

AGENDA

Design Review Committee

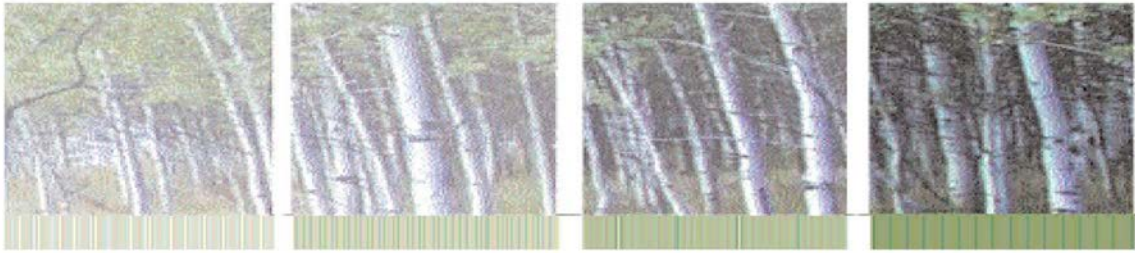
April 8, 2020 – REGULAR MEETING

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 P19-252 - 105 MERCILL AVENUE:** The applicant seeks review from DRC for a mixed use project (deed restricted housing and commercial).
 - II. **P20-066 - 565 W. Broadway:** The applicant seeks review from DRC to add a stone veneer similar to the main branch office at 545 W Broadway as well as a vestibule/entrance.
4. MATTERS FROM STAFF
5. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: April 8, 2020

Item Number: P19-254

Applicant: Design Associates Architects – Chris Lee

Address: 105 Mercill Avenue

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: Design Associates was chosen by the Town to develop a mixed use project (deed restricted housing and commercial) at 105 Mercill Avenue in 2019 as part of a publically noticed RFP. This project voluntarily went to the DRC on November 13, 2019 with expectations of going back before the DRC as part of their Development Plan. It was determined that a Development Plan is not required based on the amount of base FAR being used. Thus this project goes straight to Building Permit after DRC review and recommendation. The applicant seeks final review and recommendation on this proposal.

The following feedback was provided by the DRC at the November 2019 DRC meeting:

1. The applicant should consider how the glulam wood beams and other wood support structures relate to the concrete first floor structure.
A: The glulam no longer projects out to support the decks above. The deck cantilevers out with this current proposal.
2. Remove the rooftop railing if no deck is proposed.
A: The rooftop railing has been removed and replaced with a parapet wall.
3. The mesh screens seem too random and broken up. Perhaps making the screens the same width would better support the random placement giving screens a purpose/function to justify their placement.
A: The applicant has provided a more uniform pattern for the mesh screens that appear evenly spaced and consistent in size/width.
4. Consider ways to address pedestrian safety around the vehicular entrances.
A: A new second access drive has been added to the Mercill side of the project which is delineated from the CLC access. Planters have been added on both side of the driveway entrance along with a striped crosswalk

delineating the pedestrian crossing. The Glenwood driveway also includes a striped crosswalk delineating the pedestrian crossing. Both crosswalks are setback about 3 feet from the building wall to provide a small buffer. The applicant has also stated they plan to include stop signs for vehicles existing both driveways. Stop signs will ensure that vehicles exiting stop well in advance of the driveway opening.

5. Consider a different material for the second floor playground. Artificial turf can trap additional unwanted heat to this part of the development.

A: The second floor playground still includes artificial turf, however the amount has been reduced and location has shifted to the south to receive less sunlight. The playground now includes large planters along with scattered benches and a central planting area for a larger tree.

Existing Site & Conditions:

The subject site (1.15 acres) is located on the northwest corner of Mercill Avenue and North Glenwood Street and within the Commercial Residential – 2 (CR-2) zoning district and Lodging Overlay. Teton County is the property owner. The western half of the site consists of the Children's Learning Center built a few years ago. The eastern half of the site consists of several historic structures which will be moved as a result of future development.

Proposal:

The applicant seeks a mixed use development on the eastern half of the subject site which includes the following:

- 1 building, 3-stories
- 33,390 sf total above ground habitable.
- 30 deed restricted apartments (24,076 sf): 20 one-bedrooms and 10 two-bedrooms.
- 1-bed units range in size from 481 – 770 sf
- 2-bed units range in size from 763 – 1,102 sf
- 45 on-site parking spaces + 6 street parking spaces
- Basement: 20 parking spaces, 10 storage units, storage & bike racks.
- 1st floor: 25 parking spaces, 6,898 sf office/retail, 20 storage units & trash.
- 2nd floor: 12 one-bedroom units, 4 two-bedroom units, open courtyard
- 3rd floor: 8 one-bedroom units, 6 two-bedroom units, open courtyard
- Building height – 39'-7-1/4"

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 NOTES

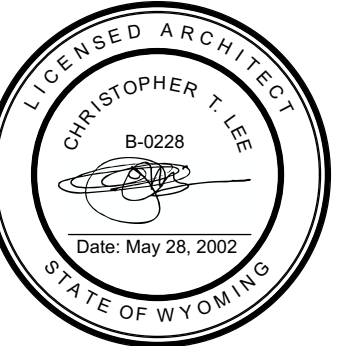
PROPERTY DESCRIPTION/NAME	105 MERCILL A MIXED-USE PROJECT WITH 30 APARTMENTS, COMMERCIAL SPACE AND TWO LEVEL PARKING RAMP
PROPERTY ADDRESS	105 MERCILL AVENUE JACKSON, WY
PROPERTY OWNER	TETON COUNTY POB 1727 JACKSON, WY 83001
APPLICANT'S NAME	DESIGN ASSOCIATES ARCHITECTS 50 S KING ST, STE 201 JACKSON, WY 83001
ZONING	CR-2
RESOURCE OVERLAYS	LODGING OVERLAY
IMPERVIOUS COVERAGE	
EXISTING	0 SF
ROOFED	15,165 SF
DRIVEWAYS & PARKING AREAS	1,917 SF
SOLID TERRACES & WALKWAYS	2,373 SF
OTHER	0 SF
TOTAL	19,455 SF
ALLOWED	.90 (22,545 SF)
GROSS SITE AREA	1.15 ACRES 50,094 SF
BASE SITE AREA	0.575 ACRES 25,050 SF
FAR	1.33 (33,390 SF)
ALLOWED	.46 (11,523 SF)
BASE FAR (COMMERCIAL SPACE)	.28 (6,900 SF)
2:1 BONUS (ALL WORKFORCE HOUSING)	1.06 (26,490 SF)
SITE DEVELOPMENT	.78 (19,455 SF)
ALLOWED	.90 (22,545 SF)
LANDSCAPE RATIO	.22 (5,595 SF)
MINIMUM	.10 (2,505 SF)
PLANT UNITS	1+
MINIMUM	1
SLOPES TO BE DEVELOPED	
PARKING	0 - 2%
GARAGE RAMP	6 - 10%
SIDEWALKS	0 - 2%
SETBACKS	
PRIMARY STREET	0-10'
SECONDARY STREET	0-10'
SIDES	5'
PEDESTRIAN FRONTAGE	
TOTAL WIDTH FROM BACK OF CURB (MIN)	13.5'
FURNISHING/PLANTING AREA (MIN)	5'
CLEAR SIDEWALK WIDTH (MIN)	6'
PLANTING TYPE & SPACING	TREE GRATE, 30'
BUILDING FRONTAGE	
SHOPFRONT HEIGHT (MIN)	12'
PRIMARY STREET TRANSPARENCY (MIN)	60%
SECONDARY STREET TRANSPARENCY (MIN)	30%
PRIMARY STREET BLANK WALL AREA (MAX)	15'
SECONDARY STREET BLANK WALL AREA (MAX)	30'
ENTRANCE SPACING ALONG PRIMARY STREET (MAX)	50'
HEIGHT OF STRUCTURE	<40'
ALLOWED	42'
STORIES	3
ALLOWED	3
PARKING	50
MINIMUM	50
GROSS SQUARE FOOTAGE	
EXISTING	0 SF
BASEMENT	1,560 SF
FIRST FLOOR	9,314 SF
SECOND FLOOR	12,333 SF
THIRD FLOOR	11,743 SF
TOTAL	33,390 SF
BUILDING TOTAL	34,950 SF
LOWER PARKING	7,833 SF
UPPER PARKING	7,828 SF
COURTYARD	4,555 SF
DECKS	5,732 SF
FENESTRATION CALCULATION	
GROSS SQUARE FOOTAGE	34,950 SF
FENESTRATION - WINDOWS	5,763 SF
FENESTRATION - DOORS	513 SF
FENESTRATION - CURTAIN WALLS	2,915 SF
TOTAL FENESTRATION	9,191 SF
FENESTRATION ALLOWED (30%)	10,485 SF
APARTMENT COUNT	
1 BEDROOMS	20
2 BEDROOMS	10
TOTAL	30
ICE MELT (EXTERIOR HYDRONIC HEAT)	0 SF



DESIGN ASSOCIATES ARCHITECTS
60 S KING ST, STE 201 JACKSON WY
(307) 307 7333 3600

www.dajh.co

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REVISION HISTORY

	CHANGE	DATE
1	CONCEPTUAL	5-23-19
2	CONCEPTUAL UPDATE	6-21-19
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8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19
10	PRE-APP SUBMITTAL	11-15-19

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL

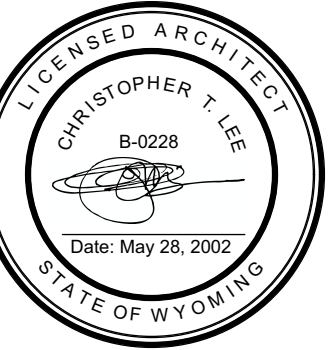
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PROJECT NOTES

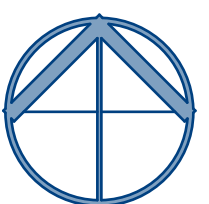


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EXISTING CONDITIONS

SCALE: 1" = 20'

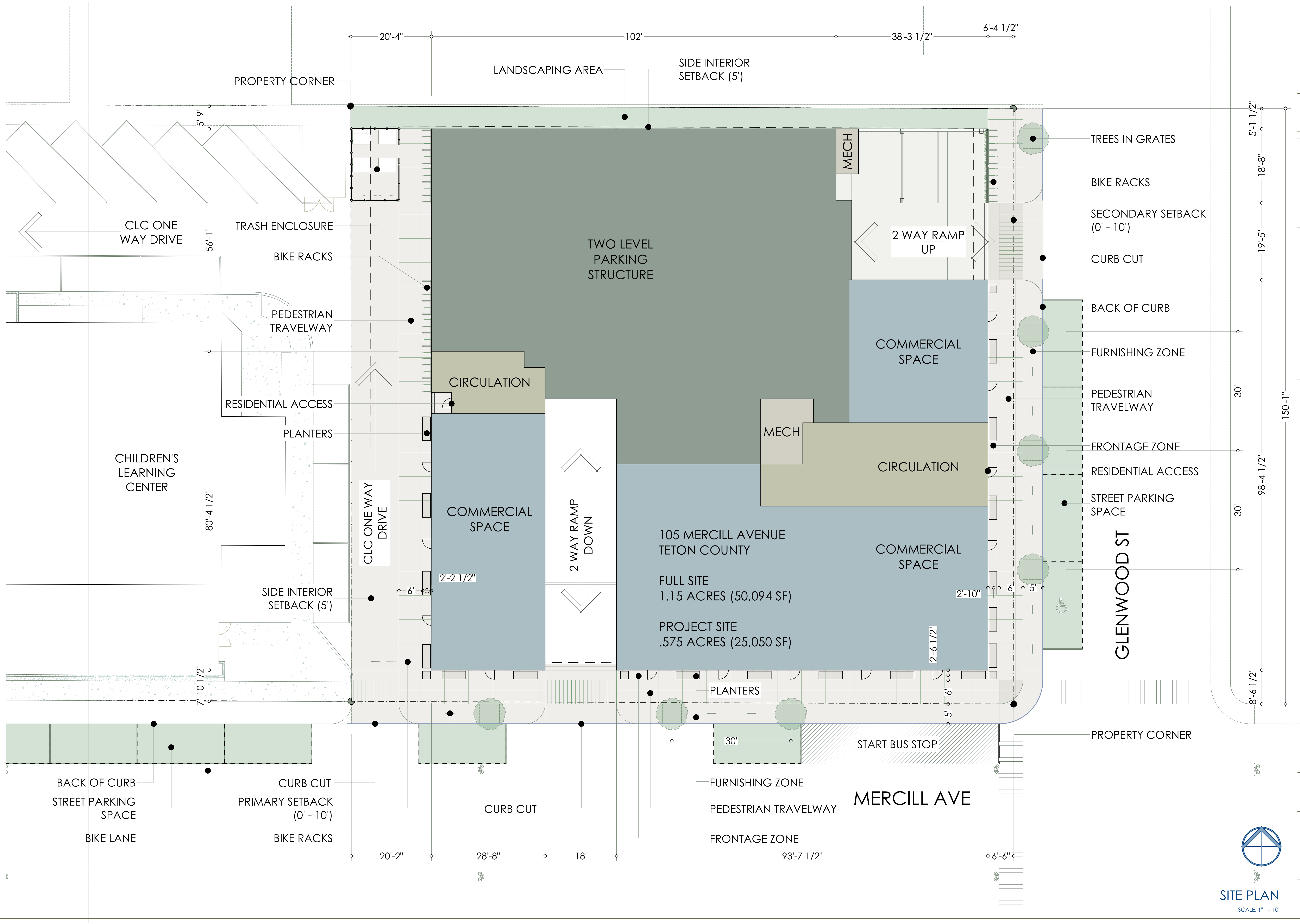
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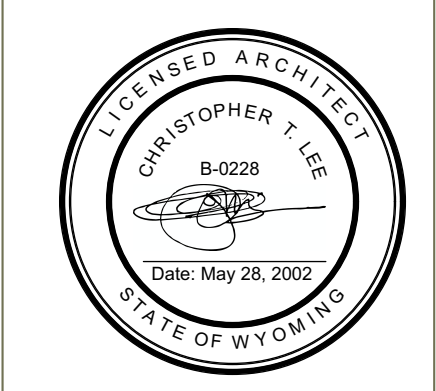
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EXISTING CONDITIONS



