

AGENDA
Design Review Committee
March 11, 2020 – REGULAR MEETING

5:30 PM

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. NEW BUSINESS
 - I. **Item P20-038 55 Karns Meadows Drive:** The applicant seeks review by the DRC for Phase 2 of the Core Maintenance Facility which includes a southern parking lot, a northern parking lot, fueling island, second half of bus storage, and transit operations and maintenance facility.
 - II. **Item P20-039 36 E. Broadway Avenue:** The applicant seeks review and recommendation by the DRC to replace the existing shed roof over the boardwalk with an elevated deck.
 - III. **Item P20-041 480 W. Pearl Avenue:** The applicant seeks review and recommendation by the DRC to change to the northwestern gable, facing Pearl Street, to remove the vertical wood siding on the second floor and replace it with stone.
 - IV. **Item P20-042 105 E. Broadway Avenue:** The applicant seeks review and recommendation by the DRC for a new 3-story mixed-use building.
 - V. **Item P20-043 60 E. Broadway Avenue Suite A and B:** The applicant seeks review and recommendation by the DRC to enhance the street appearance at the façade of both locations to update the aesthetics.
 - VI. **Item P20-044 161 Center Street:** The applicant seeks review and recommendation by the DRC to enlarge the existing outdoor deck.
4. MATTERS FROM STAFF
5. ADJOURNMENT



JORGENSEN
It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

March 3, 2020

Mr. Tyler Valentine
Town of Jackson Planning & Building Department
PO Box 1687
150 E Pearl Avenue
Jackson, Wyoming 83001

-Hand delivery and email at tstolte@jacksonwy.gov-

**RE: START – Core Service Maintenance Facility, Design Review Committee Submittal
Jorgensen Associates, Inc., Project No. 06013**

Dear Tyler,

The purpose of this letter is to provide a summary of the materials that have been selected for Phase 2 of the START facility. The materials in Phase 2 will match the materials from Phase 1 and have been presented at the November 13, 2013 Design Review Committee (DRC) Meeting.

- Precast concrete wall panels in light gray below 14'-0"
- Precast concrete wall panels in dark grade above 14'-0"
- Aluminum composite plank panels in 3 colors above 14'-0" @ east and west elevations, and above 24'-3" @ north elevation,
- Typical glazing and fiberglass panels

For processing, please find the following enclosed items:

- Application for a Design Review for START Core Service Maintenance Facility
- Architectural Sheets

Should you have any questions or require additional information, please do not hesitate to contact me at our office. Thank you for your assistance.

Sincerely,
JORGENSEN ASSOCIATES, INC.

Brendan Schulte
Senior Project Manager



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: START - Core Service Maintenance Facility
Physical Address: 55 Karns Meadow Drive
Lot, Subdivision: _____ PIDN: 22-41-16-33-2-00-025

PROPERTY OWNER.

Name: Town of Jackson Phone: 307-733-3932
Mailing Address: PO Box 1687, Jackson, Wyoming ZIP: 83001
E-mail: lpardee@ci.jackson.wy.us

APPLICANT/AGENT.

Name: Town of Jackson Phone: 307-733-3932
Mailing Address: PO Box 1687, Jackson, Wyoming ZIP: 83001
E-mail: lpardee@ci.jackson.wy.us

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

_____ 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 #: P19-289 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?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- NA **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.
- X **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.

Larry Pardee
Signature of Property Owner or Authorized Applicant/Agent

Larry Pardee

Name Printed

3/2/20
Date

Town Manager

Title



WARRANTY DEED

*First American Title
Insurance Company*

Teton County Housing Authority, a duly constituted Housing Authority established by Teton County, Wyoming pursuant to W.S. § 15-10-116 as amended 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, CONVEYS AND WARRANTS to Town of Jackson, Wyoming, a Wyoming municipal corporation of the State of Wyoming, GRANTEE, whose address is Post Office Box 1687, Jackson, Wyoming 83001, 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:

See attached Exhibit A.

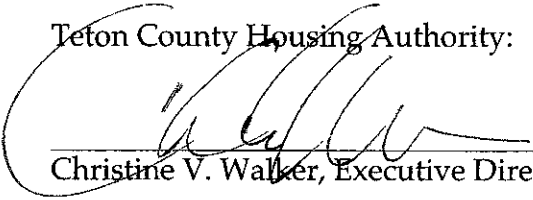
PIN #22-41-16-33-2-00-025

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 sight and/or record.

WITNESS my hand this 17th day of August, 2011.

RELEASED	☐
INDEXED	☒
ABSTRACTED	☒
SCANNED	☒

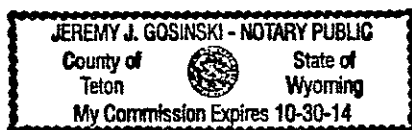
Teton County Housing Authority:

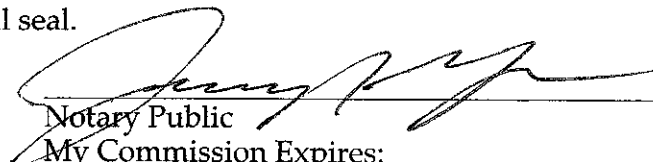

Christine V. Walker, Executive Director

STATE OF WYOMING)
)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 17th day of August, 2011 by Christine V. Walker as Executive Director of the Teton County Housing Authority.

WITNESS my hand and official seal.




Notary Public
My Commission Expires: _____

GRANTOR: TETON COUNTY HOUSING AUTHORITY
GRANTEE: TOWN OF JACKSON WYOMING
Doc 0799665 bk 787 pg 741-742 Filed At 13:12 ON 08/18/11
Sherry L. Daigle Teton County Clerk fees: 11.00
By Kassie Hansen Deputy

Exhibit A

A Tract of Land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the Southwest Corner of Said SE $\frac{1}{4}$ NW $\frac{1}{4}$, the center-west one-sixteenth corner of Said Section 33;

THENCE along the west line of Said SE $\frac{1}{4}$ NW $\frac{1}{4}$, N00°12'25"E, 660.83 feet;

THENCE N79°53'10"E, 321.32 feet, more or less, to the intersection with the west line of that easement for ingress and egress granted to Lower Valley Power and Light, Inc. as described in that instrument of record in Book 50 of Photo, pages 21 to 23, records of Teton County;

THENCE along the westerly line of said easement through the following courses and distances:

S00°38'59"W, 727.63 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 180.00 feet, a chord of 119.60 feet bearing S20°03'15"W, through a central angle of 38°48'27", an arc distance of 121.92 feet;

Thence S39°27'30"W, 61.85 feet;

Thence S38°49'10"W, 89.67 feet to a point on the easterly boundary line of that parcel conveyed to Lower Valley Power and Light, Inc. in said instrument of record in Book 50 of Photo, pages 21 to 23, records of Teton County;

THENCE departing said westerly line of said easement and proceeding along the easterly and northerly lines of said parcel in Book 50 of Photo through the following courses and distances:

N00°15'38"E, 160.00 feet to the northeast corner of said parcel;

N89°44'23"W, 175.00 feet to the northwest corner of said parcel, a point on the west line of Said NE $\frac{1}{4}$ SW $\frac{1}{4}$;

THENCE departing said boundary and proceeding along said west line, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N00°15'37"E, 79.51 feet to the CORNER OF BEGINNING.



EXISTING PHASE 1 CONSTRUCTION

TOWN OF JACKSON

COVER SHEET

PHASE 2 - CORE FACILITIES EXPANSION



VIEW FROM KARNS HILLSIDE



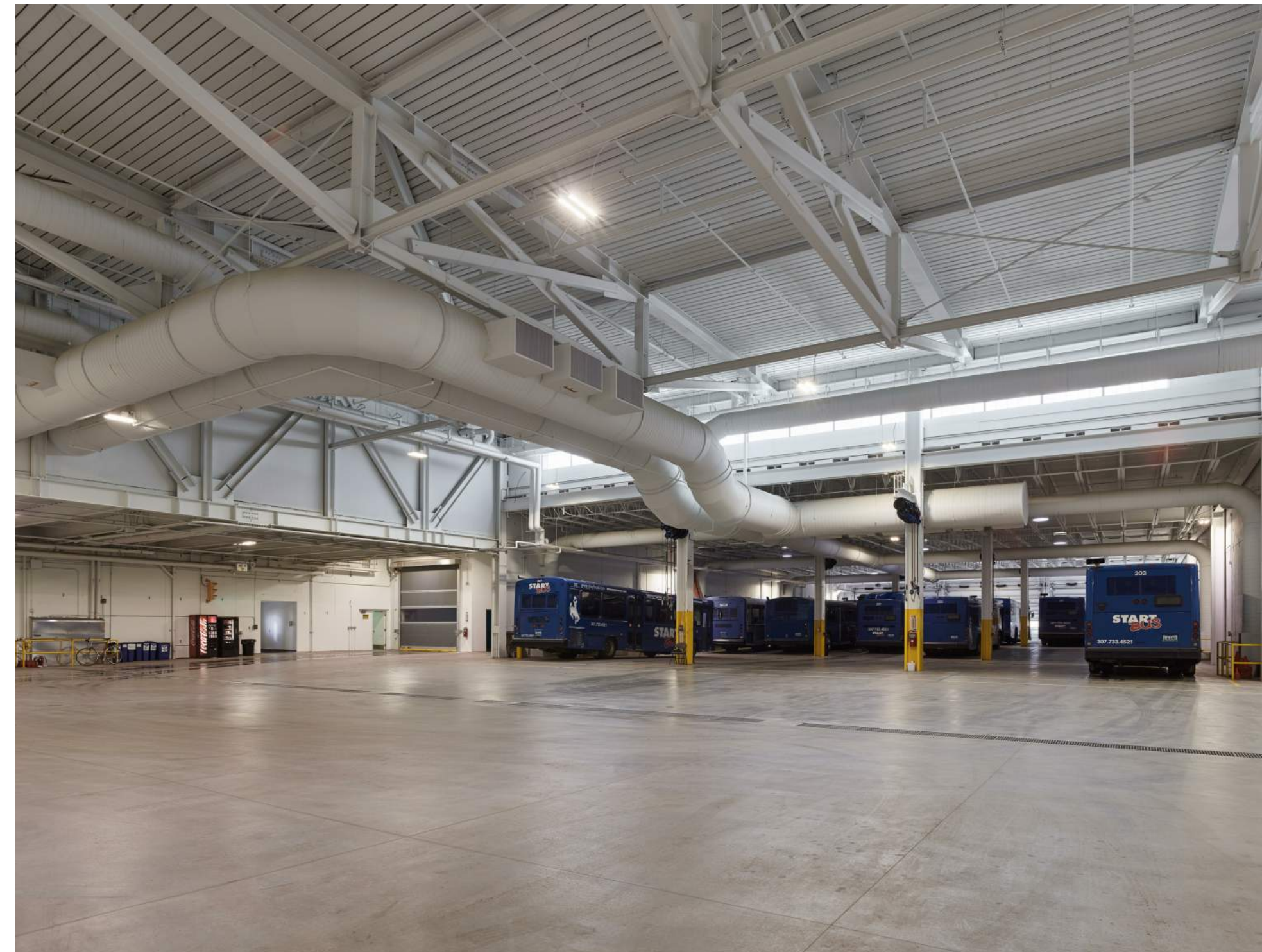
VIEW FROM KARNS MEADOW



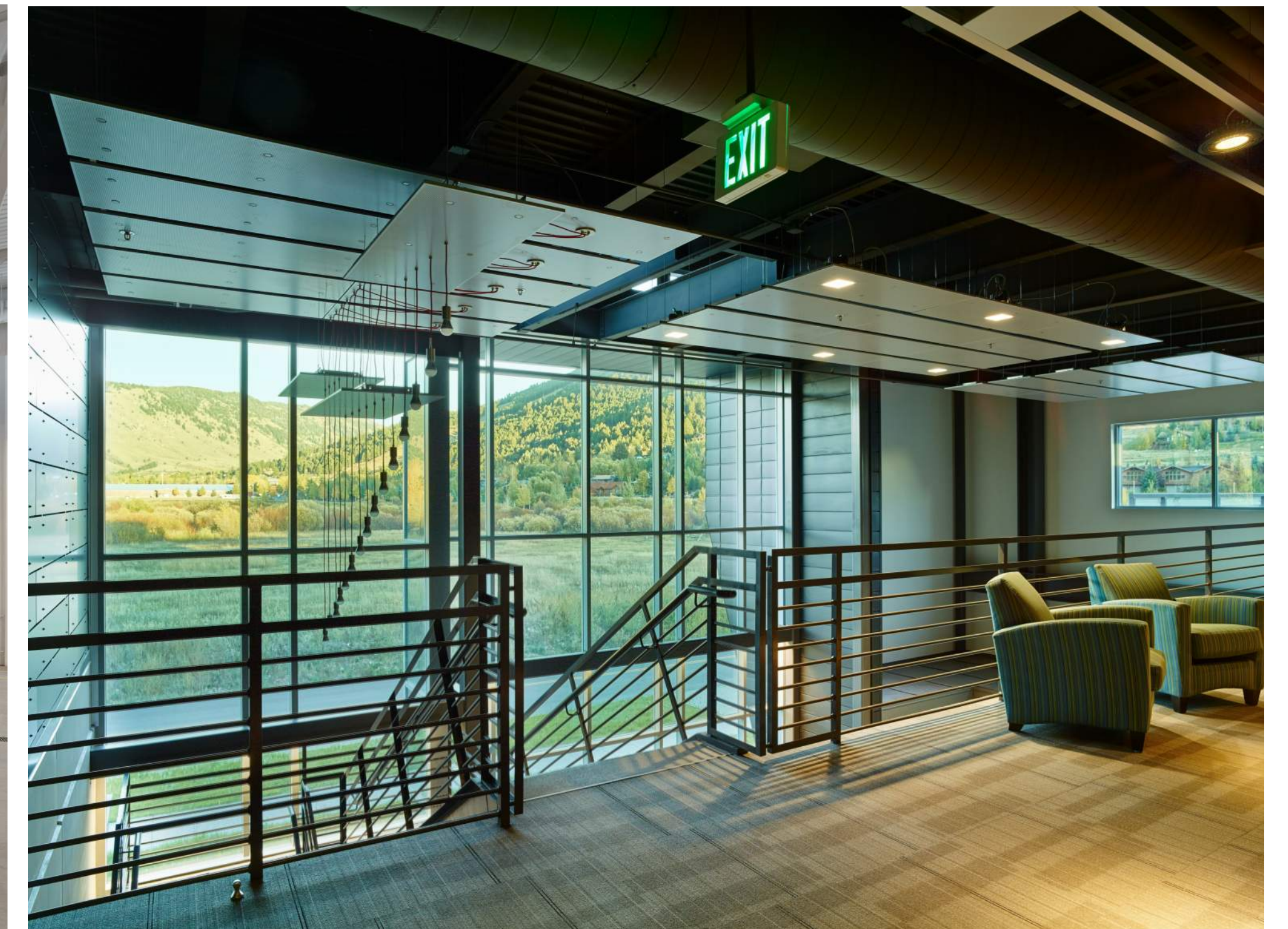
VIEW OF EAST ELEVATION



VIEW OF BUS STORAGE



INTERIOR VIEW OF BUS STORAGE AND DRIVE AISLE

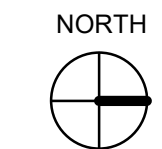
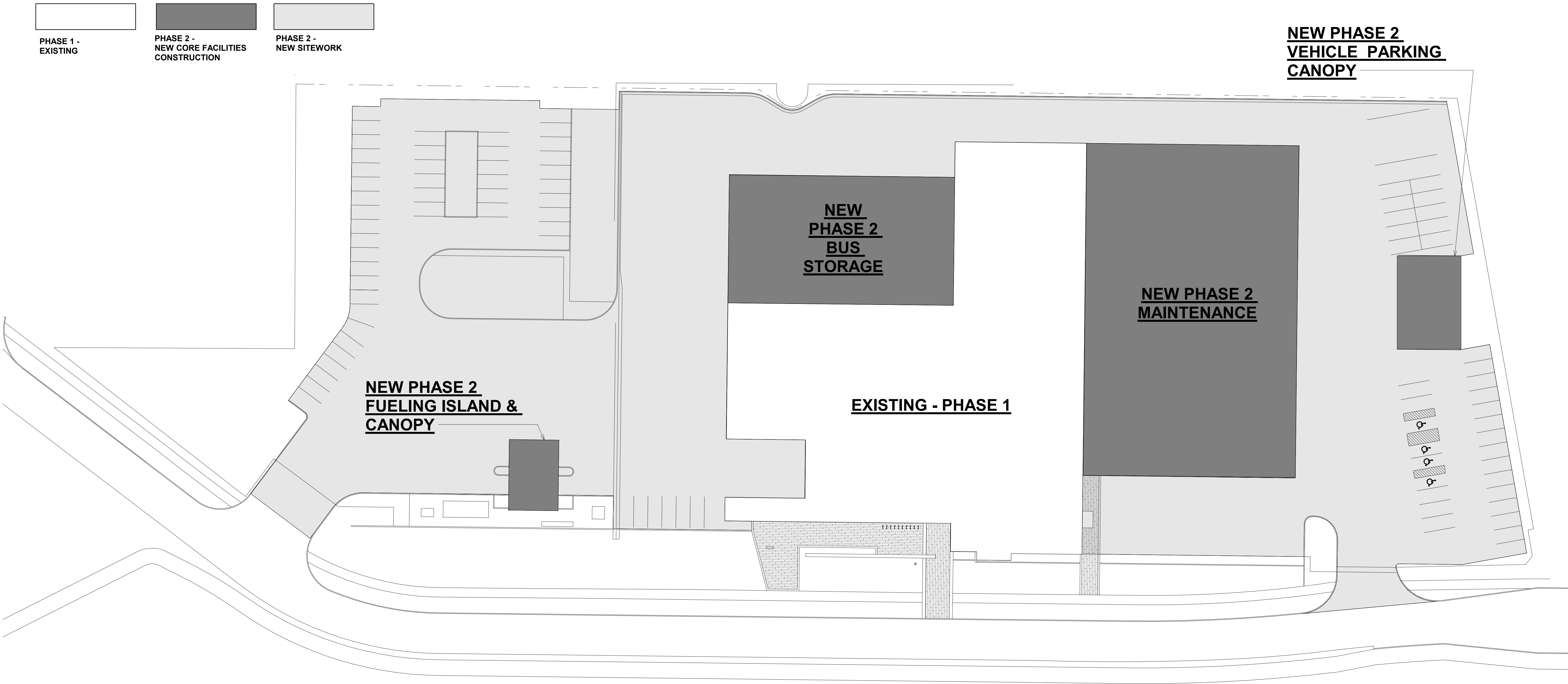


