

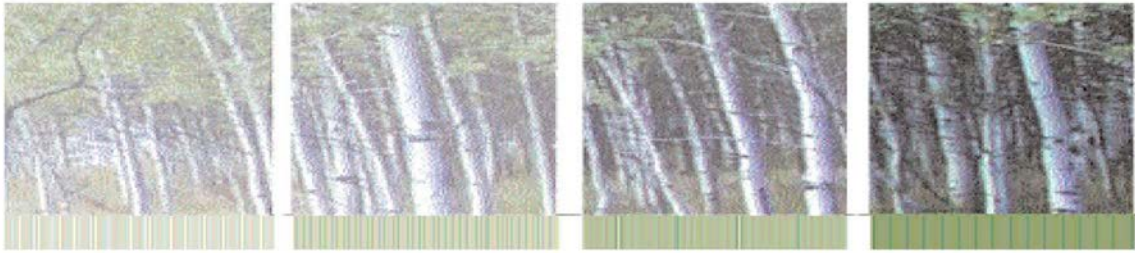
AGENDA
Design Review Committee
May 13, 2020 – REGULAR MEETING

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. **P20-038 - 55 Karns Meadow 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. **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. **P20-083 - 625, 645, 675 Powderhorn Lane** - The applicant seeks review and recommendation by the DRC for three new buildings each of 4 stories for employee housing.
 - IV. **P20-085 - 10 E. Simpson Avenue** - The applicant seeks review and recommendation by the DRC for the construction of 4 townhome units.
 - V. **P20-086 - 175 N. Jackson Street** - The applicant seeks review and recommendation by the DRC to rebuild the Rusty Parrot Lodge.
4. MATTERS FROM STAFF
5. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: May 13, 2020

Item Number: P20-038

Applicant: Jorgensen Associates

Address: 55 Karns Meadow Drive

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Background:

This item was reviewed by the DRC on March 11, 2020 as part of a voluntary submittal to receive feedback before formally submitting their Development Plan application. The DRC requested the following information prior to the next review:

1. The DRC requested clarification on the color and material of the garage doors on the northern elevation which face West Broadway.

Response: The northern garage doors will match the doors on the southern side of the building. The applicant has provided a visual of the southern garage doors in the amended packet.

2. The DRC had concerns about the northern elevation as viewed from West Broadway and whether landscape screening was included.

Response: The applicant has provided visuals from West Broadway showing the proposed expansion with proposed landscaping and adjacent development (car wash at 660 W Broadway).

3. The DRC requested clarification on the materials/color of the parking canopy along the north side of the property.

Response: The parking canopy has been removed.

Previous Approvals:

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 conjunction with a Development Plan application 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.



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

May 6, 2020

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

Via Electronic/Digital Submittal and email at tstolte@jacksonwy.gov and tvalentine@jacksonwy.gov

**RE: P 19-289 Core Service Maintenance Facility, Design Review Committee Re-Submittal
Jorgensen Associates, Inc., Project No. 06013**

Dear Mr. Valentine,

On behalf of the Town of Jackson, Jorgensen Associates, Inc. is pleased to re-submit the Design Review Committee (DRC) Application Package. The package has been amended to address the two comments provided by the DRC at their March 5, 2020 meeting.

The first item noted is related to the north garage doors of the maintenance facility. The doors are being modified to match the south fleet storage garage doors. A photo of these doors has been included in the amended package. These doors are overhead sectional doors and will be the same color. The reasons for the door change include:

- These doors are better insulated for improved energy performance.
- They will allow light into the north maintenance bays as they have windows.
- They are significantly less expensive.

The second item addresses providing a rendering of the facility from West Broadway Avenue. A rendering has been provided. The car wash that is being proposed along West Broadway (660 & 670 West Broadway Avenue) has been rendered in the foreground. Additional evergreen trees have been added to improve screening. These trees also serve as a wind/snow screen for winds blowing from the north. Also included is a rendering looking toward the facility from the north end of Karns Meadow Way.

The application package re-submittal has been organized such that the new renderings from the north and the garage door photos are attached to this narrative followed by the original application for your reference.

Should you have any questions or require additional information, please do not hesitate to contact me at via cell (307) 413-6501 or e-mail. Thank you for your assistance.

Sincerely,
JORGENSEN ASSOCIATES, INC.