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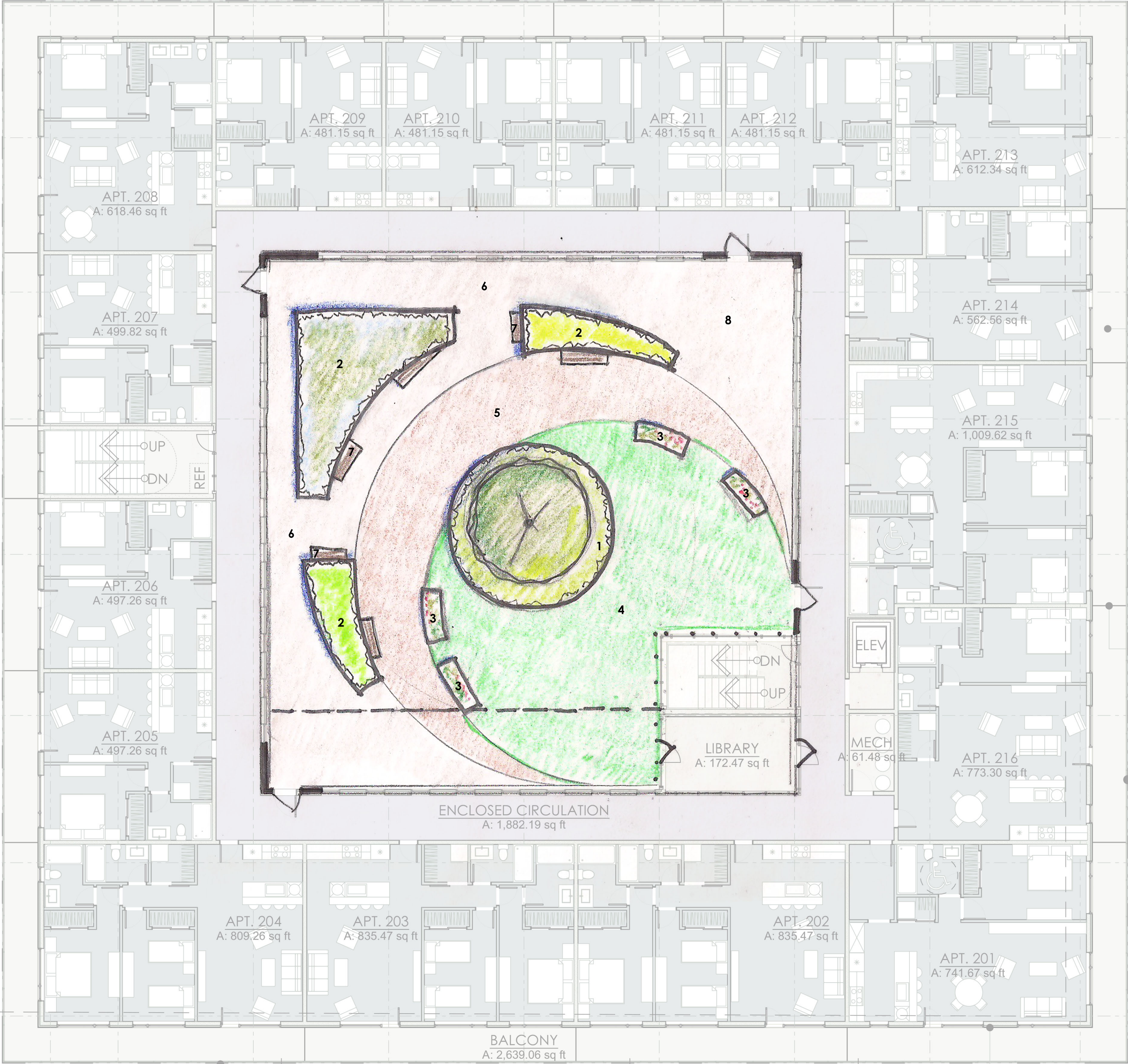
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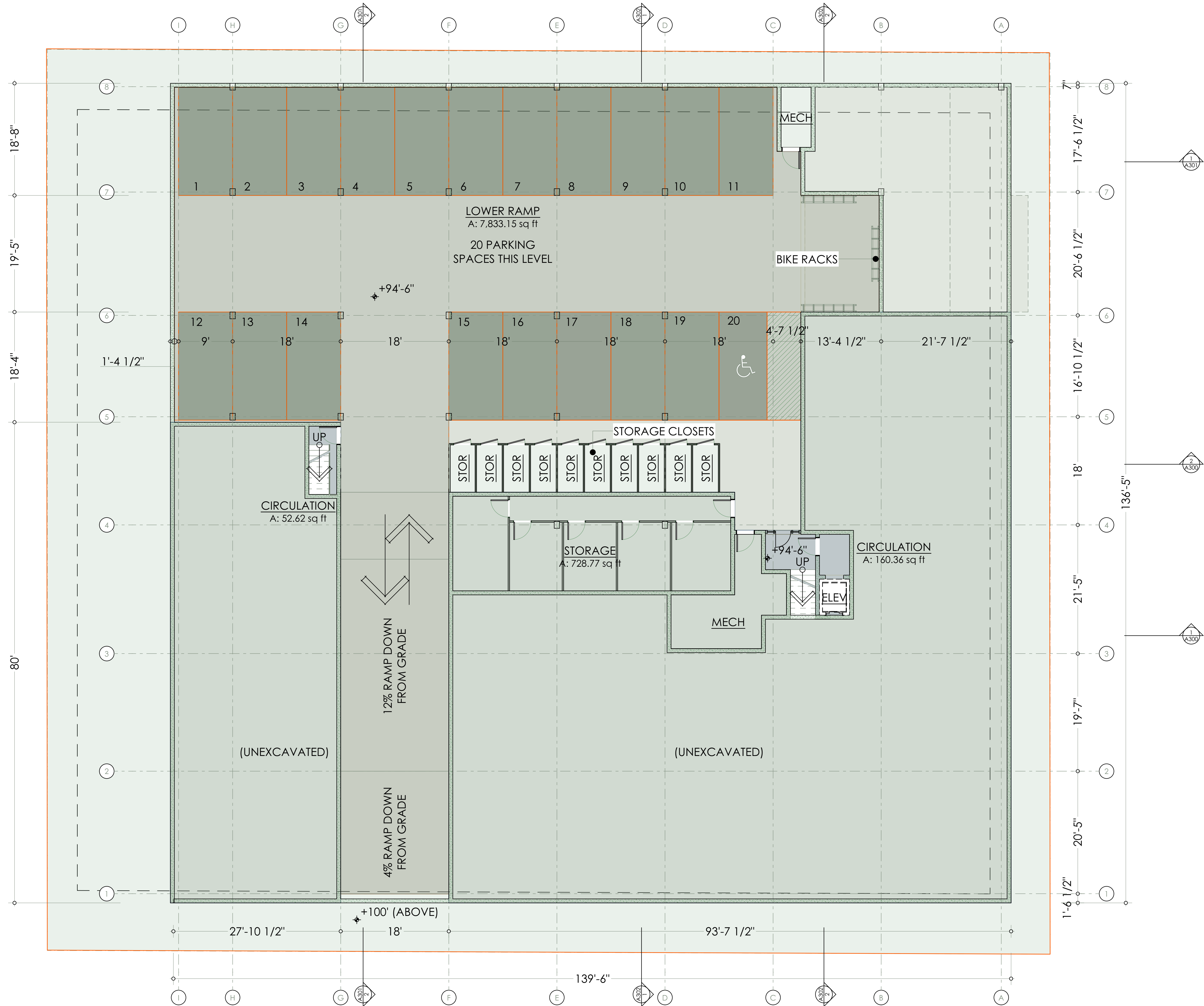
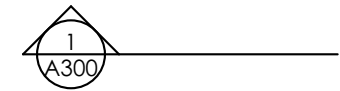
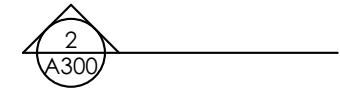
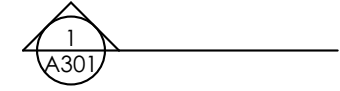
SITE PLAN





- 1 RAISED PLANTER FOR SHADE TREE
- 2 RAISED PLANTER FOR GROUNDCOVER PLANTING
- 3 RAISED GARDEN BOXES
- 4 ARTIFICIAL TURF
- 5 DECOMPOSED GRANITE PAVING
- 6 CONCRETE PAVING
- 7 BUILT-IN BENCHES
- 8 PLAYGROUND AREA

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LOWER PARKING PLAN

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

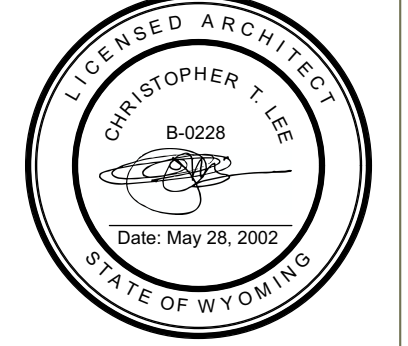


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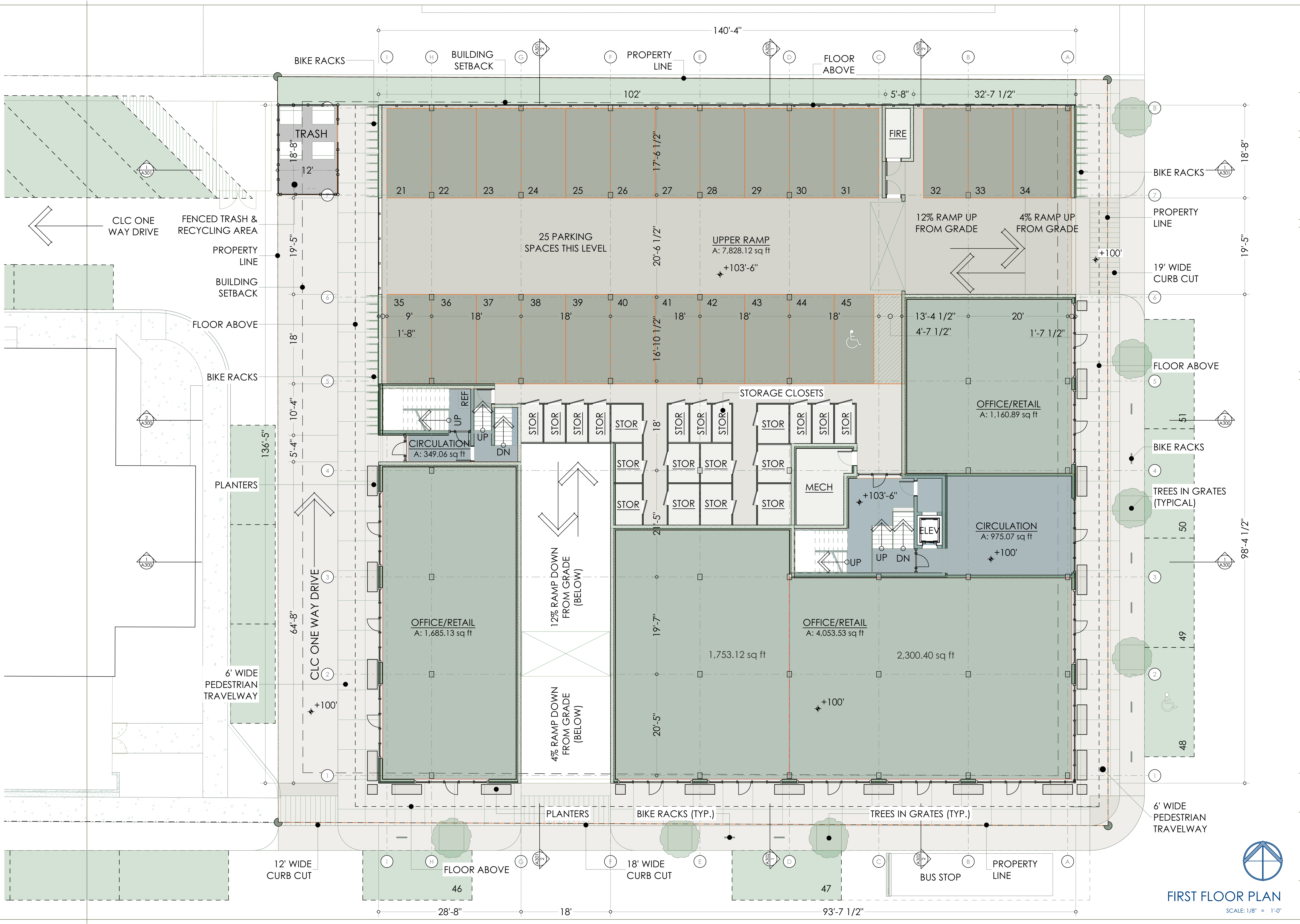
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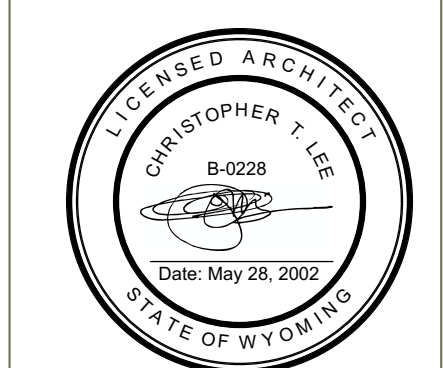
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A200

PARKING GARAGE
PLAN



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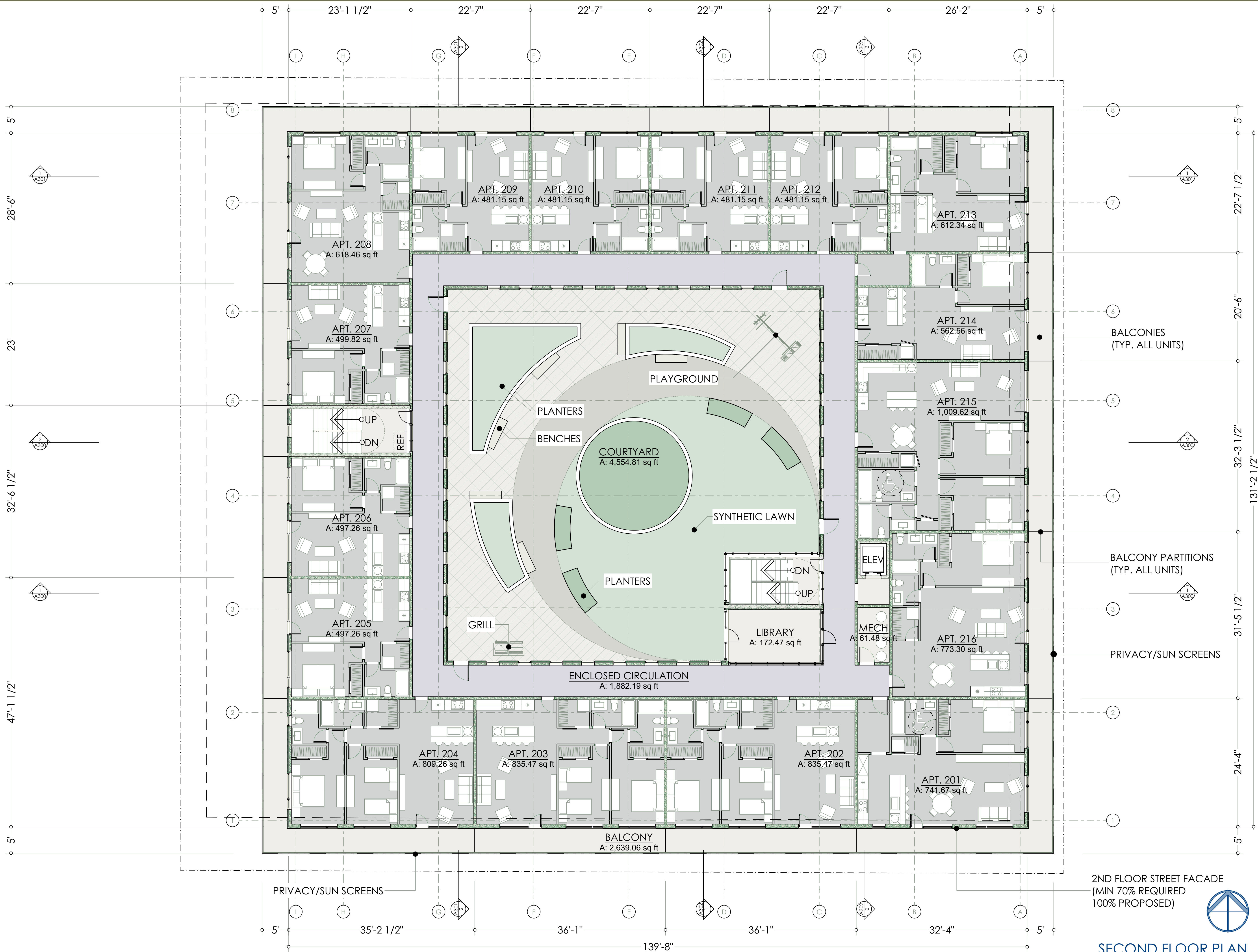
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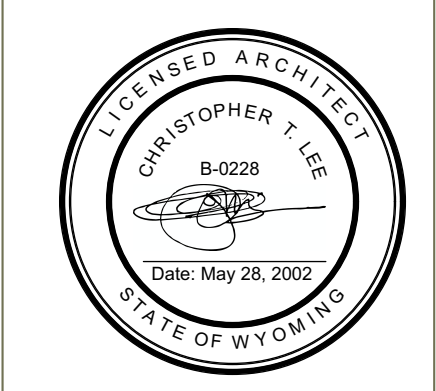
A201

FIRST FLOOR PLAN

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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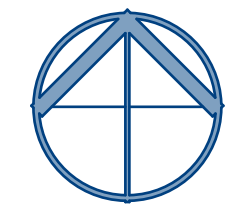
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DRC SUBMITTAL
4-1-20

A202

SECOND FLOOR PLAN

2ND FLOOR STREET FACADE
(MIN 70% REQUIRED
100% PROPOSED)



