on 9/20/06.					
31								Completion: 4" PVC slotted pipe 17-27', 4" PVC solid pipe to surface, sand backfill 12-27', bentonite					

TEST HOLE LOG2 REVISED MCCABE0906.GPJ WOMACK.GDT 10/18/06



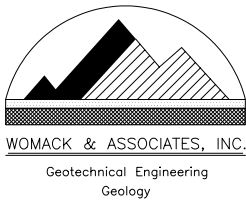
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 Fax: (307) 733-8005

TEST HOLE LOG

PAGE 2 OF 2

PROJECT NAME: McCabe Property, corner of Gill and Glenwood								DATE: 9/15/06					
PROJECT LOCATION: Jackson, Wyoming								HOLE NO.: BH-2					
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
33								12' to surface, 6" steel flush mount cover at surface.					
34													
35													
36													
37													
38													
39													
40													
41													
42													
43													
44													
45													
46													
47													
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58													
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60													
61													
62													
63													
64													
65													
66													
67													
68													
69													

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TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: McCabe Property, corner of Gill and Glenwood										DATE: 9/15/06				
PROJECT LOCATION: Jackson, Wyoming										HOLE NO.: BH-3				
TEST HOLE LOCATION: East side of lot														
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 28.5			GROUNDWATER LEVEL (ft.): NA			MEASURED FROM: Surface					
DRILL TYPE: Sonic			HAMMER:			DRILL CO: ProSonic			DRILLER: Gabriel		LOGGED BY: cro			
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION	
1								0.0-1.0ft FILL: Moist, dark brown, loose to soft, clayey sandy GRAVEL and subangular COBBLE to 2" diameter						
2								1.0-7.0ft ALLUVIUM: Slightly moist, light brown, dense, massive, sandy GRAVEL and subrounded COBBLE to 4" diameter						
3														
4														
5														
6														
7														
8		D1	29,38,34	25	80				7.0-8.5ft ALLUVIUM: Slightly moist, tan to white, medium dense, massive, sandy (10%),					
9									8.5-17.0ft ALLUVIUM: Slightly moist, tan, dense, massive, sandy (20%) GRAVEL with cobbles to 4" diameter					
10														
11														
12														
13														
14														
15														
16														
17														
18		D2	32,29,28	30	100				17.0-18.5ft ALLUVIUM: Slightly moist, tan to brown, massive, dense, sandy (10%) GRAVEL, with angular clasts to 1" diameter					
19									18.5-25.0ft As above					
20														
21														
22														
23														
24														
25									25.0-26.4ft ALLUVIUM: Moist to wet, brown, massive, stiff, sandy (10%), subrounded gravel to 1" diameter (30%), CLAY					
26									26.4-27.0ft ALLUVIUM: Moist, brown, massive, dense, silty sandy medium GRAVEL					
27		D3	23,34,44	53					27.0-28.5ft ALLUVIUM: Moist, brown, massive, dense, silty sandy GRAVEL					
28														
29														
30														
31														

TEST HOLE LOG2 REVISED MCCABE0906.GPJ WOMACK.GDT 10/18/06

APPENDIX B

SPT BLOW COUNT ADJUSTMENTS

McCabe Property
N1(60) CALCULATION

6-Oct-06

BH #	DEPTH	N(BL/FT)*	RS**	ER	UNIT WT	AV WT	AVDEP	SWL	OB'	CN	CS	CROD	ORIGIN	TYPE	(N1)60
BH-2	17-18.5	38	1	1	135	135	18	24.5	1.22	0.91	1.00	0.6	Qc	SaGravel	21
BH-3	7-8.5	68	1	1	135	135	8	29	0.54	1.36	1	0.2667	Qc	SaGravel	25
	17-18.5	56	1	1	135	135	18	29	1.22	0.91	1.00	0.6	Qc	SaGravel	30
	27-28.5	78	1	1	135	135	28	29	1.89	0.73	1	0.9333	Qc	SaGravel	53

APPENDIX C

CONCRETE SLAB AND DRAINAGE PUBLICATIONS

Controlling curling and cracking in floors to receive coverings

Do you worry about excessive cracking or curling in concrete floor slabs placed directly on a vapor retarder? Here are some hints on using reinforcing steel to minimize these defects and avoid floor-covering failures.

BY JERRY A. HOLLAND AND WAYNE WALKER

Because of an increasing number of moisture-related floor-covering failures in the past several years, some designers now recommend eliminating the granular blotter layer that's often used between the concrete and the vapor retarder or vapor barrier. Though a blotter layer offers several advantages, it can hold water from many possible sources and cause problems if the floor will receive moisture-sensitive coverings such as sheet vinyl, rubber, wood or similar materials (see reference).

Many designers, however, are reluctant to place concrete directly on a vapor retarder because they fear the floor slab will curl or crack excessively. These defects also can cause floor-covering failures that, in some cases, require remedial work after the building is in service. However, with the correct positioning and amount of reinforcing steel, both curling and cracking can be controlled.

Positioning is key

Cracks in a slab-on-grade floor surface are wider at the top than at the bottom. For the best crack control, then, you want the reinforcing steel to be as close to the surface as possible. And you must be able to



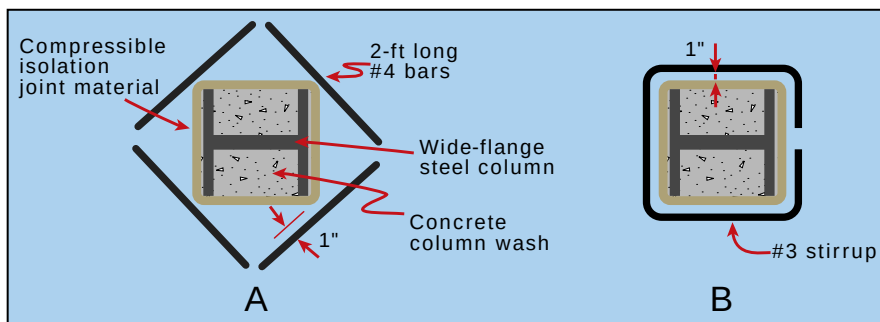
Rebar in concrete slabs placed directly on a vapor retarder help to control slab curling and cracking. Use supported deformed bars no smaller than #4, and space the bars far enough apart so workers can step between them.

control the location of the steel so it doesn't change during floor construction. Because of this, I prefer to use supported deformed bars no smaller than #4 instead of light-gauge mesh. Smaller-diameter bars are too limber, requiring too many bar supports, and light-gauge mesh is difficult to keep in the correct location.

For a 5-inch-thick floor slab, I prefer to use #4 bars near the top with 1 inch of clear cover, or #5 bars with 1½ inches of clear cover. For #5 bars,

greater cover depth is needed to control plastic settlement cracking over the bar.

Typically, I specify #4 bars spaced 18 inches on center both ways. This amount of steel holds crack faces together tightly enough for nonrigid floor coverings by maintaining aggregate interlock and significantly reducing slab curling. In some instances, closer spacing or larger-diameter bars may be needed. Constructability becomes an issue when bar spacing is so close that workers



Eliminate the normal isolation-joint box outs at wide-flange steel columns by wrapping the column with compressible material and using 2-foot lengths of #4 bars (A) to control cracking at the reentrant corners. To speed up steel placement at the columns, have the rebar supplier fabricate continuous #3 stirrups that workers can easily bend open to fit around the column (B). In either case, the steel should be positioned with a top-and-side clear cover of 1 inch.

can't step into openings between bars. Then larger-diameter bars may be the better choice.

Eliminate joints

Because the reinforcing steel limits crack width, I prefer to eliminate contraction joints and the traditional diamond-shaped isolation joints at columns when floors will receive a covering. I suggest wrapping wide-flange steel columns for the full floor depth with $\frac{1}{8}$ - to $\frac{1}{4}$ -inch-thick compressible isolation-joint material. For floors receiving coverings that won't tolerate wide cracks, such as ceramic tile, I also suggest placing four 2-foot-long #4 bars near the floor surface, with a top-and-side clear cover of 1 inch to control reentrant-corner cracking (Fig. A). As an alternative, the rebar supplier can fabricate #3 bars as a continuous stirrup that can easily be bent open so the ironworker can fit it around the column (Fig. B). This speeds placement of the steel when there are many columns to be treated. The stirrups also should have a 1-inch top-and-side clear cover.

Carpeting or other floor coverings can tolerate larger crack widths in the concrete subfloor without noticeable distress. When these coverings are used, crack-control measures at columns may not be needed. Simply wrap the columns to isolate them from the slab.

Construction considerations

Some designers use an upper and lower layer of reinforcing steel in the slab to control cracking at both the top and bottom. However, bottom-crack width doesn't affect floor-covering performance. And some of the advantages of these double layers of rebar are offset by placement difficulties; workers spreading the concrete have trouble stepping around the rebar and may displace it during concrete placement.

If the concrete is tailgated or struck off by a self-propelled laser-guided screed, ironworkers can lay out a single layer of steel on the vapor retarder and chair it up as concrete placement and strike-off proceeds. To prevent damage to the vapor retarder, workers can lay down thin sheets of plywood or several folds of plastic sheeting beneath the tires of the concrete truck or the screed. These materials are then moved back as the pour proceeds. The same procedure will help prevent damage to the vapor retarder if motorized buggies are used to place the concrete.

If the concrete is placed by pump or conveyor, all the steel can be chaired up before the pour begins, provided there's enough space between the rebar for workers' feet. If control of crack width requires rebar spacings of a foot or less both ways, I

sometimes require placement of a heavy-gauge welded-wire fabric (4x4-inch spacing of 4-gauge wire) on top of the bars. Workers can easily walk on this mesh without sinking into the concrete or twisting their ankles. The closely spaced mesh wires improve crack control, and the material cost is about the same because you can reduce the rebar diameter and maintain about the same steel cross-sectional area.

Weighing the costs

Although controlling curling and cracking by using rebar in the way I've described increases project costs by requiring more than the normal amount of steel, part of this cost increase is offset by savings in other areas. You eliminate the costs associated with overexcavation to accommodate the blotter-layer thickness and for purchasing, placing and compacting the granular material used for the layer. You also save money because workers don't have to cut contraction joints and fill them with a sealant. Nor do they have to form and strip column box outs and place the in-fill concrete later.

Use of a blotter layer is still a viable alternative for controlling curling and cracking. But if the floor will receive a moisture-sensitive floor covering and the blotter layer picks up excessive moisture before, during or after floor construction, a flooring failure is likely. The cost of correcting the failure almost always will be much higher than the cost of using more reinforcing steel. 

Jerry A. Holland is structural engineering consultant and **Wayne Walker** is senior structural engineer for Lockwood Greene Engineers Inc., Atlanta. Holland has more than 30 years of experience and Walker has 20 years of experience designing and troubleshooting concrete slabs on grade.

Reference

Bruce A. Suprenant and Ward R. Malisch, "Where to Locate the Vapor Retarder," *Concrete Construction*, May 1998, pp. 427-433.

Where to place the vapor retarder

For slabs on grade, should the vapor retarder be located under a granular layer or directly under the concrete? Here are the pros and cons of each location.

BY BRUCE A. SUPRENANT AND WARD R. MALISCH

In the real estate industry, location is everything. The importance of location also applies to a hotly debated topic in the concrete industry—where to place the vapor retarder (or vapor barrier) for slabs on grade. Some specifiers require concrete to be placed directly on the vapor retarder, and others require placement of a granular blotter layer between the concrete and the vapor retarder. Advocates of each option argue that their preference results in a better concrete slab.

Like all engineering decisions, the location of a vapor retarder often is a compromise between minimizing water-vapor movement through the slab and providing the desired short- and long-term concrete properties. However, specifiers must consider the benefits and liabilities of the choice they make.

The case for a granular layer

Finishers prefer concrete placed on a granular base because the base absorbs mix water, shortens the bleeding period and allows floating to start earlier. Australian researchers noted that 4½-inch-slump concrete placed on a granular base lost its bleedwater sheen about two hours

faster than the same concrete placed directly on a vapor barrier (Ref. 1).

Base conditions also affect concrete stiffening. In tests performed by The Aberdeen Group, 2½-inch-slump concrete was used for two 4x4-foot, 4-inch-thick slabs. One slab was placed directly on a vapor re-

tarder and the other on a crushed-stone base. Technicians periodically set a steel-shot-filled rubber boot weighing 75 pounds on the surface and measured the footprint indentation (Fig. 1). Concrete on the stone base had stiffened enough after 90 minutes to allow a ¼-inch footprint



Figure 1. Concrete is generally considered to be ready for floating when finishers leave a ¼-inch-deep footprint in the surface. Using a boot filled with steel shot (inset) to produce footprints, we found that 2½-inch-slump concrete placed on a stone base was ready for floating about 45 minutes earlier than the same concrete placed directly on a vapor retarder.

indentation, an indication that floating could begin. Concrete placed directly on the vapor retarder required 45 more minutes of stiffening time before it was ready for floating.

Specifiers who require a granular blotter layer cite additional benefits, saying there is less chance of :

- Puncturing the vapor retarder
- Surface blistering or delaminations caused by an extended bleeding period
- Settlement cracking over reinforcing steel
- Slab curling during drying
- Cracking caused by plastic or drying shrinkage

Many specifiers recommend a 3- or 4-inch-thick layer of trimmable, compactible, self-draining granular fill for the blotter layer. Although concrete sand is sometimes recommended, it doesn't provide a stable working platform. Concrete placement and workers walking on the sand can disturb the surface enough to cause irregular floor thickness and create sand lenses in the concrete.

The case for placing concrete on a vapor retarder

Floor-covering contractors prefer to install their products on concrete slabs that are placed directly on a vapor retarder. If the vapor retarder effectively reduces moisture inflow from external sources, only water in the concrete pores must exit the slab. They believe the often-required vapor-emission rate of 3 pounds/1,000 square feet/24 hours is achieved faster under these conditions. They also believe the uncovered vapor retarder acts as a slip sheet, reducing slab restraint and thus reducing random cracking.

Placing concrete directly on a vapor retarder also eliminates a potential water reservoir that's created when using a blotter layer. Because more subgrade soil must be removed to accommodate the additional 3- to 4-inch-thick blotter layer, the layer is more likely to be placed below finished-grade level, thus increasing the chance of its holding water.

Specifiers who require concrete to

Table 1. Amount of water in granular layer per 1,000 square feet of floor*

Layer thickness	Water absorbed	Water in voids	Total water
2 in.	220 lbs	2,080 lbs	2,300 lbs
3 in.	330 lbs	3,120 lbs	3,450 lbs
4 in.	440 lbs	4,160 lbs	4,600 lbs

*Well-graded, compactible granular-base material with assumed density of 130 pounds per cubic foot, 1% absorption capacity and 20% voids. A 7% to 8% moisture content would normally be needed to achieve the compaction density typically required.

be placed directly on the vapor retarder cite these additional advantages:

- Reduced costs because of less excavation and no need for additional granular material
- Better curing of the slab bottom, since the vapor retarder minimizes moisture loss
- Less chance of floor moisture problems caused by water being trapped in the granular layer
- Less radon-gas infiltration

These specifiers recommend using a low water-cement-ratio concrete and water-reducing admixtures to reduce bleeding, shrinkage and curling of concrete placed directly on the vapor retarder. They believe the higher-quality concrete and better curing reduces cracking and produces a better floor.

Granular layer as a water reservoir

When a low-permeability floor covering will be installed on a concrete floor, special care is needed during construction to control moisture content of the subgrade, sub-base or granular layer (if used over the vapor retarder). It's best to place the floor after the building is enclosed and the roof is watertight. On many projects, however, this isn't possible, and the granular layer can become a water reservoir.

Water sources and access points. To provide unrestricted floor access for construction activities such as

tilt-up panel forming and casting, columns sometimes aren't erected and column blockouts aren't filled until months after floor placement. But rainwater can enter column blockouts that are left open. It can also penetrate joints and cracks, utility penetrations or open closure strips, and increase the moisture content of the subgrade, capillary break or granular layer.

Excessive sprinkling of a granular layer before concrete placement can create a moisture reservoir that will delay drying of the concrete floor. ACI 302.1R-96 (Ref. 2) recommends that the base be dry at the time of concreting unless severe drying conditions exist.

Wet-curing methods such as ponding or continuous sprinkling allow water to enter joints, cracks and other openings, again contributing to a higher than necessary moisture content beneath the floor slab.

Water from construction operations on a newly placed slab also can increase the granular-layer moisture content by entering joints, cracks or slab openings. Such operations include joint sawing, abrasive wet blasting or wet grinding, which may be needed to achieve a flatter floor profile. Sometimes power washing is used to clean debris or other contaminants from the floor.

Most slabs are constructed using a strip-placement sequence that leaves the granular layer exposed to rainwater in uncompleted portions of

the slab. Rollings (Ref. 3) determined that a tile-floor failure was caused by rainwater accumulating in a 3-inch-thick sand layer placed between a 5-inch-thick concrete slab and a polyethylene vapor retarder. One portion of the slab had been left uncompleted for an extended period, exposing the sand layer to prolonged rain and turning it into a reservoir of trapped water.

Water capacity of the granular layer. Table 1 shows the maximum amount of water that can be held in a layer of well-graded, compactible granular-base-course material of various thicknesses. If the floor concrete contained 250 pounds of mix water per cubic yard, 1,000 square feet of 6-inch-thick floor would contain 4,630 pounds of mix water. As shown in Table 1, a 4-inch-thick granular layer under the floor can contain about the same amount of water. And if sand or other high-void-content granular materials are used, the water capacity is much higher.

If the 250 pounds of mix water are used in concrete with a water-cement ratio of 0.50, about 100 pounds of the water will be free water that must evaporate as the floor dries (Ref. 4). Thus a 6-inch-thick, 1,000-square-foot floor slab would hold 1,850 pounds of free (evaporable) water.

Based on Brewer's work (Ref. 5), it would take about 82 days, or roughly three months, for enough free water to evaporate and produce a water-vapor emission rate of 3 lbs/1,000 sf/24 hours. A saturated 2-inch-thick granular layer would need to lose as much water as the concrete. And the water in the layer must move through the concrete. Thus it's likely that a 2-inch-thick saturated, well-graded granular layer could double the time required for the slab vapor-emission rate to reach 3 lbs/1,000 sf/ 24 hrs. It could even prevent the slab from ever reaching that emission rate.

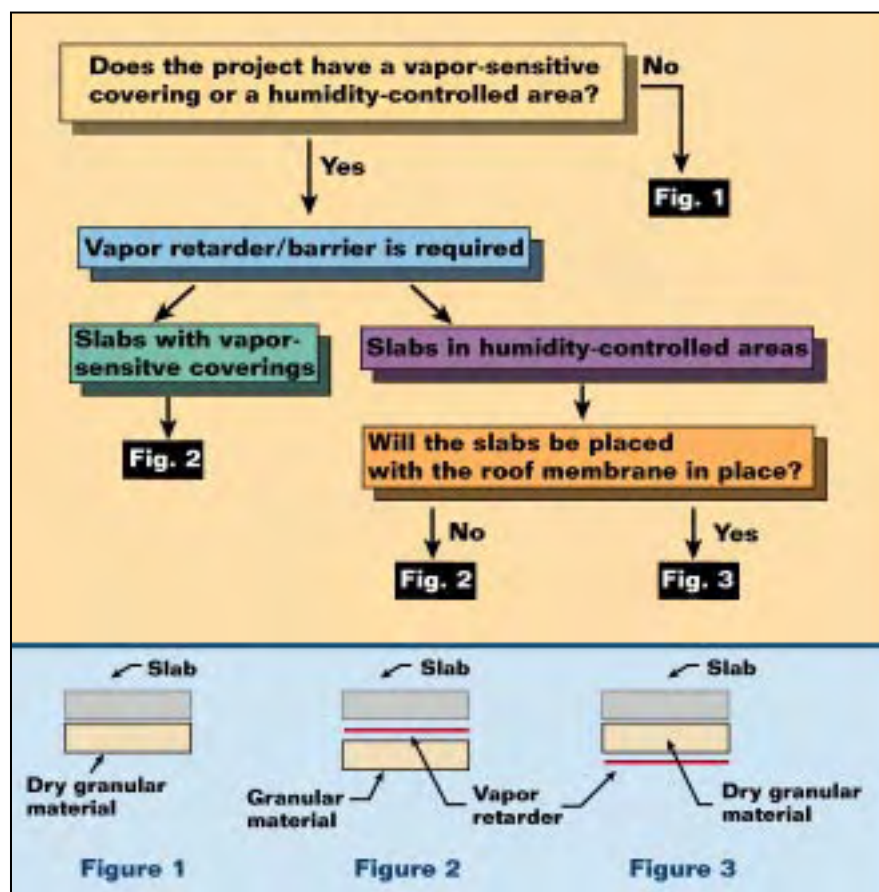


Figure 2. This flow chart helps designers decide if a vapor retarder or barrier is needed and where it should be placed.

Weighing the alternatives

Consulting engineers Jerry Holland and Wayne Walker, Lockwood-Greene Engineers, Atlanta, have developed a flow chart to help designers decide if a vapor retarder is required and, if so, where to place it (Fig. 2).

The chart gives designers the following three options based on the floor's in-service environment and the presence or absence of a vapor-sensitive floor covering:

- Use no vapor retarder
- Use a vapor retarder directly below the slab
- Sandwich a granular layer between the vapor retarder and the slab

ACI Committee 360 is considering inclusion of the flow chart in ACI 360R, *Design of Slabs on Grade*. Because curling is a major concern when concrete is placed directly on the vapor retarder or barrier, notes

in the flow chart will provide suggested design options for minimizing curling effects.

Establishing responsibility for moisture-related floor problems

Consider the following scenario based on a concrete subcontractor's actual experience. The subcontractor places and finishes a concrete floor. Flatness and levelness measurements show specification compliance, and test reports indicate the 28-day compressive strength is acceptable. He leaves the job and submits his bill.

Two months later, he's called back by the general contractor. Rainwater has penetrated the slab, which has curled. The floor-covering contractor is concerned about high water-vapor emission rates, and the general contractor worries that the required slab drying time will delay project completion.

The concrete subcontractor is being held responsible for:

- Curling, even though floor flatness met specifications when measured within 72 hours after concrete placement as required by ACI 117-90, *Standard Specification for Tolerances for Concrete Construction and Materials*
- Protecting the slab from external moisture, even though he has completed all the concrete work and is no longer at the site
- Water-vapor emissions from the slab, even though the general contractor followed specification requirements by placing a granular layer over a vapor retarder
- Delays in completion of the project due to these problems

Sound familiar? On this project, the floor contractor returned at his own expense to grind the slabs and minimize curl. Luckily, he was able to convince the design team that the other issues were not his responsibility.

All of these issues should be resolved with the general contractor,

design team and owner *before* the slab is placed. Concrete subcontractors should be held responsible for flatness and levelness within the time frame designated by ACI tolerance standards, but not longer. General contractors should be responsible for protecting the slab from external moisture. Only they can coordinate and direct the services of the roofer, excavator and other subcontractors who can help to minimize moisture infiltration. And, unlike the concrete subcontractor, the general is on the project from start to finish.

Concrete subcontractors need to resolve these issues at prepour planning meetings. If they don't, they had better be prepared for the phone call telling them they're responsible for fixing problems caused by rain-water infiltration. To avoid that call, add the items discussed here to your prepour conference checklist. 🏠

Editor's note

Discussions, pro and con, for differing vapor-retarder installation op-

tions are also given in ASTM E 1643, *Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill under Concrete Slabs*.

References

1. T. Anderson and H. Roper, "Influence of an Impervious Membrane Beneath Concrete Slabs on Grade," Concrete Symposium, Brisbane, Australia, 1977, p. 51.
2. ACI 302.1R-96, *Guide for Concrete Floor and Slab Construction*, American Concrete Institute, Farmington Hills, Mich., February 1997.
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4. Herman G. Protze, III, "Construction of Concrete Slabs-On-Grade: Moisture Emission Problems," *Solving Moisture-Related Problems with Slabs-On-Grade*, Seminar 24-63, World of Concrete 1997.
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Don't use loose sand under concrete slabs

A thin, loose sand layer reduces subgrade support, which can lead to increased slab cracking and poor joint performance

BY BRUCE A. SUPRENANT AND WARD R. MALISCH

Over the past five years, we've received phone calls from contractors who had built floors under which the specifier required a thin sand layer, with no compaction requirement for the sand. The contractors had been called back to repair cracks and joints 6 to 24 months after the slab was placed. The cracks didn't appear to be caused by drying shrinkage, and the joints were showing more than normal deterioration.

The problems occurred primarily in slabs subjected to forklift traffic.

The contractors were being held responsible for the repair costs, and they asked, "Is it possible that the sand layer reduces subgrade or subbase support, causing cracking and poor joint performance, especially under repeated loading such as forklift traffic?"



Figure 1. A technician applies load to a compacted soil specimen in a CBR mold. Specimens were loaded with and without sand layers to determine the effect of differing sand-layer thicknesses.

Table 1 Soil sample properties

Soil sample	Dry density (pcf)/moisture content (%)			Compaction test (standard Proctor)	Soil classification
	No sand	1-in. sand	2-in. sand	Density/moisture	
1A	100.1/19.2	99.8/19.6	100.6/19.0	104.9 pcf/19.5%	SC: A-6(5)
1B	100.1/19.7	99.7/19.8	99.8/19.6		
2A	109.5/14.5	109.5/14.5	109.8/14.4		
2B	109.3/14.6	109.5/14.6	109.4/14.7	115.0 pcf/14.7%	SC: A-6(3)
3A	125.4/8.9	125.1/9.1	125.7/9.1		
3B	125.2/9.0	125.1/9.2	125.3/9.0		
				131.9 pcf/9.1%	SC: A-2-4(0)

The soil is a sand with silty clay and a trace of gravel. The SC is a sand-plastic fines soil classification based on the Unified Soil Classification System. The A-soil classification system is based on the AASHTO soil classification system.

We developed a testing program to gather data that could help answer this question.

Testing subgrade support

To assess the effect of a thin, loose sand layer on subgrade support, we performed duplicate California Bearing Ratio tests (see “What’s a CBR Test”) using three soil samples with varying dry densities. Each test specimen was tested with no sand, a 1-inch sand layer and a 2-inch sand layer. In addition, we placed 1- and 2-inch sand layers over a steel base and tested that combination to show how the sand would affect subgrade support over a very stiff base.

To start the test, a technician placed the soil into a 6-inch-diameter cylinder mold and compacted it. After compaction, he removed the top extension collar and trimmed the soil to a 4½-inch height. He then inverted the mold and added a 10-pound surcharge weight to the top

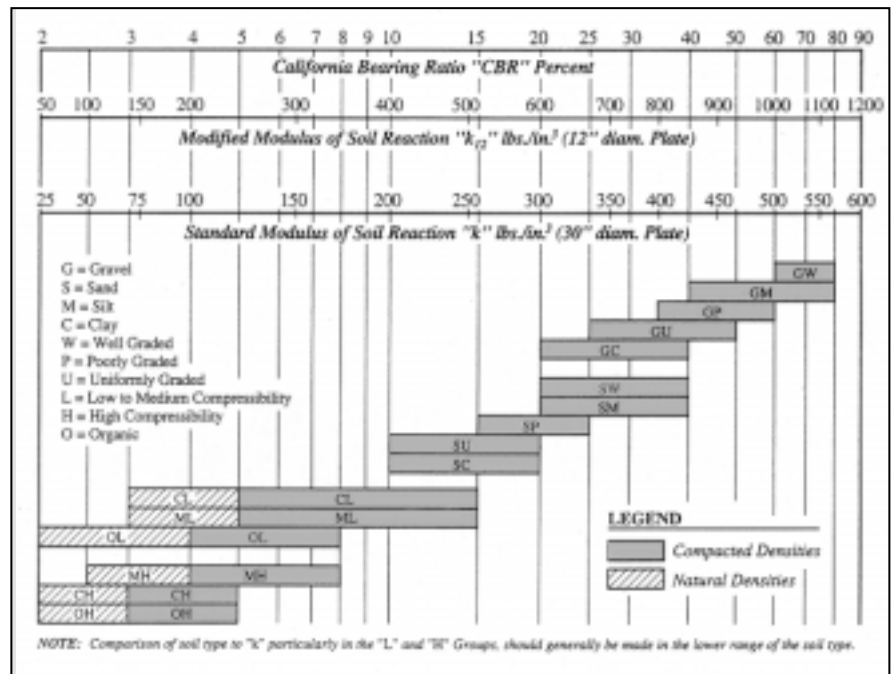


Figure 2. Interrelationships of CBR, k-values and soil classification (from Ref. 2).

surface. Consisting of steel discs with holes in the center to accom-

Table 2 Effect of a sand layer on measured CBR

Soil sample	No sand	CBR value, %	
		1-in. sand	2-in. sand
1A	4.0	2.6	1.0
1B	4.0	3.1	2.1
Average	4.0	2.9	1.6
% of no-sand value	100	73	40
2A	8.1	6.3	4.9
2B	8.0	5.6	3.9
Average	8.1	6.0	4.4
% of no-sand value	100	74	54
3A	11.4	4.6	2.5
3B	11.5	4.8	2.6
Average	11.5	4.7	2.6
% of no-sand value	100	41	23
Steel base - A	100*	5.2	2.5
Steel base - B	100	4.9	2.6
Average	100	5.1	2.6
% of no-sand value	100	5.1	2.6

* Not tested; maximum CBR is 100.

What’s a CBR test?

The California Bearing Ratio test, described in ASTM D 1883 (Ref. 1), is a penetration test commonly used to evaluate the potential strength of subgrade, subbase and base course material. To perform the test, a technician uses a cylindrical piston with a 3-square-inch cross section to penetrate the soil at a rate of 0.05 inch per minute. At each 0.1 inch penetration up to 0.5 inch, the technician records the stress needed to push the piston into the soil. The CBR value is the ratio of this stress at different penetration levels to the bearing value of a standard crushed rock. In most cases, CBR decreases as the penetration increases, so the ratio at 0.1-inch penetration is used as the recorded CBR value. Sometimes designers use this value to choose an appropriate slab thickness for anticipated loadings.

modate the piston, the surcharge weight is nearly equivalent to that of a 4½-inch-thick concrete slab. At this point in the test, it's possible to include a four-day wet soaking period. However, we omitted this step since we weren't interested in the CBR of a wet subgrade.

The soil specimen contained in the mold and loaded by the surcharge weights was placed in a testing machine (Fig. 1) that applied load to the piston. A technician measured load and piston penetration distances and used the resulting stress-vs.-penetration curve to compute the CBR values.

To measure the sand-layer effect, the technician placed loose concrete sand in the mold to completely and uniformly cover the compacted subgrade to a depth of 1 or 2 inches. For the steel base used to simulate a stiff base, the technician placed loose

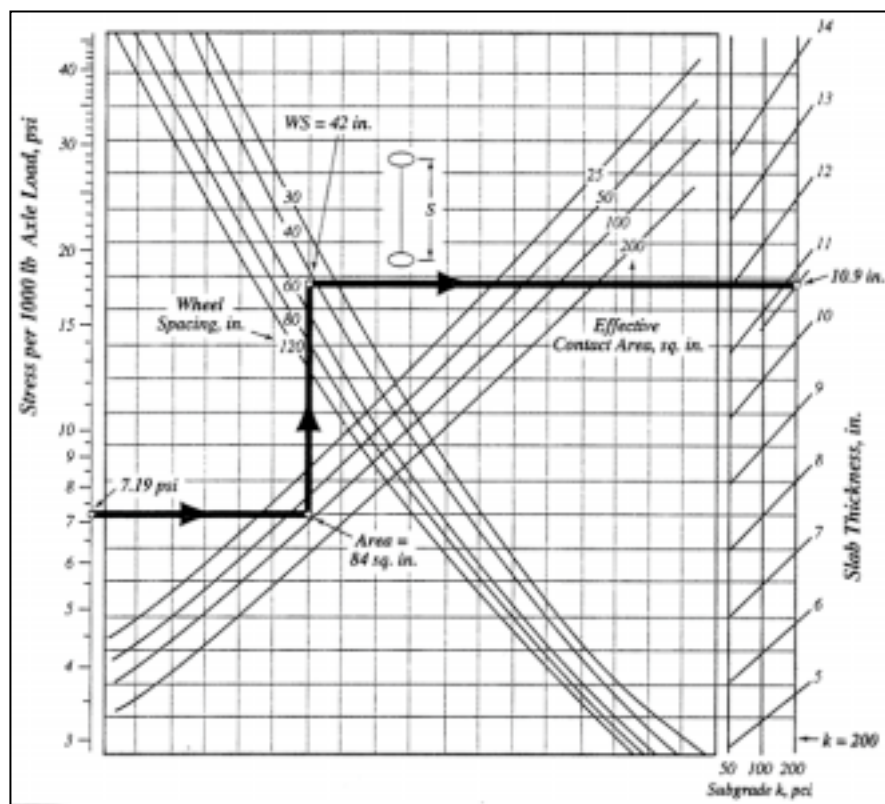


Table 3 Effect of sand layer on k-values*

Soil sample	No sand	1-in. sand	2-in. sand
1A	100	50	10**
1B	100	75	25
Average	100	63	18**
% of no-sand value	100	63	18
2A	175	145	125
2B	175	135	100
Average	175	140	113
% of no-sand value	100	80	64
3A	210	125	50
3B	210	125	50
Average	210	125	50
% of no-sand value	100	60	24
Steel base - A	650**	125	50
Steel base - B	650	125	50
Average	650	125	50
% of no-sand value	100	19	8

*The k-value is a modulus of soil reaction in lbs/in.³ for a 30-inch-diameter plate and was estimated using the CBR values shown in Table 2.

** Off the chart. In Figure 2, minimum k-value is 25 and maximum is 600. Since a CBR of 100 is possible, a k-value of 650 was estimated.

Figure 3. The example in this chart shows that decreasing the k-value from 200 to 50 increases the required slab thickness about an inch. For lighter loadings that yield a thinner slab, the same k-value reduction would still increase thickness about an inch.

sand over the base and added the surcharge weights before applying load to the piston.

The density and moisture content of the compacted specimens also were determined. A comparison of standard Proctor dry-density values shown in Table 1 with the dry densities of the soil samples, also given in the table, shows that all the CBR specimens reached about 95% compaction. Great care was exercised in making sure that the compacted density for a set of specimens was essentially the same. Thus, any measured changes in CBR value would be the result of the presence of a sand layer and not a change in specimen density.

For all the soil samples tested, CBR values decreased dramatically when a thin layer of loose sand was placed over the compacted sample

(Table 2). The decrease was especially large for the sand layer placed over the steel base. For soil sample No. 1 (lowest density), the 1-inch and 2-inch sand layers decreased CBR values to 73% and 40% of the original values, respectively. For sample No. 3 (highest density), the CBR decreases were to 41% and 23% of the original values.

The CBR values for sand layers placed over a steel base provided an interesting comparison. Percentage loss in CBR was very high, but the raw CBR values appear to show that the highest-density soil provided almost as stiff a base as the steel when

a sand layer was added. The CBR values for the lowest-density soil with a sand layer are lower, which is understandable given the weaker subgrade support. The CBR values for soil sample No. 2 don't follow this pattern, and we don't know whether this was the result of soil or sand variability or the variability of the test itself. The steel-base values do seem to indicate that if a designer uses a sand layer, the maximum CBR values he could reasonably expect to attain are about 5 and 2.5 for a 1- or 2-inch-thick layer, respectively.

Slab design: Using

loose sand requires more concrete

CBR values are sometimes used by floor designers to estimate the modulus of soil reaction (lbs/in.³), or k-value. Using Figure 2, we converted the CBR values from our study to k-values, as shown in Table 3. The k-values are used in slab-thickness design charts to represent the support of the underlying subgrade-subbase combination.

Figure 3 is a design chart from the Portland Cement Association's commonly used slab-on-grade design method. As Table 3 shows, the estimated k-value for soil sample No. 3 decreased from 210 to 50 when a 2-inch sand layer was used. The example problem shown on the chart illustrates the effect of this decrease. For a k of 200, the design slab thickness is about 11 inches, but for a k of 50 it increases to 12 inches (see Reference 3 for the complete example). For lighter loadings that yield thinner slabs, required thickness would still increase by about an inch for a k-value decrease from 200 to 50. For soil sample No. 1, the average k-value with a 2-inch sand layer is 18, which is lower than the lowest value (50) on the design chart.

What's the significance of an extra inch of concrete floor thickness? A value-engineering audit for a floor design sometimes results in slab-thickness decreases as small as ½ inch. Increasing the thickness of a 100,000-square-foot warehouse floor slab by 1 inch would cost about \$20,000. The cost of the extra concrete (more than 300 cubic yards) would be about equal to what the concrete floor contractor would be paid for placing and finishing.

What happens if the concrete slab is designed without considering the effect of the sand layer? Based on the design charts and other information (Refs. 2 and 3) for the example shown in Figure 3, the use of a loose sand layer that decreases the k-value from 200 to 50 would result in:

- A flexural stress increase of 25%
- A safety factor decrease from 2.0

Reasons to avoid using sand

There are many reasons for not placing a sand layer under a concrete slab (Ref. 1). These include difficulty in:

- Maintaining a flat, level sand surface during concrete placement
- Maintaining the specified reinforcing steel or dowel basket elevation due to sinking chair supports
- Producing a uniform slab thickness due to shifting sand displaced by concrete

In addition, one engineer (Ref. 2) has linked a sand layer to poor joint performance. He found that under forklift traffic, shifting sand beneath the joint resulted in reduced load-transfer efficiency across the joint. This was especially true at joints where aggregate interlock was the only means of load transfer.

ACI 302.1R-96 (Ref. 3) also discourages the use of a sand layer: "Base material should be a compactible, easy-to-trim, granular fill that will remain stable and support construction traffic. The use of so-called cushion sand or clean sand with uniform particle size, such as concrete sand meeting ASTM C 33, will not be adequate.

This type of sand will be difficult, if not impossible, to compact and maintain until concrete placement is complete."

In revising its "Concrete In Practice" series, the National Ready Mixed Concrete Association is eliminating references to a sand layer and using ACI 302 terminology for base material. But specifiers still call for sand cushions, and some articles and publications still suggest using a sand layer under a concrete slab (Refs. 4 and 5).

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1. Carl Bimel, "No Sand, Please," *The Construction Specifier*, June 1995, p. 26.
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4. "Concrete Slab Surface Defects: Causes, Prevention, Repair," Portland Cement Association, Skokie, Ill., 1987, pp. 4, 7, 10.
5. Gregory Dobson, "Concrete Floor Slabs: Recognizing Problems Before They Happen," *Concrete International*, June 1995, p. 46.

to 1.6

- An actual flexural stress that exceeds the fatigue limit, meaning that floor failure would now be determined by load repetitions rather than maximum load
- Failure at 14,000 load repetitions, though the floor was designed for an unlimited number of load repetitions

When specifiers require contractors to place concrete over a sand layer, the contractors don't know if the designer has increased the slab thickness to account for the weaker sand-layer support shown by our data. If the slab thickness wasn't increased, more later-age cracking and poorer joint performance may result, especially for slabs subjected to

heavy construction loads, such as cranes or concrete trucks.

There are many good reasons for not using a sand layer under a concrete slab (see sidebar). If specifications call for a sand layer, contractors should discuss the implications with the architect and engineer before the project begins, and request that the sand layer be replaced with a compactible stone base. Based on our data, repair costs for slabs placed on thicker sand layers shouldn't necessarily be borne by the contractor.



References

1. ASTM D 1883-92 "Standard Test Method for CBR (California Bearing Ratio) of Laboratory-Compacted Soils,"

ASTM, West Conshohocken, Pa., 1992.

2. Boyd C. Ringo and Robert B. Andersen, *Designing Floor Slabs on Grade*, 2nd ed., The Aberdeen Group, 1996.

3. ACI 360R-92, "Design of Slabs on Grade," American Concrete Institute, Farmington Hills, Mich., 1997.

Acknowledgment

All of the laboratory work for this investigation was carried out by Blair G. Peterson, senior engineering technician, CTC-Geotek, Denver. We appreciate Blair's conscientious attention to detail while conducting the tests.

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APPENDIX B

2018 Borehole Logs



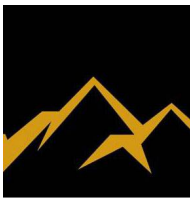
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TEST HOLE LOG

PAGE 1 OF 2

PROJECT NAME: 165 North Glenwood - Bear Development							DATE: 11/08/2018						
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: JG-18-1/MW-1						
TEST HOLE LOCATION: See Site Map													
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 31.5			GROUNDWATER LEVEL (ft.): N/A			MEASURED FROM: G.S				
DRILL TYPE: Simco 2800HS			HAMMER: Rope and Cathead			DRILL CO: LK Drilling			DRILLER: Steve		LOGGED BY: hc		
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1								0.0-4.5ft SILT with sand - [FILL]					
2													
3		D1	4,3,1	2	27%			2.5ft SILT with sand: Dry to slightly moist, reddish to light brown, very loose, intact, 70-75% silt, 25-30% sand, occasional subrounded gravel to 3/4" in diameter, stone in shoe [FILL]					
4													
5		D2	2,3,3	6	20%			4.5-14.5ft Clayey GRAVEL with sand - [ALLUVIAL FAN] 5.0ft Clayey GRAVEL with sand: Slightly moist, brown to dark brown, loose, intact, 35-40% clay, 60-65% fine gravel and sand, occasional subrounded and subangular pinkish to light brown gravel to 1" in diameter, stone in shoe, no HCL reaction on stones [ALLUVIAL FAN/FILL]					
6													
7													
8		D3	3,7,20	24	40%			7.5ft Clayey GRAVEL with sand: Dry to slightly moist, light brown to greyish brown, medium dense, intact, shattered 55-60% subangular gravel, sand matrix with 5-10% clay, matrix reaction to HCL, stone in shoe [ALLUVIAL FAN]					
9													
10													
11		D4	23,22,25	29	60%			10.0ft Clayey GRAVEL with sand: Dry, white rock dust from gravel/cobble, brown to dark brown matrix, dense, intact, dark grey and white shattered gravel/cobble, clayey matrix with sand and fine gravel, occasional orange gravel [ALLUVIAL FAN]					
12													
13		D5	22,18,42	53	73%			12.5ft Clayey GRAVEL with sand: As above, very dense - split spoon bouncing during sampling					
14													
15													
16		D6	31,35,50 for 4"	50+	30%			14.5-17.0ft GRAVEL - [ALLUVIAL FAN] 15.0ft GRAVEL: Dry, white rock dust from gravel/cobble, very dense, intact, dark grey and white gravel/cobble, very little dark brown matrix clay and sand [ALLUVIAL FAN]					
17													
18		D7	15,50 for 5"	50+	42%			17.0-31.5ft Clayey GRAVEL with sand - [ALLUVIAL FAN] 17.5ft Clayey GRAVEL with sand: Moist, brown, very dense, intact, 25-30% clay, 25-30% sand, 35-40% subrounded gravel to 1/2 inch in diameter, appears to be matrix of above material [ALLUVIAL FAN]					
19													

TEST HOLE LOG JORGENSEN GEO 20181108_HC LOGS.GPJ JORGENSEN GEO 08-2015.GDT 11/27/18

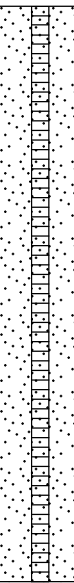


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PAGE 2 OF 2

TEST HOLE LOG JORGENSEN GEO 20181108_HC LOGS.GPJ JORGENSEN GEO 08-2015.GDT 11/27/18

PROJECT NAME: 165 North Glenwood - Bear Development									DATE: 11/08/2018				
PROJECT LOCATION: Jackson, Wyoming									HOLE NO.: JG-18-1/MW-1				
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
21		D8	20,27,13	22	73%			20.0ft Clayey GRAVEL with sand: Slightly moist to moist, brown, medium dense, intact, 25-30% silt and clay, 20-25% sand, 50-55% subrounded and rounded white, pink, and yellowish brown intact and shattered gravels [ALLUVIAL FAN]					
22													
23		D9	31,46,50 for 4"	50+	31%			22.5ft Clayey GRAVEL with sand: As above, very dense					
24													
25		D10	50 for 3"	50+	62%			25.0ft NO RECOVERY					
26													
27													
28													
29													
30													
31		D12	13,22,26	37	80%			30.0ft Clayey GRAVEL with sand: Moist to very moist, brown, dense, intact, 20-25% clay, 30-35% sand, 35-40% subrounded to subangular dark and light grey shattered and intact gravels [ALLUVIAL FAN]					
32								Notes: Stopped at request Monitoring well installed to 30 feet bgs 15 feet of 2' slotted pvc with 15 feet of solid 2' pvs Backfilled with silica sand to 15 feet bgs Backfilled with cutting to 5 feet bgs Capped with 5 feet of bentonite chips Covered with 8-inch flush mount vault					
33													
34													
35													
36													
37													
38													
39													
40													
41													
42													
43													



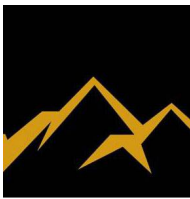
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TEST HOLE LOG

PAGE 1 OF 2

PROJECT NAME: 165 North Glenwood - Bear Development							DATE: 10/10/2018						
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: JG-18-2						
TEST HOLE LOCATION: See Site Map													
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 33			GROUNDWATER LEVEL (ft.): N/A			MEASURED FROM: G.S				
DRILL TYPE: Simco 2800HS			HAMMER: Rope and Cathead			DRILL CO: LK Drilling			DRILLER: Steve		LOGGED BY: hc		
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1								0.0-4.5ft Silty GRAVEL with sand - FILL					
2													
3		D1	5,14,18	35	37%			2.5ft Silty GRAVEL with sand: Dry to slightly moist, light to tannish brown, dense, intact, 55-60% shattered gravels, sandy matrix with some light brown subrounded intact gravels, stone in shoe [FILL]					
4													
5								4.5-29.5ft Clayey GRAVEL with sand - ALLUVIAL FAN					
6		D2	43,15,13	26	60%			5.0ft Clayey GRAVEL with sand: Dry, light to yellowish brown, medium dense, intact, 80-85% shattered light brown and yellowish brown gravels, 5-10% clay, 10-15 sand, stone in shoe [ALLUVIAL FAN]					
7													
8		D3	15,21,23	40	80%			7.5ft Clayey GRAVEL with sand: Moist, light to dark brown, dense, intact, 60-65% shattered and intact subrounded dark grey, light brown, and yellowish brown gravels, 35-4% dark brown sandy clay matrix [ALLUVIAL FAN]					
9													
10													
11		D4	25,43,41	69	80%			10.0ft Clayey GRAVEL with sand: As above - Very dense					
12													
13		D5	18,14,7	12	80%			12.5ft Clayey GRAVEL with sand: Very moist, brown to dark brown, medium dense, intact, 40-45% brown sandy matrix with clay, 55-60% intact rounded and subrounded gravels [ALLUVIAL FAN]					
14													
15													
16		D6	22,18,30	40	87%			15.0ft Clayey GRAVEL with sand: As above - Dense with slightly more shattered gravels					
17													
18													
19		D7	13,20,32	42	87%			17.5ft Clayey GRAVEL with sand: Very moist, brown to dark brown, medium dense, intact, 40-45% brown sandy matrix with clay, 55-60% intact and shattered, yellow and orange, rounded and subrounded gravels [ALLUVIAL FAN]					

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TEST HOLE LOG JORGENSEN GEO 20181108_HC LOGS.GPJ JORGENSEN GEO 08-2015.GDT 11/27/18

PROJECT NAME: 165 North Glenwood - Bear Development									DATE: 10/10/2018				
PROJECT LOCATION: Jackson, Wyoming									HOLE NO.: JG-18-2				
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
21		D8	12,17,22	33	60%			20.0ft Clayey GRAVEL with sand: As above - With large shattered stone in bottom 0.4 feet of sample					
22													
23		D9	17,28,30	47	87%			22.5ft Clayey GRAVEL with sand: Moist, brown, dense, intact, 35-40% clay matrix with some ~5% sand, 60-65% shattered and intact, subangular to rounded red, yellow, white, and dark grey gravels [ALLUVIAL FAN]					
24													
25		D10	28,40,18	28	73%			25.0ft Clayey GRAVEL with sand: Moist, greyish brown to brownm, medium dense, intact, shattered orangish and grey gravels with sand matrix ~10-15% clay [ALLUVIAL FAN]					
26													
27													
28		D11	47,50 for 5.5"	50+	53%			27.5ft Clayey GRAVEL with sand: As above - Very dense					
29													
30		D12	10,4,7	8	93%			29.5-33.0ft Lean CLAY - ALLUVIAL FAN 30.0ft Moist, greyish to orangish brown, medium stiff, massive, clay with trace sand [ALLUVIAL FAN]					
31													
32		U1				100%			NOTES: Stopped at request No groundwater encountered at time of investigation Backfilled with cuttings				
33													
34													
35													
36													
37													
38													
39													
40													
41													
42													
43													

APPENDIX C

USGS Seismic Design Maps Summary and Detailed Reports

USGS Design Maps Summary Report

User-Specified Input

Report Title Bear Development

Tue November 27, 2018 22:38:42 UTC

Building Code Reference Document 2012/2015 International Building Code

(which utilizes USGS hazard data available in 2008)

Site Coordinates 43.4815°N, 110.7641°W

Site Soil Classification Site Class D – “Stiff Soil”

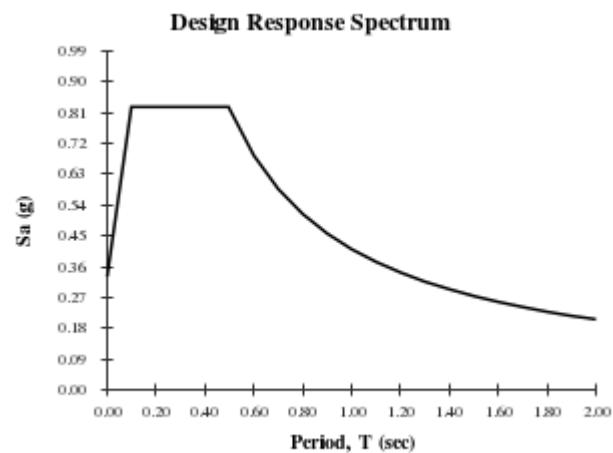
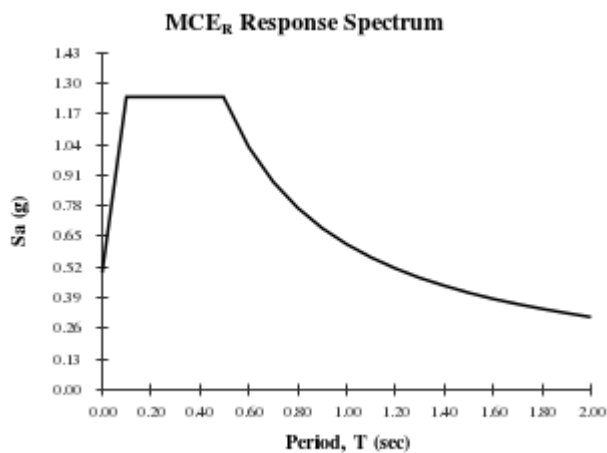
Risk Category I/II/III



USGS-Provided Output

$S_s = 1.232 \text{ g}$	$S_{MS} = 1.241 \text{ g}$	$S_{DS} = 0.827 \text{ g}$
$S_1 = 0.373 \text{ g}$	$S_{M1} = 0.617 \text{ g}$	$S_{D1} = 0.411 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.



Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.



Design Maps Detailed Report

2012/2015 International Building Code (43.4815°N, 110.7641°W)

Site Class D – “Stiff Soil”, Risk Category I/II/III

Section 1613.3.1 — Mapped acceleration parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_S) and 1.3 (to obtain S_1). Maps in the 2012/2015 International Building Code are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 1613.3.3.

From [Figure 1613.3.1\(1\)](#) ^[1]

$S_S = 1.232 \text{ g}$

From [Figure 1613.3.1\(2\)](#) ^[2]

$S_1 = 0.373 \text{ g}$

Section 1613.3.2 — Site class definitions

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Section 1613.

2010 ASCE-7 Standard – Table 20.3-1
SITE CLASS DEFINITIONS

Site Class	$\bar{v}_s$	$\bar{N}$ or $\bar{N}_{ch}$	$\bar{s}_u$
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
Any profile with more than 10 ft of soil having the characteristics:			
• Plasticity index $PI > 20$, • Moisture content $w \geq 40\%$, and • Undrained shear strength $\bar{s}_u < 500 \text{ psf}$			
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

Section 1613.3.3 — Site coefficients and adjusted maximum considered earthquake spectral response acceleration parameters

TABLE 1613.3.3(1)
VALUES OF SITE COEFFICIENT F_a

Site Class	Mapped Spectral Response Acceleration at Short Period				
	$S_s \leq 0.25$	$S_s = 0.50$	$S_s = 0.75$	$S_s = 1.00$	$S_s \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_s

For Site Class = D and $S_s = 1.232$ g, $F_a = 1.007$

TABLE 1613.3.3(2)
VALUES OF SITE COEFFICIENT F_v

Site Class	Mapped Spectral Response Acceleration at 1-s Period				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_1

For Site Class = D and $S_1 = 0.373$ g, $F_v = 1.654$

Equation (16-37):

$$S_{MS} = F_a S_S = 1.007 \times 1.232 = 1.241 \text{ g}$$

Equation (16-38):

$$S_{M1} = F_v S_1 = 1.654 \times 0.373 = 0.617 \text{ g}$$

Section 1613.3.4 — Design spectral response acceleration parameters

Equation (16-39):

$$S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 1.241 = 0.827 \text{ g}$$

Equation (16-40):

$$S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 0.617 = 0.411 \text{ g}$$

Section 1613.3.5 — Determination of seismic design category

TABLE 1613.3.5(1)

SEISMIC DESIGN CATEGORY BASED ON SHORT-PERIOD (0.2 second) RESPONSE ACCELERATION

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \leq S_{DS} < 0.33g$	B	B	C
$0.33g \leq S_{DS} < 0.50g$	C	C	D
$0.50g \leq S_{DS}$	D	D	D

For Risk Category = I and $S_{DS} = 0.827 g$, Seismic Design Category = D

TABLE 1613.3.5(2)

SEISMIC DESIGN CATEGORY BASED ON 1-SECOND PERIOD RESPONSE ACCELERATION

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \leq S_{D1} < 0.133g$	B	B	C
$0.133g \leq S_{D1} < 0.20g$	C	C	D
$0.20g \leq S_{D1}$	D	D	D

For Risk Category = I and $S_{D1} = 0.411 g$, Seismic Design Category = D

Note: When S_1 is greater than or equal to $0.75g$, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category $\equiv$ "the more severe design category in accordance with Table 1613.3.5(1) or 1613.3.5(2)" = D

Note: See Section 1613.3.5.1 for alternative approaches to calculating Seismic Design Category.

References

1. Figure 1613.3.1(1): [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1\(1\).pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(1).pdf)
2. Figure 1613.3.1(2): [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1\(2\).pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(2).pdf)



Traffic Impact Study for Club Lespri and McCabe Corner Gill Avenue, Jackson, Wyoming

Prepared by: Jorgensen Associates, P.C.

Nicholas A. Fiore, P.E.

Project No.: 06151.01 & 07016.00

Date: March 7, 2007

Revised: September 12, 2007

I. INTRODUCTION

Two developments are currently being proposed for the south side of Gill Avenue between Glenwood Street and Millward Street in Jackson, Wyoming. These two projects will result in the complete redevelopment this Gill Avenue frontage. This report is a study of the potential traffic impacts resulting from the construction of the two proposed developments. These developments will be neighbors and use the same alley for access. Both developments will be presented together in this report in an effort to examine the greatest impacts.

The McCabe Corner development is being proposed by The Eden Group of Wilson, WY. It is comprised of four town lots at the southwest corner of the Gill Avenue and Glenwood Street intersection. The site is better described as Lots 1 through 4, Block 6, Original Town Site, Jackson, Wyoming. The proposed development will consist of approximately 33 condominiums. Residential parking will be provided on site in and accessed via the alley between Glenwood Street and Millward Street.

Club Lespri is being proposed and developed by White Buffalo Development, LLC of Park City, Utah. The site is comprised of three lots at the southeast corner of the Gill Avenue and Millward Street intersection, better described as Lots 18 through 20, Block 6, Original Town Site, Jackson, Wyoming. The Club Lespri development will be limited to the east half of Lot 19 and the whole of Lot 20. The development will be a mixed-use private club consisting of a dinning room and lounge, wellness center, condominiums, and employee housing. Parking for the condominiums and employee housing will be accessed through the alley off Gill Avenue between Glenwood Street and Millward Street; the same alley used to access the McCabe Corner development.

The purpose of this study is to analyze the impacts to the traffic and safety of the surrounding Jackson, Wyoming roadway network as a result of the construction of these two developments. This report will identify and discuss any upgrades to the study area that may be necessary due to the impacts of the development.

All data, calculations, and worksheets can be found in the Appendix of this report.

II. EXISTING LAND USE AND TRANSPORTATION SYSTEM

Existing Land Uses

The McCabe Corner site consists of four town lots at the southwest corner of the Gill Avenue and Glenwood Street intersection. These lots are home to a mix of land uses including office space and apartments. The footprints of these land uses encompass approximately forty percent (40%) of the four lots total square footage. The remainder of the lot area contains walkways, landscaping, and parking lot.

Club Lespri will cover approximately one and a half town lots at the southeast corner of the Gill Avenue and Millward Street intersection. It will be located on all of Lot 20 and the east half of Lot 19. Currently these areas are a mix of landscaping and parking.

Existing Roadways

The two projects are separated by a north-south alley and are bordered on three sides by Town of Jackson Streets: Glenwood Street on the east, Gill Avenue on the north, and Millward Street on the west.

The Glenwood Street/Gill Avenue intersection is a two-way stop-controlled intersection with the Glenwood Street legs being controlled. Glenwood Street is stop-controlled at Delony Avenue one block south of Gill Avenue and is one-way to the north south of Delony Avenue. Two and half blocks north of Gill Avenue, Glenwood Street dead-ends.

The Millward Street/Gill Avenue intersection is a two-way stop-controlled intersection with the Gill Avenue legs being controlled. Two blocks south of Gill Avenue the Millward Street intersection with Broadway (State Highway 89) is signal-controlled. One block north of Gill Avenue, Millward Street intersects Mercill Avenue and access to North Cache Street (State Highway 89). Millward Street and Mercill Avenue combine to provide the truck route around the Town Square area of downtown Jackson.

Gill Avenue's eastern terminus is at Willow Street near the Teton County Recreation Center. It's western terminus is essentially at its intersection with Jackson Street. Gill Avenue is signal-controlled with North Cache Street and stop-controlled at Millward Street, a two-way stop controlled intersection.

All roadway segments in this area of Town have on-street parking and multiple access points. All roadway sections bordering the subject projects have sidewalks and striped crosswalks. Some sidewalk segments are missing from neighboring streets. Bicycles share the roads in the project area with other vehicles.

Existing Traffic

The existing traffic conditions presented herein are a combination of Chapter 8 Transportation of the Jackson/Teton County Comprehensive Plan, and 2002 Summer Traffic Counts conducted in Jackson.

Chapter 8 presents a summer Average Daily Traffic (ADT) volume of 9,000 vehicles per day (vpd) on Millward Street in the project area in 1996 (page 8-9). Chapter 8 also predicts a summer 2020 ADT of 13,000 vpd with the Chapter's implementation (page 8-23). This is a compounded average growth rate of approximately 1.54%. Interpolation of these numbers results in a 2007 summer ADT of approximately 10,650 vpd on Millward Street.

Traffic counts conducted in 2002 for the Town of Jackson show a summer ADT of 4172 vpd on Gill Avenue west of Glenwood Street. Applying the same compounded average growth rate of 1.54% to this volume yields a 2007 summer ADT of approximately 4,500 for Gill Avenue.

III. PROPOSED CONDITIONS

The proposed McCabe Corner and Club Lespri developments will redevelop approximately five and a half town lots into a mix of land uses.

The McCabe Corner development is comprised of four town lots at the southwest corner of the Gill Avenue and Glenwood Street intersection. The proposed development will consist of approximately 33 condominiums with 70% used as short term rentals and 30% used as long term residential units. Parking will be provided on site in and accessed via the alley between Glenwood Street and Millward Street.

Club Lespri is to be developed on one and a half town lots at the southeast corner of Gill Avenue and Millward Street. It will be a mixed-use private club consisting of a dinning room and lounge, wellness center, condominiums, and employee housing. While owned by individuals, the condominiums will act like short term rentals. Parking for the condominiums and employee housing will be accessed through the alley off Gill Avenue between Glenwood Street and Millward Street; the same alley used to access the McCabe Corner development.

Background Traffic

Background traffic refers to the current existing traffic and the future traffic that is anticipated without the proposed development. For this study the background traffic was calculated using information contained in Chapter 8 Transportation of the Jackson/Teton County Comprehensive Plan.

As stated above, Chapter 8 demonstrates a compounded average growth rate of 1.54% in the area of the proposed projects. This rate is applied to the 2002 summer ADT for Gill Avenue to predict the 2020 summer ADT for Gill Avenue.

Chapter 8 provides a prediction for the 2020 summer ADT on Millward Street.

Table 1 shows the summer ADT projections for Gill Avenue and Millward Street.

TABLE 1
SUMMER ADT VOLUMES

	1996	2002	2007	2020
Millward Street	9000		10652	13000
Gill Avenue		4172	4504	5497

Millward Street: 1996 and 2020 ADT provided by Chapter 8

2007 ADT calculated using 1.54% CAGR

Gill Avenue: 2002 ADT provided by TOJ counts

2007 and 2020 ADT calculated using 1.54% CAGR

Trip Generation

The proposed ADT volumes generated by the developments are estimated using *ITE Trip Generation, 7th Edition*. This manual provides trip generation rates for a myriad of land uses and is considered the standard for trip generation calculations in the traffic professions. For McCabe Corner 70% of the condominiums will operate as short term rentals. Those units are analyzed as ITE Land Use 311, All Suites Hotel. The remaining 30% are analyzed as Land Use 230, Residential Condominium/Townhouse. Club Lespri's Land Uses include Apartment (220), All Suites Hotel (311), Health/Fitness Club (492), and Quality Restaurant (931).

Trip generation spreadsheets are included in the appendix of this report. They show the equations used as well as the calculated volumes. Table 2 summarizes the ADT generated by the proposed developments on a weekday.

TABLE 2
TRIP GENERATION

Land Use	ITE Code	Variable	Value	Weekday ADT
Club Lespri				
Apartment	220	Dwelling Units	4	8
All Suites Hotel	311	Rooms	10	45
Health/Fitness Club	492	1000 sq. ft.	2.8	92
Quality Restaurant	931	Seats	53	152
McCabe Corner				
Residential Condominium/Townhouse	230	Dwelling Units	10	49
All Suites Hotel	311	Rooms	23	104
Total Trips Generated				449

These are the raw volumes calculated from *ITE Trip Generation, 7th Edition*. The Club Lespri condominiums are analyzed as an All Suites Hotel because that is the ITE Land Use that best fits the anticipated use of the condominiums. They will be owned by individuals as vacation properties and rented to vacationers when not in use by the owners.

The actual ADT generated by these developments will be significantly lower those presented in Table 2. The mix-use, private club nature of Club Lespri will greatly aid in trip reduction. Visitors staying in the condominiums will have the wellness center and restaurant on site to

reduce the need travel elsewhere. The apartments are for employees of the club so they will not commute. Shared trips are likely between the wellness center and the restaurant. The downtown location of the development is sure to reduce the trips it generates. A 10% trip generation reduction could be expected because of the above mentioned reasons.

McCabe Corner should also generate fewer trips than reported in Table 2. The downtown location of this development is the key to its lower trip generation. The owners of the condominiums will most likely live in them, and the downtown location is likely to be a very attractive feature. The project site is one block from North Cache Street and all its amenities such as shops and restaurants. It is about two blocks from the Town Square, one block from Miller Park, and three blocks from the Teton County Recreation Center. Additionally there is a wide variety and high number of businesses and entertainment venues within just five blocks of the McCabe Corner site. Residents of McCabe Corner are very likely to work in the downtown area and take advantage of their proximity to the other downtown amenities. This proximity to downtown will also be very appealing to users of the short term rentals. All occupants of McCabe Corner are likely walk to many of their destinations rather than drive. The overall trip reduction for McCabe Corner could be as much as 20% due to its location alone. Additional trip generation reductions are usually made from the removal of existing land uses on a redevelopment site. No such reductions have been made.