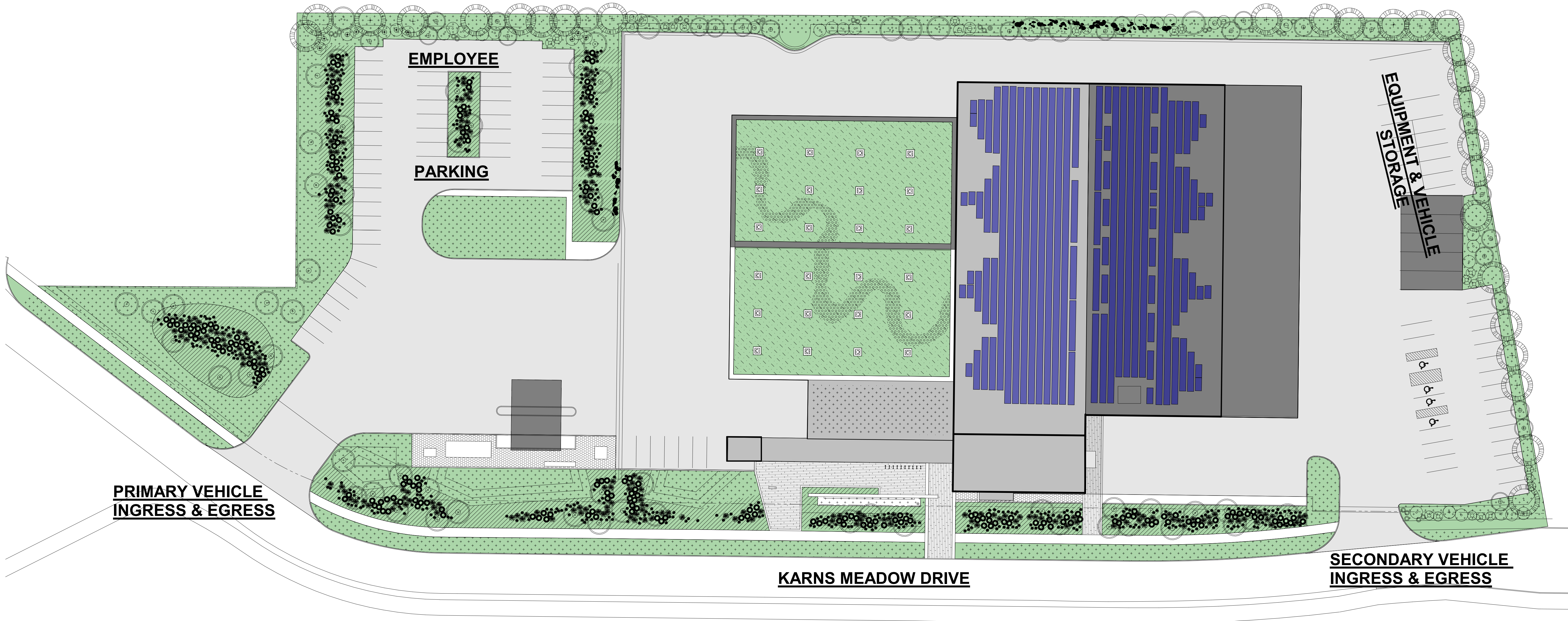
INTERIOR VIEW OF 2ND FLOOR OPERATIONS

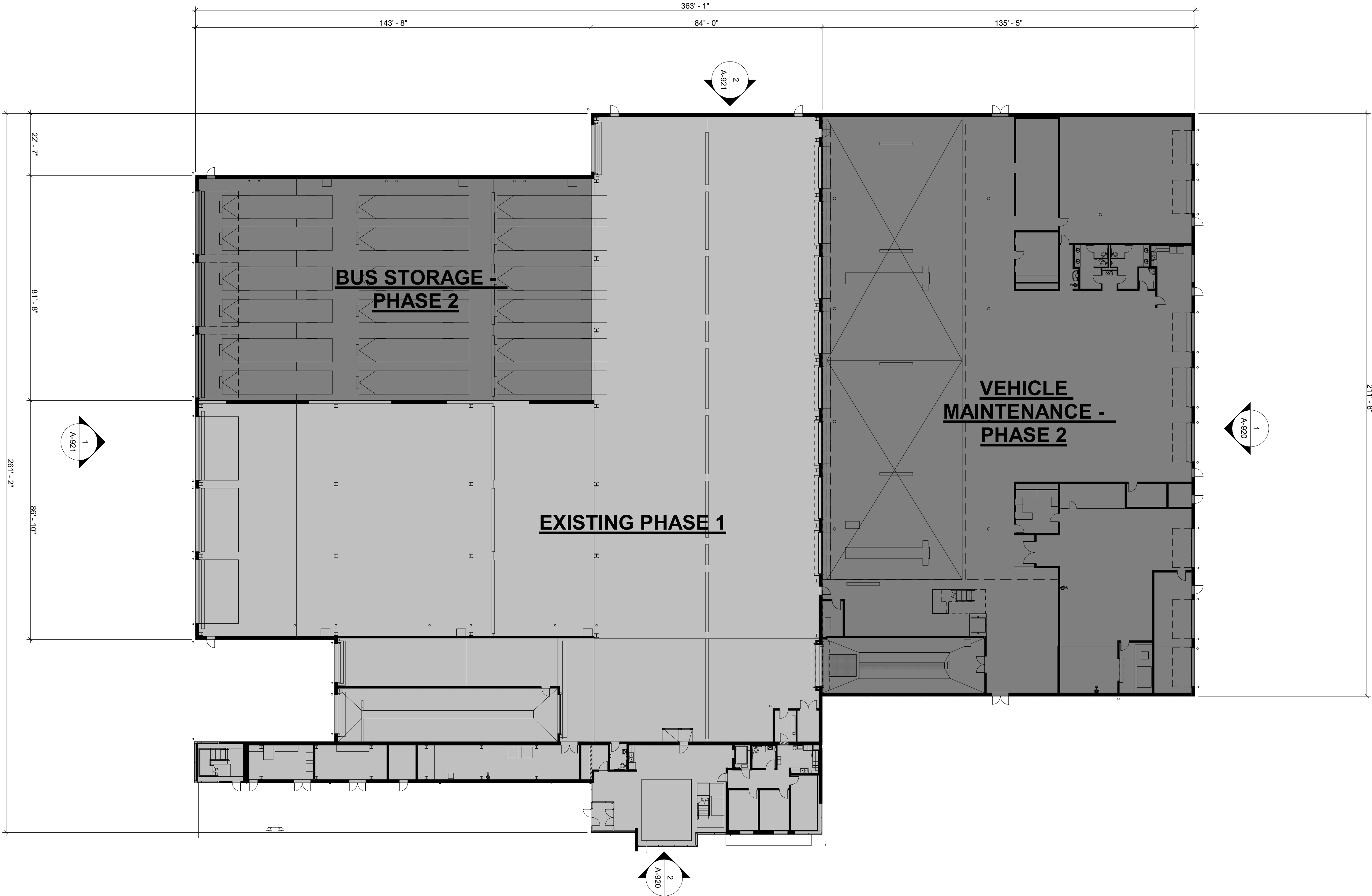
REFERENCE IMAGES

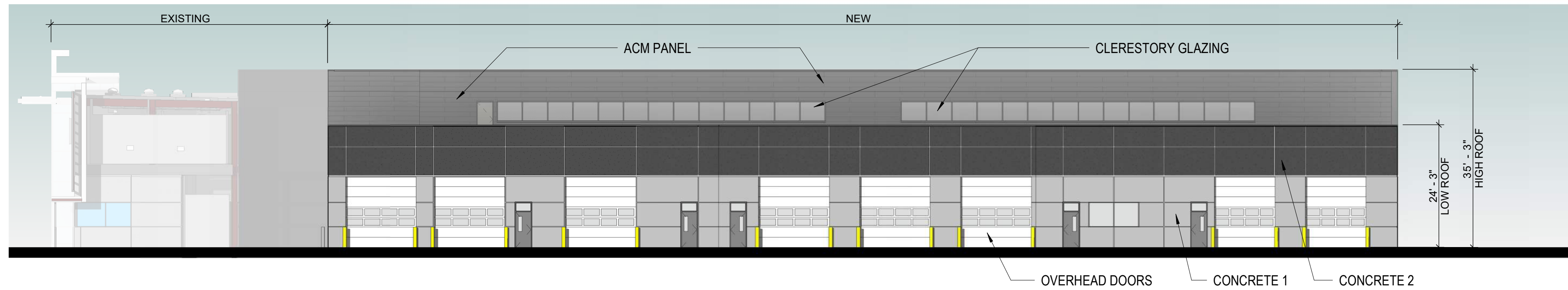
TOWN OF JACKSON

EXISTING BUILDING - PHASE 1
PHASE 2 - CORE FACILITIES EXPANSION

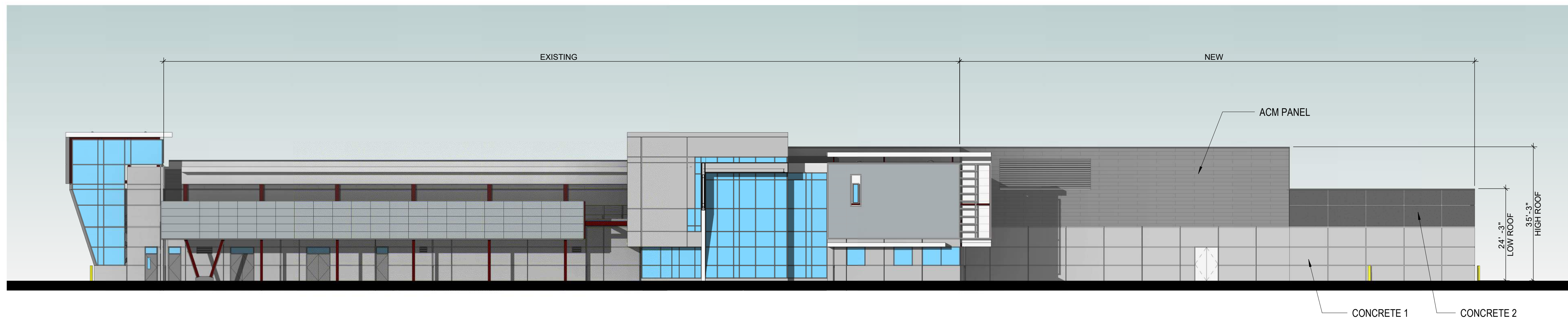




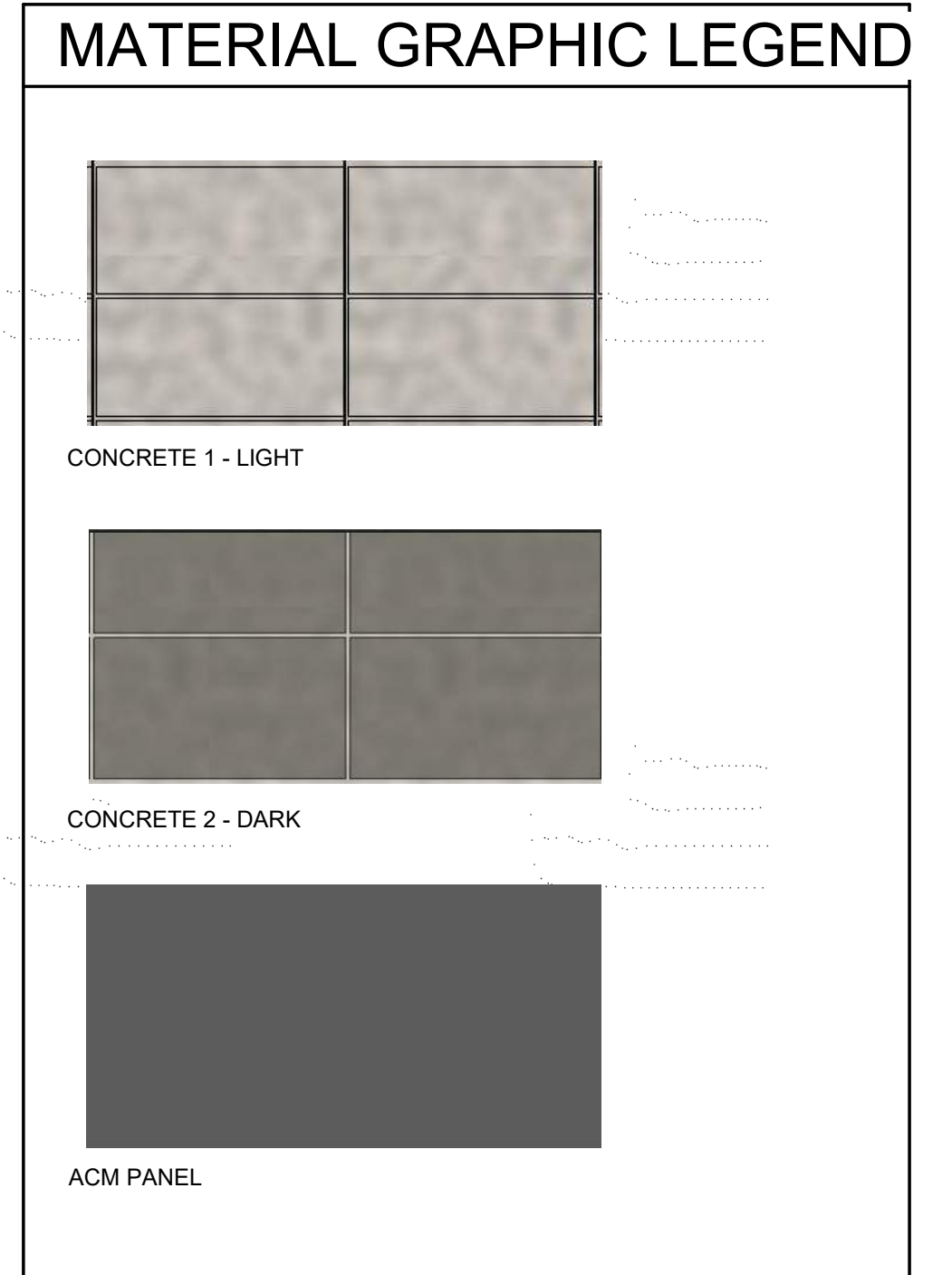




1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



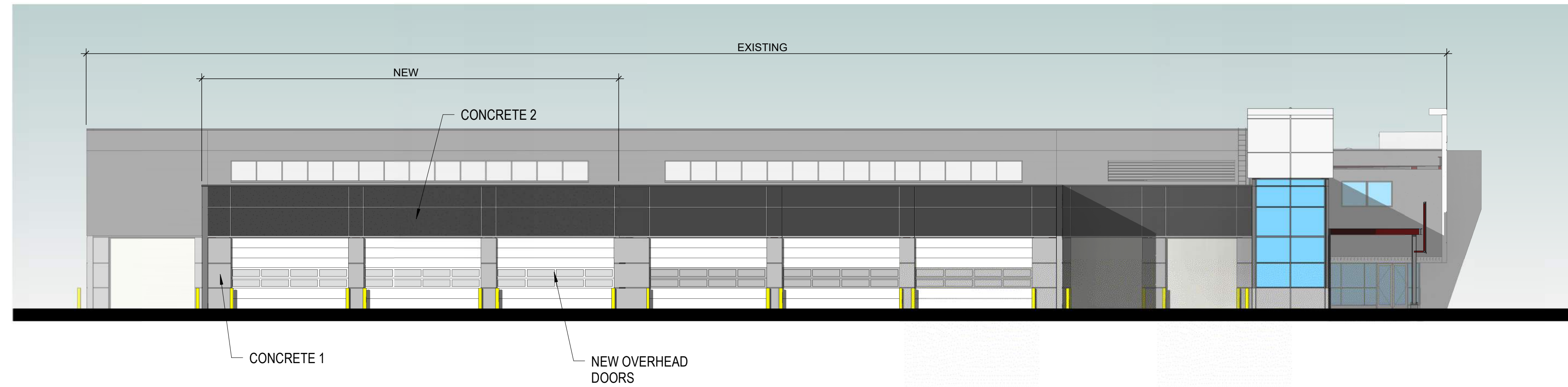
EXISTING PHOTO MATERIAL LEGEND



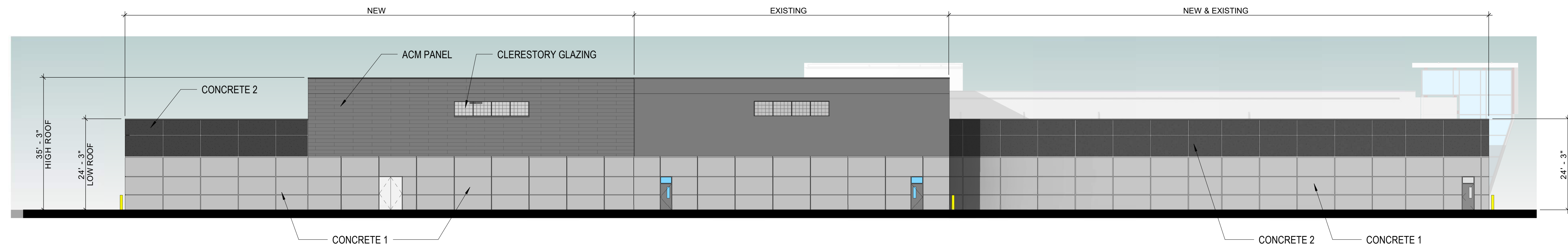
NOTE: MATERIALS FROM PHASE 1, WILL BE UTILIZED IN PHASE 2

TOWN OF JACKSON

**BUILDING ELEVATIONS
PHASE 2 - CORE FACILITIES EXPANSION**

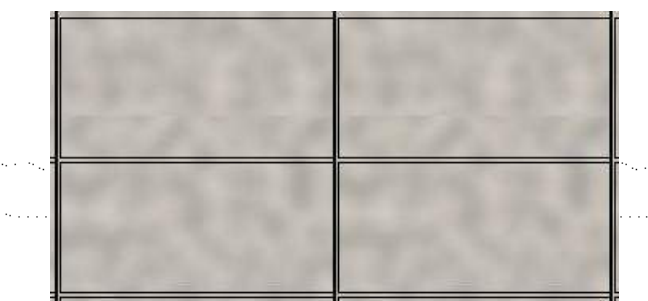


1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

MATERIAL GRAPHIC LEGEND



CONCRETE 1 - LIGHT



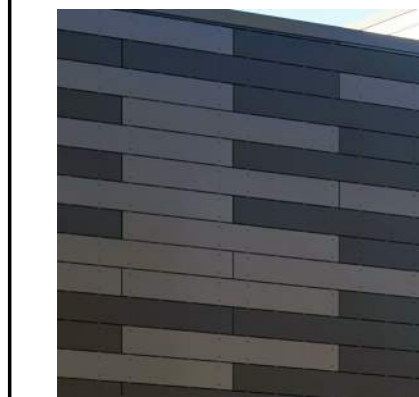
CONCRETE 2 - DARK



ACM PANEL

EXISTING PHOTO MATERIAL LEGEND

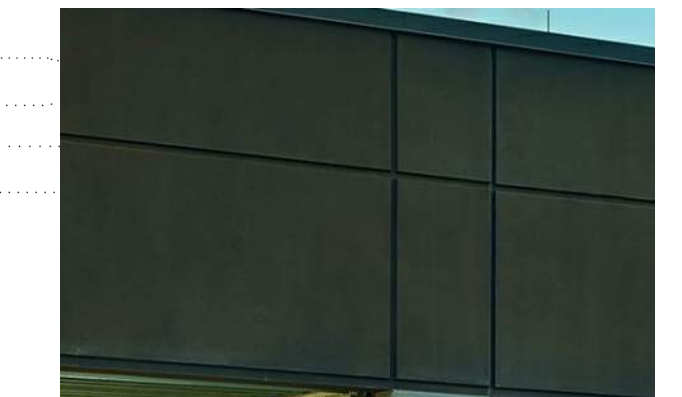
ACM PANEL



CONCRETE LIGHT



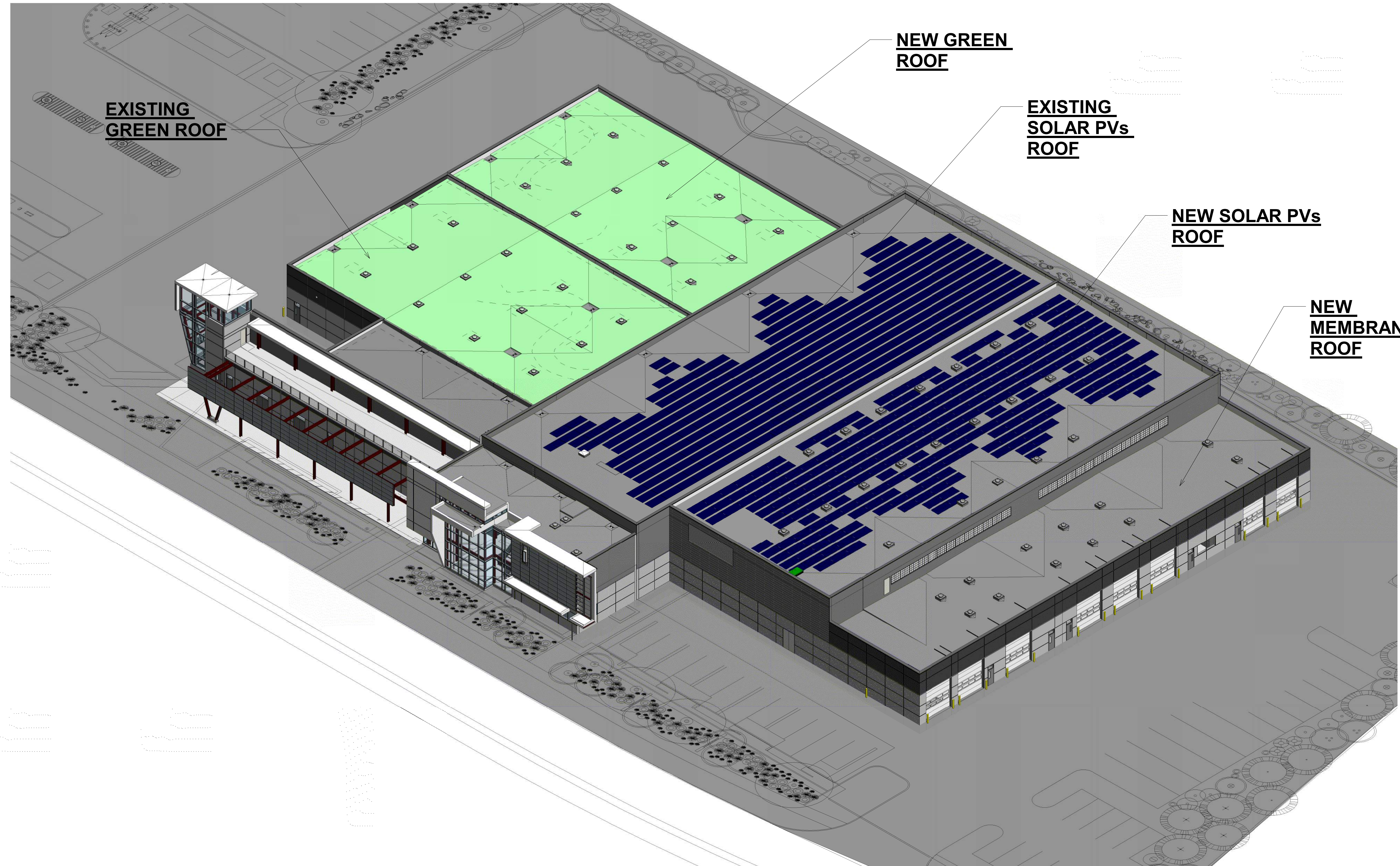
CONCRETE DARK



NOTE: MATERIALS FROM PHASE 1, WILL BE UTILIZED IN PHASE 2

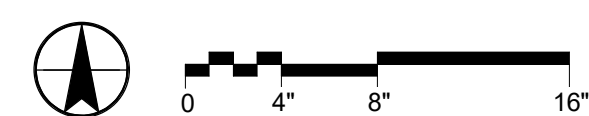
TOWN OF JACKSON

BUILDING ELEVATIONS
PHASE 2 - CORE FACILITIES EXPANSION



TOWN OF JACKSON

3123



A-930

3D VIEW

PHASE 2 - CORE FACILITIES EXPANSION

02/28/20



TOWN OF JACKSON



VIEW FROM KARNS MEADOW
DRIVE SOUTH

1



VIEW FROM KARNS MEADOW
DRIVE NORTH

2

TOWN OF JACKSON

PERSPECTIVES

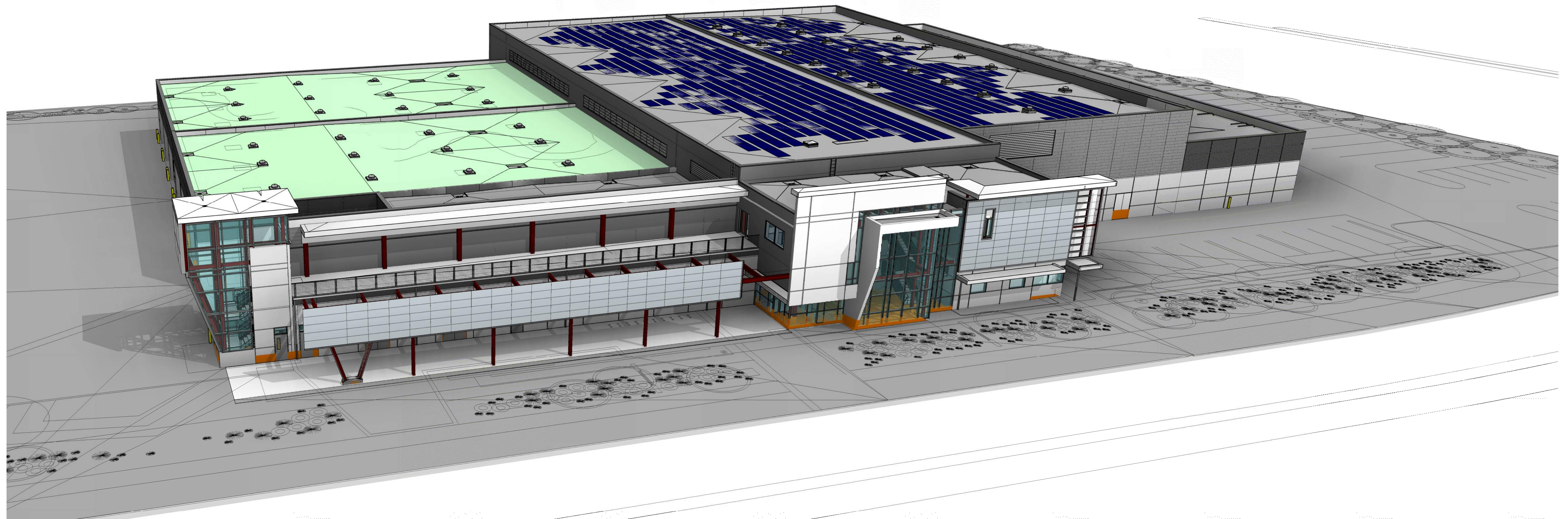
PHASE 2 - CORE FACILITIES EXPANSION

02/28/20

3123



A-932



1 AERIAL VIEW



EXISTING PHASE 1 CONSTRUCTION



VIEW FROM KARNS HILLSIDE



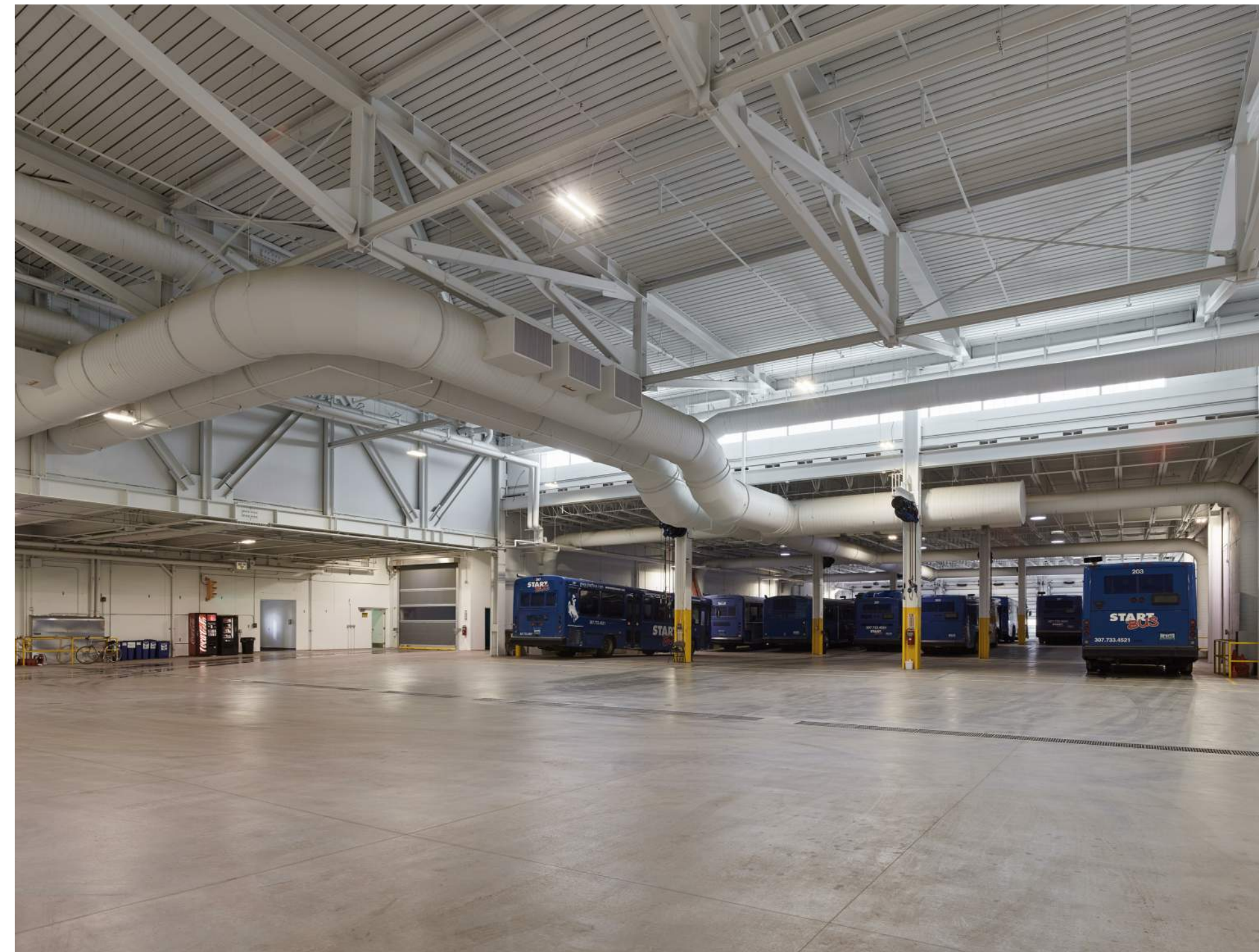
VIEW FROM KARNS MEADOW



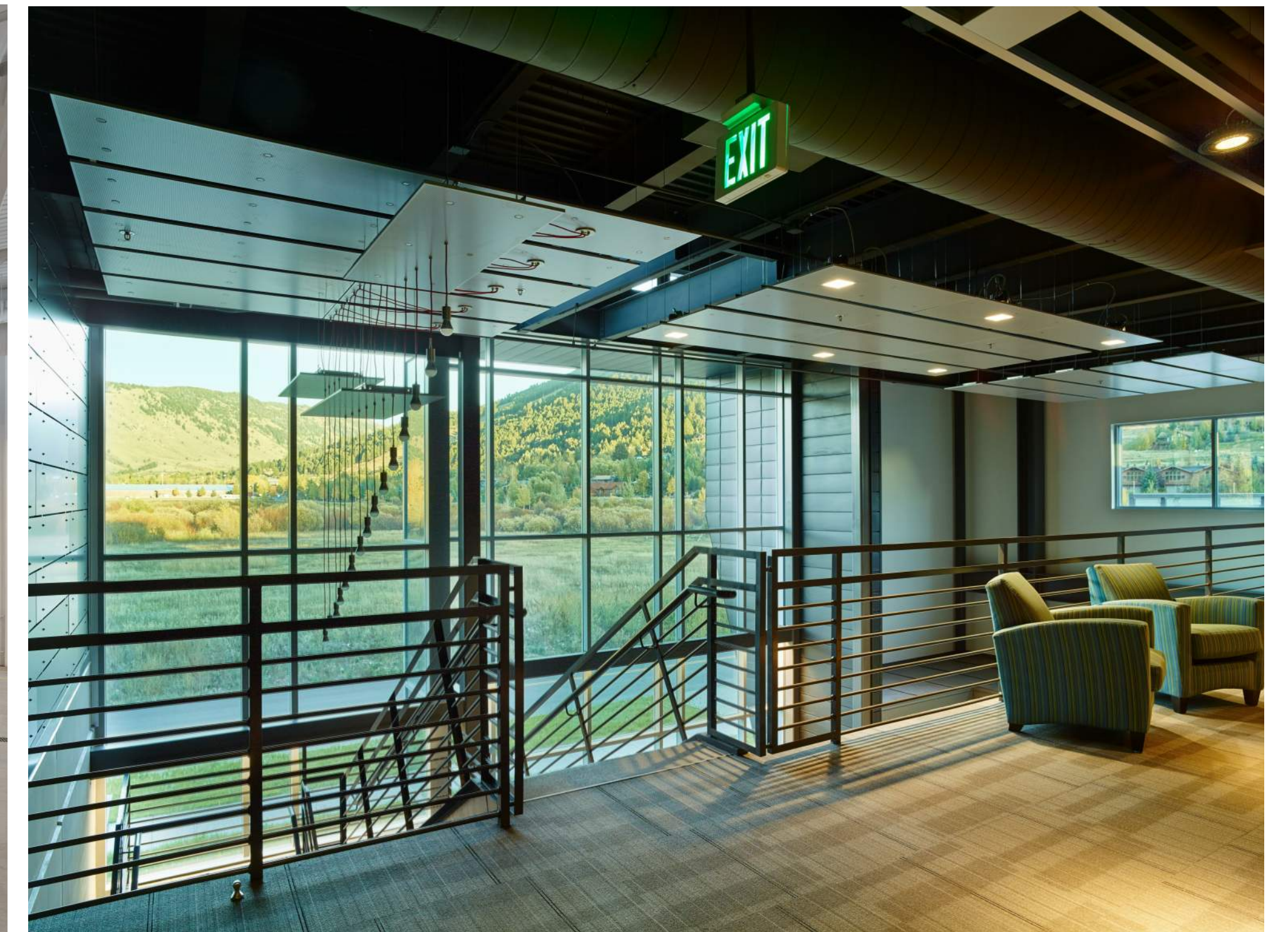
VIEW OF EAST ELEVATION



VIEW OF BUS STORAGE



INTERIOR VIEW OF BUS STORAGE AND DRIVE AISLE

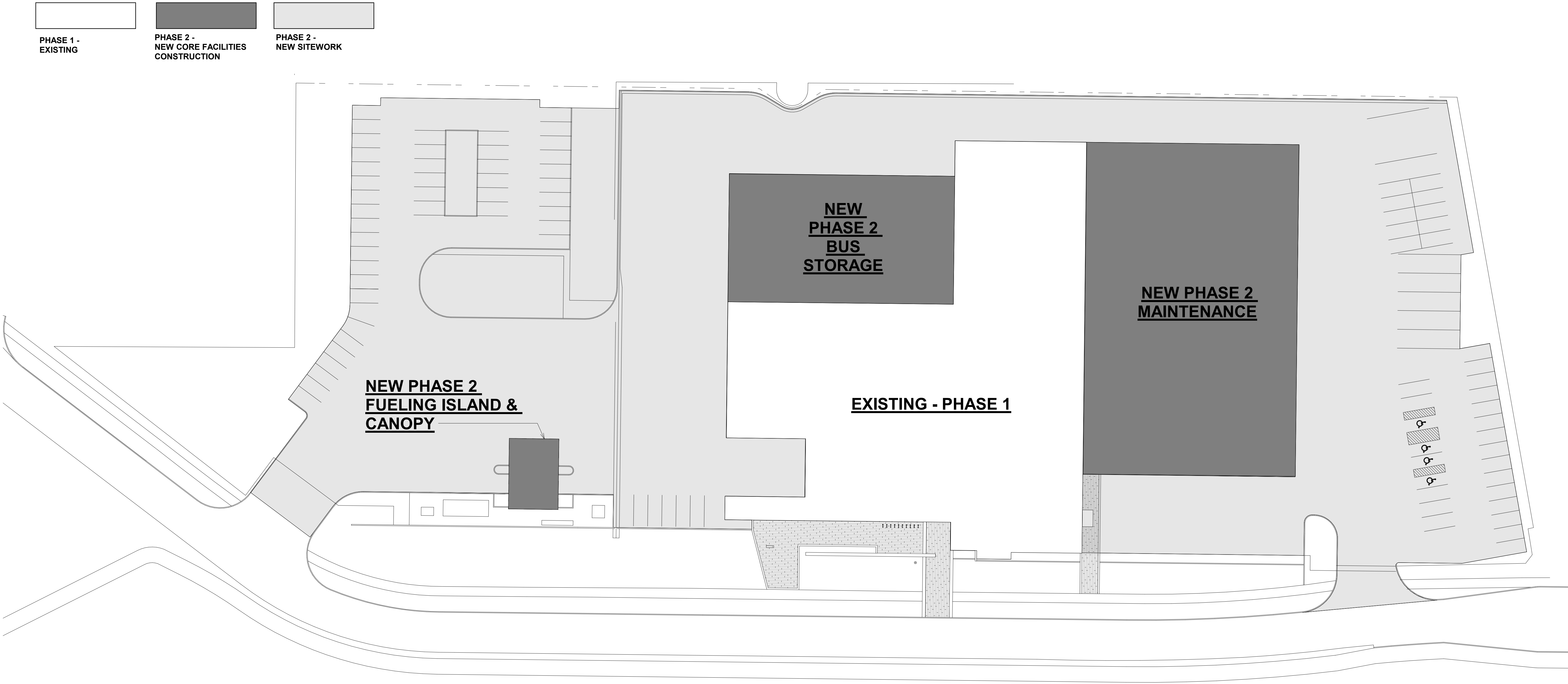


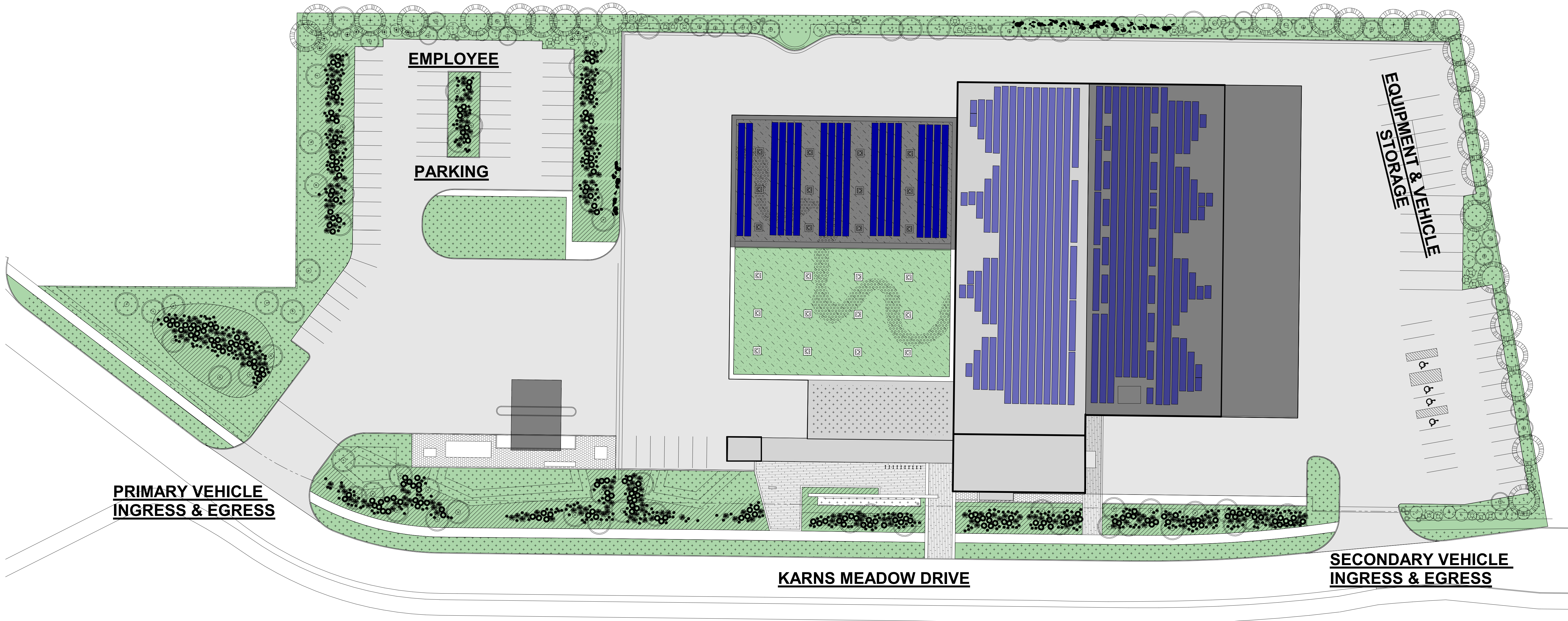
INTERIOR VIEW OF 2ND FLOOR OPERATIONS

REFERENCE IMAGES

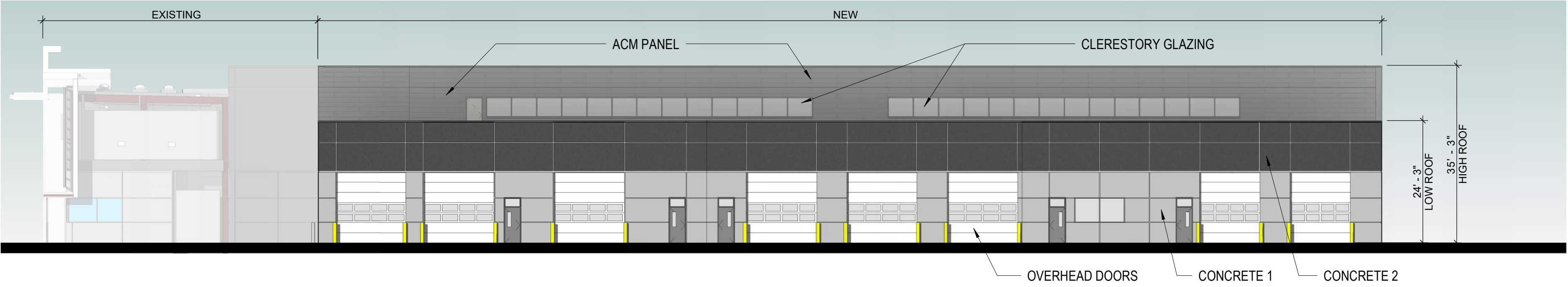