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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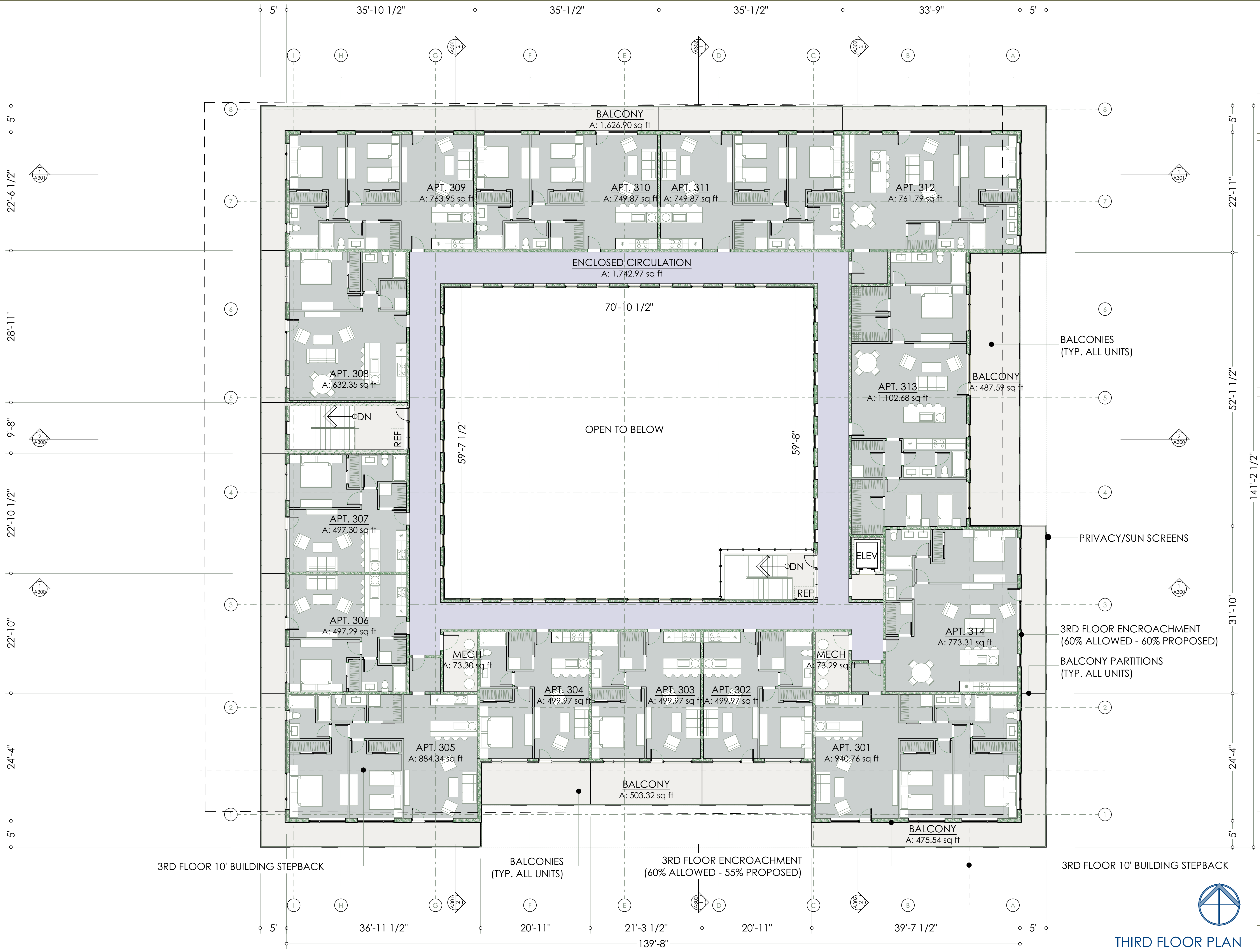
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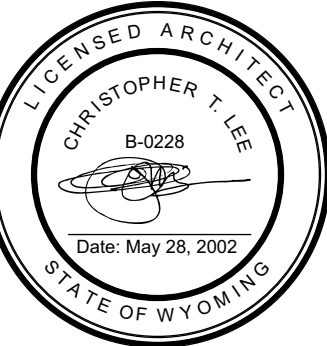
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A203

THIRD FLOOR PLAN



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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9	DRC SUBMITTAL	11-6-11
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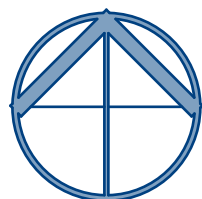
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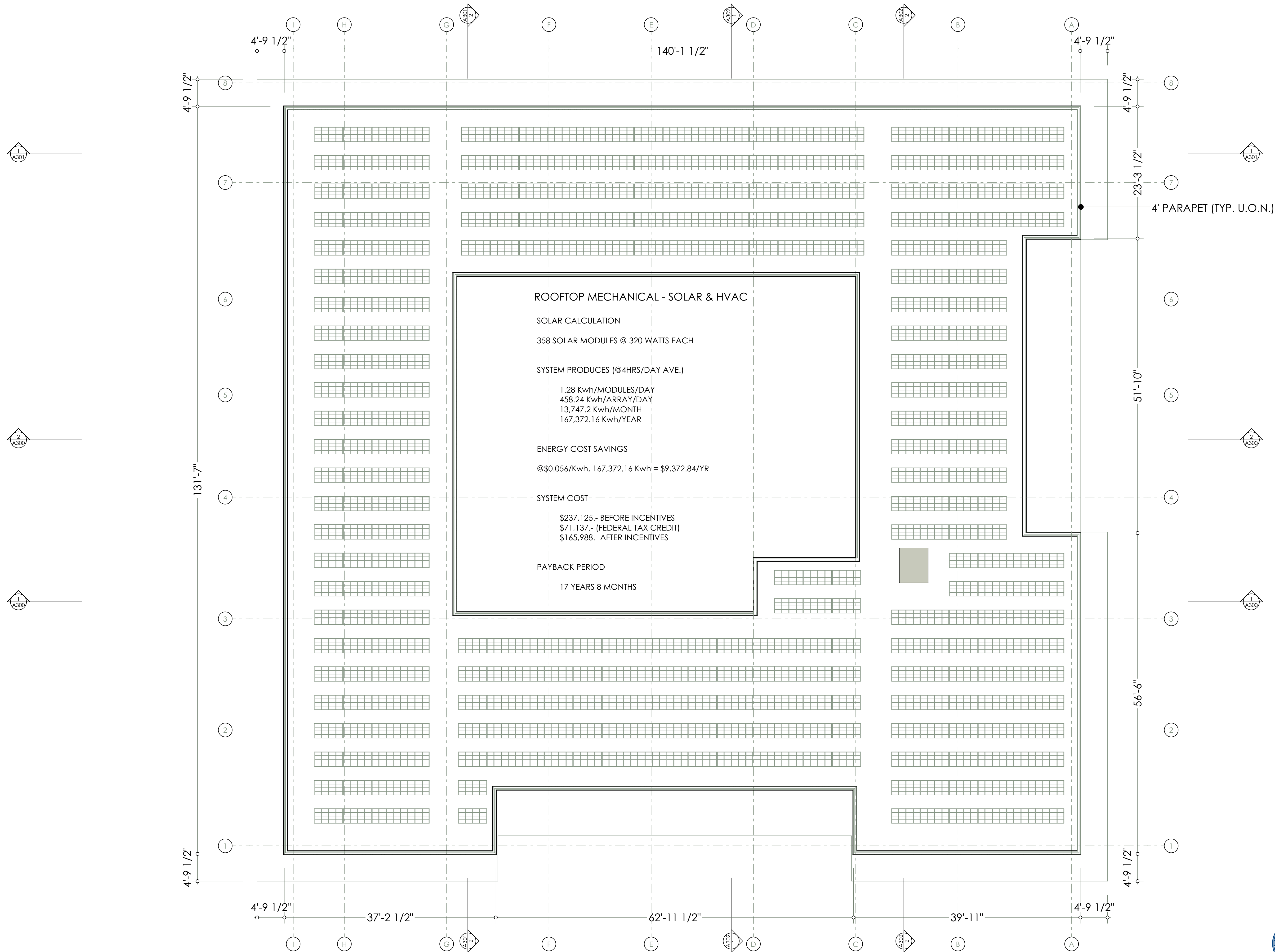
A204

ROOF PLAN



ROOF PLAN

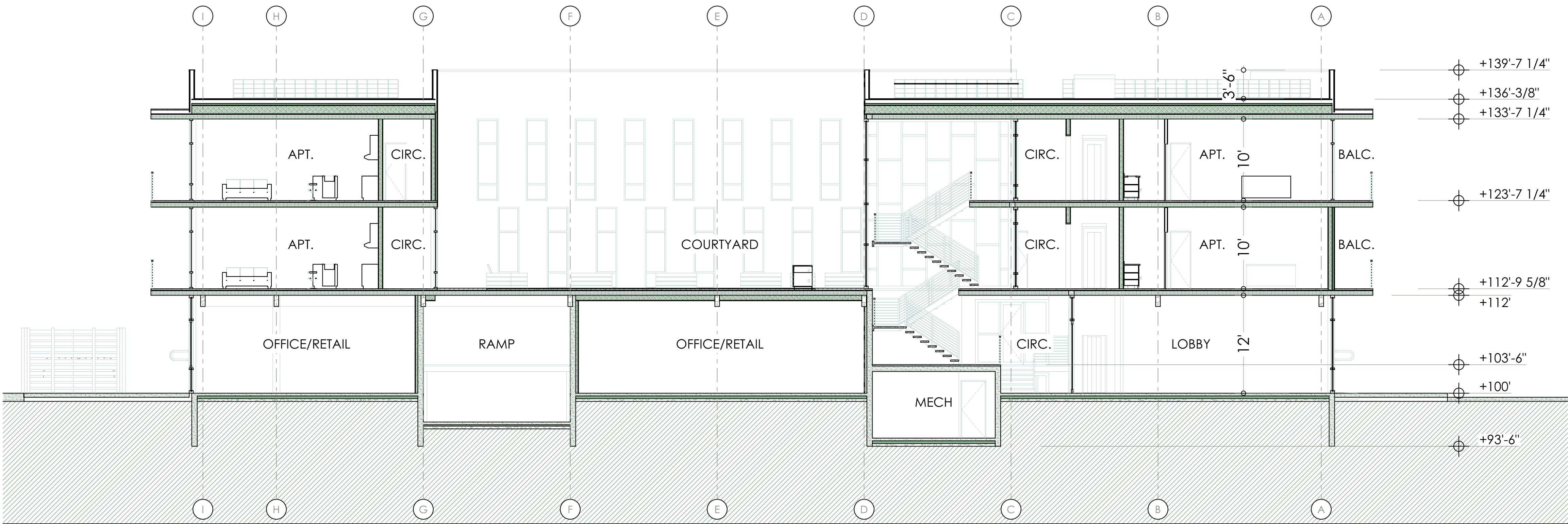
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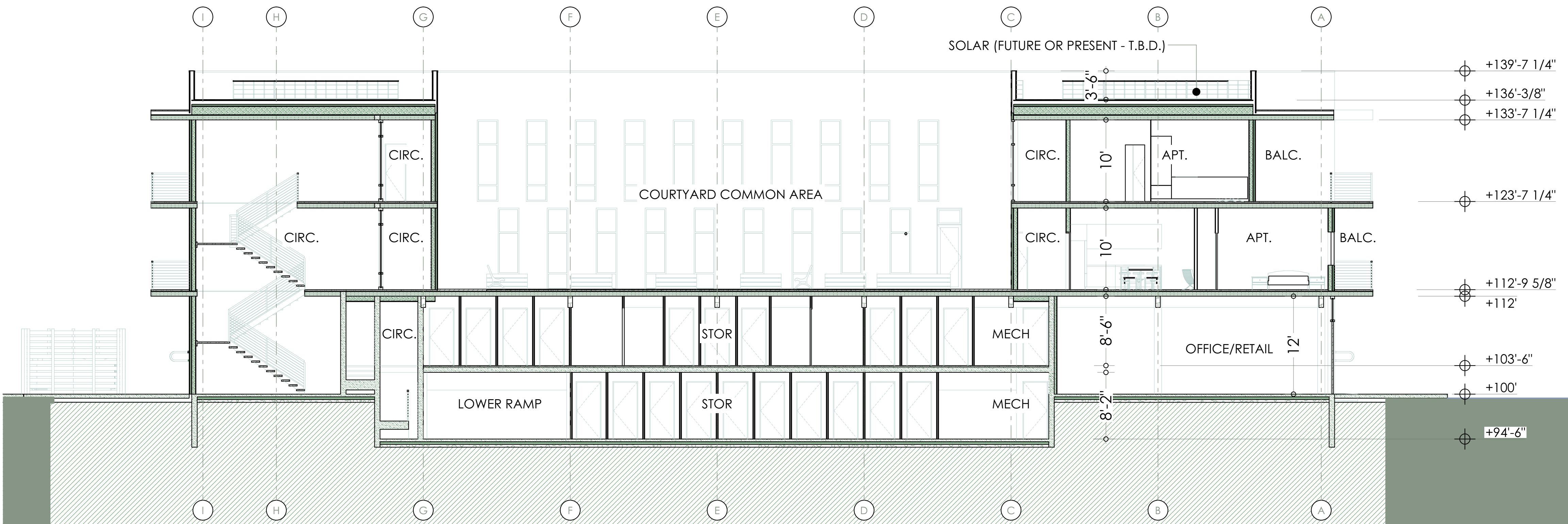
APARTMENTS				
NO.	UNIT	BEDROOMS	PARKING REQ	AREA
201	APT. 201	1BR	1.5	741.67
202	APT. 202	2BR	1.5	835.47
203	APT. 203	2BR	1.5	835.47
204	APT. 204	2BR	1.5	809.26
205	APT. 205	1BR	1	497.26
206	APT. 206	1BR	1	497.26
207	APT. 207	1BR	1	499.82
208	APT. 208	1BR	1.5	618.46
209	APT. 209	1BR	1	481.15
210	APT. 210	1BR	1	481.15
211	APT. 211	1BR	1	481.15
212	APT. 212	1BR	1	481.15
213	APT. 213	1BR	1.5	612.34
214	APT. 214	1BR	1.5	562.56
215	APT. 215	2BR	1.5	1,009.62
216	APT. 216	1BR	1.5	773.30
301	APT. 301	2BR	1.5	940.76
302	APT. 302	1BR	1	499.97
303	APT. 303	1BR	1	499.97
304	APT. 304	1BR	1	499.97
305	APT. 305	2BR	1.5	884.34
306	APT. 306	1BR	1	497.29
307	APT. 307	1BR	1	497.30
308	APT. 308	1BR	1.5	632.35
309	APT. 309	2BR	1.5	763.95
310	APT. 310	2BR	1.5	749.87
311	APT. 311	2BR	1.5	749.87
312	APT. 312	1BR	1.5	761.79
313	APT. 313	2BR	1.5	1,102.68
314	APT. 314	1BR	1.5	773.31
30				20,070.51 sq ft

OFFICE/RETAIL		
NO.	ZONE	AREA
101	OFFICE/RETAIL	1,160.89
102	OFFICE/RETAIL	4,053.53
103	OFFICE/RETAIL	1,685.13
3		6,899.55 sq ft

ACCESSORY FLOOR AREA		
STORY	ZONE	AREA
BASEMENT PLAN		
	CIRCULATION	212.98
	LOWER RAMP	7,833.15
	MECH	258.39
	STOR	360.00
	STORAGE	728.77
FIRST FLOOR PLAN		
	CIRCULATION	1,324.13
	FIRE	50.00
	MECH	157.74
	STOR	881.51
	UPPER RAMP	7,828.12
SECOND FLOOR PLAN		
	BALCONY	2,639.06
	COURTYARD	4,554.81
	ENCLOSED CIRCULATION	1,882.19
	LIBRARY	172.47
	MECH	61.48
THIRD FLOOR PLAN		
	BALCONY	3,093.35
	ENCLOSED CIRCULATION	1,742.97
	MECH	146.59
		33,927.71 sq ft



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



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

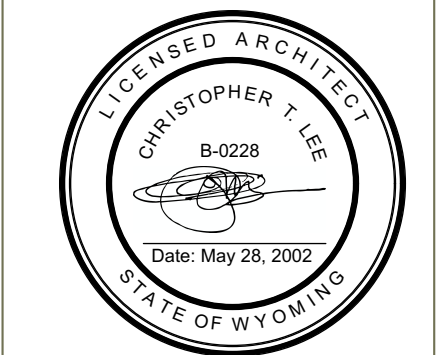


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REVISION HISTORY

SYMB	CHANGE	DATE
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8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19
10	PRE-APP SUBMITTAL	11-15-19