Trip Distribution

The trips generated by the developments will spread out amongst the surrounding roadway network. The McCabe Corner trips will access Gill Avenue by way of the alley west of the project. The condominium and employee housing trips of Club Lespri will access the development via the same alley. Additional Club Lespri trips will terminate in the surrounding on street parking. The heaviest distribution routes for both developments will most likely be along Gill Avenue to and from the traffic signal at North Cache Street and along Millward Street to and from the traffic signal at Broadway. This report assumes half of the McCabe Corner traffic will use the North Cache intersection and half will use Millward Street. This report also assumes that one third of the Club Lespri traffic will utilize the traffic signal at Gill Avenue and North Cache Street and two thirds will be associated with Millward Street. These assumptions are fairly conservative as there are a number of routes for traffic in the downtown's roadway grid.

Table 3 indicates the total generated trip distribution among Gill Avenue east of Glenwood Street and Millward Street.

TABLE 3
TOTAL TRIP DISTRIBUTION

	McCabe Corner	Club Lespri
Millward Street	76	199
Gill Avenue	76	98

Table 4 shows the trip distribution for the reduced volume of trip based on the reduction percentages mentioned above.

**TABLE 4
REDUCED TRIP DISTRIBUTION**

	McCabe Corner	Club Lespri
Millward Street	61	179
Gill Avenue	61	88

Total Traffic

Adding the developments trip generations to the background traffic calculates the total traffic that may occur with the implementation of these projects. Combining the volumes for 2007 and 2020 with the reduced distribution volumes in Table 4 yields the total traffic volumes in Table 5.

**TABLE 5
TOTAL TRAFFIC**

	2007	2020
Millward Street	10892	13240
Gill Avenue	4653	5646

IV. TRAFFIC ANALYSIS

The background ADT for 2020 actually incorporates much the traffic generated by these two developments. The intent of Chapter 8 was to understand the future transportation demands in Jackson and Teton County. Growth and redevelopment in downtown Jackson was part of that analysis. As such, the volumes reported in Table 4 and Table 5 should be considered conservative.

The construction of these two developments will add some delay to the Gill Avenue intersections with Glenwood Street and Millward Street. These intersections, however, currently operate at a high level of service. The minor, additional delays should not significantly reduce levels of service and therefore should not warrant any traffic mediation efforts.

In the worst case scenario, the Town of Jackson roadway network should be able to accommodate the addition of potentially 389 vehicles per day. With the grid network of streets, drivers will disperse themselves with routes that work best for their destinations. Additional congestion in the area of McCabe Corner and Club Lespri will not be caused solely by these developments. Rather, traffic congestion in this area, much like the whole of downtown Jackson, will be caused by growth of the entire Jackson Hole region. Presenting solutions to area wide traffic concerns is beyond the scope of this report.



**Traffic Impact Study for Club Lespri and McCabe Corner
Gill Avenue, Jackson, Wyoming**

APPENDIX

Club Lespri

Millward Street & Gill Avenue
Jackson, Wyoming

RESIDENTIAL LAND USES

ITE Land Use Category: **Apartment**
ITE Land Use Code: **220**
Independent Variable: Dwelling Units
Value: 4

Analysis Period		Average Rate or Equation	Calc'd Trips	Directional Distribution			
				Entering	Exiting	Entering	Exiting
ADT	Weekday	T = 2.00(X)	8	50%	50%	4	4
ADT	Saturday	T = 2.84(X)	11	50%	50%	6	6
ADT	Sunday	T = 3.21(X)	13	50%	50%	6	6
A.M. Pk Hr Adjacent Street	Weekday	T = 0.1(X)	0	20%	80%	0	0
P.M. Pk Hr Adjacent Street	Weekday	T = 0.1(X)	0	65%	35%	0	0

Low end of Range of Rates because Dwelling Units are Employee Housing and located downtown.

LODGING LAND USES

Condo Units will be short term rentals and are expected to have Trip Gen rates similar to a hotel.

ITE Land Use Category: **All Suites Hotel**
ITE Land Use Code: **311**
Independent Variable: Rooms
Value: 10

Analysis Period		Average Rate or Equation	Calc'd Trips	Directional Distribution			
				Entering	Exiting	Entering	Exiting
ADT	Weekday	T = 4.49(X)	45	50%	50%	22	22
ADT (Hotel: 310)	Saturday	T = 6.35(X)	64	50%	50%	32	32
ADT (Hotel: 310)	Sunday	T = 4.01(X)	40	50%	50%	20	20
A.M. Pk Hr Adjacent Street	Weekday	T = 0.28(X)	3	55%	45%	2	1
P.M. Pk Hr Adjacent Street	Weekday	T = 0.32(X)	3	45%	55%	1	2

Low end of Range of Rates because Units are located downtown.

RECREATIONAL LAND USES

ITE Land Use Category: **Health/Fitness Club**
ITE Land Use Code: **492**
Independent Variable: 1000 sq. ft.
Value: 2.8

Analysis Period		Average Rate or Equation	Calc'd Trips	Directional Distribution			
				Entering	Exiting	Entering	Exiting
ADT	Weekday	T = 32.93(X)	92	50%	50%	46	46
ADT	Saturday	T = 20.87(X)	58	50%	50%	29	29
ADT	Sunday	T = 26.73(X)	75	50%	50%	37	37
A.M. Pk Hr Adjacent Street	Weekday	T = 0.3(X)	1	42%	58%	0	0
P.M. Pk Hr Adjacent Street	Weekday	T = 3.20(X)	9	67%	33%	6	3

Low end of Range of Rates because wellness center is a private club located downtown

DINING LAND USES

ITE Land Use Category: **Quality Restaurant**
ITE Land Use Code: **931**
Independent Variable: Seats
Value: 53

Analysis Period		Average Rate or Equation	Calc'd Trips	Directional Distribution			
				Entering	Exiting	Entering	Exiting
ADT	Weekday	T = 2.86(X)	152	50%	50%	76	76
ADT	Saturday	T = 2.81(X)	149	50%	50%	74	74
ADT	Sunday	T = 2.15(X)	114	50%	50%	57	57
A.M. Pk Hr Adjacent Street	Weekday	T = 0.03(X)	2	55%	45%	1	1
P.M. Pk Hr Adjacent Street	Weekday	T = 0.26(X)	14	67%	33%	9	5

Average Rate because restaurant is a private club located downtown

McCabe Corner
Glenwood Street & Gill Avenue
Jackson, Wyoming

RESIDENTIAL LAND USES

Total Market Units 33
 Short Term: 70% 23
 Long Term: 30% 10
 Affordable Units: 3

ITE Land Use Category: **Residential Condominium/Townhouse**
 ITE Land Use Code: **230**
 Independent Variable: Dwelling Units
 Value: 10

				<i>Directional Distribution</i>			
<i>Analysis Period</i>		<i>Average Rate or Equation</i>	<i>Calc'd Trips</i>	<i>Entering</i>	<i>Exiting</i>	<i>Entering</i>	<i>Exiting</i>
ADT	Weekday	$T = (1.83 + 3.09) * (X)$	49	50%	50%	24	24
ADT	Saturday	$T = (1.17 + 3.10) * (X)$	42	50%	50%	21	21
ADT	Sunday	$T = (1.36 + 2.71) * (X)$	40	50%	50%	20	20
A.M. Pk Hr Adjacent Street	Weekday	$T = (0.15 + 0.69) * (X)$	8	17%	83%	1	7
P.M. Pk Hr Adjacent Street	Weekday	$T = (0.18 + 0.75) * (X)$	9	67%	33%	6	3

Low end of Range of Rates plus one standard deviation because Units are located downtown.

Short term rentals and are expected to have Trip Gen rates similar to a hotel.

ITE Land Use Category: All Suites Hotel
 ITE Land Use Code: **311**
 Independent Variable: Rooms
 Value: 23

				<i>Directional Distribution</i>			
<i>Analysis Period</i>		<i>Average Rate or Equation</i>	<i>Calc'd Trips</i>	<i>Entering</i>	<i>Exiting</i>	<i>Entering</i>	<i>Exiting</i>
ADT	Weekday	$T = 4.49(X)$	104	50%	50%	52	52
ADT (Hotel: 310)	Saturday	$T = 6.35(X)$	147	50%	50%	73	73
ADT (Hotel: 310)	Sunday	$T = 4.01(X)$	93	50%	50%	46	46
A.M. Pk Hr Adjacent Street	Weekday	$T = 0.28(X)$	6	55%	45%	4	3
P.M. Pk Hr Adjacent Street	Weekday	$T = 0.32(X)$	7	45%	55%	3	4

Low end of Range of Rates because Units are located downtown.

Club Lespri & McCabe Corner

Gill Avenue
Jackson, Wyoming

TRIP GENERATION SUMMARY

Peak Hour Summary

Land Use	ITE Code	Variable	Value	AM		PM	
				Entering	Exiting	Entering	Exiting
Club Lespri							
Apartment	220	Dwelling Units	4	0.1	0.3	0.3	0.1
All Suites Hotel	311	Rooms	10	1.5	1.3	1.4	1.8
Health/Fitness Club	492	1000 sq. ft.	2.8	0.4	0.5	6.0	3.0
Quality Restaurant	931	Seats	53	0.9	0.7	9.2	4.5
McCabe Corner							
Residential Condominium/Townhouse	230	Dwelling Units	9.9	1.4	6.9	6.2	3.0
All Suites Hotel	311	Rooms	23.1	3.6	2.9	3.3	4.1
Total Trips Generated				8	13	26	17

Weekday ADT Summary

Land Use	ITE Code	Variable	Value	Weekday ADT
Club Lespri				
Apartment	220	Dwelling Units	4	8
All Suites Hotel	311	Rooms	10	45
Health/Fitness Club	492	1000 sq. ft.	2.8	92
Quality Restaurant	931	Seats	53	152
McCabe Corner				
Residential Condominium/Townhouse	230	Dwelling Units	10	49
All Suites Hotel	311	Rooms	23	104
Total Trips Generated				449

Club Lespri & McCabe Corner
 Gill Avenue
 Jackson, Wyoming

BACKGROUND TRAFFIC GROWTH

Millward Street	Chapter 8		TIS Projection	
	Year	ADT	Year	ADT
	1996	9000	2007	10652
	2020	13000		
	CARG	1.54%		

Gill Avenue	TOJ Counts		TIS Projection	
	Year	ADT	Year	ADT
	2002	4172	2007	4504
			2020	5497

Summer ADT

	1996	2002	2007	2020
Millward Street	9000		10652	13000
Gill Avenue		4172	4504	5497

Distribution Rates

	McCabe	Lespri
Millward Street	50%	67%
Gill Avenue	50%	33%

Full Trip Distribution

	McCabe	Lespri	Total
Millward Street	76	199	275
Gill Avenue	76	98	174

Reduced Trip Distribution

	McCabe	Lespri	Total
Millward Street	61	179	240
Gill Avenue	61	88	149

Total Trips

	2007	2020
Millward Street	10892	13240
Gill Avenue	4653	5646

Housing Mitigation Plan

Below is the Applicability analysis and support for the attached Calculation required in a Housing Mitigation Plan. Because the calculation yields a requirement less than zero, no other required contents of the Housing Mitigation Plan are applicable.

Existing Development (Applicability, Sec. 6.3.2.)

Pursuant to Section 6.3.2.A.1. of the Town LDRs the development that can be credited as existing is the development that existed on the site as of December 18, 1995 or was built or permitted since that date.

185 N. Glenwood

On December 18, 1995 this portion of the site was the Jackson Hole Guide. The Guide included:

7,930 sf	Newsroom
6,160 sf	Pressroom
5,200 sf	4-2 bedroom apartments, 2-1bedroom apartments

These floor areas and uses were established in McCabe Corner PMD Final Development Plan. There has not been another use of the site since.

For the purpose of calculating credit for existing development, the newsroom is treated as an office use and the pressroom as a light industrial use. The newsroom is where the reporters, editors, publishers had their office space. The pressroom is where the paper was printed and distributed. This use distinction is consistent with the calculation of the housing requirements for the current Jackson Hole News and Guide building (reference building permits B01-032 and B03-017).

The apartments are not considered existing per Section 6.3.2.A.1.a and are therefore not included in the calculation of existing development.

165 N. Glenwood

On December 18, 1995 this portion of the site was a mix of uses.

1,455 sf	Teton Cycleworks – the 660 sf building on Glenwood was the retail area, the 795 sf building (including basement) behind it was the shop area for the store
2,539 sf	JH Mountain Guides – includes half of the ground floor and the basement, which was used as storage, of the main building
1,699 sf	3 apartments in the main building, 1 on the ground floor and 2 on the second floor
2,680 sf	4-2 bedroom apartments in the back building

The floor area numbers are Assessor data. The retail space has housed other retail and service businesses, but has never had an approved change of use. The main building no longer houses the JH Mountain Guides, but has never had an approved change of use.

The Teton Cycleworks space is treated as retail/service in the existing development calculation. The JH Mountain Guide space is Outfitter/Tour Operator use, which is an independent calculation that is described in more detail in the next section of this support documentation. The apartments are not considered existing per Section 6.3.2.A.1.a and are therefore not included in the calculation of existing development.

Outfitter/Tour Operator Independent Calculation

JH Mountain Guides is, and was in 1995, a dual seasonal outfitter/tour operator, offering guided backcountry experiences in both summer and winter (climbing, hiking, backpacking, skiing). As such, the below independent calculation focused on outfitter/tour operator spaces with dual seasonal or year-round operations. It is not applicable to a truly seasonal use that does not support employees year-round.

The housing requirement for any use is the result of 3 types of employee generation – construction employees to build the space, operational employees who work out of the space, and first responders who protect the space. The calculation for an outfitter/tour operator is provided below in the same format as it is calculated for other uses in the calculator provided online. Numbers in blue are the values proposed pursuant to 6.3.3.B.3. All other values are pursuant to the 2013 Nexus Study, or are the function of the calculation stated in 6.3.3.B.2.

Construction

The generation of construction employees depends on whether the space is finished or unfinished as it takes more construction employees to finish a space. The assumption in this independent calculation is that an outfitter/tour operator space will be a combination of finished space to interface with the customer and unfished space to store gear. Therefore, the construction employee generation was assumed to be halfway between the finished an unfinished number. This method was also used in the 2013 Nexus Study with regard to Institutional space. Otherwise, the standard career length, income, and household characteristics of a construction worker were used to calculate the housing requirement attributable to construction worker generation.

Operations

To determine the operational employee generation per square foot and the income characteristics of outfitter/tour operator employees, 3 local uses were surveyed. The results are below. The average employee generation per 1,000 sf is included directly.

To calculate the employees per unit and employees who can afford housing, the income characteristics of the employees were matched to the income characteristics of employees in other sectors. The best match from the 2013 Nexus Study were institutional employees, so the employees per unit and employees who can afford factors for

Outfitter/Tour Operator Calculation		
Construction		
	employees per 1,000 sf	0.927
	sf per room	
	Length of Construction Career	30
	employees per 1,000 sf/room	0.031
	employees per unit	1.774
	employees who can afford	28.87%
	units per 1,000 sf/room	0.012
Operations		
	employees per 1,000 sf/room	6.756
	employees per unit	1.678
	Employees who can afford	28.18%
	units per 1,000 sf/room	2.892
Fire/EMS		
	Fire/EMS employees per 1000 sf	0.00100
	employees per unit	1.797
	employees who can afford	25.56%
	Fire/EMS units per 1000 sf	0.00042
Law Enforcement		
	Law employees per 1000 sf	0.00301
	employees per unit	1.797
	employees who can afford	27.09%
	Law units per 1000 sf	0.00122
Total		
	Employees per 1000 sf/room	6.791
	units per 1,000 sf/room	2.906
	Town Yearround mitigation "rate"	55%
	Town Reduction factor	0.75
	Town Required units per 1,000 sf	2.189

institutional uses were applied to outfitter/tour operator use. For reference, the institutional affordability factors are middle of the road compared to other uses and very nearly equal to the average. It should be noted that the ability to afford factors have far less impact than the employee generation in determining the requirement from any sector – adjusting from the middle to the highest or lowest affordability factors would only change the calculated requirement by 0.03 units per 1,000 square feet.

	Exum	Mad River/ Scenic Safari	Brushbuck Tours	Average
Floor Area	2,820 sf	4,176 sf	1,300 sf	
Year-round Employees	14	35	9	
Employees/1,000 sf	4.965	8.381	6.923	6.756
Average Salary		\$56,796	\$64,000	\$60,400

Notes:

- In the case of Exum and Mad River/Scenic Safari year-round employees is a dual seasonal calculation representative of employment in the season with fewer employees.
- The Exum and Mad River/Scenic Safari information was gathered from staff or ex-staff.
- The Brushbuck information represents the year-round employee information from CUP file P17-102, except that the payroll information was supplemented with an assumption of tip income as well. The tip assumption was based on the tip information gathered for Mad River/Scenic Safari employees.

First Responders

All of the standard employee generation, income, and household characteristics for a nonresidential use were used to calculate the housing requirement attributable to first responder generation.

Result

The final step in the calculation is to utilize the general reduction factor applied to all commercial uses that was colloquially approved as applying a 55% mitigation rate instead of a 73% mitigation rate.

The result, a housing mitigation rate far greater than any other use, is simply explained by the logic that it does not take much floor area to launch a lot of tours into the field. As a result, an outfitter/tour operator can employ a lot of guides and other staff with little need for floor area. However, there is still a link to floor area for staging and storage so floor area can still be used to determine the calculation.

Housing Mitigation Plan

updated 7/20/18

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. The following worksheet is intended to assist in the calculation of the housing required for a project, but does not amend the actual standards.

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. Enter each existing use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row, do not add the size of all units that have the same use. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit put each unit in its own row do not put in 4,000 sf of attached single-family.) If a single unit type (e.g. apartment floor plan, or commercial tenant space) is replicated multiple times use the "Use Quantity" column to avoid adding multiple rows. See Section 6.3.2 of the LDRs for specifics on the applicability of the affordable workforce housing standards and Section 6.3.3 for specifics on calculation of the requirement.

Existing Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Office	0.000493*sf		7930	1	3.913
Light Industry	0.000246*sf		6160	1	1.514
Retail	0.000431*sf		1455	1	0.627
Outfitter/Tour Operator	0.002189*sf - independent calculation		2539	1	5.558
					?
Total Existing Credit					11.611

Step 3: Proposed Development

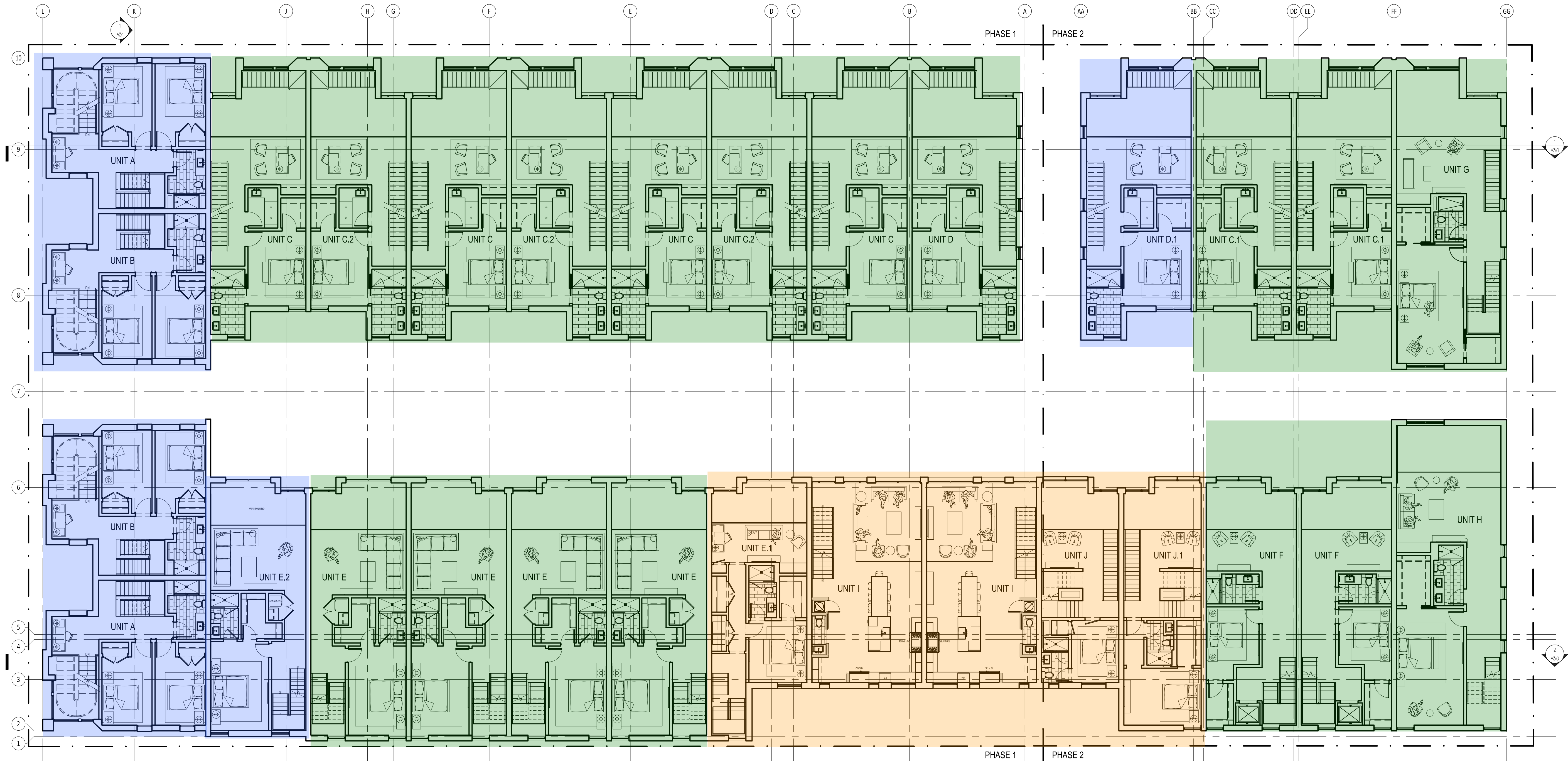
Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development not the net. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Workorce Housing Bonus Unit	exempt	3	2,989	1	0.000
Workorce Housing Bonus Unit	exempt	3	2,989	1	0.000
Workorce Housing Bonus Unit	exempt	3	3,084	1	0.000
Workorce Housing Bonus Unit	exempt	3	3,084	1	0.000
Short-Term Rental Unit	0.204*bedrooms	3	3,070	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,210	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,070	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,210	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,070	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,210	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,070	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,447	1	0.613
Workorce Housing Bonus Unit	exempt	3	3,116	1	0.000
Short-Term Rental Unit	0.204*bedrooms	3	3,298	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,298	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,298	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,298	1	0.613
Workforce Housing Unit	exempt	3	2,937	1	0.000
Workforce Housing Unit	exempt	2	2,088	1	0.000
Workforce Housing Unit	exempt	2	2,088	1	0.000
Workorce Housing Bonus Unit	exempt	3	3,447	1	0.000
Short-Term Rental Unit	0.204*bedrooms	3	3,051	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,051	1	0.613
Short-Term Rental Unit	0.204*bedrooms	4	3,946	1	0.817
Short-Term Rental Unit	0.204*bedrooms	4	4,189	1	0.817
Short-Term Rental Unit	0.204*bedrooms	3	3,017	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,017	1	0.613
Workforce Housing Unit	exempt	3	2,484	1	0.000
Workforce Housing Unit	exempt	3	2,053	1	0.000
Total					11.440

Affordable Workforce Housing Required: -0.170 units

Fee-in-Lieu Amount: \$ -

SHORT-TERM RENTAL UNIT
WORKFORCE HOUSING BONUS OWNERSHIP UNIT
WORKFORCE HOUSING OWNERSHIP UNIT



NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

1512 N. Throop Street Chicago, Illinois 60642
T 312-440-9850 F 312-440-9851 www.nwks.com

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Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.

ISSUED DATE	ISSUED FOR
10.25.2019	DEVELOPMENT PLAN REVIEW

PROFESSIONAL SEAL

PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

1928	Project No.
KL/RB/JB/EY	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.12

Drawing Name

CONSTRUCTION PLAN -
SECOND FLOOR

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

165-185 Glenwood
Unit Information

Unit	Phase	Unit Type	Bedrooms	Basement	First Floor	Second Floor	Third Floor	Total Habitable SF	Above Grade FAR
A1- Glenwood	Phase 1	Workforce Housing Bonus Unit	3 Br	403	929	910	747	2,989	2,586
A2- Alley	Phase 1	Workforce Housing Bonus Unit	3 Br	403	929	910	747	2,989	2,586
B1- Glenwood	Phase 1	Workforce Housing Bonus Unit	3 Br	459	935	937	753	3,084	2,625
B2- Alley	Phase 1	Workforce Housing Bonus Unit	3 Br	459	935	937	753	3,084	2,625
C- Glenwood Balcony	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	882	3,070	2,680
C.2- Glenwood	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	1,022	3,210	2,820
C- Glenwood Balcony	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	882	3,070	2,680
C.2- Glenwood	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	1,022	3,210	2,820
C- Glenwood Balcony	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	882	3,070	2,680
C.2- Glenwood	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	1,022	3,210	2,820
C- Glenwood Balcony	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	882	3,070	2,680
D- Glenwood	Phase 1	Short-Term Rental Unit	3 Br	429	1,131	892	995	3,447	3,018
E.2- Alley Far North	Phase 1	Workforce Housing Bonus Unit	3 Br	287	942	868	1,019	3,116	2,829
E- Alley Middle	Phase 1	Short-Term Rental Unit	3 Br	371	1,003	883	1,041	3,298	2,927
E- Alley Middle	Phase 1	Short-Term Rental Unit	3 Br	371	1,003	883	1,041	3,298	2,927
E- Alley Middle	Phase 1	Short-Term Rental Unit	3 Br	371	1,003	883	1,041	3,298	2,927
E- Alley Middle	Phase 1	Short-Term Rental Unit	3 Br	371	1,003	883	1,041	3,298	2,927
E.1- Alley Far South	Phase 1	Workforce Housing Unit	3 Br	371	899	752	915	2,937	2,566
I- Alley	Phase 1	Workforce Housing Unit	2 Br	-	158	965	965	2,088	2,088
I- Alley	Phase 1	Workforce Housing Unit	2 Br	-	158	965	965	2,088	2,088
D.1- Glenwood	Phase 2	Workforce Housing Bonus Unit	3 Br	429	1,131	892	995	3,447	3,018
C.1- Glenwood	Phase 2	Short-Term Rental Unit	3 Br	390	1,006	773	882	3,051	2,661
C.1- Glenwood	Phase 2	Short-Term Rental Unit	3 Br	390	1,006	773	882	3,051	2,661
G1- Glenwood Den	Phase 2	Short-Term Rental Unit	4 Br	505	1,342	1,104	995	3,946	3,441
H1- Alley Den	Phase 2	Short-Term Rental Unit	4 Br	437	1,402	1,211	1,139	4,189	3,752
F- Alley	Phase 2	Short-Term Rental Unit	3 Br	321	949	797	950	3,017	2,696
F- Alley	Phase 2	Short-Term Rental Unit	3 Br	321	949	797	950	3,017	2,696
J.1- Alley	Phase 2	Workforce Housing Unit	3 Br	146	819	695	824	2,484	2,338
J- Alley	Phase 2	Workforce Housing Unit	3 Br	146	675	552	680	2,053	1,907
				10,110	27,349	24,806	26,914	89,179	79,069

	Phase 1 Only (185 Glenwood)	Phase 2 Only (165 Glenwood)	Phase 1 & Phase 2 Combined
Site Acreage	0.64	0.32	0.96
Site Square Footage	27,878	13,939	41,818
Base FAR	1.30	1.30	1.30
Base Square Footage Allowed	36,242	18,121	54,363
Market Residential- Base	-	-	-
Market- Short Term Rental- Base	33,906	17,907	51,813
Common Area- Base	658	50	708
Total Base Square Footage	34,564	17,957	52,521
Base FAR	1.240	1.288	1.256
Market Residential- 2:1 Bonus	13,251	3,018	16,269
Workforce Residential- 2:1 Voluntary	6,742	4,245	10,987
Total 2:1 Square Footage	19,993	7,263	27,256
2:1 Ratio	1.965	0.711	1.481

*No affordable housing required per Housing Mitigation Plan

Project Program- 165 & 185 Glenwood

	Basement	First Floor	Second Floor	Third Floor	Total Habitable SF	Total Above Grade Floor Area
Common Area	-	708	-	-	-	708
Affordable Housing Unit	-	-	-	-	-	-
Workforce Housing Unit	663	2,709	3,929	4,349	11,650	10,987
Workforce Housing Bonus Unit	2,440	5,801	5,454	5,014	18,709	16,269
Attached Single-Family Unit (Unrestricted)	-	-	-	-	-	-
Short-Term Rental Unit	7,007	18,839	15,423	17,551	58,820	51,813
Total Floor Area	10,110	28,057	24,806	26,914	89,179	79,777
Site Size (Acres)	0.96					
Site Size (SF)	41,818					
Floor Area- Above Grade	79,777					
Floor Area Ratio	1.91					
Downtown Core (DC) Maximum FAR	1.30					
Adjusted Floor Area (remove Workforce Housing & Workforce Housing Bonus Units)	52,521					
Adjusted FAR	1.256					

Project Program- Phase 1 (185 Glenwood)

	Basement	First Floor	Second Floor	Third Floor	Total Habitable SF	Total Above Grade Floor Area
Common Area	-	658	-	-	-	658
Affordable Housing Unit	-	-	-	-	-	-
Workforce Housing Unit	371	1,215	2,682	2,845	7,113	6,742
Workforce Housing Bonus Unit	2,011	4,670	4,562	4,019	15,262	13,251
Attached Single-Family Unit (Unrestricted)	-	-	-	-	-	-
Short-Term Rental Unit	4,643	12,185	9,968	11,753	38,549	33,906
Total Floor Area	7,025	18,728	17,212	18,617	60,924	54,557
Site Size (Acres)	0.64					
Site Size (SF)	27,878					
Floor Area- Above Grade	54,557					
Floor Area Ratio	1.96					
Downtown Core (DC) Maximum FAR	1.30					
Adjusted Floor Area (remove Workforce Housing & Workforce Housing Bonus Units)	34,564					
Adjusted FAR	1.240					

Project Program- Phase 2 (165 Glenwood)

	Basement	First Floor	Second Floor	Third Floor	Total Habitable SF	Total Above Grade Floor Area
Common Area	-	50	-	-	-	50
Affordable Housing Unit	-	-	-	-	-	-
Workforce Housing Unit	292	1,494	1,247	1,504	4,537	4,245
Workforce Housing Bonus Unit	429	1,131	892	995	3,447	3,018
Attached Single-Family Unit (Unrestricted)	-	-	-	-	-	-
Short-Term Rental Unit	2,364	6,654	5,455	5,798	20,271	17,907
Total Floor Area	3,085	9,329	7,594	8,297	28,255	25,220
Site Size (Acres)	0.32					
Site Size (SF)	13,939					
Floor Area- Above Grade	25,220					
Floor Area Ratio	1.81					
Downtown Core (DC) Maximum FAR	1.30					
Adjusted Floor Area (remove Workforce Housing & Workforce Housing Bonus Units)	17,957					
Adjusted FAR	1.288					



October 30, 2019

Paul Anthony
Principal Planner
Town of Jackson
150 E Pearl Avenue
Jackson, WY 83001

RE: Short-Term & Long-Term Rental Units

Dear Mr. Anthony,

The Sketch Plan & Administrative Adjustment approval letter included a request that as part of the Development Plan Application we clarify how we plan to ensure that long-term residential units are not used for short-term rental use. The project includes 18-short-term rental units, 5-workforce housing ownership units and 6-workforce housing ownership bonus units. In order to ensure that units that are not designated for short-term rental are not rented on a short-term basis we have/will take several steps including:

- Clearly identifying how units are classified within this Development Plan submittal
- Ensuring that potential purchasers are aware of Town regulations regarding short-term rentals
- Making sure that the homeowner's association and management company is aware of the short-term rental regulations and the unit classifications within this development
- Working with the town on any other reasonable measures throughout the development process

Should you have further questions or need further clarification we would be more than happy to discuss this topic.

Sincerely,

A handwritten signature in black ink, appearing to read "NO", with a stylized flourish at the end.

Nick Orthmann
Project Manager
Bear Development, LLC



October 25, 2019

Stacy Stoker
Housing Manager
Jackson/Teton County Affordable Housing Department
320 S. King Street
Jackson, WY 83001

RE: 165-185 North Glenwood Street Livability Standards Questionnaire

Dear Ms. Stoker,

We are in receipt of the Livability Standards Questionnaire required by the Housing Department for the five Workforce Ownership units included in the project. At the time of this Development Plan application to the Town, we do not have enough information to complete the questionnaire. However, our design team has reviewed the Livability Standards and are planning accordingly. The questionnaires will be completed and sent to you for review prior to finalizing our building plans. If you have any questions, please feel free to reach out at any time.

Sincerely,

A handwritten signature in black ink, appearing to read "NO", with a stylized flourish at the end.

Nick Orthmann
Project Manager
Bear Development, LLC

Glenwood Gill Condominiums
Sketch Plan Review Responses

Number	Department	Comment	Response
1	Engineering	<i>The proposed relocation of the curb shall not impact the existing use of the east side parking spaces.</i>	Parking space modification (angle change from 60 to 50 degrees and resulting roadway dimensions is addressed on C2.1
2	Engineering	<i>The proposed relocation of the curb shall not impact the alignment of travel lanes through the intersection of Glenwood and Mercill.</i>	Glenwood Street centerline alignment returns to existing at the north end of angled parking. Centerline is unchanged at Glenwood-Gill intersection
3	Engineering	<i>This approval is for C2.1 Option 1 with no curb extensions or bulb outs. Corner design for the curb will need to be coordinate to provide drainage, meet the design standards of the Community Streets Plan.</i>	'Bulb out option removed', existing drain moved out of crosswalk
4	Engineering	<i>SHEET C2.1 Option 3: Proposed southeast corner bulb out will not be allowed and if chosen, design would need to go back and rework the curb from the end of the existing curb extension.</i>	'bulb out' removed from design
5	Engineering	<i>Stormwater inlet at corner shall be relocated to accommodate drainage and not interfere with the pedestrian ramps.</i>	Storm drain moved south, out of crosswalk
6	Engineering	<i>The proposed curb shift does not appear to impact the traffic and parking on the east side of the road and shifts use of the right of way from a large travel lane to the buffer zone.</i>	See analysis on C2.1
7	Engineering	<i>The proposed 4-foot buffer zone on West Gill Avenue likely will not accommodate trees in pavers. On other projects the council has requested that a landscaped buffer be considered, and this may be a more appropriate streetscape on this street and may provide some relief of all the hard surfaces.</i>	Gill buffer changed to landscaped
8	Engineering	<i>Sheet C2.0 and C2.1: When considering the bulb out options, radii and bus/truck turning paths should be shown to check with the 2015 Community Streets plan.</i>	'bulb out' removed from design
9	Engineering	<i>Sheet C2.0 and C2.1: It is not clear if there is a proposed shift in the existing centerline of Glenwood. Existing and proposed centerlines from north to south through the intersection should be shown and any changes dimensioned.</i>	See existing and proposed street dimensions on C2.1
10	Engineering	<i>Sheet C2.1: Currently redevelopment of the curb and sidewalks at this intersection are not contemplated in the Town's CIP.</i>	All curb changes not directly associated with this project removed. Project plans to construct proposed relocated curb on west side of Glenwood adjacent to project
11	Engineering	<i>Sheet C2.1: Measurements from aerial images indicate that the angle parking along the east side of North Glenwood are 60-degree parking spaces and not the 45-degree spaces shown. Clarify if the design is intended to change the angle of parking on the east side of the road, and if so, indicate how many parking spaces will be lost.</i>	Spaces to be adjusted to 55-degree angle, no spots will be lost. See turning analysis on C2.1

**Glenwood Gill Condominiums
Sketch Plan Review Responses**

12	Engineering	<i>Clarify if duplicate documents are included in the application, it appears that the digital forms has multiple copies. A single set of documents should be provided to facilitate reviews and prevent conflicting designs or review omissions. It will also make the application smaller.</i>	Duplicates not included
13	Planning	<i>Paving the alley will require coordination with drainage on adjacent properties and at the sidewalk. Additional, stormwater infrastructure may be required to facilitate the drainage across the sidewalk. The parking garage for the White Buffalo club has had issues flooding but also has such a low clearance they do not have room for curbs. Grades out to the sidewalk are very flat as well. Coordination with the White Buffalo Club will be essential to a successful alley grading project</i>	Adjacent properties were surveyed. Proposed grades of alley where it connects to adjacent parking are unchanged.
14	Engineering	<i>Grades of adjacent properties, especially along the alley and at Gill Ave., shall be surveyed and shown with elevations on the plans.</i>	Adjacent properties were surveyed. Proposed grades of alley where it connects to adjacent parking are unchanged.
15	Engineering	<i>A construction-staging plan and narrative shall be submitted for review. Discussion of proposed shoring for the excavation should be included. Soil nails encroaching into the Town's right-of-way will require an encroachment agreement and may be subject to a soil nail removal fee.</i>	Construction staging plan to be provided by Contractor, See attached.
16	Engineering	<i>A detailed potable water system plan shall be provided on the plans consistent with the LDR's. The plan shall show the calculations for domestic and fire water demands. This plan shall include backflow device and meter locations.</i>	An existing 4" diameter service is installed on the Glenwood water line. The project will require this for domestic water and an additional 8" connection for fire. Existing tap may be used or abandoned in favor of single, 8" tap. Final arrangement to be coordinated with TOJ public works. See detail on C3.2.
17	Engineering	<i>A water system analysis indicating the required fire flow demands and the impacts to the Town's existing system shall be required.</i>	Domestic and fire water demands and effects of fire flow on TOJ water system provided in Engineers' report
18	Engineering	<i>A preliminary irrigation system design (if applicable) with backflow system plan shall be provided on the plans consistent with the LDR's.</i>	Irrigation system design by Landscape architect. See Detail on C3.2 for irrigation connection to water system.
19	Engineering	<i>A detailed sanitary sewer system plan shall be provided on the plans consistent with the LDR's. The plan shall show the calculations for sewer flowrates.</i>	Sanitary sewer connection shown on C2.0. Interior sewer line routing by MEP. Sewer flowrates provided in engineer's report.
20	Engineering	<i>Information concerning the additional wastewater flows to be delivered to the Town's system shall be required. In addition, this information shall include a review of downstream impacts created from the additional flows being delivered.</i>	Sewer flowrates provided in engineer's report.

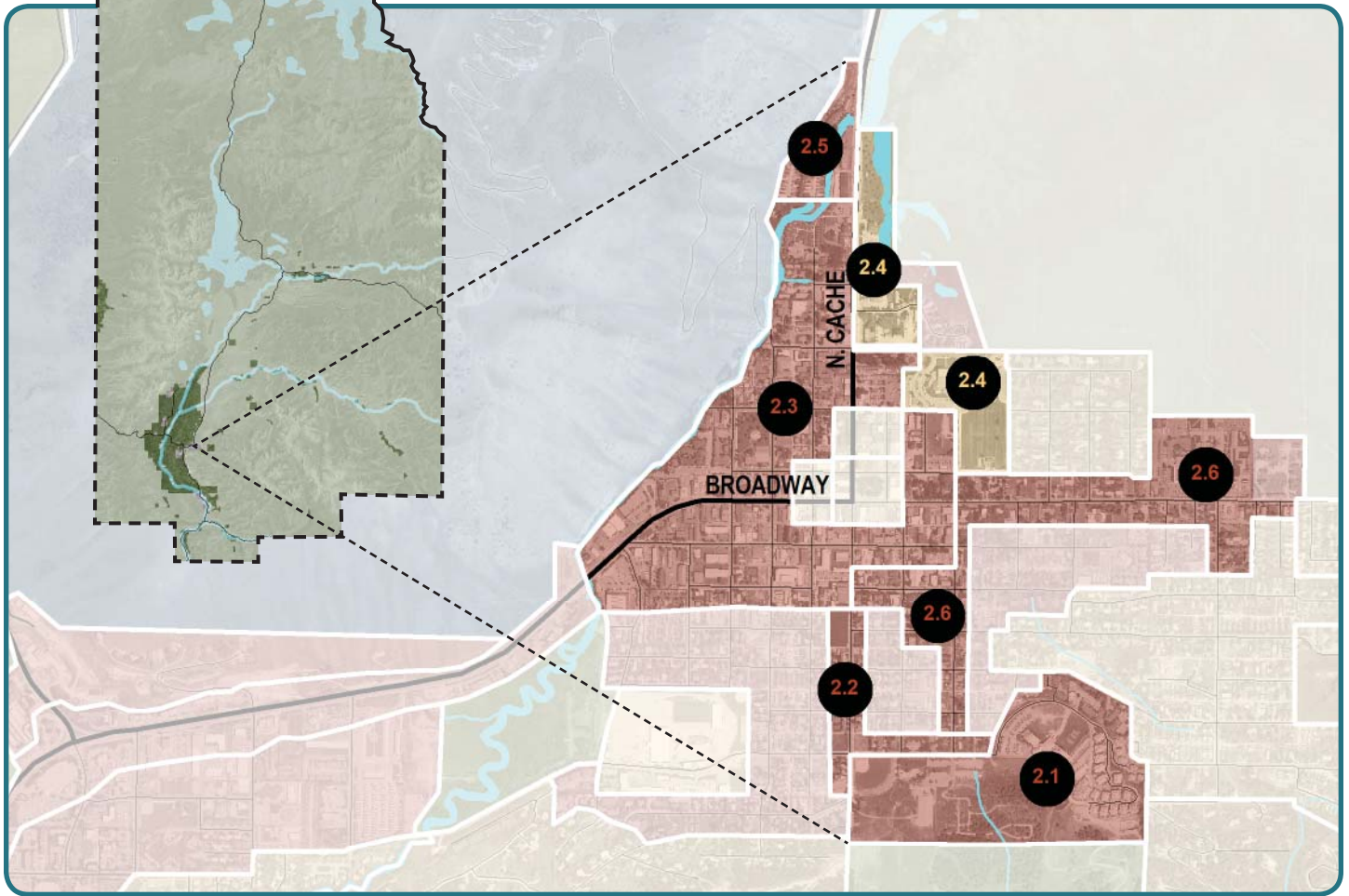
**Glenwood Gill Condominiums
Sketch Plan Review Responses**

21	Engineering	<i>A preliminary stormwater management plan for the site shall be provided on the plans consistent with the LDR's.</i>	Connection to TOJ stormwater system provided on C2.0. Internal routing to be provided by MEP. Discharge strategy consistent with LDR's provided in Engineer's report.
22	Engineering	<i>A complete grading and erosion control plan shall be provided on the plans consistent with the LDR's.</i>	A complete grading and erosion control plan consistent with LDRs will be provided as part of the building permit package
23	Engineering	<i>Site contours, spot elevations, grades, (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.</i>	Contours and notes indicating connection to adjacent development provided. Spot elevation and detailed grades will be provided as part of the building permit package.
24	Engineering	<i>A parking and access plan per the LDR's shall be required. The dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.</i>	Changes to surface street geometry beyond those detail on sheet C2.1 are not part of this project. Dimensioned basement parking garage plan with turning movements will be provided as part of the building permit package.
25	Engineering	<i>A pedestrian corridor plan within the right of way shall be provided for review. This shall include all dimensions and elevations in relation to existing curb and future development together with ADA compliance. Show all running and cross slopes as well as grade breaks. The buffer/landscaping strip is not to accommodate grade changes across the property and should provide grades that are traversable and do not interfere with snow plowing.</i>	ADA compliant Glenwood Street sidewalk, Gill Avenue Sidewalk, intersection ramps and connection to existing sidewalk adjacent to project provided on C2.0. Spot elevation will be provided as part of the building permit package.
26	Engineering	<i>Show Radius dimensions on all proposed curb returns within the right-of-way.</i>	Curb radius consistent with community streets plan provided on C2.0
27	Engineering	<i>If awnings or canopies are proposed within the right-of-way, dimensional and drainage information shall be included on the plans. Encroachment Agreements are required for portions of the structure that encroach into the right-of-way.</i>	No awnings or canopies encroach into the right-of-way
28	Engineering	<i>All work to be completed within the Town's right-of-way shall be specifically addressed.</i>	No portions of structure encroach into the right-of-way
29	Engineering	<i>All onsite power and cable utilities shall be shown as underground and location(s) of transformers and other communication pedestals indicated</i>	Points of connection addressed on C2.0. No new overhead lines proposed, 1 span and several services of existing overhead utilities will be buried.
30	Engineering	<i>Snow storage areas for the site shall be indicated on the plans. A large area is proposed for snow melt. In the current economy and energy market this is a solution. However, other large scale snow melt systems have been installed within the Town and for various reasons, repair, cost of operations, etc. they are no longer used. Include discussion for alternatives to the snow melt in the event it no longer functions or is economically feasible.</i>	Areas useable for snow storage provided on C2.0

**Glenwood Gill Condominiums
Sketch Plan Review Responses**

31	Engineering	<i>Include the Town's standard list of building permit conditions on the plans. Contact Engineering for more information.</i>	Provided on C1.0
32	Fire Marshal	<i>The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.</i>	The project will comply with the requirements of the current applicable codes as noted. All comments shall be included and accounted for in the permit drawings to be issued.
33	Joint Housing Dept.	<i>The applicant is proposing 5 Workforce housing units. These units must be in compliance with the Livability Standards in the Housing Rules and Regulations. The Livability Standards Questionnaire shall be completed by the applicant and submitted to the Housing Department. The questionnaire can be obtained from the Housing Department. The Housing Department will review to ensure the units comply. A copy of the Livability Standards are available from the Housing Department and can be found on the Housing Department website</i>	All workforce housing standards will comply with the Livable Standards in the Housing Rules and Regulations. The questionnaire will be completed and submitted for review outlining compliance.
34	Parks & Rec	<i>Landscape plan and tree proposals look good. Plans reference 'pavers with trees in grates (per TOJ standards)'. Would request that the tree boxes and grates are consistent with the ones on North Cache St. We need to establish consistent design and implementation of boxes and grates throughout the town. The design of these boxes hold up better in the winter and require less long term maintenance. I have not seen specifications on these boxes from the Town but in discussions with Public Works and Staff the ones on North Cache streetscape are the preferred design.</i>	See updated plan submitted in the DPR submission for review.
35	Planning	<i>Street lights should be considered for the project. The White Buffalo Club has lights mixed in with their street trees. Other exterior lighting on the structure may be acceptable as well.</i>	See civil and landscape plans.

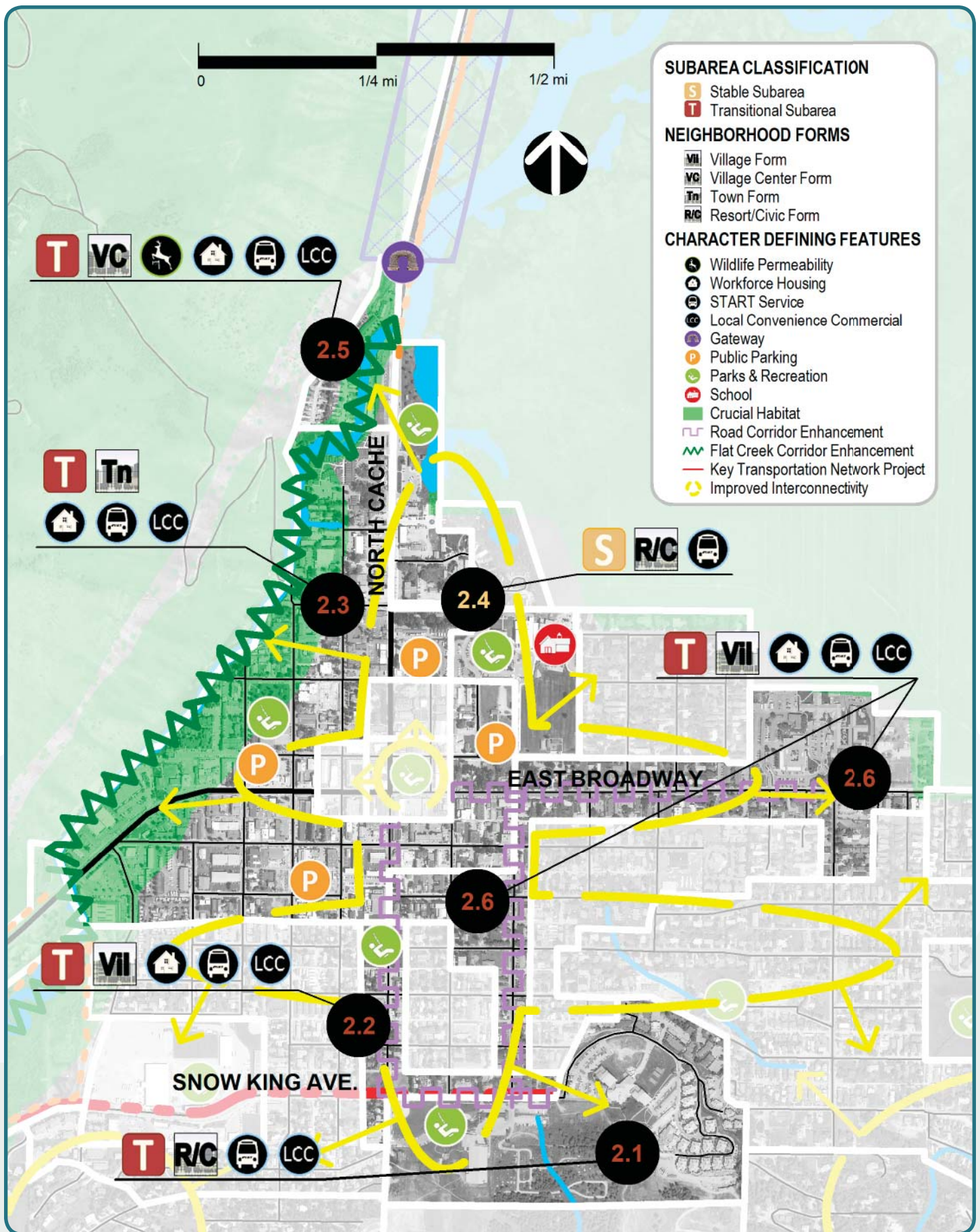
District 2: Town Commercial Core



Complete Neighborhood + Rural Area Chart

DEFINITION		EXST.	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			2-3 stories, vibrant pedestrian mixed use, street wall
	Public Utilities			Water, sewer, storm sewer
	Quality Public Space			Miller Park, Phil Baux Park, Snow King, Center for the Arts
	Variety of Housing Types			Duplex, condominiums, apartments, multifamily
	Walkable Schools, Commercial + Recreation			Post Office, START, Limited convenience commercial, school, parks, pathways
	Connection by Complete Streets			Alternative transportation a priority
RURAL	Viable Wildlife Habitat + Connectivity			Flat Creek enhancements
	Natural Scenic Vistas			
	Agricultural + Undeveloped Open Space			
	Abundance of Landscape over Built Form			
	Limited, Detached, Single family Res. Development			
	Minimal Nonresidential Development			

Legend: Generally Present; Partially Present; Generally absent



Existing + Future Desired Characteristics

The Town Commercial Core is the economic hub of Teton County. The district contains a significant amount of the community's commercial uses, employment opportunities and lodging capacity. The future goal is to create a vibrant pedestrian-oriented mixed use district with a variety of non-residential and residential uses. A key component of achieving this goal will be to have visitors and residents visit the area more often and stay longer by increasing the availability of lodging and residential units and creating a vibrant Retail Shopping District.

Our community will strive to find creative solutions to develop the district into a year-round economic hub, by maintaining high lodging occupancy and sales tax collections during the shoulder seasons (April-May and October-November). Finding the correct balance of non-residential, non-profit and residential uses will be key to ensuring that the district remains economically and socially viable. In addition, it will be important to provide opportunities for local entrepreneurs and businesses that choose to locate in the community for our lifestyle.

The district is anchored by two primary economic and community centers, each with their own unique identity and role - Snow King Resort (Subarea 2.1) and Downtown (Subarea 2.3). A key goal of the district will be to better connect these subareas in order for each to benefit from the other's vitality, complementary uses, and activities while supporting the overall success of the district as the center for our tourist based economy.

Historically, buildings have been one, two or three stories, oriented both to the street and to large parking areas provided onsite. New buildings should be pulled to the street, creating an attractive street wall with parking located predominantly underground or out of sight. In the future the district should be defined by strategically located public parking lots and on street parking. This will create a welcoming pedestrian experience where visitors and residents park once and enjoy a variety of uses and community events on foot. Flat Creek is the significant natural feature of this district. Future enhancements and redevelopment should seek to incorporate Flat Creek as a recreational and ecological amenity for the entire community. An important goal of the district will also be the enhancement of the northern gateway into Town at the Flat Creek bridge consistent with Policy 4.4.b.

The existing gridded network of streets and alleys create connectivity and redundancy for both pedestrians and the automobile and should be maintained. Future improvements to the district's streetscape to create inviting public spaces and accommodate a wide array of complete street amenities will be essential to achieving a vibrant mixed use district. Public reinvestment in this district will be encouraged in order to create great public spaces and amenities for residents and visitors alike.



Policy Objectives

<i>Common Value 1: Ecosystem Stewardship</i>	N/A
<i>Common Value 2: Growth Management</i>	4.1.b: Emphasize a variety of housing types, including deed-restricted housing 4.1.d: Maintain Jackson as the economic center of the region 4.2.c: Create vibrant walkable mixed use subareas 4.2.d: Create a Downtown Retail Shopping District 4.2.f: Maintain lodging as a key component in the downtown 4.4.b: Enhance Jackson gateways 4.4.d: Enhance natural features in the built environment
<i>Common Value 3: Quality of Life</i>	5.2.d: Encourage deed-restricted rental units 6.2.b: Support businesses located in the community because of our lifestyle 6.2.c: Encourage local entrepreneurial opportunities 6.3.a: Ensure year-round economic viability 7.1.c: Increase the capacity for use of alternative transportation modes



Character Defining Features

2.1: Snow King Resort

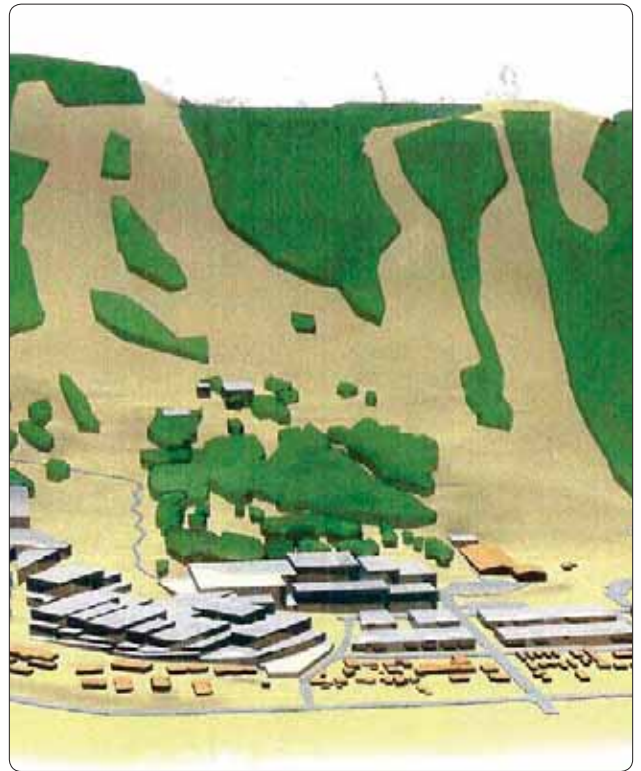


*Resort/ Civic
Form*

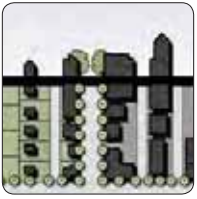
This TRANSITIONAL Subarea is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The resort has long been an integral part of the community, playing the role of the “Town Hill”, providing a host of winter and summer recreational amenities.

In the future, the subarea will complement Downtown (Subarea 2.3) lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism-based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the built environment as a key to a successful resort experience.

Consistent with the master plan, Snow King Avenue will be developed into a mixed use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there.



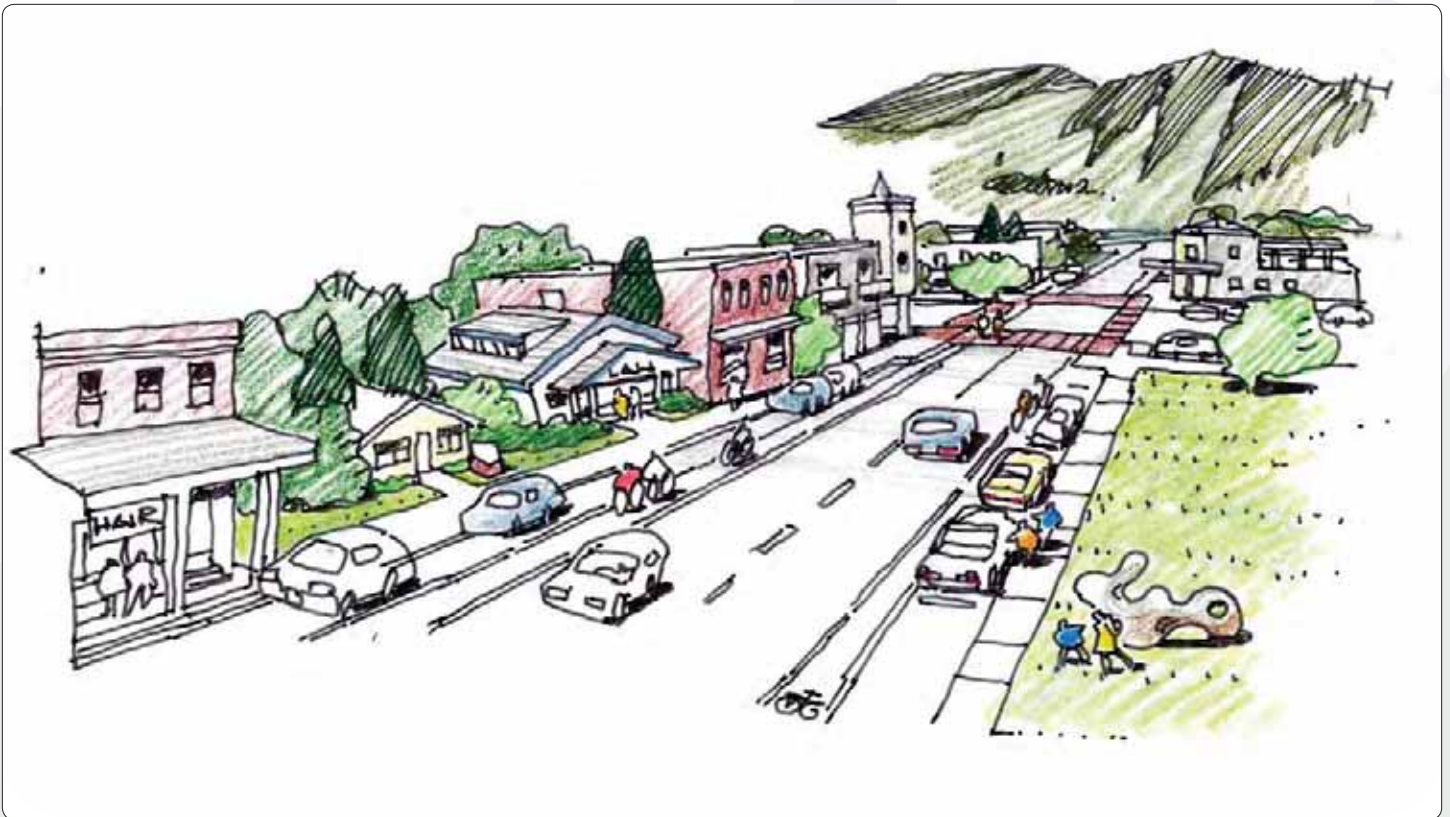
2.2: Snow King and South Cache Corridors



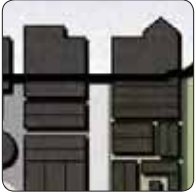
Village Form

This TRANSITIONAL Subarea is envisioned as a pedestrian-oriented mixed use corridor comprised of mixed use and/or multifamily residential structures. The goal of the corridor will be to provide an attractive pedestrian link between Snow King Resort (Subarea 2.1) and Downtown (Subarea 2.3). The corridor is anchored by the Center for the Arts, the community hub for cultural events and activities and other public spaces, including the Center for the Arts Park, Phil Baux Park and the Snow King base area.

The goal of this subarea will be to provide an attractive pedestrian link between Downtown, Snow King and the many under-utilized public spaces in the area. In order to achieve this, ground-level uses should add vitality and street life that support the Center for the Arts and attract residents and visitors to the subarea. Upper floors should provide residential uses, designed to promote workforce housing. Buildings should be two stories in height and front the street. Particular care and attention will be necessary to ensure a successful integration between this mixed use subarea and the adjacent Core Residential (Subarea 3.2). Particular attention will need to be given to the location of buildings, parking, types of uses, and intensity of uses to ensure a successful transition.



2.3: Downtown



Town Form

This large, mixed use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic and social activity for our

community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent.

The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors.

A goal of this subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource.



2.4: Public/Civic Campus

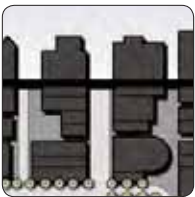


*Resort/ Civic
Form*

This STABLE Subarea is defined by institutional facilities such as the Davey Jackson Elementary School, the Teton County/Jackson Recreation Center, and the various State and Federal Agencies along North Cache Street. This area will continue to provide these essential public services in a central location consistent with the sustainability and community service policies of the Plan. In the event that lands within this subarea are conveyed into private ownership, any development of non-public uses could require this subarea to be amended.

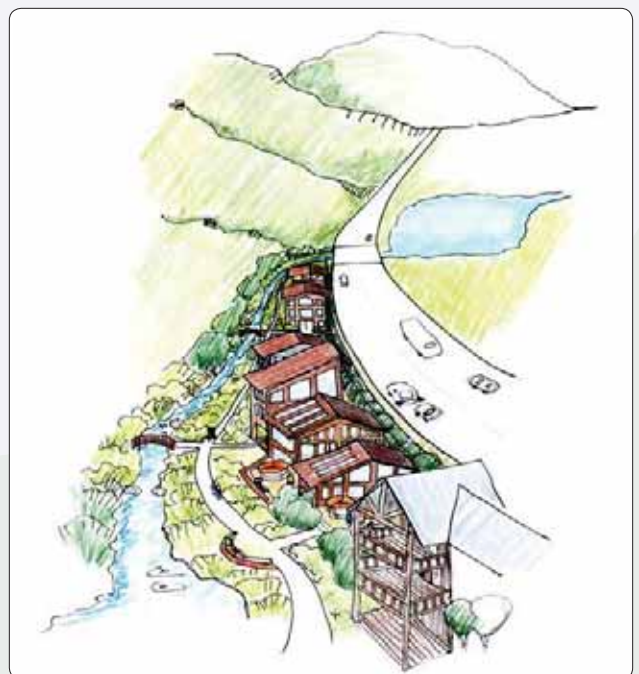


2.5: North Cache Gateway

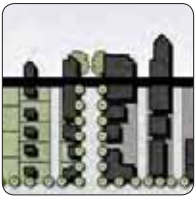


*Village Center
Form*

This mixed use, TRANSITIONAL Subarea will be characterized as a key gateway into the Town from the National Parks and the airport to the north. Flat Creek enhancement is of great importance here, and redevelopment should seek to promote Flat Creek as a recreational and ecological amenity. The existing mix of non-residential and residential uses, including workforce housing, are appropriate. The redevelopment of these uses should take the form of two and three story buildings that address North Cache Street and the Flat Creek corridor, with an emphasis on providing workforce housing. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. Building designs should incorporate techniques to mitigate height such as stepping back upper floors from the streetscape.



2.6: Mixed Use Office and Residential



Village Form

This TRANSITIONAL Subarea is envisioned to be a pedestrian-oriented mixed use area comprised of mixed use office or multifamily residential structures. The subarea currently contains a variety of single family residential, multifamily residential, office and institutional uses such as St. John's Hospital, the National Elk

Refuge Headquarters and Town and County administrative facilities. The future development pattern should locate buildings toward the street predominantly two stories in height. Parking should be minimized and screened from the view of the public right of way. Office, residential and local convenience commercial should be located on the first level with residential above and behind. Some limited local convenience commercial is desirable to serve the surrounding residential areas with the goal of reducing trips outside the neighborhood. The existing institutional uses shall remain as anchors to the local economy that provide many jobs and services to the community. The bulk, scale and intensity of the St. John's campus has always been and will continue to be of a higher intensity than the surrounding mixed use and residential neighborhoods. Particular care and attention will be necessary to ensure a successful integration between this mixed use subarea and the adjacent Core Residential (Subarea 3.2). Particular attention will need to be given to the location of buildings, parking, types of uses, and intensity of uses to ensure a successful transition.



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Why Illustrate Our Vision?