TOWN OF JACKSON

**EXISTING BUILDING - PHASE 1
CORE SERVICES VEHICLE MAINTENANCE FACILITY**





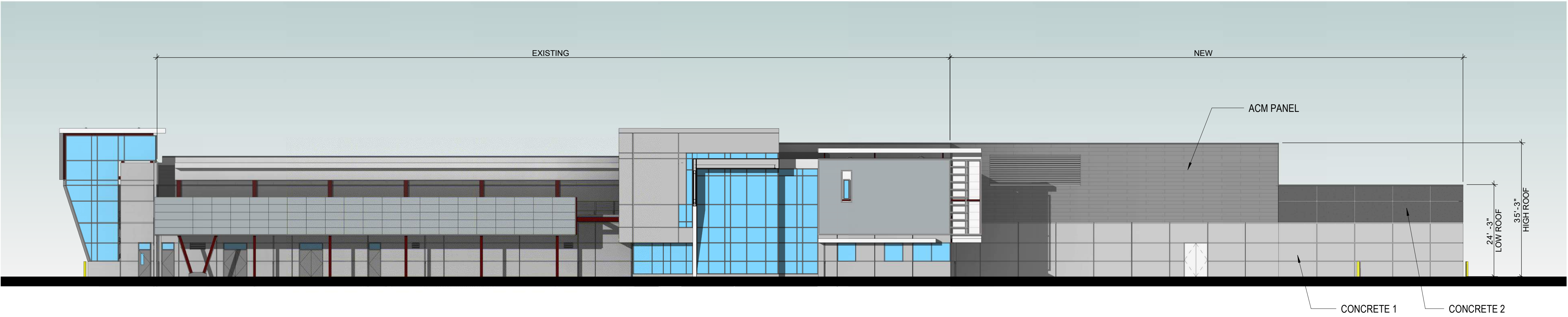




1

NORTH ELEVATION

1/16" = 1'-0"

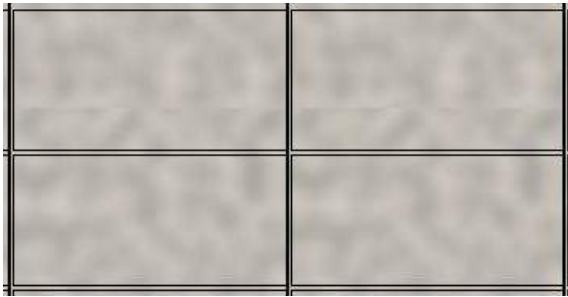


2

EAST ELEVATION

1/16" = 1'-0"

MATERIAL GRAPHIC LEGEND



CONCRETE 1 - LIGHT



CONCRETE 2 - DARK



ACM PANEL

EXISTING PHOTO MATERIAL LEGEND

ACM PANEL



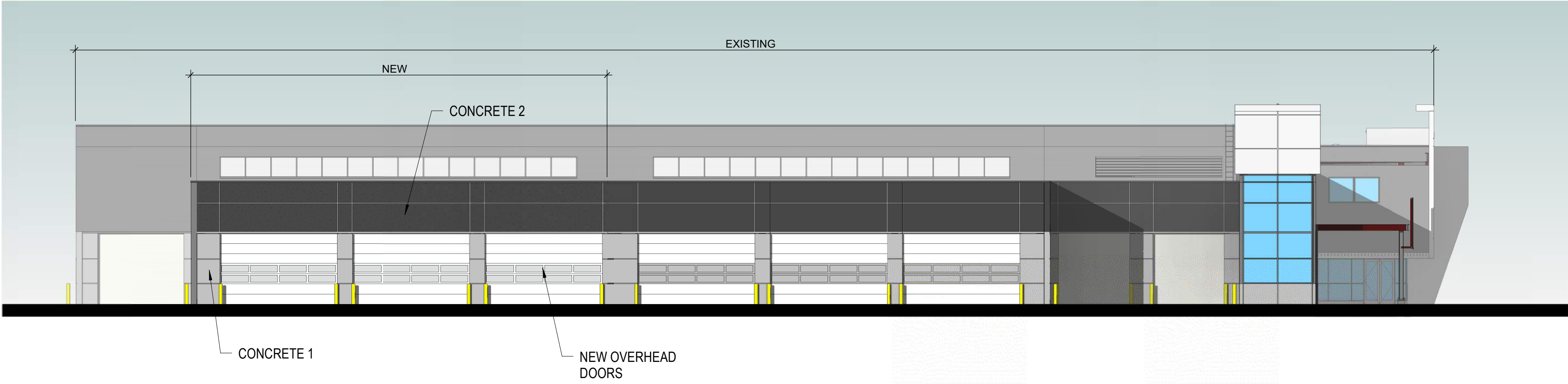
CONCRETE LIGHT



CONCRETE DARK



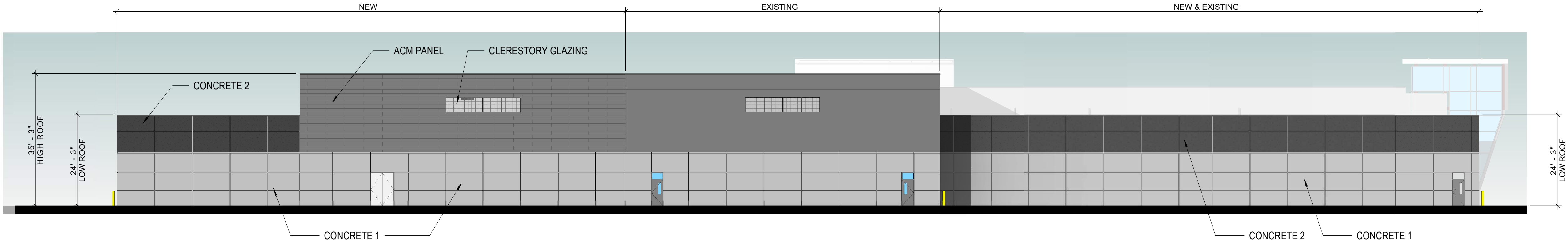
NOTE: MATERIALS FROM PHASE 1, WILL BE UTILIZED IN PHASE 2



1

SOUTH ELEVATION

1/16" = 1'-0"

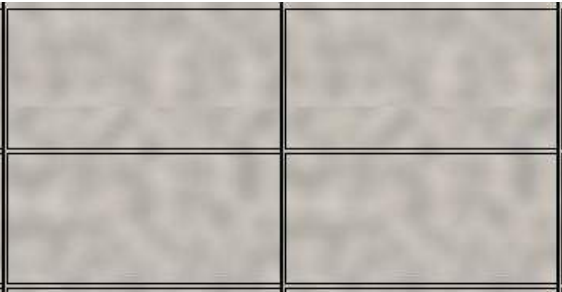


2

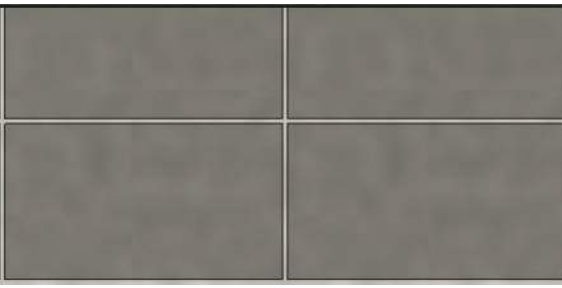
WEST ELEVATION

1/16" = 1'-0"

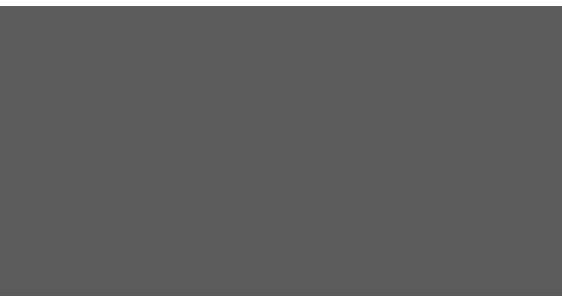
MATERIAL GRAPHIC LEGEND



CONCRETE 1 - LIGHT



CONCRETE 2 - DARK



ACM PANEL

EXISTING PHOTO MATERIAL LEGEND

ACM PANEL



CONCRETE LIGHT



CONCRETE DARK

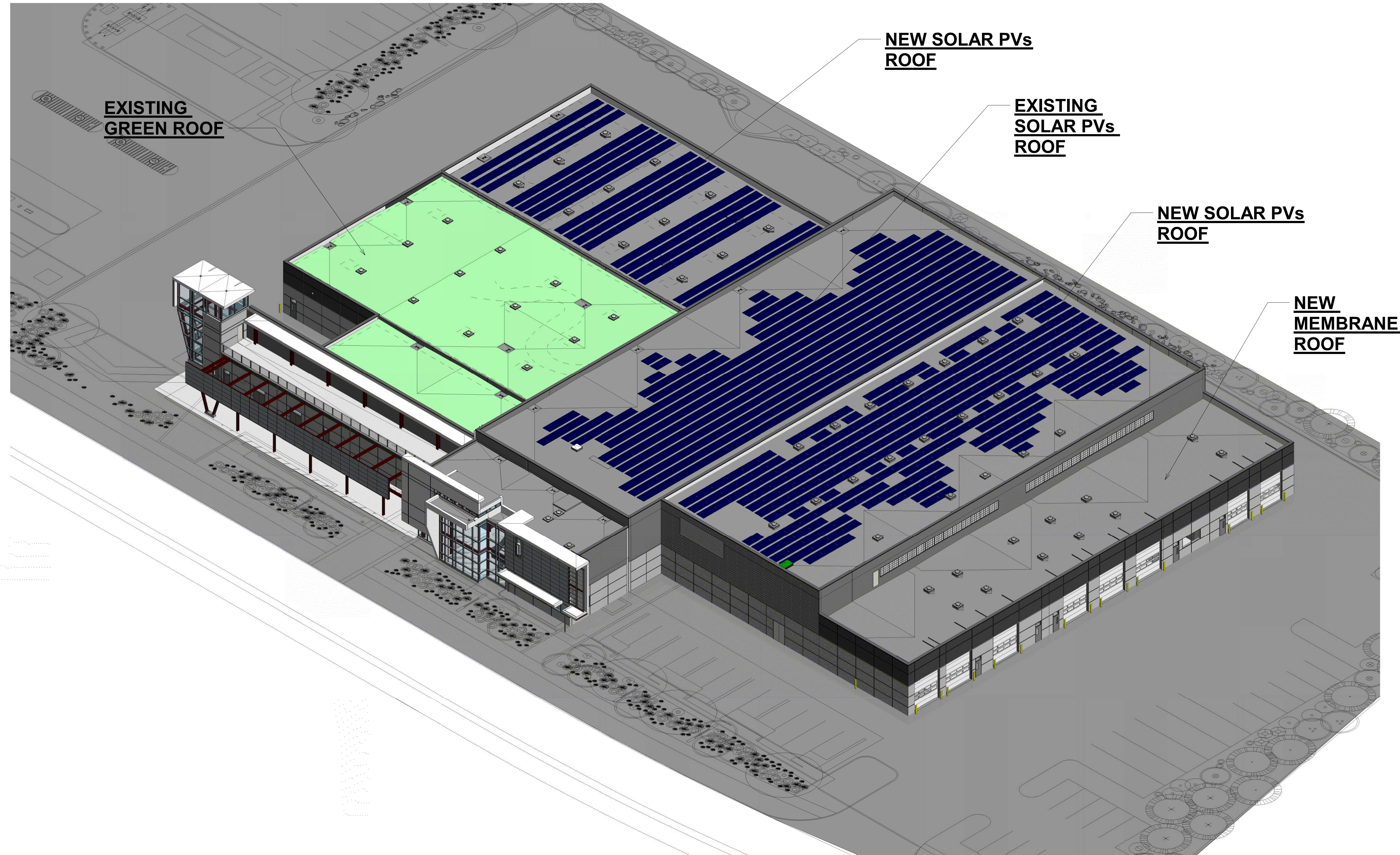


NOTE: MATERIALS FROM PHASE 1, WILL BE UTILIZED IN PHASE 2

TOWN OF JACKSON

BUILDING ELEVATIONS

CORE SERVICES VEHICLE MAINTENANCE FACILITY



TOWN OF JACKSON

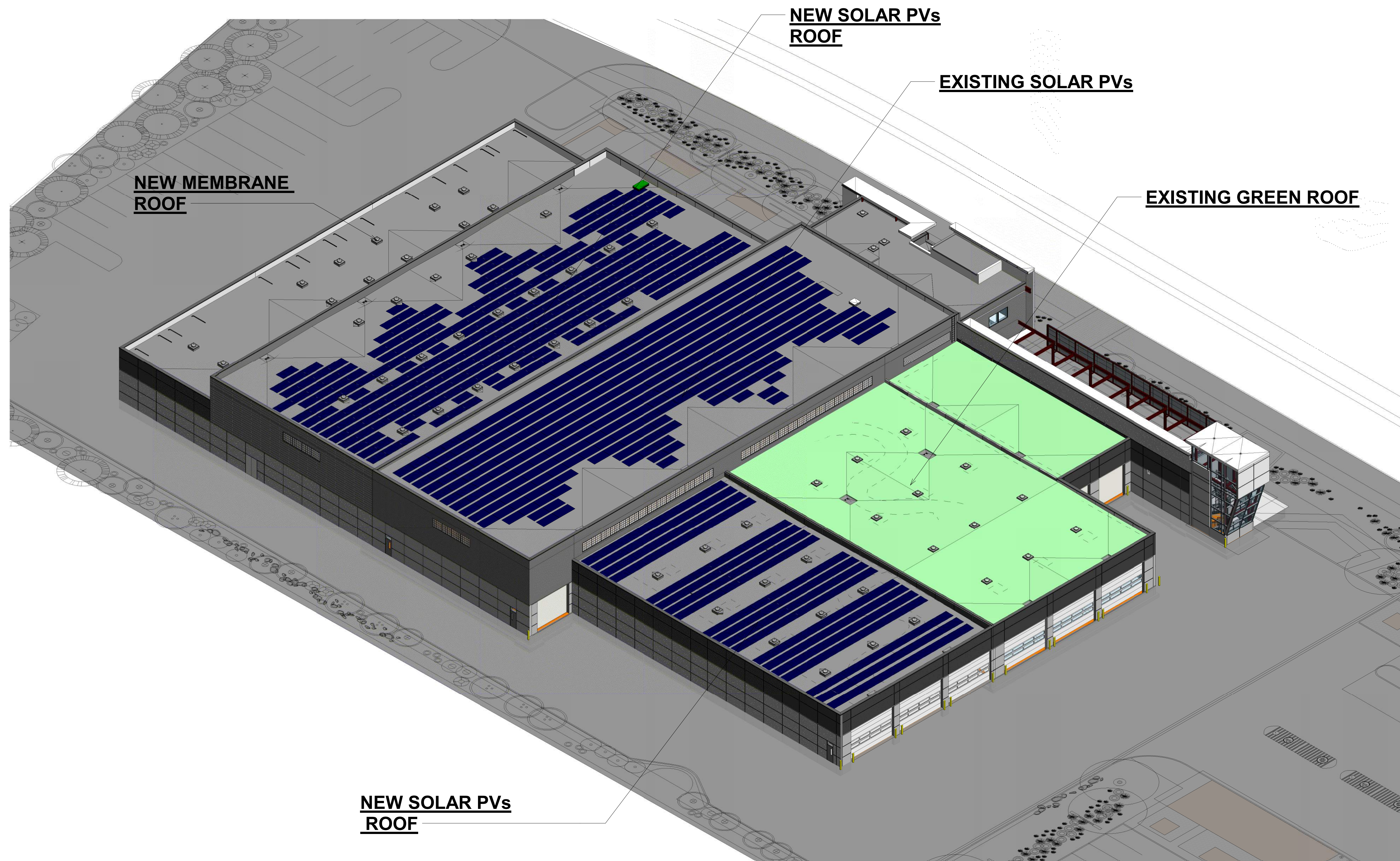
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3D VIEW

CORE SERVICES VEHICLE MAINTENANCE FACILITY

A-930

02/28/20



TOWN OF JACKSON

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3D VIEW

CORE SERVICES VEHICLE MAINTENANCE FACILITY

A-931

02/28/20



1 VIEW FROM KARNS MEADOW DRIVE SOUTH

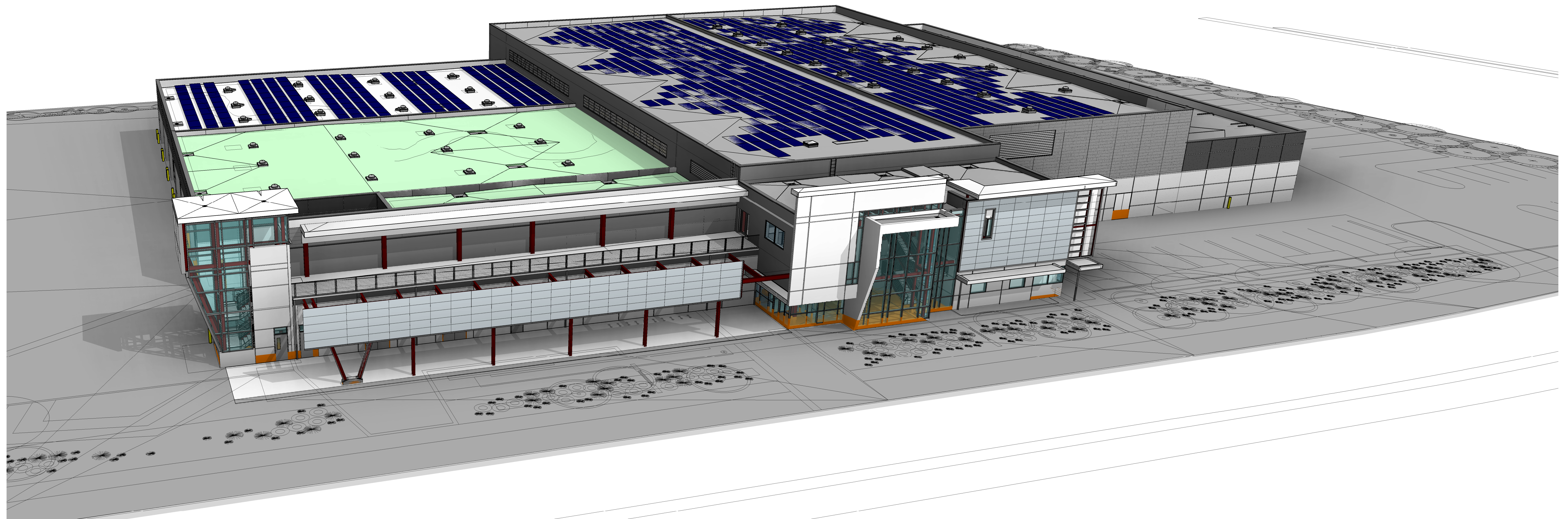


2 VIEW FROM KARNS MEADOW DRIVE NORTH

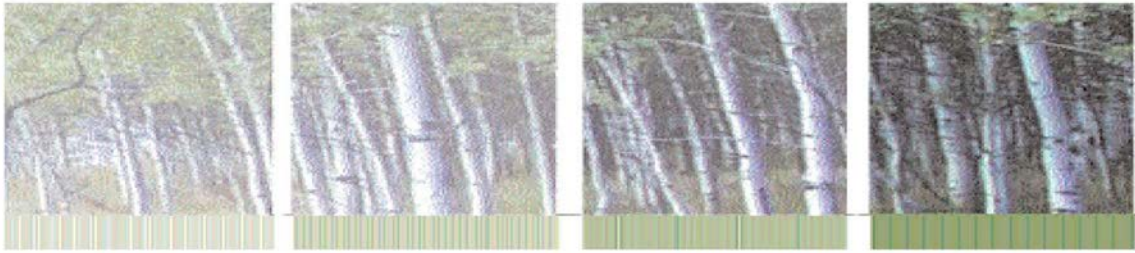
TOWN OF JACKSON

PERSPECTIVES

CORE SERVICES VEHICLE MAINTENANCE FACILITY



1 AERIAL VIEW



Town of Jackson Design Guidelines Checklist

Meeting Date: March 11, 2020

Item Number: P20-038

Applicant: Jorgensen Associates

Address: 55 Karns Meadow Drive

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Background:

The subject property is a 5.75 acre parcel (approximately 250,470 sf) located at 55 Karns Meadow Drive.