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

A300

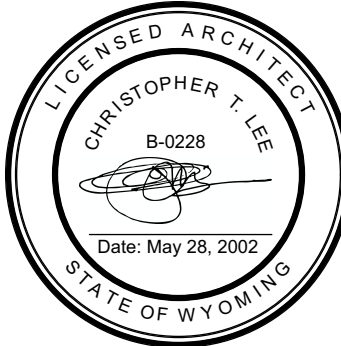
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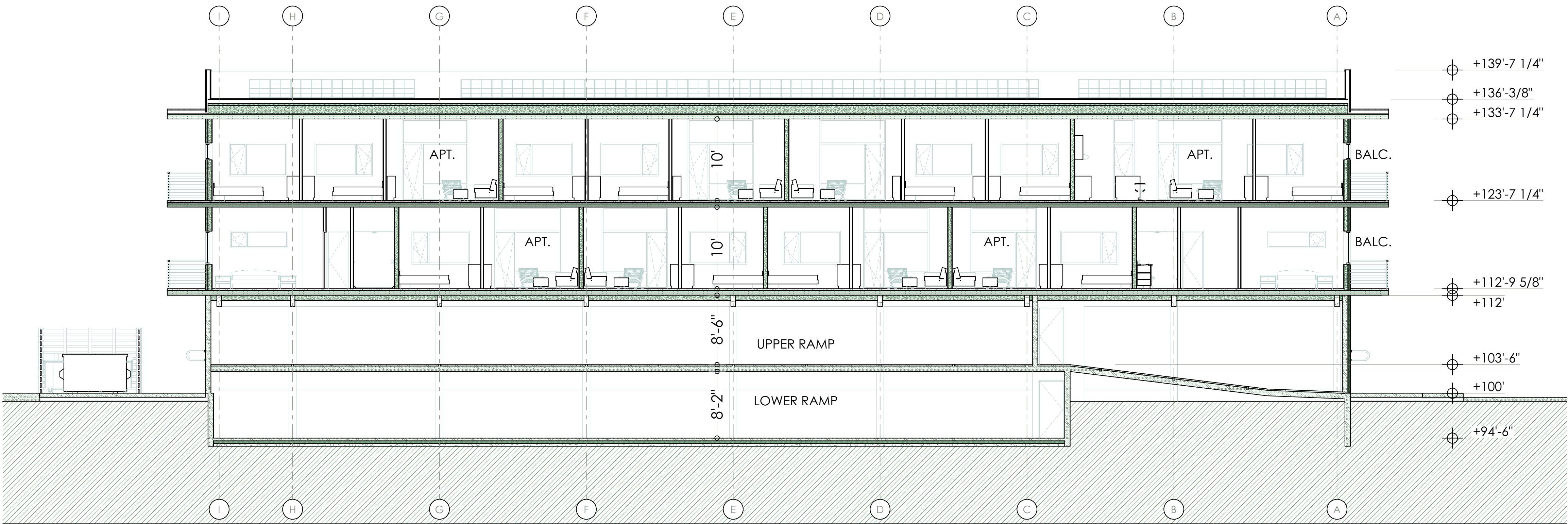
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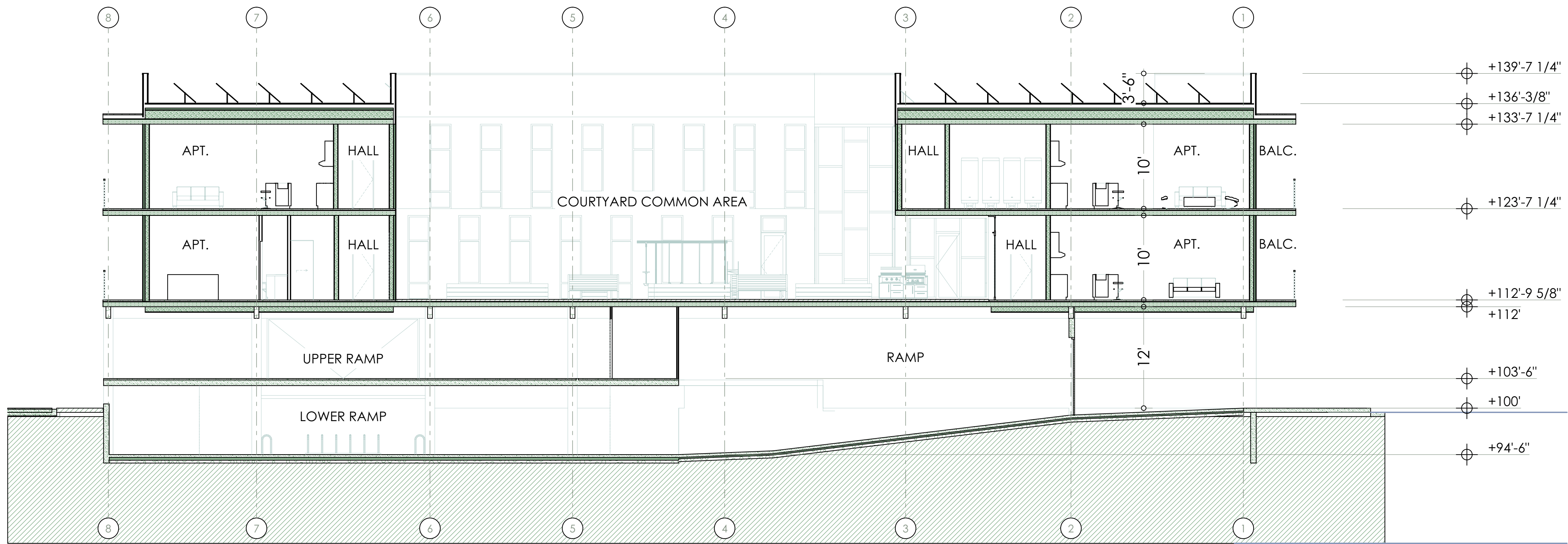


REVISION HISTORY

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7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19
10	PRE-APP SUBMITTAL	11-15-19



1 SECTION
A301 SCALE: 1/8" = 1'-0"



2 SECTION
A301 SCALE: 1/8" = 1'-0"

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

A301

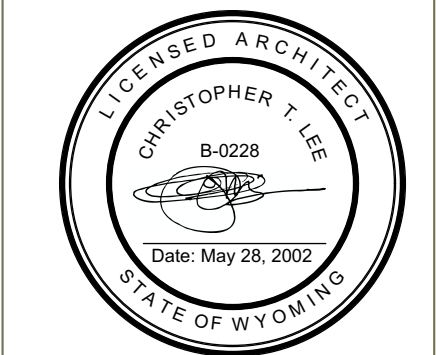
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(O) 307 733 3600

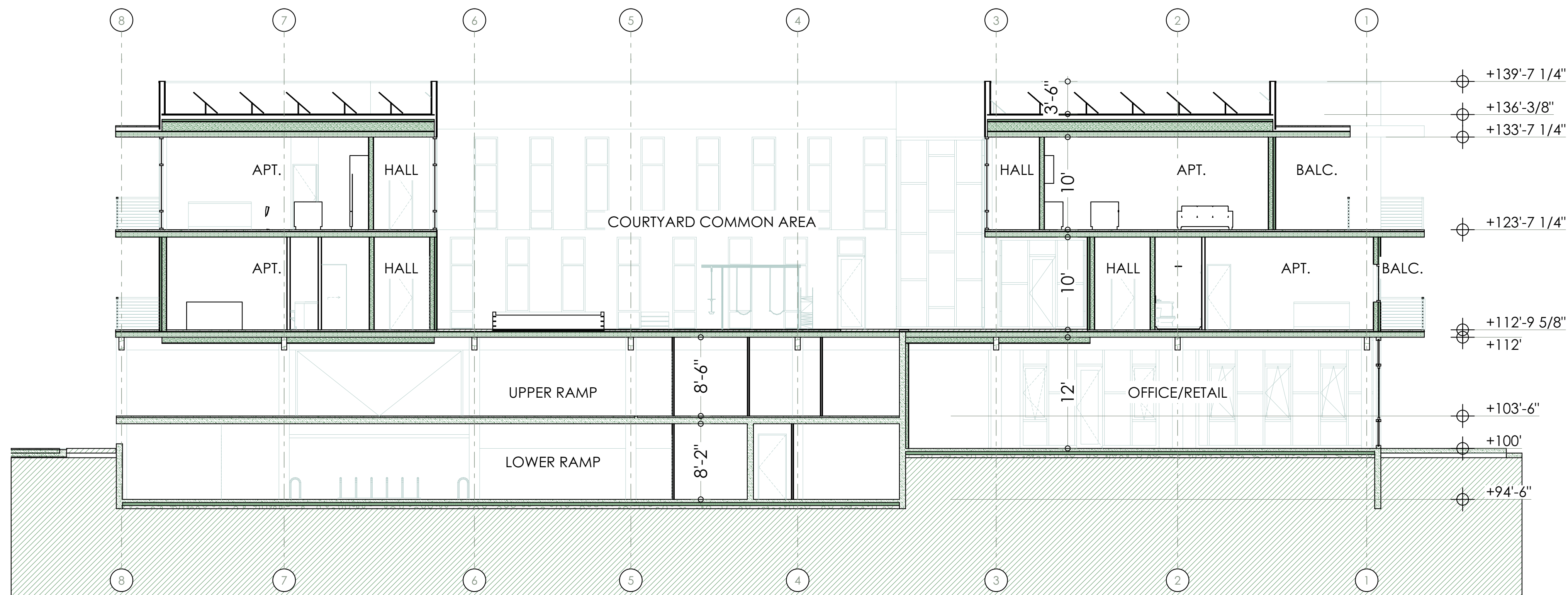
www.dajh.co

PROJECT NO.: 19-08 ARCHITECT: CTL
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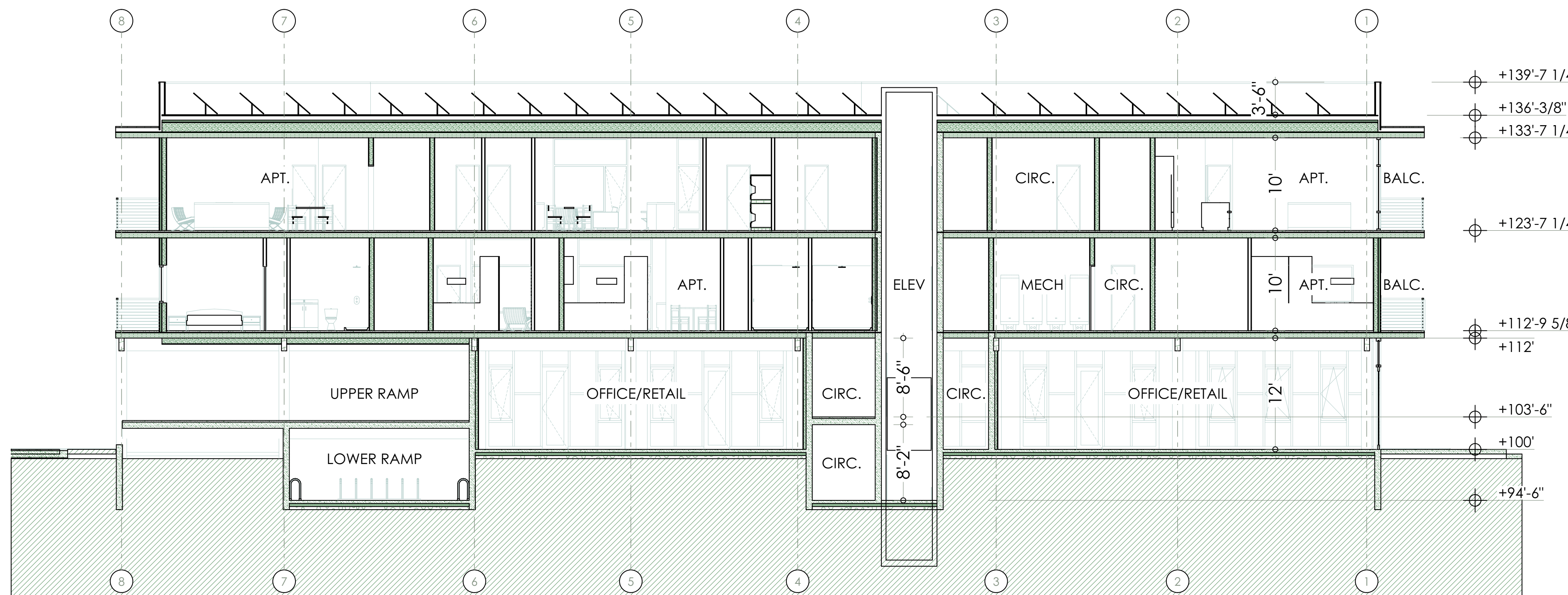


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7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19
10	PRE-APP SUBMITTAL	11-15-19



1 SECTION
A302 SCALE: 1/8" = 1'-0"



2 SECTION
A302 SCALE: 1/8" = 1'-0"

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

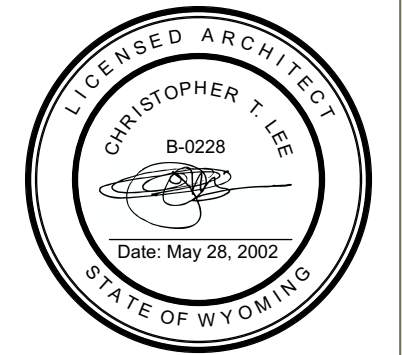
A302

SECTION



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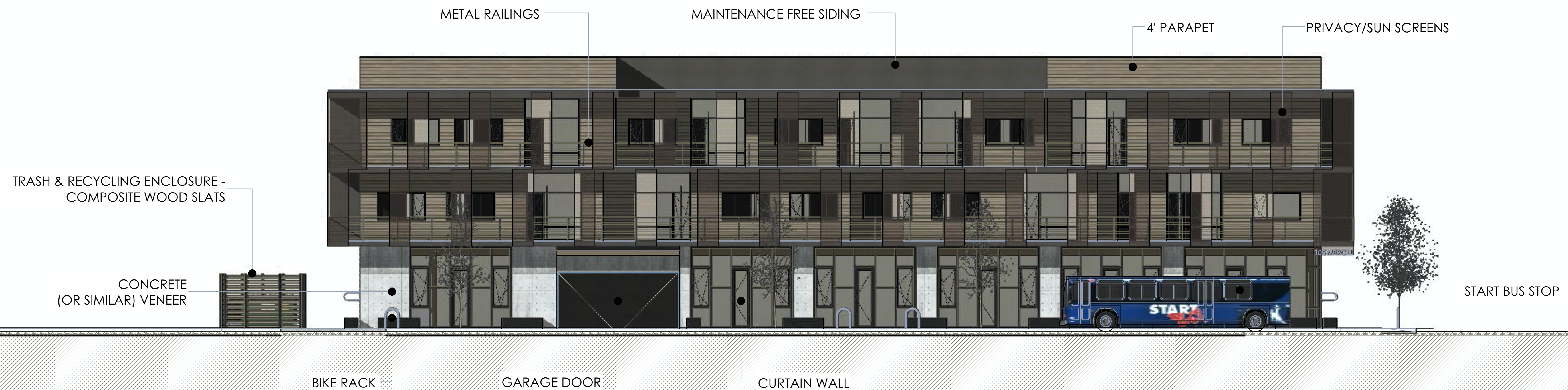
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10	PRE-APP SUBMITTAL	11-15-19



NORTH ELEVATION

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



SOUTH ELEVATION

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

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

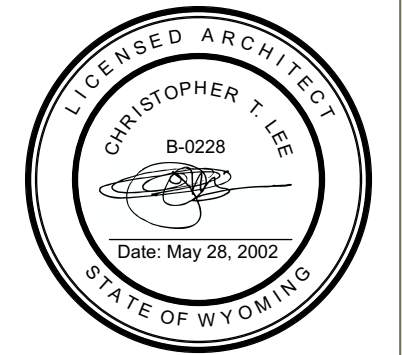
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ELEVATION