Realizing our Vision requires proactively planning for what we want - rural open spaces and high quality Complete Neighborhoods - by identifying where we want them and what we want them to look like. Our Vision is that development be designed to enhance our community character and located in suitable areas in order to preserve and protect the ecosystem and western, rural character. The Illustration of Our Vision defines the type of preservation or development in each area of the community that will allow us to realize our Vision. In areas suitable for development, the Illustration of Our Vision describes how we will protect the character we love while ensuring that development enhances our Quality of Life. In all other areas, the Illustration of Our Vision describes how we will preserve and enhance wildlife habitat, wildlife connectivity, scenic vistas, and open space.

Defining desired character for all areas of the community provides predictability in planning and development, which has been absent in the past. Incremental, site-specific determinations of policy applicability that are emotionally, politically

and legally tied to a specific development plan are no longer the community's growth management principle. The Illustration of Our Vision bridges the gap between our Vision and the development of an individual site so that all community members can understand how an individual preservation or development project should contribute to the achievement of our Vision. The Illustration of Our Vision will inform land development regulations that ensure no policy of this Plan is forgotten and that all policies are implemented within the proper context.

The Illustration of Our Vision also provides accountability and measurability. By defining the existing and desired character of each area of the community, we can quantify our progress toward achieving our Common Values of Community Character. With this information we can determine what policies and strategies are appropriate in which locations. The Illustration of Our Vision will enable the rigorous analysis needed to continually adapt our implementation strategies to ensure that preservation and development occur in the desired amount, location and type.



How is the Vision Illustrated?

The Illustration of Our Vision depicts the policies of the community's three Common Values of Community Character through four levels of character classification.

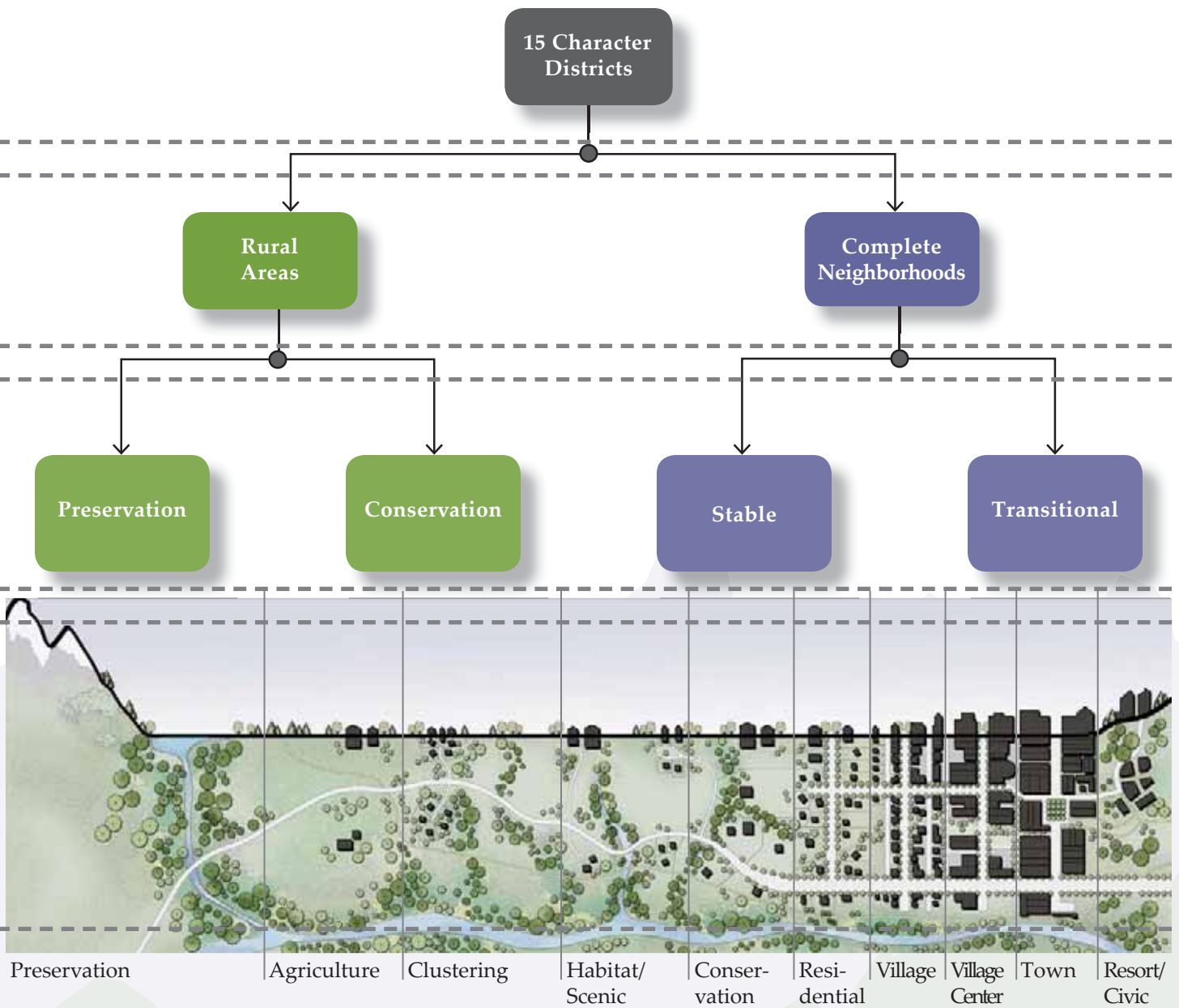
At the highest level, the private lands of the community are divided into Character Districts – areas with common natural, visual, cultural and physical attributes, shared values and social interaction. Character District boundaries are based on a layering of the best available quantitative and qualitative data for each of the three Common Values of Community Character (Ecosystem Stewardship, Growth Management, Quality of Life) in order to identify areas that share similar characteristics (see Appendix B Framework Maps).

While our community's 15 Character Districts share Common Values, each has a unique identity, based upon the presence or absence of specific characteristics, each Character District is classified as either a Rural Area focused on ecosystem stewardship or a Complete Neighborhood focused on enhancing Quality of Life. The map on pages IV-4 and IV-5 shows the Character District boundaries, defines Complete Neighborhood and Rural Area characteristics and identifies the classification of each Character District.

At the next level, each Character District is divided into subareas. Each subarea is categorized as Stable, Transitional, Preservation or Conservation based upon the existing character of the subarea and the desired future character for the entire Character District. Stable and Transitional Subareas are the most suitable locations for people to live, work and play. Subareas focused on Ecosystem Stewardship are designated as Preservation or Conservation. The map on pages IV-6 and IV-7 shows the subareas and defines the subarea classifications.

Finally, for each subarea, Character Defining Features are described to ensure the desired character is illustrated. The Character Defining Features provide the greatest level of site specific detail; however the characteristics are still conceptual and will inform specific regulations, incentives and programs. The characteristics valued by the community within a subarea are mapped, described and illustrated. On pages IV-8 and IV-9 is a legend that describes the symbols and graphics used on the Character Defining Features Maps. An appropriate Neighborhood Form(s) is also identified for each subarea. A Neighborhood Form identifies the general pattern and intensity of development that meets the desired character. On pages IV-10 and IV-11 is a transect that depicts the continuum of Neighborhood Forms that make up our community and shows the relationship between the various patterns and intensities.



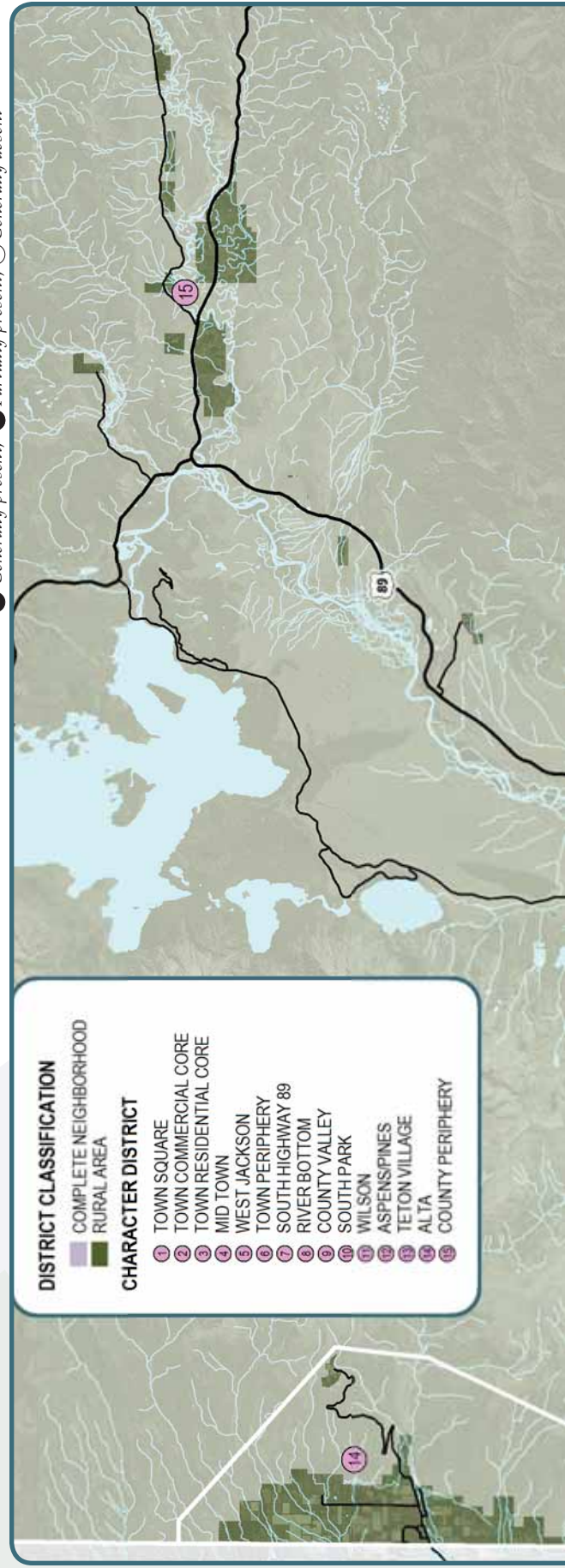


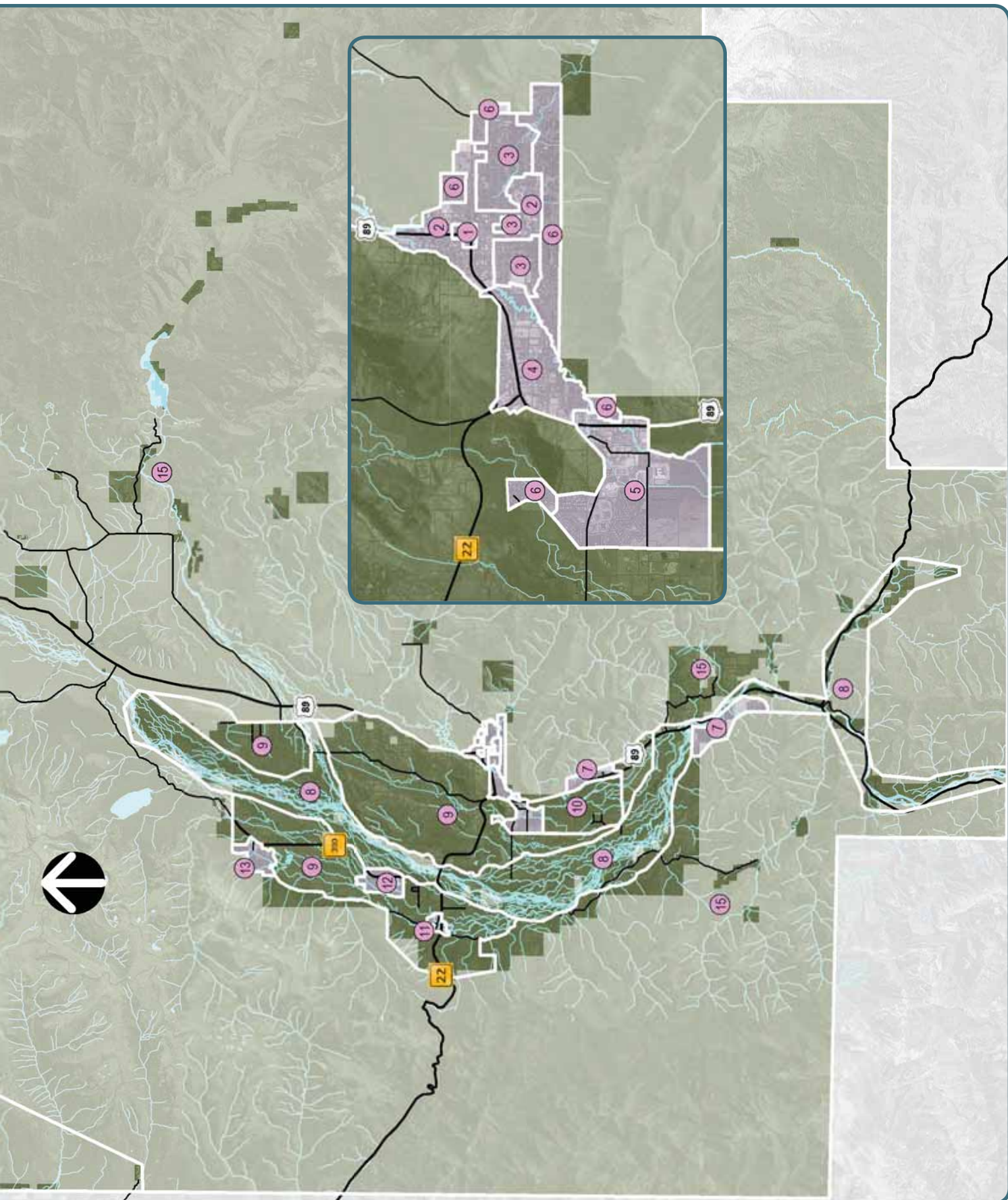
Complete Neighborhoods + Rural Areas

Character Districts

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Defined character and high-quality design	●										●	●	●		
Public utilities (water, sewer, and storm sewer)	●	●	●	●	●	●	●	●	●	●	●	●	●		
Quality public spaces	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
A variety of housing types	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Schools, childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile) of residences	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Connection by complete streets that are safe for all modes of travel	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Viable wildlife habitat and connections between wildlife habitat	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Natural scenic vistas	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Agricultural and undeveloped open space	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Abundance of landscape over built form	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Limited, detached single family residential development	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Minimal additional nonresidential development	●	●	●	●	●	●	●	●	●	●	●	●	●	●	

● Generally present; ● Partially present; ○ Generally absent





Stable, Transitional, Preservation + Conservation Subareas

Stable Subarea

- Subareas in which no change to the existing character is necessary
- Development will be infill that maintains the existing identity or vitality
- The subarea may benefit from strategic infill or development of non-existing Complete Neighborhood amenities

Transitional Subarea

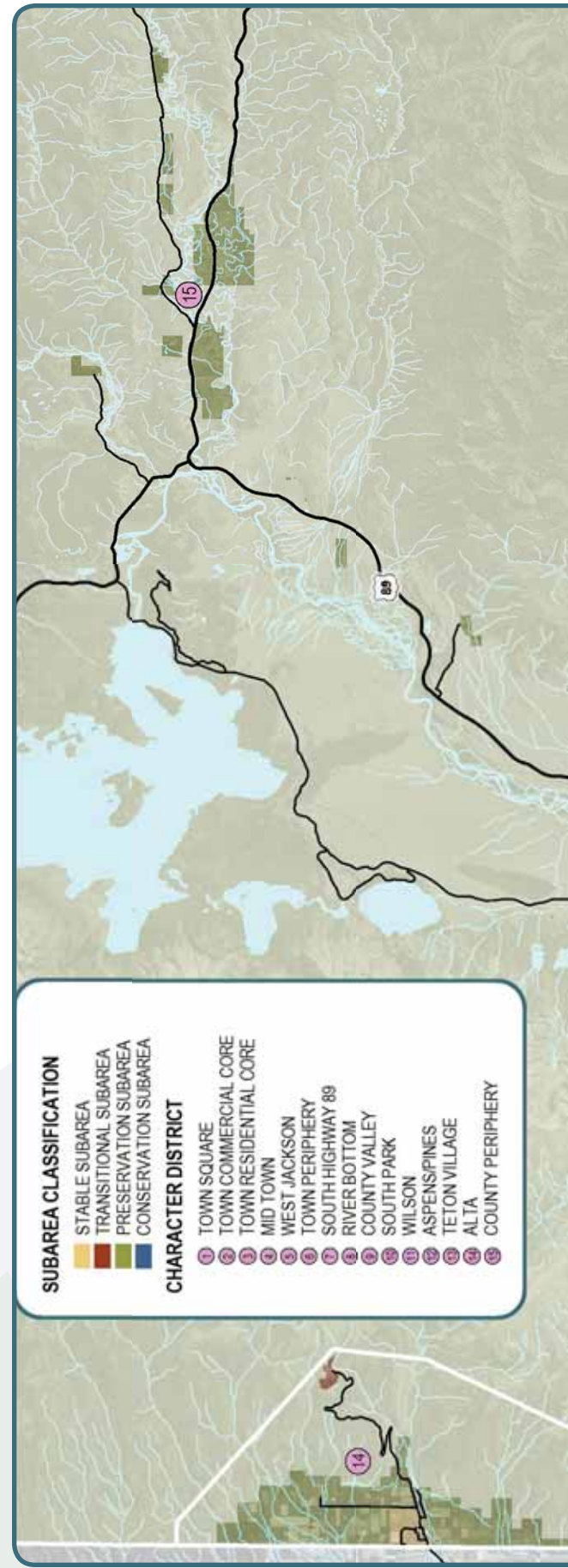
- Subareas where most of the community would agree that development/redevelopment or a change in character would be beneficial
- Subareas that would benefit from reinvestment and revitalization
- Goals for development include improving access to jobs, housing and services and reducing reliance on single-occupancy trips

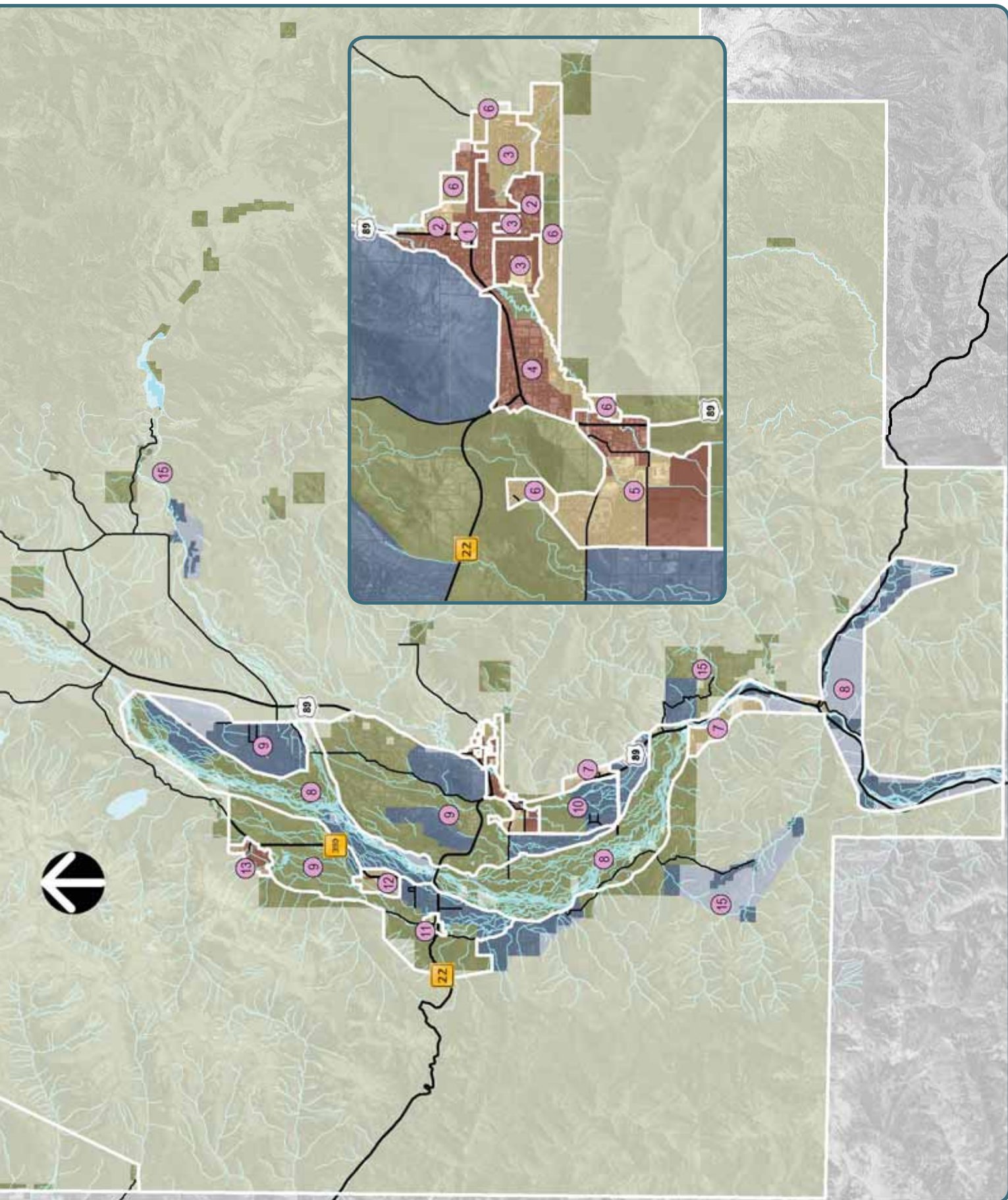
Preservation Subarea

- Subareas in which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary
- Additional amenities and infrastructure are inappropriate
- May benefit from some clustered residential development that improves the overall preservation of open space

Conservation Subarea

- Areas of existing development and platted neighborhoods with high wildlife values, where development/redevelopment should focus on improved conservation
- Areas that benefit from an increase in open space, scenic resources, and habitat enhancement
- Goals include balancing existing developed wildlife permeability and scenic enhancements.





Character Defining Features - Map Symbols

The Character Defining Features Maps depict the characteristics that define each district and subarea. Below is a list of symbols and map attributes that are used on the maps. Characteristics that are locational are shown on the map using colored symbols or map attributes. Other characteristics depicted using black symbols, apply generally to a subarea, but are not location specific. All mapped features are illustrative of the character of an area and do not imply desired regulatory boundaries or specific locations for certain attributes.

Common Value 1 – Ecosystem Stewardship



Wildlife Permeability: Design for wildlife permeability should be a characteristic of the subarea.



Agriculture: Agricultural use should be characteristic of the subarea.



Wildlife Highway Crossing: Wildlife-vehicle collision mitigation emphasis site as identified by the Western Transportation Institute and Montana State University College of Engineering in 2012.



Crucial Habitat: Bald eagle, trumpeter swan, mule deer, elk, and/or moose crucial winter habitat; mule deer and/or elk migration corridor; and/or bald eagle and trumpeter swan nesting area; and/or cutthroat trout spawning area as identified by the Conservation Research Center of Teton Science Schools in 2008.



Scenic Corridor/Vista: Scenic highway corridors and vistas as identified on 1994 Community Issues Maps.

Common Value 2 – Growth Management



Gateway: A gateway into the community.



Public Parking: Existing parking provided by the Town of Jackson.



Road Corridor Enhancement: A roadway corridor that will be characterized in the future by enhanced pedestrian and commercial vitality.



Creek Corridor Enhancement: A creek within a Complete Neighborhood that will be characterized in the future by enhanced recreational opportunities and ecological value.

Common Value 3 – Quality of Life



Workforce Housing: Housing occupied by the workforce should be a characteristic of the subarea.



START Service: START service should be a characteristic of the subarea.



Local Convenience Commercial: Local convenience commercial should be located within the subarea.



Industrial: Light industrial and heavy retail use should occur in the subarea.



Parks and Recreation: Existing parks and recreation facilities.



School: Existing schools.



Key Transportation Network Project: Transportation network projects identified in Policy 7.2.d.



Existing/Proposed Pathways: Existing and proposed pathways identified in the Pathways Master Plan (2007).

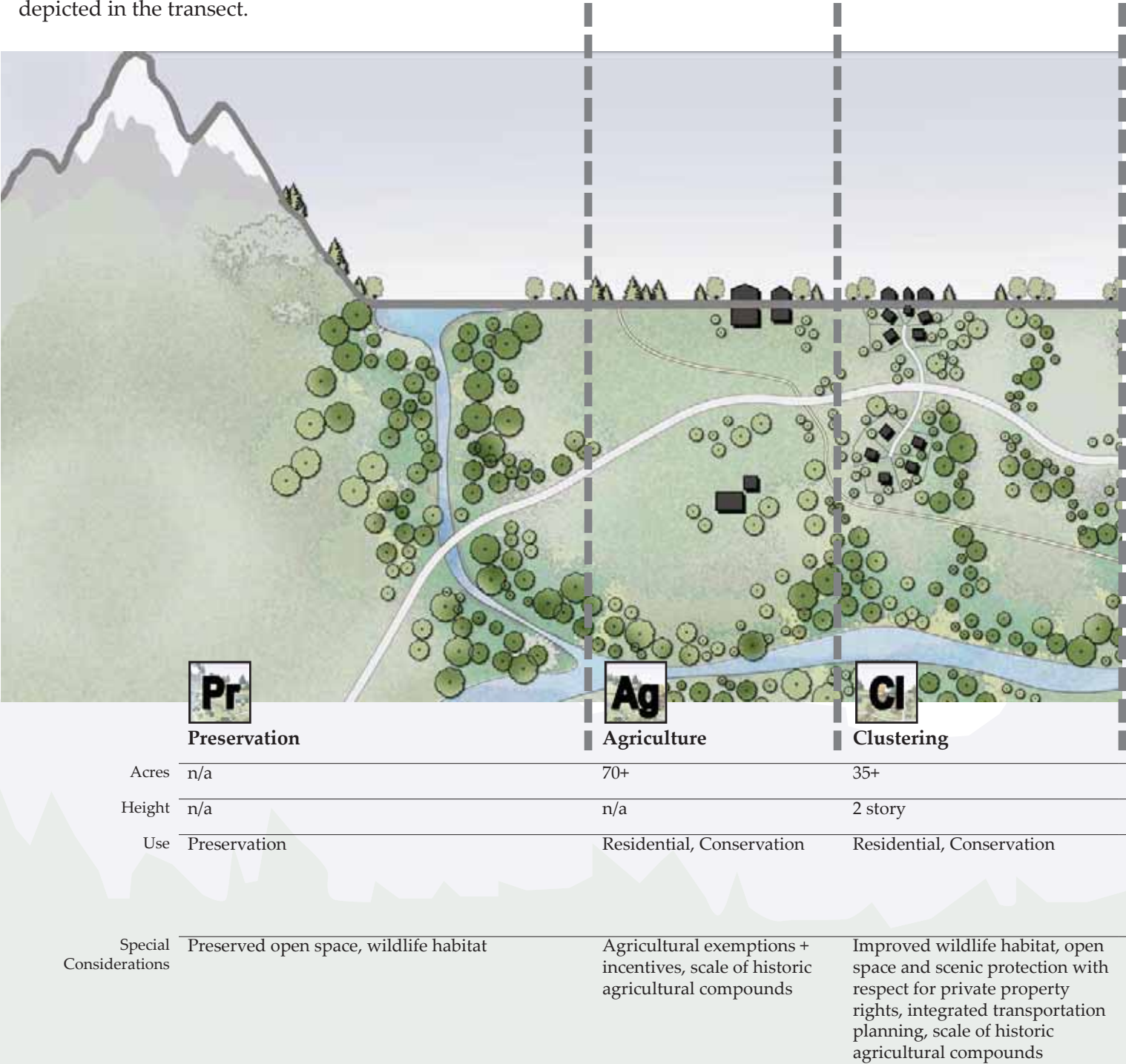


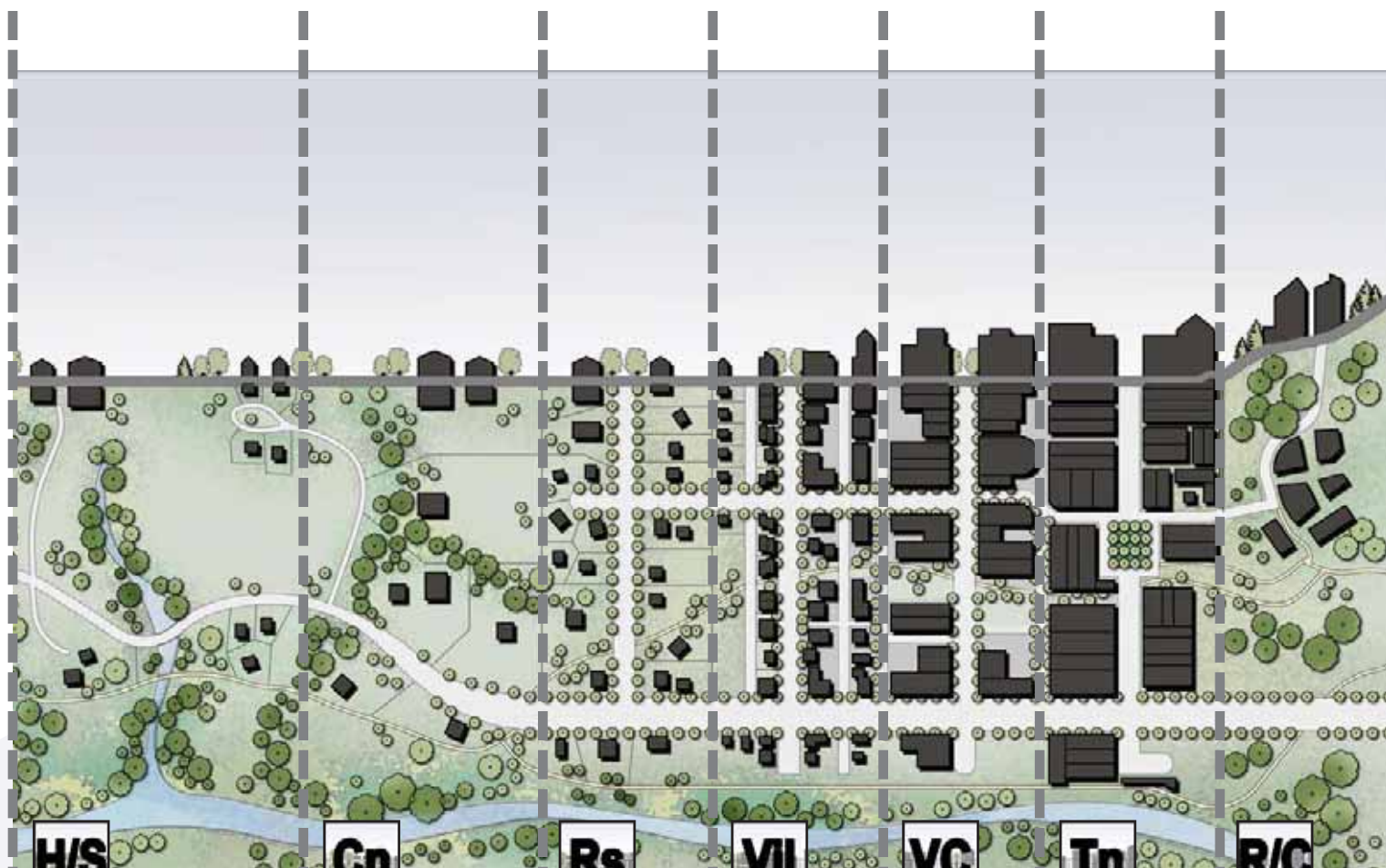
Improved Interconnectivity: An area that will be characterized in the future by increased interconnectivity.



Character Defining Features - Neighborhood Form Continuum

A Neighborhood Form identifies the general pattern and intensity of development representative of a certain character. One or more Neighborhood Forms are associated with each subarea. Below is a transect that depicts the continuum of Neighborhood Forms that make up our community and shows the relationship between the various patterns and intensities that define our character. The table below the transect describes characteristic acreages, heights, uses, and special considerations for each Neighborhood Form. These general characteristics are not prescriptive and are only meant to help describe the general pattern and intensity depicted in the transect.





H/S

Habitat/Scenic

+/- 35

2 story

Residential, Conservation

Design for wildlife and/or scenery, scale of historic agricultural compounds

Cn

Conservation

1-5

2 story

Residential

Design for wildlife and/or scenery, predominance of landscape over built form

Rs

Residential

± 1

2 story

Residential

Design for wildlife and/or scenery, predominance of landscape over built form

Vl

Village

n/a

2 story

Residential, Local Convenience Commercial, Civic
Variety of housing types, complete streets, workforce housing

VC

Village Center

n/a

2-3 story

Residential, Commercial, Industrial, Civic

Mixed use, pedestrian oriented, complete streets, workforce housing

Tn

Town

n/a

2-3 story

Residential, Commercial, Civic

Pedestrian oriented, public spaces, complete streets, workforce housing, employment center

R/C

Resort/Civic

n/a

n/a

Resort, Civic

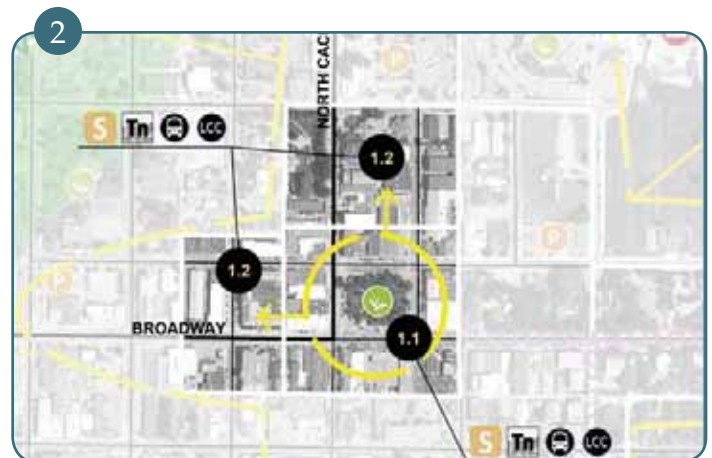
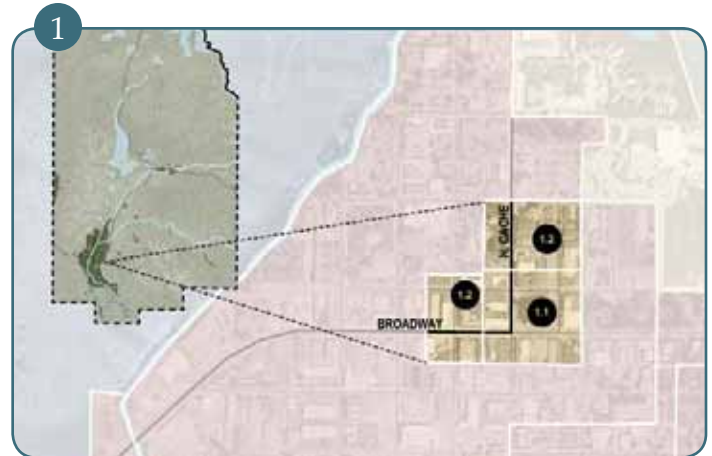
Master Planned, more intense development, public, semi-public facilities

What Does the Illustration of the Vision Address?

Our community's Vision is illustrated in 15 Character Districts. Each Character District has unique issues, opportunities and objectives. Each Character District contributes to the overall implementation of the Comprehensive Plan and will ensure that preservation and development occur in the desired amount, location and type throughout the community.

Each Character District is composed of 6 parts:

1. The Vicinity Map identifies the district boundaries and the size of the district in relation to the entire community. It also depicts the boundaries of the district subareas and their Stable, Transitional, Preservation, or Conservation classification.
2. The Character Defining Features Map depicts the characteristics that define each district and subarea. Characteristics are described through mapping or shown symbolically. Mapped features are illustrative of the character of an area and do not imply desired regulatory boundaries or specific locations of attributes. A complete list of symbols used on the maps can be found on pages IV-8 and IV-9.
3. The Complete Neighborhood/Rural Area Table indicates whether the district currently has the characteristics of a Complete Neighborhood or a Rural Area. It also indicates whether those characteristics will be maintained or enhanced in the future. This table serves to explain the classification of the district and identify the district's broad focus, basic issues, and opportunities.



3

Complete Neighborhood + Rural Area Chart

DEFINITION	EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD			
Diverse Character/High Quality Design	●	●	1-3 story, western character, elegant pedestrian use, street wall
Public Utilities	●	●	Water, sewer, electric service
Quality Public Space	●	●	George Washington Memorial Park
Variety of Housing Types	●	●	Condominiums, lofts, apartments
Walkable Schools, Commercial + Recreation	●	●	Post Office, START, limited commercial, schools, parks
Connection by Complete Streets	●	●	Alternative transportation a priority
RURAL			
Viable Wildlife Habitat + Connectivity	○	○	
Natural Scenic Views	○	○	
Agricultural + Undeveloped Open Space	○	○	
Abundance of Landscape over Built Form	○	○	
Limited, Detached, Single Family Res. Development	○	○	
Minimal Intercommercial Development	○	○	

Legend: ● Generally Present, ○ Partially Present, ○ Generally Absent

IV-14

4. Existing + Future Characteristics describe in words the existing and future character of the district, focusing on the elements of character that should be preserved or enhanced. This section provides the overall goals and vision for the district.

4

Existing + Future Desired Characteristics

The Town Square District is the historic center of Jackson Hole and the central gathering space for residents and visitors alike. The district is home to iconic buildings and public spaces, including the Cowboy Bar, George Washington Memorial Park (the "Town Square"), and the sawtooth building profiles surrounding the Town Square. Preserving the existing western character and heritage found in the buildings and public spaces in this district will be key to maintaining the existing character. The district is the center of the visitor experience in Town and plays an important role in defining our community's western heritage and overall community identity.

A future goal of the district is to have visitors and residents visit the area more often and stay longer, increasing the vitality of the area and supporting the local economy. To support this goal, commercial uses that create an active and engaging pedestrian experience, will be located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. In the future, the district will be the center of a Downtown Retail Shopping District, and office, residential and lodging uses will be predominantly located on upper floors.

Future community reinvestment in the district will create great public spaces and amenities for residents and visitors alike. This investment will not only create a positive visitor experience that supports our local economy, but will also continue the tradition of the Town Square as the gathering place for our community. The district will continue to be the center of community life, hosting a variety of events and community celebrations for residents and visitors. The temporary closure of streets, parking lots, parks and other public spaces will be encouraged to support such events. In addition, the community should consider the temporary and permanent closure of some streets to vehicles in order to create a vibrant pedestrian environment. Moving forward, the community will take great care and consideration in all future planning and redevelopment.

5. The Policy Objectives are policies from the Common Values of Community Character chapters of the Comprehensive Plan that are particularly relevant and should be implemented in the district. There may be other policies that apply to the district, but these are the key objectives to be met in the district in order for the community to achieve our Vision.

5

Policy Objectives

<i>Common Value 1:</i> <i>Ecosystem Stewardship</i>	N/A
<i>Common Value 2:</i> <i>Growth Management</i>	4.1.d: Maintain Jackson as the economic center of the region 4.2.c: Create vibrant walkable mixed-use subareas 4.2.d: Create a Downtown Retail Shopping District 4.2.e: Protect the image and function of Town Square 4.2.f: Maintain lodging as a key component in the downtown 4.4.a: Maintain and improve public spaces 4.4.c: Continue traditions and community events 4.5.a: Identify and preserve historically significant structures and sites
<i>Common Value 3:</i> <i>Quality of Life</i>	6.2.a: Enhance tourism as the basis of the economy 6.3.a: Ensure year-round economic viability 7.1.c: Increase the capacity for use of alternative transportation modes

6. The Character Defining Features describe each subarea through text, Neighborhood Forms, and photos and/or drawings. The focus of the description is the character priorities that will allow for the desired character of the district, and consequently the community Vision, to be achieved. The Neighborhood Form(s) depict the general pattern and intensity of development that meets the desired character; while the illustrations and/or photos provide a more detailed illustration of the desired built form. The entire continuum of Neighborhood Forms can be found on pages IV-8 and IV-9.

6

Character Defining Features

1.1: Inner Square



This STABLE Subarea will focus on maintaining western character by retaining or replicating the existing built environment. Building heights directly fronting the Town Square should not exceed two stories. Buildings should be located near the street to create an attractive street front. A desired western architectural style and approach will be defined. The continuation of covered wooden boardwalks is vital to maintaining the desired western character. Parking will be provided predominantly in public lots, underground, and on street to create a vibrant, walkable area oriented to pedestrians.



TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACTIONS
DATE: 10/25/2019

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: Glenwood Gill Condominiums
2. LOCATION: 165-185 N Glenwood Street
3. PROJECT NUMBER: P18-083

4. CALCULATE PROPOSED PROJECT POPULATION:

<u>UNIT TYPE</u>	<u># OF UNITS</u>	X	<u>PERSONS HOUSED PER UNIT</u>	<u>PROJECTED POPULATION</u>
STUDIO	<u> </u>		1.25	<u> </u>
1 BEDROOM	<u> </u>		1.75	<u> </u>
2 BEDROOM	<u>2</u>		2.25	<u>4.50</u>
3 BEDROOM	<u>25</u>		3.00	<u>75.00</u>
4 BEDROOM	<u>2</u>		3.75	<u>7.50</u>
5 BEDROOM	<u> </u>		4.50	<u> </u>
EACH ADDITIONAL BEDROOM	<u> </u>		0.50	<u> </u>
DORMITORY	<u> </u>		1 per 150 sf of net habitable area	<u> </u>
TOTAL				<u>87.00</u>

5. CALCULATE REQUIRED PARK ACREAGE:

$$\underline{87.00} \text{ TOTAL PROJECTED POPULATION } \times \frac{\underline{9 \text{ ACRES}}}{1000 \text{ RESIDENTS}} = \underline{0.7830} \text{ REQUIRED ACRES}$$

6. CALCULATE CASH-IN-LIEU:

$$\underline{0.7830} \text{ REQUIRED ACRES } \times \$100,000 \text{ (VALUE OF LAND)} = \$ \underline{78,300} \text{ CASH-IN-LIEU}$$

7. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.2 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACTIONS
DATE: 10/25/2019

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: Glenwood Gill Condominiums
2. LOCATION: 165-185 N Glenwood Street
3. PROJECT NUMBER: P18-083

4. CALCULATE REQUIRED DEDICATION OF LAND:

LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY		165-185 N Glenwood Street		
		<u>29</u>		<u>0.4350</u>
.015 ACRES PER UNIT MULTI-FAMILY				

5. CALCULATE CASH IN-LIEU:

$$\frac{0.4350}{\text{LAND DEDICATION STANDARD}} \times \$100,000 \text{ (VALUE OF LAND)} = \$ \frac{78,300}{\text{CASH-IN-LIEU}}$$

6. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.3 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Glenwood Gill Condominiums
Physical Address: 165 & 185 N. Glenwood, Jackson, WY
Lot, Subdivision: 1-6, Blk 6 PIDN: 22-41-16-28-4-10-001 & 004

PROPERTY OWNER.

Name: Roseville Ventures II, LLC Phone: _____
Mailing Address: 4015 80th Street, Kenosha, WI ZIP: 53142
E-mail: _____

APPLICANT/AGENT.

Name: Mr. Nick Orthmann Phone: 262-842-0656
Mailing Address: 4011 80th Street, Kenosha, WI ZIP: 53142
E-mail: northmann@beardevelopment.com

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit

____ Basic Use
____ Conditional Use
____ Special Use

Relief from the LDRs

____ Administrative Adjustment
____ Variance
____ Beneficial Use Determination
____ Appeal of an Admin. Decision

Physical Development

____ Sketch Plan
☒ Development Plan
____ Design Review

Subdivision/Development Option

____ Subdivision Plat
____ Boundary Adjustment (replat)
____ Boundary Adjustment (no plat)
____ Development Option Plan

Interpretations

____ Formal Interpretation
____ Zoning Compliance Verification

Amendments to the LDRs

____ LDR Text Amendment
____ Map Amendment

Miscellaneous

____ **Other:** _____
____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P18-083 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: 4/11/19

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.


Signature of Property Owner or Authorized Applicant/Agent

Nick Orthmann, Bear Development, LLC

Name Printed

10/30/2019

Date

Project Manager

Title

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING GENERAL INFORMATION.

PAP#: P18-083

Date of Conference: 5/15/18

Planning Staff: Paul Anthony, Alex Norton

PROJECT.

Name/Description: Preapplication for Glenwood Gill Condos Phase 1

Physical Address: 165 and 185 Glenwood Street

Lot, Subdivision _____ PIDN: _____

Zoning District(s): DC

Overlay(s): Lodging

STAKEHOLDERS.

Applicant: S.R. Mills, Bear Development

Owner: Roseville Ventures II LLC

Agent: Arne Jorgensen

REQUIRED APPLICATIONS. *This project will require the following applications:*

Application	Reason	Fee
Sketch Plan Phase 1	Proposal is for greater than 39,000 sf	\$2,500
Development Plan Phase 1	Proposal is for greater than 39,000 sf	N/A
Design Review Committee	Commercial/Mixed-use projects go to DRC	N/A
Final Plat	To allow proposed condominiums	

MEETING ATTENDEES:

Name	Company	Phone/Email
Arne Jorgensen	Hawtin Jorgensen	
S.R. Mills (via phone)	Bear Development	

Paul Anthony	Town Principal Planner	
Alex Norton	County/Town Jointy Planner	

TIMELINES. *This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.*

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
Sketch Plan	14 days	Council	150 days from sufficiency
Development Plan	14 days	Council	150 days from sufficiency

Checklist Key.

✓ **Required.** Applicant must demonstrate compliance with this requirement.

N/A **Not Applicable.** Review requirement is not applicable to this project.

General Information

Requirement

Notes

<u>✓</u>	Planning Permit Application. The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.
<u>✓</u>	Notarized Letter of Authorization. See “Permit and Applications” section on Planning Department website for copy of form.
<u>✓</u>	Application Fees. Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
<u>✓</u>	Review fees. The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the County Surveyor, Town Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.
<u>✓</u>	Mailed Notice fee. See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.
<u>✓</u>	Digital Format. All applications submitted to the Town Planning Department must be submitted in digital format.

<u>✓</u>	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.
<u>N/A</u>	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.
<u>✓</u>	Narrative description of the proposed development. Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.
<u>✓</u>	Findings for approval. Include in your narrative a response to the findings for approval found in LDR Div 8.5, as applicable.
<u>✓</u>	Proposed Development Program. Provide a table that summarizes the the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.). An example is found in the Administrative Manual.
<u>✓</u>	Site Plan. Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are established in the Administrative Manual.
<u>✓</u>	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.
<u>N/A</u>	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.
<u>✓</u>	Posted Notice. See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.

ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).

Applicable Zone: _____

Applicable LDR Section: _____

PHYSICAL DEVELOPMENT. *Please see Subsection B in applicable Zone District for specific standards.*

Requirement	Notes
<u>✓</u> Structure Location and Mass (setbacks, height, FAR, etc.)	
<u>N/A</u> Maximum Scale of Development (individual building size)	
<u>✓</u> Design Review (Design Guidelines and Design Review Committee)	
<u>✓</u> Site Development (Driveway and Access limits)	
<u>✓</u> Landscaping (see Div. 5.5 for more information)	
<u>✓</u> Fencing (see Sec. 5.1.2 for more information)	

N/A Environmental Standards (see Div. 5.1 and 5.2 for more information)

- Natural Resource Buffers
- Irrigation Ditch Setback
- Natural Resource Overlay Standards

✓ Scenic Standards (see Div. 5.3 for more information)

- Exterior Lighting
- Scenic Resource Overlay (SRO) Standards

✓ Natural Hazards to Avoid (see Div. 5.4 for more information)

- Steep Slopes
- Areas of Unstable Soils
- Fault Areas
- Floodplains
- Wildland Urban Interface

N/A Signs (see Div. 5.6 for more information)

✓ Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)

- Grading
- Erosion Control
- Stormwater Management

USE STANDARDS. *Please see Subsection C in applicable Zone District for specific standards.*

Requirement	Notes
-------------	-------

✓ Allowed Uses (see Div. 6.1 for more information)

✓ Parking (see Div. 6.2 for more information)

✓ Employee Housing (see Div. 6.3 for more information)

N/A Maximum Scale of Use

✓ Operational Standards (see Div. 6.4 for more information)

- Outside Storage
- Refuse and Recycling
- Noise
- Vibration
- Electrical Disturbances
- Fire and Explosive Hazards
- Heat and Humidity
- Radioactivity

DEVELOPMENT OPTIONS. *Please see Subsection D in applicable Zone District for specific standards.*

Requirement	Notes
-------------	-------

<u>✓</u>	Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)
<u>✓</u>	Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information) • Affordable Housing • School and Parks Exactions
<u>✓</u>	Infrastructure (see Div. 7.6 and 7.7 for more information) • Transportation Facilities • Required Utilities

OTHER APPLICABLE LDR STANDARDS

Requirement	Notes:
<u>N/A</u>	Division 1.9, Nonconformities
	1.9.2 Nonconforming Physical Development
	1.9.3 Nonconforming Uses
	1.9.4 Nonconforming Development Options and Subdivisions
	1.9.5 Nonconforming Signs
<u>N/A</u>	Division 7.3, Open Space Standards
	7.3.3 Configuration and Location of Required Open Space
	7.3.4 Use of Open Space
	7.3.5 Physical Development Permitted in Open Space
	7.3.6 Record of Restriction
	7.3.7 Ownership of Open Space

ADDITIONAL COMMENTS

- We will need to discuss the impact that the proposed affordable housing mitigation requirements would have on the project. In short, after the moratorium is over, the project would be mitigated at the proposed new 'Short-term Rental' rate rather than the current residential long-term rate, which will likely be an increase in mitigation.
- Staff encourages the applicant to make sure that there are regular entrances to the residential/short-term units along the Glenwood and Gill frontages. The narrative commits to this goal but without doors shown on the plans it remains unclear where such entrances would be located.
- While there appears to be adequate parking, we should discuss how the parking will be allocated will be allocated.
- We will need to confirm what the final sidewalk cross-section/width will be given existing conditions.

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

Agency	Required for:
<u>✓</u>	Building Official
<u>✓</u>	Town Attorney
<u>✓</u>	Town Engineer
	Title Company – for subdivision plat
	County Surveyor – for subdivision plat

☒	Jackson Hole Fire EMS
☒	Housing Authority
☐	Integrated Solid Waste & Recycling
☐	National Park Service
☐	Parks and Recreation Department
☒	Pathways Coordinator
☐	Public and Environmental Health
☒	Police Department
☐	Teton Conservation District
☐	Teton County School District
☐	Teton County (required when subdividing land within one mile of the Teton County)
☐	U.S. Forest Service (if adjacent to or accessing through forest service lands)
☐	Wyoming Department of Environmental Quality
☐	Wyoming Department of Game & Fish
☐	Other

PLANNING

Project Number	P18-083	Applied	3/19/2018	STOL
Project Name	Pre-App Devel Plan 165 & 185 Glennwood	Approved		
Type	PREAPPLICATION	Closed		
Subtype	DEVELOPMENT PLAN	Expired		
Status	STAFF REVIEW	Status		

Applicant	Owner	ROSEVILLE VENTURES II, LLC
------------------	--------------	----------------------------

Site Address	City	State	Zip
165 & 185 N GLENWOOD STREET	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
JACKSON ORIGINAL-TOWNSITE	22411628410004	

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
Building	NO COMMENT	3/19/2018	4/9/2018		
Jim Green					

Fire	APPROVED W/CONDITI	3/19/2018	4/9/2018	3/26/2018	Notes will change bldg cost
Kathy Clay					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
MEMO					
FIRE REVIEW					

TO: Paul Anthony, Principal Planner
Tiffany Stolte, Office Manager

FROM: Kathy Clay, Fire Marshal

DATE: March 26, 2018

SUBJECT: Pre-Application Review/Bear Development
165, 185 N. Glenwood Street
P18-083

This office has received the request for a pre-application review at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

PLEASE TAKE SPECIAL NOTE OF ALL ***STARRED*** ITEMS.

Comments include, but are not limited to:

General Requirements

1. *****Fire apparatus access is not attainable. All buildings shall be sprinklered per NFPA 13 to accommodate inadequate fire department access. (2015 IFC 503.1.1)
2. Visible address numbers, a minimum of 4 inches in height and 0.5 inch stroke width, shall be installed on all structures. (IFC 505.1)
3. Portable fire extinguishers shall be placed in accordance with code requirements. (IFC 906).
4. Interior finishes shall meet fire code requirements. (IFC Chapter 8)
5. Means of egress shall meet fire code requirements. (IFC Chapter 10)
6. The means of egress, including exit discharge, shall be illuminated at all times building space served by means of egress is occupied. (IFC 1008.1)
7. Illumination shall be provided in the means of egress in accordance with (1008.2). Under emergency power, means of egress illumination shall comply with (1008.3).
8. Any hazardous material storage shall meet fire code requirement. (IFC Chapter 27)
9. Should any fuel-fired appliances be installed, requirements for carbon monoxide detection shall be followed. (IFC 908.7)
10. Final fire inspection shall be required before certificate of occupancy is released.
11. *****Plans submitted to Fire Department for review shall consist of one set of paper plans and one set of electronic plans (CD, thumb drive, or PDF format).

Emergency Responder Radio Coverage1. *****Where required, new building shall have approved radio coverage for emergency responders within the building base upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. (IFC 510)

Sprinklers

1. *****As determined by the Building Official, the structure will have an automatic fire sprinkler system in accordance with appropriate NFPA standard for the occupancy type. (IFC 903.2.7) Due to inadequate fire department access, NFPA 13 standards shall be required.
2. Fire Department Connection (FDC) location shall be determined by the AHJ and noted in the fire sprinkler plan review.
3. Knox Box shall be installed in an approved location at each structure having a fire sprinkler system. (IFC 506.1)
4. Water main shall be installed in accordance to NFPA 13 and NFPA 24 to provide for proper clearances, seismic requirements, flushing and hydro testing. (IFC 901.4.1)
5. Fire flow requirements shall meet Appendix B of the International Fire Code.
6. *****Pitot water flow test is required on all new fire sprinkler installations for NFPA 13R and NFPA 13 systems. Plans will not be approved without certified test. (NFPA 291)
7. Horn/strobe shall be installed above the fire department connection. (IFC 912.2.2.1)

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
8.	****Room which houses fire sprinkler riser shall be no less than 5’ x 7’ in dimension and shall be accessible from outside grade. (IFC 903.2.11.1.1)				
9.	Concealed spaces within NFPA 13 protected structures having combustible materials shall comply with the requirements and may require additional protection. (IFC 903.3)				
10.	Exterior overhangs exceeding 4 feet shall be protected using fire sprinklers when combustible construction is used (NFPA 13).				
11.	Exterior egress stairways built of combustible construction shall be protected with fire sprinklers (NFPA 13).				
12.	Roof top occupancy appears to be present and shall be reviewed for proper protection.				
Alarms					
13.	Building shall have a complete alarm system per NFPA 72. A full set of fire alarm plans from a fire alarm contractor shall be submitted with all calculations and cut sheets of all equipment. (IFC Chapter 9)				
14.	Tactile appliances shall be installed where needed to notify occupants unable to see or hear emergency alarms, per most current edition of NFPA 72.				
15.	Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal per most current edition of NFPA 72.				
16.	Any structure with Group R occupancy shall have required carbon monoxide detection as required. (IFC 915.1)				
Elevator					
17.	Elevator shall comply with ASME A17.1 with Phase I and Phase II of elevator emergency operations; subject to recall if required. (IFC Section 607)				
Please feel free to contact me if you have any further questions at kclay@tetoncountywy.gov or at 307-733-4732.					
Legal	APPROVED	3/19/2018	4/9/2018	4/9/2018	
A Cohen-Davis					
Parks and Rec	NO COMMENT	3/19/2018	4/9/2018		
Steve Ashworth					
Pathways	NO COMMENT	3/19/2018	4/9/2018		
Brian Schilling					
Planning	NO COMMENT	3/19/2018	4/9/2018		
Paul Anthony					
Police	APPROVED W/CONDITI	3/19/2018	4/9/2018	3/21/2018	
Todd Smith					
(3/21/2018 3:13 PM STOL)					
I am sure we will have questions going forward as the project takes on a more formalized plan. Good to see more parking compared to some other recent projects.					
Thanks,					
Todd					
Public Works	NO COMMENT	3/19/2018	4/9/2018		
Brian Lenz					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
START Darren Brugmann	NO COMMENT	3/19/2018	4/9/2018		
.....					
TC Housing Authority Stacy Stoker (3/20/2018 12:23 PM SAS)	APPROVED	3/19/2018	4/9/2018	3/20/2018	See Notes
The applicant must submit a complete Housing Mitigation Plan to be reviewed at the initial review of the free market portion of the development plan.					
.....					

WARRANTY DEED

Released	
Indexed	✓
Abstracted	✓
Scanned	

Cony Corporation, a Wyoming corporation, GRANTOR, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, and pursuant to an I.R.C. § 1031 tax deferred exchange for benefit of Grantee, CONVEYS and WARRANTS to Roseville Ventures II, LLC, a Wisconsin limited liability company, GRANTEE whose address is 4011 80th Street, Kenosha, WI 53142, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lots 5 and 6 of Block 6 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded in the office of the Teton County Clerk on July 18, 1901 as Plat No. 100.

PIN: 22-41-16-28-4-10-004

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of record.

WITNESS our hands this 28 day of December, 2016.

GRANTOR: CONY CORPORATION
GRANTEE: ROSEVILLE VENTURES II LLC
Doc 0919653 bk 937 pg 746-746 Filed At 14:34 ON 12/28/16
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary Smith Deputy

Cony Corporation, a Wyoming corporation:

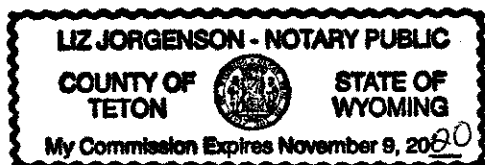
Andrew Evans Carson
Andrew Evans Carson, President/Director

James A. Roscoe
James A. Roscoe, Secretary/Director

STATE OF WYOMING)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 28 day of December, 2016 by Andrew Evans Carson as President/Director and James A. Roscoe as Secretary/Director of Cony Corporation, a Wyoming corporation.

WITNESS my hand and official seal.



[Signature]
Notary Public
My Commission Expires: _____



JACKSON HOLE
TITLE & ESCROW

307.733.3153

GRANTOR: 185 N GLENWOOD LLC
GRANTEE: ROSEVILLE VENTURES II LLC
Doc 0919715 bk 937 pg 909-909 Filed At 13:39 ON 12/29/16
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary Smith Deputy

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 614163JAC (mgm)

Released	
Indexed	☒
Abstracted	☒
Scanned	

185 N. Glenwood, LLC, a Wyoming limited liability company, GRANTOR(S), for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to

Roseville Ventures II, LLC, a Wisconsin limited liability company, GRANTEE(S),

whose mailing address is 4015 80th Street, Kenosha Wisconsin 53142, the following described real estate, situated in the County of **Teton**, State of **Wyoming**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming, to-wit:

Lots 1, 2, 3 and 4 of Block 6 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 18, 1901 as Plat Number 100.

State Identification Number 22-41-16-28-4-10-001

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, encroachments, conditions, restrictions, rights-of-way and easements of record.

WITNESS the due execution and delivery of this Warranty Deed

this 23rd day of December, 2016.

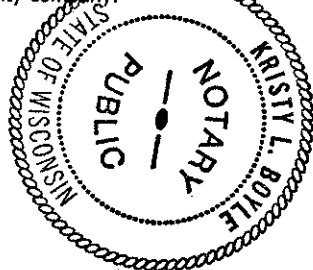
185 N. Glenwood, LLC, a Wyoming limited liability company

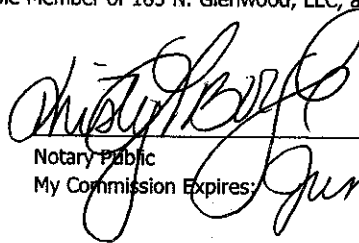
By: TNG 22, LLC, Its Sole Member

By: 
Name: Raymond C. Leffler
Title: Sole Member

State of Wisconsin
County of Kenosh

This instrument was acknowledged before me on this 23rd day of December, 2016 by Raymond C. Leffler as Sole Member of TNG 22, LLC, as Sole Member of 185 N. Glenwood, LLC, a Wyoming limited liability company.




Notary Public
My Commission Expires: June 24, 2018

LETTER OF AUTHORIZATION

Roseville Ventures II, LLC

Kenosha, WI, 53142

, "Owner" whose address is: 4015 80th Street,

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Roseville Ventures II, LLC

, as the owner of property

more specifically legally described as: Lots 1-6, Blk 6, Original Town of Jackson, Plat 100

(If too lengthy, attach description)

HEREBY AUTHORIZES Bear Development, LLC & Jorgensen Associates

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Member

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wisconsin)

)SS.

COUNTY OF Kenosha)

The foregoing instrument was acknowledged before me by Stephen R Mills this 5 day of April, 2019.