- In 2011 the Town Council approved a CUP and Sketch Plan for 95,200 sf of above-ground habitable space for START transit operations and Town/County maintenance facility.
- In 2013 the Town Council approved a Final Development Plan to allow the entire project to be built in phases.
- In 2013, The Town Council approved an amendment to the Final Development Plan approving Phase I, which is what is currently built and includes the START transit operations building which consists of bus storage, circulation area, and administrative/operations space (approx. 47,000 sf of habitable space).

The remaining phases include a southern parking lot, a northern parking lot, fueling island, second half of bus storage, transit operations and maintenance facility and employee housing.

Project Summary:

As a result of the 2019 SPET vote which approved money for the Core Maintenance Facility, the Town subsequently awarded Jorgensen Associates to finalize the plan/design the next phase of the project. This DRC review is required and is being submitted in advance of the required Development Plan for this next phase.

This next phase includes the following (does not include housing component):

- North and south parking lots
- Completed landscaping along north, south and west.
- Fueling station
- Bus storage expansion w/ green roof (approx. 11,500 sf)

- Maintenance facility w/ rooftop solar (approx. 28,500 sf)

The reason this request is before the DRC is due to some design changes, notably on the maintenance facility located on the north side of the building. The previous floor plan and north elevation (facing West Broadway) staggered the northern walls which helped break up the mass of the 28,500 sf addition. The current proposal seeks to square-off the floor plan as a rectangle which changes the northern elevation keeping it flat. Staff is seeking the DRC's feedback on this northern elevation. Please see the site plan and elevations for these changes. None of the materials and colors have changed and still include precast concrete panels in light gray and dark gray, and aluminum composite plank panels in 3 colors.

Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.



B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
- ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together.

Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
- ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.

- ☐ Avoid large monolithic buildings.
- ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs

- ☐ Parapet, flat, sloping or barrel vaults.
- ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
- ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.
- ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.





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: 36 E. Broadway Tenant Improvement
Physical Address: 36 E. Broadway Units #7-3, #8-3
Lot, Subdivision: _____ PIDN: 22-41-16-34-2-45-008

PROPERTY OWNER.

Name: Monroe Needle Rock LLC Phone: _____
Mailing Address: PO Box 8615 ZIP: _____
E-mail: johnhouston77@hotmail.com

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

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 #: _____ 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.

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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

03/04/20

Date

Name Printed

Title



March 4, 2020

PROJECT NARRATIVE

Monroe Needle Rock LLC and Two Ocean Trust have recently taken over two of the spaces on the upper level at 36 E. Broadway. They are proposing renovations to the interior spaces and replacing the existing shed roof over the boardwalk with an elevated deck.

Public Space

No additional square footage is being added to the site that would change the existing public spaces. The new deck will raise the head room at the sidewalk providing better views and more light at the ground level.

Composition / Massing

The composition and massing remains essentially unchanged. The deck continues to provide coverage for the sidewalk and breaks up the façade while improving the function of the upper level spaces.

Street Walls

There will be no changes to the locations of street walls. The eave on the upper level is cut back to allow for storefront windows and doors.

Materials

The structure supporting the deck will be wood post and beam to match the style of the surrounding covered sidewalks. The deck railing will be metal painted black.

36 EAST BROADWAY



PROJECT LOCATION

36 E BROADWAY AVE
UNITS #7-3, #8-3
PIDN: 22-41-16-34-2-45-008

OWNER

MONROE NEEDLE
ROCK LLC

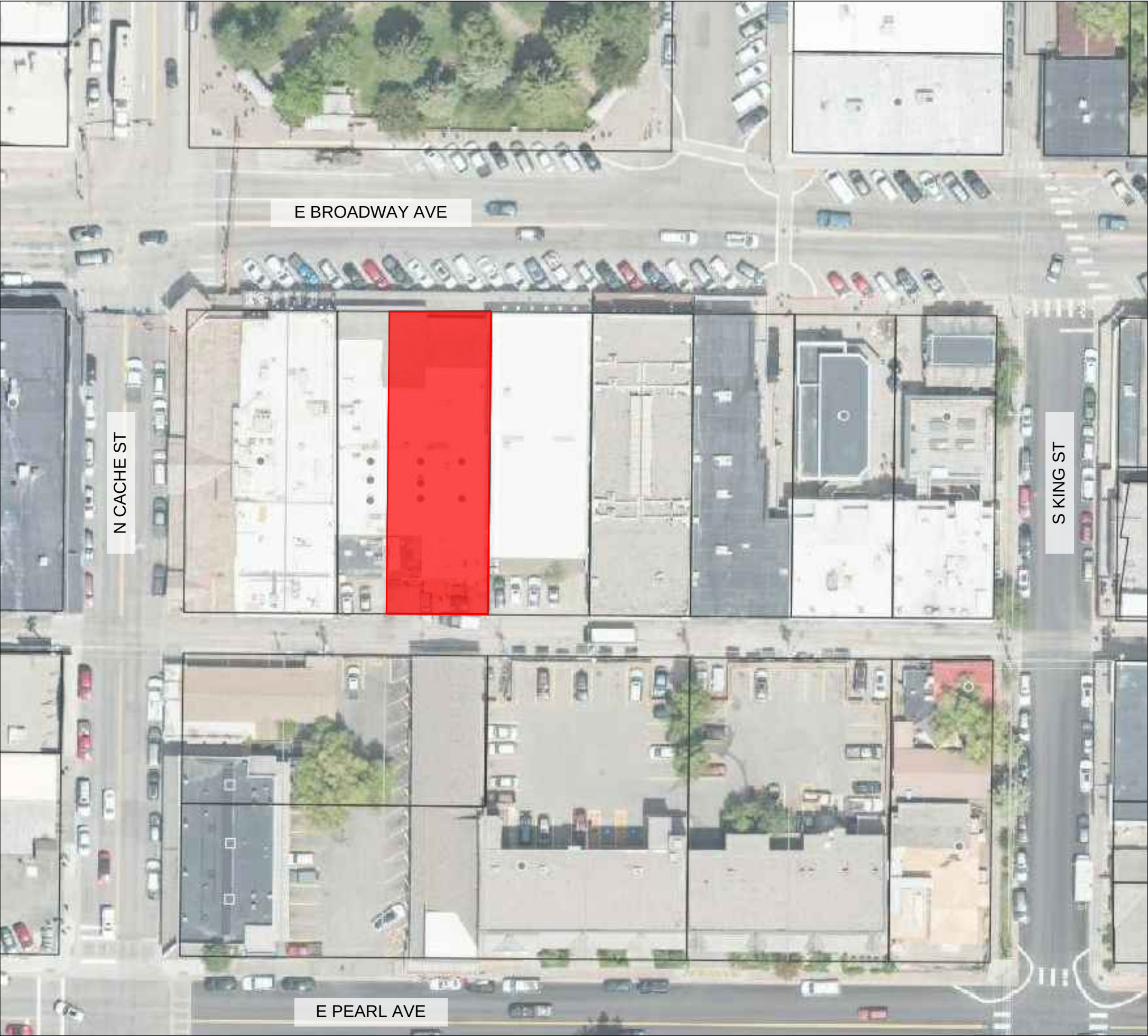
ARCHITECT

Hoyt Architects
1110 Maple Way Suite F
PO Box 7364 (83002)
Jackson, WY (83001)
307.733.9955
bradh@hoytarchitects.design

SHEET INDEX

G101	COVER SHEET
G102	SITE
G103	EXISTING CONDITIONS
G104	PERSPECTIVE & ELEVATION
G105	MATERIAL BOARD
A101	FLOOR PLAN

36 EAST BROADWAY



E BROADWAY AVE

N CACHE ST

S KING ST

E PEARL AVE

36 EAST BROADWAY

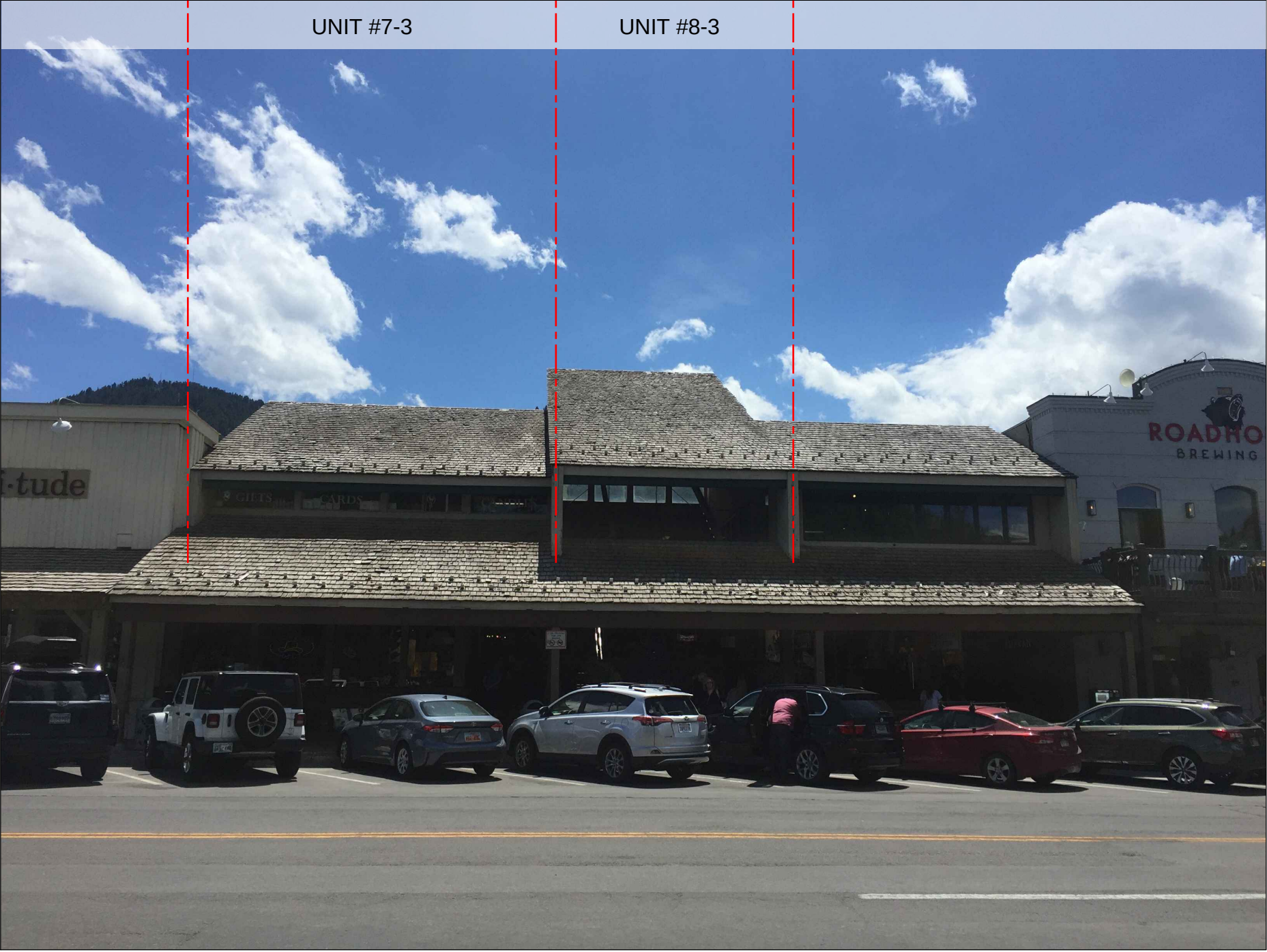
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DRC REVIEW

03.04.2020
DRAWN BY |
CHECKED BY |
REVISIONS

SITE PLAN

G102



36 EAST BROADWAY

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DRC REVIEW

03.04.2020
DRAWN BY |
CHECKED BY |
REVISIONS

EXISTING
CONDITIONS
G103



NEW STOREFRONT
WINDOWS & DOORS

NEW DECK & RAILING

36 EAST BROADWAY

© 2020 | ALL RIGHTS RESERVED

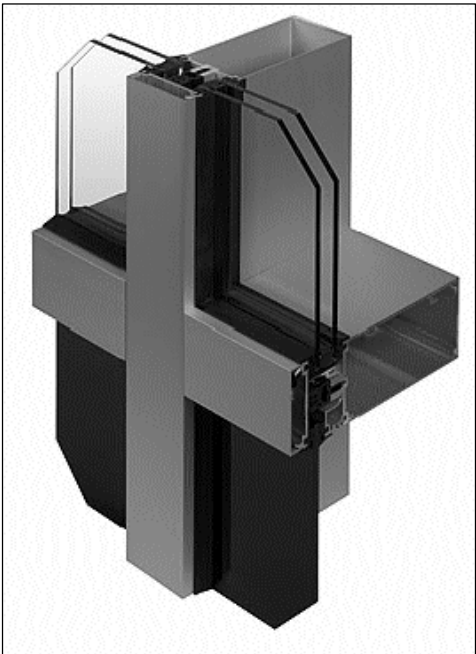
DRC REVIEW

03.04.2020
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CHECKED BY |
REVISIONS

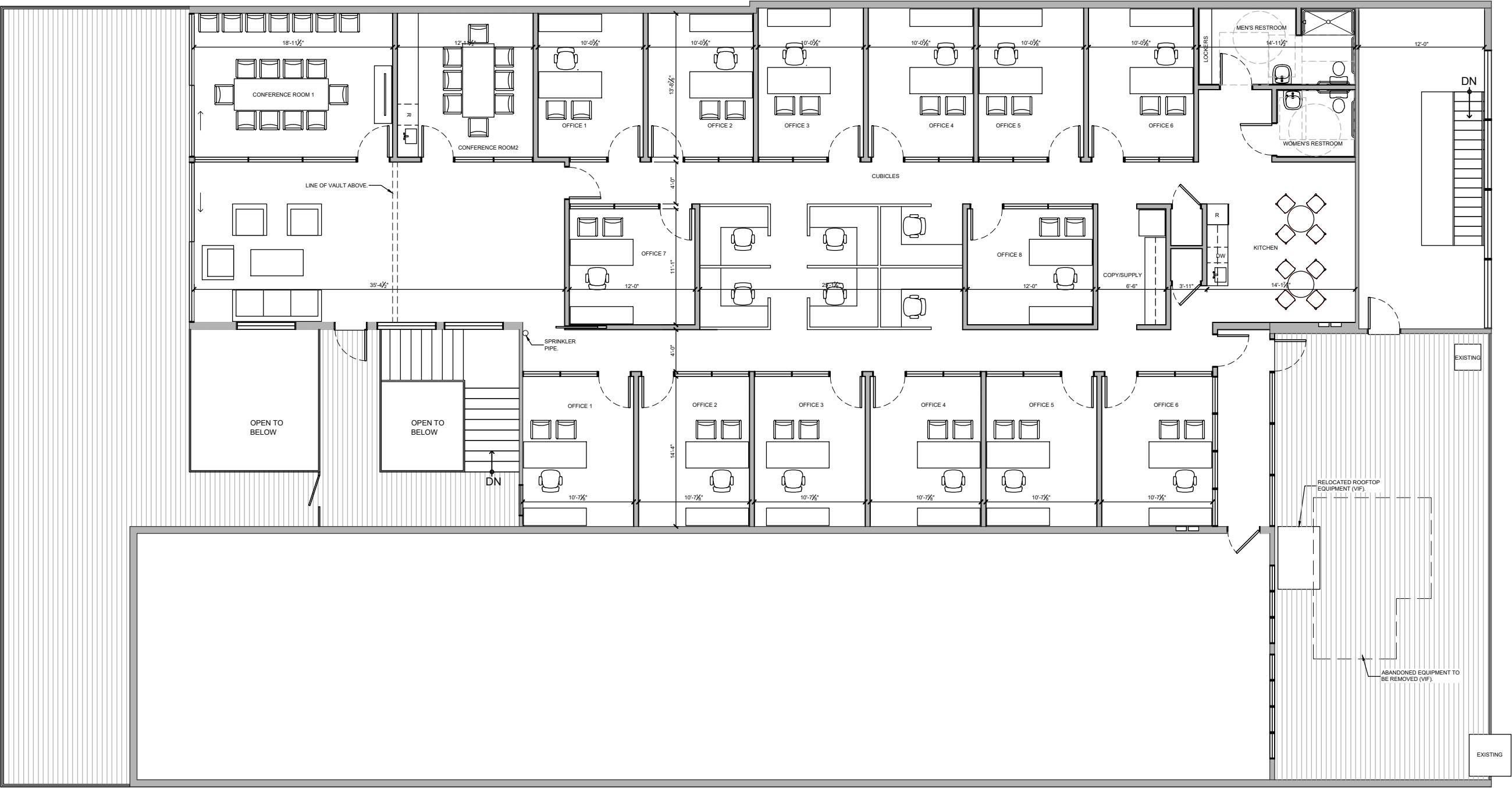
PERSPECTIVE
& ELEVATION
G104



METAL DECK RAILING. COLOR: BLACK.



STOREFRONT WINDOWS. COLOR BLACK.

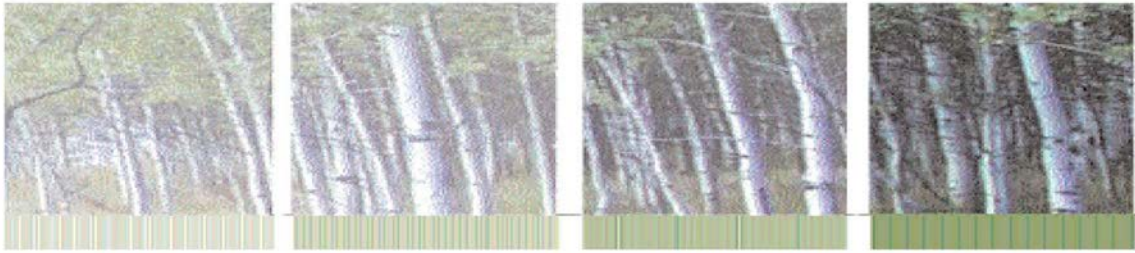


1
A101

Floor Plan

3/32"=1'-0"





Town of Jackson Design Guidelines Checklist

Meeting Date: March 11, 2020

Item Number: P20-039

Applicant: Monroe Needle Rock LLC / Hoyt Architects

Address: 36 E Broadway Avenue

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: The applicant intends to replace the existing shed roof over the boardwalk with an elevated deck. The applicant states that the structure supporting the deck will be wood post and beam to match the style of the surrounding covered sidewalks and the deck railing will be metal painted black. The location of the street walls will remain the same, the eave on the upper level is proposed to be cut back to make room for the deck and allow for storefront windows and doors. The applicant contends that the composition and massing will remain essentially unchanged as the deck will continue to provide coverage for the sidewalk and break up the façade while improving the function of the upper level spaces. No additional square footage is being added to the site that would change the existing public spaces. The applicant states that the new deck will raise the head room at the sidewalk and provide better views and more light at ground level.

According to the intent of the Town Square zoning district,

“Town Square (TS) Zone is to provide development standards that preserve and enhance the unique character, qualities, and pedestrian-oriented environment of the Jackson Town Square and its immediate vicinity. An essential component of the tourism environment for Teton County and the Town of Jackson is the Town Square and the commercial environment that has developed in the immediate vicinity of the Square. This area is important to both the County and the Town because the character of the area is the cornerstone of tourism commercial activity in the community”.

More specifically, the Comprehensive Plan elaborates on the desired character of Subarea 1.1 Inner Square, stating,

"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"

Existing Site & Conditions:

The subject site is .26 acres (11,150 SF) and is located due south of Town Square within the Town Square (TS) zoning district. The second floor of the building is occupied by Monroe Needle Rock LLC and Two Ocean Trust and consists of 7,098 SF of commercial space. The ground floor of the building consists of retail space totaling 7,913 SF, and a finished basement level of retail space totaling 7,592 SF.

Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
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 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
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- ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

- 1) Connected Network of Comfortable and Inviting Pedestrian Paths
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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: Elk Country Inn
Physical Address: 480 West Pearl Ave
Lot, Subdivision: PT NW1/4NE1/4, SEC 22, TWP41 PIDN: 22-41-16-33-1-00-03Z

PROPERTY OWNER.

Name: Lasting Legacy, LLC Phone: 307-733-2364
Mailing Address: PO Box 1255, Jackson, WY ZIP: 83001
E-mail: dan@townsquareinns.com

APPLICANT/AGENT.

Name: Michelle Linville Architect, LLC Phone: 307-413-6075
Mailing Address: 760 Wind River Ln, Jackson, WY ZIP: 83001
E-mail: linvillearchitect@gmail.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

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____ Beneficial Use Determination	____ Boundary Adjustment (no plat)	____ Other: _____
____ Appeal of an Admin. Decision	____ Development Option Plan	____ Environmental Analysis

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Pre-application Conference #: _____ Environmental Analysis #: _____
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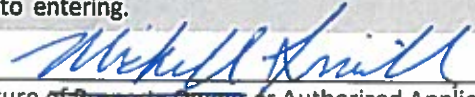
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Signature of Property Owner or Authorized Applicant/Agent
Michelle Linville, AIA

Name Printed

3-4-20

Date
architect

Title

WARRANTY DEED

Lasting Legacy, a Wyoming General Partnership, Elk Country Motels, Inc., a Wyoming Corporation, Managing General Partner, GRANTOR, of P.O. Box 575, Jackson, WY 83001, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Lasting Legacy, A Wyoming Limited Liability Company, GRANTEE, whose address is P.O. Box 575, Jackson, WY 83001, 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:

See Exhibit A attached hereto and by this reference made a part hereof.

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, and any rights of grantor to minerals thereunder, but subject to taxes, assessments, covenants, conditions, restrictions, reservations, encroachments, rights-of-way and easements of sight or record.

WITNESS our hands this 18th day of September, 2000.

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

**Elk Country Motels, Inc.,
Managing General Partner,
Lasting Legacy Partnership**

By: Clarene Law, President

Attest:

Its: Recording Secretary,
Elk Country Motels, Inc.

STATE OF WYOMING

COUNTY OF TETON

Grantor: LASTING LEGACY ET AL

Grantee: LASTING LEGACY

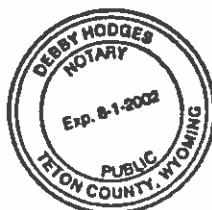
Doc 0530426 bk 410 pg 187-188 Filed at 11:46 on 11/29/00

Sherry L Daigle, Teton County Clerk fees: 8.00

By KARY D ANTROBUS Deputy

The foregoing instrument was acknowledged before me by Clarene Law and Charisse Haws this 18th day of September, 2000.

Witness my hand and official seal.