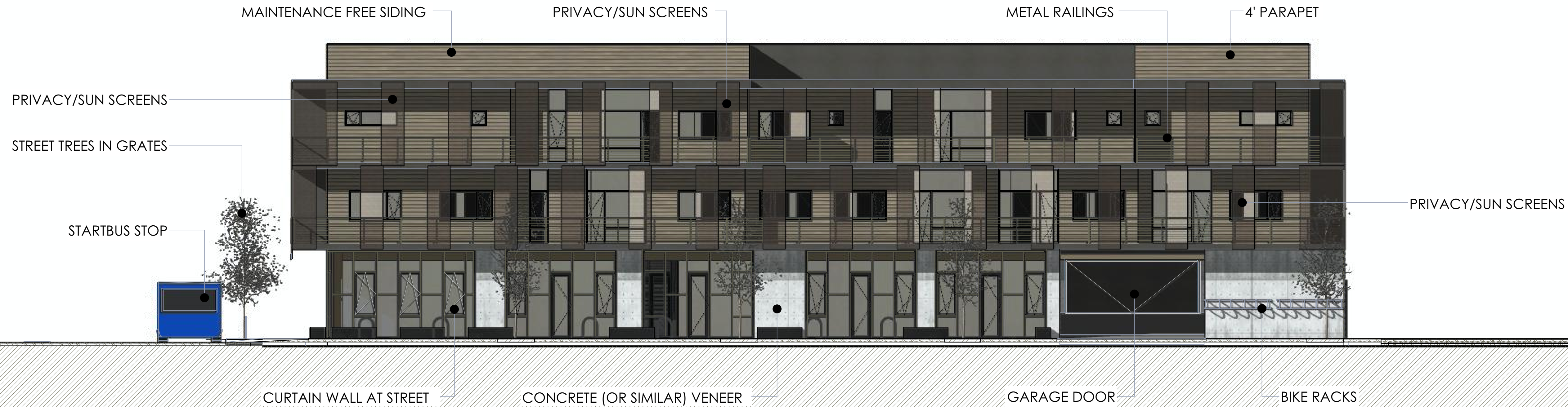
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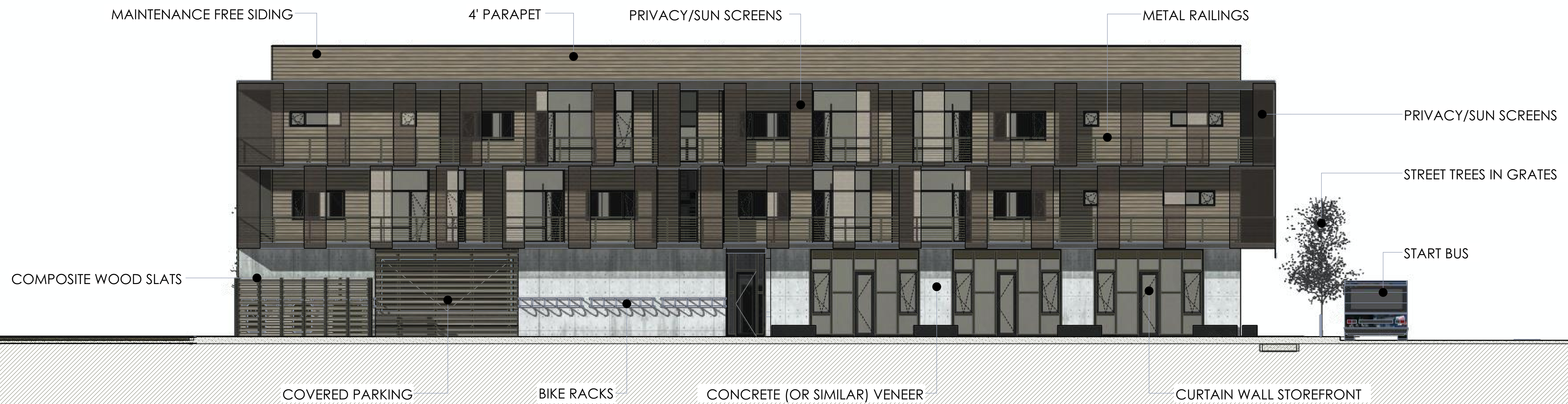
REVISION HISTORY

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10	PRE-APP SUBMITTAL	11-15-19



EAST ELEVATION

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



WEST ELEVATION

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

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

A401

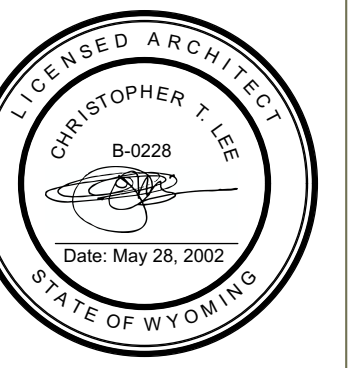
ELEVATION



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REVISION HISTORY

NO	CHANGE	DATE
1	CONCEPTUAL	5-23-19
2	CONCEPTUAL UPDATE	6-21-19
3	CONCEPTUAL UPDATE	6-26-19
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7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	9-25-19
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10	PRE-APP SUBMITTAL	11-15-19



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



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



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



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

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

RC SUBMITTAL

1-20

A402

ELEVATION



MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

-1-20

A900

ENDERINGS



PROJECT NO.: 19-08	ARCHITECT: CTL
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[illegible]

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

RC SUBMITTAL

A901

ENDINGS



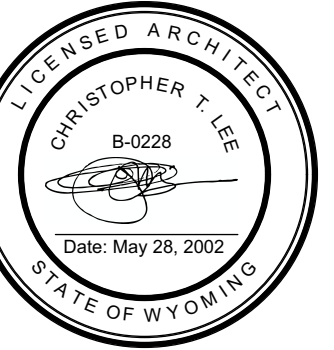
MERCILL ELEVATION



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PROJECT NO.: 19-08	ARCHITECT: CTL
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REVISION HISTORY

HS	CHANGE	DATE
1	CONCEPTUAL	5-23-19
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8	CONCEPTUAL UPDATE	9-25-19
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10	PRE-APP SUBMITTAL	11-15-19



MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

RC SUBMITTAL

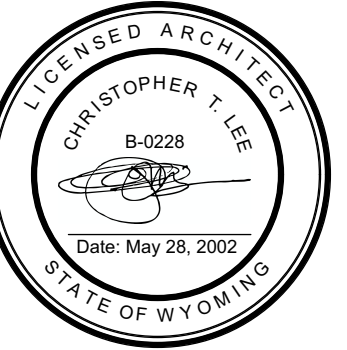
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A903

ENDERINGS

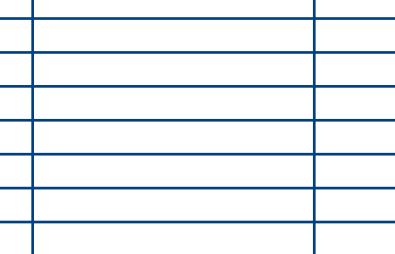
www.dajh.co

PROJECT NO.: 19-08	ARCHITECT: CTL
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REVISION HISTORY

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8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19
10	PRE-APP SUBMITTAL	11-15-19



MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

ORC SUBMITTAL

A904

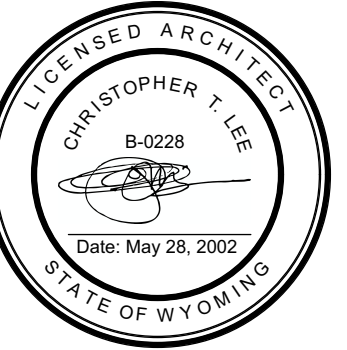
TENDERINGS



GLENWOOD STREETVIEW

www.dajh.co

PROJECT NO.: 19-08	ARCHITECT: CTL
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REVISION HISTORY

MS	CHANGE	DATE
1	CONCEPTUAL	5-23-19
2	CONCEPTUAL UPDATE	6-21-19
3	CONCEPTUAL UPDATE	6-26-19
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8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19
10	PRE-APP SUBMITTAL	11-15-19



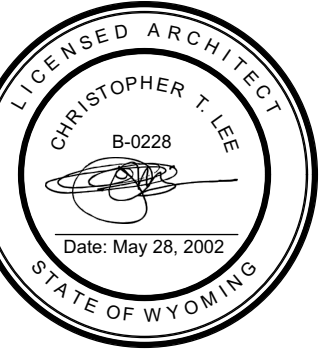
MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL

4-1-2C

A905

RENDERINGS



REVISION HISTORY

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9	DRC SUBMITTAL	11-6-19



MERCILL PARTNERS LLC MIXED-USE PROJECT

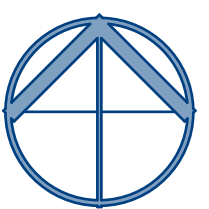
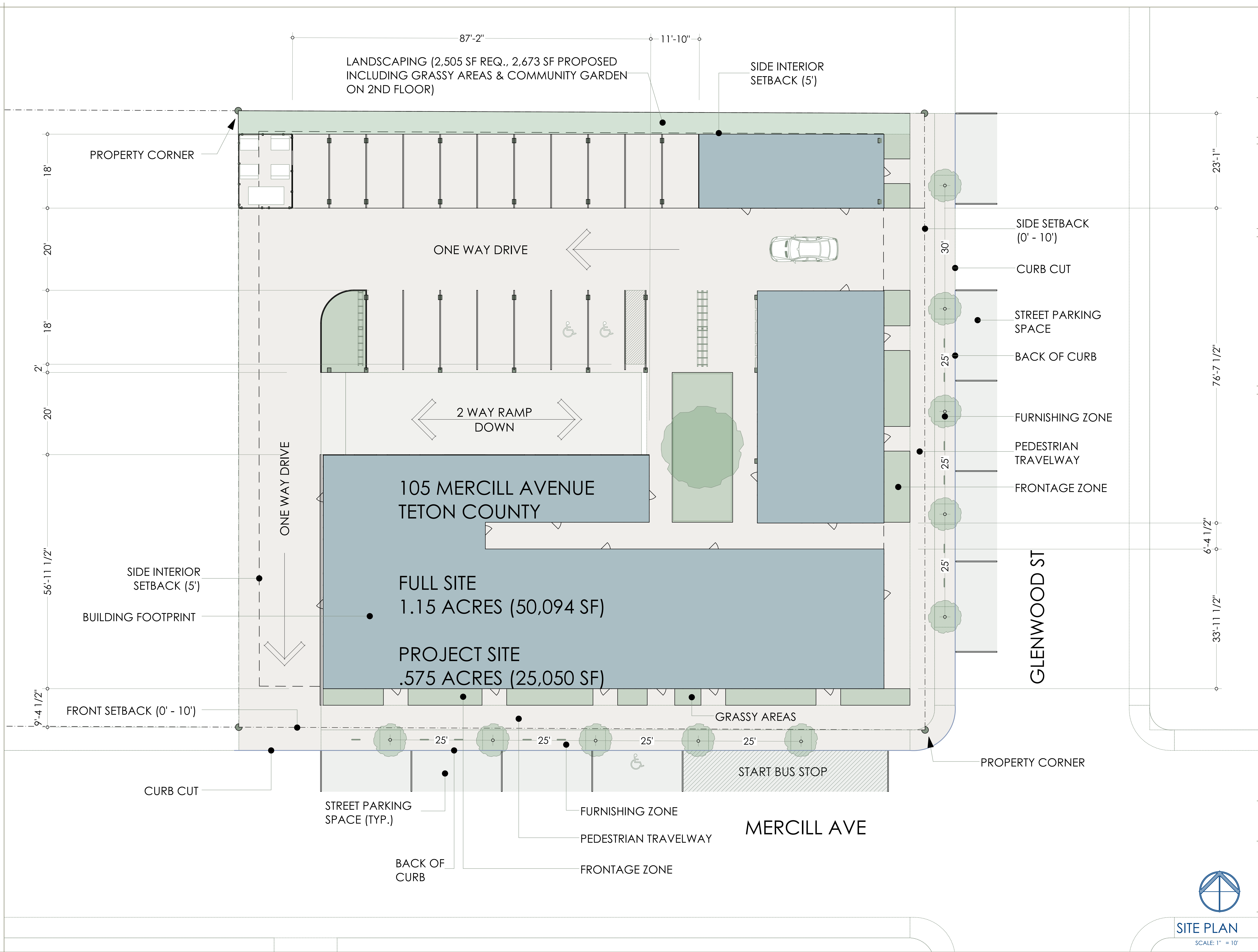
105 MERCILL AVE - JACKSON, WY
DRC
11-6-19

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC
-6-19

A000

COVER

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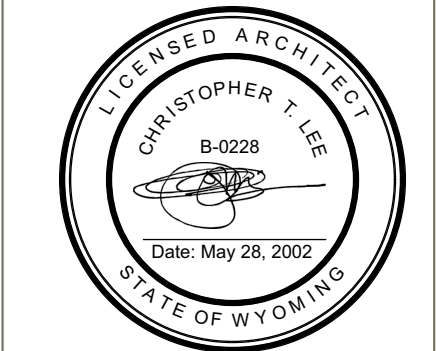


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MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC
11-6-19

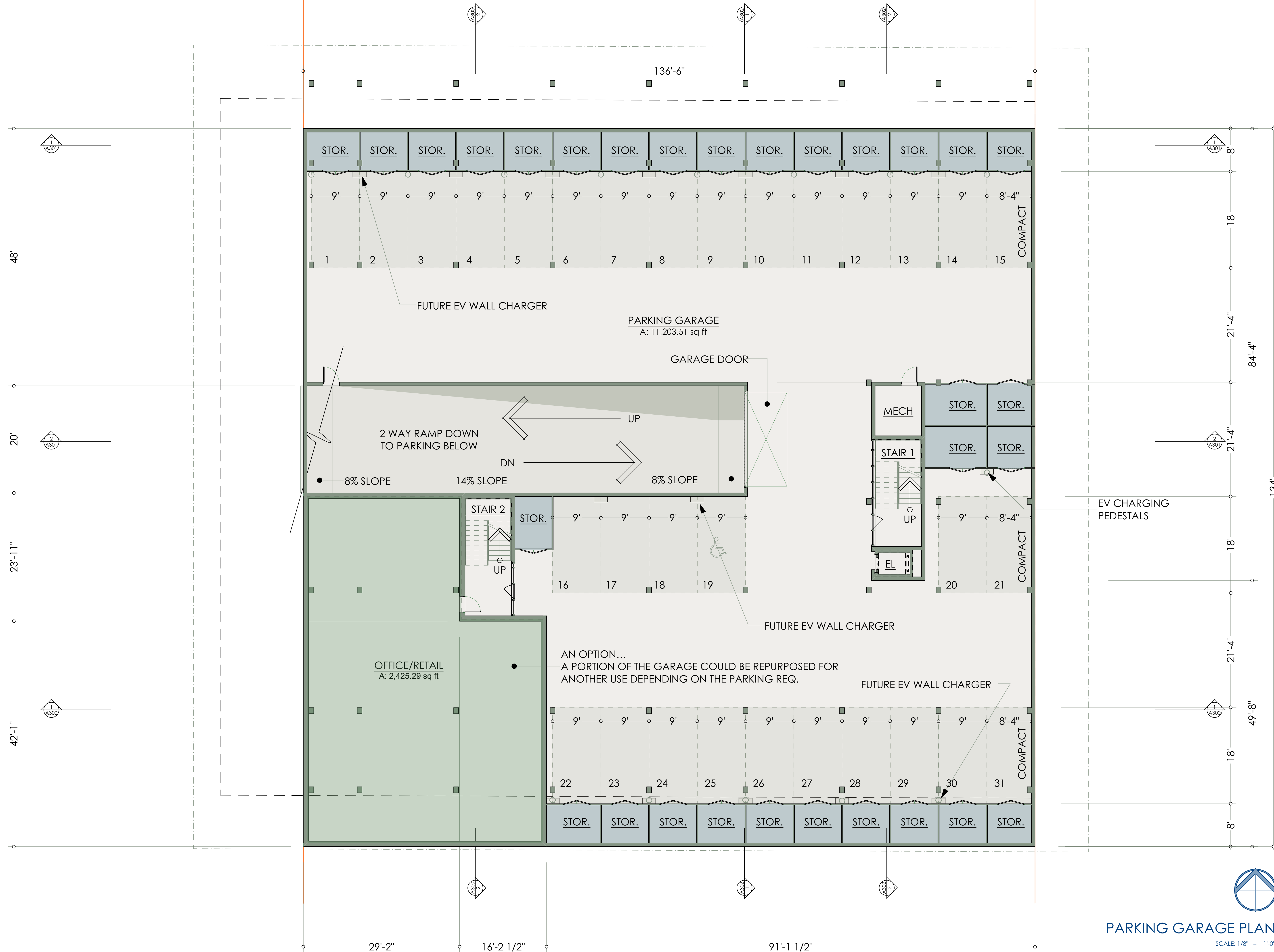
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PARKING GARAGE
PLAN