WITNESS my hand and official seal

Sarah E Bell

(Seal)

(Notary Public)

My commission expires: 5/10/22

SARAH E. BELL
Notary Public
State of Wisconsin



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: DECEMBER 27, 2019
MEETING DATE: JANUARY 02, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P19-249:** REQUEST FOR APPROVAL OF A DEVELOPMENT PLAN FOR A SIX LOT SUBDIVISION FOR 135 AND 175 EAST BROADWAY

APPLICANT: CIRQUE CONSULTING, LLC / GEORGE PUTMAN
OWNER: CAFÉ G, LLC

REQUESTED ACTION

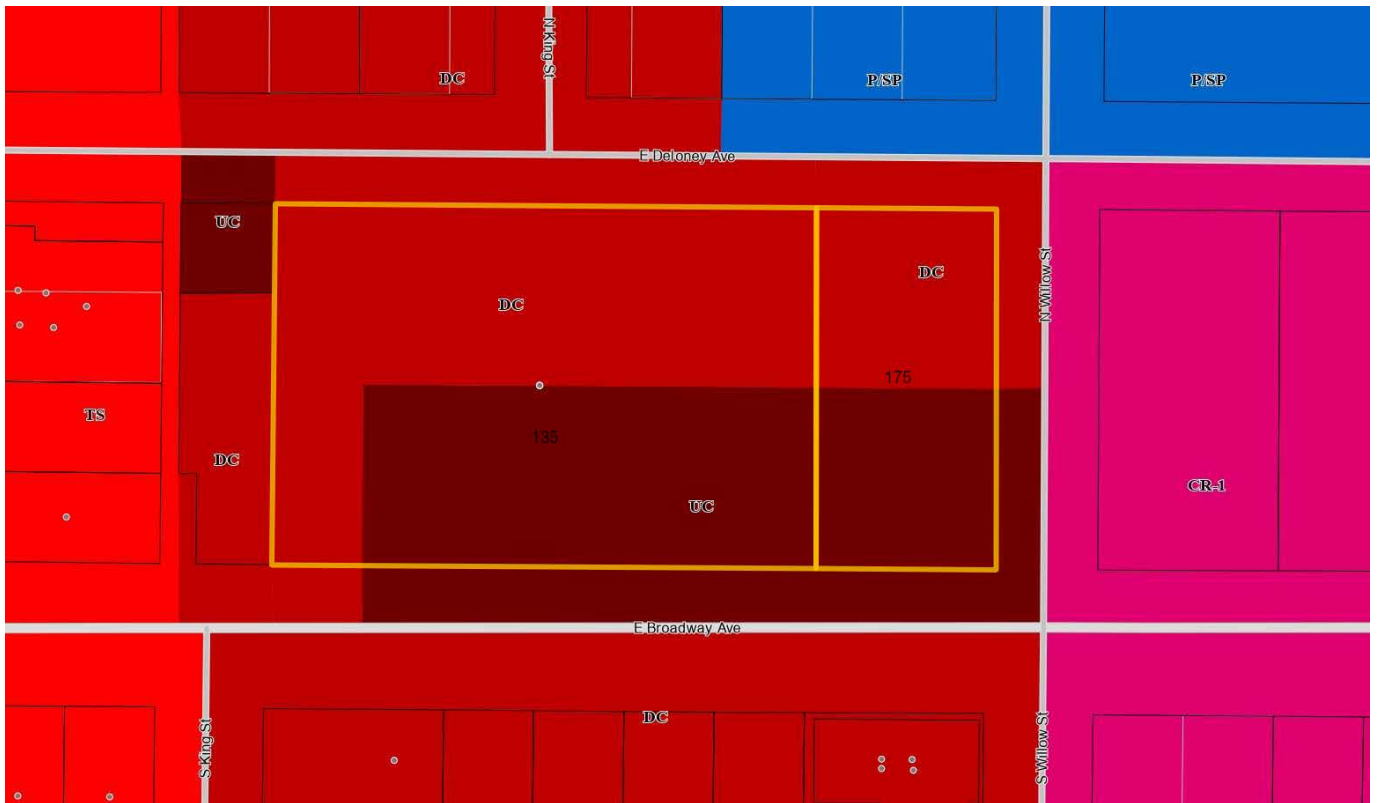
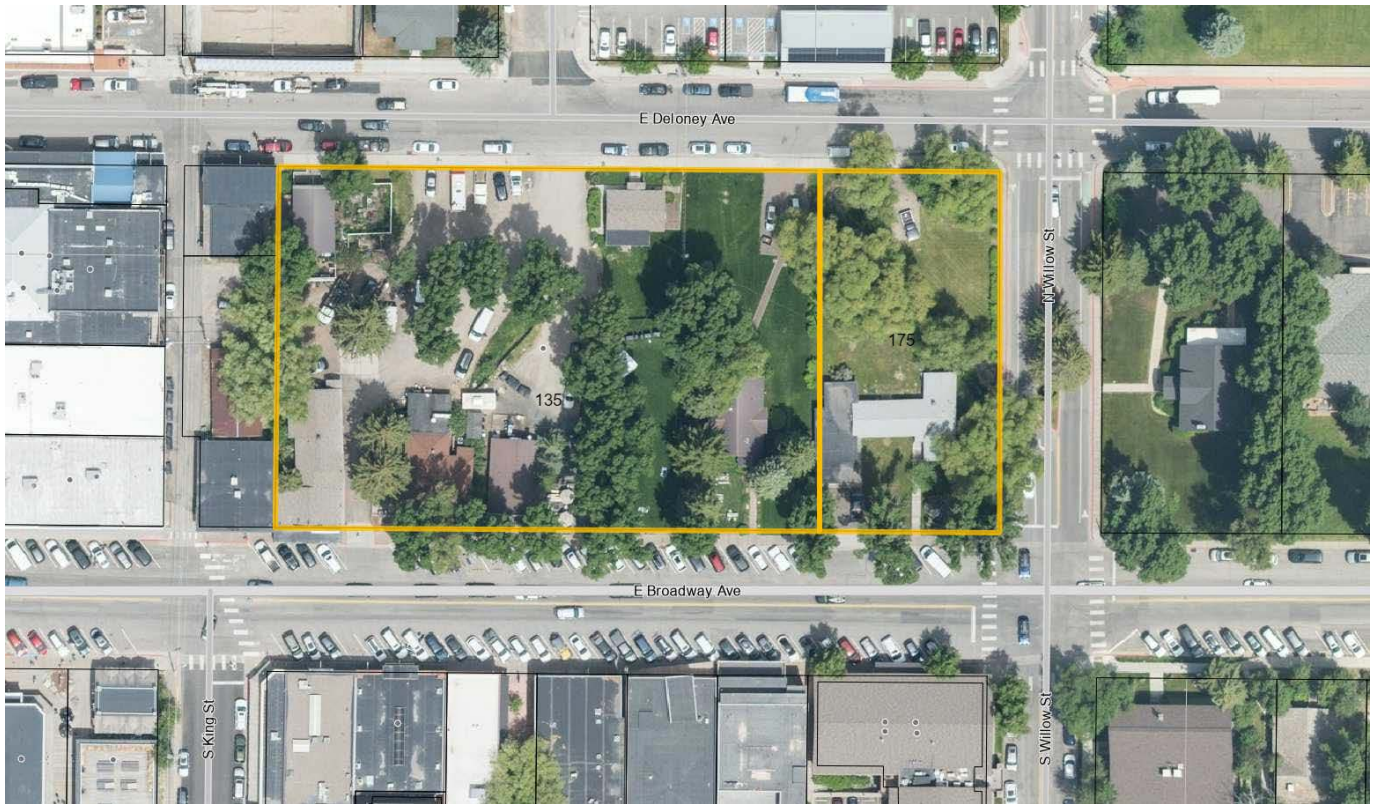
The applicant is requesting approval of a Development Plan prior to submitting a Subdivision Plat to divide the existing two (2) parcels into six (6) separate legal lots of record located at 135 and 175 East Broadway Avenue.

APPLICABLE REGULATIONS

Section 8.3.2 Development Plan

LOCATION

The properties are located at 135 & 175 East Broadway Avenue, legally described as parcels PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 and PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116. An aerial photo and zoning map are shown below:



BACKGROUND

Existing Site Characteristics:

The subject property is 1.84 acres (approximately 80,150 SF). 135 East Broadway is 1.38 acres (60,113 SF) and 175 East Broadway is .46 acres (20,038 SF). The property at 135 E. Broadway has six existing structures on it including Belle Cose (facing Broadway), the Home Design and the Workshop buildings facing Deloney, and three buildings of historical significance, Café Genevieve, Persephone Bakery, and the Healthy Being Juicery. The second smaller parcel at 175 E. Broadway has one primary structure that serves as a residential unit on the southern portion of the site (also known as the Pillowfluffer building). The northern portion of the parcel contains the Cache Creek stormwater channel and no structures at this time. The parcels are split zoned between Urban Commercial (UC) zoning and Downtown Core (DC) zoning, please see the map above.

The overall site also contains considerable green open space and large cottonwood trees that add considerably to the character of the site. Taken together, the parcels are a ‘triple frontage’ property, meaning that they are bounded by three street frontages – Broadway on the south, Deloney on the north and Willow on the east. There is currently no alley serving the site largely as a result of the parcels never being subdivided. Adjacent properties are in the following zoning districts:

- The properties to the north across East Deloney Avenue are zoned Downtown Core (DC) and Public Semi/Public (P/SP);
- The properties to the east across North Willow Street are zoned Commercial Residential - 1 (CR-1);
- The properties to the south across East Broadway Avenue are zoned Downtown Core (DC); and
- The adjacent properties to the west are zoned Downtown Core (DC) at 105 E Broadway (P19-114 Zoning Map Amendment), Urban Commercial (UC) at 164 E Deloney Ave, and Town Square (TS) further west.

District 2 Rezoning Update:

During the rezoning process for Comprehensive Plan District 2: Town Commercial Core adopted in 2016, the two properties were proposed for Downtown Core (DC) zoning by staff to be consistent with the properties across the street on Broadway and the general Comprehensive Plan vision for the area. During this process, the Council decided to postpone the rezoning of these properties due to concerns about the lack of zoning tools to protect the site’s historic structures. The Council had the same concern about the historic structures on the ‘Sweetwater’ property at 85 S. King Street. More specifically, the Council did not believe that the primary current tool for protecting historic structures – i.e., the ability of the Teton County Historic Preservation Board (TCHPB) to request a 90-day stay from the Council on a demolition permit for a historic structure – was enough to protect the properties from redevelopment pressures if DC zoning was provided. This is because if no preservation buyer or alternative site for a historic structure could be found within the 90-day grace period, the landowner could demolish the historic structure without further process.

Due to this context, the Council decided to keep the existing UC zoning for both the East Broadway and King Street blocks with the understanding that Town staff would look into possible new historic preservation LDR tools for consideration by Council in the future. The assumption was that these two UC areas would be reconsidered for rezoning once new historic preservation LDR tools and new Town Square zoning were decided upon. Since that time, Town in partnership with the TCHPB have begun work on this project with multiple public open houses in July and November to present draft regulatory tools scheduled for completion and adoption in spring 2020.

Zoning Map Amendment:

Previous Request:

In 2018 the then owner (not the current applicant) requested a Zoning Map Amendment to change the zoning of both parcels from UC to DC (P18-287). The applicant stated that this change would be consistent with the direction the Town was going before the Council removed these properties from the District 2 update to address historic preservation options and Town Square zoning. In recognition of the Council's concerns over the historic structures on the site, and in response to comments from the TCHPB, the applicant offered a voluntary deed restriction that, among other things, would permanently preserve the Café Genevieve cabin on the site with the condition that the cabin could be moved to another location on the 135/175 East Broadway properties provided that it still fronted East Broadway. On December 19, 2018, the Commission voted 5-2 to deny the requested rezone, largely due to being unsure about how to evaluate the promises in the deed restriction in a rezoning application. The rezoning request was withdrawn by the applicant before it was presented to the Council.

Approved Zoning Map Amendment:

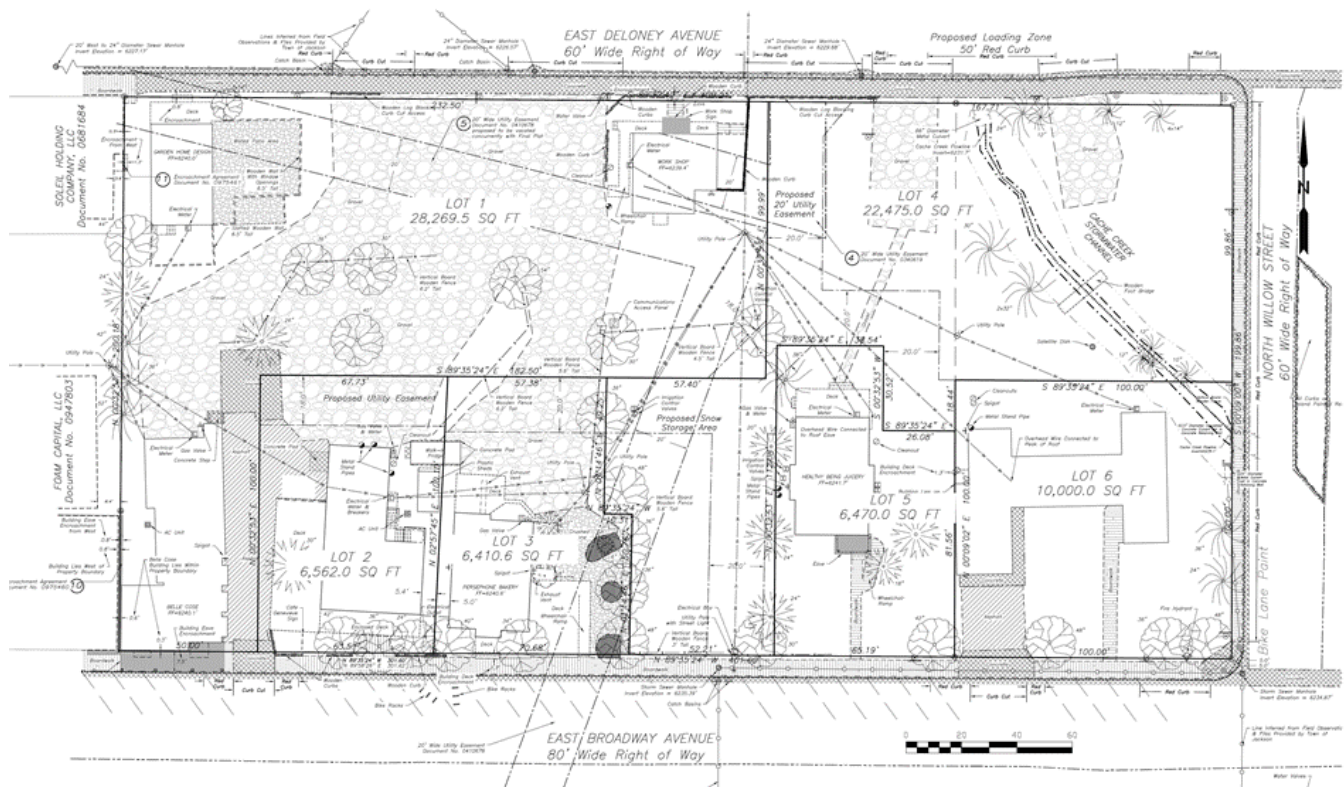
The current owner and applicant applied for a Zoning Map Amendment and on July 15, 2019 the Jackson Town Council voted to approve Items P19-105 & P19-107 to change the eastern and northern portions of 135 and 175 East Broadway Avenue from Urban Commercial (UC) to Downtown Core (DC). This rezone has resulted in two (2) different zoning districts on each parcel, however, the Zoning Map Amendment did not adjust the boundary lot lines in any way which is the subject of this Development Plan application. The final ordinance reading was completed and approved on September 3, 2019. The newly configured zoning is shown above.

The approved Zoning Map Amendment addressed the primary reasons for the Planning Commission's recommendation of denial for the previous request:

- The application addressed the primary concern of Town Council back in 2016 by removing the portion of the property with the three most significant historical structures from the rezone request and left them in the legacy UC zoning district. This allows the District 1: Town Square rezoning and Historic Preservation LDRs to be completed prior to considering the appropriate character zone (new TS zone, DC Zone, other) that should be placed on the retained historical portion of these properties moving forward. Ultimately it is staff's goal to replace Legacy Zones, such as UC, with Character Zones, such as DC, to ensure implementation of the Comprehensive Plan.
- The applicant fit the description of a conservation buyer, having spent much time and consideration on how best to rezone and design the property to ensure the community character elements of the site are maintained.

PROJECT DESCRIPTION

The applicant is pursuing Development Plan approval in anticipation of a Subdivision Plat to subdivide the two (2) parcels into a total of six (6) lots. Please see the site plan below and the larger PDF copy attached to the application for greater detail.



Proposed **Lot 1** is 28,269.5 SF. This is the lot with the greatest future development potential, and is governed by Downtown Core (DC) zoning. The existing businesses fronting Deloney Avenue will remain in place until the current or future owner desires to redevelop all or a portion of the lot. There is no development contemplated as part of this application. Lot 1 benefits from additional floor area allocated in a transfer of habitable floor area from the adjacent lots as part of the Development Plan and as part of the Conservation Easement included in this application. This application proposes that Lot 1 will be entitled a maximum of 52,000 SF of habitable floor area, a Floor Area Ratio (FAR) of 1.84, where it would otherwise be limited to the FAR max of 1.3 in the DC zone. In turn, the applicant is extinguishing 37,356 SF of development potential across the site via the Conservation Easement. Please see the table and the Staff Analysis below for a discussion of floor area allocations on site.

Proposed **Lot 2** is 6,562 SF, zoned Urban Commercial (UC), and contains the historic cabin operating as Café Genevieve (1,722 SF). Per the Conservation Easement and habitable floor area contemplated in this Development Plan, the building is entitled to a maximum expansion of an additional 150 SF over existing floor area, representing a max FAR of 0.28 where the UC zone would otherwise allow an FAR of 1.3.

Proposed **Lot 3** is 6,410.6 SF, zoned Urban Commercial (UC), and contains the historic cabin operating as Persephone Bakery (1,189 SF). Per the Conservation Easement and habitable floor area allocation contemplated in this Development Plan, the building is entitled to a maximum expansion of an additional 150 SF over existing floor area, representing a max FAR of 0.21 where the UC zone would otherwise allow an FAR of 1.3.

Proposed **Lot 4** is 22,475 SF, contains no structures, and per the Conservation Easement and habitable floor area allocation of this Development Plan is allotted 0.0 SF of floor area and will remain as greenspace. The extinguishment of development rights on this parcel and the reduced FAR potential on the adjacent lots results in a reduction of 37,356 SF of floor area that could otherwise be developed on the entire site. The lot is split zoned between Urban Commercial (UC) zoning and Downtown Core (DC) zoning. The lot contains

the greenspace fronting East Broadway Avenue between Persephone Bakery and the Healthy Being Café & Juicery, as well as the greenspace behind the Healthy Being Café & Juicery and the residence at 175 E. Broadway (Pillowfluffer) with frontage on North Willow Street and East Deloney Avenue. The two main areas of greenspace are connected as one lot via a narrow connection in the middle of the site. Please see the map on Page 5 or the larger PDF in the applicant submittal for greater clarity.

Proposed **Lot 5** is 6,470 SF and contains the historic cabin operating as the Healthy Being Café and Juicery (1,177 SF). Per the Conservation Easement and habitable floor allocation contemplated in this Development Plan, the building is entitled to a maximum expansion of an additional 500 SF over existing floor area, representing an FAR of 0.26 where the UC zone would otherwise allow an FAR of 1.3.

Proposed **Lot 6** is 10,000 SF and contains a one-story ranch structure (2,412 SF) currently used as a residential rental property. Past uses of the property have included retail and office (aka Pillowfluffer). Per the Conservation Easement and habitable floor area allocation contemplated in this Development Plan, the building is entitled to a maximum FAR of 1.0, or 10,000 SF of habitable floor area. A summary of the habitable floor area allocations by each proposed lot is shown in the table below:

Max FAR	Proposed Gross Site Area	Habitable Floor Area Existing	Max Habitable Floor Area Allowed Under Base Zoning*	Proposed Max Habitable Floor Area per Development Plan and Conservation Easement**
Lot 1 (Belle Cose Garden Home Design Susan Fleming Workshop)	28,270 SF	2,294 SF 812 SF 811 SF ----- Total: 3,917 SF	1.3 FAR 36,751 SF	1.84 FAR 52,000 SF
Lot 2 (Café Genevieve)	6,562 SF	1,722 SF	1.3 FAR 8,531 SF	0.28 FAR 1,872 SF
Lot 3 (Persephone Bakery)	6,411 SF	1,189 SF	1.3 FAR 8,334 SF	0.21 FAR 1,339 SF
Lot 4 (Greenspace Lot)	22,475 SF	0 SF	1.3 FAR 29,218 SF	0.0 FAR 0.0 SF
Lot 5 (Healthy Being Juicery)	6,470 SF	1,177 SF	1.3 FAR 8,411 SF	0.26 FAR 1,677 SF
Lot 6 (Pillowfluffer)	10,000 SF	2,467 SF	1.3 FAR 13,000 SF	1.0 FAR 10,000 SF
Total	80,188 SF	10,472 SF	104,244 SF	66,888 SF (37,356 SF Extinguished)

* This column represents the maximum floor area that each lot would be entitled to under base zoning absent the FAR allocations contemplated in the Conservation Easement and this Development Plan.

** The landowner's extinguishment of development rights on Lot 4 and the reduced FAR potential on the adjacent lots results in a total reduction of 37,356 SF of habitable floor area that could otherwise be developed on the site under base zoning (104,244 SF).

STAFF ANALYSIS

Floor Area/Scale of Development:

The applicant is proposing to extinguish development rights on Lot 4 (greenspace) and significantly limit the potential floor area expansion of the lots with historic structures on them (Lots 2, 3, and 5) thereby preserving additional greenspace and helping preserve the existing historical structures and overall character of the Genevieve Block fronting East Broadway Avenue.

Overall, the total amount of habitable floor area that is contemplated with this Development Plan is significantly less than the amount of floor area that could be built on the site under the base zoning were the site to be scraped and redeveloped. Under that scenario the applicant would be able to develop 104,244 SF of habitable floor area. Instead the applicant is proposing a maximum habitable floor area of 68,888 SF on the site, a reduction of 37,356 SF of potential floor area in total.

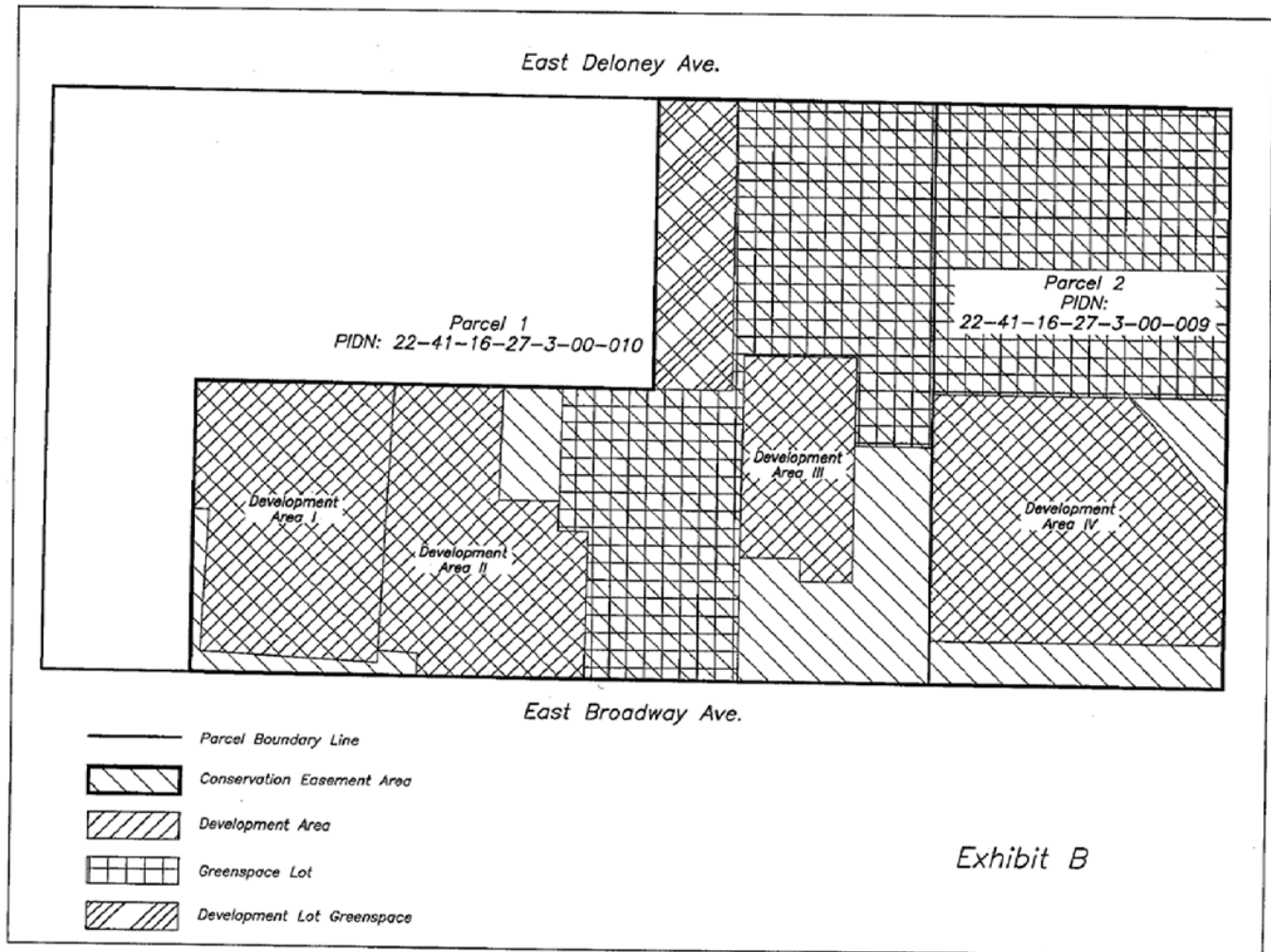
Any future development of **Lot 1** will be governed by the Town's design guidelines and the DC zoning (Character Zone) standards, or whichever zoning standards are in place at time of application submittal should the zoning change. Apart from the proposed increase in allowable floor area, any future development will need to comply with all development standards pertaining to height, setbacks, pedestrian frontage requirements, off-street parking, etc. The base FAR proposed in this Development Plan of 1.84 does not preclude an applicant from taking advantage of any additional floor area bonuses such as the Deed Restricted Housing Exemption (Sec. 7.8.3), the Workforce Housing Floor Area Bonus, commonly referred to as the 2:1 Bonus (Sec. 7.8.4), or any other future floor area bonuses/incentives that may be in place at the time of their application within the DC zone or future zoning category.

Development of **Lots 2, 3, 5, and 6** will be subject to the Urban Core (UC) (Legacy Zone) zoning district standards, or whichever zoning standards and/or historic preservation regulations are in place at time of application submittal. **Lot 4** is split zoned between the UC and DC zones, however the land owner has extinguished all development potential through the Conservation Easement on this lot. The subject lots are also bound by the self-imposed restrictions laid out in the Conservation Easement (within Applicant Submittal attached to this report). As the Town Attorney has noted in her departmental review,

"The Development Plan approved by Council will control the regulatory development standards on the site. If there is any inconsistency(ies) between the existing Conservation Easement and any amendments thereto, the Development Plan will control the regulatory standards on the site and the subdivided lots (contemplated currently as 1-6). Notably, the Town is not responsible for enforcement of the Conservation Easement".

In other words, the standards laid out in this Development Plan shall govern the development of the proposed lots. Any restrictions on development of Lots 2-6 imposed by the Conservation Easement that are more stringent than those required by the Land Development Regulations or this Development Plan will be the responsibility of the Grantor and Grantee of the easement to enforce on their private property. Similarly, if there are any inconsistencies between development standards within the Conservation Easement or future amendments to the Conservation Easement that conflict with or exceed allowances of the LDRs, the LDRs shall govern. This is the same position the Town takes in regards to a Homeowners Association's Covenants, Conditions & Restrictions (CC&R's) vis-à-vis the LDRs.

The Conservation Easement applies to Lots 2-6 and establishes Development Areas I, II, III, and IV which roughly correspond to Lot 2 (Development Area I), Lot 3 (Development Area II), Lot 5 (Development Area III), and Lot 6 (Development Area IV) capping the maximum floor area within the Development Areas of the Conservation Easement at 14,888 SF. Exhibit B of the Conservation Easement provides a map of the development areas and greenspace protections covered by the easement. A copy of the map is provided below.



The following is an abridged summary of some of the design and development standards on Lots 2-6 which is detailed more thoroughly in the Conservation Easement itself:

Conservation Easement	Requirement
Maximum Habitable Floor Area*	
Development Area I	1,872 SF
Development Area II	1,339 SF
Development Area III	1,677 SF
Development Area IV	10,000 SF
Total	14,888 SF
Building Materials	All new construction and façade materials of any

	new buildings or structures shall be of natural, stained or painted products as opposed to fiber cement or metal siding. No fluorescent paints. The roof of any new structure must be natural materials, but may be metal with approval by Grantee. The building in Development Area III (Healthy Being Juicery) may replace the metal roof with substantially same color and materials.
Broadway Avenue Frontage Requirements	The Broadway Avenue frontage of any new structures shall comply with the “Shopfront Frontage” requirements, attached as Exhibit D.
Greenspace Lot Frontage Requirements	The frontage of structures in Development Area IV (Pillowfluffer) that front on the Greenspace Lot (Lot 4) shall have elements of undulation of not less than 5’ to break up an otherwise flat façade and shall have a transparency of at least 40%.
Enclosed Parking	Any parking of vehicles within a Development Area shall be enclosed or underground parking.
Exemption for Relocated Historical Structures	The Grantee may exempt historical structures (recognized by TCHPB) relocated to any Development Area from building material and Conservation Easement frontage requirements provided that the structure(s) complies with maximum floor area limitations.
Transfer of Development Rights/Credits	The Development Plan shall transfer from the Property to the Grantor’s adjacent property (Lot 1) a minimum of 15,250 SF of habitable floor area development from the property so that a total of not less than 52,000 SF of floor area is available for development on Grantor’s adjacent property (Lot 1).

* Excludes basements, but includes any bonus floor area available through any tools in the LDRs such as the Deed Restricted Housing Exemption (Sec. 7.8.3), the Workforce Housing Floor Area Bonus, commonly referred to as the 2-for-1 Bonus (Sec. 7.8.4), or any other future floor area bonuses/incentives that may be in place at the time of their application.

Subdivision Standards/Utilities:

The ability to subdivide property by land division is allowed within the UC and DC zones. The minimum lot size in both the UC and DC zone is 5,000 SF. Each of the proposed six (6) lots exceed this minimum lot size requirement (please see the summary of the development standards by each proposed lot under Project Review).

Lots 1-6 will be provided Potable Water Supply and Sanitary Sewer Systems designed in accordance with LDR Standards in Sec. 7.7.2 & 7.7.3 to allow connection to the Town of Jackson water supply and wastewater treatment facilities as shown on the applicant’s Genevieve Block Project Utility Plans. The applicant will be required to provide a Subdivision Improvements Agreement concurrent with final plat. Per Sec. 7.2.2.A:

The construction of the improvements required in Sec. 7.2.2 shall be the responsibility of the developer and shall be provided for in a Subdivision Improvements Agreement, which shall be approved with the associated plat. The Subdivision Improvements Agreement shall be provided in a manner which is consistent with adopted standards. No improvements shall be made until required plans, profiles, and specifications are submitted and approved for the improvements detailed in Sec. 7.2.2 of the LDRs.; and

The Town shall not have any responsibility with respect to any street, or other improvement, notwithstanding the use of the same by the public, unless the street or other improvement has been formally accepted by the Town.

Landscaping:

The applicant has allocated dedicated greenspace on Lot 4 and within adjacent lots around each Development Area that is well in excess of the requirements of the LDRs for the UC zone. Lot 1 is within the DC zone which has no landscape surface ratio requirement. The amount of landscaping on Lot 1 will be determined during the review of permits for physical development if and when that occurs. The applicant proposes the following landscape surface ratios per lot as part of this Development Plan:

	Landscape Surface Ratio Requirement	Proposed Landscape Surface Ratio
Lot 1 (Belle Cose Garden Home Design Susan Fleming Workshop)	N/A*	TBD
Lot 2 (Café Genevieve)	.10	0.14
Lot 3 (Persephone Bakery)	.10	0.29
Lot 4 (Greenspace Lot)	.10	1.00
Lot 5 (Healthy Being Juicery)	.10	0.70
Lot 6 (Pillowfluffer)	.10	0.64

* The DC zone does not have an LSR requirement

Setbacks:

The proposed lot configurations conform to setbacks for the UC and DC zone for the existing structures. While the structure on proposed Lot 6 (Pillowfluffer) is an existing nonconforming structure to the side yard setback, the proposed side yard lot line is the same as the existing lot line and therefore there is no increase in the nonconformity. Any future development on Lot 6 that replaces the existing structure will need to conform to the UC zone setbacks and other development standards. In that respect, all future development on any lot is subject to the development standards, (i.e. height, setbacks, etc.) of the zone in which it is located at the time of submittal.

Natural Resources:

The properties do not lie within either the Natural Resources Overlay (NRO) or the Scenic Resources Overlay (SRO). However, Cache Creek stormwater channel runs through the northeastern corner of the property through the upper right-hand corner of proposed Lot 6 and across the center of the northern portion of proposed Lot 4 (greenspace). The Town has plans to tube and realign Cache Creek through this portion of town within the right-of-way from East Broadway Avenue north along North Willow Street and King Street towards the Recreation Center where it will connect with the completed Phase 1A North King Street Extension.

The applicant has stated that because the Town plans to relocate the existing Cache Creek stormwater channel into the Cache Creek Tube that there is therefore no setback required from the channel. The LDRs require a setback of 15' from any irrigation ditch, and per Sec. 5.1.1 *Cache Creek is only considered a stream south of its crossing of Cache Creek Drive. Where it is above ground north of Cache Creek Drive it is considered a ditch.* Therefore, the Cache Creek stormwater channel requires a 15' setback until such time that the Cache Creek Tube is completed, which the Town Engineer estimates to be fall of 2020. Should the applicant maintain a portion of the water rights to the former stormwater channel for the purposes of providing an aesthetic landscape water feature after the Cache Creek Tube is completed, the 15' setback would not be applicable as the feature would no longer be considered a ditch.

Pedestrian Frontages:

The subject site has three frontages along East Broadway Avenue, North Willow Street, and East Deloney Avenue all with existing attached sidewalks. Lot 1 is in the DC zone and will require a pedestrian frontage of either covered walkway or trees in grates, to be determined by the Planning Director at the time of development of the lot. The pedestrian frontage for the current UC properties will be determined by the updated zoning provided as part of the District 1/Historic Preservation LDR update.

Affordable and Workforce Housing:

The applicant intends to allocate credits for affordable workforce housing from the lots which contain historic structures subject to the Conservation Easement across the subdivision but primarily to the development lot, Lot 1. Sec. 6.3.3.C.3 Exemptions: Historic Building states:

Historic Building. Use of a building included on the Teton County Historical Preservation Board list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant. In addition, if a historic building is used in its historic location, floor area elsewhere on the site equal to the amount of historic floor area used on-site is also exempt.

Based on Sec. 6.3.3.C.3, each of the historic structures is entitled to an expansion of floor area elsewhere on site equal to the amount of the existing historic floor area of the structure and that additional floor area is exempt from the workforce mitigation requirements in Div. 6.3. By establishing the FAR maximums for each Development Area within the conservation easement, the applicant has restricted those historic properties to modest expansions of 150 SF for Café Genevieve, 150 SF for Persephone, and 500 SF for Healthy Being Juicery, and allocated enough credit for affordable workforce housing to fully cover future mitigation requirements for each property for the purposes of expansion. The remaining credit for those properties has been reallocated to Lot 1 for future development and a portion has been allocated to Lot 6 (Pillowfluffer) for redevelopment. The Planning Director and the Housing Department have both reviewed this transfer of credit across the subdivided lots and supported the reallocation, finding it consistent with the intent of Sec. 6.3.3.C. All future development on any lot in the subdivision will need to submit a Housing Mitigation Plan that

demonstrates compliance with the apportionment of housing credits. Development that exceeds the apportioned credits on a lot will need to mitigate that floor area pursuant to Div. 6.3. The following table shows the existing credits by highest historical use on site and the allocation of affordable workforce housing credit by lot:

	Existing Floor Area	Highest Use Since 1995	Credit for Existing Use (units)	Credit for Historic Structures (equivalent to existing floor area)	Total Existing Credit per Use (units)	Proposed Allocation of Credits for Future Development (units)
Lot 1 Belle Cose Garden Home Design Susan Fleming Workshop	2,294 SF 812 SF 811 SF	Retail Retail Retail	0.988 0.350 0.349 ----- Total: 1.687	N/A N/A N/A	0.988 0.350 0.349	6.900
Lot 2 Café Genevieve	1,722 SF	Restaurant/Bar	2.062	2.062	4.124	0.180
Lot 3 Persephone Bakery	1,189 SF	Retail	0.512	0.512	1.024	0.180
Lot 4 Greenspace Lot	0 SF	N/A	0.000	N/A	N/A	0.000
Lot 5 Healthy Being Juicery	1,177 SF	Retail	0.507	0.507	1.014	0.599
Lot 6 Pillowfluffer	2,016 SF 451 SF	Office Office	0.995 0.223	N/A N/A	0.995 0.223	1.208
Total:	10,472 SF		5.986	3.081	9.067	9.067

The applicant has allotted Lot 1 with 6.9 units as credit for future development. This translates to a credit equivalent to roughly 34 one-bedroom conventional lodging units, approximately 14,000 SF of office space, or approximately 5,750 SF of restaurant space under the current affordable workforce housing calculations. The historic structures on Lots 2, 3, and 5 have each been allocated enough credit for an expansion of 150 SF, 150 SF, and 500 SF, respectively, calculated at the rate for restaurant/bar use in anticipation of any change of use from retail to restaurant in the future. Lot 6 has been allocated 1.208 units of credit which is equivalent to approximately 2,500 SF of office space under the current affordable workforce housing calculations. Should the structure on Lot 6 be removed and replaced with a historic structure included on the Teton County Historical Preservation Board list of historically significant properties from elsewhere in town, that structure would be exempt from Div. 6.3 and the lot owner would still have a credit of 1.208 units for any additional development on the lot as the double floor area exemption for historic structures only pertains to historic structures in their original historic locations.

Access/Loading Standards:

Proposed internal access to the site is via a service drive off of East Deloney Avenue. The service drive is restricted to servicing lot owners and trash pick-up, it is insufficient for loading and unloading of commercial

trucks and fire/access. The applicant intends to remove the existing service access adjacent to Café Genevieve at the completion of development on Lot 1. The Fire Chief has confirmed that a fire access turnaround is not required within the service access drive because the length of the block north to south is only 200 feet, therefore any structure on site can be accessed from the road within the limitations of 150 feet for fire hose extensions. Any new structures that are built in excess of 5,000 SF will require fire sprinkling.

The applicant has proposed an on-street loading zone along the northeast portion of the site on East Deloney Avenue which will remove 4 on-street spaces. As mentioned above, the proposed internal access to the site is restricted to trash and recycling services, maintenance vehicles, and business owner uses. However, Per Section 2.2.10.E DC Zone Additional Zone Specific Standards:

Loading Requirement. Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

Given the goals of preserving greenspace and historic character of the block the Planning Director has determined that requiring off-street loading facilities is not applicable in this instance. The Planning Director has determined that the applicant's plan provides sufficient loading given the demand and that the on-street loading proposed is sufficient. The proposed loading area will require the Town to sign and enforce a commercial loading area that has removed public on-street parking for all business downtown for the benefit of the businesses on the Genevieve block.

Parking:

Required parking for lots 1-6 is subject to the zone specific standards for UC and DC zoning. Additional zone specific standards are found in Sections E (Sec. 2.3.2.E & Sec. 2.2.10.E) in regards to provision of nonresidential, nonlodging parking for both respective zones in the LDRs. The subject properties have existing legacy uses which have established parking credits per the 2005 Town of Jackson Parking Credit Table reflecting 1988 uses as well as documented fees-in-lieu paid for parking. Similar to the affordable workforce housing credits, the applicant seeks to formally recognize and reallocate existing parking credits across the subdivided lots, though primarily to Lot 1 for the benefit of future development for nonlodging and nonresidential uses. Staff has reviewed the proposed reallocation of parking credits by lot and maintains that fees-in-lieu paid for things like outdoor deck seating (i.e Café G and Belle Cose) must remain with the business while the use is in operation and cannot be transferred to Lot 1 at this time. The applicant has provided a revised Parking Allocation table which is attached to this report as Supplemental Information demonstrating the deck space calculations for Café Genevieve and Persephone's parking needs. The following two tables show the existing parking credits by type and the allocation of parking credit by lot for the existing lot configurations and as proposed following subdivision:

Existing Parking Allocation:

	Existing Floor Area	Highest Use Since 1995	Required Parking by Use	On-Street Parking Spaces	TOJ Parking Credits	Parking Fee-in-Lieu	Total Parking Existing
135 East Broadway				33			33
Belle Cose			2.29		8.81	7	15.81
Garden Home Design			0.81				
Susan Fleming Workshop			0.81				
Café Genevieve			11.53		27.64	20	47.64
Persephone			0.59				
Healthy Being Juicery			1.18		4.71		4.71
175 East Broadway				5			5
Pillowfluffer	2,467 SF	Residential	2.00		6.43	2.38	8.81
Total:	10,472 SF		19.21 (20)	38	47.59	29.38	114.97

Proposed Parking Allocation:

	Existing Floor Area	Highest Use Since 1995	Required Parking by Use	On-Street Parking Spaces	TOJ Parking Credits	Parking Fee-in-Lieu	Total Parking Allocation Proposed per Lot
Lot 1					19.59	15	47.59
Belle Cose	2,294 SF	Retail	3.91	3			
Garden Home Design	812 SF	Retail		5			
Susan Fleming	811 SF	Retail		5			
Lot 2					10	12	26
Café Genevieve	1,722 SF (1,152 SF deck)	Restaurant/ Bar	25.77	4			
Lot 3					7		12
Persephone Bakery	1,189 SF (558 SF deck)	Retail	7.74	7			
Lot 4							2
Greenspace Lot	0 SF	N/A	0.000	2			
Lot 5					11		16
Healthy Being Juicery	1,177 SF	Retail	2.65	5			
Lot 6						2.38	7.38
Pillowfluffer	2,467 SF	Residential	2.00	3			
Total:	10,472 SF		42.07	34*	47.59	29.38	110.97

* 4 on-street spaces along the northeast portion of the site on East Deloney Avenue proposed to be removed for on-street loading location.

Nonconformities/Encroachments:

There are no nonconforming uses on the subject property. No new or greater physical nonconformities are created as a result of the proposed subdivision. The structure on proposed Lot 6 (Pillowfluffer) is an existing

physically nonconforming structure to the side yard setback. Because the proposed side yard lot line is the same as the existing lot line there is no increase in the nonconformity. Any future development on Lot 6 that replaces the existing structure will need to conform to the UC zone setbacks and other development standards. Nonconforming trash enclosures, storage sheds, and parking setbacks from East Deloney Ave will be addressed prior to Subdivision Plat recordation.

There are existing encroachments on various buildings on both 135 and 175 E Broadway Avenue that will be addressed in separate applications for Encroachment Agreements concurrently with application for a Subdivision Plat. Those encroachments include the Belle Cose building covered boardwalk, and decks for Café Genevieve, Persephone, Garden Home Design, and the Susan Fleming Workshop. Encroachment Agreement Documents 0975460 and 0975461 are in place for an eave encroachment onto the existing service access off of Broadway and proposed Lot 1 from the neighboring property at 105 East Broadway.

PUBLIC COMMENT

Staff has not received any public comment at this time.

LEGAL REVIEW

Complete.

STAFF FINDINGS

Development Plan. All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

The proposed application is located in Character District #2 Town Commercial Core, specifically Sub-area 2.3 Downtown Commercial Core of the 2012 Comprehensive Plan. The following is the desired future character for Subarea 2.3:

Sub-area 2.3 Downtown Commercial Core: this large, mixed use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic, and social activity in the community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent. The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors. A goal of this subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of

good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource.

Complies. The proposed Development Plan is consistent with the desired future character for Subarea 2.3. More specifically, the proposal preserves the existing character of the historic Genevieve Block which is beloved by locals and visitors alike as a center of civic, cultural, economic, and social activity in the community. The Genevieve Block is a primary contributor to the visitor experience in the downtown and the proposed Development Plan keeps that character intact.

In addition, staff finds that the application should be reviewed for consistency specifically with subarea 2.3 Downtown Commercial Core which states as follows as the desired vision for the subarea:

The proposed application is located in Character District #2 Town Commercial Core, specifically Sub-area 2.3 Downtown Commercial Core of the 2012 Comprehensive Plan. In order to review the application for conformance with the Comprehensive Plan, staff has reviewed the Policy Objectives for District 2 as follows:

Common Value 1: Ecosystem Stewardship

The Comprehensive Plan does not list any applicable policy objectives for this Common Value in District 2. Nonetheless, the applicant has proposed a Development Plan which preserves considerable greenspace in the heart of town.

Complies.

Common Value 2: Growth Management

4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. The DC zone allows use of the Workforce Floor Area Bonus (2:1 tool) to encourage development of housing for the local workforce.

4.1.d: Maintain Jackson as the economic center of the region

Complies. Although no development is proposed with this application, the DC and UC zones are intended to support mixed-use development which includes commercial spaces that serve local businesses, residents and visitors. Furthermore, this Development Plan helps preserve the historic structures fronting East Broadway Avenue and the businesses that are major attractions for locals and visitors alike all year.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The proposed Development Plan preserves the human-scale walkable mixed use character of the historic structures fronting East Broadway Avenue. The required pedestrian frontage standards

of the DC zone that will apply to Lot 1 if and when it is developed will better achieve this policy than the current UC zone. The pedestrian frontage for the current UC properties will be determined by the updated zoning provided as part of the District 1/Historic Preservation LDR update.

4.2.d: Create a Downtown Retail Shopping District

Complies. Although no development is proposed with this application, the DC and UC zones are intended to support mixed-use development which includes commercial spaces such as retail that serve local businesses, residents and visitors. The existing businesses on site currently are classified as retail and sell wares in addition to food and beverage.

4.2.f: Maintain lodging as a key component in the downtown

Not Applicable. There is no physical development proposed, however the property will remain in the Lodging Overlay.

4.4.b: Enhance Jackson gateways

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Complies. The applicant has preserved the open space via a Conservation Easement in perpetuity on site.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. While there is no physical development proposed, the DC zone will allow for the use of the Workforce Housing FAR Bonus not allowed in the UC zone.

6.2.b: Support businesses located in the community because of our lifestyle

Complies. The proposed Development Plan and Conservation Easement help support the existing locally owned and locally popular businesses on East Broadway Avenue.

6.2.c: Encourage local entrepreneurial opportunities

Not applicable. There is no physical development proposed.

6.3.a: Ensure year-round economic viability

Not applicable. There is no physical development proposed.

7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable. There is no physical development proposed.

ATTACHMENTS

Department Reviews
Supplemental Information December 27, 2019
Applicant Submittal

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of a Development Plan for the subdivision of two (2) parcels into six (6) lots for the properties located at 135 & 175 East Broadway Avenue, subject to the departmental reviews.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations relating to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with the Town's Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals I move to recommend approval of Item P19-249, Development Plan for the subdivision of two (2) parcels into six (6) lots for the properties located at 135 & 175 East Broadway Avenue, subject to the departmental reviews.

PLANNING

Project Number	P19-249	Applied	11/4/2019	STOL
Project Name	DevPlan - Genevieve Block	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Cirque Consulting	Owner	CAFE G, LLC	
Site Address		City		State Zip
135 E BROADWAY AVENUE		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
		22411627300010		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED	11/27/2019	12/11/2019	12/3/2019	
Kelly Sluder					

Fire	NO COMMENT	11/27/2019	12/11/2019	12/11/2019	
Kathy Clay					

Joint Housing Dept	APPROVED W/CONDITI	11/27/2019	12/11/2019	12/18/2019	See notes
Stacy Stoker					
(12/18/2019 3:57 PM SAS)					

Since no housing requirements are generated by subdivision, the Housing Department has no comments for the plan to subdivide the block. However, there is also included in this application a plan for future development and allocation of credits.

For future development applications, a complete housing mitigation plan will be required to be submitted.

For future development that generates units as a housing requirement, the units shall meet the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. A complete Livability Standards Questionnaire shall be submitted to the Housing Department and approved prior to submitting for building permit.

The Housing Department will provide restrictions to record on any required housing unit. The Housing Department shall inspect the units and the restrictions shall be recorded at the expense of the owner prior to issuance of Certificate of Occupancy.

Legal	APPROVED W/CONDITI	11/27/2019	12/11/2019	12/13/2019	
Lea Colasuonno					
(12/13/2019 3:15 PM LC)					

1 - A Subdivision Improvement Agreement needs to be drafted and approved by Council prior to Final Plat.
 2 - Encroachments need to identified and agreements drafted and reviewed and approved by Council prior to approval Final Plat.
 3 - The Development Plan approved by Council will control the regulatory development standards on the site. If there is any inconsistency(ies) between the existing Conservation Easement and any amendments thereto, the Development Plan will control the regulatory standards on the site and the subdivided lots (contemplated currently as 1-6). Notably, the Town is not responsible for enforcement of the Conservation Easement.

Parks and Rec	APPROVED	11/27/2019	12/11/2019	12/12/2019	see notes
Steve Ashworth					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Comments from Parks & Recreation/Urban Forestry:					
Due to the property location and number of large/old growth trees on the property, P&R would recommend a Root Zone Protection plan be requested to avoid root damage, grade changes, compaction, etc. for existing trees that will remain after construction. Parks Manager/Urban Forestry Manager would be willing to provide recommendations. Not required but recommended.					
Pathways		11/27/2019	12/11/2019		
Brian Schilling					
.....					
Planning	APPROVED W/CONDITI	11/27/2019	12/11/2019	12/17/2019	
Brendan Conboy					
.....					
Police	NO COMMENT	11/27/2019	12/11/2019	11/27/2019	
Todd Smith					
(12/2/2019 12:14 PM STOL)					
No concerns from the Police Department at this time.					
Thanks,					
Todd					
.....					
Public Works	APPROVED W/CONDITI	11/27/2019	12/11/2019	12/24/2019	
Brian Lenz					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(12/24/2019 12:46 PM BTL)					
Development Plan – APPROVED w Conditions					
P19-249					
ADDRESS: 135-175 East Broadway					
OWNER: Café G, LLC					
APPLICANT: Cirque Consulting, George Putnam					
12/24/2019					
Brian Lenz, 733-3079					
DATE OF SUBMITTAL: 11/27/2019					
DATE OF MATERIALS: Civil 11/1/2019					
REVISION NO.: 00					

The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future applications and are required for sufficiency.

CONDITIONS OF APPROVAL:

1. No significant issues have been identified with the proposed work within the right-of-way, but the applicant shall conduct a Grading Pre-application with the Town Public Works to review the water supply, sewer collection, buried utilities, sidewalks, striping and signage, coordination with Town infrastructure improvements, and the project in general.
2. The proposed access to Deloney shall be restricted to a service and utility access.
3. Each lot shall be provided with an individual water service and exterior shutoff. Town of Jackson shall be granted access to the property to shutoff water in accordance with Town of Jackson Municipal Code for delinquency or in the event of an emergency.
4. Provisions for natural gas service to the properties through the utility easement shall be provided.
5. Existing curb cuts should be removed and replaced with full curb and sidewalk/boardwalk as the driveways they serve are removed.
6. The Developer is responsible for maintaining any flows through the existing Cache Creek Diversion crossing the property.
7. Any future landscaping shall be selected, located, and sized to not interfere with use of the public sidewalk.
8. Developer shall provide a new light and control pedestal where the existing light and controls on Broadway are located. An easement may be required.
9. Developer shall provide for the heat cable service for the stormwatermain located on Broadway. Controls may be combined with the lighting control pedestal conditioned above.
10. Developer shall provide any additional conduits necessary for existing or future communications across Deloney and under the Cache Creek Tube.
11. Developer shall be responsible for a manhole connection to the Town's Sewer system.

COMMENTS ON THE DEVELOPMENT PLAN

1. The proposed service access to Deloney does not meet the 125 feet offset centerline to centerline standard for streets entering at opposite sides of a street (LDR 7.6.4.M.4) for King Street to the west. During pre-application the applicant stated that this access would just be a service and utility access and not used for regular vehicular traffic to the development. Public works finds this use acceptable.
2. Where building space is feasible water meters must be installed within the building. Future services to future undeveloped lots are not preferred.
3. The Town is planning to lower the Cache Creek Tube approximately two feet, which would cut off water supply to the existing open ditch across the property. Town Engineering has discussed this with the applicant and they are reviewing their options to maintain a seasonal water flow.
4. Existing vegetation along the public boundary (specifically the Deloney sidewalk) regularly interferes with the use of the sidewalk and is difficult to manage. Public works staff recommends removing existing vegetation and replacing with more appropriate landscaping.
5. The Town is planning to install a new sewer main in Deloney in 2020. Coordinate with the Town for installation of the manhole serving the development. The Town is considering a Developer supplied Town installed manhole alternative.
6. Utilize Town details where applicable in future construction drawings. Note that the sidewalk thickness for drive access is 6-inches.
7. Provide a water main under the Cache Creek Tube large enough to provide water supply to the future Lot 1 Development. The

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Town standard for water mains is Ductile Iron Pipe.					
8. Deliveries for this project may require delivery trucks to park on or back across Deloney.					

COMMENTS FOR FUTURE SUBMITTALS

TOJ CODE

A construction-staging narrative shall be submitted for review and approval with the Grading Permit application.

Plans provided shall show all work to be completed within the Town's right-of-way.

Show all encroachments into the Town's right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.

Provide the Town's Standard Permit Conditions on all construction plans.

LAND DEVELOPMENT REGULATIONS

Development shall comply with the physical development standards for its zoning.

5.1.2 Wildlife Friendly Fencing: Show location and height of fencing. No fencing is allowed within the right-of-way. Protect sight triangles at intersections.

5.1.1 Natural Resource Setback: Provide a plan that shows compliance with these setbacks.

5.5 LANDSCAPING STANDARDS

Provide a plan that complies with the LDRs and does not interfere with use of the public way.

5.7 GRADING, EROSION CONTROL, AND STORMWATER

5.7.1 Grading Permit Required: Provide information on how the application will comply with this section for utility installation.

5.7.2 Grading Standards: Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. Provide easements for grading proposed on adjacent properties.

5.7.3 Erosion Control Standards: Provide an erosion control plan that shows compliance with this section.

5.7.4 Stormwater Management Standards: Provide calculations, sizing, and an erosion control plan that shows compliance with this section.

6.2 PARKING AND LOADING STANDARDS

6.2.2 Required Parking and Loading: Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require deliveries, show the proposed loading facilities.

6.2.5 Off-Street Parking and Loading Design Standards: Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.

6.4 OPERATIONAL STANDARDS

6.4.1 Outside Storage: Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.

6.4.3 Noise: Provide a statement to address compliance with this section.

6.4.4 Vibration: Provide a statement to address compliance with this section.

7.2 SUBDIVISION STANDARDS

7.2.2 Standards Applicable to all Subdivisions

7.2.2.A Subdivision Improvements:

1. Provide plans and specifications for roads, streets, alleys, sidewalks, and pathways including street light, signage, and markings.

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
2.					Provide a sanitary sewer wastewater plan.
3.					Provide a water supply plan.
4.					Provide a storm drainage plan, basins, calculations, treatment method. Stormwater discharged to a public storm sewer or right of way requires treatment. Wyoming DEQ 5D2 permits are required for subsurface discharges.
5.					Provide an irrigation plan or statement.
6.					Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas.
7.					Provide a plan for permanent reference monuments, property corners, etc.
8.					Permits are required prior to construction of development improvements.
9.					All improvement shall be designed by a professional engineer licensed to do such work in the State of Wyoming.
10.					The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.

7.6 TRANSPORTATION FACILITY STANDARDS

7.6.2 Access to Roads, Streets and Highways: Provide a plan showing the point of access. Show compliance with the standards for access and justification for access to collector and arterial roads.

7.6.3 Streets Alleys and Easements: Provide a plan showing all proposed streets, alleys, and easements. Show compliance with the general standards, extension, engineering access, right-of-way, pavement widths, urban and rural classification, alignment, profile, grades, and intersections.

7.7 – REQUIRED UTILITIES

7.7.2 Potable Water Supply:

1. Provide a water supply plan.
2. Provide right-of-way or easements as required.
3. State whether the water system will be privately or publicly owned. Water services over 2-inch in diameter require engineering design. Water mains larger than 8-inch and or longer than 250 feet require a Wyoming DEQ permit.

7.7.3 Sanitary Sewer System:

1. Provide a sanitary sewer wastewater plan.
2. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion.
3. State whether the sewer system will be privately or publicly owned.

7.7.4 Irrigation System:

1. Provide an irrigation plan when the system is for the entire development or the system will be owned by the Town. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.
2. Show compliance to standards for any alteration of an irrigation ditch.

7.7.5 Other Utilities:

Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g. transformers.

7.7.6 Fuel Storage Tanks:

Provide a plan showing any buried fuel storage tanks. All fuel storage tanks for private residential use, except for LP (liquid petroleum) gas and kerosene, shall be underground. All fuel tanks shall meet setbacks for accessory structures in the applicable zone, and no fuel may be buried within 50 feet from any stream, excluding irrigation ditches.

(12/24/2019 12:46 PM BTL)

The following conditions should be included in all construction documents.

PERMIT CONDITIONS OF APPROVAL

1. Prior to the start of construction activities approved herein, the applicant/contractor shall contact the Engineering Department and schedule a pre-construction meeting. Failure to meet with the Engineering Department prior to the start of construction activities may result in stoppage of work on site.
2. The integrity of the existing water and sanitary services shall be verified prior to new connections being made and abandoned

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
services shall be verified when being capped at the main. Please call 733-3079 to schedule inspection. Sanitary sewer services shall be video inspected for verification at applicant/owner's expense. 3. The applicant will provide verbal notice of any changes or modifications that are not consistent with the terms and conditions of this permit to the Town Engineering department at 307 733-3079. Re-submittal of plans may be necessary and will need to be approved prior to occupancy. Additional written notice or information be submitted through the Town's Building Department and additional review fees may apply. 4. Construction site delineation fencing should be placed around the project and provided as needed to protect the public from hazards during construction. The fence shall remain in place and intact from the beginning to completion of the project or as needed for safety. Fencing shall not interfere with Town snow plowing operations. 5. All public streets shall be maintained clear of debris during construction. Should debris be tracked onto public streets from the construction site, it shall be the contractor's responsibility to clean the affected streets immediately. 6. An encroachment permit shall be required for any work occurring within the Town's right-of-way. 7. Install all control measures as identified in the approved grading and erosion control plan. 8. Maintain all road drainage systems, stormwater drainage systems, erosion control measures, and other facilities identified in the grading and erosion control plan. 9. Repair the erosion damage to adjoining surfaces and drainage ways resulting from land developing or disturbing activities. 10. Inspect the erosion control measures after each rain and at least once each week and make needed repairs. 11. Allow the Town Engineer to enter the site for the purpose of inspecting compliance with the erosion control plan or for performing any work necessary to bring the site into compliance with the erosion control plan. 12. Keep a copy of the erosion control plan on the site. 13. Grading plans required to be prepared by a professional engineer or landscape architect shall also require inspection and certification of compliance by the same design professional. 14. No construction equipment or materials shall be stored in the Town's right-of-way. 15. All survey monuments removed or disturbed during construction shall be replaced or restored. 16. Prior to Engineering Final Inspection, the Town Engineering Division will need to review and verify that all site grading and associated storm water systems have been constructed in accordance with the approved plans. Should this not be able to be completed due to weather conditions, i.e. snow, we will require the applicant to post a bond with the Town to assure compliance with the approved plan. 17. The issuance of this permit confirms that the Town of Jackson has evaluated the application submitted by the applicant and determined that it meets the minimum applicable construction and design standards of the Town's Land Development Regulations as they pertain to Public Works review. Nothing in this approval constitutes an endorsement by the Town of Jackson of the construction or the design of the proposed development. The Town assumes no liability for, and does not in any way guarantee or warrant the performance or operation of the development. 18. This permit does not relieve the permittee from any duty to obtain any other permit or authorization that may be required by any provision of federal, state or local codes and ordinances; nor does it permit violation of any section of federal, state or local codes and ordinances.					
START	NO COMMENT	11/27/2019	12/11/2019	12/12/2019	
Darren Brugmann (12/12/2019 3:46 PM STOL) I do not have any specific comments from START on this project at this time. Darren.					

Table C. Parking Allocation Table							
Existing Parking Summary:							
	Floor Area Existing	2019 Use	Required Parking by use ¹	On Street Parking Spaces ²	TOJ Parking Credits ^{3,4}	Parking Fee-in Lieu ⁵	Total Proposed per Lot
135. E Broadway				33			33
Belle Cose	2,294				8.81	7	15.81
Garden Home Design	812						
Susan Fleming Workshop	811						
Café Genevieve	1,722				27.64	20	47.64
Persephone	1,189						
Heathy Being Juicery	1,177				4.71		4.708
175. Broadway				5			5
Pillowfluffer	2,467				6.43	2.38	8.81
Total:	10,472			38	47.59	29.38	114.97
Parking Allocation:							
	Floor Area Existing	2019 Use	Required Parking by use ¹	On Street Parking Spaces ²	TOJ Parking Credits ^{3,4}	Parking Fee-in Lieu ⁵	Total Proposed per Lot
Lot 1					19.59	15	47.59
Belle Cose	2,294	Retail	2.29	3			
Garden Home Design	812	Retail	0.81	5			
Susan Fleming Workshop	811	Retail	0.81	5			
Lot 2	1,722	Restaurant	15.30		10	12	26
Café Genevieve	1,152	Deck	10.47	4			
Lot 3	1,189	Retail	2.67		5		12
Persephone	558	Deck	5.07	7			
Lot 4							2
Greenspace from 135 & 175 E. Broadway				2			
Lot 5							16
Healthy Being Juicery	1,177	Retail	2.65	5	11		
Lot 6							7.38
Pillowfluffer	2,467	Residential	2.00	3	2	2.38	
Total:	12,182		42	34	47.59	29.38	110.97

Table C. Notes:

¹ Café Genevieve required restaurant/bar parking based on 145 sf. bar area and 1,002 sf. dining area; 1,152 sf. deck. Persephone deck area 558 sf.

² 135 E. Broadway Parcel Adjacent On-street Parking 10 spaces Deloney + 23 spaces Broadway
175 E. Broadway Parcel Adjacent On-street Parking 2 spaces Deloney + 3 spaces Broadway

³ Parking Credits per 2005 Town of Jackson Parking Credit Table based on 1988 use

⁴ Healthy Being - blank credit in Town table - calculated rate at 1/250sf - per table for office use = 4.71 spaces

⁵ Cafe Genevieve Parking fee-in-lieu for 20 restaurant seats paid in 1990 (deck seats)
"Pillowfluffer" fee-in-lieu paid in 2003

Table D. Workforce Housing Allocation Table							
	Existing Floor Area	1995 / Highest Use Requirement ¹	Existing Employee Generating Development ² ³	Historic Building Exemption	Total Existing Affordable Units per Use	Prior Fee-in-Lieu Paid ⁴	Proposed Allocation of Affordable Units ^{5 6 7}
Lot 1							6.900
Belle Cose	2,294	Retail	0.998		0.998		
Garden Home Design	812	Retail	0.350		0.350		
Susan Fleming Workshop	811	Retail	0.349		0.349		
Lot 2							
Café Genevieve	1,722	Restaurant/bar	2.062	2.062	4.124		0.180
Lot 3							
Persephone	1,189	Retail	0.512	0.512	1.024		0.180
Lot 5							
Healthy Being Juicery	1,177	Retail	0.507	0.507	1.014		0.599
Lot 6							
Pillowfluffer	2,467	2016 sf Office	0.995		1.218	n/a	1.218
		451sf Office	0.223				
Total:	10,472		5.996	3.081	9.077	0	9.077

Table D. Notes:

¹ Per Section 6.3.2.A.1 buildings in existence prior to 12/18/95 or highest affordable workforce housing requirement

² Affordable Units per Workforce Housing Calculator by Use applied to existing floor area of recognized employee generating development

³ Per Section 6.3.2.C.3 Historic buildings are exempt from all Div 6.3 Affordable Workforce Housing standards and a doubling of floor area elsewhere on the site is also exempt (historic bldg. bonus)

⁴ 0.1495 1 BR/ Studio Units @ 1.45 pers/unit per Affordable Workforce Housing Worksheet Fee-in-lieu paid in 2003 for .2168 persons

⁵ Proposed allocation of recognized Employee Generating Units and Historic Exemption bonus units to new lots

⁶ Lots 2, 3, & 5 are allocated units to correspond with the additional floor area for each lot contemplated in Table B for restaurant/bar use

⁷ Allocation of 6.897 units to Lot 1 shall be unrestricted to future use



PO Box 7775
Jackson, WY 83002 307-413-5424

November 4, 2019

Tyler Sinclair, Planning Director
Town of Jackson Planning and Building
PO Box 1687
Jackson, WY 83001

RE: Genevieve Block Development Plan Application

Dear Tyler,

On behalf of the applicant/owner, Café G, LLC, please accept this letter and the accompanying materials as a formal request for a Development Plan within the Town of Jackson for property located at 135 and 175 E. Broadway Ave.

This submittal is in accordance with the Pre-Application conference held on July 12, 2019 – P19-160 and P19-161.

Included for your review are the following:

- Check for \$2,500 – (A Fee Waiver request was previously submitted)
- Planning Application
- Letter of Authorization
- Development Plan Narrative and Findings and Appendices
- Ownership and Encumbrance Report

Please do not hesitate to contact me at (307) 413-5424 should you have any questions with this submittal. We look forward to hearing from you upon your sufficiency determination.

Sincerely,

George Putnam
Cirque Consulting, LLC



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Genevieve Block
Physical Address: 135 & 175 E. Broadway
Lot, Subdivision: Pt. SW1/4 SW1/4 Sec. 27 T41N, R117W Teton County, Wy PIDN: 22-41-16-27-3-00-010 & 22-41-16-27-3-00-009

PROPERTY OWNER.

Name: Cafe G, LLC Phone: 733-7057
Mailing Address: P.O. Box 7372 ZIP: 83002
E-mail: rlevy@jhattorneys.com

APPLICANT/AGENT.

Name: Cirque Consulting, LLC, George Putnam Phone: 307-413-5424
Mailing Address: PO Box 7775 Jackson, WY ZIP: 83002
E-mail: gputnam@cirqueconsulting.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	☒ _____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use	_____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	Miscellaneous
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P19-160 & P19-161 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent
George Putnam, Cirque Consulting, LLC

Name Printed

11/4/2019

Date
Principal

Title

LETTER OF AUTHORIZATION

Cafe G, LLC

, "Owner" whose address is: PO Box 7372 Jackson, WY

83002

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: 135 & 175 E. Broadway Ave. Pt. SW1/4 SW1/4
Section 27 T41N, R117W, 6th P.M. Town of Jackson, Teton County, Wyoming

(If too lengthy, attach description)

HEREBY AUTHORIZES Cirque Consulting, LLC, George Putnam

_____, as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

[Signature]

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: *MANAGER*

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF *Wyoming*)
)SS.
COUNTY OF *Teton*)

The foregoing instrument was acknowledged before me by *Robbin Lemay* this *4th* day of *November*, 2019.

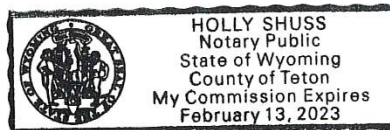
WITNESS my hand and official seal.