Notary Public

LEGAL DESCRIPTION

That part of an unnumbered tract within the Karns Fourth Addition to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 143 and of an unnumbered tract within the Karns Fifth Addition to the Town of Jackson of record in said Office as Plat No. 169, all within the NW1/4NE1/4 of Section 33, T41N, R116W, Teton County, Wyoming, described as follows: COMMENCING at Point No. 11 of the said Karns Fifth Addition, identical with the northwest corner of that tract designated on said Karns Fourth Addition Plat as "Cleyo Karns 7.53 acres" on the south line of Pearl Street identical with the north line of that tract of record in said Office in Book 13 of Deeds on page 147, where found the monument called for on said Fifth Addition Plat; thence east, 59.91 feet along said south line to the POINT OF BEGINNING; thence South, 172.55 feet to a point; thence west, 30.00 feet to a point; thence South, 44.00 feet to a point; thence West, 29.73 feet to a point on the west line of said Karns Fourth Addition and said tract in Book 13, S 00 degrees 03.0 minutes E, 216.55 feet from said Point No. 11; thence continuing West, 58.21 feet along the south line of Tract VI to a point on the relocated easterly line of Flat Creek Drive, as depicted upon the plat prepared by Paul N. Scherbel, Professional Land Surveyor no. 164, titled: "TOWN OF JACKSON MAP OF TRACTS FOR FLAT CREEK DRIVE IN NW1/4NE1/4 SECTION 33 T41N R116W TETON COUNTY, WYOMING", dated 1972, revised May, 1989, identical with the west line of that tract of record in said Office in Book 76 of Photo on page 513 and the west line of that tract of record in said Office in Book 76 of Photo on page 511; thence S 20 degrees 25.0 minutes E, 167.25 feet along the said easterly line of Flat Creek Drive to a corner on the said west line of the Karns Fourth Addition; thence S 00 degrees 03.0 minutes E, 1.71 feet along said west line to the southwest point for the tract of record in said Book 13; thence East, 274.96 feet along the south line of said tract of record in said Book 13 to the southwest monument of that tract of record in said Office in Book 200 of Photo on pages 806 to 808; thence North, the base bearing for this survey, 374.90 feet along the west line of said tract to its northwest monument on the said south line of Pearl Street; thence West, 215.37 feet along the said south line to the POINT OF BEGINNING.

EXHIBIT A

DRC DEVELOPMENT PLAN 3/3/20

new entry/lodging building for
ELK COUNTRY INN
480 west pearl avenue
jackson, wy

OWNER:
LASTING LEGACY, LLC
PO Box 1255, Jackson, WY
83001
2wmeadows@gmail.com
307-690-6500



NEW STONE AREA AT NORTHEAST GABLE

We are respectfully submitting a request to add approximately 320 sf of stone to the northwest gable and center recess on the second floor of the Elk Country Inn facing north along Pearl Ave, being 245 sf of the north face and 75 sf to the sides of the gable. Below is a list of reasons we feel like the additional stone is important to the overall design.

1. Balanced Facade

The existing wood dormer feels out of place. The requested stone at the NW gable will give a more balanced look from the facade along Pearl Avenue. The stone that we originally showed at the east side of the facade is taken up by the large amount of required storefront windows.

2. Longevity

Stone creates lasting beauty and requires less maintenance. Many building facades are not being maintained as we see right across the street from the Elk Country Inn. More stone on the facade means that it will continue looking beautiful from Pearl Avenue.

3. Fire Protection

We have a prime example recently with the fire on Saddle Butte burning a mere 500 feet from the Elk Country Inn. Embers could have easily blown our way and threatened our property. More stone increases our fire resistance. Saddle Butte will continue to be a threat in years to come.

4. Precedent

Wells Fargo on Center Street and First Republic Bank have recently been built with almost all stone exteriors. The historic Wort Hotel has a significant amount of stone including many stone gables. The Farm Bureau and the Meridian Trust Federal Credit Union are also examples of urban design with significant stone construction. Our building has a mix of stone and wood. The facade and porte cochere are stone and the sides and rear of the building are wood which ties this building in to the other buildings on the site.

With this approval, less than 10% of our entire building will be stone. We feel that our request falls within the practices that have been happening within the Town of Jackson for many years and specifically the last two years. Jackson has many examples of stone buildings (the Town Hall building is also one) and they are continuing to be approved by the DRC.

Original Design Guidelines

1. Location/Connection

Stone is a large part of the regional vernacular of the Intermountain West and Jackson Hole. It is a durable material and represents the historic vernacular of the town. There are many different building styles in Jackson and it is this variety that makes this town so special. Over time many of these buildings are being replaced and hopefully they will be replaced with architecture that gives the same eclectic, rustic, charming appeal that speaks to the history of the place that drew us all here to begin with. This design was unanimously approved by the DRC at the Sketch Plan Phase. This will be a high quality project that meets all of the LDR requirements and will vastly improve the curb appeal and pedestrian experience of the site.

2. Composition

The existing site is comprised of two hotel buildings and many small log cabin units scattered around the back of the site. The most prominent of the two larger buildings has frontage along Pearl Ave. The new building will compliment this existing building by incorporating similar siding materials, timber purlins and vertical timber accents. Some stone veneer will be added to the existing building facade in our next phase to further tie the two buildings together. The arch top windows at the gables and the timber purlins at both the gable ends and around the back roof create a rhythm that unifies the design. The gables at the facade give the building a welcoming bed and breakfast feel that provokes interest and indicates the building's use. The proportions of the building give visual interest at the scale of both the automobile and the pedestrian and area result of working within the current LDRs.

4. Street Wall

This project will create a comfortable and inviting pedestrian path between the street, the hotel and the adjacent buildings by upgrading the current nonconforming sidewalk situation. The two remaining vehicle entrances along Pearl Ave represent the minimum required. The third (existing) curb cut along Flat Creek will be maintained for fire access and guest access.

5. Massing

As indicated in Composition above, the building's lower roof areas at the facade and covered entries give the building a human scale and pedestrian orientation. Additive massing is used at the breakfast area bump out, portico and covered front entry. Volume complexity is used through the various roof pitches and step backs. The roofs are designed to keep snow and rain from depositing onto adjacent public walking surfaces. Gutters will be used where needed and custom designed snow clips will be used on steel pitches to avoid any sliding snow.

6. Public Space

The covered entries and covered drop off provide welcoming sheltered points of entry that will draw visitors to the hotel. Per the Pathways review the sidewalk will be 8' wide in front of the new building with a 5'-6' paver strip along the street. This is a major upgrade to the current situation where there is a covered drop off blocking placement of a continuous sidewalk. Two curb cuts will be eliminated along Pearl (one at portico and one at center of frontage). There is an opportunity to eliminate another curb cut along the east if a shared driveway easement is established. The facade is north facing and windows have been used on the east side of the breakfast room to capture the morning sun. The outdoor pool and the adjacent lawn area provide open space for recreation. Landscaping in the form of Swedish Aspens, ornamental grasses and other plantings shall be used to screen automobiles, utilities and parking lots.

Original Concept Statement

The site is located in the CR-2 zone which is within the Complete Neighborhood Character Zone and is subject to the Lodging Overlay. This proposal is designed to comply with the current regulations. No variances or waivers are sought. There will be 3 phases. The first phase will be to move 6 of the 7 existing cabins to the south end of the property. (The seventh cabin will be removed). The second phase is the new building consisting of a 22,244 sf building with basement and 3 floors above grade. There will be 19 new lodging units, 2 employee housing units, porte cochere, lobby, breakfast room, exercise room, indoor/outdoor pool along with necessary maintenance and management support rooms. The third phase will be to convert the existing lobby to a lodging unit, removing the existing porte cochere and replacing it with a sidewalk and landscaping. The existing porte cochere sits within the required setback and does not allow sidewalk installation. The proposed removal of this structure will improve the overall look and feel of the property. The design will meet the new LDR setback requirements providing an attractive streetscape and pedestrian experience. Guests may enter the lobby through either the front covered entry or the side covered drop off area. All parking will be on site to the sides and rear of the new building as called for in Section 2.2.4 CR-2 section of the LDRs. All parking will conform with the 30'-0" setback requirement and will be screened from view with landscaping. Landscaping will be used to shield the side parking areas from the street. The dumpster at the rear of the property will be shielded from view by an enclosure.

The building design seeks to convey an Ski Lodge/ Bed and Breakfast experience for a striking architectural design that will welcome visitors and enhance the town's character. This will be achieved with steep roof pitches, minimal roof overhangs, stone veneer, and timber accents. The existing 7 log cabins and one unattractive laundry/hot tub building at the front of the property are representative of the existing varied and inconsistent character and built form in the Downtown area. The area where these are removed will be replaced by a new 3 story structure with lodging on the second and third floors and guest services on the ground floor. This new building will upgrade this property to a high quality hotel with high end amenities. The new building will be stone & wood siding on the front 1/3 of the building and will use layered pitched roofs, step backs, and openings for a human scale that is inviting and interesting from various view angles. The rear portion of the building will have a mix of horizontal wood siding and cedar shingle siding to tie the building architecturally to the existing siding materials on site. Step backs & roof lines are also used to help shield the flat roof portion of the building from the street. The large porte cochere with its stone arched openings will create a dramatic entry experience for guests and a sheltered area for pick up and drop off.

The facade of the building will be 74' long plus a 38' porte cochere along the west side of the building to be set back 30'-0" from the front property line. The new frontage total will be 149' which is 69.3 percent of the 215' lot width. This is just shy of the required 70 percent but Tyler Sinclair indicated that it would be accepted because it is bringing the site into closer compliance with the LDRs. Stone arched openings will be used in various locations to welcome pedestrians onto the property. The pedestrian realm will be inviting with trees in grates in the pedestrian frontage area and landscaping in the setback range. The building will be set back about 8'-6" from the pedestrian

frontage area. The building facade will have a large window area at the breakfast lounge area to provide transparency and create an open and inviting atmosphere. The porte cochere will be set back the required 30'-0" and will therefore allow for additional landscape screening. It will also reduce the amount of asphalt visible from the street, eliminate one existing curb cut, and remove a number of nonconformities on the site. The building setback allows for a 5'-6" wide buffer area of sandset pavers and trees in grates to separate pedestrians from the street and provide snow storage space. There will be a 8'-0" wide sidewalk and another 8'-0" of landscaping in front of the building. Exterior wall lighting will be dark bronze finish to meet town regulations. There will be a lawn area south of the pool enclosure for guest picnics, children playing and walking dogs.

Pedestrian Frontage shall be Trees in Grates as per 2.2.1.C.

Building Frontage shall be Lodging as per 2.2.1.D.4.

Parking shall be surface parking per 2.2.1.E.2.

The physical development permit being requested is for Building Permit as per 2.2.4.B.9 over the threshold of 13,800 sf.

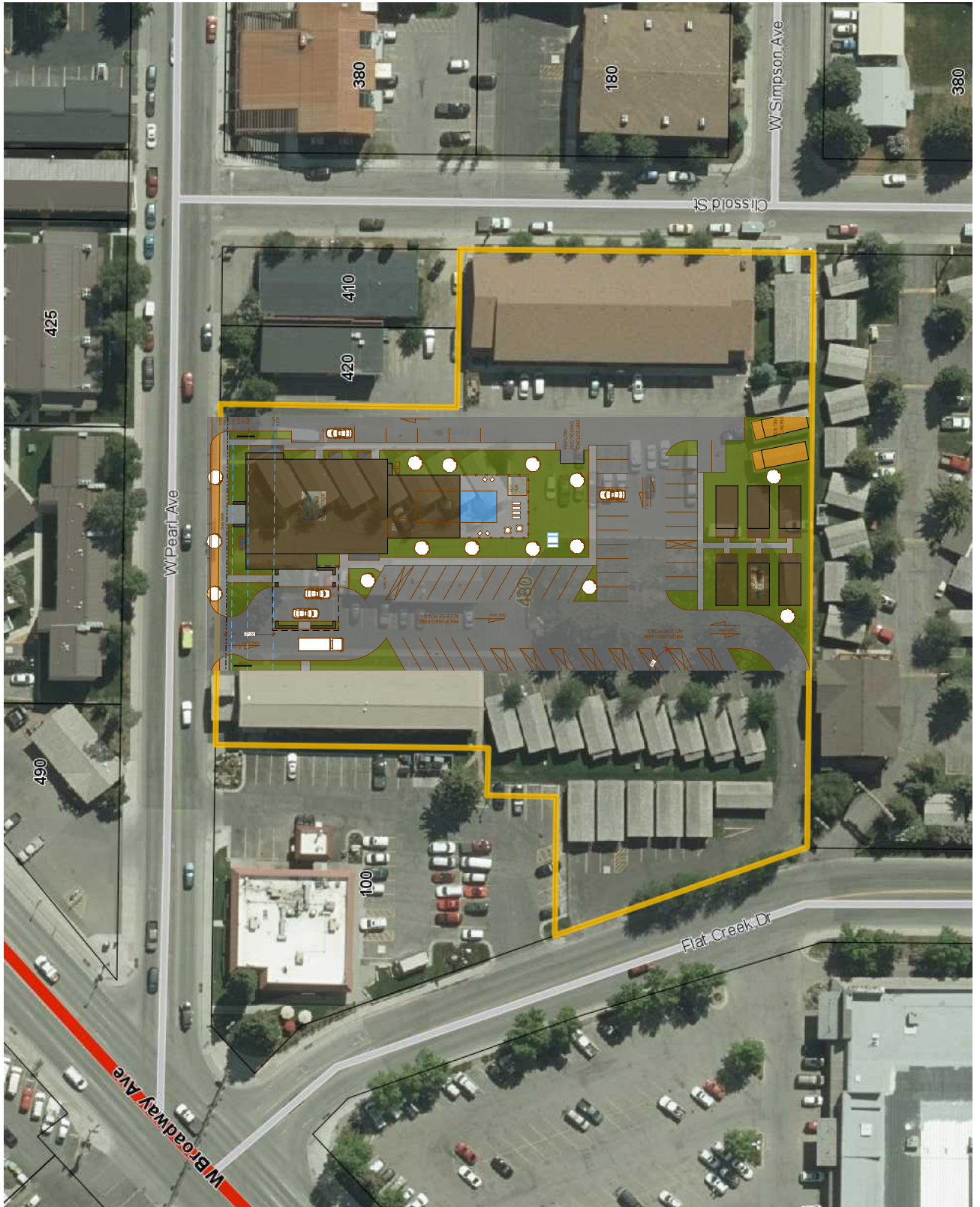
Exterior Lighting proposed shall be as per 5.3.1 with Maximum height of 18'.

Signs proposed shall be as per 5.6.

CLISSOLD STREET



ORIGINAL SITE AERIAL VIEW



ARCHITECTURAL
ASPHALT SHINGLES



STONE VENEER
FARMERS STONE



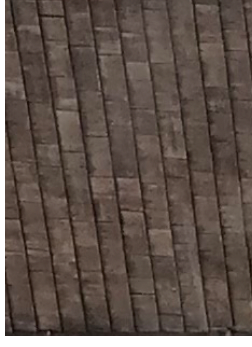
VERTICAL WOOD
SIDING DARK



HORIZONTAL WOOD
SIDING DARK



CEDAR SHINGLE SIDING
STAINED DARK TO MATCH
EXISTING BUILDING





NEW STONE AREA - PEARL AVE NORTHWEST VIEW



PREVIOUS VERSION - PEARL AVE NORTHWEST VIEW



NEW STONE AREA - NORTH ELEVATION



PREVIOUS VERSION - NORTH ELEVATION



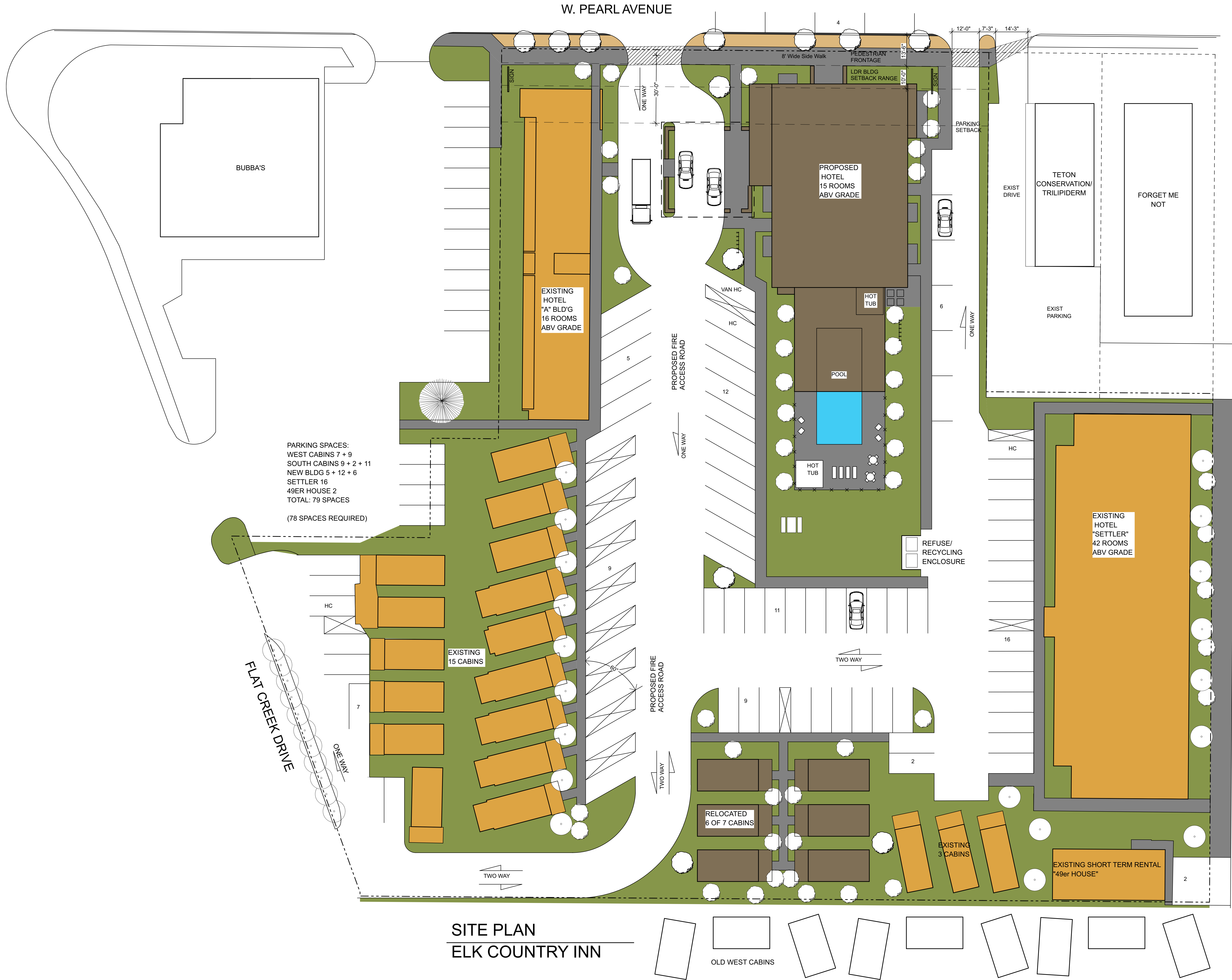
EXISTING - SOUTH ELEVATION



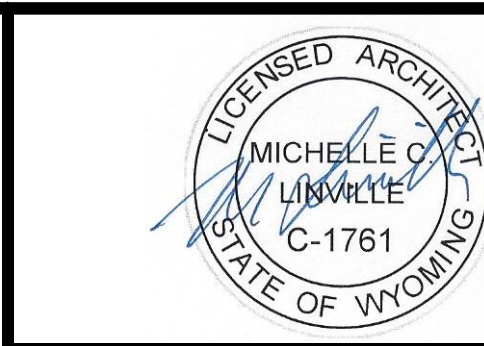
EXISTING - EAST ELEVATION



NEW STONE AREA - WEST ELEVATION



SITE PLAN
ELK COUNTRY INN



MLA
MICHELLE LINVILLE ARCHITECT, LLC
Michelle Linville, AIA 307.413.6075
linvillearchitect@gmail.com
760 Wind River Lane, Jackson, WY 83001
Residential & Commercial Architecture

**ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
JACKSON, WYOMING**

ISSUE DATE	CHANGE	ISSUE DATE	CHANGE
1	8/17/18	SEE SHEET CS1.1 FOR REVISION LIST	
2	9/03/18	SEE SHEET CS1.4 FOR PERMIT REVISION LIST	

PROJECT NO: 215-17
DRAWN BY: ML

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SHEET TITLE:
SITE SCHEMATIC

DRC 1.0

CONSTRUCTION SET

/Users/MLA/Documents/MLAProjects/Elk Country Inn/Elk TOJ Final Plans.pln Wednesday, March 4, 2020 7:43 AM

CLISSOLD STREET

W. PEARL AVENUE

FLAT CREEK DRIVE

BUBBA'S

TETON
CONSERVATION/
TRILIPIDERM

FORGET ME
NOT

EXIST
PARKING

EXISTING
HOTEL
"SETTLER"
42 ROOMS
ABV GRADE

PEDESTRIAN
FRONTAGE

LDR BLDG
SETBACK RANGE

PROPOSED
HOTEL
15 ROOMS
ABV GRADE

POOL

HOT TUB

REFUSE/
RECYCLING
ENCLOSURE

EXISTING
HOTEL
"A" BLD'G
16 ROOMS
ABV GRADE

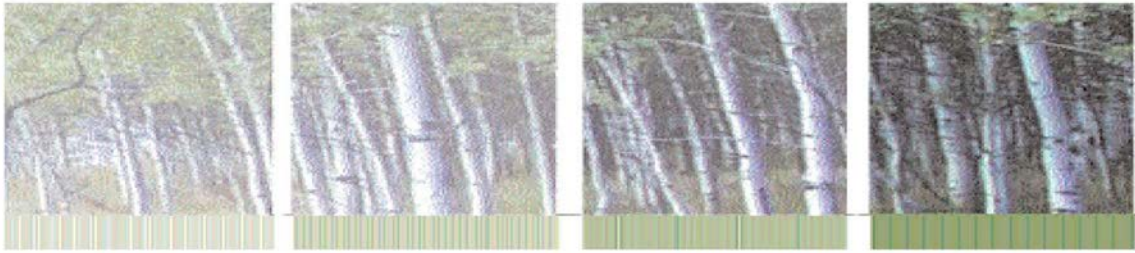
RELOCATED
6 OF 7 CABINS

EXISTING
3 CABINS

EXISTING SHORT TERM RENTAL
"49er HOUSE"

OLD WEST CABINS

PARKING SPACES:
WEST CABINS 7 + 9
SOUTH CABINS 9 + 2 + 11
NEW BLDG 5 + 12 + 6
SETTLER 16
49ER HOUSE 2
TOTAL: 79 SPACES
(78 SPACES REQUIRED)



Town of Jackson Design Guidelines Checklist

Meeting Date: March 11, 2020

Item Number: P20-041

Applicant: Michelle Linville

Address: 480 W. Pearl Avenue

Recommendations: Approval, Approval with Conditions or Denial

Summary of Past DRC Reviews: This hotel project came before the DRC on January 10, 2018, & Feb 14, 2018, in conjunction with a Sketch Plan. At that time the DRC was concerned with the character of the building as it related to the intermountain west. Specifically the DRC felt that the amount of stone and arched windows was overwhelming and the design did not fit into the intermountain west style architecture as described in the Design Guidelines Vision Statement.

After Town Council approval of Sketch Plan, the project came back before the DRC on May 9, 2018, as part of their Development Plan. The applicant made several efforts to modify the design by replacing stone for vertical wood on the two gable sections facing Pearl Street. In addition the applicant modified most of the arched windows and squared them off. This design was accepted and approved by the DRC. A building permit has been issued and the hotel is under construction.

The applicant later came back before the DRC on September 6, 2019 to request a change to the northeastern gable, facing Pearl Street, to remove the vertical wood siding on the second floor and replace it with stone. All other aspects of the design did not change. These changes were approved by the DRC and have since been installed.

Current Proposal:

The applicant is requesting a change to the northwestern gable, facing Pearl Street, to remove the vertical wood siding on the second floor and replace it with stone. Stone is also proposed between the two gable roofs facing Pearl Street to replace the shingle siding. All other aspects of the design are staying the same.

Design Guidelines Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guidelines for your convenience, however this request is limited to color selection:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of 5 feet.

- 3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
- ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern typical of single lot development.
- 4) Roofs
- ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

- 1) Connected Network of Comfortable and Inviting Pedestrian Paths
- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
 - ☐ There should be no voids in the street wall except for the circumstances described below.
 - ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
 - ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
 - ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

- 1) Application of Materials
- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.
- 2) Materials Selection
- ☐ Consider impacts on surrounding buildings, natural environment and culture.



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

Fees Paid _____

For Office Use Only

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: The View

Physical Address: 105 E Broadway Ave., Jackson, WY 83001

Lot, Subdivision: _____

PIDN: 22-41-16-27-3-00-012

PROPERTY OWNER.

Name: Foam Capital

Phone: 307-690-1500

Mailing Address: PO Box 2633 Jackson, WY

ZIP: 83001

E-mail: jeff@kismetruks.com

APPLICANT/AGENT.

Name: Foam Capital - Jeff Neishabouri

Phone: 307-690-1500

Mailing Address: PO Box 2633 Jackson, WY

ZIP: 83001

E-mail: jeff@kismetruks.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

☐ 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 #: _____ 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

Name Printed

Date

Title



THE VIEW - RENDERING - FRONT VIEW

The View
Jackson, Wyoming
Design Review Committee Submittal
March 4, 2020

Project Narrative

The following document summarizes the proposed project at 105 East Broadway and its intended architectural goals, including an explanation of how the project meets the Vision Statement in the Town Design Guidelines and each design guideline (Public Spaces, Composition, Massing, and Materials).

In the description of compliance with the Vision Statement and design guidelines, key content from the Town Design Guidelines, including specific direction from those guidelines referenced herein as verbatim words, phrases, statements, or derivative forms thereof, from that document, are formatted in **bold** text.

Project Summary:

The project includes a **variety of land uses** all in one structure. An accessible basement (with elevator service) features storage and enclosed parking. Parking is accessed via a signaled intermittent one-way ramp on the west edge of the parcel. The basement is also served by an elevator. The ground floor contains additional tuck-under parking and slightly less than 3,000 SF of high-ceiling retail space accessible at grade without steps or ramp. The public faces of the building features a generous **covered walk**, expansive windows and a three-sided, through-wall fireplace and chimney, with both the window walls and the fireplace facing Broadway and the busy alley to the west, **providing** both connection and **transition between the building and the adjacent public spaces**.

The upper two levels of the are made up of seven short- and long-term rental suites including studio apartments, along with one-, two-, and three-bedroom suites. Units will be deed-restricted, market-rate, and short-term rentals in compliance with the Town of Jackson LDR. Including such a broad combination of types, rates, and sizes of visitor and resident/workforce accommodations provides housing options to tenants from across the economic spectrum and contributes powerfully to the **economic, social, and ecological sustainability** of available housing offerings in the Town of Jackson.