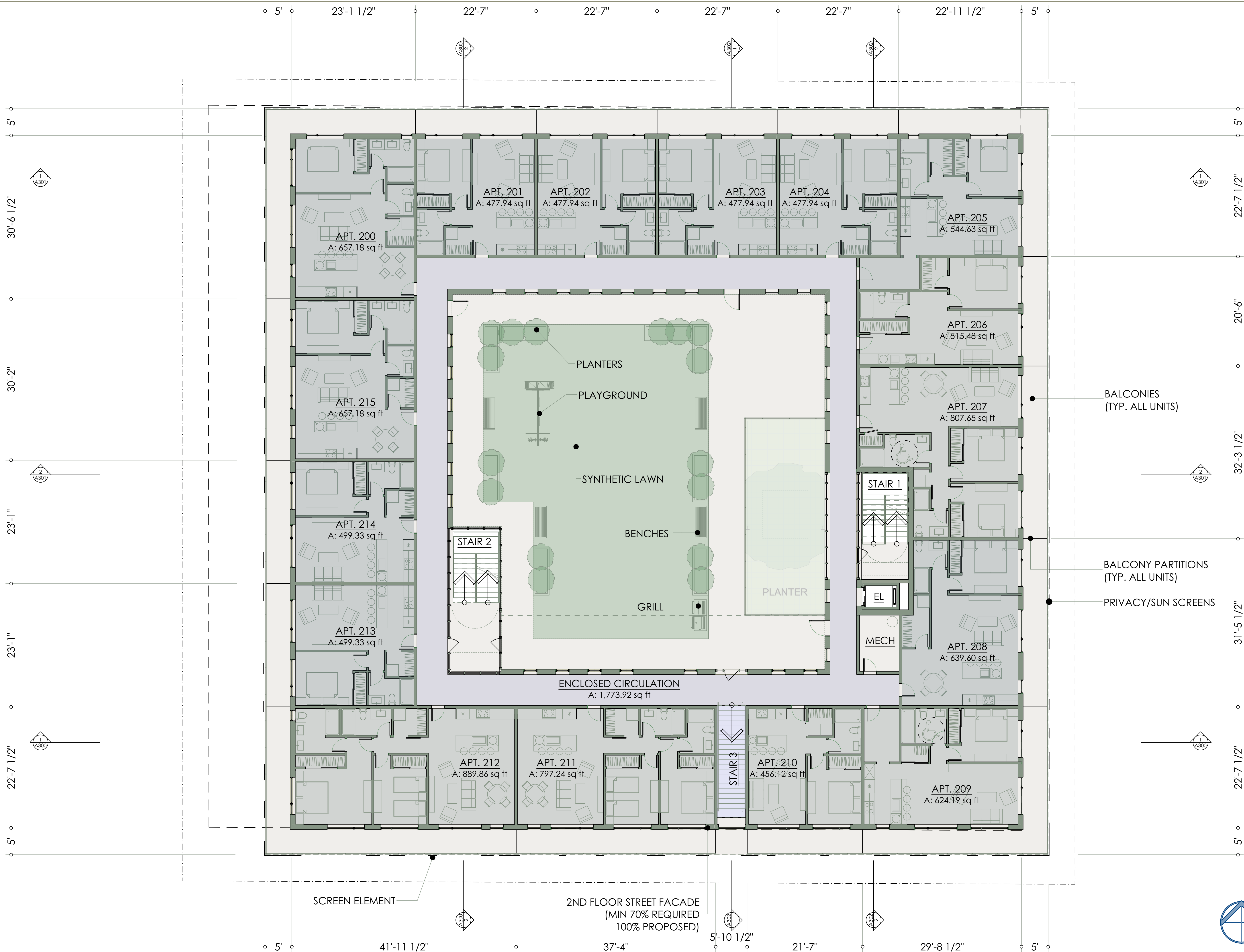
PARKING GARAGE PLAN

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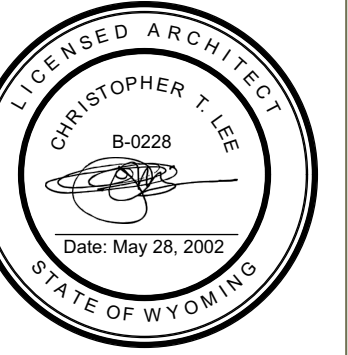
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8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19



SECOND FLOOR PLAN

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

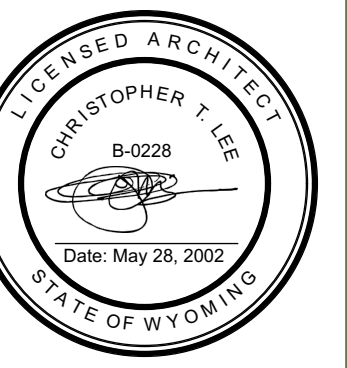


MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

A203

THIRD FLOOR PLAN

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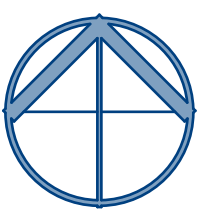
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**MERCILL PARTNERS LLC
MIXED-USE PROJECT**
105 MERCILL AVE JACKSON, WY

DRC
-6-19

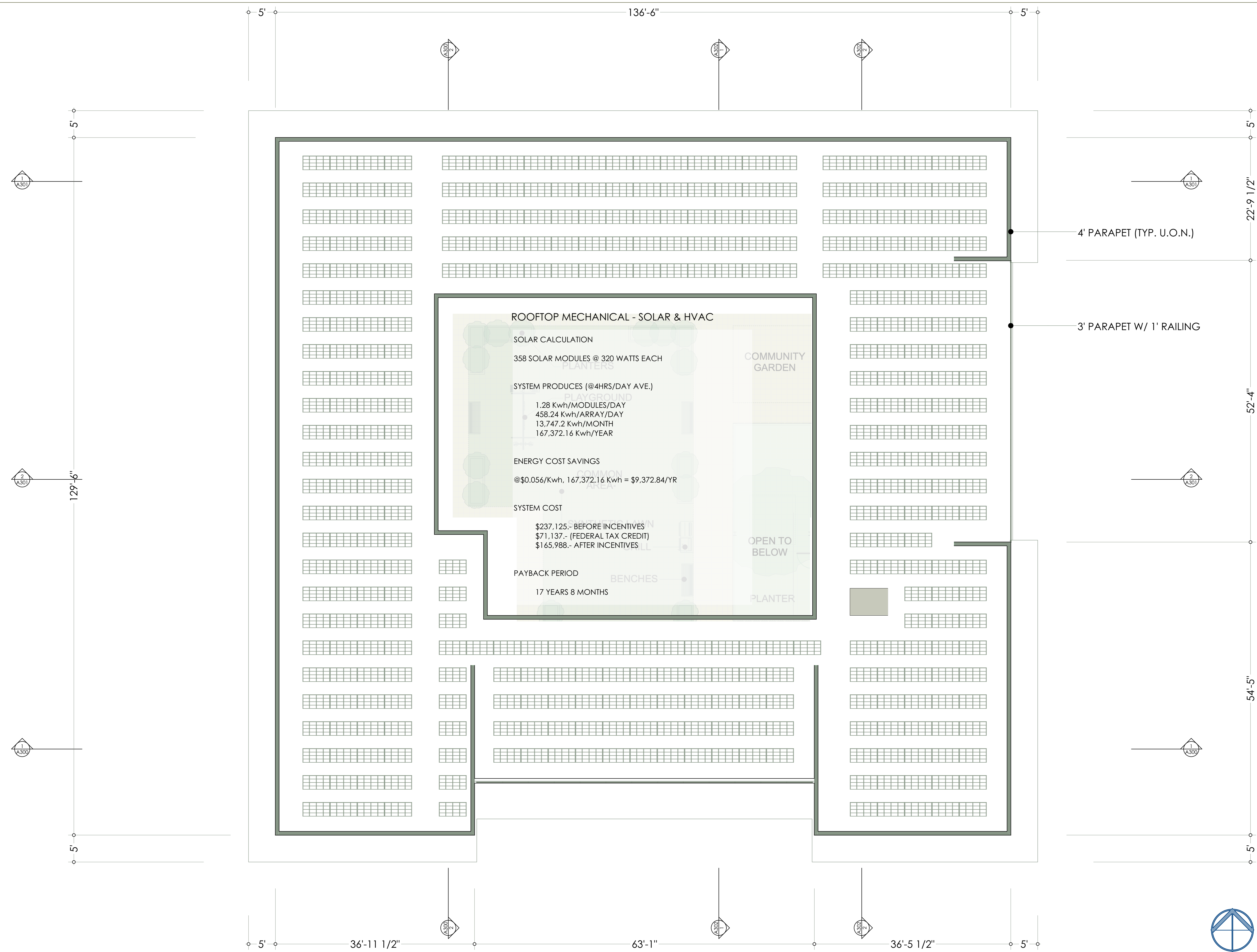
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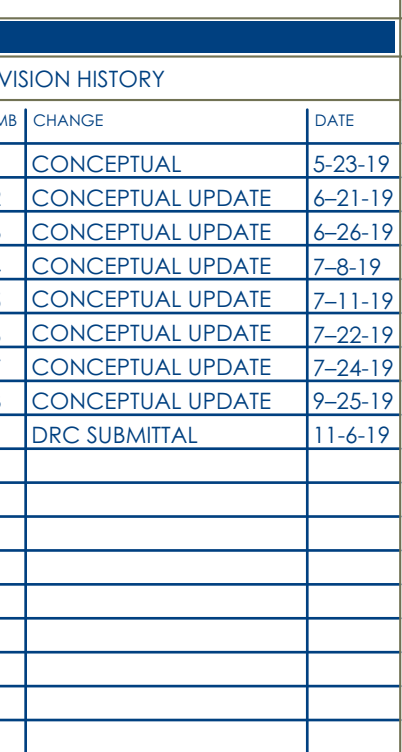
ROOF PLAN



ROOF PLAN

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





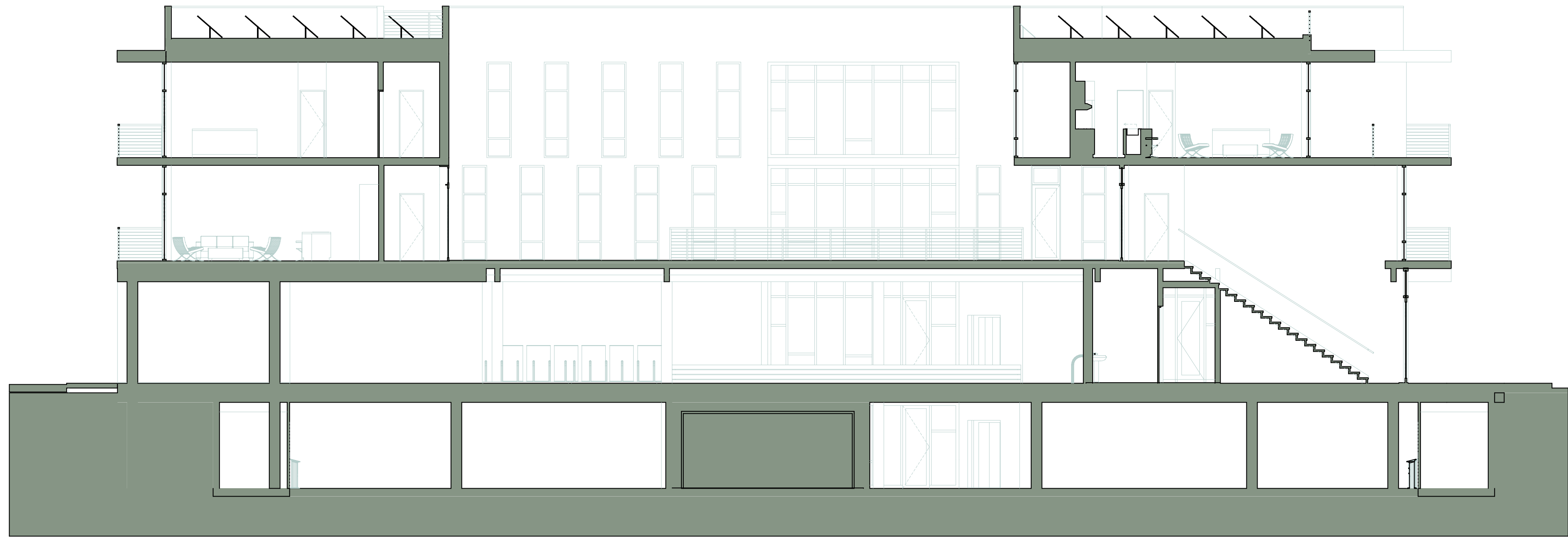
MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC
11-6-19

A301

SECTION

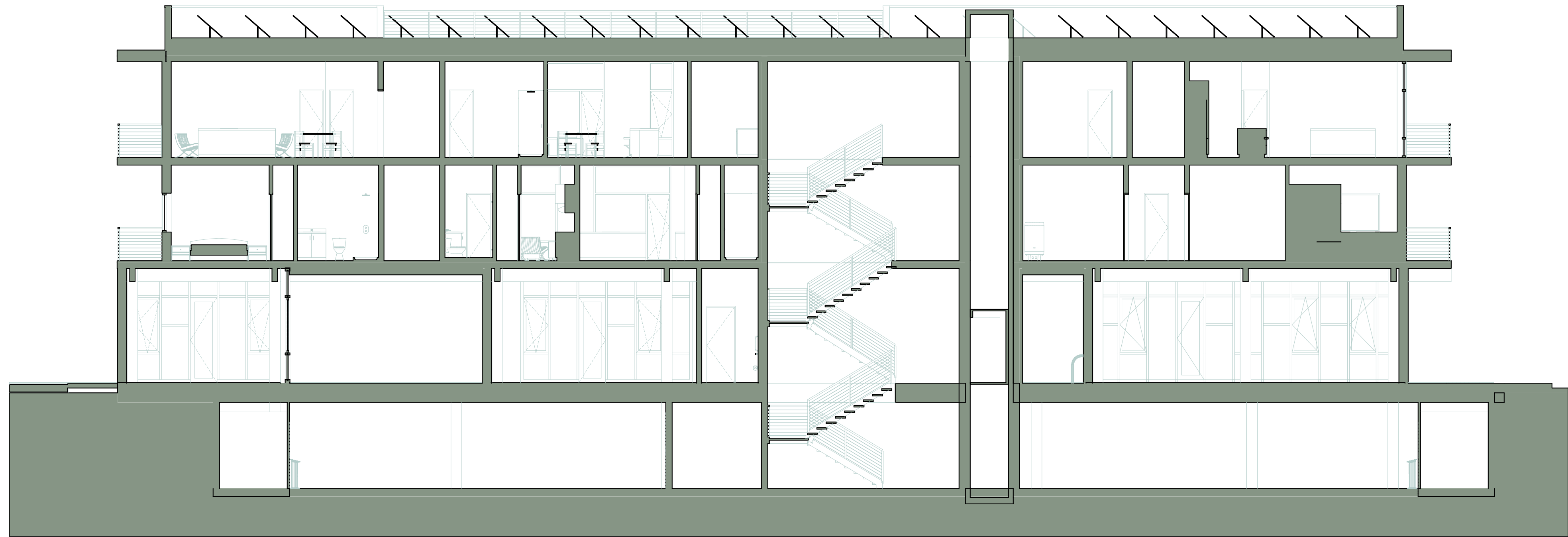




1
A302

SECTION

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



2
A302

SECTION

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

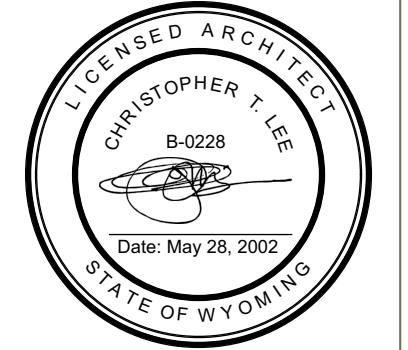


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REVISION HISTORY

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9	DRC SUBMITTAL	11-6-19

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

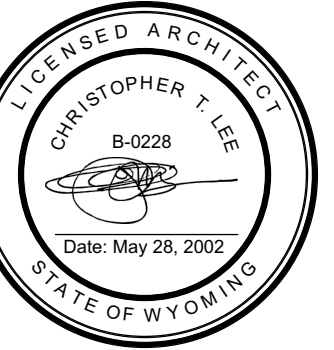
DRC
11-6-19

A302

SECTION



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REVISION HISTORY

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8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19