Holly Shuss
(Notary Public)

My commission expires:

February 13, 2023

(Seal)



**Development Plan
Submittal to the Town of Jackson**

**Genevieve Block
135 & 175 E. Broadway Ave.
Jackson, WY 83001**

November 1, 2019

Owner:

Café G, LLC
P.O. Box 7372
Jackson WY, 83002
307-733-7057
rlevy@jhattorneys.com

Agent:

Cirque Consulting, LLC
185 E. Hansen Ave.
Jackson, WY 83001
307-413-5424
gputnam@cirqueconsulting.com

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Project Narrative

Project Overview:

The applicant, Café G, LLC, is the recent purchaser of 135 and 175 E. Broadway (collectively referred to herein as the “Genevieve Block”). Café G, LLC purchased the Genevieve Block with other project partners achieving a historic community wide effort to preserve a significant community asset in perpetuity. To further accomplish project goals, the applicant now seeks to obtain Development Plan and subsequent Final Plat approval to formally subdivide the existing two parcel property into six (6) lots. The six lots will consist of individual lots around the historic properties (currently occupied by Café Genevieve, Persephone Bakery, and Healthy Being Juicery), a lot to be permanently protected as greenspace, and two lots for future development in the SE and NW corners of the Genevieve Block.

The first step in this process was a request to the Town of Jackson for a Zoning Map Amendment on portions of the property from Urban Commercial (UC) to Downtown Core (DC). The requested amendment to the Zoning District Map was approved by the Town Council on September 3rd, 2019 as Ordinance 1239 for 135 E. Broadway Ave. and Ordinance 1240 for 175 E. Broadway Ave. A map of the resulting zoning is attached as **Appendix A**.

A conservation easement held by the Jackson Hole Land Trust was placed on portions of the Genevieve Block concurrently with the recent purchase by the applicant. The Easement is attached as **Appendix B**. The Conservation Easement preserves in perpetuity the conservation values of the greenspace on the property and outlines limitations and extinguishes and reserves certain development rights on the subject property.

This development permit will allow division of the land into six separate ownership lots and confirm and allocate certain development rights among the new lots.

Existing Conditions:

According to the most recent deeds, the property currently consists of two adjacent unplatted parcels – 135 E. Broadway (1.38 acres) and 175 E. Broadway – (0.46 acres), bounded by E. Broadway Ave on the south, Deloney Ave. on the north and N. Willow Street on the east. The west property line of the Genevieve Block is bordered by two lots with commercial use.

Historically, the Genevieve Block served as the residential homestead of the Van Vleck family and the development patterns reflect the converted use of original structures within the context of a gradual conversion to commercial use over the years.

The west parcel, 135 E. Broadway, is occupied by six commercial businesses, located in individual stand-alone buildings. Two of these businesses have primary frontage on Deloney Ave. and four have primary frontage off of Broadway. Vehicular back-of-house access is provided by access points off of Broadway and Deloney Ave. The existing commercial

buildings are small in scale compared to adjacent commercial development to the south and west and range in size from approximately 2,300 sf. to 800 sf. Significant portions of the property are currently gravel access, parking areas, and lawn/landscaping around mature trees.

The east parcel, 175 E. Broadway, has a single structure approximately 2,400 sf in size currently used as a residential rental on the southern portion of the property accessed from Broadway. Prior use of this structure over the years has included office and retail use. The northern half of the 175 E. Broadway parcel is open undeveloped land, including maintained lawn and landscaping with mature trees, and is bisected by an exposed section of the Cache Creek stormwater channel.

Proposed Development:

In accordance with Town of Jackson land development regulations, the applicant is pursuing development plan approval to allow subdivision of the existing two parcel property into a total of six (6) lots – net four (4) new lots. (see the Site Plan attached as **Appendix C**).

Development of future Lot 2 (Café Genevieve), Lot 3 (Persephone), Lot 5 (Healthy Being Juicery), and Lot 6 (fka “Pillowfluffer” former office, retail and current residential rental) will be governed by UC Zoning standards according to Section 2.2.10 of the LDRs.

DC Zoning will govern development of proposed Lot 1 and will allow three existing businesses to remain until the current or future owner desires to develop all or any portion of Lot 1 in accordance with DC zone specific standards and utilizing the additional floor area allocated to Lot 1 through this development permit and consistent with the Jackson Hole Land Trust Conservation Easement.

The Jackson Hole Land Trust Conservation Easement eliminates development on proposed Lot 4 and protects the greenspace near the structures on Lots 2, 3, 5 and 6 and a portion of proposed Lot 1.

The following development plan will formally recognize and allocate existing parking credits, FAR, sewer tap connections/fees and workforce housing credits and exemptions to proposed lots that will accommodate existing and future uses of the property in accordance with zone specific standards. Infrastructure planning, including utility locations, easements, utility and service access and stormwater connectivity is shown in the Construction Documents attached as **Appendix D**.

The applicant proposes that concurrently with Final Plat approval and recording, allocations of development rights be memorialized in a document to be recorded with the Office of the Clerk of Teton County to notify future owners of approved allocations set forth in this Development Plan.

Findings for Approval

The following six findings for Development Plan approval can be made as follows:

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;

Complies. The proposed project lies within District 2: Town Commercial Core, articulated in the Illustration of Our Vision chapter of the Comprehensive Plan and as further identified within Sub Area 2.3 Downtown, and Sub Area 2.6 Mixed use Office Residential. The proposed development plan will support and promote a vibrant mixed-use pedestrian friendly environment where Downtown Core Zoning provides predictable guidance for streetscapes, pedestrian frontages, building frontages and parking. The project further allows realization of desired character-defining building bulk and scale, architectural form, pedestrian sidewalk and greenspace characteristics. Preserving the historical and cultural landscape of Jackson for future generations is a stated goal of the Comprehensive Plan (Jackson/Teton County Comprehensive Plan 2012 - Policy 4.5.a). This goal is realized with the recordation of the attached Jackson Hole Land Trust Conservation Easement, and the Development Permit to be considered herein.

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;

Complies. The properties do not lie within either the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO);

3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;

Complies. The project does not propose any additional physical development on the subject property at this time and will have no further impacts to police, fire and EMS facilities. Currently there are six individual commercial businesses and one residential rental use on the properties that all have individual connections to the Town of Jackson water distribution and wastewater collection systems. The proposed development plan will consolidate several sewer connections within the project to reduce connection points to the Town wastewater system. The existing uses lie within the downtown parking overlay and have acknowledged parking credits by the Town of Jackson as well as significant adjacent on-street parking. There is no new residential development proposed so there is no impact to schools and parks.

4. Complies with the Town of Jackson Design Guidelines, if applicable;

Complies. No physical development is proposed with this development permit application. All future development shall comply with Zone specific standards for Design Guideline compliance.

5. Complies with all relevant standards of these LDRs and other Town Ordinances;

Complies. As fully articulated within the details of this application, the proposed development of the subject property into six lots complies with all relevant standards of the Land Development Regulations (LDRs) as they stand as the implementation, in regulatory form, of the stated vision and desires of the Jackson/Teton County Comprehensive Plan adopted May 2012.

Further, the completed rezone to Downtown Core is consistent with other adopted Town Ordinances as included in The Municipal Code adopted by the Town Council through and including Ordinance No. 1227, dated April 2019.

6. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

Complies. The subject property has never been previously subdivided or received any applicable development permits or approvals related to the proposed subdivision of the parcels into six (6) individual lots.

Development Program

The following Development Program contemplates specific physical development and use standards as governed by current Town of Jackson zoning that will govern the Genevieve Block project. Broadly considered, the Town of Jackson LDRs organizes zoning within the town as Complete Neighborhood Zones and further recognizes individual zone districts under two types of Complete Neighborhood Zones; Complete Neighborhood *Legacy* Zones and Complete Neighborhood *Character* Zones according to LDR Section 2.1, *All Complete Neighborhood Zones*. In accordance with the current zone district map for the Genevieve Block, proposed Lot 1 and a portion of Lot 4 falls within the DC: Downtown Core, Complete Neighborhood Character Zone and Lots 2, 3, part of Lot 4, Lot 5 and Lot 6 lie within the UC: Urban Commercial Complete Neighborhood Legacy Zone.

Future development of Lot 1 will be subject to Downtown Core (DC) Complete Neighborhood Character Zone specific standards relating to lot standards, bulk standards, and form standards as defined in LDR Section 2.2.10 B *Physical Development*. Additional form standards will apply to Lot 1 according to LDR Section 2.2.1 *Rules Applicable to All Complete Neighborhood Character Zones A. Form Standards* related to streets, pedestrian frontages, building frontages and parking.

Zone specific standards for proposed Lots 2, 3, part of Lot 4, Lot 5 and Lot 6 are included under LDR Section 2.3.2 *Urban Commercial (UC) Complete Neighborhood Legacy Zone* with landscape surface ratio (LSR) and Structure setbacks further shown in Table A.

In addition to existing zone-specific standards according to DC and UC zone LDRs, development of the Project will be in accordance with allocations as provided in this Development Plan for Floor Area/ Scale of Development, Parking, Affordable Workforce Housing, and Utility Connections as further defined below.

Table A. Genevieve Block Development Program											
Proposed Development:											
	Gross Site Area ¹	Zone District	Existing Site Development sf.	LSR Min. per Zone	Total LSR Proposed ²	Street Setback ³	Side Setback ³	Rear Setback ³	Max Height ³	Max Stories	Max Lodging Overlay Stories
Lot 1	28,270	DC	See LDR Section 2.2.10.B.1 <i>Lot Standards</i>								
Belle Cose											
Garden Home Design											
Susan Fleming Workshop											
Lot 2	6,562	UC	5,617	0.10	0.14	0'	0'	0'	35'	2	3
Café Genevieve											
Lot 3	6,411	UC	4,534	0.10	0.29	0'	0'	0'	35'	2	3
Persephone											
Lot 4	22,475	UC/DC	0		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Greenspace from 135 & 175 E. Broadway											
Lot 5	6,470	UC	1,851	0.10	0.70	0'	0'	0'	35'	2	3
Healthy Being Juicery											
Lot 6	10,000	UC	3,610	0.10	0.64	0'	0'	0'	35'	2	3
Pillowfluffier											
Total:	80,188										

Table A. Notes:

¹ Represents square feet as determined by 2019 field survey by Y2 Consultants. Gross Site Area = Base Site Area for this site.

² Total proposed site development this project including existing buildings, decks and hardscapes

³ Per LDR Section 2.3.2.B.1 Structure Location and Mass for "Other Principal Use" (not Detached Single Family)

Physical Development

Physical Development for Lots 1-6 shall be governed by Zone specific standards according to UC Zone LDR Section 2.3.2.B *Physical Development* and DC Zone LDR Section 2.2.10.B *Physical Development* subject to the following:

Environmental Standards

Natural Resource Setbacks: Because the Town plans to relocate the existing Cache Creek stormwater channel on the property into the “Cache Creek Tube” (see Town of Jackson Cache Creek Tube Phasing Plan attached as **Appendix E**) there is no setback required from the channel.

Maximum Floor Area / Scale of Development

The two existing parcels may be developed as a single site Pursuant to Section 9.5 of the LDRs. A vital component of the project for all participants, including the Jackson Hole Land Trust, is the restriction of floor area on certain parts of the property, the extinguishment of certain floor area and the allocation of remaining floor area to the designated development areas within the site.

Floor area allowed in UC and DC zone districts is established as a floor area ratio (FAR) of 1.3 or a total of 104,244 sf. for the site. The existing allowed floor area per proposed lot based on a 1.3 FAR and the proposed allocation of floor area is shown in Table B. The Jackson Hole Land Trust Conservation Easement operates to extinguish a total of 37,356 sf. of the maximum allowed floor area, which may not be utilized on the overall site. Therefore, the maximum floor area on the entire site is 66,888 sf. (Total allowed less extinguished.)

Table B. recognizes the extinguished floor area and allocation of floor area per proposed lot. Maximum floor area allocated is intended to be the maximum habitable floor area, not including basement floor area as defined in Section 9.5.B of the LDRs. It is the desired intent that with Development Plan approval and Final Plat recordation, floor area allocations defined in Table B. shall be used for future development permits submitted to the Town of Jackson, and specifically, Lots 2, 3, 5 and 6 have a set maximum floor area, and Lot 4 has zero floor area, all consistent with the JHLT Conservation Easement. Any future increases allowed by zoning or bonus square footage through various regulations shall not be allowed on Lots 2, 3, 4, 5 or 6. The JHLT Conservation Easement does not operate to extinguish any floor area on Lot 1 and allows the allocation of the remaining floor area on the site to Lot 1. Therefore, any allowances and bonuses available in the LDRs may be utilized by Lot 1. Lot 1 shall be allocated a minimum habitable, above-ground floor area of 52,000 square feet through this development plan.

Table B. Notes:

¹ Represents square feet as determined by 2019 field survey by Y2 Consultants. Gross Site Area = Base Site Area for this site

² UC and DC Zone Districts FAR = 1.3

³ Lots 2 & 3 are allocated an additional 150 sf. over existing, Lot 5 is allocated an additional 500 sf. over existing

⁴ Lot 4 is allocated 0 sf. of floor area. A total of 37,356 sf. of floor area was extinguished under the terms of the recorded Conservation Easement

Table B. Floor Area Allocation Detail Table				
Existing Floor Area:				
	Gross Site Area ¹	Floor Area Existing ¹	FAR Max (1.3) ²	
135. E Broadway	60,197.60		78,257	
Belle Cose		2,294		
Garden Home Design		812		
Susan Fleming Workshop		811		
Café Genevieve		1,722		
Persephone		1,189		
Heathy Being Juicery		1,177		
175. Broadway	19,990.10		25,987	
Pillowfluffer		2,467		
Total:	80,187.70	10,472	104,244	
Proposed Floor Area Allocation:				
	Gross Site Area ¹	Floor Area Existing ¹	FAR Max (1.3) ²	Max Floor Area Proposed ^{3 4}
Lot 1	28,270		36,751	52,000
Belle Cose		2,294		
Garden Home Design		812		
Susan Fleming Workshop		811		
Lot 2	6,562		8,531	1,872
Café Genevieve		1,722		
Lot 3	6,411		8,334	1,339
Persephone		1,189		
Lot 4	22,475		29,218	37,356
Greenspace from 135 & 175 E. Broadway				
Lot 5	6,470		8,411	1,677
Healthy Being Juicery		1,177		
Lot 6	10,000		13,000	10,000
Pillowfluffer		2,467		
Total:	80,188	10,472	104,244	104,244

Allowed Uses and Use Standards

Allowed Uses

Allowed uses for proposed Lots 1-6 shall be in accordance with Zone specific standards included in the LDRs for DC: Downtown Core, in Section 2.2.10.C.1 and UC: Urban Commercial, in Section 2.3.2.C.1. All existing uses conform to the current Zoning applicable to the site.

Parking Standards

Required parking for proposed Lots 1-6 shall be in accordance with Zone specific standards included in the LDRs for DC: Downtown Core, in Section 2.2.10.C.2 and UC: Urban Commercial, in Section 2.3.2.C.2. Additional provisions within UC and DC zone specific standards for nonresidential and nonlodging parking are applicable to Proposed Lots 1-6 in accordance with LDR Sections 2.2.10.E.1 and Section 2.3.2.E.5. The subject property has legacy uses with associated parking credits and paid parking fee-in-lieu that this application seeks to formally recognize and allocate to proposed lots within the subdivision as detailed in Table C. – Parking Allocation Table. Existing Parking Credits and Fee-In-Lieu calculations are based on the 2005 Town of Jackson Parking Credit Table reflecting 1988 uses and from individual permit applications for uses on the subject property.

See Table C. on following page.

Table C. Parking Allocation Table							
Existing Parking Summary:							
	Floor Area Existing	2019 Use	Required Parking by use ¹	On Street Parking Spaces ²	TOJ Parking Credits ^{3 4}	Parking Fee-in Lieu ⁵	Total Proposed per Lot
135. E Broadway				33			33
Belle Cose	2,294				8.81	7	15.81
Garden Home Design	812						
Susan Fleming Workshop	811						
Café Genevieve	1,722				27.64	20	47.64
Persephone	1,189						
Heathy Being Juicery	1,177				4.71		4.708
175. Broadway				5			5
Pillowfluffer	2,467				6.43	2.38	8.81
Total:	10,472			38	47.59	29.38	114.97
Parking Allocation:							
	Floor Area Existing	2019 Use	Required Parking by use ¹	On Street Parking Spaces ²	TOJ Parking Credits ^{3 4}	Parking Fee-in Lieu ⁵	Total Proposed per Lot
Lot 1					16.59	27	60.59
Belle Cose	2,294	Retail	2.29	3			
Garden Home Design	812	Retail	0.81	5			
Susan Fleming Workshop	811	Retail	0.81	5			
Lot 2					13		17
Café Genevieve	1,722	Restaurant	11.53	4			
Lot 3					7		12
Persephone	1,189	Retail	0.59	5			
Lot 4							2
Greenspace from 135 & 175 E. Broadway				2			
Lot 5							16
Healthy Being Juicery	1,177	Retail	1.18	5	11		
Lot 6							7.38
Pillowfluffer	2,467	Residential	2.00	5		2.38	
Total:	10,472		19	34	47.59	29.38	114.97

Table C. Notes:

¹ Café Genevieve required restaurant/bar parking based on 145 sf. bar area and 1,002 sf. dining area

² 135 E. Broadway Parcel Adjacent On-street Parking 10 spaces Deloney + 23 spaces Broadway
175 E. Broadway Parcel Adjacent On-street Parking 2 spaces Deloney + 3 spaces Broadway

³ Parking Credits per 2005 Town of Jackson Parking Credit Table based on 1988 use

⁴ Healthy Being - blank credit in Town table - calculated rate at 1/250sf - per table for office use = 4.71 spaces

⁵ Cafe Genevieve Parking fee-in-lieu for 20 restaurant seats paid in 1990 (deck seats)
“Pillowfluffer” fee-in-lieu paid in 2003

Loading Standards

In accordance with DC Zone LDR Section 2.2.10.E.2 and UC Zone LDR Section 2.3.2.E.6, the applicant is proposing a dedicated loading zone adjacent to the north property line of proposed Lot 4 in E. Deloney Ave. Lots 1-6 will have access to this loading zone via the proposed utility and service easement provided as shown on the attached Site Plan. In consideration of the dedicated loading zone, no on-street parking credits have been recognized or allocated for this area.

Affordable Workforce Housing

Required future affordable workforce housing for proposed Lots 1-6 shall be in accordance with Zone specific standards included in the LDRs for DC: Downtown Core, in Section 2.2.10.C.2 and UC: Urban Commercial, in Section 2.3.2.C.2 and in accordance with Division 6.3 Affordable Workforce Housing Standards, as the same may be amended by the Town of Jackson.

Per LDR Section 6.3.2.C.3 Historic buildings are exempt from all Div. 6.3 Affordable Workforce Housing standards and a doubling of floor area elsewhere on the site is also exempt (historic bldg. bonus).

Table D. Workforce Housing Allocation Table lists existing employee-generating development that pre-dated December 18, 1995, or the use associated with the highest affordable workforce housing requirement since that date, and represents the equivalent required affordable housing units per use according to the Workforce Housing Calculator and LDR Section 6.3.3.A. Table D further recognizes existing historic buildings and affordable unit equivalents that qualify for workforce housing “exemptions” per Section 6.3.2.C.3. and allocates recognized affordable units based on existing uses to specific lots within the proposed project. Future development of proposed Lots 1-6 will recognize and benefit from allocated affordable units credits in the amounts documented in Table D.

Table D. Workforce Housing Allocation Table							
	Existing Floor Area	1995 / Highest Use Requirement ¹	Existing Employee Generating Development ²	Historic Building Exemption ³	Total Existing Affordable Units per Use	Prior Fee-in-Lieu Paid ⁴	Proposed Allocation of Affordable Units ^{5 6 7}
Lot 1							6.897
Belle Cose	2,294	Retail	0.990		0.990		
Garden Home Design	812	Retail	0.350		0.350		
Susan Fleming Workshop	811	Retail	0.350		0.350		
Lot 2							
Café Genevieve	1,722	Restaurant/bar	2.062	2.062	4.124		0.180
Lot 3							
Persephone	1,189	Retail	0.513	0.513	1.026		0.180
Lot 5							
Healthy Being Juicery	1,177	Retail	0.508	0.508	1.016		0.599
Lot 6							
Pillowfluffer	2,467	2016 sf Office	0.995		1.190	0.1495	1.340
		451sf Office	0.195				
Total:	10,472		5.963	3.083	9.046	0.1495	9.196

Table D. Notes:

¹ Per Section 6.3.2.A.1 buildings in existence prior to 12/18/95 or highest affordable workforce housing requirement

² Affordable Units per Workforce Housing Calculator by Use applied to existing floor area of recognized employee generating development

³ Per Section 6.3.2.C.3 Historic buildings are exempt from all Div 6.3 Affordable Workforce Housing standards and a doubling of floor area elsewhere on the site is also exempt (historic bldg. bonus)

⁴ 0.1495 1 BR/ Studio Units @ 1.45 pers/unit per Affordable Workforce Housing Worksheet Fee-in-lieu paid in 2003 for .2168 persons

⁵ Proposed allocation of recognized Employee Generating Units and Historic Exemption bonus units to new lots

⁶ Lots 2, 3, & 5 are allocated units to correspond with the additional floor area for each lot contemplated in Table B for restaurant/bar use

⁷ Allocation of 6.897 units to Lot 1 shall be unrestricted to future use

Maximum Scale of Use

Maximum scale of use shall for the project shall be determined through Zone specific standards according to DC Zone LDR Section 2.2.10.C.1 for Lot 1 and UC Zone LDR Section 2.3.2.C.3 for Lots 2, 3, 5, and 6.

Operational Standards

Outside Storage

In accordance with DC Zone LDR Section 2.2.10.C.3, Outdoor Storage and Freestanding Storage Units are prohibited on proposed Lot 1. Outdoor storage is prohibited on Lots 2-6 in accordance with UC Zone LDR Section 2.3.2.C.4 and as further outlined in Section 2.3.2.E.3 Open Storage.

Refuse and Recycling

Trash and recycling enclosures for proposed Lots 1-6 shall be required in accordance with Zone specific standards for UC and DC Zoning and according to Section 6.4.2 Refuse and Recycling standards.

Development Options and Subdivision

Subdivision

The option to subdivide property by land division is allowed for lands within the UC – Urban Commercial and DC – Downtown Core Town Character Zones in accordance with LDR Section 7.2.1. Minimum lot size in both UC and DC zones is 5,000 sf. The proposed lots comply with this standard and range from 6,411 sf. to 28,270 sf.

The subdivision of land is subject to Subdivision Improvement standards according to LDR Section 7.2.2.A.1. which shall be memorialized in a Subdivision Improvement Agreement approved concurrently with the Final Plat. The proposed division of the Genevieve Block into six (6) lots will provide appropriate improvements to comply with stated Town requirements including sidewalks, utility and service access, connection to the Town of Jackson community wastewater treatment system, connection to the Town of Jackson community water supply system, storm drainage system, underground utilities for telephone, cable TV electric and gas services.

The applicant intends for all water supply and wastewater lines within the project to remain privately owned and maintained until the point of connectivity with the Town of Jackson water and sewer mains located in E. Deloney Ave. and E. Broadway Ave. in accordance with utility easements to be recorded contemporaneously with the Final Plat.

Infrastructure

Transportation Facilities

Vehicular access to Town streets is proposed for residential and non-residential uses, in accordance with LDR Standards 7.6.2, and recognizes E. Broadway Ave., E. Deloney Ave. and N. Willow St. as collector roads having posted speeds of 25 miles per hour or less. As allowed by standards under LDR Section 7.6.3.A, and consistent with the conservation values of the property and in recognition of the narrow depth of the block, no streets or alleys are proposed within the site. Limited vehicular access will be provided solely for the purposes of garbage removal and sewer maintenance for Lots 2, 3, 5, and 6. As reflected on the attached Construction Drawings.

Required Utilities

Lots 1-6 will be provided Potable Water Supply and Sanitary Sewer Systems designed in accordance with LDR Standards in Sections 7.7.2 and 7.7.3 to allow connection to the Town of Jackson water supply and wastewater treatment facilities as shown on the included Genevieve Block project Utility Plans. There are existing water and sewer utility connections to the Town facilities for the seven existing structures on the site. It is the intent of the applicant that credit for these existing connections be applied to proposed Lots 1-6 within the current service levels and wastewater capacities as noted in Town records and as noted in Table E. below.

Table E. Water and Sewer Connection Table					
	Existing Floor Area	2019 Use	Existing Sewer Connection	Additional connection fee paid	Existing Water Meter
Lot 1					
Belle Cose	2,294	Retail	1		3/4"
Garden Home Design	812	Retail	1		3/4"
Susan Fleming Workshop	811	Retail	1		3/4"
Lot 2					
Café Genevieve	1,722	Restaurant	1	20 seats ¹	3/4"
Lot 3					
Persephone	1,189	Retail	1	24 seats ²	3/4"
Lot 5					
Healthy Being Juicery	1,177	Retail	1	17 seats ³	3/4"
Lot 6					
Pillowfluffer	2,467	Residential	1		3/4"
Total:	10,472		7		7

Table E. Notes:

¹ Sewer Fees for 20 deck seats paid in 1990

² Sewer Fees paid in 2013 for 20 seats, 358 sf "non-fixed seats" for restaurant assessment

³ Sewer Fees paid in 2013 & 2014 for 17 seats for "prepackaged paper service"

The applicant will comply with Wyoming State Statutes with respect to appropriate treatment of any appurtenant record water rights prior to Final Plat recordation.

Nonconformities

In accordance with LDR Division 1.9, there are no nonconforming uses on the subject property.

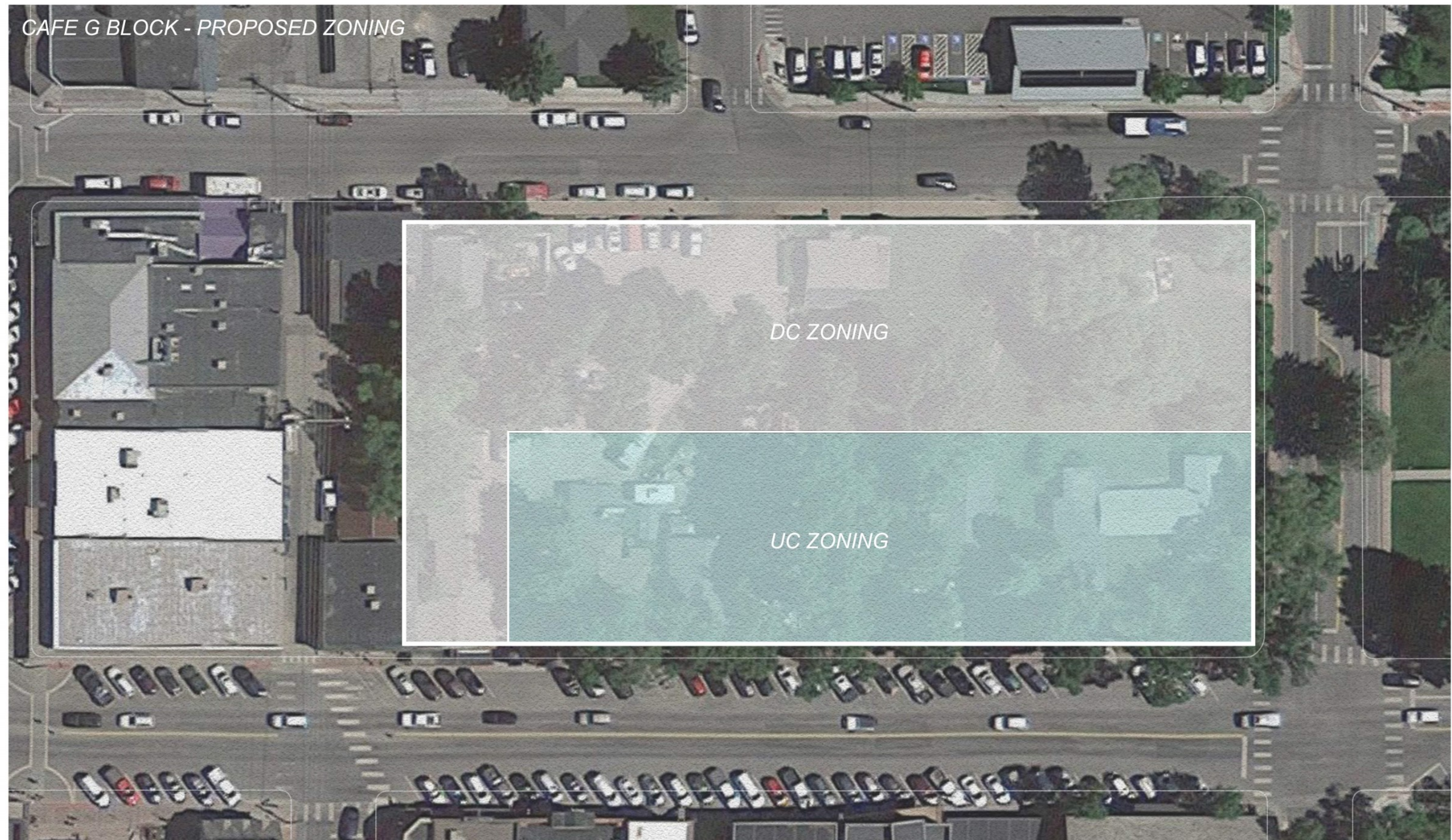
There are no new physical development non-conformities created as a result of this development permit and subsequent Final Plat. The existing structure (Pillowfluffer building) on 175 E. Broadway currently lies on the west parcel boundary line and is non-conforming with the 5' side setback in the UC-Zone the proposed boundary line adjustment of this parcel line to create proposed Lot 6 does not increase the existing non-conformity.

Other known physical development non-conformities in the form of trash enclosures, storage sheds and parking setbacks from E. Deloney Ave. will be addressed prior to Final Plat recordation or as contemplated in an approved Subdivision Improvement Agreement for the project.

There are known encroachments into E. Deloney Ave. from existing improvements on Lot 1 and into E. Broadway Ave. from existing improvements on Lots 1, 2, & 3 that will be address in encroachment agreements developed with the applicant and the Town Attorney to be approved by the Town Council concurrently with Final Plat. Existing encroachments onto the site crossing the west property boundary of Lot 1 have been addressed in those encroachment agreements recorded as Document Nos. 0975460 and 0975461 recorded in the Office of the Clerk of Teton County, WY.

Appendices

- A. Zoning Map
- B. Jackson Hole Land Trust Conservation Easement
- C. Site Plan
- D. Construction Documents
- E. Town of Jackson “Cache Creek Tube” Phasing Plan



SAVE GENEVIEVE
HISTORIC COMMUNITY GREENSPACE

Jackson Hole Land Trust
CONSERVATION AND GREENSPACE EASEMENT
PIDN #: 22-41-16-27-3-00-010, 22-41-16-27-3-00-009

This Conservation and Greenspace Easement ("Conservation Easement" or "Easement") is entered into this 16th day of August, 2019 (the "Effective Date"), by and between Café G, LLC, a Wyoming limited liability company (the "Grantor" or "Landowner") and the Jackson Hole Land Trust, a Wyoming non-profit corporation, with the address P.O. Box 2897, Jackson, Wyoming 83001 (the "Grantee" or "Trust"). The Grantor and the Grantee are sometimes referred to in this Conservation Easement as the "Party" or the "Parties."

A. RECITALS

1. Grantor is the owner in fee simple of real property in the Town of Jackson, Wyoming, consisting of two parcels totaling approximately 1.84 acres in size, more particularly described in **Exhibit A-1** and depicted on **Exhibit B** attached hereto and by this reference incorporated herein (the "Genevieve Block"). The Genevieve Block was developed early in the Town of Jackson's history and has stayed mostly intact, providing a unique cultural landscape and telling a story that spans more than a century. The Genevieve Block is a blend of community green space shaded with mature trees, historic structures and commercial properties. The Parties are entering into this Easement at the culmination of a collaborative effort to purchase the Genevieve Block and preserve its cultural landscape and community green space.
2. The Grantee is a Wyoming non-profit corporation, and a charitable organization recognized under Sections 501(c)(3) and 170(b)(1)(A)(vi) of the Internal Revenue Code of 1986, as amended (the "Code"). The mission of Grantee is to protect and steward the treasured landscapes of Northwest Wyoming, in order to leave a legacy of protected open spaces, wildlife habitat, working lands and community spaces across Northwest Wyoming that inspire current and future generations. The Grantee is qualified to acquire and hold conservation easements under Section 170(h)(3) of the Code. Grantee is authorized to hold conservation easements pursuant to the provisions of the Wyoming Uniform Conservation Easement Act, Wyo. Stat. Ann. Sections 34-1-201 through 34-1-207 (the "Act").
3. Grantor wishes to convey to Grantee, and Grantee wishes to accept from Grantor, this Conservation Easement over the portion of the Genevieve Block described on **Exhibit A-2** and depicted on **Exhibit B** (the "Property") for the "Conservation Purposes" of (i) permanently preserving the Conservation Values (as defined below) of the Property, and (ii) restricting the use of the Property to those uses that are consistent with preserving the Conservation Values in order to preserve and protect the Conservation Values in perpetuity.
4. The Property has the following conservation values (the "Conservation Values"):

Genevieve Block Conservation Easement

Page 1 of 23

GRANTOR: CAFE G LLC ET AL
 GRANTEE: CAFE G LLC ET AL
 Doc 0975464 Filed At 14:54 ON 08/16/19
 Sherry L. Daigle Teton County Clerk fees: 117.00
 By Mary Smith Deputy

- a. The Property provides open space (i) pursuant to a clearly delineated Federal, state, or local governmental conservation policy and (ii) for the scenic enjoyment of the general public and will yield a significant public benefit, within the meaning of Code Section 170(h)(4)(A)(iii) and Sections 1.170A-14(d)(1)(iii) and (iv) and 1.170A-14(d)(4) of the Treasury Regulations promulgated under the Code (the “Regulations”). Specifically:
- i. This Easement is consistent with the policies in the Jackson/Teton County Comprehensive Plan (adopted May 8, 2012) for the Downtown/Town Commercial Core zone in which the Property is located. In particular, Policy 4.2(c) and Policy 4.5(a) call for vibrant walkable mixed-use areas, enhanced pedestrian amenities and connectivity to support a vibrant and walkable downtown core, gathering places in public and private developments, and the preservation of cultural and historic sites.
 - ii. This Easement provides open space for the scenic enjoyment of the general public because development of the Property would impair the scenic character of the local urban landscape and would interfere with a scenic panorama that can be enjoyed from historic structures and areas around the Property that are open to and utilized by the public. The Parties understand that evaluating “scenic enjoyment” according to Regulations Section 1.170A-14(d)(4)(ii), requires consideration of all pertinent facts and circumstances germane to Grantor’s conveyance, including, among others, (a) the compatibility of the Property’s current land use with other land in the vicinity, (b) the degree of contrast and variety provided by the visual scene, (c) the openness of the land, (d) relief from urban closeness, (e) the harmonious variety of shapes and textures and (f) the degree to which the land use maintains the scale and character of the urban landscape to preserve open space, visual enjoyment and sunlight for the surrounding areas.
 - iii. By conserving the Property as open space pursuant to the clearly delineated governmental conservation policy listed above, and for the scenic enjoyment of the general public, the Parties intend this Easement to yield a significant public benefit and do not intend this Easement to permit a degree of human intrusion or future development that would interfere with the essential scenic and historical quality of the land or the governmental conservation policy that is being furthered by Grantor’s conveyance.
- b. The Property provides a unique greenspace in an urban setting complete with grass and mature shade trees. The Property is valued as convenient and natural gathering spot for community members and visitors to the area.

5. The specific Conservation Values of the Property are documented in an inventory report (the "Inventory"), which shall be kept on file at the offices of the Grantee, which Inventory, the Parties agree, provides an accurate representation of the Property as of the date of this Easement, and which is intended to serve as an objective baseline for monitoring compliance with the terms of this Easement.
6. Certain terms used herein have the respective meanings set forth in Article D of this Conservation Easement.

In consideration of the foregoing Recitals (which are incorporated into this Conservation Easement), the purchase price paid for this Easement by the Grantee to the Grantor in the form of Grantee's contribution to the purchase price of the Property, the mutual promises and covenants contained in this Conservation Easement, and other good and valuable consideration contained in this Easement, the Parties agree as follows:

B. THE CONVEYANCE

1. Conveyance of Conservation Easement. Grantor voluntarily, irrevocably and unconditionally grants, sells and conveys to the Grantee this Conservation Easement on the Property, pursuant to the provisions of the Act, and as a "qualified conservation contribution" within the meaning of the Code and accompanying Regulations, for the Conservation Purposes, on the terms described below. This Conservation Easement shall be enforceable by the Grantee in perpetuity, and shall bind the Grantor in perpetuity.

2. Mutual Consideration. This Conservation Easement irrevocably conveys a real property interest in the Property to the Grantee. In exchange, the Grantee agrees to monitor the use of the Property and to enforce the restrictions on the use of the Property imposed by this Conservation Easement in perpetuity. The Parties recognize that acceptance of the responsibility to monitor and enforce such restrictions represents a substantial commitment of resources by the Grantee.

3. Conservation Easement is a Real Property Right. This Conservation Easement conveys from the Grantor to the Grantee certain property rights in the Property. These rights are defined by the list of reserved and prohibited uses below. By limiting the future use of the Property, the parties intend to permanently protect the Conservation Values of the Property for the benefit of the public.

4. No Public Dedication. Nothing contained within this Easement is intended to be a public dedication of the Property, in whole or in part.

5. Possession and Control. The Grantor shall have the sole possession, control, and use of the Property, except for the rights of the Grantee to monitor the Property and to enforce the provisions of this Conservation Easement.

6. Restrictions to Run With the Land. The parties intend that the restrictions on the future use of the Property imposed by this Conservation Easement shall run with the land, and bind all

future owners of the Property and any portion thereof, and that this Conservation Easement shall be enforceable by the Grantee in perpetuity.

7. Limited Warranty of Title. Grantor is purchasing and taking title to the Property on the same day Grantor is granting this Conservation Easement. As such, the Grantor warrants the following solely for the period of time in which Grantor has owned the Property (a) that it is currently lawfully seized of an indefeasible estate in fee simple in and to the Property, and has a good right and power to convey this Conservation Easement; (b) that the Property is currently free from all encumbrances except for matters of record in the Teton County Clerk's Office that are currently legally enforceable and lease rights of existing tenants listed on **Exhibit C** attached hereto; (c) that the Grantee, and its successors and assigns in title to the Conservation Easement, shall have the quiet and peaceful possession of this Conservation Easement. The Grantor warrants that it will defend the title to the Property, and its right to convey this Conservation Easement against all persons who may claim title by, through or under Grantor and no other, or challenge Grantor's right to make this conveyance but only for claims that originate in the period of time in which Grantor has owned the Property and only to the extent Grantor is covered by title insurance for such claims. The Grantor further warrants that there are no known mortgages, liens, encumbrances, or other matters of record affecting the Property that would prevent the Grantee from enforcing the terms of this Conservation Easement.

C. EASEMENT TERMS

1. Rights of the Grantee.

The affirmative rights conveyed to the Grantee by this Conservation Easement include the following:

1.1. The Right to Preserve the Conservation Values. The Grantee shall have the right to identify, preserve and protect in perpetuity the Conservation Values, and to advance the Conservation Purposes, subject to the terms of this Conservation Easement. Nothing in this section shall be deemed to give to the Grantee the right to expand the Conservation Values beyond those defined herein or in the Inventory.

1.2. The Right to Enter. The Grantee shall have the right to enter the Property in order to monitor the use of the Property, and to enforce compliance with the terms of this Conservation Easement. The Grantee's right to enter the Property shall not be exercised in a manner that unreasonably interferes with the uses of the Property that are consistent with the terms of this Easement. Prior to any entry upon the Property the Grantee shall give a minimum of twenty-four (24) hours written notice to at least one of the then owners of the Property or the applicable portion thereof, subject to the provisions of Section 1.3.

1.3. Access Without Notice. No notice to any Grantor shall be required if (i) the Grantee reasonably determines that immediate entry on the Property is essential to prevent, or mitigate, a violation, or threatened violation, of this Conservation Easement, or (ii) if the then owner of the Property has not provided the Grantee with an address to which such notice can

be provided. In the event of such entry without notice, the Grantee shall limit its actions to those necessary to prevent, or mitigate, the violation, and the Grantee shall provide to the Grantor a written explanation of the need for such entry and the actions taken as soon as reasonably practical.

1.4. Remedies. The Grantee shall have the right to stop any activity on, or use of, the Property that violates the terms and/or Conservation Purposes of this Conservation Easement, and to enforce the restoration of such areas, or features, of the Property that may be damaged by any such activity, or use, and to seek and recover damages and costs, as provided in this document.

1.5. Right to Plan, Improve and Maintain Greenspace Lot and Development Lot Greenspace. Following the Effective Date, it is the intent of the Grantor to ultimately convey the Greenspace Lot portion of the Property as the same is depicted and labeled as "Greenspace Lot" on the attached **Exhibit B** (the "Greenspace Lot") to Rendezvous Lands Conservancy, a Wyoming nonprofit corporation that is a supporting organization of Grantee ("RLC"). Until such conveyance, the Grantee shall have the right to undertake planning, design, improvement and maintenance of the Greenspace Lot at its sole cost and expense. Furthermore, the Grantee and RLC shall have the right to undertake planning, design, improvement and maintenance of the Development Lot Greenspace at any time following the Effective Date. The Grantee agrees to undertake such efforts in coordination with the Grantor and to provide advance written notice of any improvements for the purpose of limiting disturbance to existing businesses on the Property. Any such plans and improvements shall be specifically subject to the rights of tenants listed in **Exhibit C** hereto.

2. Limitation on Grantee's Rights.

2.1. Causes Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle the Grantee to bring any action against the Grantor for any injury to, or change in, the Property, resulting from causes beyond the Grantor's control, including acts of trespassers, the unauthorized wrongful acts of third persons; natural changes such as climate, fire, flood, storm, earth movement, and tree disease; government action or changes to laws, regulations, or administrative policies; or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from any such causes.

3. Rights Reserved by the Grantor.

The following uses, properly undertaken, are consistent with the Conservation Purposes, and are reserved by the Grantor, subject to the condition that such uses are undertaken in a manner that is consistent with the Conservation Purposes and other specific standards that may be provided in connection with a particular use below. In some cases, the right to undertake a reserved use is conditioned upon prior written approval by the Grantee, in which cases written notice and approval, in accordance with the provisions of Section 6 below, are required.

3.1. Development Areas. To construct or locate, own, use, lease, maintain, repair, renovate, remove, replace and reconstruct (for purposes of this Section 3.1, collectively, “to use”) structures, decks and patios on the Property as reasonably necessary to support the reserved uses of the Property, subject to the following provisions:

3.1.1. Development Areas. **Exhibit B** attached hereto and by this reference incorporated herein, is a map of the Property showing the following four development areas (“Development Areas”) labeled as: Development Area I; Development Area II; Development Area III; and Development Area IV. **Exhibit B-1** attached hereto and by this reference incorporated herein more particularly describes the corners of each Development Area.

3.1.2. Permitted Structures Within Development Areas. Subject to any further limitations set forth in any historical preservation easements burdening any portion of the Property, any repair, renovation, replacement or new construction of buildings within the Development Areas must comply with the following unless otherwise approved in writing by the Grantee in its sole discretion:

3.1.2.1. Maximum Floor Area. The total “maximum floor area” of the structures within the Development Areas shall not exceed the following per Development Area: Development Area I = 1,872 square feet; Development Area II = 1,339 square feet; Development Area III = 1,677 square feet; and Development Area IV = 10,000 square feet. Notwithstanding the floor area allowed by the Town of Jackson Land Development Regulations in effect from time to time and specifically any increases to floor area contemplated thereby, this Easement restricts the total maximum floor area on the Property to 14,888 square feet. For purposes of this paragraph, the following terms shall have the following respective meanings:

(a) The term “maximum floor area” shall mean the maximum “habitable” floor area not including “basement” floor area, and for purposes of this Easement shall also include any bonus area available through various tools included in the Land Development Regulations such as a 2-for-1 bonus for workforce housing.

(b) The term “floor area” shall mean the area of all floors interior to an enclosed building that have at least five feet (5’) of clearance between floor and ceiling. Floor area shall be measured to the exterior face of the structural members of the wall. Roofed architectural recesses and open covered porches are not considered interior to the building. A building with at least fifty percent (50%) of its perimeter open to the outside shall not be considered enclosed.

(c) The term “habitable” floor area means the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.

(d) The term “basement” means any story for which the finish floor of the story above is less than four feet (4’) above finished grade for at least fifty percent (50%) of the perimeter of the story and at no point greater than ten feet (10’) above finished grade.

3.1.2.2. Building Materials. All new construction and façade materials of any new buildings or structures shall be of natural, stained or painted products, as opposed to fiber cement or metal siding. Paint colors may not be fluorescent and shall create harmony with the existing paint colors used on the Property. The roof of any new structure shall be natural materials, but may be metal with prior written approval of Grantee in its sole discretion. The building in Development Area III on the Effective Date has a metal roof, which may be replaced with a metal roof of same or substantially similar color.

3.1.2.3. Broadway Avenue Frontage Requirements. The Broadway Avenue frontage of any new structures shall comply with the “Shopfront Frontage” requirements and accompanying definitions attached as **Exhibit D** to this Easement. The façade shall have elements of undulation of not less than five feet (5’) to break up an otherwise flat façade.

3.1.2.4. Greenspace Lot Frontage Requirements. The frontage of structures in Development Area IV that front on the Greenspace Lot shall have elements of undulation of not less than five feet (5’) to break up an otherwise flat façade and shall have a “Transparency” of at least 40%, as such term is defined and calculated in **Exhibit D** attached to this Easement.

3.1.2.5. Enclosed Parking. Any parking of vehicles within a Development Area shall be “enclosed parking,” or “underground parking” unless otherwise approved in writing by this Grantee in its sole discretion. For purposes of this paragraph, “enclosed parking” means at-grade and located beneath the upper stories of the structure, fully enclosed and screened on all sides by a building façade as depicted on **Exhibit D** attached hereto. For purposes of this paragraph, “underground parking” means below-grade parking as depicted on **Exhibit D** attached hereto.

3.1.2.6. Exemption for Historical Structures. The Grantee, in its reasonable discretion, may exempt historical structures relocated to any Development Area from any or all of the requirements of this Section 3.1.2.1 through 3.1.2.5, provided that historical structures shall comply with the maximum floor area limitations set forth in Section 3.1.2.1 above. For purposes of this Easement, “historical structures” shall mean those structures recognized as historic by the Teton County Historic Preservation Board.

3.1.2.7. Notice and Approval of Construction Plans. Grantor shall provide advance written notice to Grantee of its construction and/or location plans for structures within a Development Area. The plans shall be subject to the written approval of Grantee

in its sole discretion, provided that Grantee's approval shall be limited to confirming Grantor's compliance with the restrictions set forth in this Section 3.1.2. Notwithstanding the foregoing, the parties agree that the building in Development Area I was partially destroyed by a fire on or about July 2, 2019, and on the Effective Date the building is in the process of being reconstructed and potentially expanded within the floor area square foot limitations set forth in Section 3.1.2.1 of this Conservation Easement. The reconstruction of the building in Development Area I and its permitted expansion is specifically exempt from Grantee's approval right set forth in this paragraph.

3.1.3. Permitted Structures, Improvements and Seating Areas outside the Development Areas. No structures or improvements shall be located outside of the Development Areas except for ancillary structures (e.g., cooler and sheds) described in the Inventory, the existing building defined as the "Workshop" described in the Inventory, and structures and improvements expressly reserved outside of the Development Areas by the terms of this Conservation Easement. Grantee may provide prior, written approval for the placement of ancillary structures and improvements outside of the Development Areas in its absolute discretion. Outdoor seating areas for visitors to the businesses on the Property are permitted outside of the Development Areas provided that (a) they are not located within the area designated as the Greenspace Lot on Exhibit B attached hereto, (b) they are not covered or enclosed; (c) they shall not be or result in "impervious surfaces" as defined in Article D below, and (d) any portable heaters, tables and chairs utilized within such outdoor seating areas are moveable and temporary in nature. With respect to Development Area IV, an entry sidewalk to access structures within Development Area IV shall be permitted outside of Development Area IV, the specific location and configuration of which shall be subject to the prior approval of Grantee in its reasonable discretion.

3.1.4. Earth Disturbance. Areas disturbed for any work on any structures or utilities within a Development Area, and all related site work, shall be limited to the Development Area unless absolutely necessary due to the nature of the work in the sole discretion of the Grantee. Areas disturbed for any such work not occupied by a permanent structure shall be restored as provided in Section 3.11. During any such ongoing earth disturbing work, the boundaries of the Development Area within which earth disturbing work is being conducted shall be demarcated with temporary construction fencing and/or silt fencing as appropriate for the purpose of communicating to contractors the allowed area of disturbance.

3.1.5. Temporary Construction Storage. During periods of ongoing construction within a Development Area, Grantor reserves the right to store construction materials and construction debris, and to park equipment, within such Development Area and in the areas immediately adjacent to the Development Area provided no materials, debris or equipment is placed upon the area designated as the Greenspace Lot on **Exhibit B**, not to exceed six (6) months without the prior, written approval of the Grantee. Storage of construction materials and construction debris outside of the Development Area requires prior, written approval of Grantee in its reasonable discretion. Areas damaged by any

such storage outside of the Development Area shall be restored as provided in Section 3.11.

3.1.6. Notice Required Prior to Site Disturbance. The Grantor shall provide to the Grantee written notice of any new construction, replacement, or removal of any structures that involves site disturbance at least thirty (30) days prior to such construction. The notice shall include a plan of the proposed work, and the area to be disturbed during the work including the planned location of temporary construction fencing. No notice shall be required for routine maintenance, or work on structures that does not disturb the surrounding soil, including painting, window or door replacement and other similar repairs. Furthermore, Grantee is deemed to be on notice of the site disturbance that is occurring associated with the reconstruction of the building in Development Area I due to the July 2 2019 fire.

3.2. 2019/2020 Development of the Property. To pursue a Development Permit and Subdivision Plat for the Property with the Town of Jackson whereby the Property will be divided and platted into five (5) initial lots (6 initial lots on the overall Genevieve Block), and to allocate all development rights, specifically including without limitation floor area, and parking, sewer, landscape ratio and workforce housing credits or allocations that are not extinguished by this Easement as set forth in Section 13.6 below among resulting lots and the adjacent real property owned by Grantor on the Genevieve Block, and to install the infrastructure improvements associated with the new subdivision. Specifically and notwithstanding anything provided herein to the contrary, the Development Permit shall transfer from the Property to the Grantor's adjacent property on the Genevieve Block a minimum of 15,250 square feet of floor area development from the Property (for this limited purpose the Property shall not be deemed to include the area noted as "Development Lot Greenspace" on the attached **Exhibit B**, it being the intention of the parties that all development rights associated with that area is usable by the Grantor for their adjacent property that is part of the Genevieve Block) so that a total of not less than 52,000 square feet of floor area is available for development on Grantor's adjacent property on the Genevieve Block. Grantor may also affirm and allocate parking credits or allocations, workforce housing credits or allocations, sewer credits, and landscape ratio credit and other development attributes among the resulting lots and the adjacent real property owned by Grantor as Grantor may wish for the orderly development of the Property. The creation of easements and the installation of infrastructure, including but not limited to water, sewer, storm water, electrical, natural gas, telecommunications, access, and pathways required to service the businesses within the Development Areas or otherwise by the Town of Jackson for the issuance of the Development Permit and approval of the Subdivision Plat contemplated above is expressly permitted on the Property notwithstanding anything in this Easement to the contrary and specifically notwithstanding the requirement that such uses be undertaken in a manner consistent with the Conservation Purposes set forth above, provided that Grantor undertakes such work as soon as a reasonably practicable following approval of the Subdivision Plat and complies with the notice provisions of Section 3.1.6. Further, Grantor shall provide Grantee and its representatives advance notice of each meeting with the Town of Jackson regarding the Development Permit and Subdivision Plat and an opportunity to

attend and participate in each such meeting. The parties hereto understand the dynamic development process to which the Property will be subject pursuant to the 2019/2020 Development Plan and subdivision improvement installation. Therefore, for purposes of the 2019/2020 Development Plan and subdivision improvements, any prior written approval required to be provided by Grantee shall be provided by Grantee within seven (7) business days of request and shall not be unreasonably withheld.

3.3. Utilities. To install, use, repair, remove, replace, and maintain utility systems on the Property, provided that such systems are within existing utility easements or rights of way, or within utility easements or rights of way required pursuant to the Development Permit and Subdivision Plat process contemplated by Section 3.2 above. Other than existing utilities, and utilities to be located within existing rights of way over which the Grantor has no control, utilities shall be located underground, except for junction boxes, meters, transformers, and other similar equipment that cannot be located underground, or where geological conditions make underground installation infeasible, or unless otherwise approved by Grantee in its reasonable discretion.

3.4. Improve and Maintain the Greenspace Lot. To improve and maintain the Greenspace Lot on the Property, including surface water to the extent it may continue to exist on the Property, provided the planning and design for the improvements are acceptable to the Grantee in its sole discretion.

3.5. Paths and Driveways. To use existing paths and driveways on the Property as shown in the Inventory, and to construct, use and maintain new paths and driveways within easements and rights of way placed on the Property in accordance with Section 3.2 above. The construction of any new paths or driveways shall require the prior, written approval of the Grantee in its reasonable discretion as to the specific location within the Property and the materials utilized. If the Grantee prefers different material or appearance than proposed, the Grantor will accommodate such request provided that the different material or appearance does not increase the cost to Grantor. If the cost for a different material or appearance is increased, the Grantor agrees to make the change if the Grantee pays such cost difference and there are no long-term maintenance or other impacts to Grantor. Areas disturbed for any work on paths and driveways, or abandoned in connection with any relocation of any path or driveway shall be restored as provided in Section 3.11. For purposes of this Conservation Easement, "driveway" shall mean a private access way, not exceeding the minimum width required by the Town of Jackson for such driveway; and "path" shall mean a dirt or wood-chip path or a path created with spaced pavers or other hardscape material, not exceeding the minimum width required by the Town of Jackson for such path.

3.6. Use and Parking of Vehicles. Use of motorized vehicles off of driveways and paths shall be limited to uses necessary (i) for fire suppression around structures and (ii) for emergency or severe weather winter access when ordinary access is not available (iii) for maintenance of the lawn on the Property and (iv) for other uses reserved in this Easement with the prior permission of the Grantee in its reasonable discretion. Vehicles may be parked

on the Property only within permitted driveways or in enclosed parking areas permitted by this Easement.

3.7. Planting. To plant and maintain species native to Teton County and non-native, non-invasive, non-noxious species, only within the Development Areas. Any planting outside of the Development Areas shall require the prior approval of Grantee, in its sole discretion.

3.8. Recreational Use. To use the Property for non-motorized recreational uses, provided that any such activities shall not require permanent infrastructure with impervious surfaces, and shall not adversely impact soils on the Property.

3.9. Trees and Vegetation. The Grantor reserves the right to move or remove dead or diseased trees that pose a threat of injury to people or structures on the Property, but only in accordance with the Tree Management Plan adopted by Grantee. In addition, the Grantor reserve the right to clear vegetation as necessary (i) for work on reserved structures on the Property, (ii) for the installation of reserved utilities, (iii) for the construction and maintenance of reserved driveways and paths and (iv) when removals will stop or prevent the spread of insect infestation or disease. The Grantor shall provide written notice to the Grantee prior to undertaking the activities described in this Section.

3.10. Signs. To construct, locate and maintain signs in the Development Areas on the Property, and to construct, locate and maintain signs outside of the Development Areas with the prior written approval of Grantee in its sole discretion. All signs existing on the Effective Date are deemed to be approved and not subject to the limitations set forth hereafter. Signs shall be constructed of non-reflective materials and no individual sign shall exceed twenty-four (24) square feet. Signs shall not be lighted, provided that any signs that are lighted as of the Effective Date are permitted.

3.11. Grading and Filling. To grade, fill, level, berm or ditch on the Property, but only as necessary for uses expressly reserved in this Section 3. Any area disturbed by such work, as well as grading or filling that occurs in connection with any other reserved activity such as utility installation, driveway or path construction, underground parking garage construction or otherwise, including any parking or storage of equipment, materials, or debris, shall be promptly restored to a condition similar to the surrounding undisturbed land, or to such other condition as the Grantee may approve in writing.

3.12. Fencing. To remove the existing fences and gates on the Property. No new fences or gates may be constructed on the Property unless otherwise approved in writing by Grantee in its sole discretion, except for construction fencing as permitted herein.

3.13. Tenant Rights. To allow each existing tenant listed on **Exhibit C** to occupy and use the Property in accordance with their respective lease listed on **Exhibit C** until the termination of each such lease, which termination the Parties expect to occur no later than the date that is approximately one year after the Effective Date (other than the lease for the Workshop building) or the date the Subdivision Plat contemplated by Section 3.2 is approved

and the subsequent conveyances of lots is complete, notwithstanding the fact that the occupancy and uses pursuant to the leases may conflict with the terms of this Easement.

3.14 Development of Underground Parking on Development Lot Greenspace. To completely excavate the area noted as Development Lot Greenspace on the attached **Exhibit B** for the purpose of building underground parking to serve Grantor's adjacent property within the Genevieve Block. After the completion of any such excavation, the Grantor shall return the surface of the Development Lot Greenspace to the condition in which it existed prior to the commencement of excavation. Thereafter, Grantor shall retain the right to utilize underground parking and related uses of the subsurface of the Development Lot Greenspace.

3.15. Other Uses. To undertake any other use of the Property that is consistent with the Conservation Purposes, provided that the Grantor shall obtain the written approval of the Grantee prior to undertaking such uses, which approval shall be granted in the sole discretion of the Grantee. Uses reserved pursuant to this Section 3.15 shall not be deemed "expressly reserved" for any other purpose of this Conservation Easement. No use may be approved pursuant to this Section 3.15 unless the approval is consistent with the requirements set forth in Section 13.10 for the amendment or termination of this Conservation Easement.

4. Prohibited Uses.

The Grantor hereby relinquishes the right to use the Property in ways that are inconsistent with the Conservation Purposes, and all such uses are prohibited. Specifically, the following uses of the Property are deemed to be inconsistent with the Conservation Purposes, and are prohibited:

4.1. Structures. Construction or placement of any structures on the Property, except as expressly reserved in Section 3.

4.2. Removal of Vegetation. Removal, destruction, or cutting of native vegetation on the Property, except as expressly reserved in Section 3.

4.3. Grading and Filling. Grading, filling, and any other alteration of the existing topography of the Property, except as expressly reserved in Section 3.

4.4. Introduction of Non-native Species. Introduction of non-native plant or animal species on the Property, except as expressly reserved in Section 3.

4.5. Use of Chemicals. Use of chemicals on the Property, except as expressly reserved in Section 3.

4.6. Roads, Vehicle Trails and Paths. Construction of any roads, drives, vehicle trails, or paths on the Property, except as expressly reserved in Section 3.

4.7. Use of Vehicles. Non-emergency use of motorized vehicles or aircraft on the

Property, except as expressly reserved in Section 3.

4.8. Land Division. Division or *de facto* division of the Property (through sales, partition, long-term leases, or otherwise), including the transfer of any part of the Property separate from the remainder of the Property, except as expressly reserved in Section 3.

4.9. Mining and Mineral Extraction. Mining by strip mining, surface mining or any other method (including the extraction or removal of gravel or similar materials), and drilling and exploring for oil or gas on the Property, except as expressly reserved in Section 3.

4.10. Industrial Use. Construction, location, or operation of any industrial facilities or uses on the Property.

4.11. Water Rights. Transferring, encumbering, leasing, selling, or otherwise separating any water rights from the Property without the prior written approval of the Grantee, in the sole and absolute discretion of the Grantee, provided that the abandonment of surface irrigation water rights appurtenant to the Property under the John P. Simpson Appropriation, Permit No. 1539 and any other irrigation rights of record on file with the Wyoming State Engineer's Office in connection with the Subdivision Plat is permitted.

4.12. Storage and Dumping. Except as expressly reserved in Section 3, outdoor storage of materials, and the long-term parking or storage of equipment or vehicles, and the dumping, disposal or storage of refuse, trash, toxic or other materials on the Property.

4.13. Consent to Mining. Consent to any mining or surface mining for minerals on the Property under Wyo. Stat. Ann. §§35-11-406(b)(xi) or (xii), or other applicable laws.

5. Inventory.

The Inventory describes the existing condition, character and labeled features of the Property. The parties acknowledge the accuracy of the Inventory and they acknowledge receipt of the Inventory prior to the execution of this Conservation Easement. The Inventory may be used to monitor compliance with the terms of this Conservation Easement and to assist in the enforcement of its terms. However, the parties shall not be foreclosed from using other relevant evidence to assist in the resolution of any controversy regarding compliance.

6. Notice and Approval Requirements.

6.1. Form of Notice. Any notices or other communications to be given under the terms of this Conservation Easement shall be in writing and shall be delivered in person, by USPS mail, by certified mail, overnight courier, by facsimile or by electronic mail. Such notices shall be deemed to have been given when actually delivered if confirmed by a receipt, or within three business days of sending in the case of any delivery for which there is no receipt, or when sent with no transmission failure notice if by electronic mail. Notices shall be sent to the intended party pursuant to the contact information provided in this document or such

other address as a party may provide to the other, pursuant to this Easement. Each Party shall be required to keep their contact information updated with the other Party to facilitate timely notice.

6.2. Response by the Grantee. The Grantee shall, within thirty (30) business days from receipt, respond in writing to any request for approval by the Grantor made in compliance with this Section 6. Until expressly permitted in writing by the Grantee, the Grantor shall not commence the activity described in the notice. In the event that the Grantee fails to respond to such a request within such period, the requested approval shall be deemed granted, but such deemed approval shall not allow any activity on the Property that is inconsistent with the Conservation Purposes. In the event that the Grantee objects to the proposed activity it shall inform the Grantor in writing of the manner, if any, in which the proposed activity can be modified to satisfy its objections, at which time the Grantor may submit a revised proposal, and the Grantee shall review and respond to such revision in the same manner as to the original notice. Any objection by the Grantee to a proposed activity shall be based upon its opinion that the proposed activity is inconsistent with this Conservation Easement, or upon any specific standards provided for herein. The Grantee shall have reasonable discretion in determining whether or not a proposed activity is consistent with the terms of this Conservation Easement and any such standards. In no event may the Grantee permit any activity on the Property that would be inconsistent with the Conservation Purposes.

6.3. Content of Notices. All notices required by this Conservation Easement requesting approval shall be in writing, and shall provide sufficient information to allow the Grantee to determine whether the proposal is consistent with the Conservation Purposes. An email or facsimile shall be deemed to be a writing for this purpose.

7. Enforcement of this Conservation Easement.

7.1. Right to Injunction. The parties recognize that money damages or other non-injunctive relief may not adequately remedy a violation of the terms of this Conservation Easement. Therefore, any violation shall be subject to abatement through injunctive proceedings, including the imposition of temporary restraining orders, preliminary injunctions, specific performance, or any other legal means. No bond, proof of damages or the inadequacy of other remedies shall be required in seeking injunctive relief.

7.2. Right to Restoration. The Grantee shall have the right to enforce the restoration of all Conservation Values damaged by activities inconsistent with the Conservation Purposes. Such restoration shall be, as nearly as possible, to the condition that existed prior to any changes not allowed under the terms of this Conservation Easement.

7.3. Right to Recover Damages. In the event of a violation of the terms of this Conservation Easement, in addition to other remedies, the Grantee shall be entitled to recover all damages necessary to place the Grantee in the same position that it would have been in but for the violation. In determining such damages the following factors, among others, may be considered: (i) the costs of restoration of the Property, and (ii) the cost of purchasing a

conservation easement containing terms comparable to the terms of this Conservation Easement on land in the vicinity of the Property, of a size, and with conservation values, roughly comparable to those of the Property.

7.4. Costs and Attorney's Fees. In addition the Grantee shall be entitled to recover the costs of enforcement of any of the terms of this Conservation Easement, including reasonable attorney's fees, expenses and court costs, provided that it is, at least in substantial part, the prevailing party in any such action.

7.5. Right to Proceed Against Third Parties. The Grantee has the right to proceed against any third party or parties whose actions threaten or damage the Conservation Values, including the right to pursue all remedies and damages provided herein. The Grantor shall cooperate in such proceeding.

7.6. Assignment of Trespass Claims. If the Grantor does not actively pursue any cause of action for trespass by third parties resulting in damage to the Conservation Values and if requested by the Grantee, the Grantor shall assign to the Grantee any such cause of action that may be available to the Grantor. The Grantor may condition such assignment to provide for diligent prosecution of any such action by the Grantee and division according to the proportionate values determined pursuant to this document, between the Grantee and Grantor of any recovery, over and above the Grantee's attorney's fees and expenses incurred, and costs of restoration of the Property, resulting from such action.

7.7. Grantor's Right to Recover Damages. In the event that the Grantee is found by a court having jurisdiction in the case to have willfully or wantonly, and in direct contravention of this Easement, violated the terms of this Conservation Easement, the Grantor shall be entitled to recover such damages as the Grantor may have incurred as a result of such violation, together with reasonable attorney's fees, expenses and court costs.