Reed Armijo, P.E.
Senior Principal Engineer

Attachments: Renderings from West Broadway Avenue and Karns Meadow Drive, Garage Door Photo



TOWN OF JACKSON
DRC RE-SUBMITTAL – GARAGE DOOR
PHASE 2_ CORE FACILITIES EXPANSION
05/06/20



TOWN OF JACKSON
DRC RE-SUBMITTAL – WEST BROADWAY AVENUE PERSPECTIVE
PHASE 2_ CORE FACILITIES EXPANSION
05/06/20



TOWN OF JACKSON
DRC RE-SUBMITTAL – KARN'S MEADOW WAY PERSPECTIVE
PHASE 2_ CORE FACILITIES EXPANSION
05/06/20



ORIGINAL DRC SUBMITTAL
March 3, 2020



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.

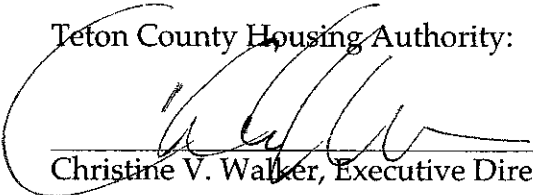
PIN #22-41-16-33-2-00-025

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:

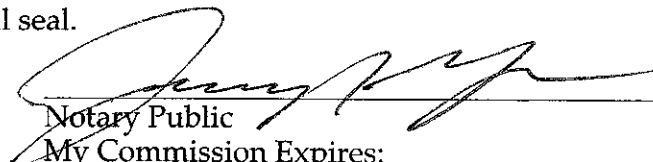

Christine V. Walker, Executive Director