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



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

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC

-6-19

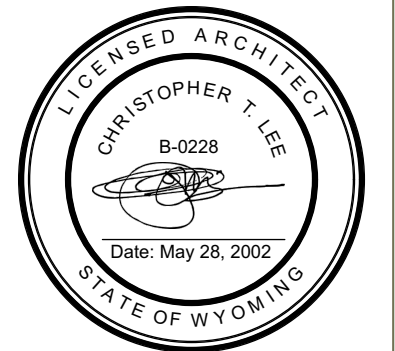
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ELEVATION



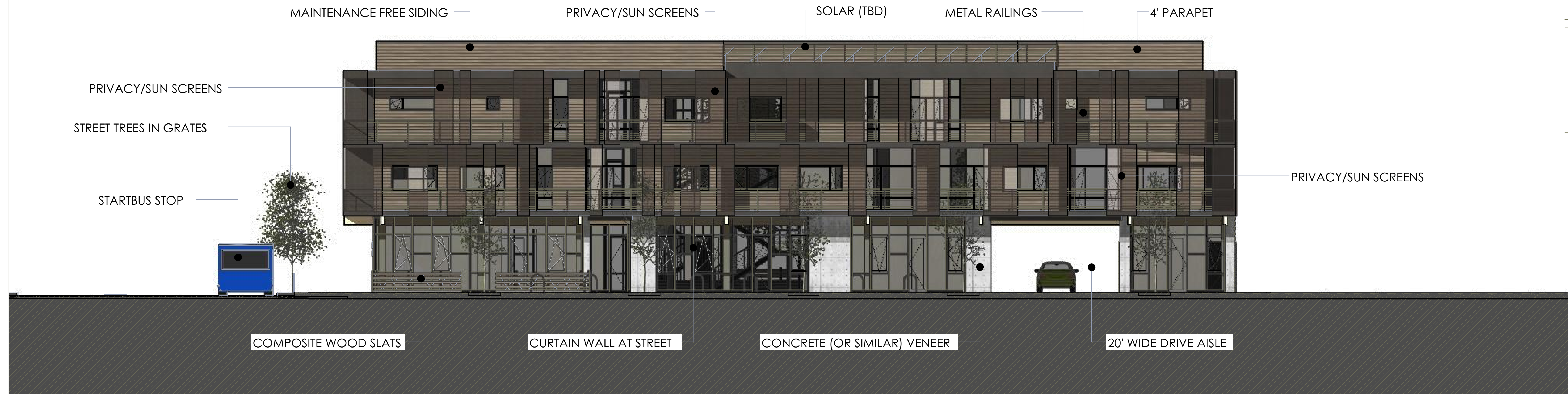
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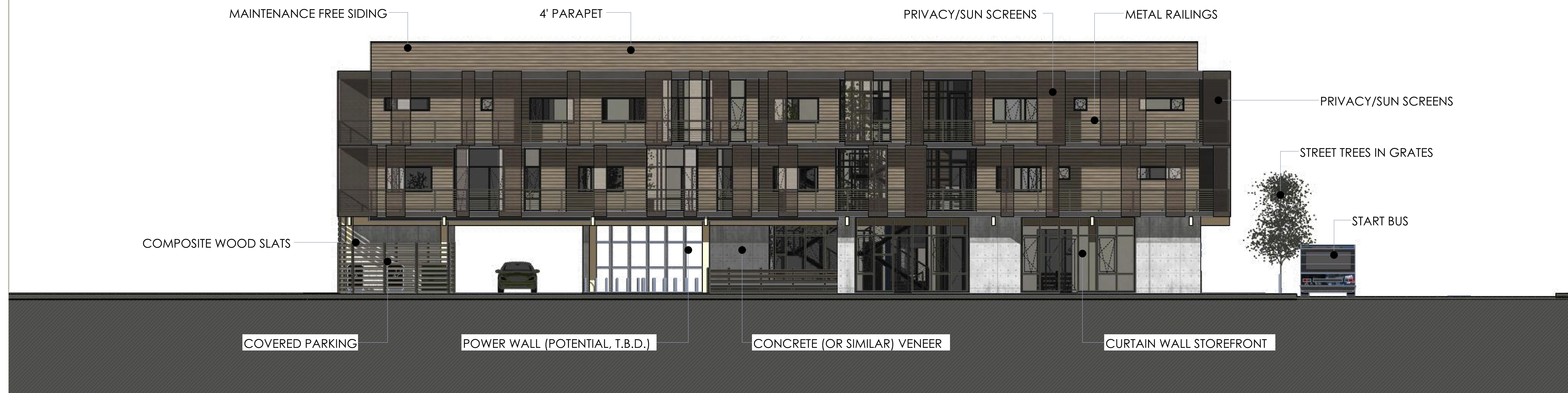
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9	DRC SUBMITTAL	11-6-19



EAST ELEVATION - GLENWOOD STREET

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



WEST ELEVATION

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

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

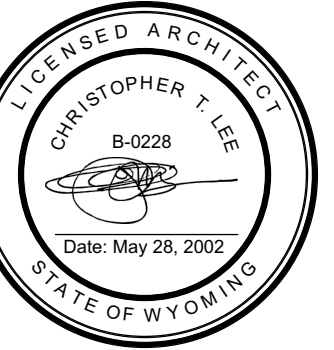
DRC
11-6-19

A401

ELEVATION



PROJECT NO.: 19-08 ARCHITECT: CTL
© 2019 DESIGN ASSOCIATES ARCHITECTS



REVISION HISTORY

MIS	CHANGE	DATE
1	CONCEPTUAL	5-23-19
2	CONCEPTUAL UPDATE	6-21-19
3	CONCEPTUAL UPDATE	6-26-19
4	CONCEPTUAL UPDATE	7-8-19
5	CONCEPTUAL UPDATE	7-11-19
6	CONCEPTUAL UPDATE	7-22-19
7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19



MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON WY

DRC

-6-19

A900

ENDERINGS

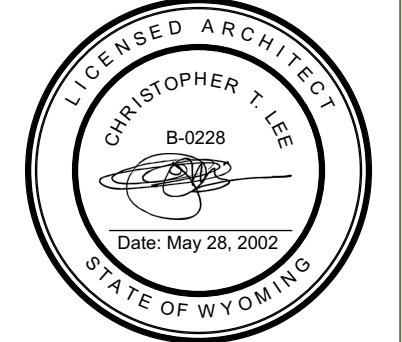


DESIGN ASSOCIATES ARCHITECTS
50 S KING ST, STE 201 JACKSON WY
(O) 307 733 3600

www.dajh.co

PROJECT NO.: 19-08 ARCHITECT: CTL

© 2019 DESIGN ASSOCIATES ARCHITECTS



REVISION HISTORY

SYMB	CHANGE	DATE
1	CONCEPTUAL	5-23-19
2	CONCEPTUAL UPDATE	6-21-19
3	CONCEPTUAL UPDATE	6-26-19
4	CONCEPTUAL UPDATE	7-8-19
5	CONCEPTUAL UPDATE	7-11-19
6	CONCEPTUAL UPDATE	7-22-19
7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC
11-6-19

A901

RENDERINGS



CORNER OF MERCILL & GLENWOOD

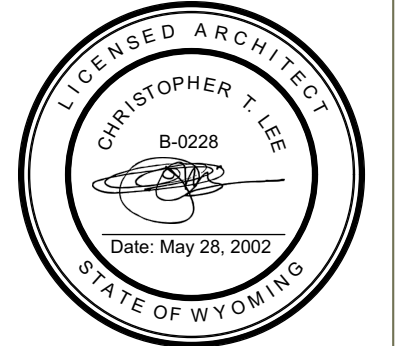


DESIGN ASSOCIATES ARCHITECTS
50 S KING ST, STE 201 JACKSON WY
(O) 307 733 3600

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PROJECT NO.: 19-08 ARCHITECT: CTL

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7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC
11-6-19

A902

RENDERINGS

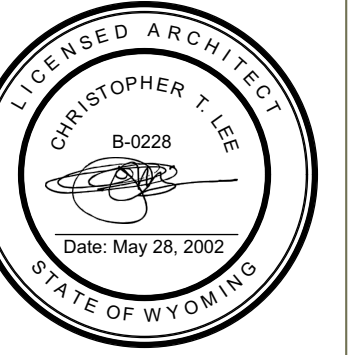


GLENWOOD ELEVATION



www.dajh.co

PROJECT NO.: 19-08	ARCHITECT: CTL
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REVISION HISTORY

MSB	CHANGE	DATE
1	CONCEPTUAL	5-23-19
2	CONCEPTUAL UPDATE	6-21-19
3	CONCEPTUAL UPDATE	6-26-19
4	CONCEPTUAL UPDATE	7-8-19
5	CONCEPTUAL UPDATE	7-11-19
6	CONCEPTUAL UPDATE	7-22-19
7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19

MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

A903

ENDERINGS



MERCILL STREETFRONT

www.dajh.co

PROJECT NO.: 19-08	ARCHITECT: CTL
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MSB	CHANGE	DATE
1	CONCEPTUAL	5-23-19
2	CONCEPTUAL UPDATE	6-21-19
3	CONCEPTUAL UPDATE	6-26-19
4	CONCEPTUAL UPDATE	7-8-19
5	CONCEPTUAL UPDATE	7-11-19
6	CONCEPTUAL UPDATE	7-22-19
7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19



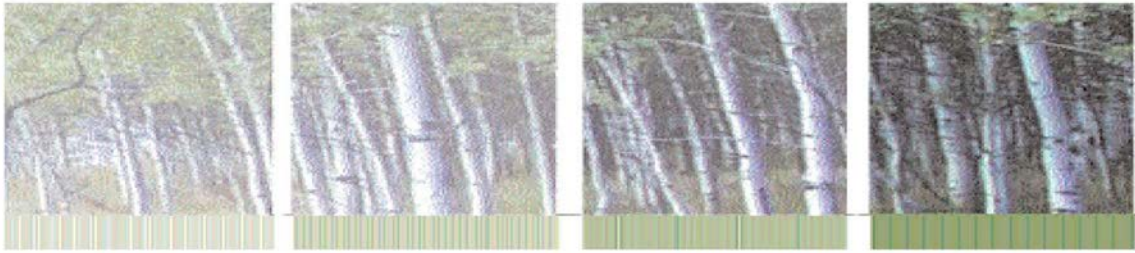
ORC
-6-19

A904

RENDERINGS



LOWER COURTYARD



Town of Jackson Design Guidelines Checklist

Meeting Date: April 8, 2020

Item Number: P20-066

Applicant: First Republic Bank

Address: 565 W Broadway

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: First Republic Bank has expanded their operation from 545 W Broadway across Flat Creek to the west on the ground floor of the commercial building located at 565 W Broadway. The applicant has received a building permit for interior renovations and is seeking DRC approval for exterior changes to the façade of the building. The applicant intends to add a stone veneer similar to the main branch office at 545 W Broadway as well as a vestibule/entrance. The vestibule measures approximately 8' wide by 17' long, or approximately 136 sf of floor area. The vestibule extends above the roofline to a height of 22'. The entirety of the vestibule is clad in a stone veneer save for a window at ground level.

Materials include Montana Rockworks "Moose Mountain" for the stone veneer, the existing wood siding will be stained dark grey, metal clad windows (color: Midnight Bronze), and hand split cedar shakes for the roof.

The site is split zoned between Rural zoning on the steep hillside to the north of the property and Commercial Residential – 3 (CR-3) where the existing commercial structures are located. The portion of the subject property zoned Commercial Residential - 3 (CR-3) is approximately 31,625 sf with a max Floor Area Ratio of 0.40, or approximately 12,650 sf max for the CR-3 portion of the site. Per the Assessor's data, the existing commercial development/structures on site totals approximately 12,575 sf. Therefore, the applicant will need to demonstrate as part of their Building Permit application that there is enough floor area available to accommodate the vestibule by providing floor area measurements of all existing commercial spaces on site within the CR-3 zoned portion of the site. This also means that the applicant is limited in the amount of space that a vestibule can cover across the exterior façade as they are limited to a small expansion based upon the FAR limits of the site.

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.

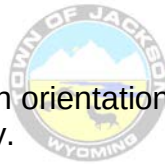
B) Composition

- 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.

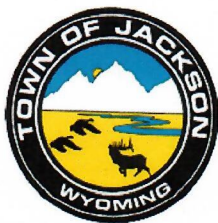
E) Materials

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: First Republic Bank / Tenant Improvement
Physical Address: 565 W. Broadway Ave.
Lot, Subdivision: _____ PIDN: 22-41-16-33-1-00-030

PROPERTY OWNER.

Name: Donna A. Martin & Cliff K. Martin Phone: (307) 413-2746
Mailing Address: 720 Rodeo Drive, Jackson ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Corinna Wan/First Republic Bank Phone: (415) 288-7559 or (415) 806-9705
Mailing Address: 111 Pine Street, San Francisco ZIP: 94111
E-mail: cwan@firstrepublic.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use	☒ _____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	Miscellaneous
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ 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.
- X **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.

**CORINNA WAN, SENIOR VP
FACILITIES & ADMIN SERVICES**

Signature of Property Owner or Authorized Applicant/Agent

04/01/2020

Date

Name Printed

APR 01 2020

Title

LETTER OF AUTHORIZATION

C & D Commercial Limited Partnership, "Owner" whose address is: _____

720 Rodeo Drive., #1044, Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Clifford A. Martin and Donna K. Martin

, as the owner of property
more specifically legally described as: 565 W. Broadway Ave., Jackson, WY83001

(If too lengthy, attach description)

HEREBY AUTHORIZES Corinna Wan, SVP, Facilities & Admin. Services of First Republic Bank 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:

Donna K. Martin
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Owner

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

STATE OF Arizona)
COUNTY OF Mohave)SS.

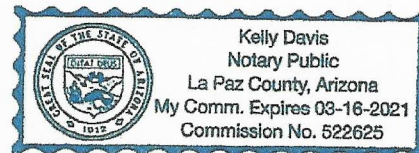
The foregoing instrument was acknowledged before me by Donna K Martin this 9th day of January, 2020.

WITNESS my hand and official seal.

Kelly Davis
(Notary Public)

My commission expires: 03/16/2021

(Seal)



Grantor: C&D PROPERTIES LLC
Grantee: C&D COMMERCIAL LIMITED
Doc 0560721 bk 448 pg 548-549 Filed at 10:59 on 01/23/02
Sherry L Daigle, Teton County Clerk fees: 8.00
By MARY D ANTROBUS Deputy

When recorded, mail to:
Rayndon & Longfellow, P.C.
5001 N. Granite Reef Rd.
Scottsdale, Arizona 85250

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

WARRANTY DEED

For valuable consideration, the undersigned C&D PROPERTIES, L.L.C., a Wyoming limited liability company, as Grantor does hereby convey to C&D COMMERCIAL LIMITED PARTNERSHIP, a Wyoming limited partnership, the following real property situated in Teton County, Wyoming:

See attached Exhibit A for legal description.

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

And Grantor by its signature below warrants the title against all persons whomsoever subject to the matters above set forth.

C&D PROPERTIES, L.L.C.,
A Wyoming limited liability company

DATED: December 31, 2001.

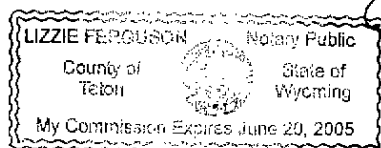
By: Clifford A. Martin
CLIFFORD A. MARTIN, its Manager

By: Donna K. Martin
DONNA K. MARTIN, its Manager

STATE OF WYOMING)
)
County of Teton) ss.

SUBSCRIBED AND SWORN to before me this 31st day of December, 2001, by CLIFFORD A. MARTIN and DONNA K. MARTIN, Managers of C&D PROPERTIES, L.L.C.