7.8. No Waiver. Failure by either party to exercise the rights granted to it by this Conservation Easement, in the event of any violation of its terms, shall not be deemed to be a waiver of such Party's rights as to that or any subsequent violation. The parties hereby expressly waive defense of laches, estoppel and prescription.

8. Payment of Costs, Taxes or Assessments.

8.1. Payment of Costs. The Grantor shall bear all costs of operation, upkeep and maintenance of the Property.

8.2. Payment of Taxes. The Grantor shall be responsible for the payment of all real estate taxes and assessments levied upon the Property or this Conservation Easement, and the Grantee shall have no obligation, or responsibility, for the payment of such taxes or assessments. The Grantee shall have the right to make any payment or to participate in any proceeding resulting from any delinquency, as necessary to protect its interest in the Property.

8.3. Indemnification. The Grantor shall indemnify the Grantee and the Indemnified Parties from any liability or expenses incurred by the Grantee in connection with the payment of the costs or taxes that are the subject of this Section 8.

9. Indemnification from Damages.

The parties acknowledge and agree that the Grantee has neither possessory rights in the Property, nor any right or responsibility to control the use of the Property (except to enforce the restrictions provided for in this Conservation Easement), nor to maintain, or keep up the Property; the Grantor retains all such rights and control exclusively.

9.1. Indemnification by Grantor. The Grantor shall indemnify the Grantee, and the Indemnified Parties, from any court awarded damages, together with reasonable attorney's fees and expenses, resulting from personal injury or property damage that occurs on the Property not due to the negligence of the Grantee or its agents, and from liability, including liability under CERCLA, or similar local, state or federal laws, relating to cleanup of hazardous substances that were released, or in any way deposited on the Property, other than by the Grantee or its agents.

9.2. Indemnification by Grantee. The Grantee shall indemnify the Grantor and its successors and assigns, from any court awarded damages, together with reasonable attorney's fees and expenses, resulting from personal injury or property damage that occurs on the Property due to the negligence of the Grantee or its agents and from liability, including liability under CERCLA, or similar local, state or federal laws, relating to cleanup of hazardous substances that were released or in any way deposited on the Property by the Grantee or its agents.

10. Assignment of Conservation Easement.

This Conservation Easement may be transferred by the Grantee, on the following terms and conditions:

10.1. Transfer Limited to Qualified Organizations. If the Grantee decides to transfer this Conservation Easement, or ceases to be a qualified organization under §170(h)(3) of the Code, it shall promptly transfer this Conservation Easement to a non-profit, non-governmental organization qualified under §170(h)(3) of the Code that is able and willing to carry out the Conservation Purposes in perpetuity. It shall be a precondition to the transfer of this Conservation Easement that the transferee organization shall be required, and shall agree in writing, to carry out the Conservation Purposes in perpetuity.

10.2. Notice to the Grantors Prior to Transfer. The Grantee shall give thirty (30) days written notice to the then owner of the Property prior to transferring this Conservation Easement, giving the then owner the opportunity to object to specific potential transferees and to express preferences. The Grantee shall, whenever reasonably practical, honor such owner's preferences regarding a transferee of this Conservation Easement, provided that they

are made known to the Grantee within such thirty-day period, and provided that any suggested transferee meets the other criteria of this Section 10.

11. Extinguishment of this Conservation Easement.

This Conservation Easement may only be terminated by a court of competent jurisdiction upon a request to terminate made by the Grantor and the Grantee, and after a finding by the court that the conditions or circumstances on or surrounding the Property have changed to such a degree that it has become impossible to fulfill the Conservation Purposes of the Conservation Easement. In the event that this Conservation Easement is terminated as to all, or a portion, of the Property, the Grantee shall be entitled to a share of any proceeds resulting from the conveyance of the underlying Property on the terms contained in this Section 11. This provision is required by §1.170A-14(g)(6)(ii) of the Regulations for a "qualified conservation contribution," and is intended by the Parties to comply with such Regulations, and to entitle the Grantee to all of the rights that such Regulations require that a "donor" grant to a "donee organization" with respect to a qualified conservation contribution.

11.1. *Value of this Conservation Easement.* This Conservation Easement constitutes a real property interest immediately vested in the Grantee with a fair market value that is at least equal to the proportionate value that this Conservation Easement, as of the date of conveyance, bears to the value of the Property as a whole at that time. The Parties agree that for purposes of this Conservation Easement the percentage the fair market value of this Conservation Easement bears to the fair market value of the entire Property (surface estate only) is 56.2%. This proportionate value shall remain constant except as set forth in Section 11.2 below.

11.2. *Payment in the Event of Extinguishment.* In the event of an unexpected change in circumstances surrounding the Property that makes impossible, or impractical, the continued use of the Property for the Conservation Purposes, and any or all of the restrictions of the Conservation Easement are extinguished by a judicial proceeding, or if for any other reason this Conservation Easement is terminated as to all, or a portion, of the Property, the Grantee, on a subsequent sale, exchange, or involuntary conversion of the Property, or any portion thereof, shall be entitled to a percentage of the proceeds of such sale, exchange or involuntary conversion, equal to the proportionate value determined according to Section 11.1. In the event that such proportionate value was determined without regard to structural improvements existing on the Property at the time of the conveyance, then such improvements shall be disregarded in determining the amount of such proceeds to which the Grantee is entitled hereunder. In any event, the value of structural improvements made to the Property after the date of conveyance shall be disregarded in determining such amount. For example, if on the Effective Date a property is deemed to be worth One Hundred Thousand Dollars (\$100,000.00) and the easement is deemed to be worth Fifty Percent (50%) of that value, and the property, without further improvement by the landowner, is subsequently sold as set forth in this paragraph for One Hundred Fifty Thousand Dollars (\$150,000.00); then the grantee would be entitled to Seventy-Five Thousand Dollars (\$75,000.00) of such proceeds. However, if the landowner had made improvements to the property that result in a

sales price of Three Hundred Thousand Dollars (\$300,000.00) but only One Hundred Fifty Thousand (\$150,000.00) of the value is attributable to the land as its improvements existed on the Effective Date, then grantee is still entitled to only Seventy Five Thousand Dollars (\$75,000.00) or Fifty Percent (50%) of the value of the property with the improvements disregarded.

11.3. Use of Proceeds by the Grantee. Any proceeds received by the Grantee pursuant to this Section 11 shall be used by the Grantee in a manner that is consistent with the Conservation Purposes.

12. Notice to the Grantee of Property Transfer.

The Grantor shall provide the Grantee with thirty (30) days written notice prior to conveying the Property or any portion thereof or interest therein. The notice shall include the name, address, telephone number and email address of the transferee. Failure to provide this notice shall not in any way affect the validity or enforceability of this Conservation Easement against any subsequent owner of the Property, or the validity of the conveyance.

13. Miscellaneous Provisions.

13.1. Severability. If any provisions of this Conservation Easement or the application thereof to any person, or circumstance, are found to be invalid, the remainder of this Conservation Easement, and the application of such provisions to other persons, or circumstances, shall not be affected.

13.2. Limitation on Liability. A party's rights and obligations pursuant to this Conservation Easement shall terminate upon transfer of that party's interest in the Conservation Easement, or in the Property whichever applies, except that liability for the acts or omissions of such party during the time that such party held an interest shall survive transfer of any such interest.

13.3. Recordation. This Conservation Easement shall be recorded in the Office of the Clerk of Teton County, Wyoming, and may be re-recorded at any time by either Party.

13.4. Construction. This Conservation Easement shall be construed according to the laws of the State of Wyoming and the United States. Grantor and Grantee desire that any interpretation of this Easement be construed as to further the conservation and protection of the Conservation Values of the Property. If any provision of this Conservation Easement is found to be ambiguous, an interpretation consistent with advancing the Conservation Purposes shall be favored over any other interpretation. Neither of the Parties shall be deemed the draftsman of this Conservation Easement or any part thereof, each having had the benefit of counsel of their own choosing in negotiating its terms.

13.5. Venue and Jurisdiction. The Parties agree that venue and jurisdiction for the trial of any dispute between them or any third party relating to the enforcement or violation of any

of the terms of this Conservation Easement shall be the state court of general jurisdiction in Sublette County, Wyoming.

13.6. Extinguishment of Development Rights. The Grantor hereby grants to the Grantee, and by this Easement the Grantee hereby extinguishes the following development rights on the Property: a total of Thirty Seven Thousand Three Hundred Fifty-Five point Five square feet (37,355.5sf) of potential floor area. (referred to herein as the “extinguished floor area”). The Grantor unconditionally and irrevocably relinquishes the right to transfer the extinguished floor area to any other property, or to use it for the purposes of calculating permissible floor area of the Property or any other property. Furthermore, the Grantor hereby extinguishes all development rights associated with the 22,475sf from the Greenspace Lot designated on Exhibit B specifically excluding any sewer credits, parking credits or allowances, landscape ratio credit, or affordable housing or workforce housing credits associated with the Greenspace Lot. Except for those development rights specifically excluded in the previous sentence, “development rights” for this purpose shall be deemed to include, but not be limited to, any additional square footage not counted against floor area, all development rights and development potential that are now or hereafter allocated to, implied, reserved or inherent in the Property or any portion thereof, including, but not limited to all subdivision and development density rights and potential and the right to use any of the acreage of the Property in any acreage calculation having the effect of creating, or contributing to, additional development on or off the Property, whether such rights exist now or in the future under federal, state or local law, or otherwise. For the avoidance of doubt, and notwithstanding anything else provided herein, the development rights expressly reserved by Grantor herein and in particular pursuant to the Development Permit, Subdivision Plat and subdivision infrastructure installation and process permitted in Section 3.2 are exempt from the restrictions in this Section 13.6.

13.7. Relation to Governmental Land Use Regulations. The restrictions imposed by the terms of this Conservation Easement are independent of any and all governmental regulations that apply to the use of the Property, including the land development regulations of Jackson, Wyoming, except when specifically referred to in this Easement. The relationship of this Conservation Easement and any such regulations is such that, although the terms of this Conservation Easement and such regulations apply simultaneously to the Property, the more restrictive regulation or Conservation Easement restriction will govern the use of the Property. This provision is intended as a clarification and does not impose additional restrictions on the use of the Property. To the extent any governmental regulations that apply to the use of the Property require development that conflicts with the restrictions imposed by this Easement, the Grantor shall be required to submit an application to the appropriate governmental authority for a variance from the governmental regulation at issue.

13.8. Control of the Property. Nothing in this Conservation Easement shall be construed as giving rise to any right or ability in the Grantee to exercise physical or managerial control over the day-to-day operations of the Property, or any of the Grantor’s activities on the Property, or otherwise to “participate in management” of the Property, within the meaning of CERCLA, or similar federal, state, or local laws.

13.9. Amendment. This Conservation Easement is permanent and may not be amended without the written consent of the Grantee, in its discretion. Nevertheless, and regardless of whether any federal or state tax benefits were sought in connection with the original grant of this Conservation Easement, no amendment of this Conservation Easement shall be valid unless it is pursuant to the order of a court having jurisdiction in the case, or unless the action of the Grantee in consenting to such amendment complies with (i) the then existing federal tax law governing publicly-supported charitable organizations (currently Code Section 501(c)(3)(A) and accompanying Regulations); (ii) with the provisions of the federal tax law governing "qualified" holders of conservation easements (currently Code Section 170(h)(3) and accompanying Regulations); and (iii) with the policies of the Grantee governing the amendment of conservation easements.

13.10. Third Party Beneficiaries. The Grantor and Grantee intend that no third party have a right of enforcement under the provisions of Wyo. Stat. Ann. §34-1-203(a)(iii), except as expressly provided herein. There are no third-party beneficiaries with a right to enforce this Conservation Easement.

13.11. Deductibility. Grantee does not provide any warranty or other assurance as to the deductibility of the contribution of any interests hereby conveyed, and the conveyance of this Conservation Easement is not conditioned upon deductibility.

13.12. No Merger. The Grantor and Grantee explicitly agree that it is their express intent, forming a part of the consideration hereunder, that the provisions of the Easement set forth herein are to last in perpetuity, and that to that end no purchase or transfer of the underlying fee interest in the Property by or to the Grantee, or any successor or assignee will be deemed to eliminate this Conservation Easement, or any portion thereof, pursuant to the doctrine of "merger" or any other legal doctrine.

13.13. Successors; Benefits and Burdens. The covenants, terms, conditions, easements, benefits, and burdens of this Easement shall be binding upon and inure to the Parties hereto and their respective successors and assigns and shall continue as a restriction running in perpetuity with the Property. An owner of the Property shall only be responsible for those violations first occurring on the Property during such owner's ownership, and while still an owner of the Property.

D. DEFINITIONS

The following terms shall have the respective meaning given to them below. Additional definitions are sometimes provided in the body of this Conservation Easement.

1. The terms "Code" and "Regulations" shall mean the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated under the Code, including references to comparable provisions of any subsequent revision of the Code and Regulations.

2. The terms “currently” or “existing” shall mean existing or current at the Effective Date of this Conservation Easement.
3. The term “Grantee” shall mean The Jackson Hole Land Trust and its successors and assigns in title to this Conservation Easement.
4. The term “Grantor” shall mean the Grantor and the Grantor’s successors and assigns in title to the Property.
5. The term “impervious surface” means surfaces that are covered by asphalt, concrete, roofs, or any other surface that does not allow water to percolate into the soil.
6. The term “Indemnified Parties” shall include the Grantee’s officers, employees and board members, and their heirs, successors and assigns.
7. The term “Parties” refers to Grantor and Grantee, collectively.
8. The term “reserved” shall mean a use of the Property that is expressly reserved by the Grantors as a right under the terms of this Conservation Easement.
9. The term “Section” shall refer to the referenced section and all subsections of a section, if any.

ACCEPTED this 16 day of August, 2019.

THE JACKSON HOLE LAND TRUST

By: Lori Fields
Lori Fields, Vice Chair of the Board

STATE OF WYOMING)
 ss:
COUNTY OF TETON)

This instrument was acknowledged before me on AUGUST 16, 2019, 2019, by Lori Fields, as Vice Chair of the Board of The Jackson Hole Land Trust, a Wyoming nonprofit corporation.

WITNESS, my hand and official seal.

[Signature]
Notary Public

My commission expires:

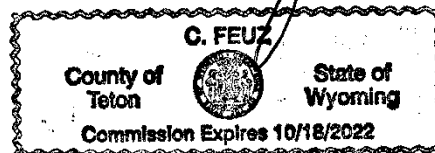


EXHIBIT A-1
Legal Description of the Genevieve Block

Genevieve Block Conservation Easement – Exhibits

Exhibit A-1

Two parcels of land being part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, T41N, R116W, 6th P.M., Teton County, Wyoming, as described in those Warranty Deeds recorded in the Office of the Clerk of Teton County, Wyoming in Book 698 of Photo, pages 824-825 and Book 850, pages 29-31 and as described by reference as follows:

PARCEL 1:

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, T41N, R116W, 6th P.M., Teton County, Wyoming, described as follows:

Beginning at a point 494 feet east of the Section Corner common to Sections 27, 28, 33 and 34, T41N, R116W, 6th P.M., on the south line of said Section 27; THENCE northerly and at right angles to the south line of said Section 27, 200 feet; THENCE easterly and parallel to said Section line, 300 feet; THENCE southerly and at right angles to the said southerly Section line, 200 feet; THENCE westerly along said Section line 300 feet, to the Point of Beginning.

PIDN: 22-41-16-27-3-00-010

and

PARCEL 2:

That part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 27, T41N, R116W, 6th P.M., Teton County, Wyoming, being more particularly described as follows:

Beginning at a point on the section line eight hundred six and one half (806 $\frac{1}{2}$) feet East of the Southwest corner of Section 27, Township 41 North, Range 116 West, 6th P.M., THENCE East along said section line, eighty seven and one half (87 $\frac{1}{2}$) feet, THENCE North one hundred and fifty (150) feet, THENCE West eighty seven and one half (87 $\frac{1}{2}$) feet, THENCE South one hundred and fifty (150) feet to the Point of Beginning; and

Beginning at a point on the section line seven hundred ninety four (794) feet East of the Southwest corner of Section 27, Township 41 North, Range 116 West, 6th P.M., THENCE East along said section line twelve and one half (12 $\frac{1}{2}$) feet, THENCE north one hundred fifty (150) feet, THENCE West twelve and one half (12 $\frac{1}{2}$) feet, THENCE South one hundred fifty (150) feet to the Point of Beginning; and

Beginning at a point which is 150 feet north of a point on the section line, 794 feet east of the southwest corner of Section 27, Township 41 North, Range 116 West, 6th P.M., THENCE east 100 feet, THENCE north 50 feet, THENCE west 100 feet, THENCE south 50 feet to the Point of Beginning.

PIDN: 22-41-16-27-3-00-009

EXHIBIT A-2
Legal Description of the Property

Genevieve Block Conservation Easement – Exhibits

Exhibit A-2

A parcel of land lying within the SW¼ SW¼ of Section 27, T41N, R116W, 6th P.M., Teton County, Wyoming, and being part of those parcels described in two Warranty Deeds recorded in the Office of the Clerk of Teton County, Wyoming in Book 698 of Photo, pages 824-825 and Book 850, pages 29-31, being more particularly described as follows:

BEGINNING at point on the south line of said parcel of land described in Book 698 of Photo, pages 824-825, which bears S 89°35'24" E, 50.00 feet from the southwest corner of said parcel;

THENCE departing said south line, N 00°32'53" E, 100.00 feet to a point;

THENCE S 89°35'24" E, 156.00 feet to a point;

THENCE N 00°32'53" E, 100.01 feet to a point on the north line of said parcel;

THENCE along said north line S 89°32'42" E, 94.21 feet to the northeast corner of said parcel being identical with the northwest corner of that parcel described in Book 850, pages 29-31;

THENCE along the north line of said parcel described in Book 850, pages 29-31, S 89°32'42" E, 100.00 feet to the northeast corner of said parcel;

THENCE along the east line of said parcel described in Book 850, pages 29-31, S 00°09'02" W, 199.86 feet to the southeast corner of said parcel;

THENCE along the south line of said parcel described in Book 850, pages 29-31, N 89°35'24" W, 100.00 feet to the southwest corner of said parcel being identical to the southeast corner of that parcel described in Book 698 of Photo, pages 824-825;

THENCE along the south line of said parcel described in Book 698 of Photo, pages 824-825, N 89°35'24" W, 251.60 feet to the POINT OF BEGINNING.

Said described parcel having an area of 1.253 acres more or less.

The Basis of Bearings for this description is geodetic with a resulting bearing along the north line those parcels described in Warranty Deeds recorded in the Office of the Clerk of Teton County, Wyoming in Book 698 of Photo, pages 824-825 and Book 850, pages 29-31 being S 89°32'42"E.

EXHIBIT B
Map of the Property

Genevieve Block Conservation Easement – Exhibits

East Deloney Ave.

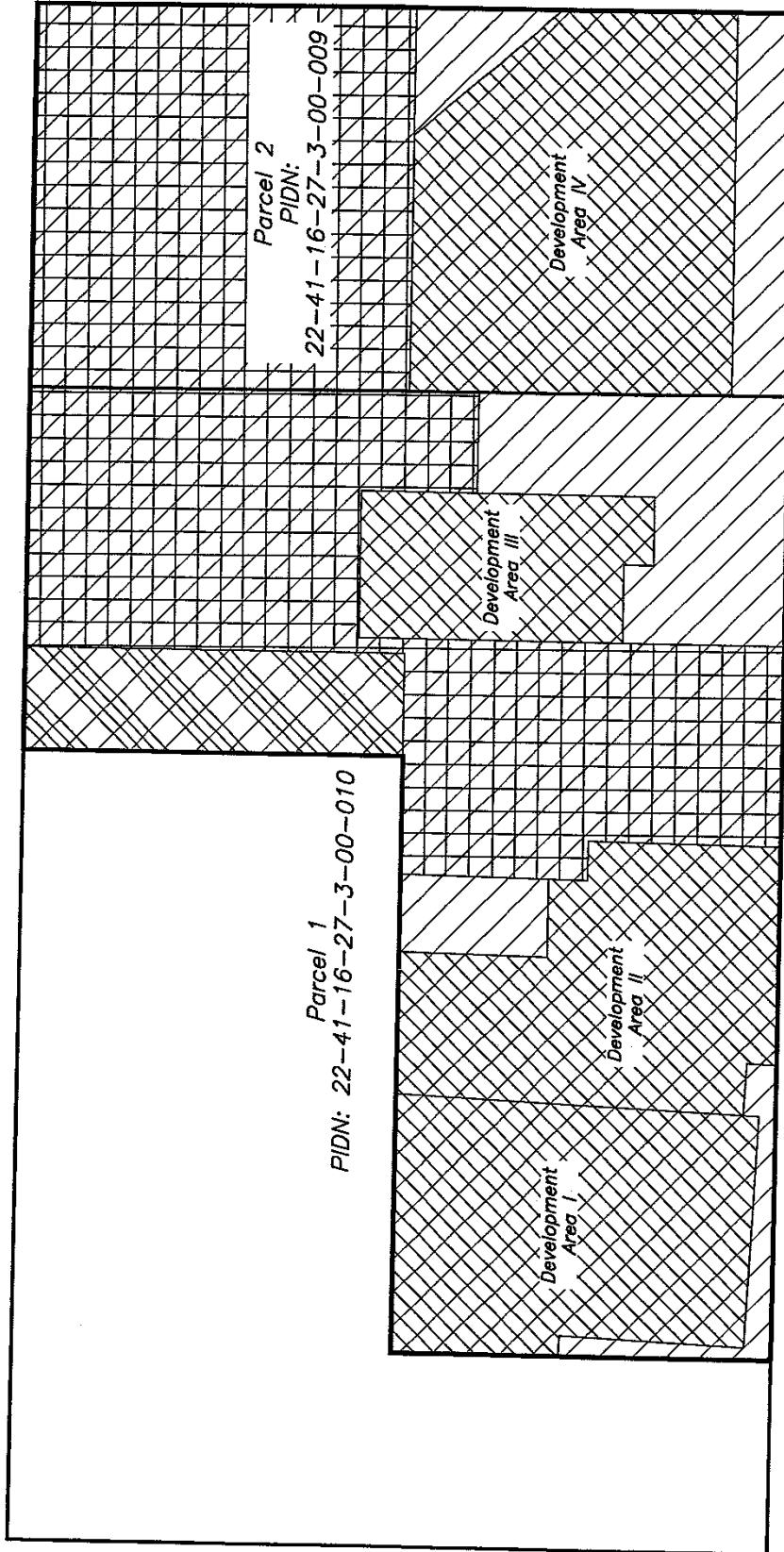


Exhibit B

EXHIBIT B-1
Coordinates of Development Areas

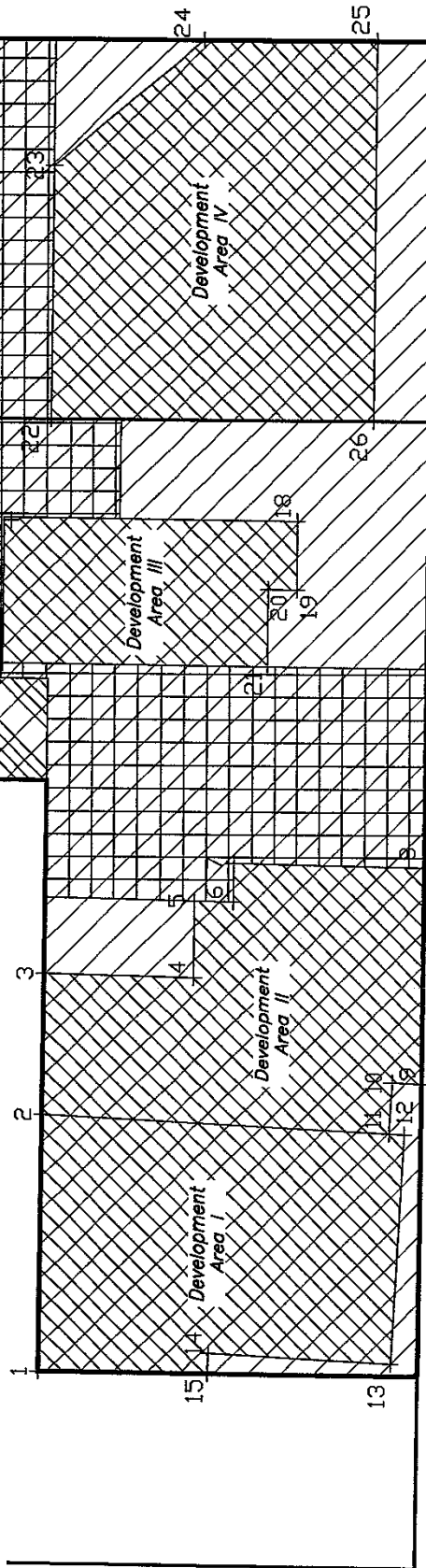
Genevieve Block Conservation Easement – Exhibits

Point	Northing	Eastng
1	7414680.88	2444984.10
2	7414680.40	2445051.82
3	7414680.13	2445088.20
4	7414640.89	2445088.34
5	7414640.75	2445108.34
6	7414630.75	2445108.13
7	7414630.67	2445118.43
8	7414579.92	2445117.33
9	7414580.33	2445060.42
10	7414588.22	2445080.82
11	7414588.93	2445047.09
12	7414584.85	2445046.88
13	7414588.14	2444986.42
14	7414536.51	2444989.04
15	7414636.78	2444983.64
16	7414691.62	2445170.61
17	7414689.46	2445208.38
18	7414614.14	2445208.42
19	7414614.29	2445190.47
20	7414622.11	2445190.54
21	7414622.27	2445169.95
22	7414679.08	2445234.99
23	7414678.60	2445301.76
24	7414639.48	2445334.89
25	7414593.37	2445334.77
26	7414594.08	2445234.77

East Deloney Ave.

Parcel 1
PIDN: 22-41-16-27-3-00-010

Parcel 2
PIDN: 22-41-16-27-3-00-009



East Broadway Ave.

- Parcel Boundary Line
- Conservation Easement Area
- Development Area
- Greenspace Lot
- Development Lot Greenspace

Note: Horizontal coordinates shown hereon represent GPS ground measurements in US Survey Feet referenced to the State Plane Coordinate System, Wyoming West Zone (4904) NAD83, Geoid 12B based on a project scale factor of 1.0003218189

Exhibit B1

EXHIBIT C
Existing Tenants and Leases on the Property

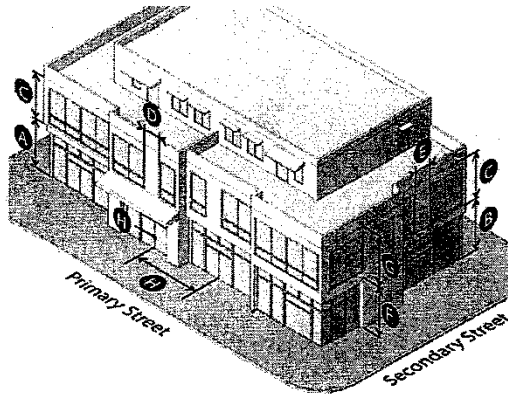
Tenant	Lease
135 E. Broadway, LLC	Lease, dated September 28, 2017, between Deloney Street, LLC and 135 E. Broadway, as amended
Persephone Bakery	Lease, dated October 16, 2017, between Deloney Street, LLC and Persephone Bakery, LLC, as amended
Healthy Being Juicery	Lease, dated October 31, 2018, between Deloney Street, LLC and Healthy Being, LLC, as amended
Graham and Beth Jacobs	Residential Lease Agreement, dated November 16, 2018, between BWD Street LLC and Graham and Beth Jacobs, as amended, for lease of 175 E. Broadway St. Unit A, as amended
Stephen Colby	Unwritten lease agreement with Stephen Colby for lease of 175 E. Broadway St. Unit B, as amended
Susan Fleming Jewelry, LLC	Lease, dated March 31, 2018, between Deloney Street, LLC and Susan Fleming Jewelry, LLC, as amended

EXHIBIT D

Genevieve Block Conservation Easement – Exhibits

[REDACTED]

1 Shopfront



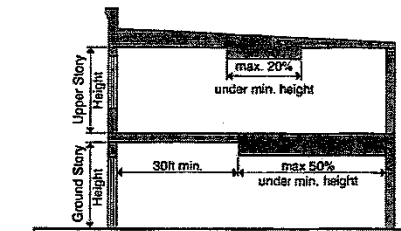
Description

In the Shopfront Frontage, the main facade of the building is located at or near the public sidewalk, often with at-grade entrances spaced at regular intervals. The Shopfront Frontage is intended primarily for retail uses, and has substantial glazing (windows and doors) at the sidewalk level.

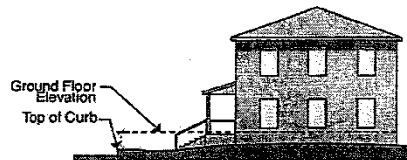
Story Height		Sec. 9.4.13.
Ground story height (min)	12'	A
Upper story height (min)	9'	B
Ground floor elevation (min-max)	0' - 2'	C
Transparency		Sec. 9.4.14.
Ground story, primary street (min)	60%	D
Ground story, secondary street (min)	30%	E
Upper story, primary/secondary street (min)	20%	F
Blank Wall Area		Sec. 9.4.15.
Blank wall area, primary street (max)	15'	G
Blank wall area, secondary street (max)	30'	H
Pedestrian Access		Sec. 9.4.16.
Entrance facing primary street (max)	Required	I
Entrance spacing along primary street (max)	50'	J

9.4.13. Story Height (11/23/16, Ord. 1155)

- A. Story height is measured from the top of the finished floor to the ceiling above.
- B. The minimum ground story height applies to the first 30 feet of the building measured inward from a street-facing facade. At least 50% of the ground story must meet the minimum height provisions.
- C. At least 80% of each upper story must meet the minimum upper story height provisions.



- D. Ground floor elevation is measured from top of the adjacent curb to the top of the finished ground floor.
- E. Ground floor elevation applies to the first 30 feet of the lot measured from the back of the pedestrian frontage.

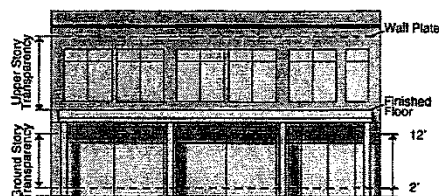


9.4.14. Transparency (11/23/16, Ord. 1155)

Transparency is the percentage of a story's facade that is glass windows or doors. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.

A. Calculation

Transparency is calculated by dividing the total area of transparent glass on the story by the total area of the story's facade. The story facade is the area between the top of the finished floor to the top of the finished floor above. When there is no floor above, it is measured to the top of the wall plate.

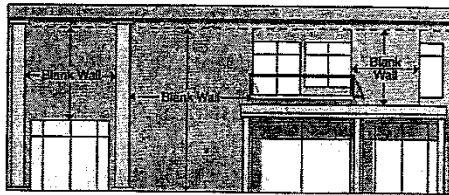


B. Shopfront Frontage

1. In the Shopfront Frontage, at least 70% of street-facing, ground story windows must allow views into the building for a depth of at least 8 feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices).
2. In the Shopfront Frontage, ground story transparency is measured between 2 and 12 feet above the adjacent sidewalk.

9.4.15. Blank Wall Area (11/23/16, Ord. 1155)

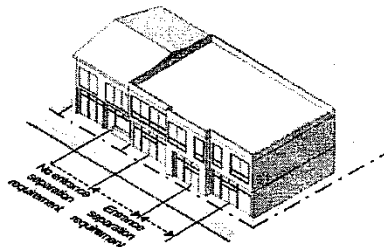
- A. Blank wall area is the portion of a facade that does not include: windows or doors; columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change). The same material used in a different pattern does not constitute a substantial material change.



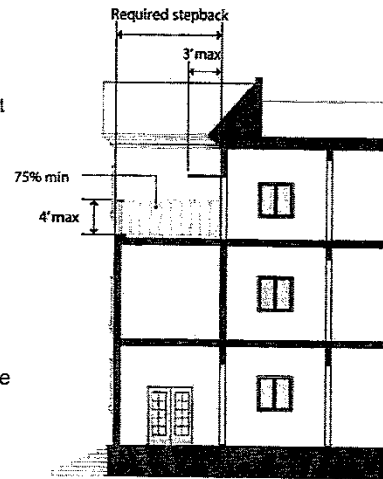
- B. A blank wall area is permitted unless it exceeds the maximum in both a vertical and horizontal direction.

9.4.16. Pedestrian Access (11/23/16, Ord. 1155)

- A. An entrance providing both ingress and egress, operable to residents or customers at all times during operating hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
- B. The entrance spacing requirements must be met for each building, but are not applicable to adjacent buildings.



- C. An angled entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements.



NOTES

Subject Property has a physical address of 135 & 175 East Broadway Avenue, Jackson WY.

Gross Land Areas of Delaney Street, LLC parcel and BWD Street, LLC parcel are 1.38 acres and 0.46 acres, respectively, as calculated from found survey monuments from a field survey conducted by Y2 Consultants, February 2019.

Access to subject property is via East Broadway Avenue and Delaney Avenue.

Topographic features on this map show conditions determined by a field survey made during February, March, and May of 2019, and may not reflect changes made subsequent to that date. Approximately 12"-36" of snow was present on the ground at the time of this survey in February and March. Features obscured by snow cover were located during subsequent field work.

Exterior property dimensions shown hereon were resolved based on found survey monuments and boundary resolution principles. Record bearings and distances are from Map T-20K recorded in the Office of the Clerk of Teton County, Wyoming. Boundaries of adjacent properties are shown for reference only.

The Basis of Bearings for this site plan is referenced to a direct GPS measurement and is considered geodetic, resulting in a bearing of S 89°32'42" E between the NW corner of the Delaney Street, LLC parcel and the NE corner of the BWD Street, LLC parcel as shown hereon.

All horizontal measurements are in units of US Survey Feet and are GPS derived ground measurements based on the Wyoming West (Zone 4904) State Plane Coordinate System, NAD 1983, Geoid 12B. The project scale factor is 1.0003218169.

Building footprints shown hereon represent field measurements mapped as part of this survey and are not intended to represent architectural dimensions. Roof eaves and openings were not mapped as part of this survey except where specifically indicated.

Current Zoning for Proposed Lots 2, 3, pt. Lot 4, Lot 6 = UC: Urban Commercial
Current Zoning for Proposed Lot 1 and pt. Lot 4 = DC: Downtown Core
For applicable setback and height regulations reference Section 2.2.10.B Downtown Core Zoning and Section 2.3.2.B Urban Commercial Zoning of the Town of Jackson Land Development Regulations, effective July 18, 2018, as amended.

Detached Single Family Unit: Street Setback = 12' Side Setback = 5' Rear Setback = 20' Max Height = 28'
Other Principle Use: Street Setback = 0' Side Setback = 0' Rear Setback = 0' Max Height = 35'
Detached Accessory Structure: Street Setback = 30' Side Setback = 5' Rear Setback = 5' Max Height = 28'

The Town of Jackson plans to relocate the Cache Creek Tube and relocate the existing stormwater channel into such enclosed tube off the Genevieve block project, therefore there is no setback from this channel.

Existing above ground utilities proposed to be relocated underground. See construction drawings for complete existing and proposed utility plans.

LEGEND

- ⊙ Indicates a washer inscribed "PLS 8469" found this survey
○ Indicates an aluminum cap inscribed "PLS 8469" found this survey
⊙ Indicates an aluminum cap inscribed "PLS 16012" found this survey
⊙ Indicates a brass cap inscribed "RLS 164" found this survey
⊙ Calculated point - nothing found or set this survey
⊙ Electrical Meter
⊙ Electrical Outlet
⊙ Water Spigot
⊙ Utility Pole with Street Light
⊙ Utility Pole
⊙ Air Conditioning Unit
⊙ Metal Stand Pipe
⊙ Communications Access Panel
⊙ Cleanout
⊙ Irrigation Control Valve
⊙ Gas Valve
⊙ Sewer Manhole
⊙ Storm Sewer Manhole
⊙ Catch basin
⊙ Water Valve
⊙ Gas Meter
⊙ Street Sign
⊙ Fire Hydrant
⊙ Wooden Post
⊙ Satellite Dish
⊙ Spot Elevation
12" Cottonwood Tree - Approx. Trunk Diameter Shown
12" Spruce Tree - Approx. Trunk Diameter Shown
12" Aspen Tree - Approx. Trunk Diameter Shown
12" Willow Tree - Approx. Trunk Diameter Shown

- Proposed Lot Line
Record Parcel Boundary Line
Adjoining Property Boundary
Existing Building
Building on Adjoining Property
Parking Space Paint Line
Centerline of Road
Top of Bank of Cache Creek Channel
Edge of Water (May 15, 2019)
Record Easement
Fenceline
Overhead Wire
Sanitary Sewer Line
Storm Sewer Line
Edge of Wooden Deck
Edge of Wooden Wall
Top Back of Curb
Flowline - Curb and Ditch
Wooden Curb & Landscape Feature
Building Eave
Concrete
Asphalt
Gravel
Crushed Stone
Boardwalk
N 89°37'59" W 918.02' Proposed Lot Bearing and Distance

PROJECT CONTACT INFORMATION

Owner/Applicant:
Café G, LLC
P.O. Box 7372
Jackson WY, 83002
Ph: 307-733-7057

Agent:
Cirque Consulting, LLC
P.O. Box 7775
Jackson, WY 83002
Ph: 307-413-5424

Project Engineer:
The Land Group, Inc.
462 E. Shore Dr. Ste. 100
Eagle, ID 83616
Primary Contact: Jim Gute, PE
Ph: 208-939-4041

Submittal Date: November 1, 2019

PROPOSED LOT SUMMARY

GROSS ACREAGE:
135 E. Broadway - 1.38 ac.
175 E. Broadway - 0.46 ac.
Total: 1.84 ac. (80,188 sf.)
PROPOSED LOT ACREAGE:
LOT 1: 0.65 ac. (28,270 sf.)
LOT 2: 0.15 ac. (6,562 sf.)
LOT 3: 0.15 ac. (6,411 sf.)
LOT 4: 0.52 ac. (22,475 sf.)
LOT 5: 0.15 ac. (6,470 sf.)
LOT 6: 0.23 ac. (10,000 sf.)

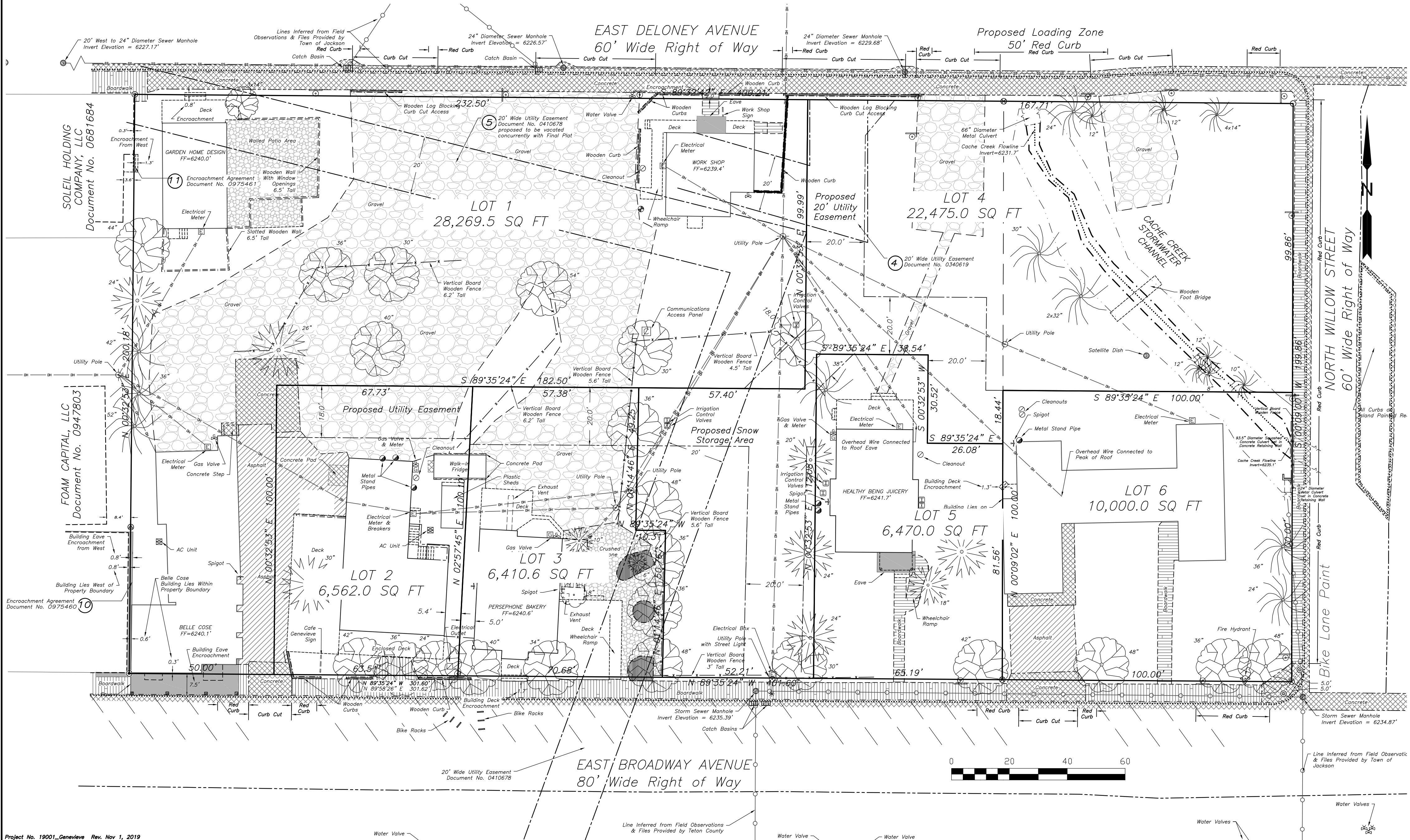
TITLE REPORT NOTES

The following information is provided from that Ownership & Encumbrance Report No. W-20934 issued by Wyoming Title & Escrow, Inc. with an effective date of September 12, 2019.

ALL ITEMS EXCEPT THOSE LISTED BELOW ARE NOT PERTINENT TO, DISCERNIBLE BY, OR ABLE TO BE SHOWN ON THIS SITE PLAN. THIS INCLUDES ITEMS 1-3, 6-9, 12.

- ④ An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded November 13, 1992, as [Document No. 0340619], Official Records.
⑤ An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded January 22, 1996, as [Document No. 0410678], Official Records.
⑩ Encroachment Agreement by and between Foam Capital, LLC, a Wyoming limited liability company and Delaney Street, LLC, a Wyoming limited liability company, setting forth terms, recorded August 16, 2019, as (instrument) 0975460, Official Records.
⑪ Encroachment Agreement by and between Soleil Holding Company, LLC, a Wyoming limited liability company and Delaney Street, LLC, a Wyoming limited liability company, setting forth terms, recorded August 16, 2019, as (instrument) 0975461, Official Records.

Document numbers were added in brackets to Title Report Notes to replace book and page numbers.



Appendix C.

Site Plan
Genevieve Block
Final Development Plan
being part of

SW1/4 SW1/4 Sec. 27 T41N, R117W, 6th P.M.
Town of Jackson, Teton County, Wyoming



GENEVIEVE BLOCK

CAFE G. LLC

EAST BROADWAY AVE., JACKSON, WYOMING

Development Contacts:

OWNER / APPLICANT:
CAFE G, LLC
PO BOX 7372
JACKSON, WY 83002
CONTACT: ROBBIN LEVY

ENGINEER:
THE LAND GROUP, INC.
462 E. SHORE DRIVE, STE. 100
EAGLE, ID 83616
(208) 939-4041
CONTACT: JAMES W. GUTE, PE



Sheet Index

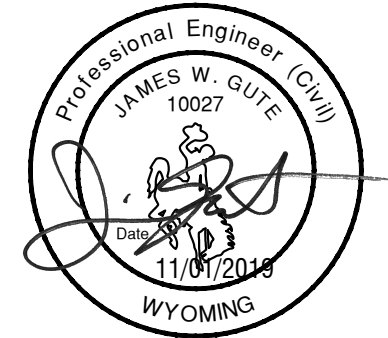
Sheet Number	Sheet Title
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C1.02	Demolition Plan - Area 2
C1.50	ESC Site Plan
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GENEVIEVE BLOCK

Cafe G. LLC

EAST BROADWAY AVE.
Jackson, WY 83001

Revisions
1.



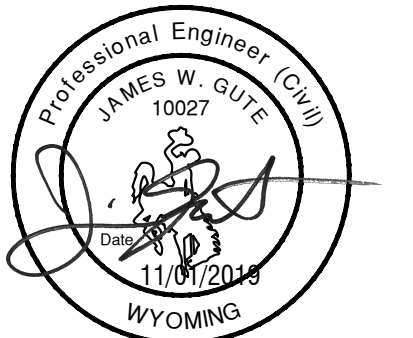
Project No.: 119147
Date of Issuance: 11.01.2019
Project Milestone: 100% CD

Construction Documents
Cover

C0.00

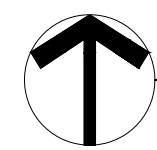


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811

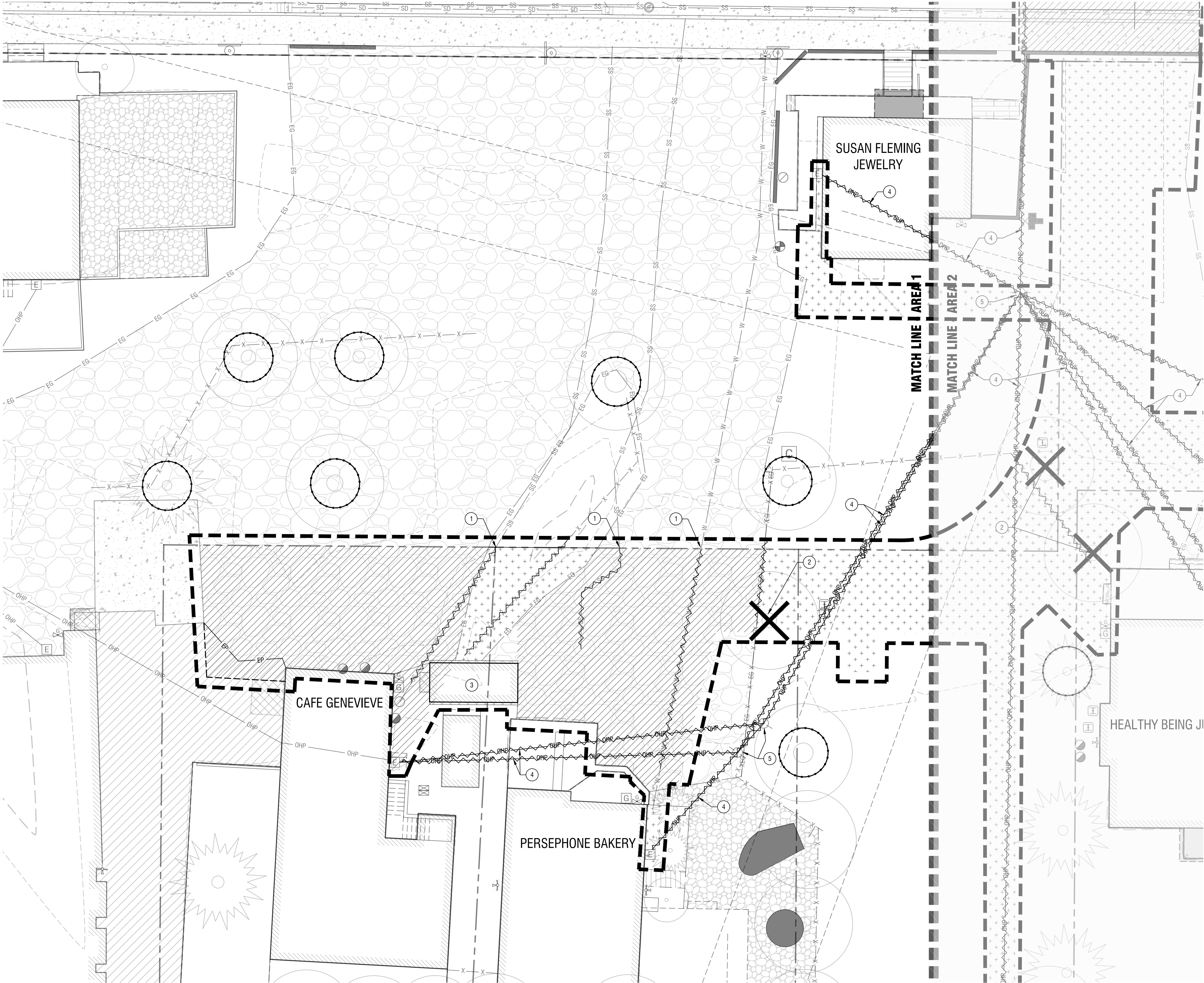


Construction Documents

Demolition Plan - Overall



Horizontal Scale: $1'' = 20'$



Demolition Legend:

- REMOVE AND DISPOSE HARDSCAPE OFF-SITE.
- REMOVE AND DISPOSE LANDSCAPE AND IRRIGATION EQUIPMENT OFF-SITE.
- RETAIN AND PROTECT EXISTING TREE. INSTALL PROTECTIVE FENCE AROUND TREE.
- REMOVE AND DISPOSE EXISTING TREE. GRIND STUMP 18" BELOW EXISTING GRADE MIN.
- APPROXIMATE LIMITS OF SITE DEMOLITION
- SAWCUT LINE
- REMOVE CURB, GUTTER, RETAINING WALL, FENCE AND EXISTING UTILITIES.

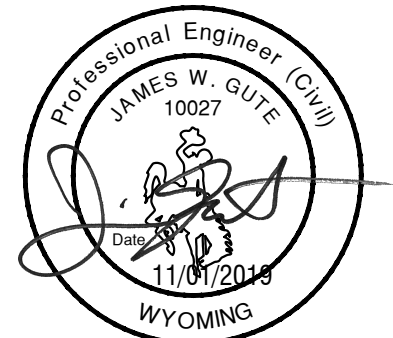
Keynotes:

- CUT AND CAP UTILITY AT PROPERTY LINE OR CONSTRUCTION LIMITS. REMOVE ALL UTILITY LINE UPSTREAM AS INDICATED.
- REMOVE AND DISPOSE TREE, GRIND OR REMOVE STUMP TO A MINIMUM OF 2-FT BELOW EXISTING FINISH GRADE.
- RETAIN AND PROTECT EXISTING WALK IN FREEZER UNTIL NEW CONCRETE PAD IS CONSTRUCTED. AFTER NEW PAD IS CONSTRUCTED RELOCATE FREEZER AND REMOVE AND DISPOSE EXISTING CONCRETE PAD. SEE SHEET C2.01 FOR NEW PAD LOCATION.
- REMOVE AND DISPOSE EXISTING OVERHEAD WIRE UTILITY, COORDINATE DIRECTLY WITH UTILITY AUTHORITIES HAVING JURISDICTION.
- REMOVE AND DISPOSE (OR SALVAGE) EXISTING TIMBER UTILITY POLE, COORDINATE DIRECTLY WITH UTILITY AUTHORITIES HAVING JURISDICTION.

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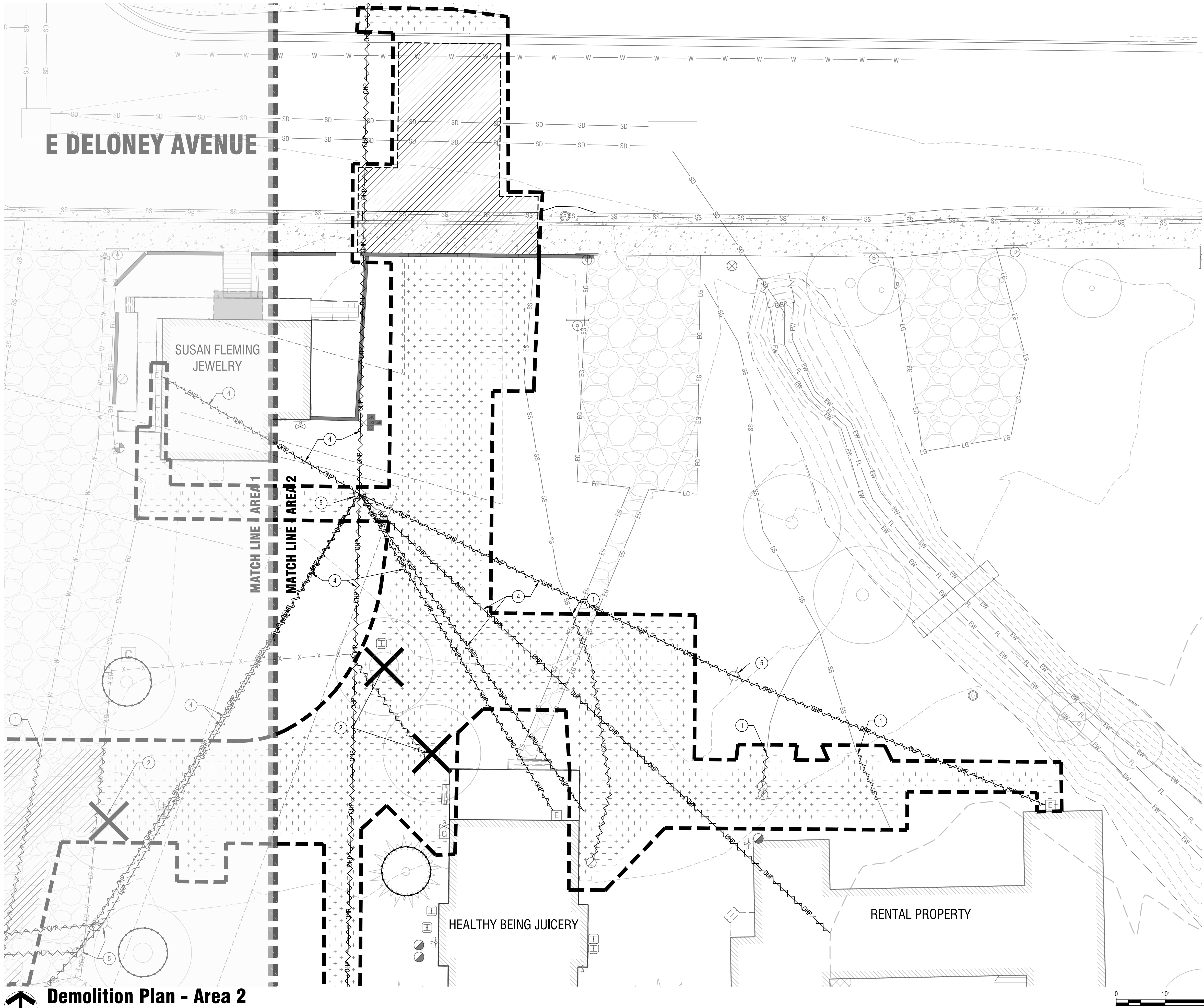
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Construction Documents
Demolition Plan - Area 1

C1.01



Demolition Legend:

- REMOVE AND DISPOSE HARDSCAPE OFF-SITE.
- REMOVE AND DISPOSE LANDSCAPE AND IRRIGATION EQUIPMENT OFF-SITE.
- RETAIN AND PROTECT EXISTING TREE, INSTALL PROTECTIVE FENCE AROUND TREE.
- REMOVE AND DISPOSE EXISTING TREE, GRIND STUMP 18" BELOW EXISTING GRADE MIN.
- APPROXIMATE LIMITS OF SITE DEMOLITION
- SAWCUT LINE
- REMOVE CURB, GUTTER, RETAINING WALL, FENCE AND EXISTING UTILITIES.

Keynotes:

- CUT AND CAP UTILITY AT PROPERTY LINE OR CONSTRUCTION LIMITS. REMOVE ALL UTILITY LINE UPSTREAM AS INDICATED.
- REMOVE AND DISPOSE TREE, GRIND OR REMOVE STUMP TO A MINIMUM OF 2-FT BELOW EXISTING FINISH GRADE.
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- REMOVE AND DISPOSE EXISTING OVERHEAD WIRE UTILITY, COORDINATE DIRECTLY WITH UTILITY AUTHORITIES HAVING JURISDICTION.
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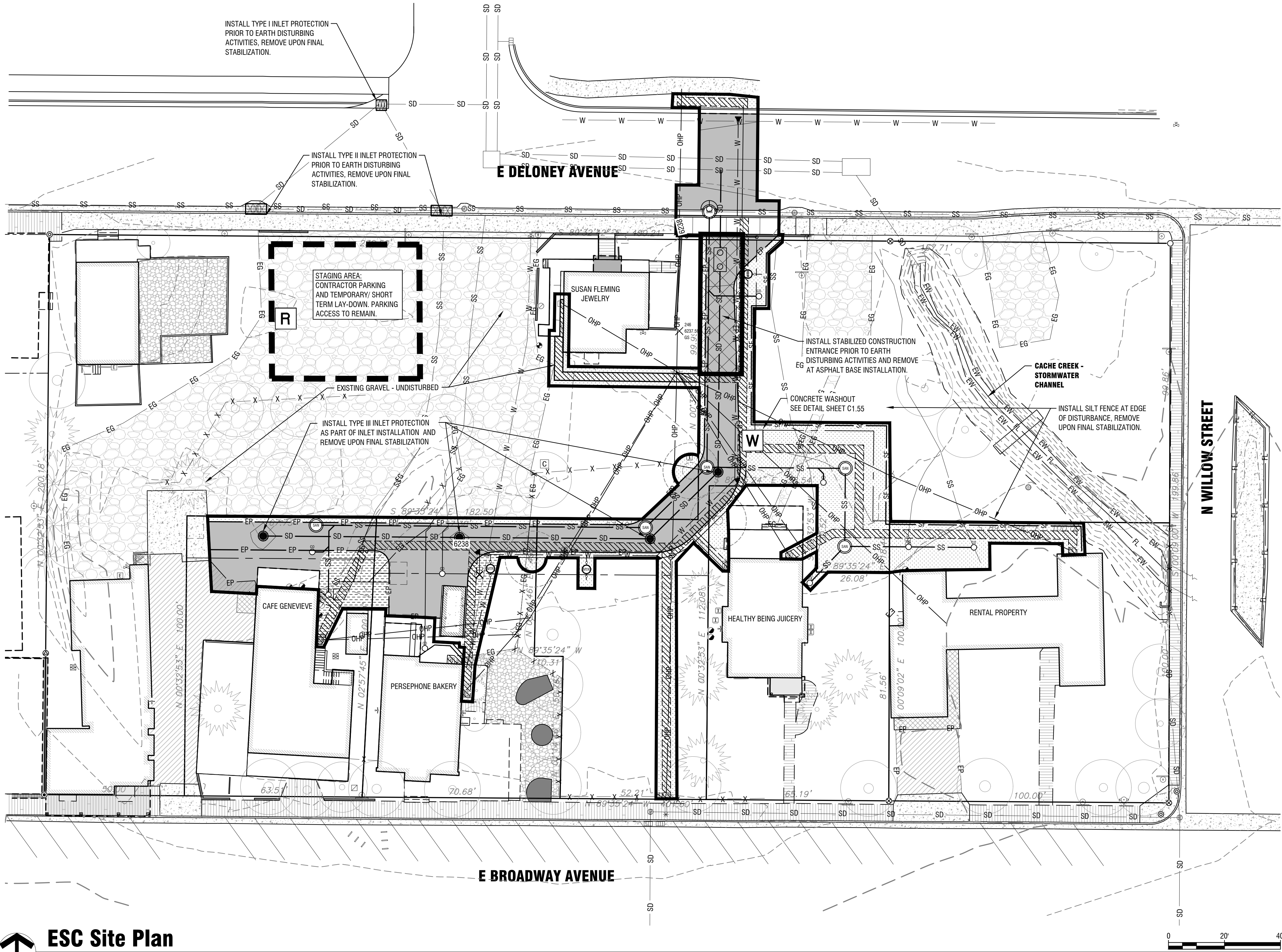
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Construction Documents
Demolition Plan - Area 2

C1.02



ESC Site Plan

Horizontal Scale: 1" = 20'

ESC/SWPPP Legend:

	APPROXIMATE LIMIT OF DISTURBANCE		RECTANGULAR DROP INLET PROTECTION TYPE I OR TYPE II PER DETAILS ON SHEET C155.		PROVIDE STABILIZED ENTRANCE PER TOWN OF JACKSON UTILITY STANDARDS ST-119. THIS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ASPHALT BASE MATERIAL IS INSTALLED. PROVIDE SWEEPING DAILY OR AS NEEDED TO REMOVE ANY TRACKING OF MUD AND/OR DIRT ONTO EXISTING ASPHALT.
	PROPOSED GROUND CONTOUR (ONE-FOOT INTERVAL)		CIRCULAR DROP INLET PROTECTION TYPE III PER DETAIL ON SHEET C155.		HARDSCAPE STABILIZATION AREAS, COORDINATE WITH C2.00.
	EXISTING GROUND CONTOUR (ONE-FOOT INTERVAL)		SILT FENCE PER DETAILS ON SHEET C155.		LANDSCAPE STABILIZATION AREAS, COORDINATE WITH C2.00.
	CONCRETE WASHOUT PER DETAIL ON SHEET C155.		STAGING AREA - MATERIALS STORAGE AND PARKING AREAS.		ROCK MULCH STABILIZATION AREAS, COORDINATE WITH C2.00.
	PORTABLE RESTROOM.				

Contact Information

OWNER:	CAFE G, LLC PO BOX 7372. JACKSON, WY 83002-7372 CONTACT: ROBBIN LEVY MOMMSEN PHONE: 307.733.7057
CONTRACTOR:	TO BE DETERMINED
ONSITE ESC COORDINATOR:	TO BE DETERMINED
PLAN PREPARER:	ROGER COLLINS COMPANY: THE LAND GROUP, INC. 462 E. SHORE DR., STE. 100 EAGLE, IDAHO 83616 PHONE: 208.939.4041
PROJECT ENGINEER:	THE LAND GROUP, INC. 462 E. SHORE DR., STE. 100 EAGLE, IDAHO 83616 PRIMARY CONTACT: JIM GUTE, PE PHONE: 208.939.4041

SIGNATURE: DATE: 10.31.2019

SWPPP General Notes:

- ALL BMP'S SHALL BE INSPECTED AT A MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A ANY PRECIPITATION EVENT AND/OR SNOW MELT EVENT WHICH EXCEEDS 0.5 INCHES.

INSPECTION FREQUENCY MAY BE REDUCED TO ONCE EVERY 30 DAYS IF:
THE PERMITTEE HAS COMPLETED EARTHWORK AND CONSTRUCTION ACTIVITIES AT THE CONSTRUCTION SITE AND HAS INSTALLED BMPS AS SPECIFIED IN THE SWPPP. ALL AREAS TO BE INSPECTED MONTHLY MUST HAVE COMPLETED INSTALLATION OF TEMPORARY OR PERMANENT STABILIZATION MEASURES AS REQUIRED IN PART 7.15 OF THE LCGP.
- DEWATERING IS NOT EXPECTED FOR THIS SITE. IF WATER IS ENCOUNTERED, PUMPED DISCHARGES FROM CONSTRUCTION SITES COVERED UNDER THIS PERMIT ARE LIMITED TO STORM WATER AND MINOR AMOUNTS OF GROUND WATER. A SEPARATE PERMIT MUST BE OBTAINED FOR THE DISCHARGE OF WATER FROM OTHER SOURCES, INCLUDING GROUND WATER.
WHERE THERE IS SUFFICIENT GROUND WATER PRESENT SUCH THAT IT MUST BE PUMPED FROM THE CONSTRUCTION SITE, THOSE DISCHARGES DO NOT MEET THE DEFINITION OF MINOR AMOUNTS OF GROUND WATER AND MUST BE COVERED UNDER A SEPARATE WYPDES PERMIT SPECIFICALLY FOR THOSE DISCHARGES. ONSITE ESC CONTRACTOR IS RESPONSIBLE FOR ALL NON-STORMWATER MANAGEMENT.
- STREET SWEEPING WILL BE IMPLEMENTED ON AN AS-NEEDED BASIS AS DETERMINED BY THE ESC RESPONSIBLE PERSON. CONSTRUCTION SITE EGRESS LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING TRACKED OFF-SITE BY VEHICLES OR EQUIPMENT ONTO PAVED SURFACES. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM PAVED SURFACES WITHIN 24 HOURS OR, IF APPLICABLE, WITHIN A SHORTER TIME IF SPECIFIED BY LOCAL AUTHORITIES OR THE DEPARTMENT.
- WORKMAN SHALL PARK ON THE AREA DESIGNATED AS WORKMAN PARKING OR AN OFF-SITE LOCATION IF PRE-APPROVED.
- ALL DROP INLETS, CATCH BASINS, AND CURB INLETS NOTED ON PLAN SHALL HAVE INLET PROTECTION PROVIDED. SEE THE SWPPP PLAN DETAILS ON SHEET C1.55 AND MANUFACTURES GUIDELINES FOR INSTALLATION INSTRUCTIONS.
- LOCATE ALL PORTABLE RESTROOMS AS FAR FROM PUBLIC AND PRIVATE STORM DRAIN SYSTEMS AS POSSIBLE. ANCHOR TO GROUND TO PREVENT VANDALISM.
- SLURRY AND CUTTINGS FROM SAWCUTTING OF CONCRETE OR ASPHALT SHALL BE VACUUMED DURING CUTTING AND SURFACING OPERATIONS. SLURRY AND CUTTINGS SHALL NOT REMAIN ON PERMANENT CONCRETE OR ASPHALT PAVEMENT OVERNIGHT. SLURRY AND CUTTINGS SHALL NOT DRAIN TO ANY NATURAL OR CONSTRUCTED DRAINAGE CONVEYANCE. COLLECTED SLURRY AND CUTTINGS SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
- SEE MATERIALS PLANS FOR INFORMATION CONCERNING FINAL SOIL STABILIZATION MEASURES.
- ALL EXCESS MATERIALS SHALL BE HAULED OFF SITE AND DISPOSED OF AT AN APPROVED LOCATION. EXCESS MATERIAL MAY BE TEMPORARILY STORED ON SITE (IF APPROVED BY THE OWNER) AT A PRE-APPROVED LOCATION. IF MATERIAL IS STOCKPILED FOR MORE THAN 14 DAYS STOCKPILE IS TO BE STABILIZED.
- ALL ESC WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE LCGP.
- ANY MODIFICATIONS TO THIS PLAN REQUIRE APPROVAL OF THE DESIGNER OR THE ONSITE RESPONSIBLE PERSON.
- TOTAL DISTURBED AREA IS APPROXIMATELY 0.29± ACRES.
- UPON CONTRACT APPROVAL BY THE CONTRACTOR, IT IS RECOGNIZED THAT THE CONTRACTOR HAS REVIEWED THE PLAN DRAWINGS AND THE CONTRACTOR AGREES TO ABIDE BY THE REQUIREMENTS AND CONDITIONS CONTAINED HEREIN.