Finally, the project features a rooftop terrace with heated rooftop pavers for year-round access. This prime space will feature incomparable 360 ° vistas of Snow King and the entire surrounding **community**. It is planned as a space for **public** and **private** gatherings and **community** events.

Design Review Committee Submittal

March 4, 2020

Page 2

Vision

This project will be known as *The View*, a reference both to

- Snow King, Town Square, and the surrounding **community**, as they can be seen through generous windows by customers and tenants, and
- The image or vision of the project owner to craft a new, forward-looking structure that will build on the **regional vernacular** and the **inspiring innovation, design, and creativity** found in the Town of Jackson and **strengthen the visual continuity and fabric** of the **community**.

The generous, sheltering canopy offers shelter from storms but is high enough that it will not block the summer sun. The welcoming three-sided fireplace will have dual glass surfaces (cool to the touch) facing both street and alley, in addition to the retail interior. Finally, weather permitting, the entire retail storefront can be thrown open to bring the outside in and provide an opportunity to passers-by for leisurely browsing. Together, the expansive overhead protection, the draw of the fire, and the unstructured interior-exterior connection offer a **positive pedestrian experience** that will be unparalleled.

This appropriately crafted building, with its creative combination of uses is designed, formed, and scaled to form a graceful and gracious **partnership, in collaboration** with its currently constructed neighbors *and* with the buildings that will grow up around it in the coming years.

The animating and **vibrant** features of the public facades are a both a gesture to the rich **traditions** of Jackson's built environment and examples of the sort of timeless innovation called for in the Town of Jackson. These thematic elements position the structure to play a leading role in the **cohesive community** of Jackson today. Looking down the road, the forward-looking nature of this **vibrant** new project at 105 East Broadway will become an example to and anchor for exciting and **sustainable community development** to come. It will presage nearby and adjacent structures in future years. This **community context** will surely always include referential gestures to the **vernacular** that makes Jackson so wonderful today while at the same time building and expanding on those wonderful architectural conventions and reinterpreting those beloved **traditions** for new generations of **residents and visitors**.

The View meets published design guidelines in the following manner:

Design Review Committee Submittal

March 4, 2020

Page 3

A. Public Space

This new project will craft a **symbiotic relationship between the building and open space** as noted above and as follows:

- A newly constructed **walkway** with a broad **covering** above, extending more than 11' from the front of the building. Set at the terminus of King Street, with access to the walkway not blocked by any columns or other barriers, the walkway will **connect with pathways and open space** throughout the Town of Jackson
- The canopy will be high enough to welcome **daylight**, including even high-angle summer sun.
- **Broadway** and **alley** façades are characterized by strong balcony, canopy, roof, and other architectural articulation with unique materials that will draw the interest of and **connect** to passers by.
- The building will **engage** pedestrians with complete transparency. The diaphanous Broadway frontage will even open completely in good weather, inviting the public in, dematerializing any barrier, and providing a seamless **transition** between **public and private** realms. Following the new pedestrian frontage rules, this building will sit back a little farther than current buildings, providing **variety** and eddy currents in the **open space** otherwise found along Broadway. Over time, redevelopment will extend that setback further along the street,
- **Points of entry** will be **clear and engaging to the pedestrian**. The fireplace and operable glass wall are key elements in this engagement
- Even though residents will enter beside retail spaces and along the edge of the public alley, their path will be screened just enough to provide the perfect balance of both connection and privacy and **transition** between them. Users' path is equally **screened from parking, utilities, and garbage**.
- Key components of the building, including its canopy will provide initial reference planes sympathetic to neighboring and **other developments**. As redevelopment occurs in the immediate vicinity however, the overall height and massing of the building will blend seamlessly with new structures that will be developed based on the current LDR. It can be expected that future neighboring structures will fill their street frontage, will meet Jackson's new pedestrian frontage requirements, and will be constructed to or very close to the maximum allowable height.

B. Composition

The **composition** of the facades, the canopy, the brick fireplaces and chimneys, the use and **rhythm** of a carefully-selected palette of materials, the balconies, and the organization and articulation of the two **entries** (customers and tenants) on each edge of the Broadway façade, combine to craft a keen **sense of entry**, to **draw people to a place** they want to return, to provide **visual interest**, and to provide simple **rhythm** and **proportion**. These make the image of the building as a unified whole both immediately comprehensible and memorable.

C. Massing

Building on the Town of Jackson's **sawtooth building pattern**, The View will initially be taller than its neighbors. One day, some will rise to similar height; others will take longer, zoning might change to allow further variety, and the pattern will continue.

Much of the building's apparent **mass** will be a function of its **canopy**, multiple **balconies**, and roof structure. Some massing is **additive** (balconies), some is **subtractive** (covered but open tenant entry pathway). A **pedestrian** walking along the north side of Broadway may experience the building only from below the **canopy** over the covered walk. It might seem to be less than two stories tall. An apartment dweller on the third floor would experience the **building mass** from a different vantage point. The mass is arrayed in such a way that it will be **accessible to pedestrians** that pass by, to customers that visit the retail space, and to residents on the two floors above—each in a different way, and each at the proper, **human scale**.

The building is divided functionally, from south to north along its alley frontage, which, together with balcony placement, **reduces the visual impact of the overall mass** by breaking into three pieces that read much smaller than the whole. **Roofs are flat** and **will not shed snow**.

D. Street Wall

- The **project** and balconies **will be built**, to the extent possible, **to the property lines or to the pedestrian frontage setback line**. Current LDR requirements mean that the sidewalk and overall covered walk area will become wider than those on either side of this parcel, providing a larger area for an enhanced **pedestrian realm**.
- The building will provide clear **definition** of the street edge.
- A protected tenant entry will be set back from the street to enhance visibility to the retail showroom and eliminate a requirement to enter from the alley. Effectively, this is a **step back at the street corner** (Broadway and the Alley). The fireplace at this widening of the street and alley adjacent to the tenant entry will encourage chance encounters and conversations.
- **Vehicle entrances are minimized** and set well back from the street off the alley.

E. Materials

- Regional Context
 - In its place in the **community** less than one block from the **regional context** of the elk-horn arches of the town square, the building design incorporates an antler motif taken from those same arches. The design works both at the micro and macro levels. At the micro levels, our design includes custom laser-cut metal panels with a pattern we will refine, evoking elk antlers. At the macro level, the two banks of perforated metal wrapping around the building are a large-scale abstraction of one half of a two-point antler set, with the two points coming together at the vertical metal-panel on the east that wraps around the building. These elements work together to render and represent the spirit of the **traditional urban village context** in **innovative materials** of today. Note that we have used this custom material approach many times before, in exterior and interior applications and with different materials.
- Multiple views:
 - **Materials used on the elevations** enfronting public ways include glass railings, translucent glass privacy screens, dark aluminum-framed clear glazing, entrance, and operable glass wall systems, cultured stone fireplaces/chimneys, horizontal natural wood soffits and cladding, custom laser-cut metal panels, and natural wood decking.
 - Residential levels that are taller than the adjacent building on the next parcel to the north will have the same materials, with the exception of laser-cut metal panels. The lower portion of that elevation, which will be obscured by the adjacent building, which will be an attractive cementitious panel with a high-performance coating for extremely **low maintenance**.
 - The east elevation (also on the property-line) is currently partially obscured by adjacent buildings and is likely to be almost completely obscured in the future due to redevelopment. Other than a portion of perforated metal with the antler motif facing the street and alley that wraps around the front the balance of will be an attractive cementitious panel with a high-performance coating for extremely **low maintenance**.
 - These materials are applied consistently, with an emphasis on a **vibrant appearance** with references to **historical vernacular** building materials, as seen from **many angles**.
 - **Terminations** of materials and **transitions** between them will be simple and straightforward

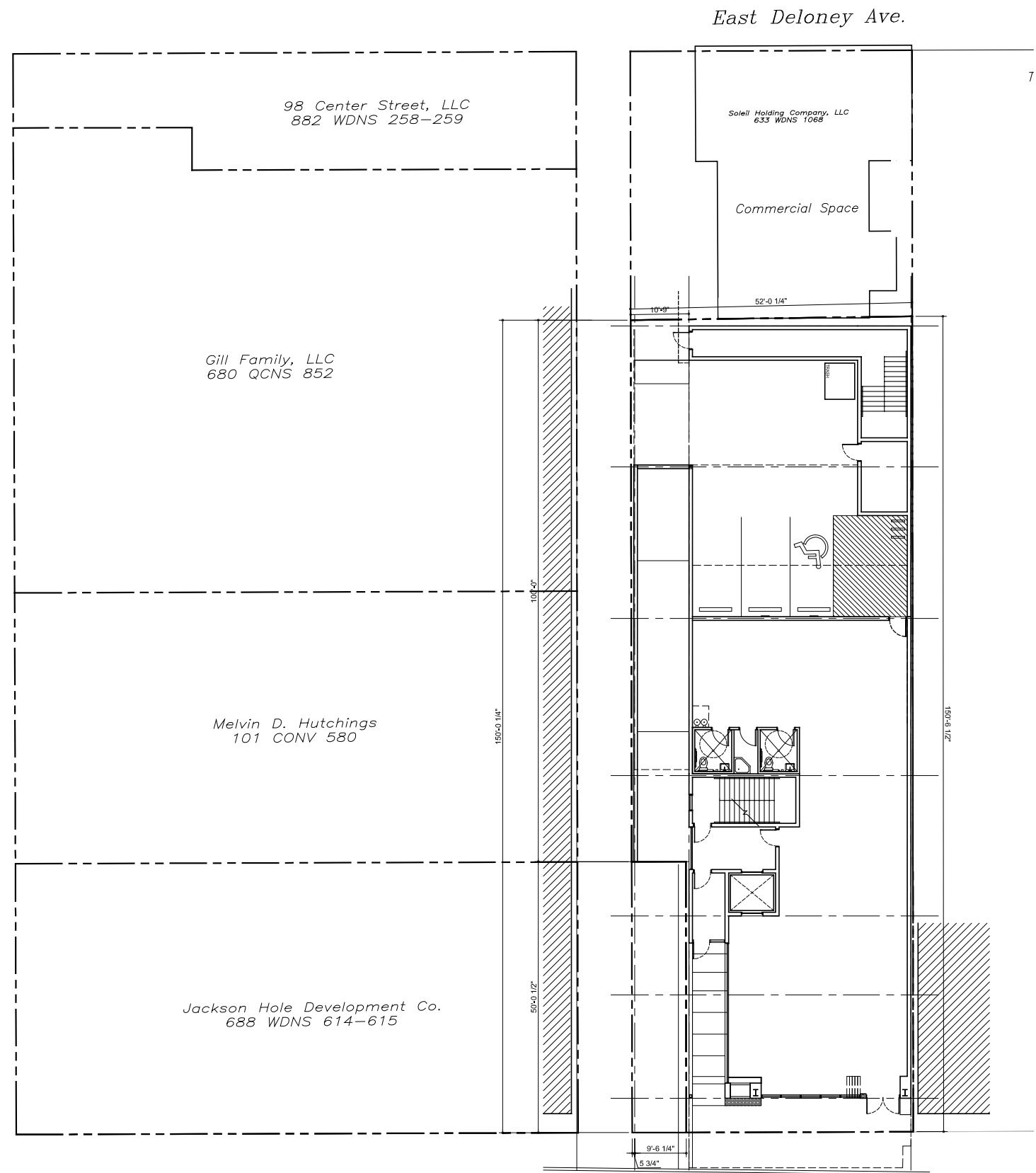
Design Review Committee Submittal

March 4, 2020

Page 6

- **Representing Structural Materials**
 - Stonework stacks
 - Metal and wood span.
 - The design of this project remains true to the **local culture, inherent nature, believability**, and function of materials.

- **Major Building Walls and Planes**
 - Materials are consistent with those used in the **community**.
 - Design inspiration is based on **regional context**.
 - The design is characterized by **durable, low-maintenance**, materials that are sympathetic to **surrounding** materials and **vernacular** themes.

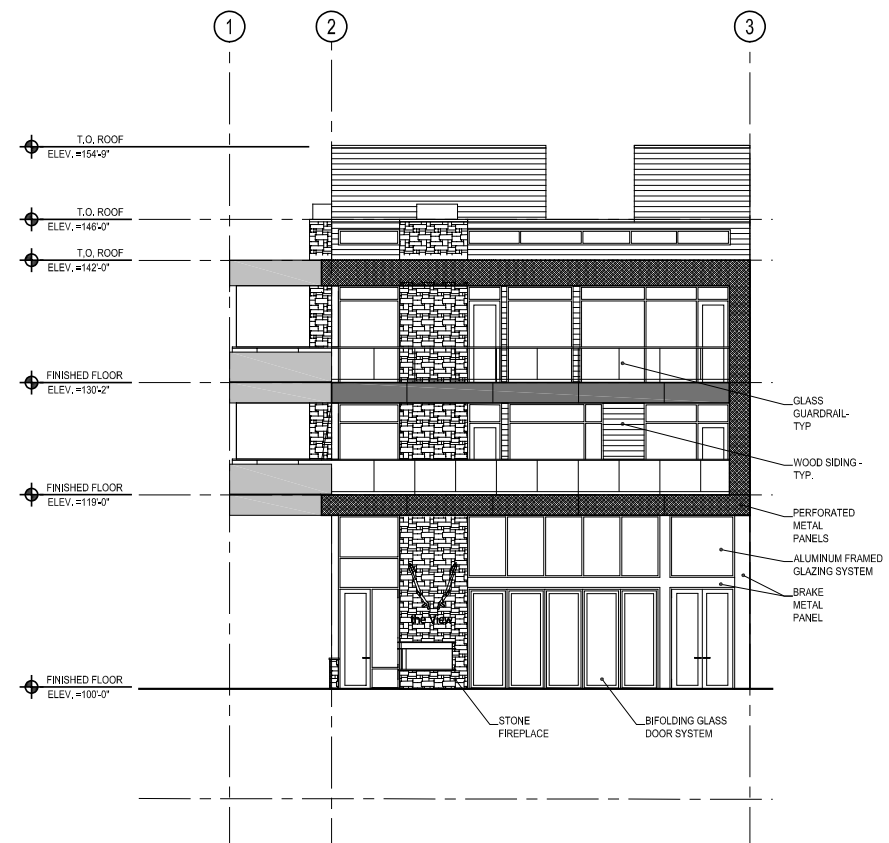


East Broadway Ave.

A2 PROPOSED SITE PLAN

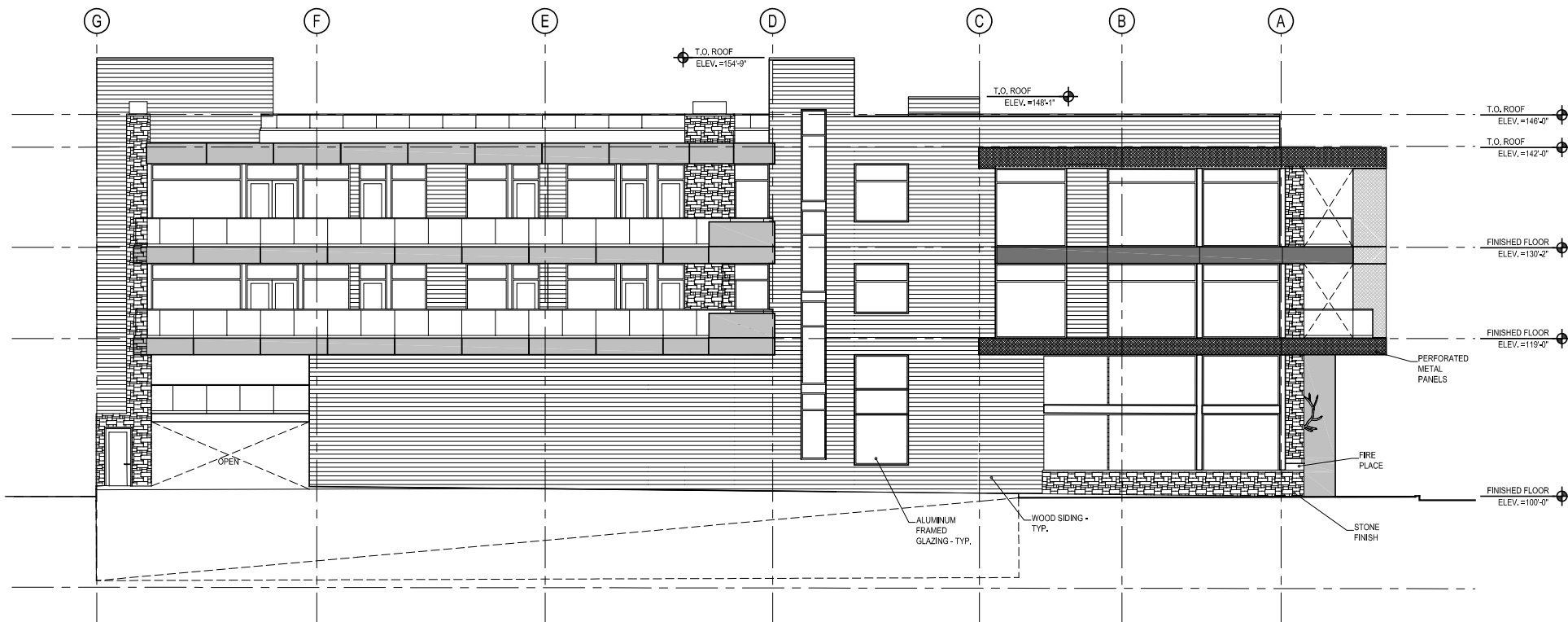
SCALE: 3/32"=1'-0"





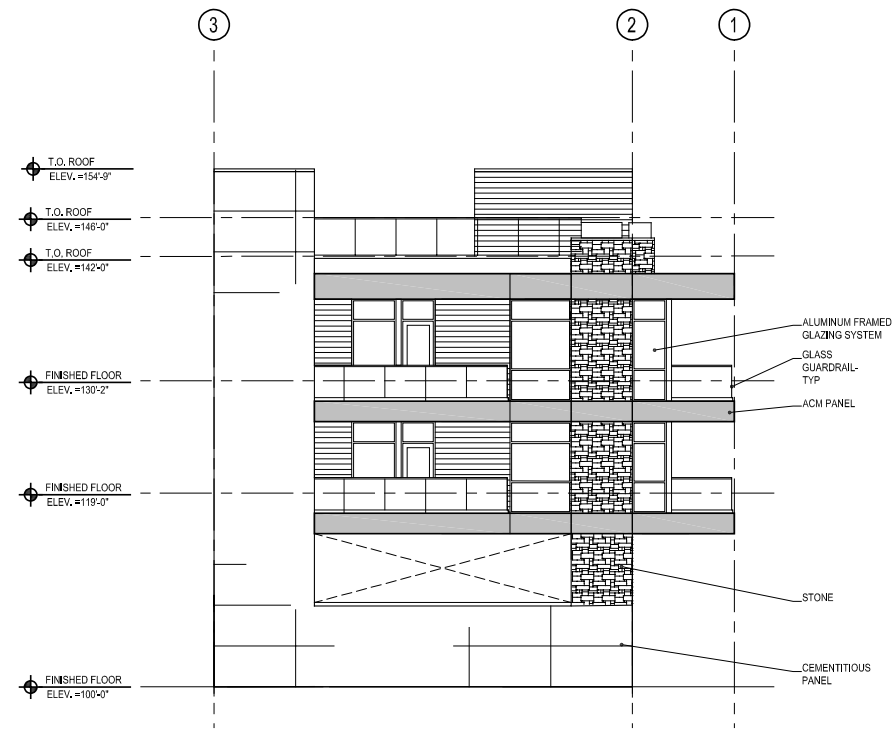
A3 BUILDING ELEVATION

SCALE: 1/8"=1'-0"

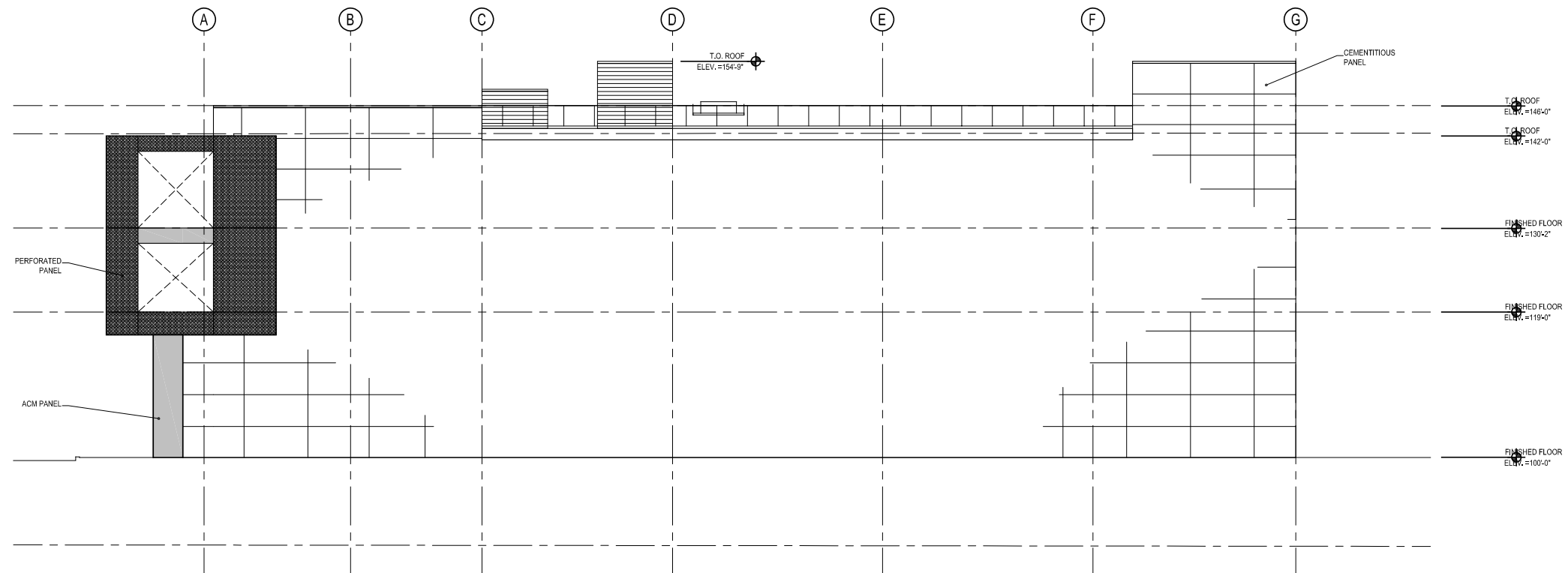


A3 BUILDING ELEVATION

SCALE: 1/8"=1'-0"



C3 BUILDING ELEVATION
SCALE: 1/8"=1'-0"



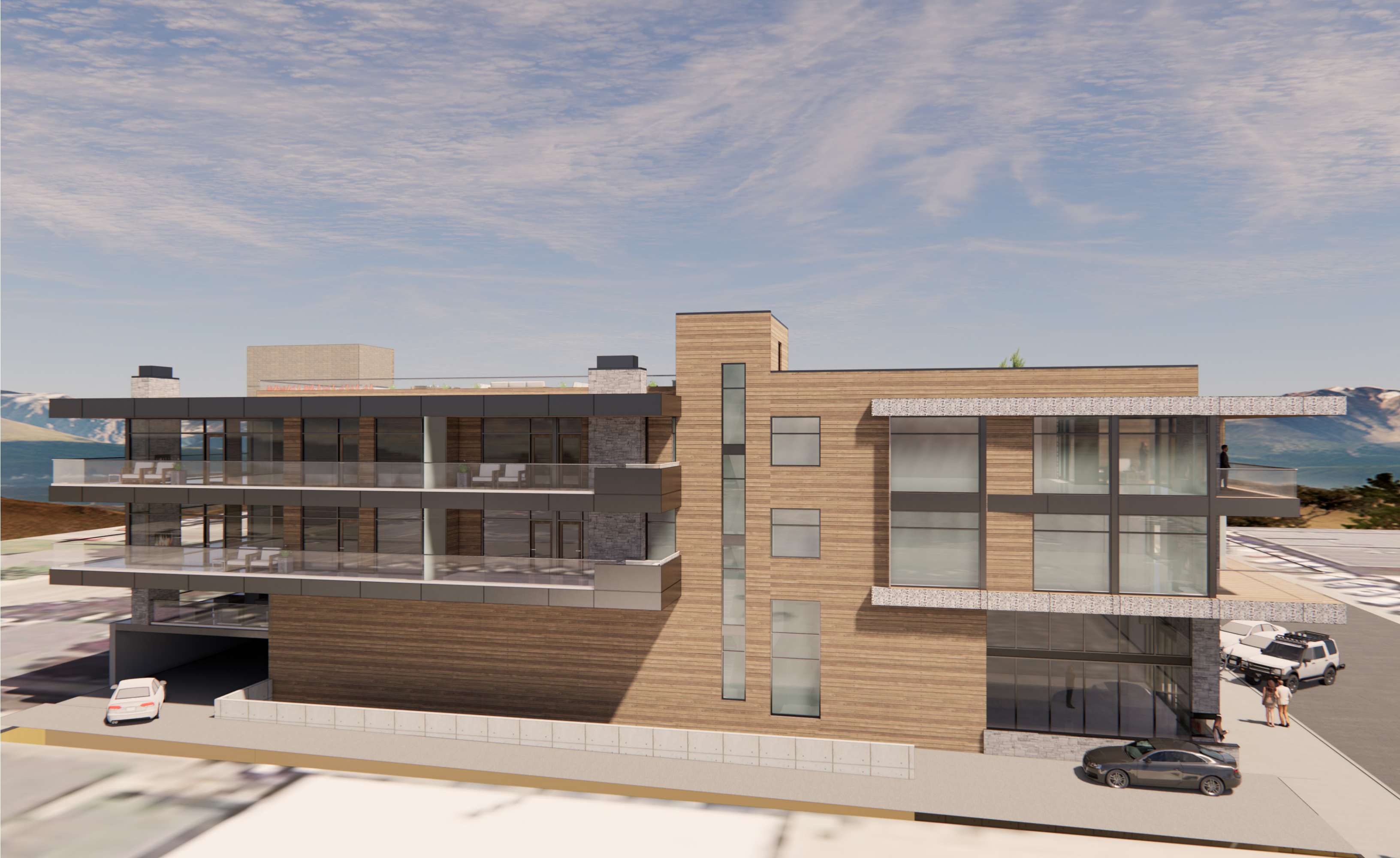
A3 BUILDING ELEVATION
SCALE: 1/8"=1'-0"



THE VIEW RENDERING SIDE PERSPECTIVE



THE VIEW RENDERING SIDE PERSPECTIVE



THE VIEW RENDERING SIDE PERSPECTIVE





THE VIEW - RENDERING



THE VIEW - RENDERING









ACM METAL PANEL - DARK GREY



STOREFRONT - BLACK ANODIZED



CONCRETE



GLASS



CULTURED STONE - BLACK MOUNTAIN



CEMENT PANEL



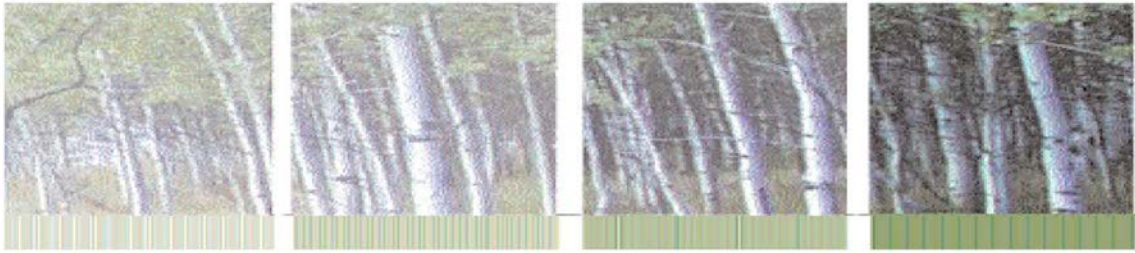
NATURAL WOOD SIDING
HORIZONTAL ORIENTATION

*COLOR AND SPECIES MAY VARY



STAINLESS STEEL PERFORATED PANEL

*SPECIFIC PATTERN TO BE DEVELOPED



Town of Jackson Design Guidelines Checklist

Meeting Date: March 11, 2020

Item Number: P20-042

Applicant: Axis Architects

Address: 105 E. Broadway

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: The applicant seeks review by the DRC of a mixed-use project that includes retail on the ground level and 7 short-term and long-term rental units on the 2nd and 3rd levels. The base FAR allows about 9,300 sf (above ground) but the applicant is choosing to use the 2:1 workforce housing bonus which will result in a total square footage of about 12,000 sf. Because the base FAR is less than 19,750 sf the project does not require a Development Plan and so will require only a building permit. The building is three-stories and includes a basement and large rooftop deck terrace. Vehicular access is taken directly from the alley leading to two parking areas: a basement parking garage with a delineated driveway and a ground level parking area towards the rear (north) of the building. Pedestrian access is taken directly from Broadway and a large covered sidewalk will be provided which complies with the 13' pedestrian frontage requirement.