My Commission expires:
6/20/05



Lizzie Ferguson
Notary Public

EXHIBIT A

Legal description more fully described as:

That part of the NW1/4NE1/4 of Section 33, T41N, R116W, within the incorporated limits of the Town of Jackson Teton County, Wyoming, described as follows:

BEGINNING at the northwest point of the Deer Ridge Townhomes Addition of record in the Office of the Clerk of Teton County as Plat No's. 869 and 905, said corner being S00°17'30"E, 601.70 feet of the northwest corner of said NW1/4NE1/4 found as described in the Corner Record filed in said Office;

thence N00°17'30"E, the Base Bearing, 157.16 feet, along the west line of said NW1/4NE1/4 to a point;

thence S83°13'57"E, 232 feet, more or less, to the extant thread of the channel of Flat Creek;

thence southerly and southeasterly 239 feet, more or less, along said thread of the channel, to an intersection with the northwest right-of-way line of U.S. Highway 26-89-189-191;

thence, leaving said thread of the channel, S46°34'30"W, along said right-of-way line, 199 feet, more or less, to the southeast corner of said Deer Ridge Townhomes Addition Plat No's. 869 & 905;

thence coursing the easterly line of said Deer Ridge Townhomes as follows:

N43°27'41"W, 50.12 feet, to a point;

N46°34'20"E, 33.00 feet, to a point;

thence N01°31'39"E, 187.00 feet, to a point;

thence N27°15'09"W, 24.48 feet, to a point;

thence N24°35'51"E, 4.31 feet, to a point;

thence N89°42'30"W, 31.67 feet, to a point;

thence S55°14'52"W, 74.82 feet, to the **POINT OF BEGINNING**;

ENCOMPASSING an area of 1.20 acres, more or less;

each "point" marked by a 5/8"x24" steel reinforcing rod with 2" aluminum cap inscribed "SURVEYOR SCHERBEL LTD BIG PINEY WY PLS3889" and appropriate details.

all in accordance with the plat prepared to be filed in said Office titled, "AMENDED PLAT OF TRACTS FOR MINOR BOUNDARY ADJUSTMENT WITHIN THE NW1/4NE1/4 SECTION 33 T41N R116W TOWN OF JACKSON TETON COUNTY, WYOMING" dated 8 December 1997,



April 1, 2020

PROJECT NARRATIVE

First Republic Bank has recently taken over the ground level space at 565 W. Broadway. They are proposing renovations to the interior space, adding a vestibule and replacing/refinishing the exterior materials.

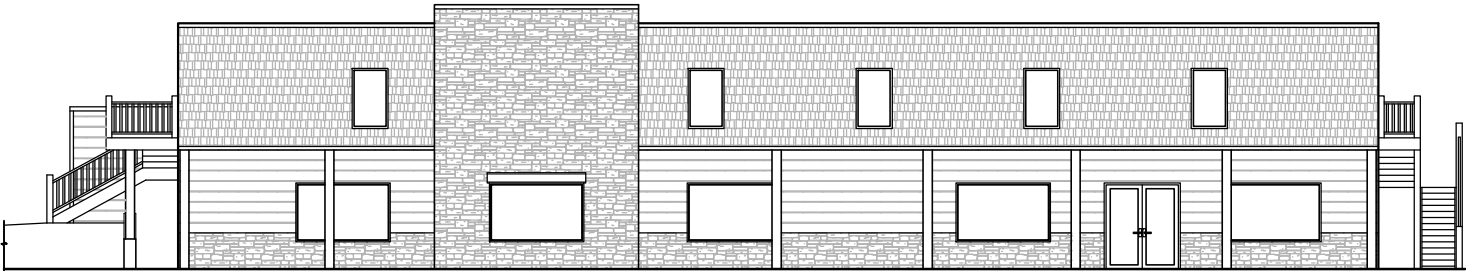
Composition / Massing

The vestibule breaks up the existing massing and compliments First Republic Bank's branch office on the other side of Flat Creek.

Materials

We are proposing replacing/adding stone veneer to match the branch office. The existing cedar shake roof will be replaced with new shakes and the existing wood will be stained a charcoal color.

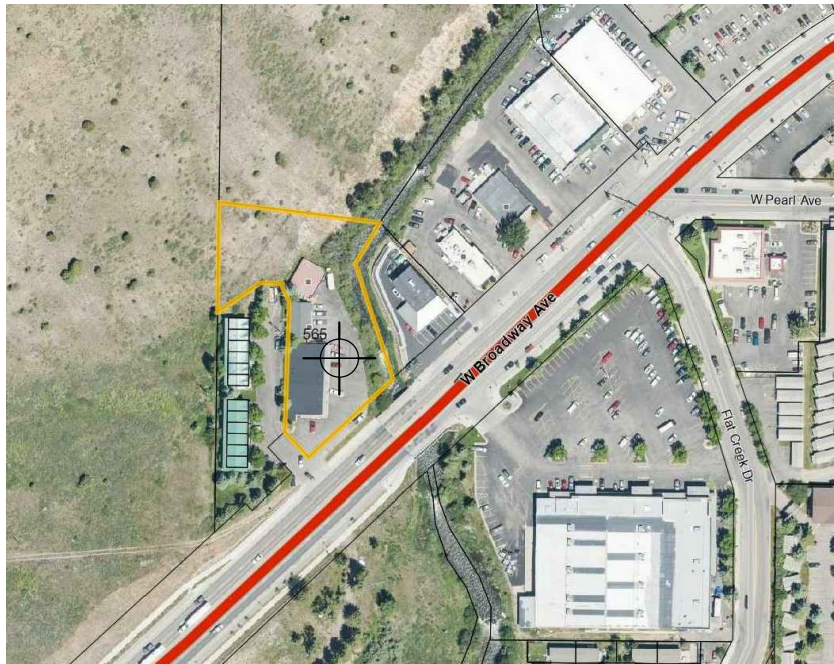
FIRST REPUBLIC BANK



PROJECT LOCATION

565 W. BROADWAY AVE.
Jackson, WY
Parcel: 22-41-16-33-1-00-030

VICINITY MAP: *Locator*



OWNER

C&D COMMERCIAL LIMITED
PARTNERSHIP
Rodeo Drive
Jackson, WY 83001

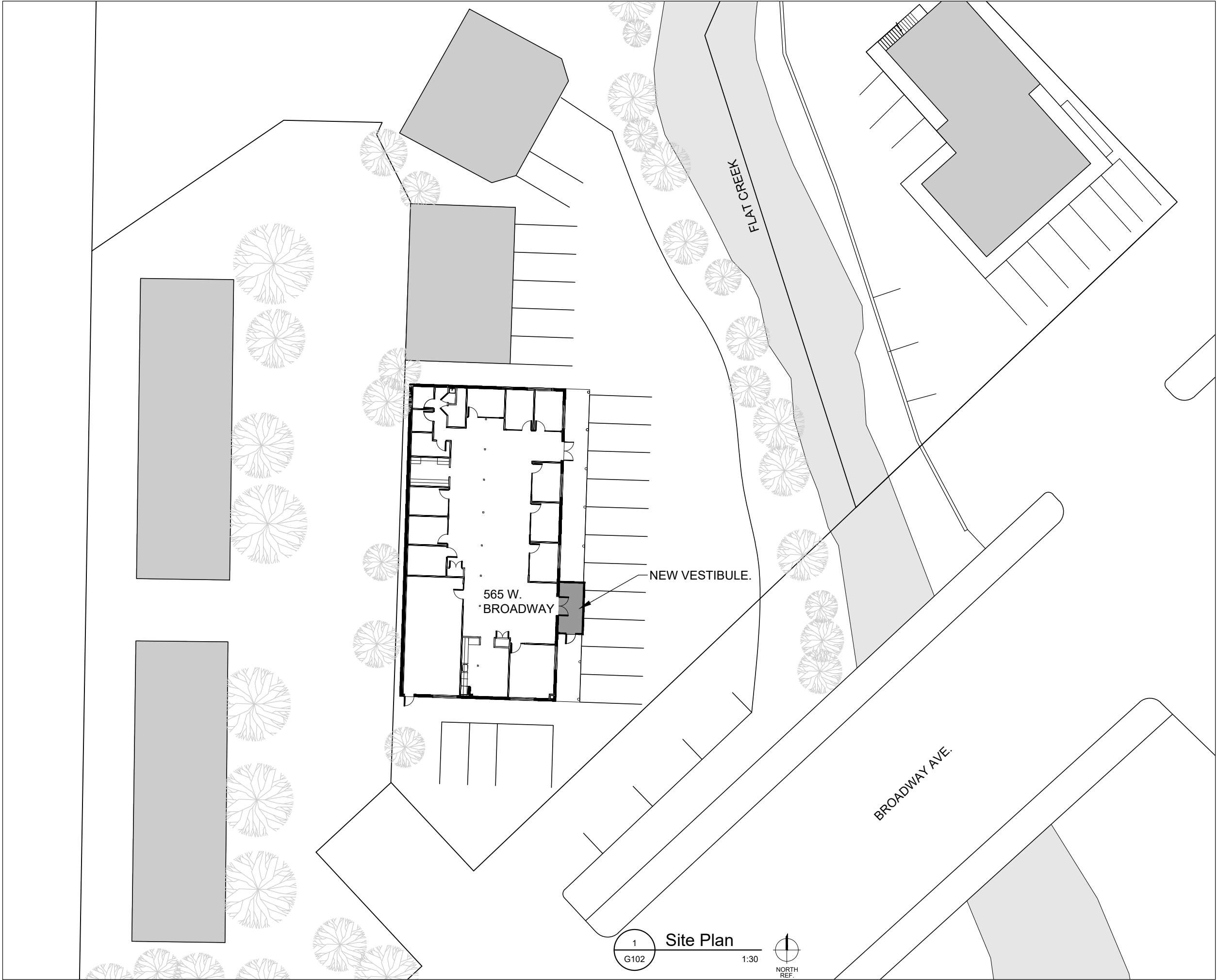
ARCHITECT

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

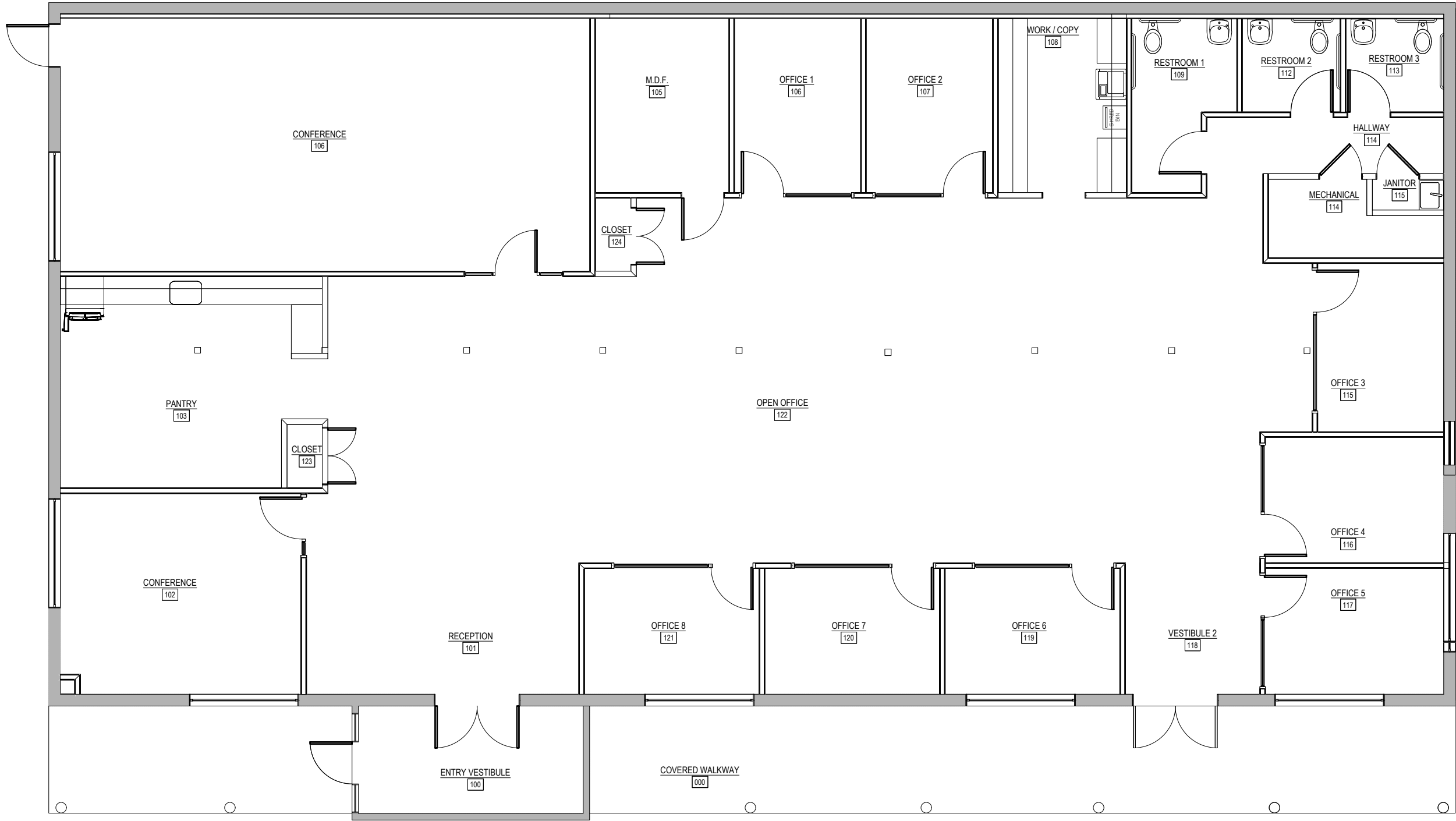
SHEET INDEX

G101	COVER SHEET
G102	SITE PLAN
G103	EXISTING CONDITIONS
A101	FLOOR PLAN
A201	EXTERIOR ELEVATIONS

565 W. Broadway
Jackson, WY
First Republic Bank



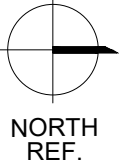




1
A101

Floor Plan

1/8"=1'-0"



565 W. Broadway
Jackson, WY
First Republic Bank

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DRC REVIEW

04.01.2020
DRAWN BY |
CHECKED BY |
REVISIONS

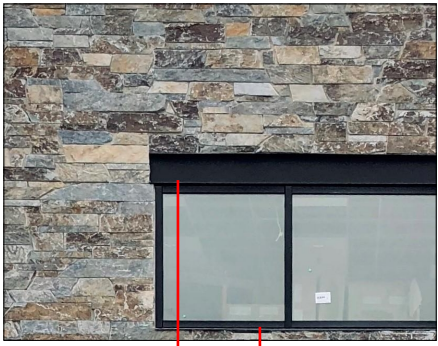
FLOOR PLAN

A101



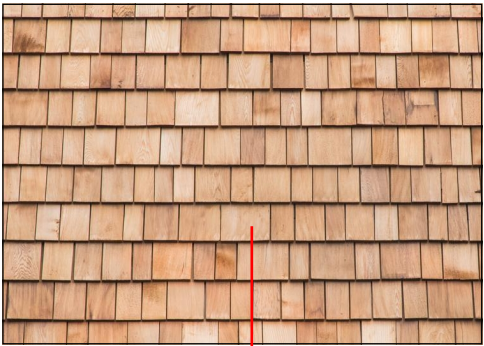
Stone Veneer: Montana Rockworks "Moose Mountain"

Wood Siding & Posts: Stain existing wood. Color: Dark gray.

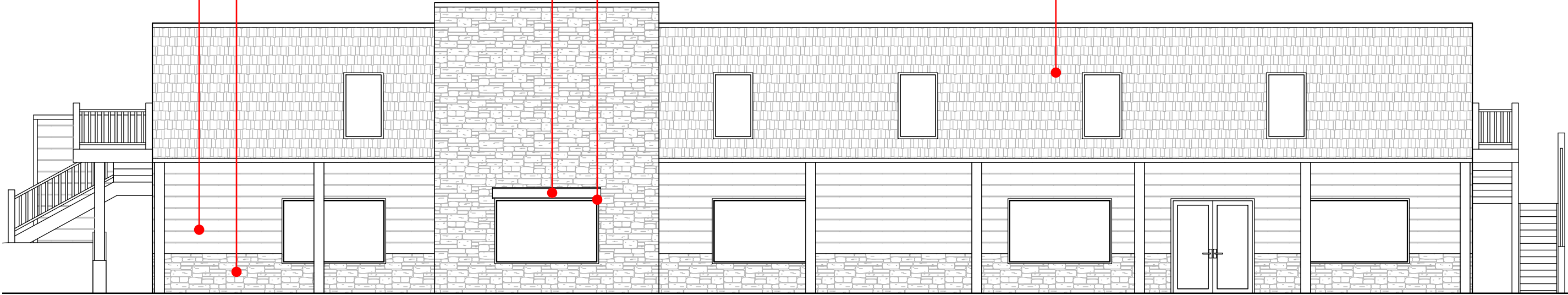


Window Lintel: 10" c-channel painted to match window cladding.

Windows: Metal clad windows. Color: Midnight bronze.



Roofing: Hand split cedar shakes.



1
A201

East Elevation

1/8"=1'-0"



3
A201

South Elevation

1/8"=1'-0"