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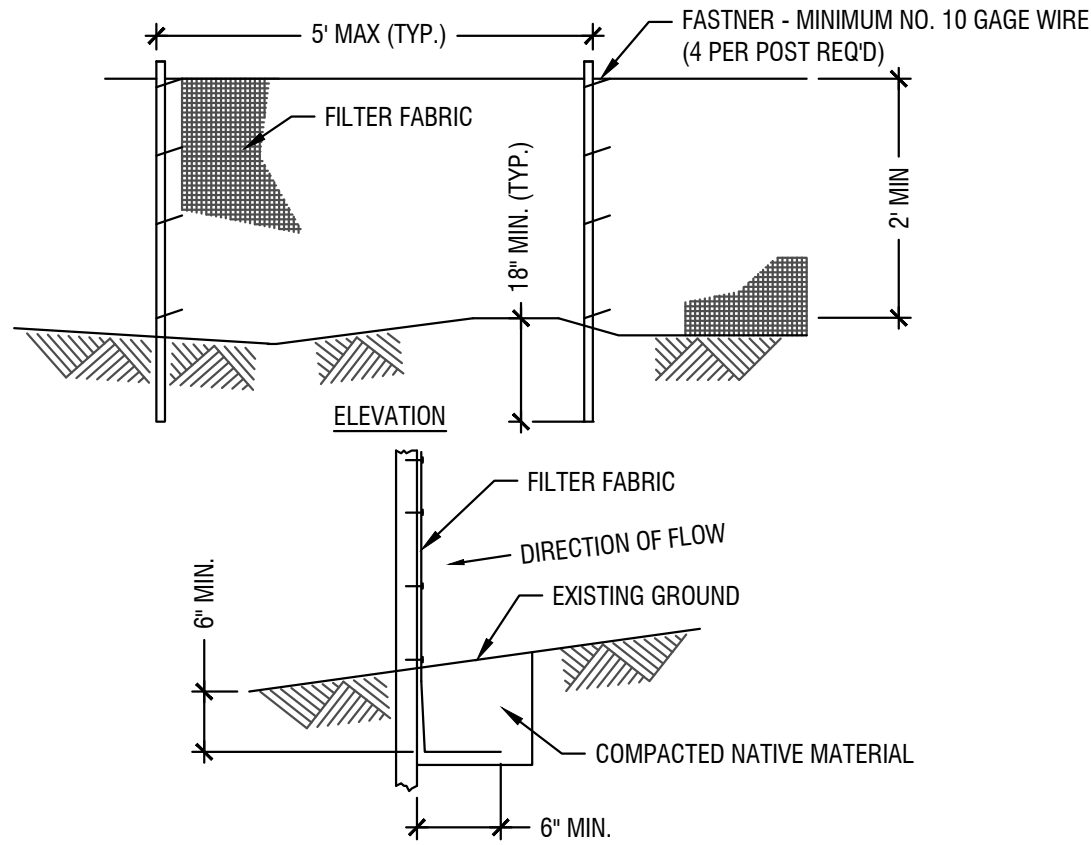
EAST BROADWAY AVE.
JACKSON, WY 83001

Revisions
1.

Project No.:	119147
Date of Issuance:	11.01.2019
Project Milestone:	100% CD

Construction Documents ESC Site Plan

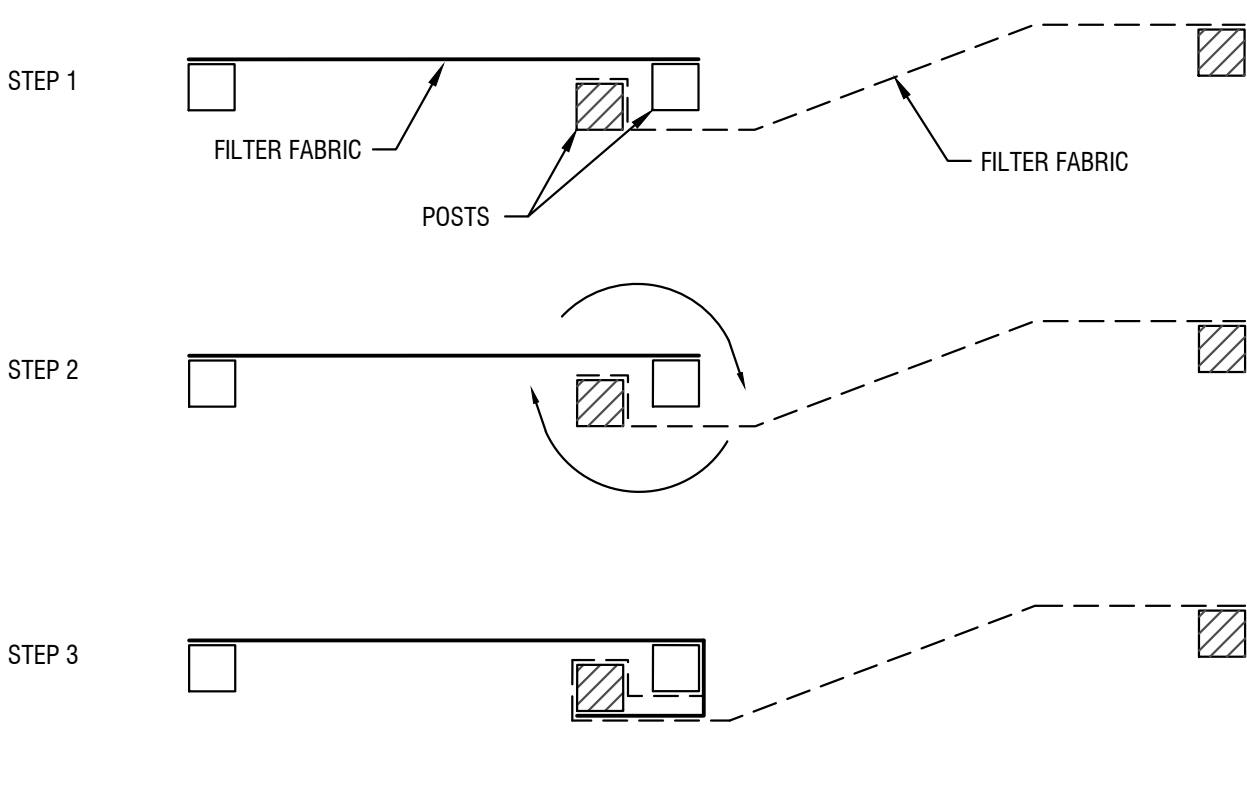
C1.50



- NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. FILTER FABRIC SHALL BE CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
 3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

1 Silt Fence Install 1

Scale: NTS

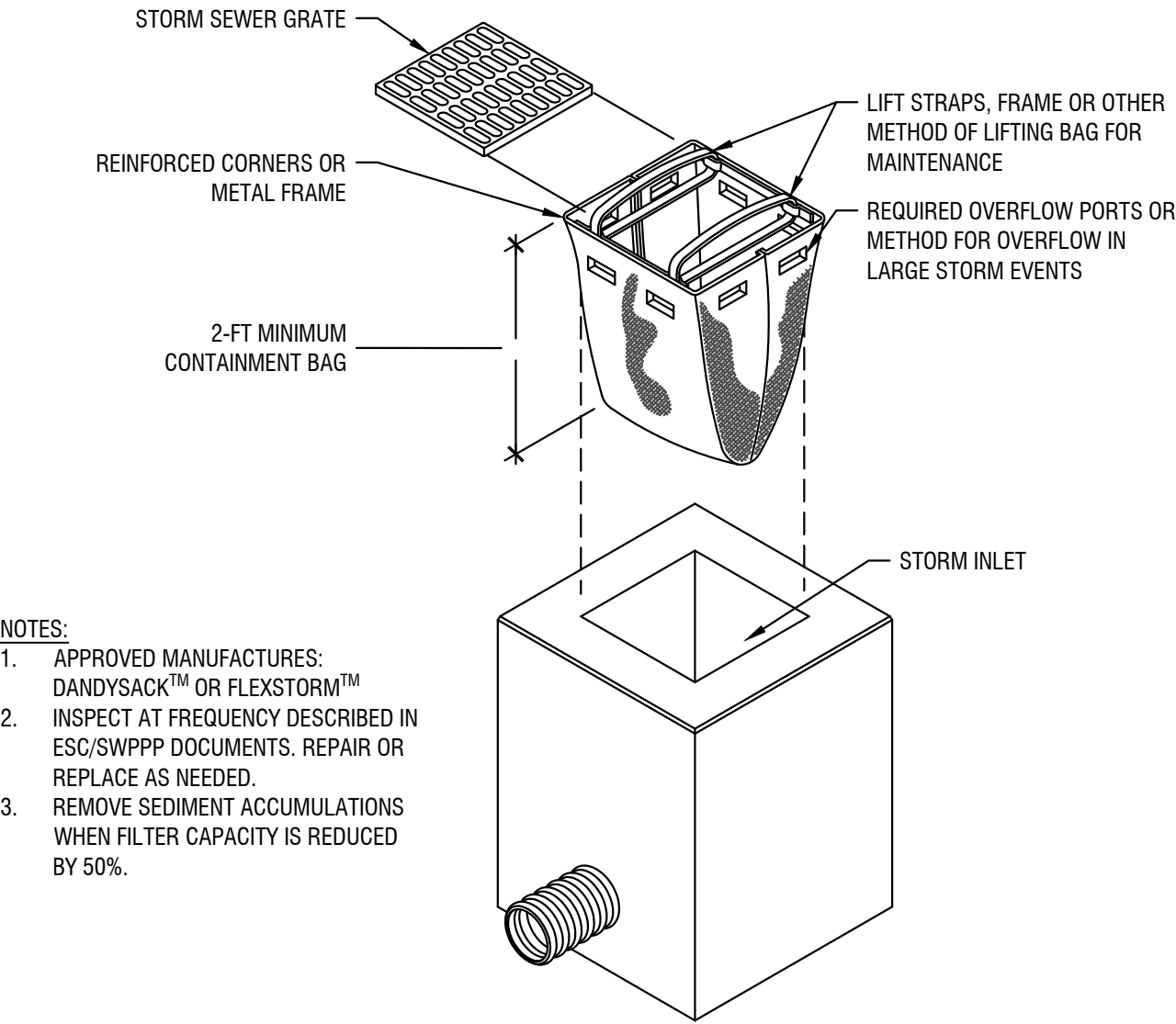


ATTACHING TWO SILT FENCES

- NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
 2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
 3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

2 Silt Fence Overlap Install

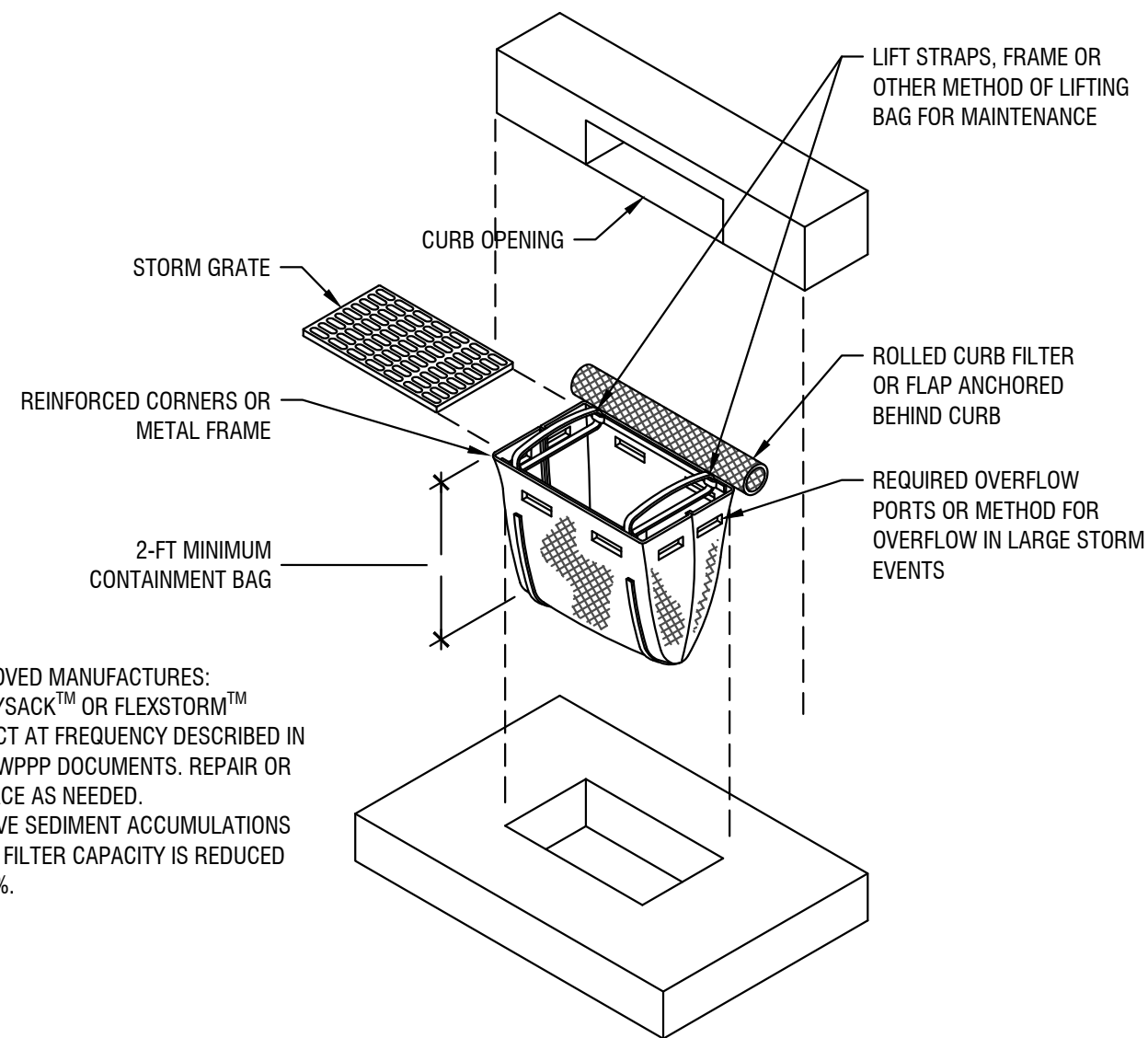
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- NOTES:
1. APPROVED MANUFACTURES: DANDYSACK™ OR FLEXSTORM™
 2. INSPECT AT FREQUENCY DESCRIBED IN ESC/SWPPP DOCUMENTS. REPAIR OR REPLACE AS NEEDED.
 3. REMOVE SEDIMENT ACCUMULATIONS WHEN FILTER CAPACITY IS REDUCED BY 50%.

3 Drop Inlet Protection Type I

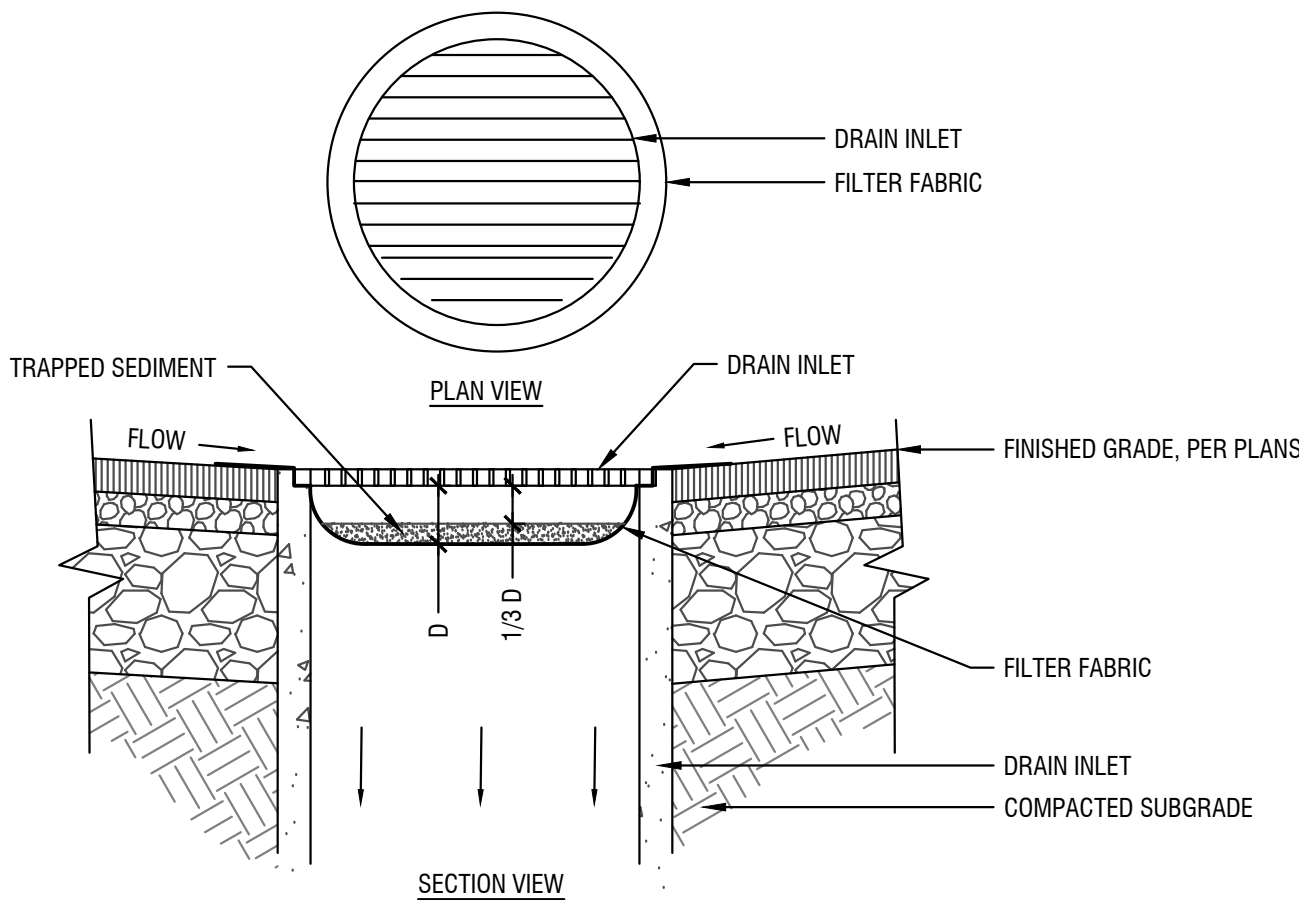
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- NOTES:
1. APPROVED MANUFACTURES: DANDYSACK™ OR FLEXSTORM™
 2. INSPECT AT FREQUENCY DESCRIBED IN ESC/SWPPP DOCUMENTS. REPAIR OR REPLACE AS NEEDED.
 3. REMOVE SEDIMENT ACCUMULATIONS WHEN FILTER CAPACITY IS REDUCED BY 50%.

4 Drop Inlet Protection Type II

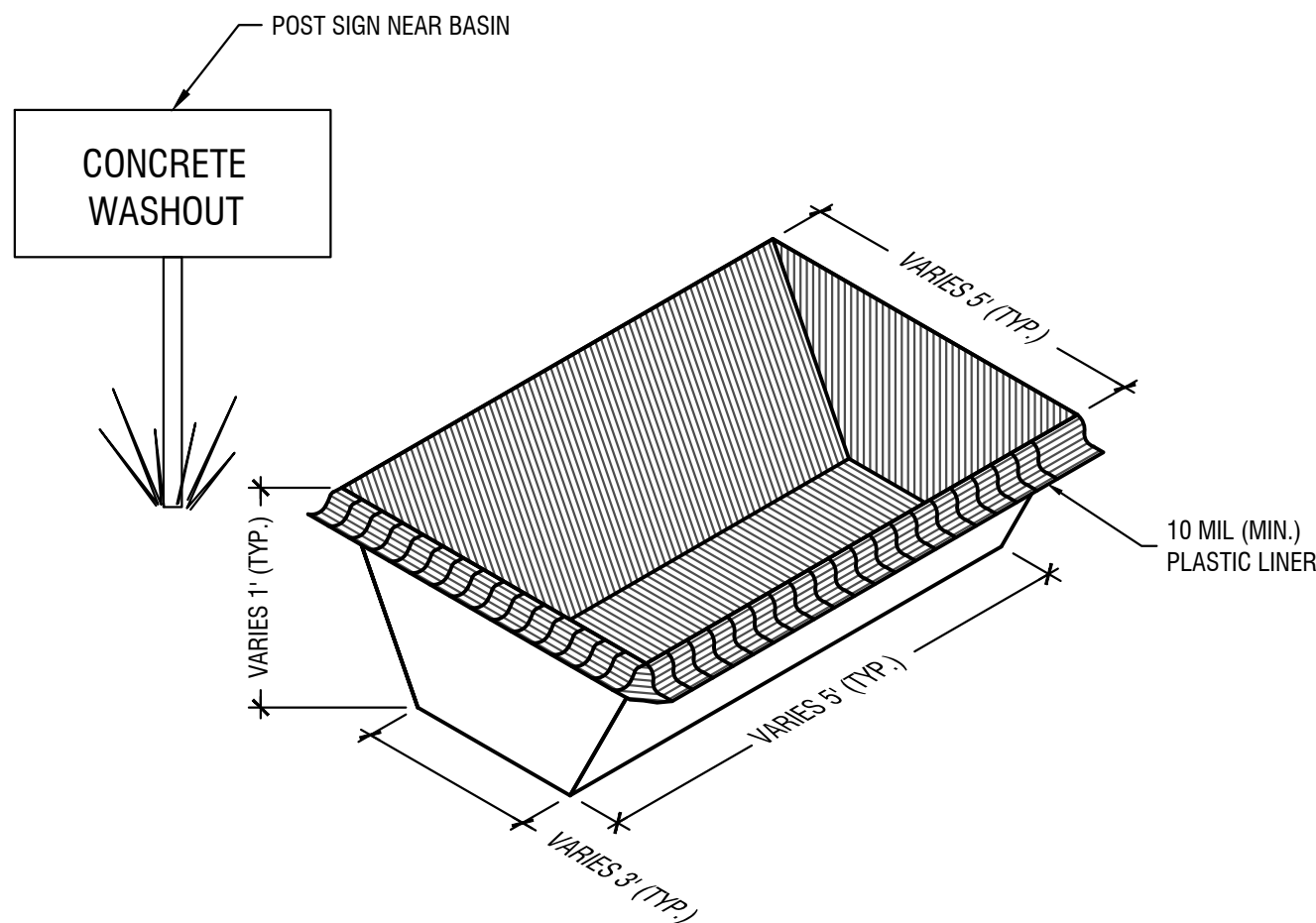
Scale: NTS



- NOTES:
1. INSPECT PERIODICALLY AND REPAIR/REPLACE AS REQUIRED.
 2. REMOVE SEDIMENT ACCUMULATIONS WHEN FILTER CAPACITY IS IMPAIRED BY 50%.
 3. OTHER METHODS OF INLET PROTECTION MAY BE APPROVED UPON REVIEW BY THE PLAN PREPARER.
 4. SEE STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES BMP #31 FOR ADDITIONAL INFORMATION.

5 Drop Inlet Protection Type III

Scale: NTS



- NOTES:
1. DIMENSIONS VARY. RESPONSIBLE PERSON SHALL SIZE BASIN APPROPRIATELY.

6 Concrete Washout

Scale: NTS

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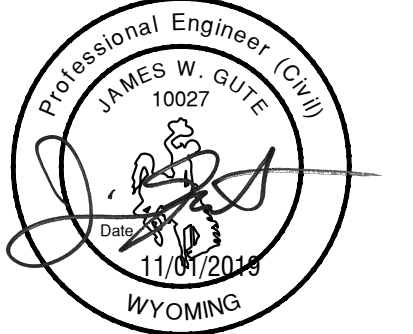
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JACKSON, WY 83001

Revisions
1.

Project No.: 119147
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Construction Documents
ESC Details

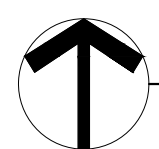
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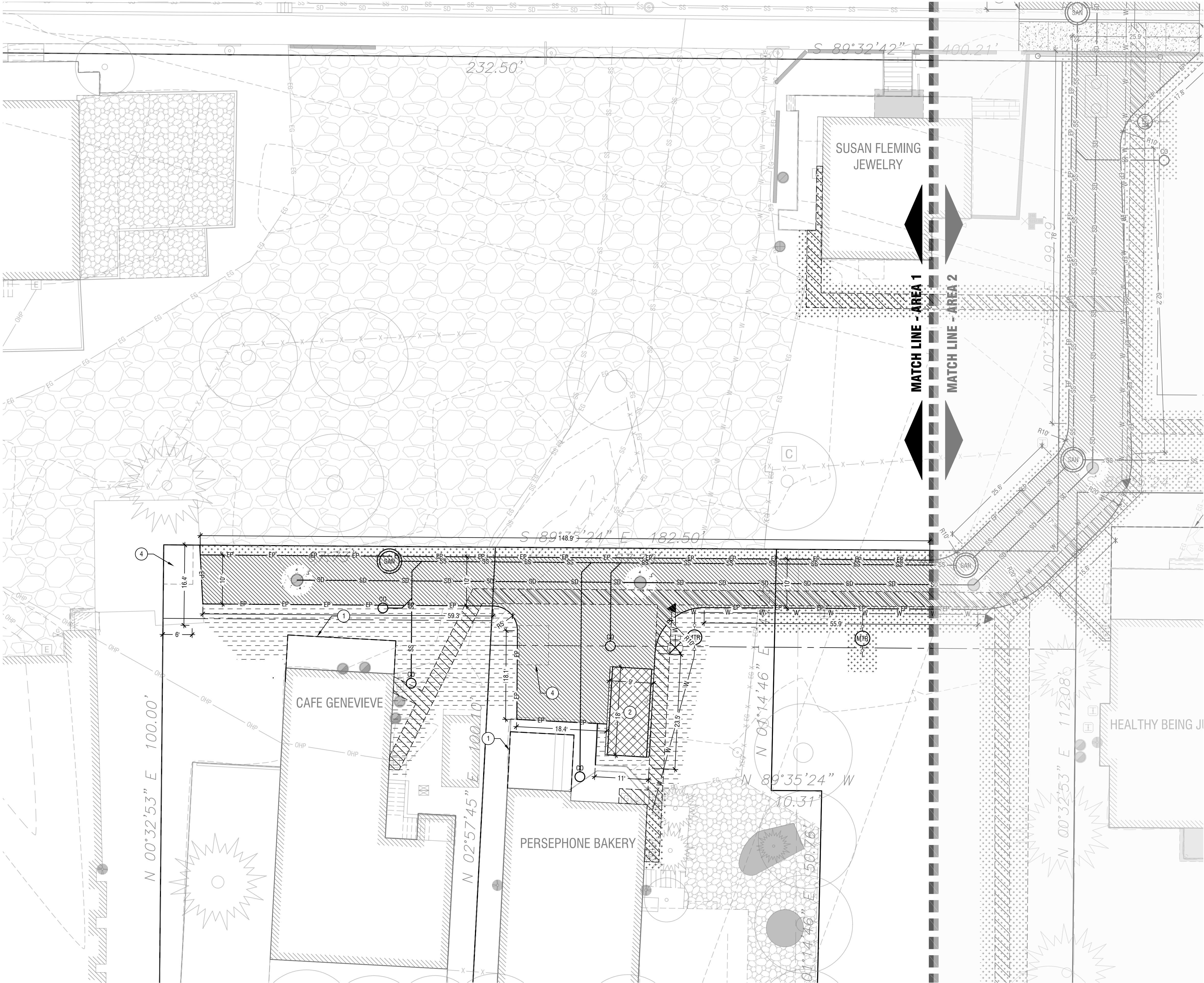
Construction Documents

Materials and Layout

Plan - Overall



Horizontal Scale: 1" = 20'



Material Legend:

- ALL WEATHER SURFACE PER DETAIL 2/C2.50.
- STANDARD CONCRETE FLATWORK PER DETAIL 1 AND 5/C2.50.
- HEAVY DUTY CONCRETE PER DETAIL 6/2.50.
- LANDSCAPE AREAS
- ROCK MULCH

Keynotes:

- FUTURE BUILDING ADDITION ALLOWANCE.
- 9' x 18' CONCRETE PAD FOR WALK IN FREEZER RELOCATION.
- NEW CURB AND GUTTER TO MATCH EXITING CONDITION PER DETAIL 4/C2.50.
- PROPOSED TRASH DUMPSTER LOCATION.

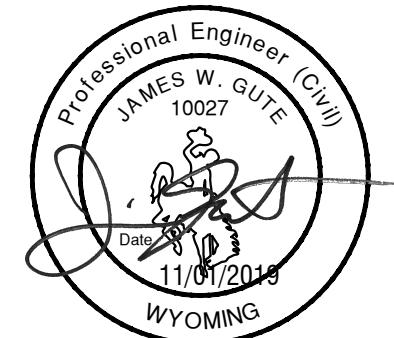
CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.



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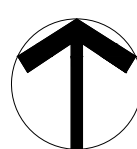
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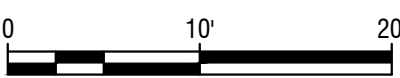
Construction Documents
Materials and Layout
Plan - Area 1

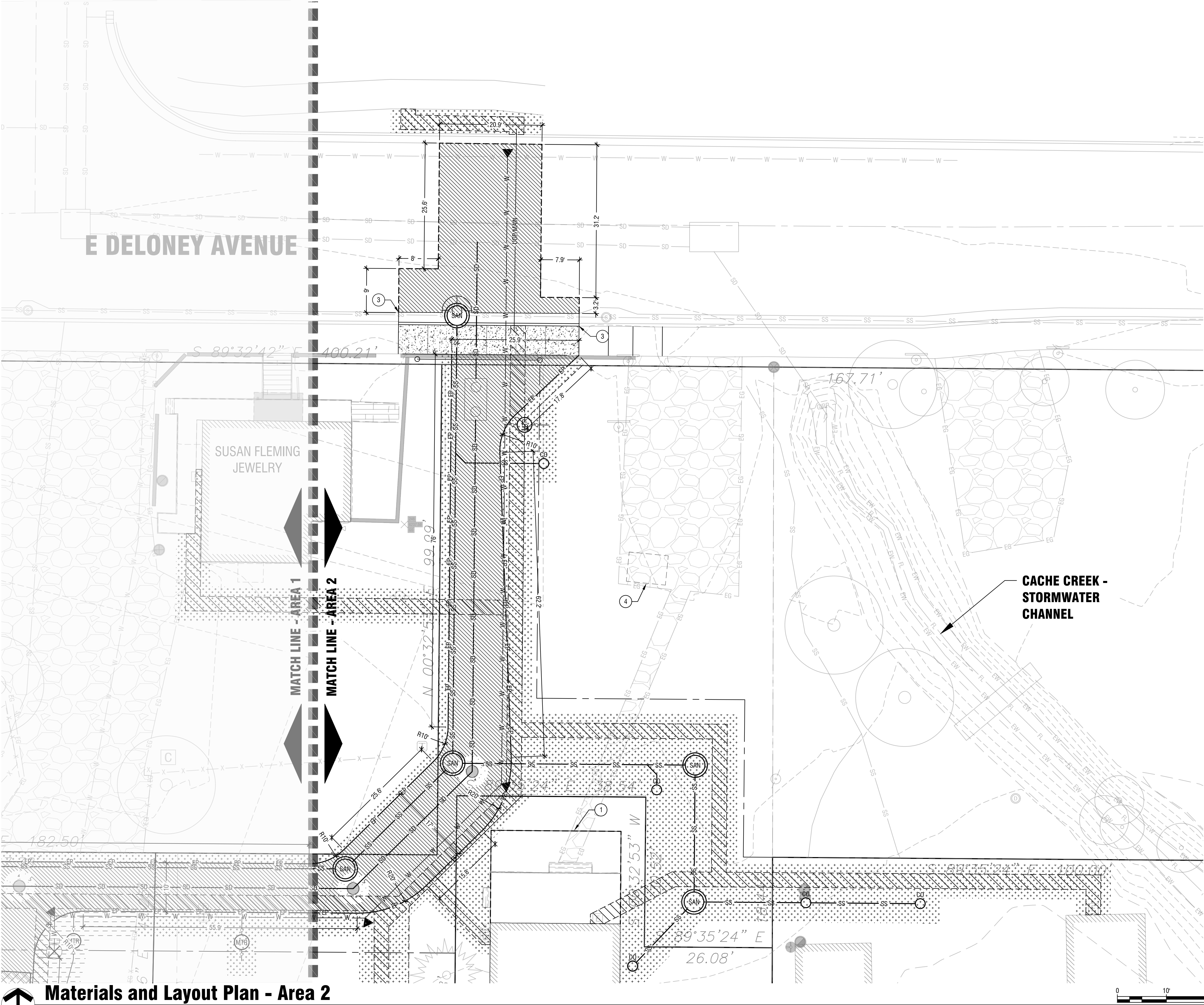
C2.01



Materials and Layout Plan - Area 1

Horizontal Scale: 1" = 10'





Material Legend:

- | | | | |
|--|--|--|-----------------|
| | ALL WEATHER SURFACE
PER DETAIL 2/C2.50. | | LANDSCAPE AREAS |
| | STANDARD CONCRETE
FLATWORK PER DETAIL 1
AND 5/C2.50. | | ROCK MULCH |
| | HEAVY DUTY CONCRETE
PER DETAIL 6/2.50. | | |

Keynotes:

1. FUTURE BUILDING ADDITION ALLOWANCE.
2. 9' x 18' CONCRETE PAD FOR WALK IN FREEZER RELOCATION.
3. NEW CURB AND GUTTER TO MATCH EXITING CONDITION PER DETAIL 4/C2.50.
4. PROPOSED TRASH DUMPSTER LOCATION.

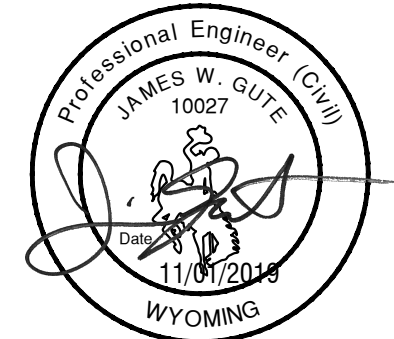
CALLOUT NUMBERS COORDINATED
TO NUMBERED NOTES BELOW.



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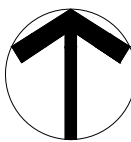
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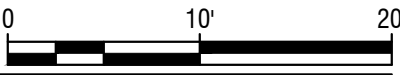
Construction Documents
Materials and Layout
Plan - Area 2

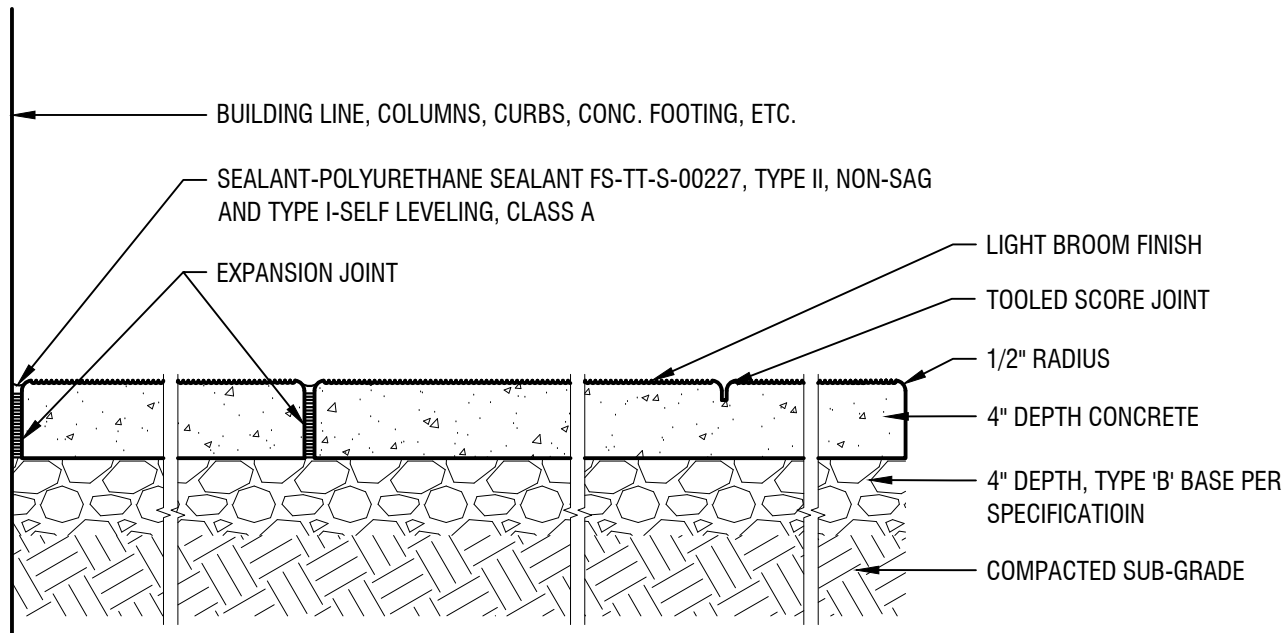
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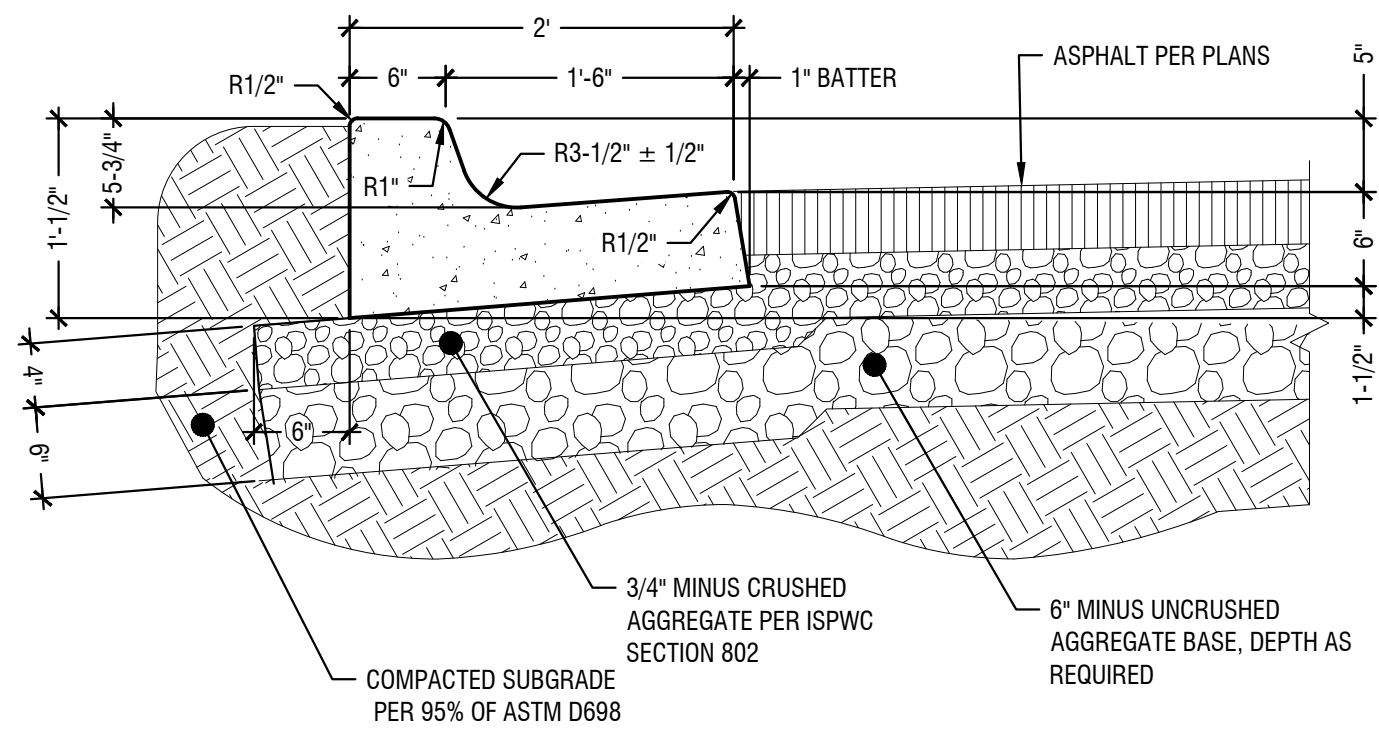
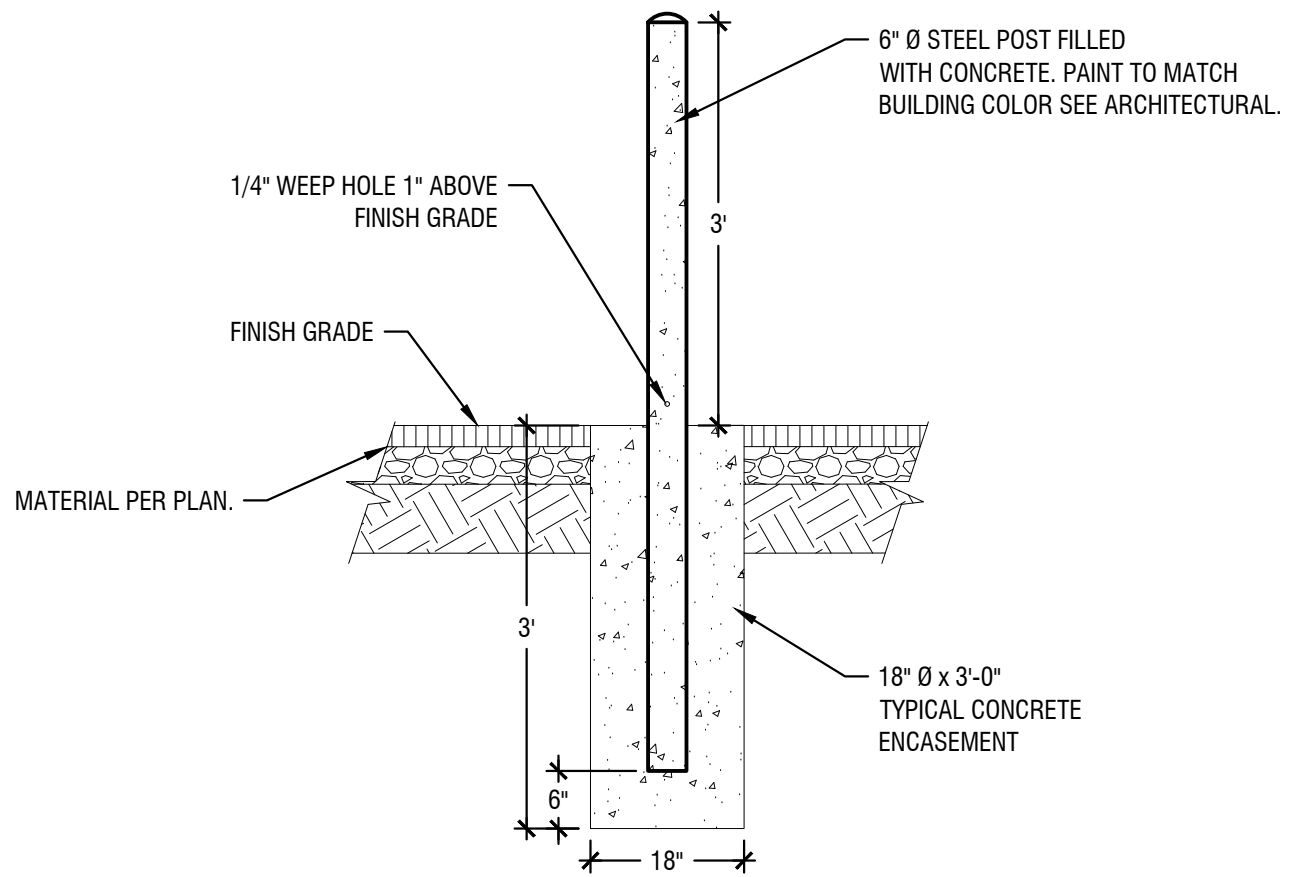
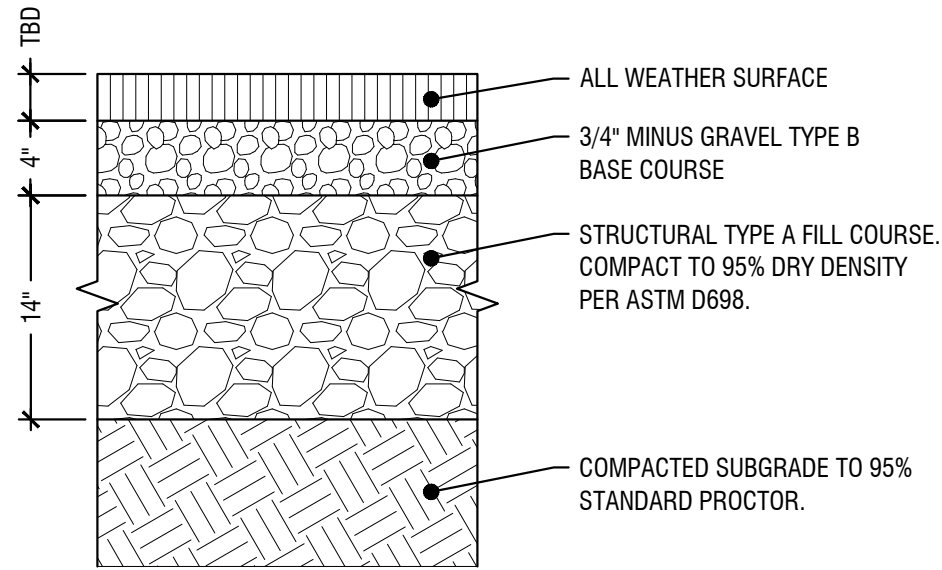
Materials and Layout Plan - Area 2

Horizontal Scale: 1" = 10'





NOTE:
1. JOINTS SHALL BE SPACED EVENLY THROUGHOUT LENGTH OF WALK, AS SHOWN ON DRAWINGS.



NOTES:
1. CONTRACTION JOINTS AT 10' O.C.

1 Standard Concrete Flatwork

Scale: NTS

2 All Weather Surface Section

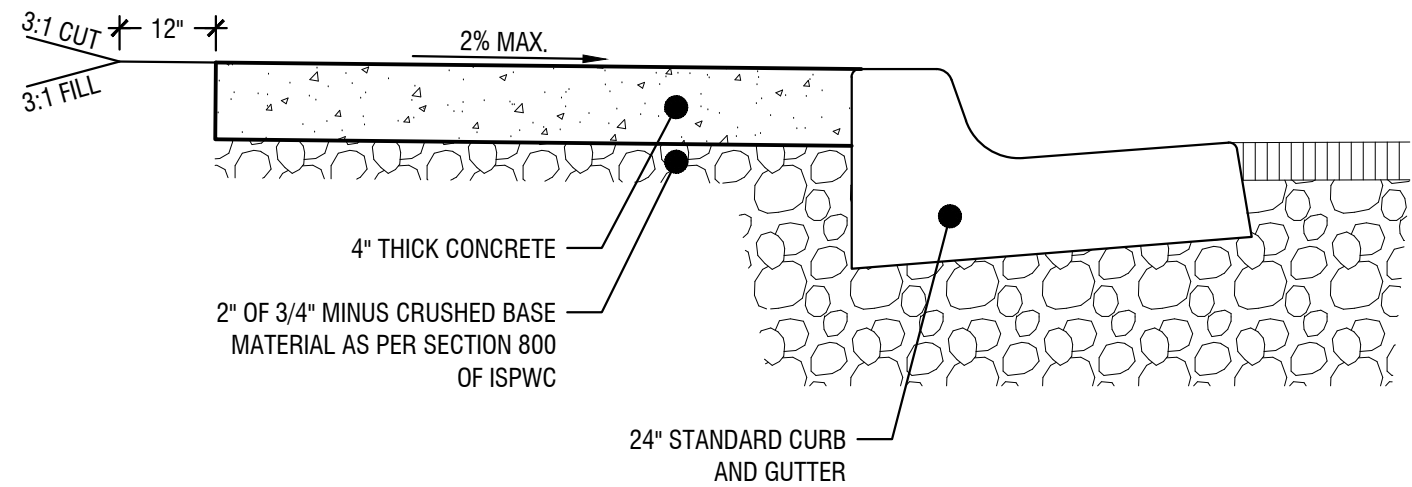
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3 Bollard

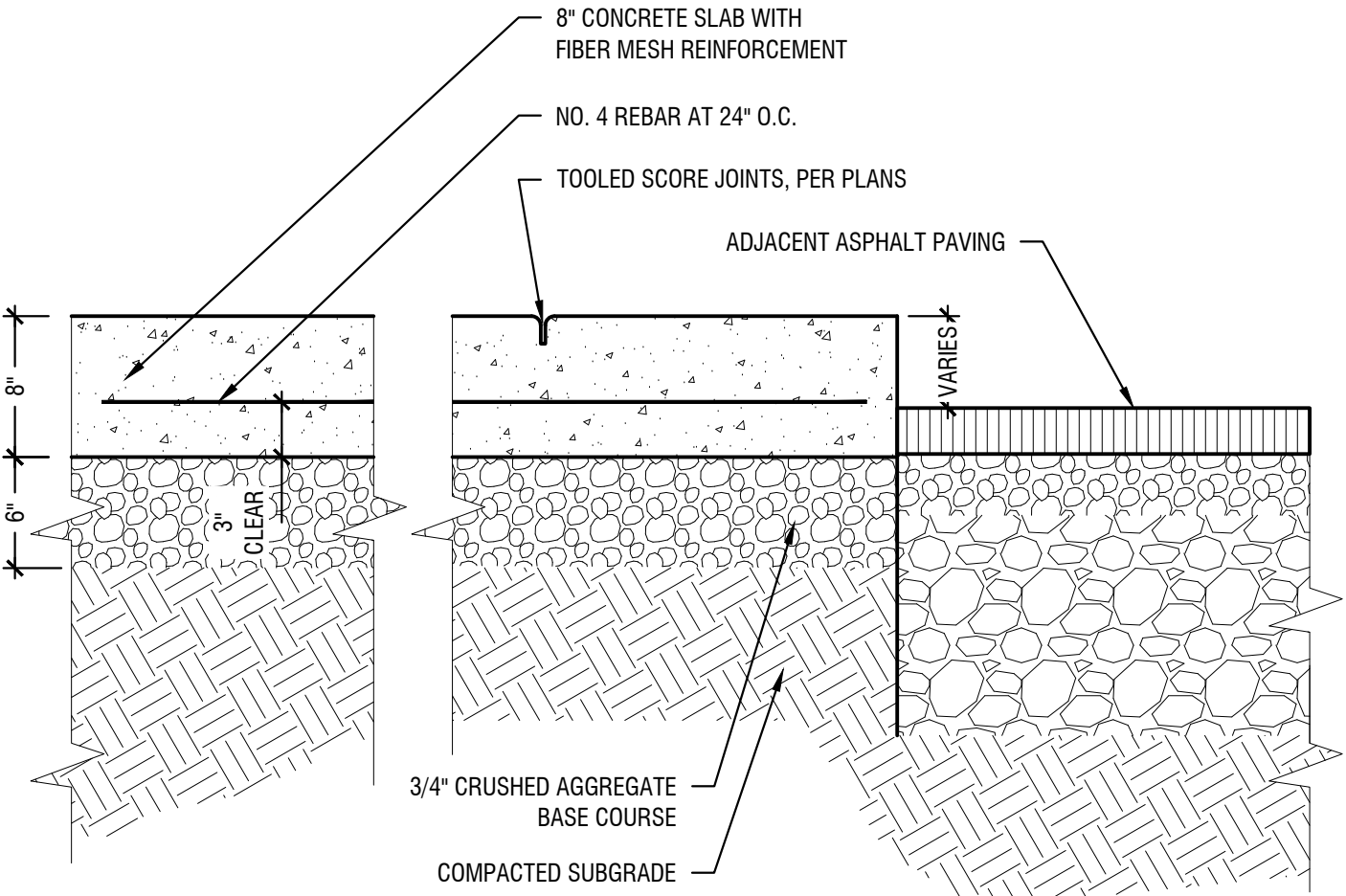
Scale: NTS

4 Curb & Catch Plate Gutter

Scale: NTS



NOTES:
1. LOCATION GRADE AND WIDTH TO BE ESTABLISHED OR APPROVED BY THE OWNER.
2. BASE TO BE COMPACTED TO EXCEED 95% OF STANDARD DENSITY.
3. SLOPE SIDEWALK TOWARD THE STREET NOT TO EXCEED 1/4" PER FOOT (0.02 FT/FT) UNLESS OTHERWISE SPECIFIED BY THE OWNER.
4. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 8-FEET SPACING, UNLESS OTHERWISE SPECIFIED BY THE OWNER.
5. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.



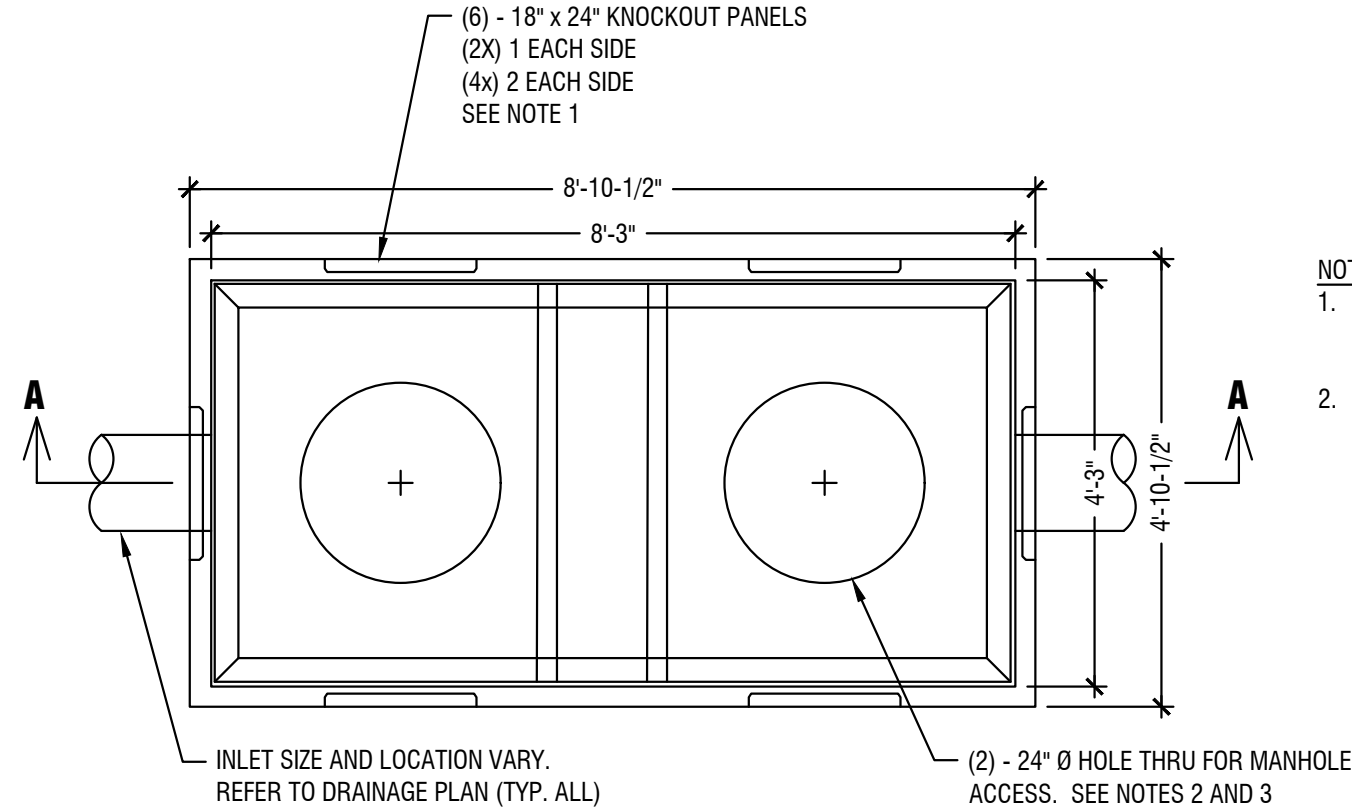
NOTE:
1. ADD FIBER REINFORCEMENT AT STANDARD APPLICATION RATE OF 1.5 POUNDS PER CUBIC YARD OF CONCRETE.

5 Standard Concrete Sidewalk

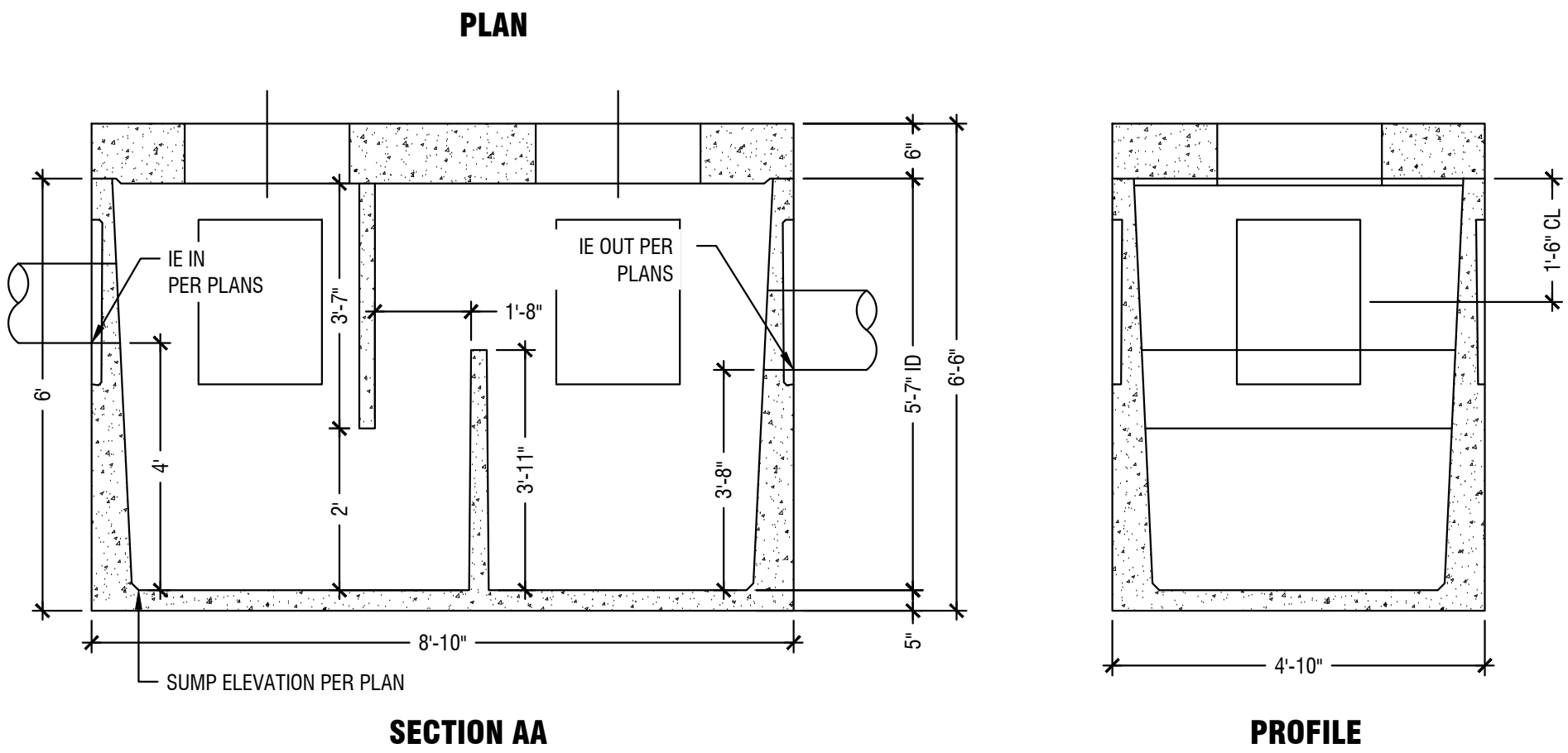
Scale: NTS

6 Heavy Duty Concrete Pad

Scale: NTS



NOTES:
1. PROVIDE STANDARD MANHOLE FRAME, COVER AND RISER AND CONSTRUCT CONCRETE COLLAR PER WPMSS SD-02700-05.
2. COORDINATE WITH SITE GRADING AND DRAINAGE PLAN FOR LOCATIONS OF GRATED INLETS, IF REQUIRED.

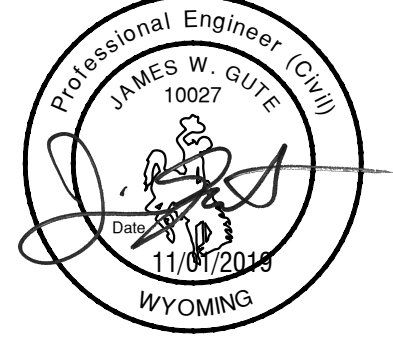


7 Oldcastle 1000 Gal. S/G Trap

Scale: NTS

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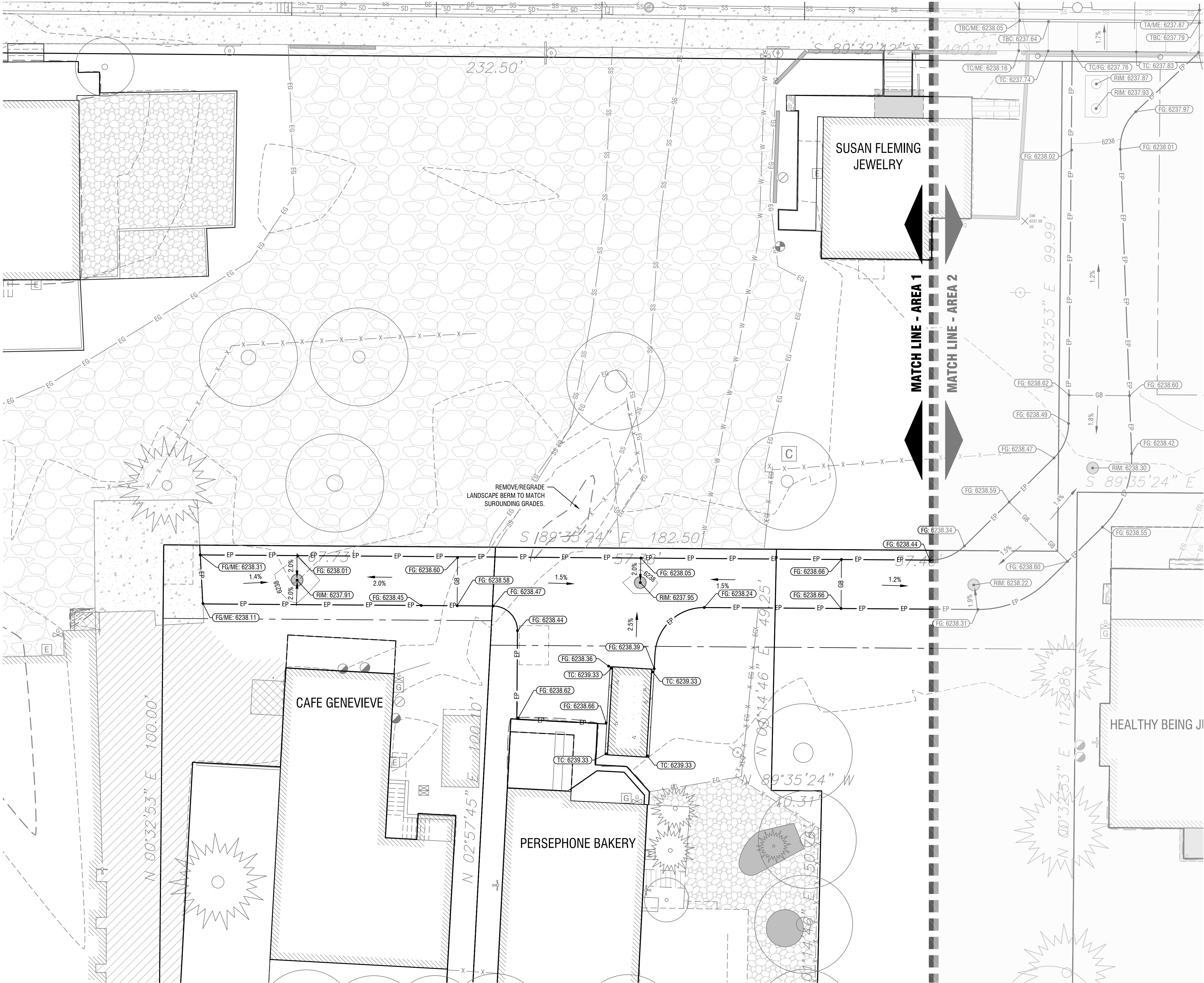
Revisions
1.