The primary exterior materials are ACM metal panel (dark gray), concrete, black anodized storefront, cultured stone, cement panel, natural wood siding and stainless steel perforated panels which may include some form of internal lighting.

Staff Comments:

While final compliance review will be done when the building permit is submitted, staff's preliminary review shows that this project likely complies with most DC zoning standards with regard to pedestrian frontage, FAR, parking, etc. In addition, staff is continuing to work with the applicant on the final housing mitigation, alley access, and southern façade elements that encroach into the right-of-way. Staff is seeking the DRC's feedback on the following items:

1. The decorative antler panel trim on the south elevation located over the sidewalk (in Town right-of-way). The applicant has indicated these panels will be internally lit but no details on a lighting plan have been provided. The applicant has stated the lighting will be dark-sky compliant but staff

- has concerns over the compatibility of internally-lit trim-work for such a large surface area facing Broadway.
2. The large projecting vertical screen wall in the southeastern corner of the building (in Town right-of-way) that runs from the 2nd floor deck to the 3rd floor deck. Is this good use of the right-of-way and how does it impact the eastern elevation of the building and future adjacent buildings?
 3. Vehicular access is an ongoing discussion and the proposal before the DRC has not been approved by the Town. With regard to legal property boundaries, the southern 50-feet of the alley starts out 20-feet wide and then narrows to 10 feet wide for the remainder until it connects to Deloney Avenue. The alley has historically been used as a 20-foot wide alley, but this proposal would include full use of the applicant's property which would narrow the alley to 10-feet for a large segment of the alley. Staff is working with the applicant on the future of this alley. Staff seeks feedback as to access concerns, vehicle queuing in close proximity to Broadway, etc.
 4. The third floor step-back does not allow roofs above those stepped back walls to project out more than 3 feet. The current design shows a continuous roof element (i.e. antler trim) which conflicts with the step-back requirement.
 5. The LDRs allow a 110% height bonus for sloped properties allowing developments to step-up a slope. Because the property has an approximate 4-foot elevation change from south to north, the applicant can utilize this height bonus. However, the current use of the 110% height bonus appears to be used incorrectly and staff will continue to work with the applicant on how to properly apply this regulation to the development.

Design Guidelines Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.



4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
- ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
- ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.

- ☐ Avoid large monolithic buildings.
- ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs

- ☐ Parapet, flat, sloping or barrel vaults.
- ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
- ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.

- ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.





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: Jackson Hole Jewelry Facade Improvements
Physical Address: 60 East Broadway Suite A and B
Lot, Subdivision: Lot 6, Blk 1, Cache-1 PIDN: _____

PROPERTY OWNER.

Name: Chets Way LLC Phone: _____
Mailing Address: PO Box 694 ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: JH Builders, Adam Scott Phone: 307-734-5245
Mailing Address: PO Box 642, Jackson, WY ZIP: 83001
E-mail: info@jhbuilder.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

_____ 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 #: _____ 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.

Adam Scott

Signature of Property Owner or Authorized Applicant/Agent

Adam Scott

Name Printed

04 March 2020

Date

Vice-President, JH Builders, Inc.

Title

PROJECT NARRATIVE

04 March 2020

Jackson Hole Jewelry Co.
60 E Broadway Ave
Jackson WY, 83001
Suite 1A and 1B
LOT 6, BLK. 1, CACHE-1

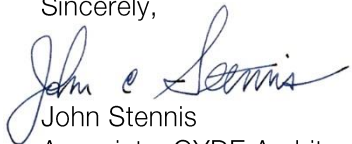
Project: Façade Improvements

Dear Design Review Committee,

The Jackson Hole Jewelry Company is a second generation Jackson based company with their flagship store located at 60 East Broadway. This location fronts Broadway at the intersection with Center Street. A secondary office is located to the south of the main facility in Suite 1B. The suites are separated by another tenant.

The goal of the project is to enhance the street appearance at the façade of both locations to update the aesthetics of the older western façade scheme and update to enhance the brand identity of the business. The project will consist of replacing a mixture of siding (bamwood at 1A and painted board and batten at 1B) with vertical cedar siding with a natural finish. The existing window trim will be replaced with smaller trim and painted a consistent color between both suites. No changes are proposed to the boardwalk, soffit, or any other aspect of the façade.

Sincerely,



John Stennis
Associate, GYDE Architects

LETTER OF AUTHORIZATION

CHATS WAY, LLC, "Owner" whose address is: 60 E. BROADWAY
JACKSON, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

*, as the owner of property
more specifically legally described as: LOT 6, BLK. 1 CHATEAU CHATS WAY
UNIT 1B

(If too lengthy, attach description)

HEREBY AUTHORIZES JA BUILDERS, INC. 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:

Michelle LaBanta

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: managing member

(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

)

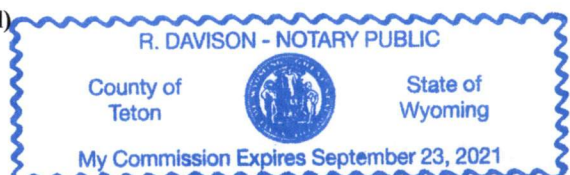
The foregoing instrument was acknowledged before me by Michelle LaBanta this 25 day of
November, 2019.

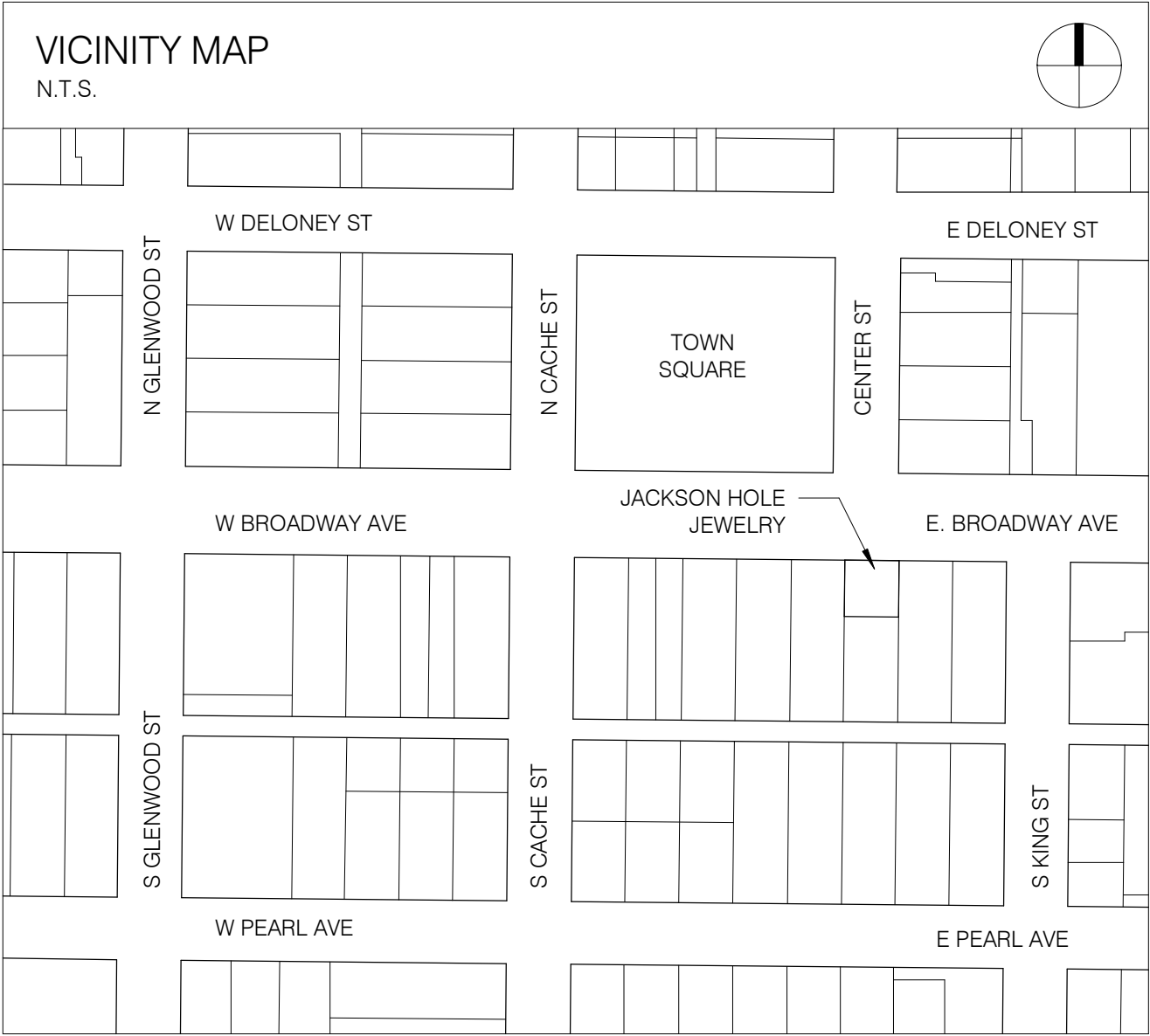
WITNESS my hand and official seal.

(Notary Public)

My commission expires: 9/23/2021

(Seal)





PROJECT INFORMATION	
Description: The project consists of siding, window trim, and accent materials to the facade at Jackson Hole Jewelry Co. Suites 1A and 1B.	
Project Description:	Facade Improvements to the Jackson Hole Jewelry Co. 60 E Broadway Ave Jackson WY, 83001 Suite 1A and 1B LOT 6, BLK. 1, CACHE-1
Project Client:	Jackson Hole Jewelry Co. Contact: Zachariah Turpin 60 E Broadway Ave. Jackson WY, 83001 T 307.201.1722
Building Owner:	Chets Way LLC P.O. Box 694 Jackson WY, 83001
Applicant:	JH Builders Contact: Adam Scott 970 West Broadway #216 PO BOX 642 Jackson, WY 83001 T 307.734.5245 adam@jhbuiler.com
Project Architect:	GYDE Architects Contact: John Stennis 80 West Broadway PO BOX 4735 Jackson, WY 83001 T 307.733.7303 js@gydearchitects.com

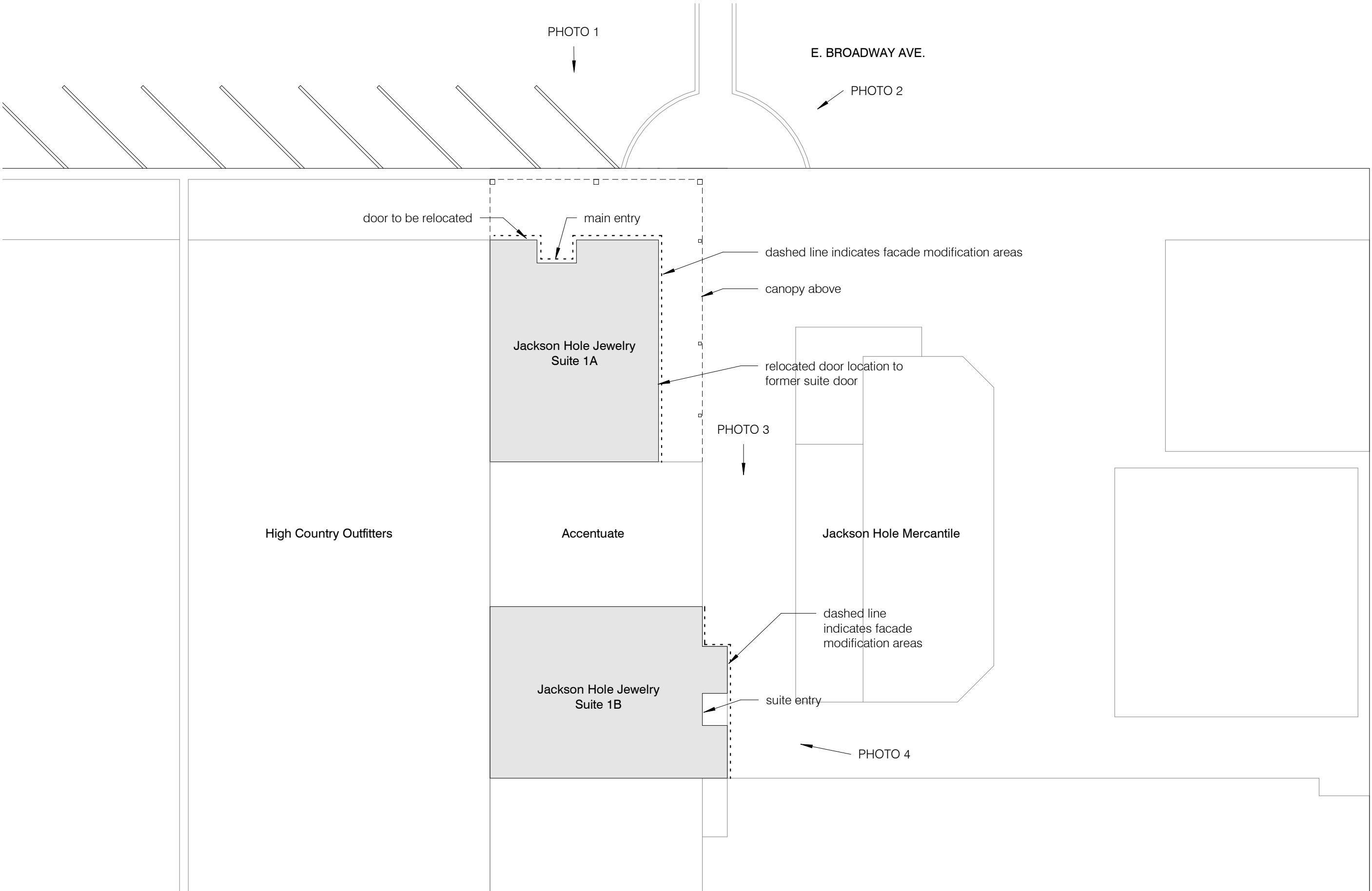
DESIGN REVIEW COMMITTEE SUBMITTAL
JACKSON HOLE JEWELRY FACADE IMPROVEMENTS

60 EAST BROADWAY SUITES 1A AND 1B

04 MARCH 2020

DRAWING LIST	
Sheet No.	Sheet Name
ARCHITECTURAL	
A1	COVER SHEET
A2	SITE PLAN & PHOTO LOCATIONS
A3	EXISTING CONDITIONS
A4	SUITE A
A5	SUITE A
A6	SUITE A - 3D VIEWS
A7	SUITE A - 3D VIEWS
A8	SUITE B

A1	Project JACKSON HOLE JEWELRY CO. 60 E. BROADWAY AVE JACKSON WY 83001	Date 03/04/20	Drawing Title COVER SHEET	Architect GYDE Architects P.O. Box 4735 Jackson, Wyoming 83001
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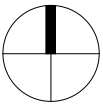
A2	Project JACKSON HOLE JEWELRY CO. 60 E. BROADWAY AVE JACKSON WY 83001	Date 03/04/20	Drawing Title SITE PLAN & PHOTO LOCATIONS	Architect GYDE Architects P.O. Box 4735 Jackson, Wyoming 83001	
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PHOTO 1 - BROADWAY STREET ELEVATION



PHOTO 4 - VIEW FROM CANDY SHOP TOWARD SUITE 1B

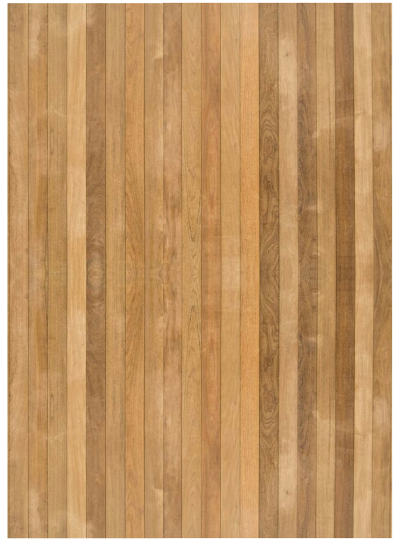


PHOTO 3 - VIEW SOUTH ON BROADWAY TOWARD SUITE 1B



PHOTO 2 - VIEW LOOKING WEST ON BROADWAY TOWARD SUITE 1A

	Architect GYDE Architects P.O. Box 4735 Jackson, Wyoming 83001	Drawing Title EXISTING CONDITIONS	Date 03/04/20 - DRC	Project JACKSON HOLE JEWELRY CO. 60 E. BROADWAY AVE JACKSON WY 83001
A3				



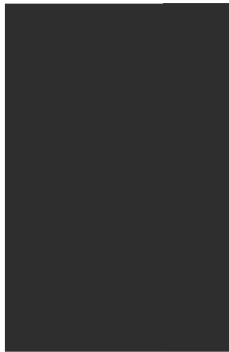
WOOD SIDING
1x4 square edge clear cedar
siding with clear low lustr water
based finish



BLACKENED METAL
6"x 3/16" stee base with pan head fasteners around base of
Suite A and B

3/16" thick steel panels with pan head fastners at infill
locations noted on the elevations.

panels to be sealed with water based matte finish

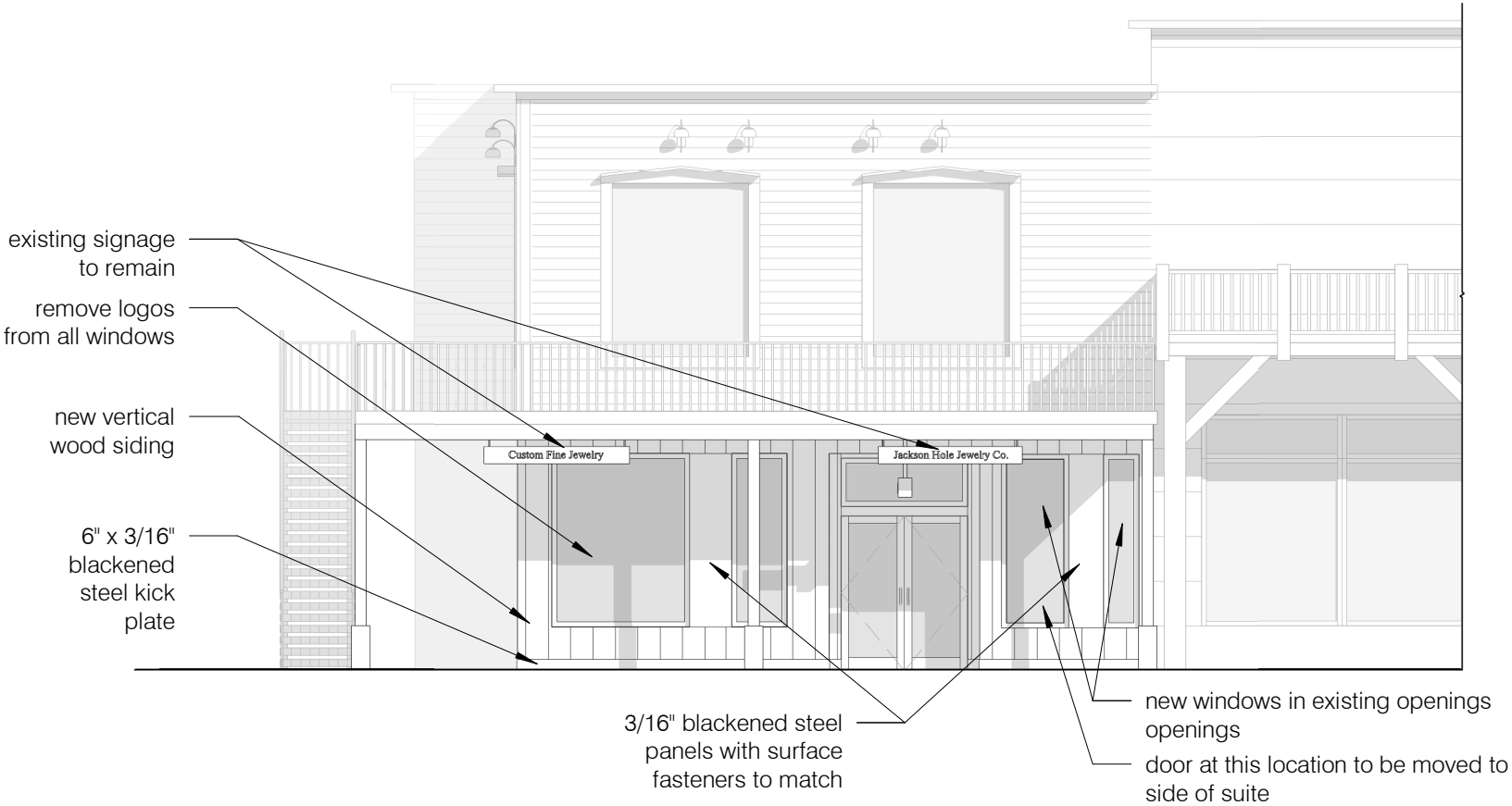


WOOD TRIM COLOR
Window trim to be painted Sherwin Williams
6258 "Tricorn Black"

finish to be satin



3 NORTH ELEVATION - SUITE A PROPOSED
6" = 1'-0"



1 NORTH ELEVATION - SUITE A PROPOSED
1/8" = 1'-0"



2 NORTH ELEVATION - SUITE A EXISTING
1/8" = 1'-0"

A4	Project JACKSON HOLE JEWELRY CO. 60 E. BROADWAY AVE JACKSON WY 83001	Date 03/04/20	Drawing Title SUITE A	Architect GYDE Architects P.O. Box 4735 Jackson, Wyoming 83001

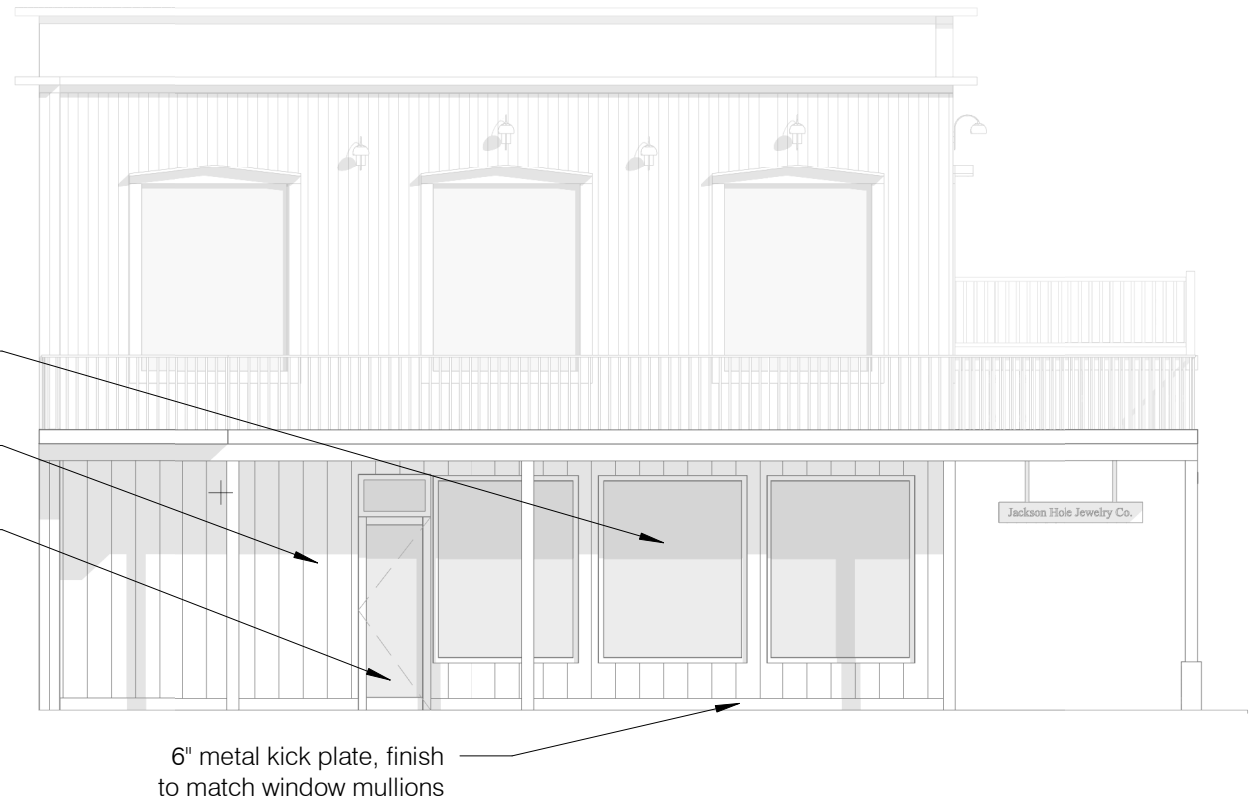


3 EAST ELEVATION - SUITE A - PROPOSED
6" = 1'-0"

remove logo from
all windows

new vertical siding finish

relocated existing door in new location - this
location formerly housed a door before the
suites for Jackson Hole Jewelry were combined.