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Construction Documents
Site Details

C2.50



Sheet Notes:

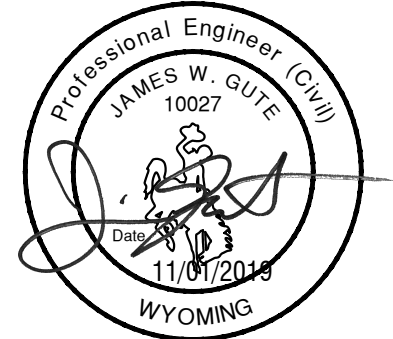
- 1. PROPOSED CONTOURS ARE AT 1 FOOT INTERVALS.
- 2. SPOT ELEVATIONS REPRESENT FINISH GRADE SURFACE UNLESS OTHERWISE NOTED AS FOLLOWS:
 - 2.1. TC = TOP OF CONCRETE
 - 2.2. TBC = TOP BACK OF CURB
 - 2.3. ME = MATCH EXISTING
 - 2.4. FG = FINISHED GRADE
 - 2.5. RIM = TOP OF RIM



GENEVIEVE BLOCK
Cafe G. LLC

EAST BROADWAY AVE.
Jackson, WY 83001

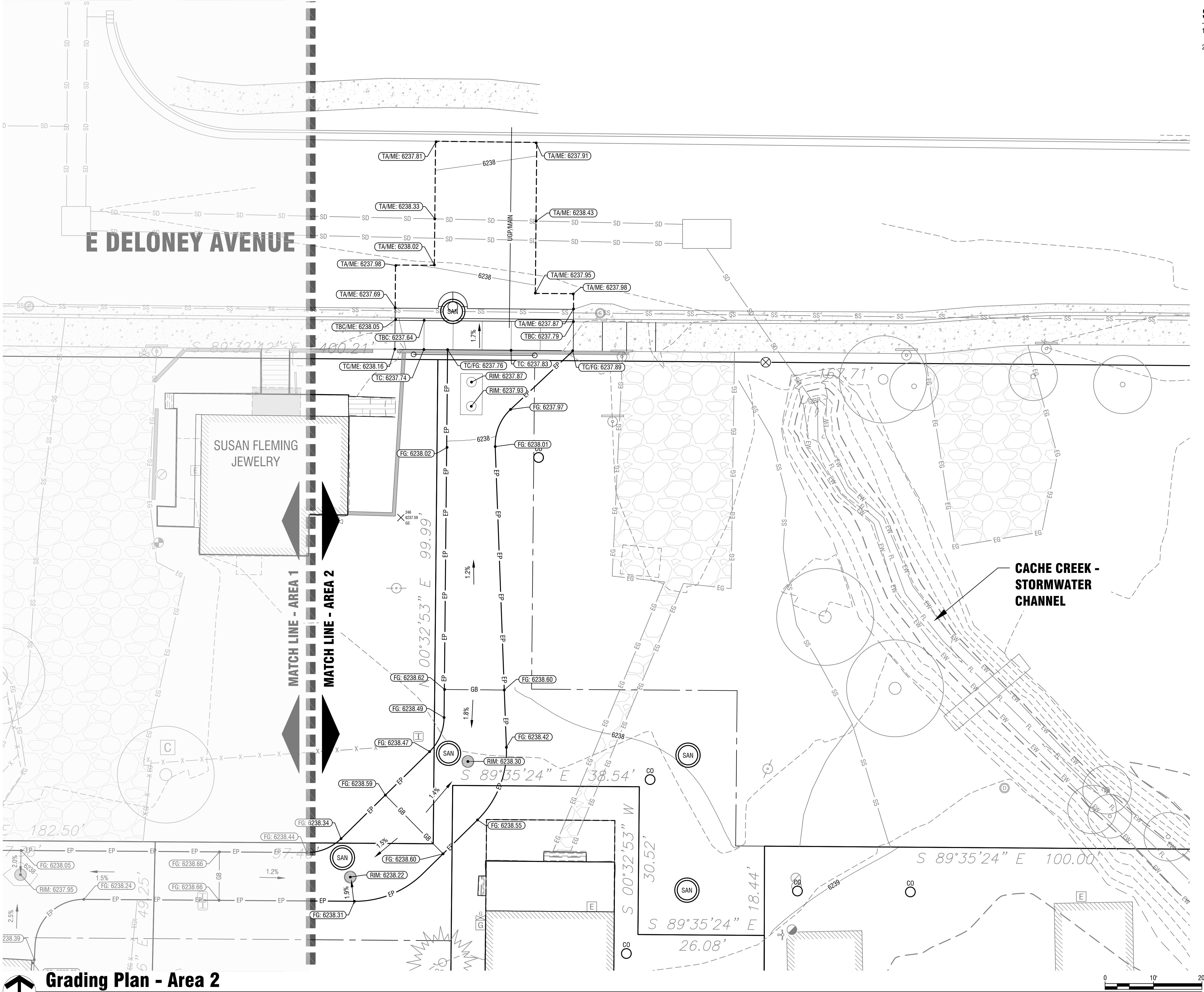
Revisions
1.



Project No.: 119147
Date of Issuance: 11.01.2019
Project Milestone: 100% CD

Construction Documents
Grading Plan - Area 1

C4.01



Sheet Notes:

1. PROPOSED CONTOURS ARE AT 1 FOOT INTERVALS.
2. SPOT ELEVATIONS REPRESENT FINISH GRADE SURFACE UNLESS OTHERWISE NOTED AS FOLLOWS:
 - 2.1. TC = TOP OF CONCRETE
 - 2.2. TBC = TOP BACK OF CURB
 - 2.3. ME = MATCH EXISTING
 - 2.4. FG = FINISHED GRADE
 - 2.5. RIM = TOP OF RIM

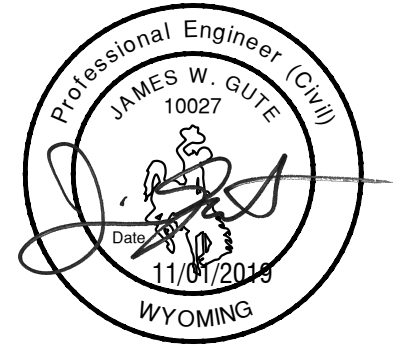


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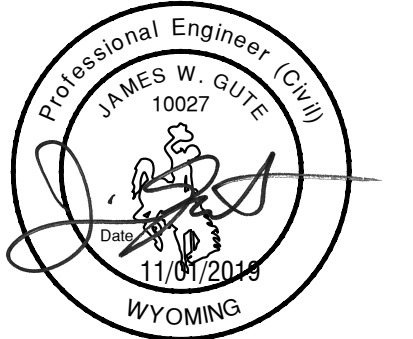
Revisions
1.



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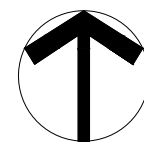
Construction Documents
Grading Plan - Area 2

C4.02



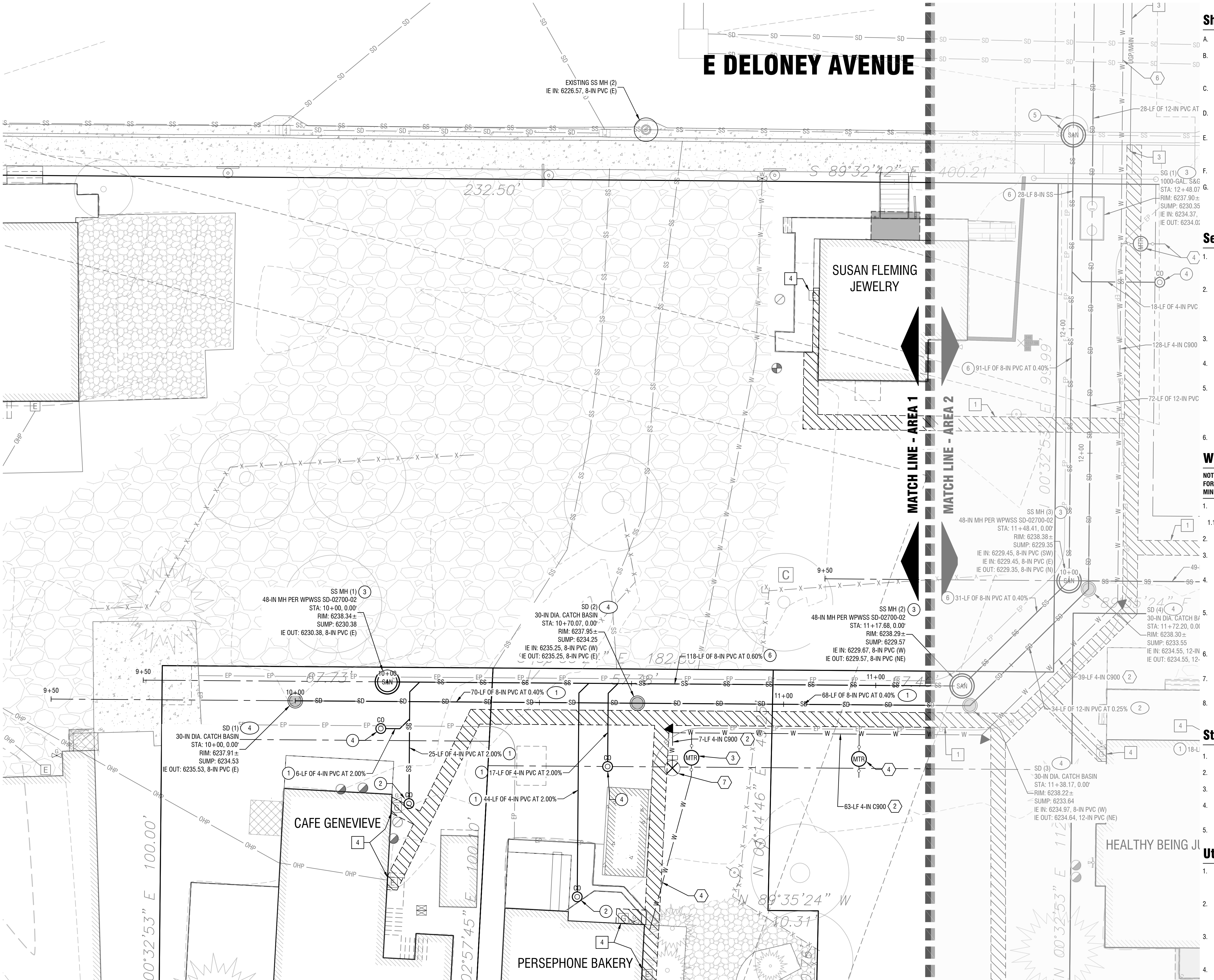
Construction Documents

Utility Plan - Overall



Horizontal Scale: 1" = 20'

Revised: 02/2019 11/14/2019 C5.01 11/14/2019 11/14/2019
Date: 11/14/2019
Drawn: J. W. G. 11/14/2019
Checked: J. W. G. 11/14/2019
Reviewed: J. W. G. 11/14/2019



Utility Plan - Area 1

Horizontal Scale: 1" = 10'

Sheet Notes:

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Sewer Keynotes:

- INSTALL 4-IN SDR-35 PVC STANDARD SEWER SERVICE LINE PER WPWSS SECTION 02700, INSTALL TRAFFIC-RATED SANITARY SEWER CLEANOUTS WITH BOLT DOWN COVERS PER WPWSS SD-02700-06, 100-FT O.C. MAX.
- CONNECT TO EXISTING SEWER SERVICE AND EXTEND AS INDICATED WITH CLEANOUT AS SHOWN, CONFIRM EXISTING PIPE SIZE, LOCATION, TYPE AND ELEVATION PRIOR TO CONNECTION, COORDINATE WITH MECHANICAL FOR CONTINUATION INTO BUILDING IF REQUIRED, INFORM ENGINEER OF ANY DISCREPANCIES.
- INSTALL NEW SANITARY SEWER MANHOLE PER WYOMING PUBLIC WORKS STANDARD DRAWING 02700-02.
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- INSTALL 8-INCH SANITARY SEWER MAIN PIPING: ASTM D 3034 PVC, SDR-35.

Water Keynotes:

- NOTE: COORDINATE ALL WATER UTILITY WORK WITH TOWN OF JACKSON PUBLIC WORK FOR ALL WORK TO BE PERFORMED. ALL WATER UTILITIES SHALL BE BURIED AT A MINIMUM OF 7 FEET.**
- INSTALL WATER SERVICE LINE: HOT-TAP EXISTING WATER MAIN UTILIZING FULLY RESTRAINED JOINT (NO THRUST BLOCKS) PER WPWSS SD-02665-01.
 - REFERENCE JACKSON STANDARD CONSTRUCTION DETAIL W-105
 - 4" WATER SERVICE PIPE: AWWA C900 PVC PIPE.
 - INSTALL NEW 1.5-IN WATER METER PER JACKSON STANDARD CONSTRUCTION DETAIL W-113 AND W-115, CONTINUE WATER SERVICE TO BUILDING AS SHOWN.
 - INSTALL NEW 1-IN WATER METER PER JACKSON STANDARD CONSTRUCTION DETAIL W-112 AND W-114, PIGTAIL WATER SERVICE PIPING DOWNSTREAM OF METER TO SURFACE FOR FUTURE CONNECTION.
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 - DEFLECT WATER SERVICE VERTICALLY TO MAINTAIN A MINIMUM OF 18" OF SEPARATION FROM STORM DRAIN, IF REQUIRED.
 - INSTALL 2" BLOW-OFF ASSEMBLY PER JACKSON STANDARD CONSTRUCTION DETAIL W-108.
 - ALL EXISTING WATER SERVICES SERVICING THE PROJECT FROM BROADWAY AVE. SHALL REMAIN. RETAIN AND PROTECT.

Storm Drain Keynotes:

- 8" STORM DRAIN PIPE: ASTM D 3034 PVC, SDR 35.
- 12" STORM DRAIN PIPE: ASTM D 3034 PVC, SDR 35.
- 1000-GALLON SAND AND GREASE TRAP PER DETAIL 7/2.50.
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- CONNECT TO EXISTING 48" STORM DRAIN MAIN. INSTALL A 12" INSERTA-TEE PER MANUFACTURER'S REQUIREMENTS.

Utility Keynotes

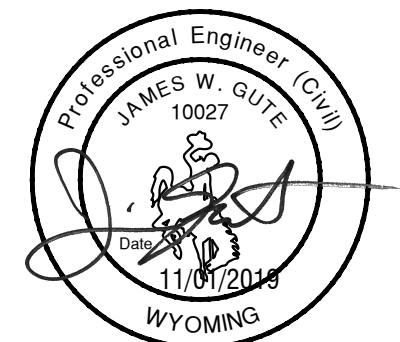
- PROPOSED UNDERGROUND UTILITY CORRIDOR, SHOWN APPROXIMATE. COORDINATE WITH UTILITY PROVIDERS AND OTHERS HAVING JURISDICTION FOR FINAL ROUTING, DETAILS OF INSTALLATION AND SEPARATION REQUIREMENTS.
- CONNECT PROPOSED UNDERGROUND WIRE UTILITIES TO OVERHEAD UTILITIES AT THIS GENERAL LOCATION, COORDINATE WITH UTILITY PROVIDERS AND ELECTRICAL ENGINEER AS REQUIRED.
- ROUTE UTILITIES THROUGH EXISTING 4-INCH DIAMETER CONDUIT UNDER DELONEY AVE, EXTEND / MODIFY EXISTING CONDUIT AS REQUIRED IN CONFORMANCE WITH UTILITY PROVIDERS STANDARDS AND REQUIREMENTS.
- CONNECT TO EXISTING SERVICE AT METER, COORDINATE WITH PROPERTY OWNER AND UTILITY AUTHORITY.



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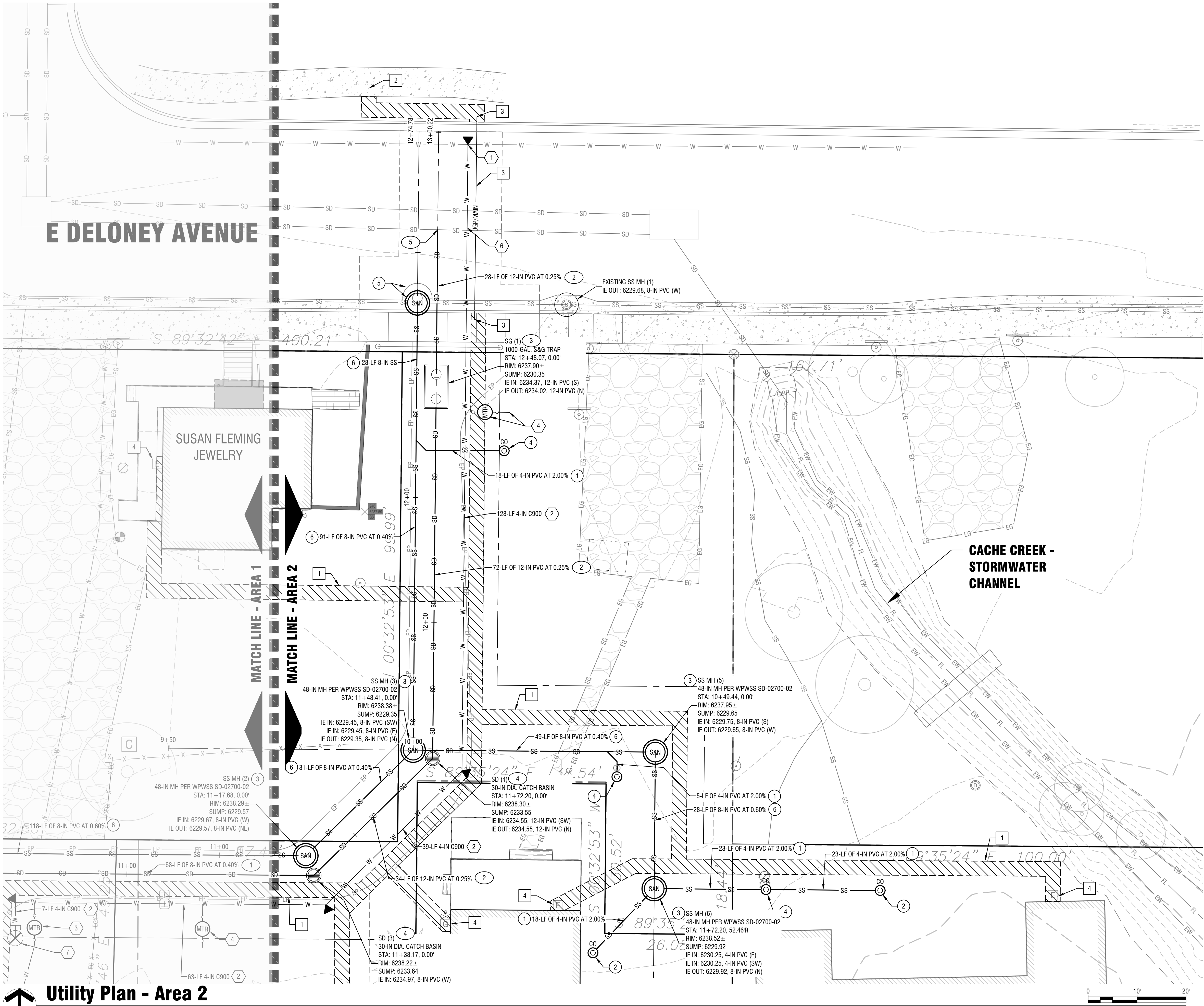
Revisions
1.



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Construction Documents
Utility Plan - Area 1

C5.01



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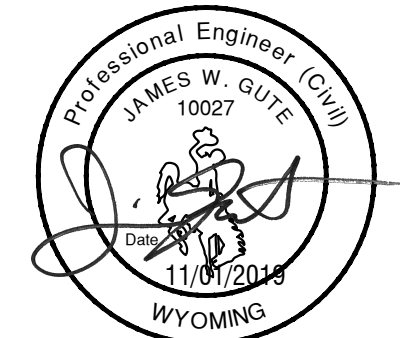
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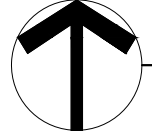
Revisions
1.



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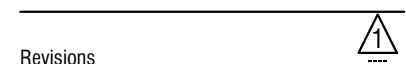
Construction Documents
Utility Plan - Area 2

C5.02



Utility Plan - Area 2

Horizontal Scale: 1" = 10'



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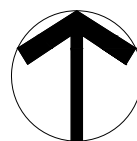
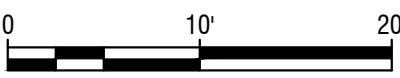
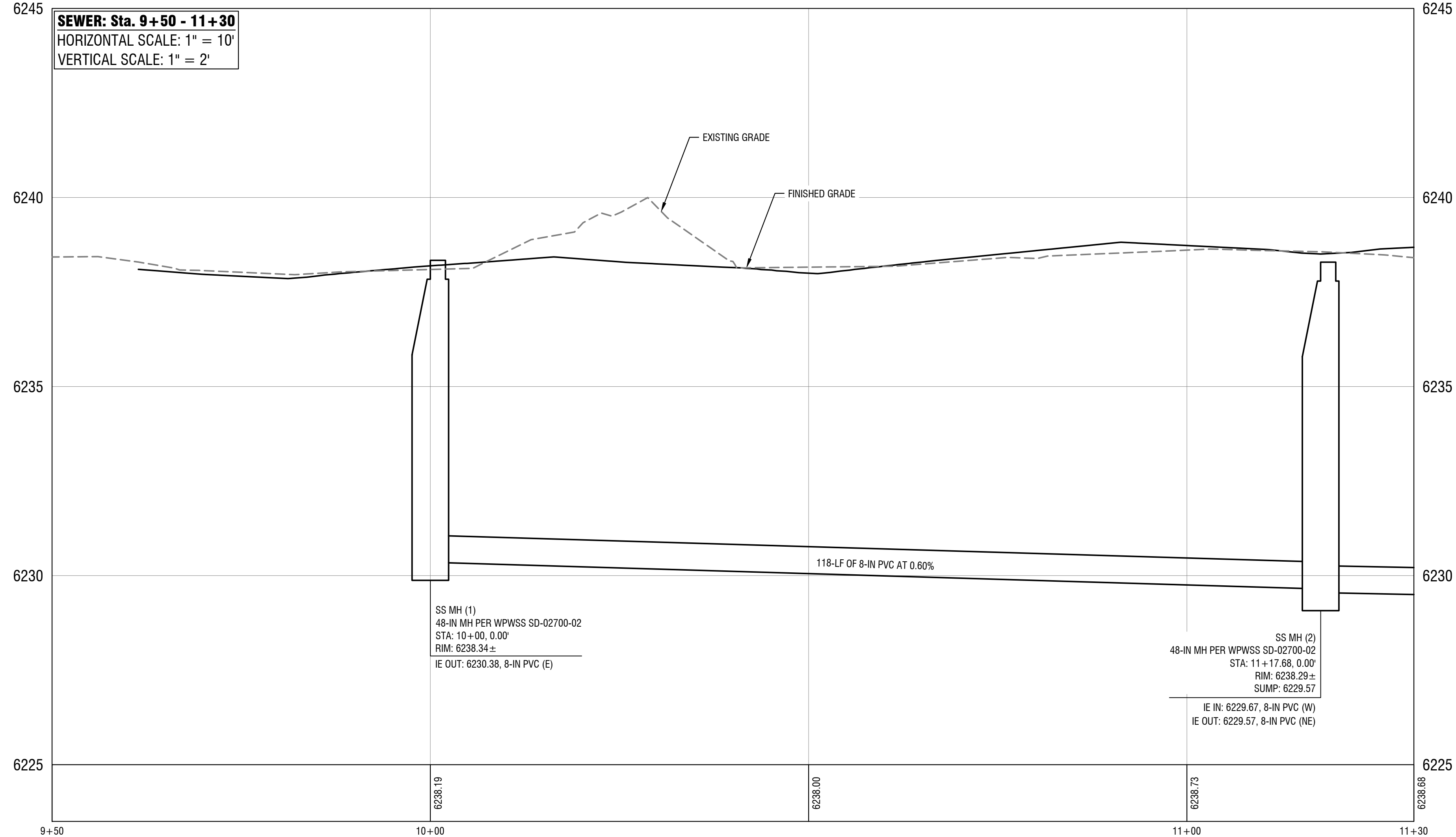
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Construction Documents

Sewer Plan & Profile -

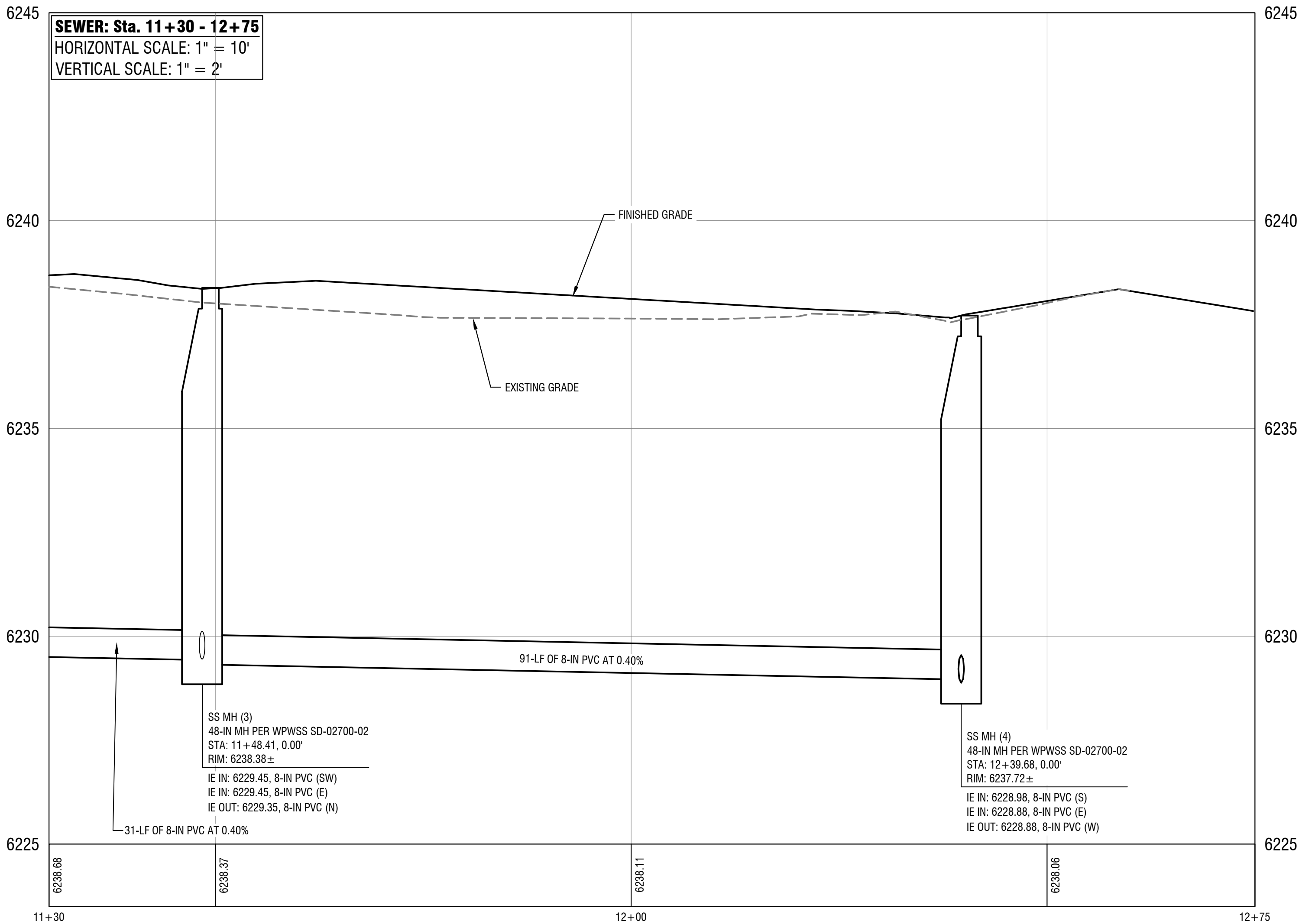
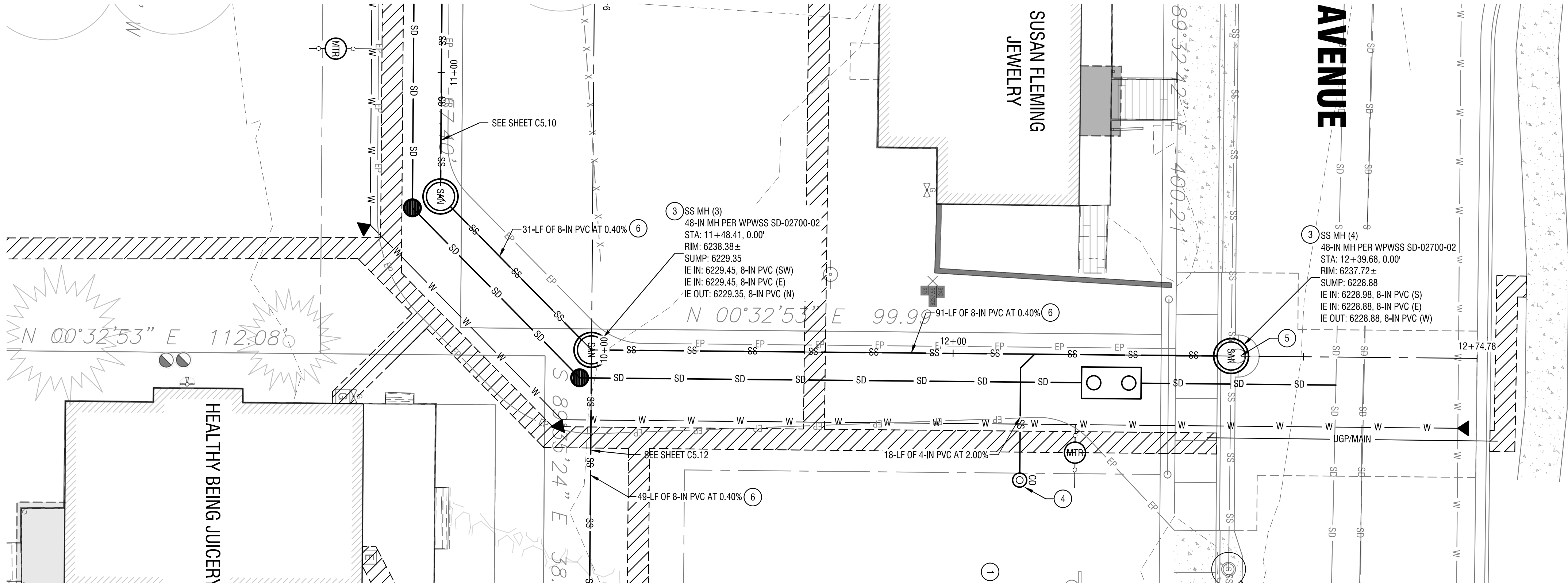
Area 1

C5.10



Sewer Plan & Profile - Area 1

Horizontal Scale: 1" = 10'



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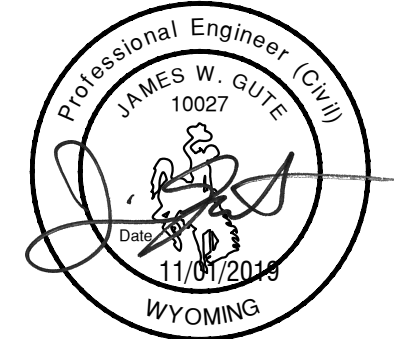
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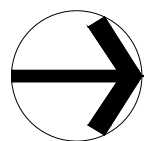
Revisions
1.



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Project Milestone: 100% CD

Construction Documents
Sewer Plan & Profile -
Area 2

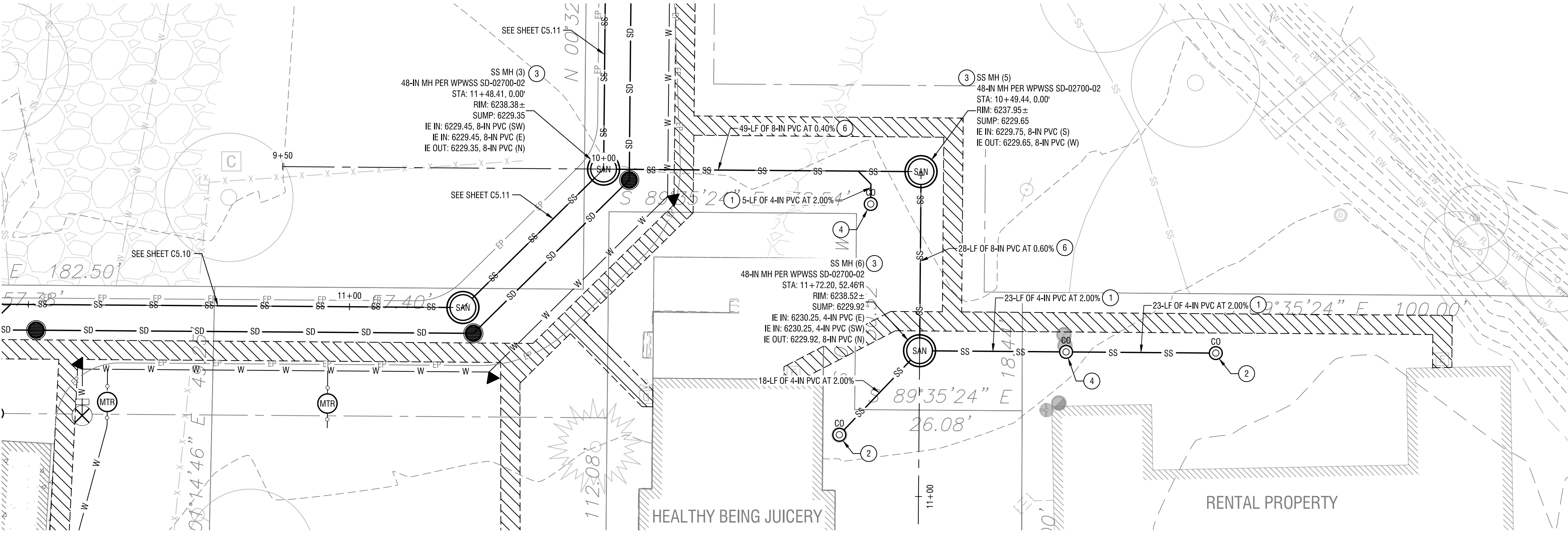
C5.11



Sewer Plan & Profile - Area 2

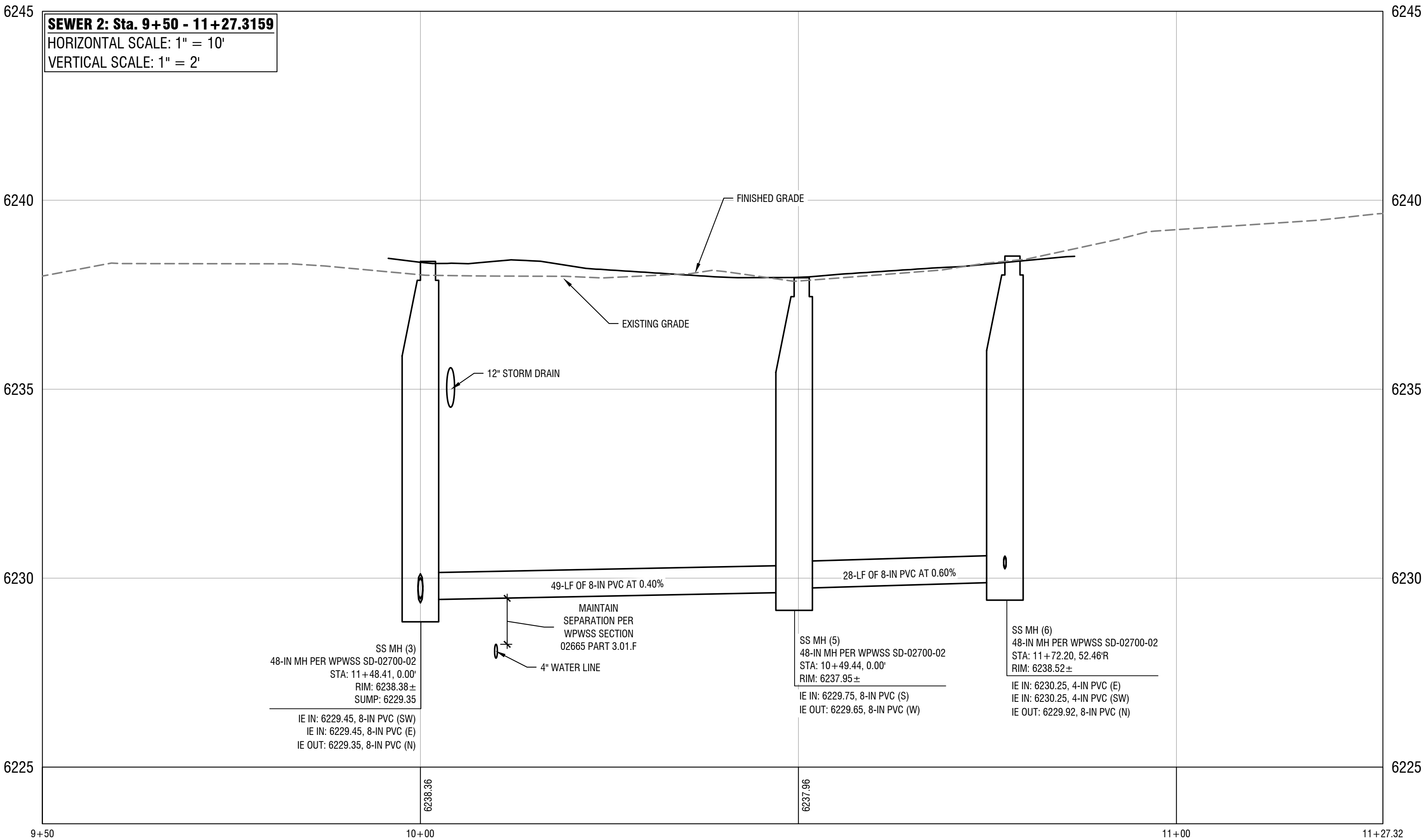
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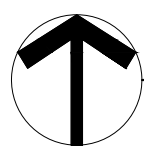


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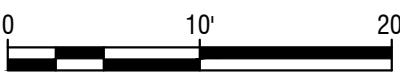


SEWER 2: Sta. 9+50 - 11+27.3159
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 2'



Sewer Plan & Profile - Area 2A

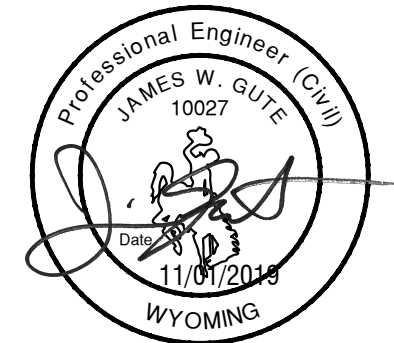
Horizontal Scale: 1" = 10'



GENEVIEVE BLOCK
Cafe G. LLC

EAST BROADWAY AVE.
Jackson, WY 83001

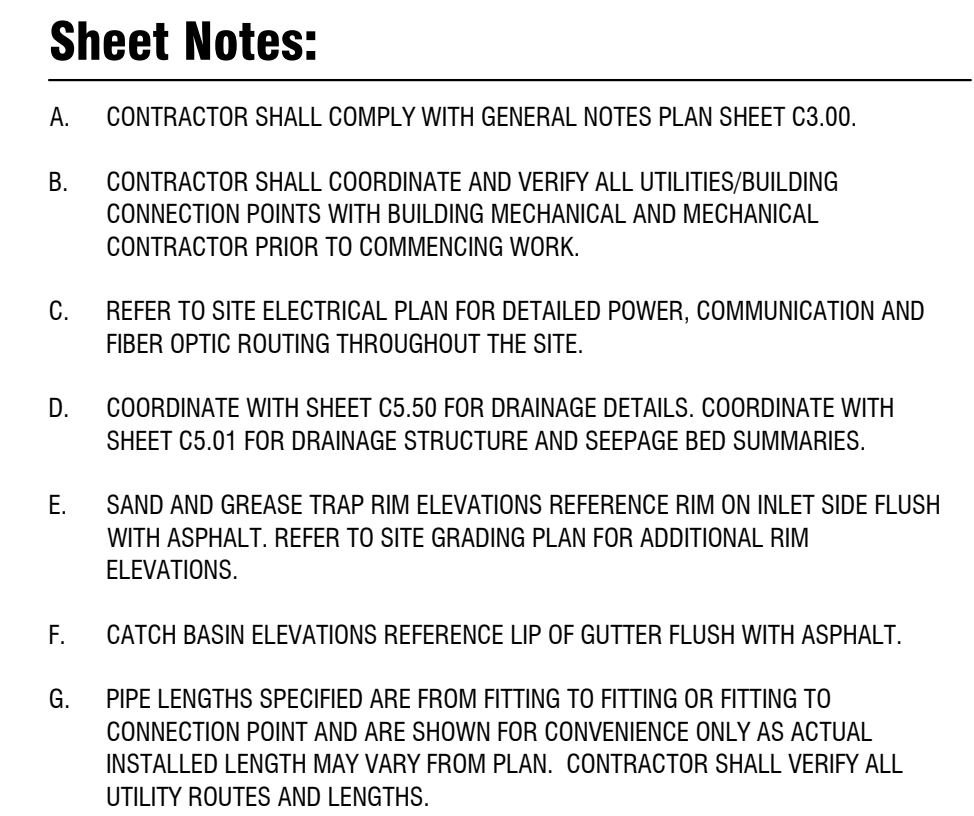
Revisions
1.



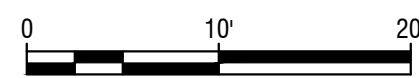
Project No.: 119147
Date of Issuance: 11.01.2019
Project Milestone: 100% CD

Construction Documents
Sewer Plan & Profile -
Area 2A

C5.12



1. 8" STORM DRAIN PIPE: ASTM D 3034 PVC, SDR 35.
2. 12" STORM DRAIN PIPE: ASTM D 3034 PVC, SDR 35.
3. 1000-GALLON SAND AND GREASE TRAP PER DETAIL 7/2.50.
4. INSTALL 30-IN ROUND CATCH BASIN WITH GRATED, PEDESTRIAN-FRIENDLY LID, OLDCASTLE CB 140 OR APPROVED EQUAL.
5. INSTALL 12" INSERT-A-TEE CONNECTION TO EXISTING 48" STORM DRAIN. INSTALL PER MANUFACTURER'S REQUIREMENTS.



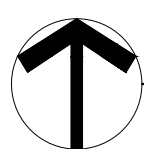
Horizontal Scale: $1'' = 10'$

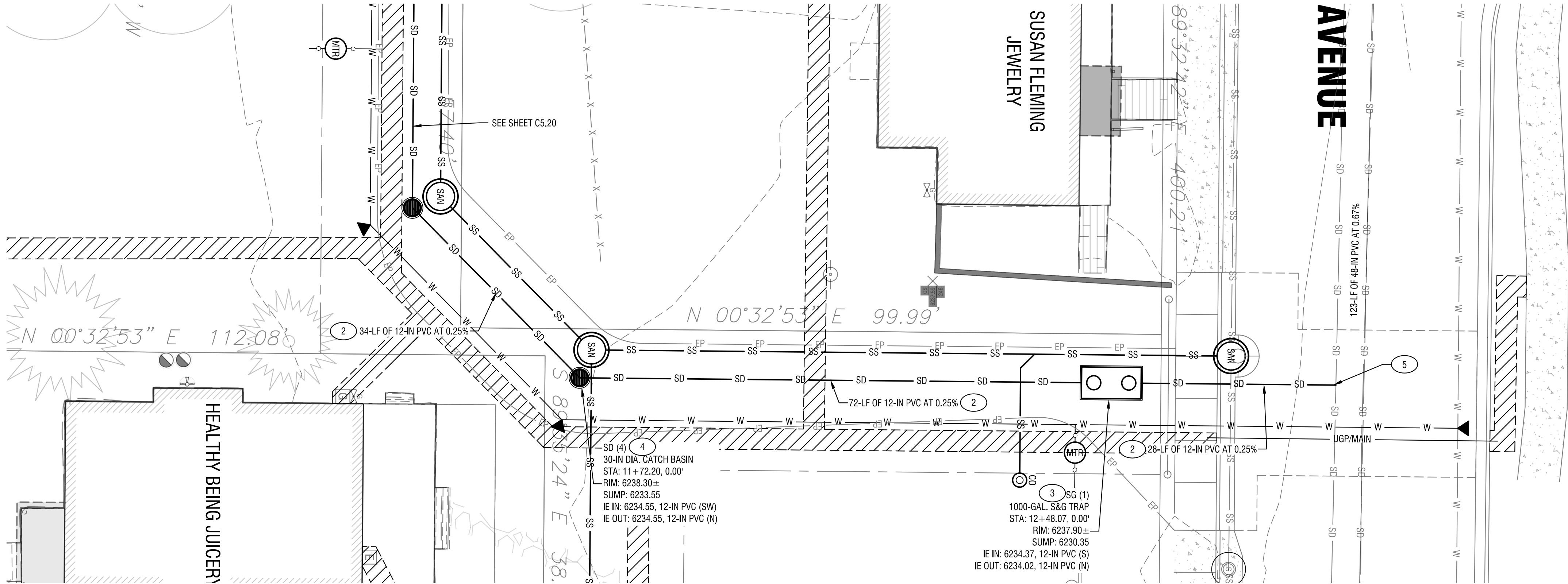
GENEVIEVE BLOCK
Cafe G. LLC

EAST BROADWAY AVE.
Jackson, WY 83001

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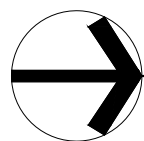
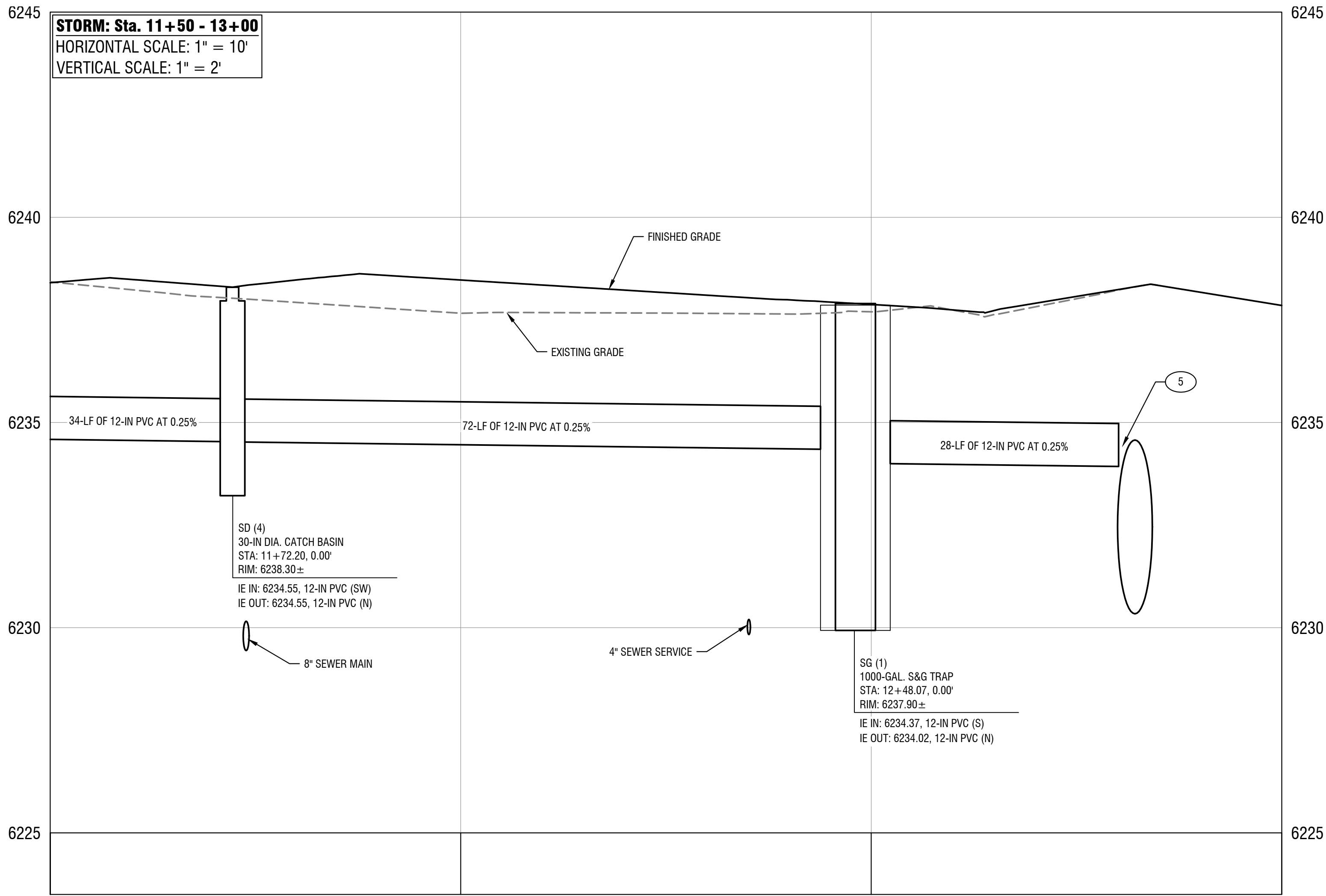
C5.20





- Sheet Notes:**
- A. CONTRACTOR SHALL COMPLY WITH GENERAL NOTES PLAN SHEET C3.00.
 - B. CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITIES/BUILDING CONNECTION POINTS WITH BUILDING MECHANICAL AND MECHANICAL CONTRACTOR PRIOR TO COMMENCING WORK.
 - C. REFER TO SITE ELECTRICAL PLAN FOR DETAILED POWER, COMMUNICATION AND FIBER OPTIC ROUTING THROUGHOUT THE SITE.
 - D. COORDINATE WITH SHEET C5.50 FOR DRAINAGE DETAILS. COORDINATE WITH SHEET C5.01 FOR DRAINAGE STRUCTURE AND SEEPAGE BED SUMMARIES.
 - E. SAND AND GREASE TRAP RIM ELEVATIONS REFERENCE RIM ON INLET SIDE FLUSH WITH ASPHALT. REFER TO SITE GRADING PLAN FOR ADDITIONAL RIM ELEVATIONS.
 - F. CATCH BASIN ELEVATIONS REFERENCE LIP OF GUTTER FLUSH WITH ASPHALT.
 - G. PIPE LENGTHS SPECIFIED ARE FROM FITTING TO FITTING OR FITTING TO CONNECTION POINT AND ARE SHOWN FOR CONVENIENCE ONLY AS ACTUAL INSTALLED LENGTH MAY VARY FROM PLAN. CONTRACTOR SHALL VERIFY ALL UTILITY ROUTES AND LENGTHS.

- Storm Drain Keynotes:**
- 1. 8" STORM DRAIN PIPE: ASTM D 3034 PVC, SDR 35.
 - 2. 12" STORM DRAIN PIPE: ASTM D 3034 PVC, SDR 35.
 - 3. 1000-GALLON SAND AND GREASE TRAP PER DETAIL 7/2.50.
 - 4. INSTALL 30-IN ROUND CATCH BASIN WITH GRATED, PEDESTRIAN-FRIENDLY LID, OLDCASTLE CB 140 OR APPROVED EQUAL.
 - 5. INSTALL 12" INSERTA-TEE CONNECTION TO EXISTING 48" STORM DRAIN. INSTALL PER MANUFACTURER'S REQUIREMENTS.



Storm Plan & Profile - Area 2

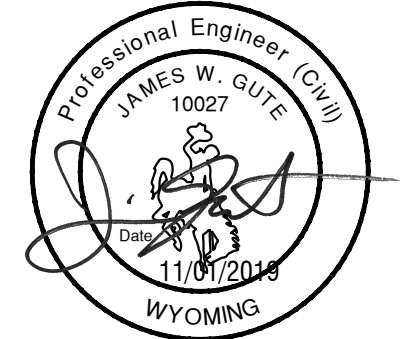
Horizontal Scale: 1" = 10'



GENEVIEVE BLOCK
Cafe G. LLC

EAST BROADWAY AVE.
Jackson, WY 83001

Revisions
1.



Project No.: 119147
Date of Issuance: 11.01.2019
Project Milestone: 100% CD

Construction Documents
Storm Plan & Profile -
Area 2

C5.21



FIGURE 1: Proposed Cache Creek Tube Realignment phases. The red box and arrow call attention to the Phase 2B location.

OWNERSHIP AND ENCUMBRANCE REPORT

Issued To:

Levy Coleman Brodie LLP
1110 Maple Way, Suite 7
Jackson, WY 83001
(307)733-7057

Report No.: W-20934
Effective Date: September 13, 2019
Current Date: October 2, 2019
Cost: \$\$0.00

Project Reference: Café G, LLC

Property Address: 135 East Broadway Avenue, Jackson, WY 83001
175 East Broadway Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

Cafe G, LLC, a Wyoming limited liability company

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: 307.732.2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A portion of the SW¼ SW¼ of Section 27, T41N, R116W, 6th P.M., Teton County, Wyoming, described as follows:

Beginning at a point 494 feet east of the Section Corner common to Sections 27, 28, 33 and 34, T41N, R116W, 6th P.M., on the south line of said Section 27; thence northerly and at right angles to the south line of said Section 27, 200 feet; thence easterly and parallel to said Section line, 300 feet; thence southerly and at right angles to the said southerly Section line, 200 feet; thence westerly along said Section line 300 feet, to the Point of Beginning.

PARCEL 2:

That part of the SW¼SW¼, Section 27, T41N, R116W, 6th P.M., Teton County, Wyoming, being more particularly described as follows:

Beginning at a point on the section line eight hundred six and one half (806½) feet East of the Southwest corner of Section 27, Township 41 North, Range 116 West, 6th P.M., thence East along said section line, eighty seven and one half (87½) feet, thence North one hundred and fifty (150) feet, thence West eighty seven and one half (87½) feet, thence South one hundred and fifty (150) feet to the Point of Beginning; and

Beginning at a point on the section line seven hundred ninety four (794) feet East of the Southwest corner of Section 27, Township 41 North, Range 116 West, 6th P.M., thence East along said section line twelve and one half (12½) feet, thence north one hundred fifty (150) feet, thence West twelve and one half (12½) feet, thence South one hundred fifty (150) feet to the Point of Beginning; and

Beginning at a point which is 150 feet north of a point on the section line, 794 feet east of the southwest corner of Section 27, Township 41 North, Range 116 West, 6th P.M.,
thence east 100 feet,
thence north 50 feet,
thence west 100 feet,
thence south 50 feet to the Point of Beginning.

PIDN: 22-41-16-27-3-00-010, 22-41-16-27-3-00-009

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. Taxes, special and general, assessment districts and service areas for the year 2019. (Parcel 1)
Tax ID No.: OJ-001663
1st Installment: \$14,986.63 OPEN
2nd Installment: \$14,986.63 OPEN

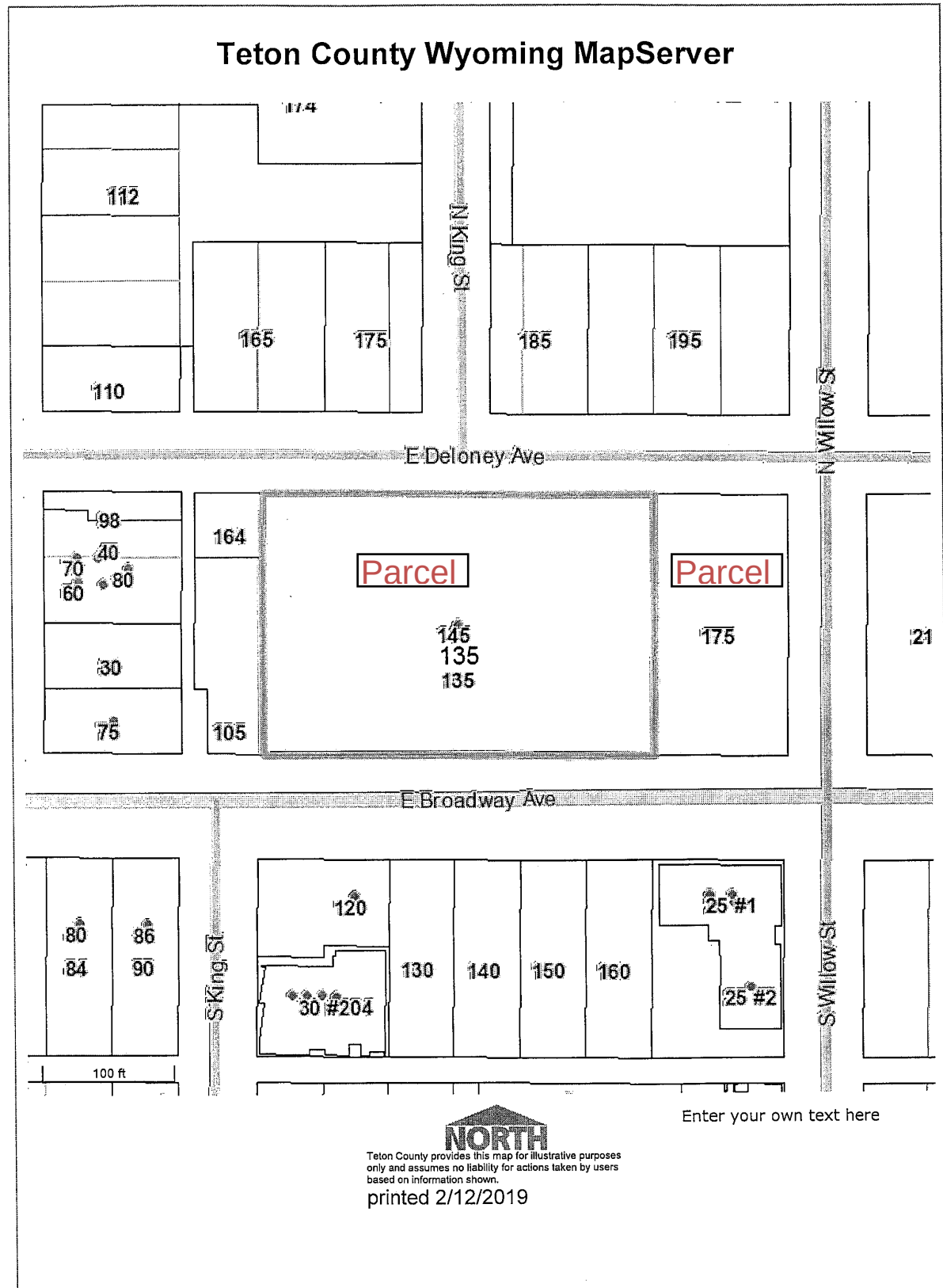
Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.
2. Taxes, special and general, assessment districts and service areas for the year 2019. (Parcel 2)
Tax ID No.: OJ-001889
1st Installment: \$2,827.43 OPEN
2nd Installment: \$2,827.42 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.
3. Agreement for Purchase of Power by and between Lower Valley Power and Light, Inc. and Abi Garaman, setting forth terms, recorded March 20, 1990, as (instrument) 0295486 (book) 222 (page) 536, Official Records. (Parcel 1)
[B222P536](#)
4. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded November 13, 1992, as (instrument) 0340619 (book) 261 (page) 165, Official Records. (Parcel 1)
[B261P165](#)
5. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded January 22, 1996, as (instrument) 0410678 (book) 315 (page) 378, Official Records. (Parcel 1)
[B315P378](#)
6. Matters Disclosed by Record of Survey recorded March 26, 2019, as (instrument) Map T-20K, Official Records.
[Map T-20K](#)
7. Unrecorded leaseholds, if any, rights of parties in possession other than the vestee(s) herein, rights of secured parties under financing statements as to personal property located on the premises herein and the rights of tenants to remove trade fixtures.
8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records, relating specifically to activity on the Cafe Genevieve restaurant building site.
9. Encroachments as disclosed by Improvement Location Survey Prepared for Cafe G, LLC, dated May 31, 2019, Project No. 19035, Y2 Consultants, including the following:
 - a. 1.3 foot stairway encroachment from the west by the Soleil Holding Company, LLC parcel;
 - b. 0.8 building eave encroachment from the west by the Foam Capital, LLC building;
 - c. Eave, deck and wooden walkway encroachments onto public rights of way;

- d. Building encroachments onto utility easement recorded as Document No. 0410678;
- e. Building encroachment onto utility easement recorded as Document No. 0340619

- 10. Encroachment Agreement by and between Foam Capital, LLC, a Wyoming limited liability company and Deloney Street, LLC, a Wyoming limited liability company, setting forth terms, recorded August 16, 2019, as (instrument) 0975460, Official Records. (Parcel 1)
[Doc 0975460](#)
- 11. Encroachment Agreement by and between Soleil Holding Company, LLC, a Wyoming limited liability company and Deloney Street, LLC, a Wyoming limited liability company, setting forth terms, recorded August 16, 2019, as (instrument) 0975461, Official Records. (Parcel 1)
[Doc 0975461](#)
- 12. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the Jackson Hole Land Trust, a Wyoming non-profit corporation, in a document recorded August 16, 2019, as (instrument) 0975464, Official Records:
Purpose: Conservation and Greenspace Easement
[Doc 0975464](#)

***** End of Encumbrances *****



Café G, LLC
a Wyoming limited liability company
PO Box 7372 Jackson, Wyoming 83002

October 11, 2019

Via Personal Delivery

Mayor Pete Muldoon, Jackson Town Council
c/o Mr. Paul Anthony, Planning Director
Town of Jackson Planning & Building Department
PO Box 1687
150 E Pearl Avenue
Jackson, WY 83001

Re: Fee Waiver Request – DEV and S/D Permits

Dear Mr. Mayor and Town Councilors,

Café G, LLC, a Wyoming limited liability company, is the applicant under a forthcoming DEV application for the development and ultimate subdivision of the property commonly known as the "Genevieve Block." As you are aware, the Genevieve Block project has been a collaboration of community members, charitable organizations, business operators in the historic buildings on the Block, Town planning staff, the Mayor and the Town Council. We worked tirelessly to put together this project in a manner that was reasonably feasible for the long-term conservation and limited development of the Genevieve Block property. It is with that collaborative spirit in mind that we respectfully request waiver of the various planning and processing fees that would otherwise be applicable as we complete this process (DEV, S/D, GEC, etc.). We believe this project qualifies as "a project that provides extraordinary charitable, civic, educational or similar benefits to the community." Any assistance the Town Council would consider as we proceed will be greatly appreciated.

For your reference, in our previous May 2019 applications for a pre-application request and re-zone of the Genevieve Block, we paid fees in the amount of Three Hundred Dollars (\$300.00) and One Thousand Five Hundred Dollars (\$1,500.00), respectively. We are not requesting a refund of these fees, just a waiver of future fees for the project.

Sincerely Yours,

/s/ Robbin Levy Mommsen
Manager, Café G, LLC