1 EAST ELEVATION - SUITE A - PROPOSED
1/8" = 1'-0"



2 EAST ELEVATION- SUITE A - EXISTING
1/8" = 1'-0"

A5

Project
JACKSON HOLE JEWELRY CO.
60 E. BROADWAY AVE
JACKSON WY 83001

Date
03/04/20 - DRC

Drawing Title
SUITE A

Architect
GYDE Architects
P.O. Box 4735
Jackson, Wyoming 83001



1 SUITE A - VIEW FROM NORTH EAST CORNER
12" = 1'-0"

A6	Project JACKSON HOLE JEWELRY CO. 60 E. BROADWAY AVE JACKSON WY 83001	Date 03/04/20 - DRC	Drawing Title SUITE A - 3D VIEWS	Architect GYDE Architects P.O. Box 4735 Jackson, Wyoming 83001	



existing doors, no change

new trim painted Tricorn Black

blackened steel panels

new steel base

1 SUITE A - VIEW FROM NORTH WEST CORNER
12" = 1'-0"

A7	Project JACKSON HOLE JEWELRY CO. 60 E. BROADWAY AVE JACKSON WY 83001	Date 03/04/20	Drawing Title SUITE A - 3D VIEWS	Architect GYDE Architects P.O. Box 4735 Jackson, Wyoming 83001	
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NO CHANGE AT LIGHTING OR SOFFIT

REMOVE CORNICE AND EXTEND NEW SIDING TO SOFFIT

REMOVE AND REPLACE TRIM 2X TRIM AT WINDOW WITH 1X TRIM - PAINT

REMOVE AND REPLACE BOARD AND BATTON SIDING WITH NEW 1X CEDAR SIDING

REPLACE BASE WITH NEW 6" X 3/16" BLACKENED STEEL BASE TO MATCH SUITE A

NO CHANGE AT DOORS

NO CHANGE AT DECK

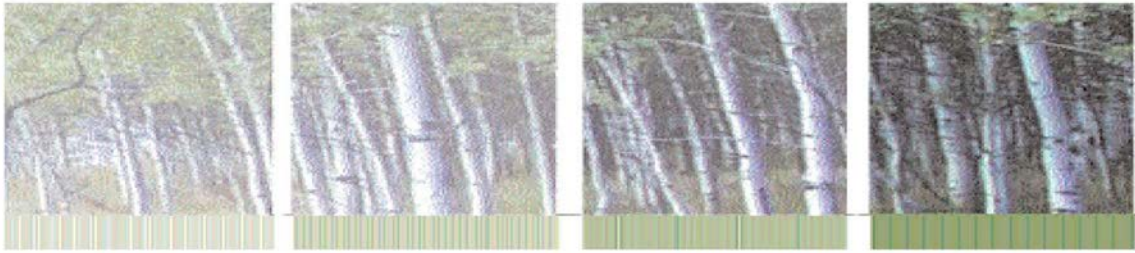
A8

Project
JACKSON HOLE JEWELRY CO.
60 E. BROADWAY AVE
JACKSON WY 83001

Date
03/04/20 - DRC

Drawing Title
SUITE B

Architect
GYDE Architects
P.O. Box 4735
Jackson, Wyoming 83001



Town of Jackson Design Guidelines Checklist

Meeting Date: March 11, 2020

Item Number: P20-043

Applicant: JH Builders, Adam Scott / John Stennis Gyde Architects

Address: 60 E Broadway Avenue - Suites A & B

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: The applicant intends to replace the existing western façade siding for the ground floor tenant spaces with vertical cedar siding; barn wood at Suite A (the main retail store fronting Broadway/Town Square) and painted board and batten at Suite B (an ancillary office space at the interior of the Crabtree Corner shopping boardwalk). The applicant states that the existing window trim will be replaced with smaller trim and painted a consistent color ('Tricorn Black') between both suites. A door on the façade fronting Town Square will be removed and replaced with a window, the door will be moved to the side of the suite along the east elevation of the building. The applicant's plans show blackened metal around the base of Suite A and B and black steel panels as infill between windows. According to the applicant, no changes are proposed to the boardwalk, soffit, or any other aspects of the façade.

According to the intent of the Town Square zoning district,

"Town Square (TS) Zone is to provide development standards that preserve and enhance the unique character, qualities, and pedestrian-oriented environment of the Jackson Town Square and its immediate vicinity. An essential component of the tourism environment for Teton County and the Town of Jackson is the Town Square and the commercial environment that has developed in the immediate vicinity of the Square. This area is important to both the County and the Town because the character of the area is the cornerstone of tourism commercial activity in the community".

More specifically, the Comprehensive Plan elaborates on the desired character of Subarea 1.1 Inner Square, stating,

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

Existing Site & Conditions:

The subject site is .17 acres (7,500 SF) and is located just southeast of Town Square within the Town Square (TS) zoning district. The building is a 2,891 SF space and is used as retail location for the Jackson Hole Jewelry Company on the first floor and Rare Gallery on the second. Accentuate, a clothing store, occupies the tenant space between Suites A and B operated by the Jackson Hole Jewelry Company.

Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.

- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.



B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together.

Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
- ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.

- ☐ Avoid large monolithic buildings.
- ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs

- ☐ Parapet, flat, sloping or barrel vaults.
- ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
- ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.
- ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.





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: Orsetto Deck Expansion

Physical Address: 161 Center Street

Lot, Subdivision: LOTS 6-10, BLK. 2, CLUBHOUSE

PIDN: 22-41-16-27-3-16-001

PROPERTY OWNER.

Name: Fred Peightal

Phone: (307) 413-1030

Mailing Address: PO Box 3992

ZIP: _____

E-mail: fred@genevievejh.com

APPLICANT/AGENT.

Name: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

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

☐ 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 #: _____ 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?

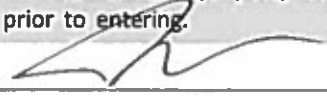
☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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
Fred Peightal

Name Printed

3/4/2020

Date
Owner

Title

LETTER OF AUTHORIZATION

Center Street LLC, "Owner" whose address is: P.O. Box 10329 Jackson WY 83002
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Center Street LLC, as the owner of property more specifically legally described as: Parcel 22-41-16-27-3-16-001 155 Center Street Lots 6-10, Blk 2, Clubhouse

(If too lengthy, attach description)

HEREBY AUTHORIZES Fred Peigntal 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: Officer of Center Street LLC

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)
COUNTY OF Teton)SS.

The foregoing instrument was acknowledged before me by Self Galtgaly this 5th day of March, 2020.

WITNESS my hand and official seal.

Cynthia Wiley
(Notary Public)

My commission expires: 6.18.21

(Seal)



NORTHWORKS

Concept Statement

This deck expansion project proposes the design and enlargement of the existing outdoor deck at The Orsetto Italian Bar & Eatery located at 161 Center Street. The existing deck sits at the southwest corner of the restaurant with limited dining and circulation space. The final design of the at-grade deck will occupy a footprint of approximately 26' x 35' and accommodate an additional 40 patrons when fully seated. The expansion of the deck aims to deliver an elevated dining experience for Orsetto customers, advance the existing indoor/outdoor design intention of the bar area, and support the pedestrian experience along Center Street.

Design Guidelines

A. Public Spaces

1. Use – The expansion of the Orsetto deck seeks to create a safer, more comfortable dining area between the existing indoor seating and parking lot to the south. Currently, the deck is directly confronted by several parking spaces, limiting seating and circulation on the deck and creating an uncomfortable environment for both dining and parking. A planting buffer between the expanded deck area and the drive aisle will work to separate the two spaces and create an improved relationship.
2. Location- The location of the proposed deck is an appropriate area for expansion as it provides a comfortable and safe transition from Center Street and the parking area into the interior of the restaurant.
3. Connections - The expanded deck enhances the pedestrian experience by activating the street edge along Center Street as well as being accessible from the southern parking lot and Town Square beyond. The daily activity that takes place on the dining deck will increase pedestrian visibility from the street.
4. Scale & Variety - The proposed expansion of the dining deck provides an appropriate level of public space for its downtown location. The addition of the deck and perimeter planters are adequately sized for the existing restaurant building, surrounding properties, and human experience.
5. Screening - The design of the outdoor dining area includes built-in planters at the perimeter of the deck as well as a landscaping area to the south in order to screen patrons and pedestrians from the parking lot and immediate sidewalk. Additionally, umbrellas and other shade devices will support flexibility between privacy and the daylighting of the deck area and bar.

B. Composition

1. Composition, Proportion, Rhythm, Surfaces & Massing – The design uses material changes and massing elements to create visual interest at the scale of the pedestrian, bicycle and automobile.
2. Sense of Entry & Place - Several aspects in the design of the deck create a sense of entry and place. The undulating rhythm of the planters and open railings along the perimeter embraces the street, and supports a general sense of transition and transparency into the building.
3. Adjacent Buildings - The composition of the dining deck addresses the adjacent building through the use of similar materials and is proportional to the existing building it is supporting.

C. Massing

1. Mass & Height – The proposed design of the dining deck is appropriately scaled to relate to nearby structures. Several features such as solid planters and open railings as well as the varied heights of these features break up the facade of the existing restaurant building.

NORTHWORKS

2. **Additive & Subtractive Massing** – The proposed design utilizes additive and subtractive massing methodologies in its primary design. The solid planters are flanked by open railings to reveal the building beyond and create a sense of layering and interest along the primary street elevation and southern facade of the existing restaurant building.
 3. **Volume Complexity** – The design of the deck supports the appropriate density on site, and includes variation in its massing to create a clear transition from the public realm to the “private” dining area. The differentiation on each of the three facades that address public access support the programmatic requirements of the deck and use a variety of design elements, materials, and pattern relative to the specific frontage each elevation addresses.
 4. **Roofs** - N/A No roof is being proposed.
- D. Street Wall** – The design of the expanded deck provides an attractive street wall along Center Street. The relocated curb cut approximately 6’ south of the edge of the deck provides an access point for vehicles into the site, and the enlarged sidewalk area along Center Street will serve as the improved pedestrian access point. The improved design of the deck and perimeter planters balances the articulation of the facade and creates a rhythm that holds the streetscape and defines the public realm while providing visual interest from the street and enhancing the pedestrian experience.
- A. Materials**
1. **Application of Materials** – The application of each material serves to define design elements as unique spaces or components of the program while creating an attractive façade that has an overall sense of unity.
 2. **Material Selection** - The primary material palette for the dining deck includes a cedar rainscreen that mimics the existing rainscreen facade and dark metal open railings and accents. The materials are in harmony with the materials used on the existing restaurant building and on those used on other buildings throughout downtown Jackson.

ORSETTO ITALIAN BAR AND EATERY
DINING DECK EXPANSION





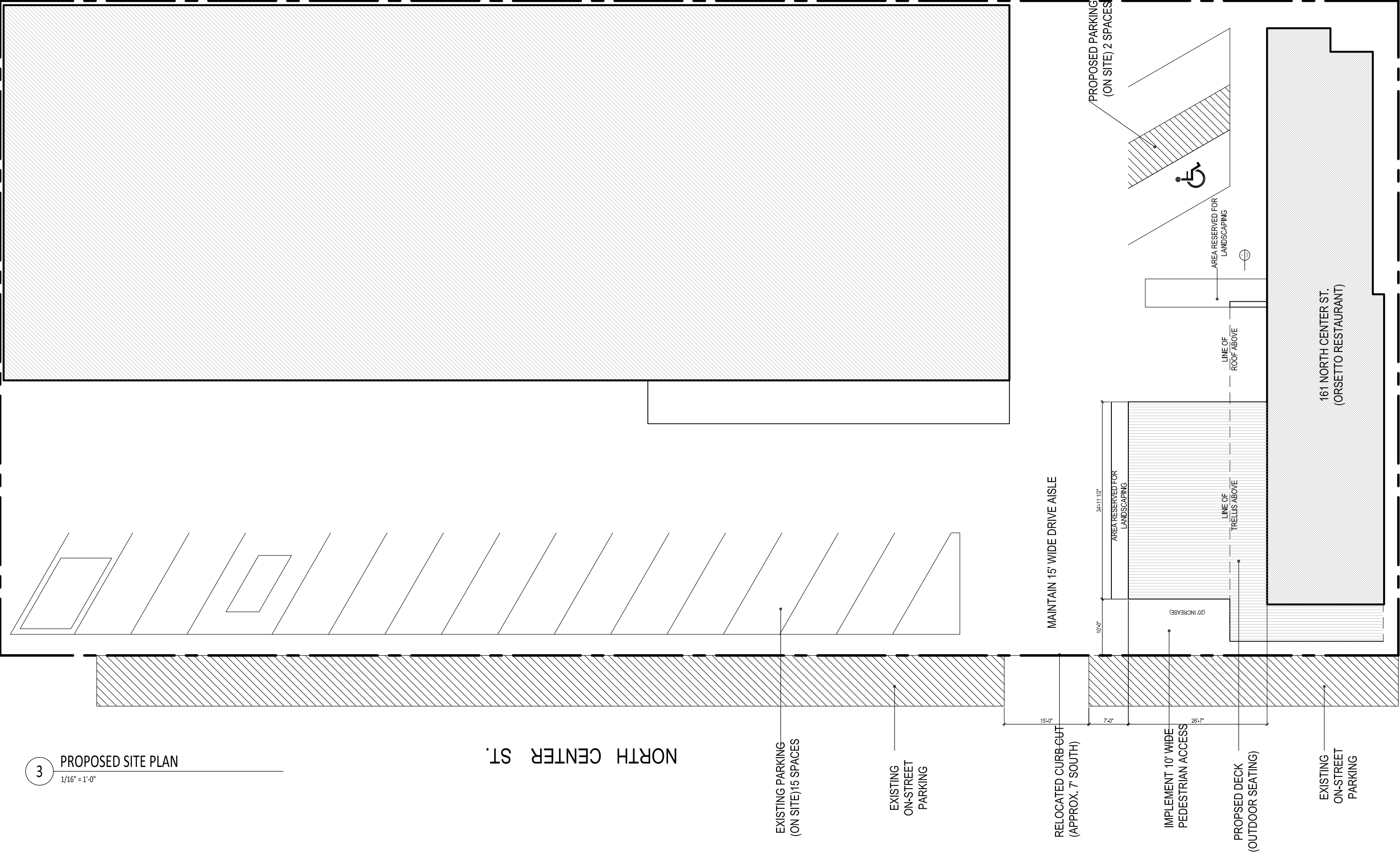
1 DECK EXPANSION - EXISTING SITE PLAN
1/32" = 1'-0"



2 DECK EXPANSION - PROPOSED SITE PLAN
1/32" = 1'-0"

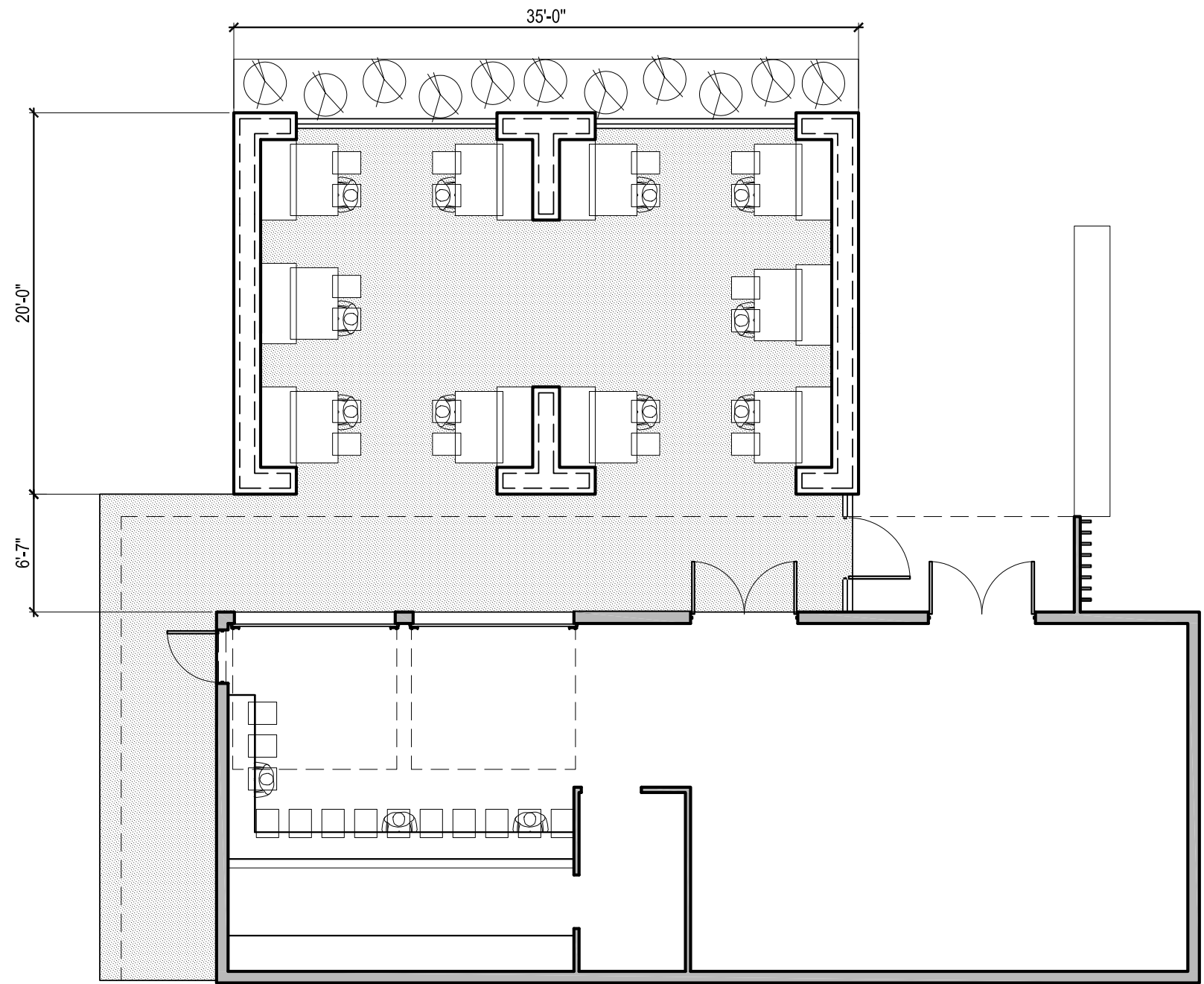
DELONEY ST.

SITE PLAN

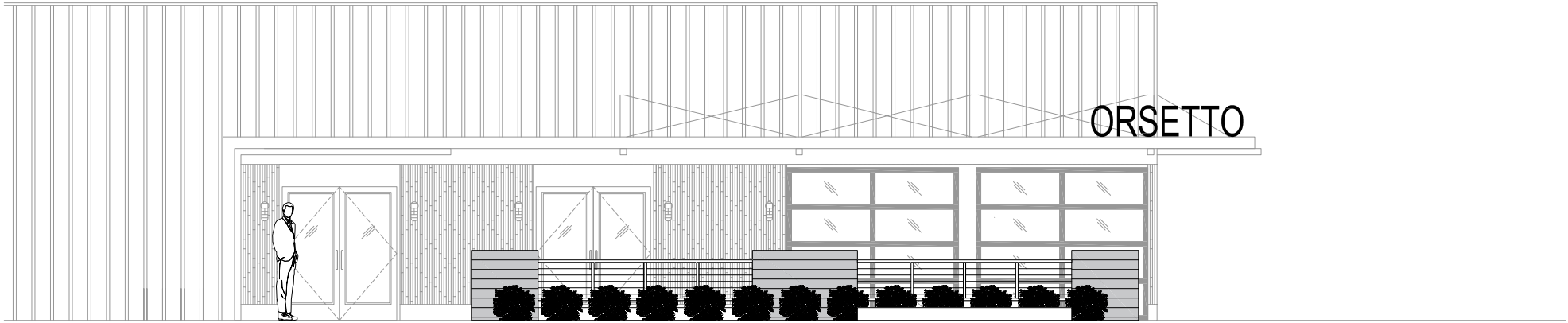


3 PROPOSED SITE PLAN
1/16" = 1'-0"

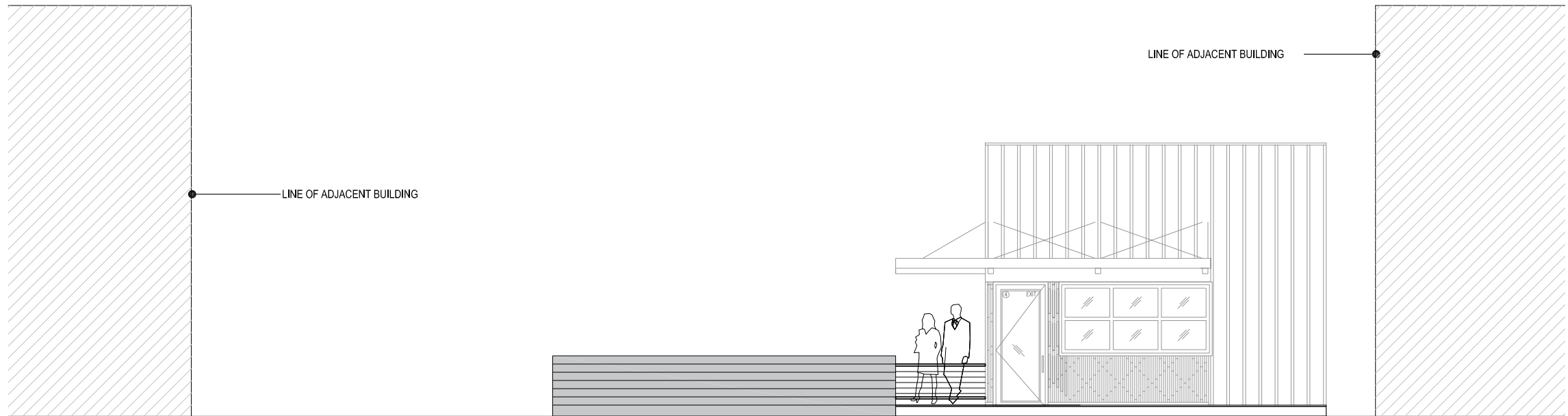
NORTH CENTER ST.



1 DECK EXPANSION - PLAN
1/8" = 1'-0"



2 DECK EXPANSION SOUTH ELEVATION
1/8" = 1'-0"



3 DECK EXPANSION EAST ELEVATION
1/8" = 1'-0"





CEDAR PLANTERS

METAL SCREEN



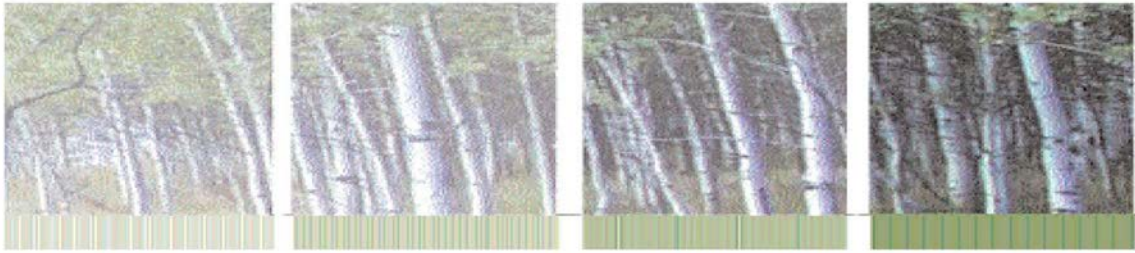
NORTHWORKS



TOWN OF JACKSON
DESIGN REVIEW COMMITTEE



ORSETTO ITALIAN BAR AND EATERY
DECK EXPANSION



Town of Jackson Design Guidelines Checklist

Meeting Date: March 11, 2020

Item Number: P20-044

Applicant: Northworks

Address: 161 Center Street

Recommendations: Approval, Approval with Conditions or Denial

Project Summary: The applicant, representing Orsetto Italian Bar and Eatery, is requesting approval of a deck expansion on the south side of the existing restaurant to be used as outdoor dining space. The new deck would expand the existing smaller deck (less than 200 sf) and create a new deck area approximately 26' x 35' (approx. 900 sf). The new deck will include decorative wood planter boxes and dark metal open railings which are similar to the materials and colors on the existing building.

The new deck will encroach into the existing angled parking in front of Orsetto and require the removal of at least 5-6 spaces. However this property has a surplus of parking credits and the removal of these spaces does not present any LDR issues. Vehicular access will be improved by narrowing the existing one-way entrance off of Center Street from a +/-20' curb cut down to a 15' curb cut. The curb cut will also be shifted to the south so that it does not conflict with the new deck expansion. Both of these changes are an improvement from the current conditions. Also, the removal of these angled parking spaces in front of Orsetto will be an improvement because these spaces currently require vehicles to back out into the sidewalk to exit which is a safety concern. The proposed plan will address the vehicle backing-out problem by removing these spaces altogether.

Design Guidelines Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private

sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership.”

The following items are a checklist of general Design Guidelines for your convenience, however this request is limited to color selection:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

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- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
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- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
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- ☐ Avoid large monolithic buildings.
- ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern typical of single lot development.

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- ☐ Parapet, flat, sloping or barrel vaults.
- ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
- ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

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1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.
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- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.