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



VIEW FROM KARNS HILLSIDE



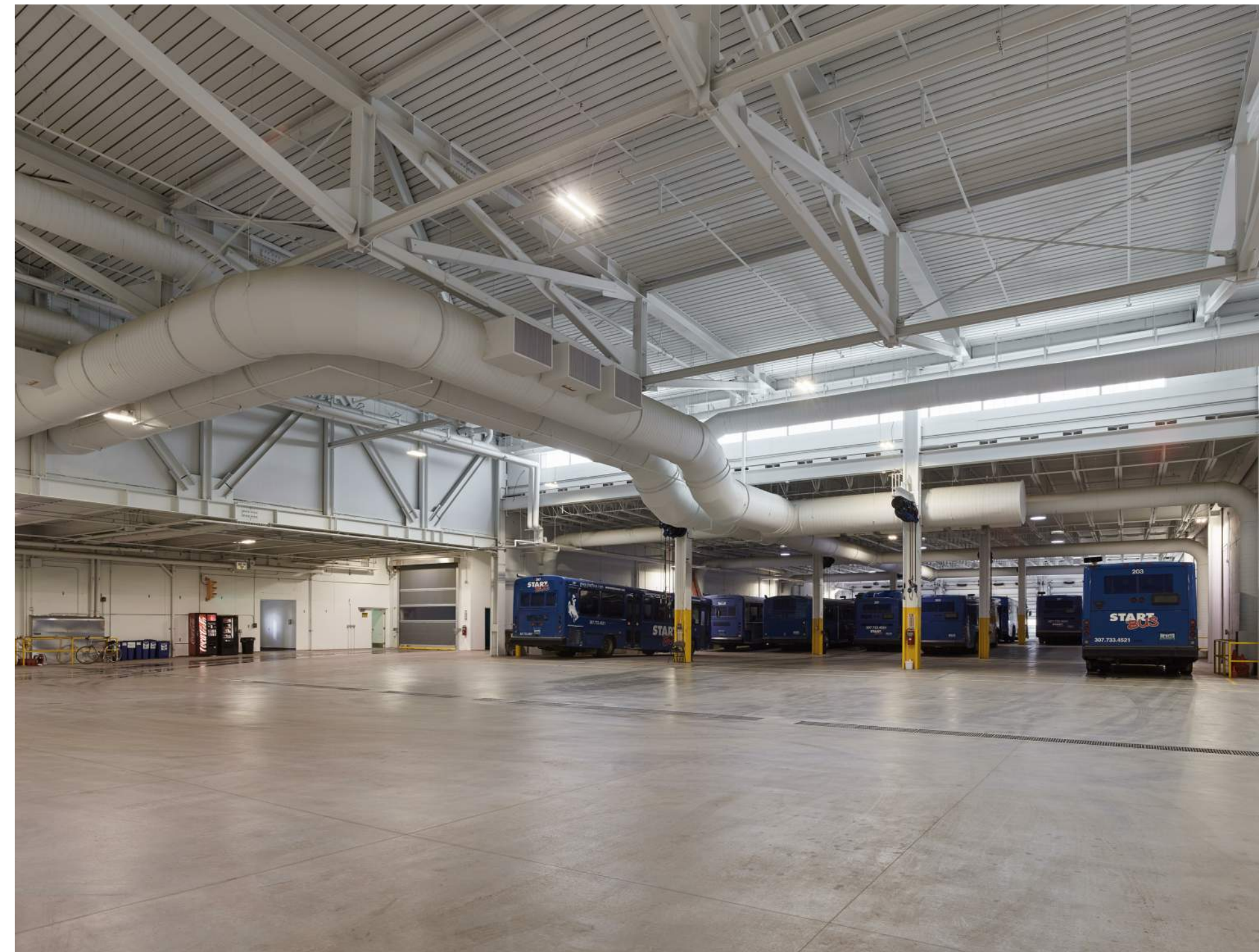
VIEW FROM KARNS MEADOW



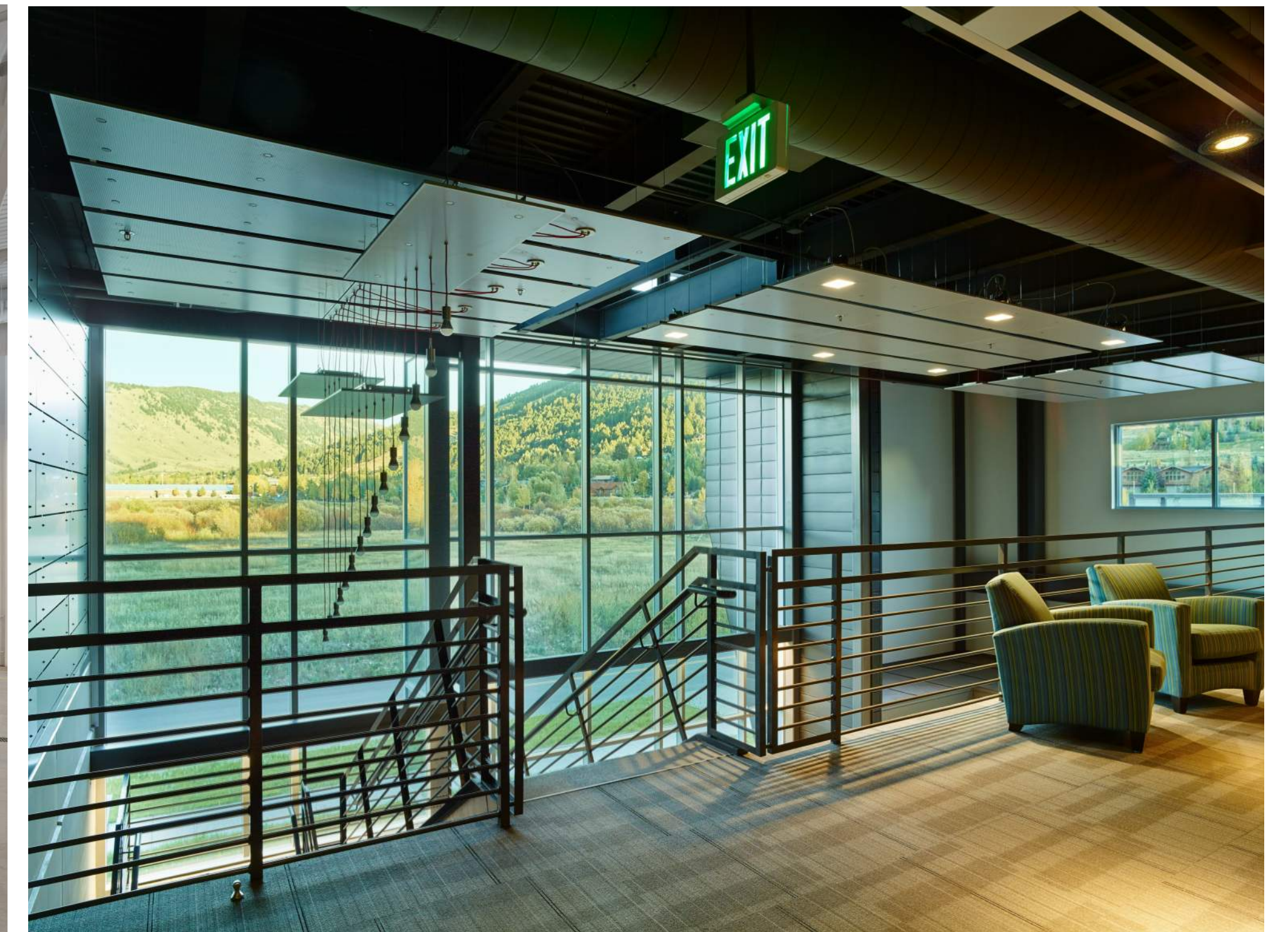
VIEW OF EAST ELEVATION



VIEW OF BUS STORAGE



INTERIOR VIEW OF BUS STORAGE AND DRIVE AISLE



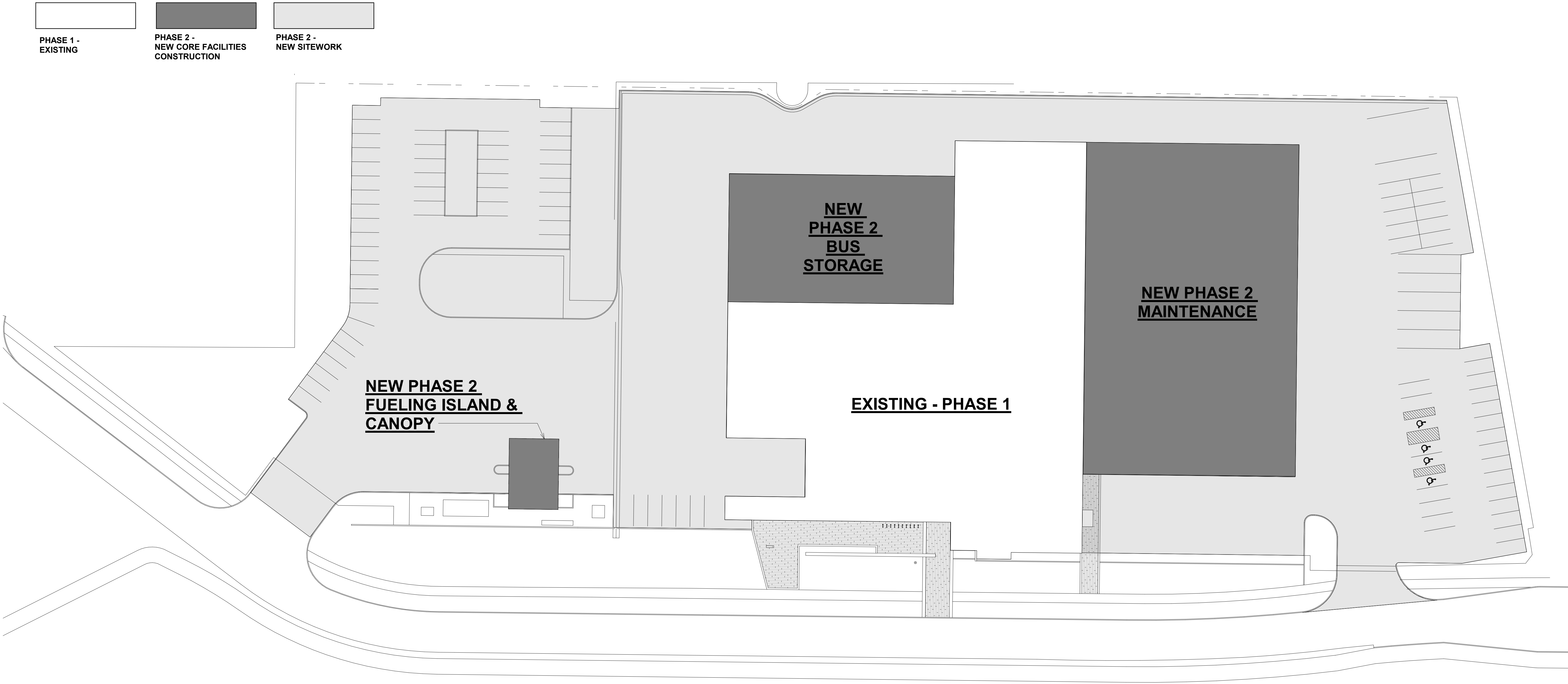
INTERIOR VIEW OF 2ND FLOOR OPERATIONS

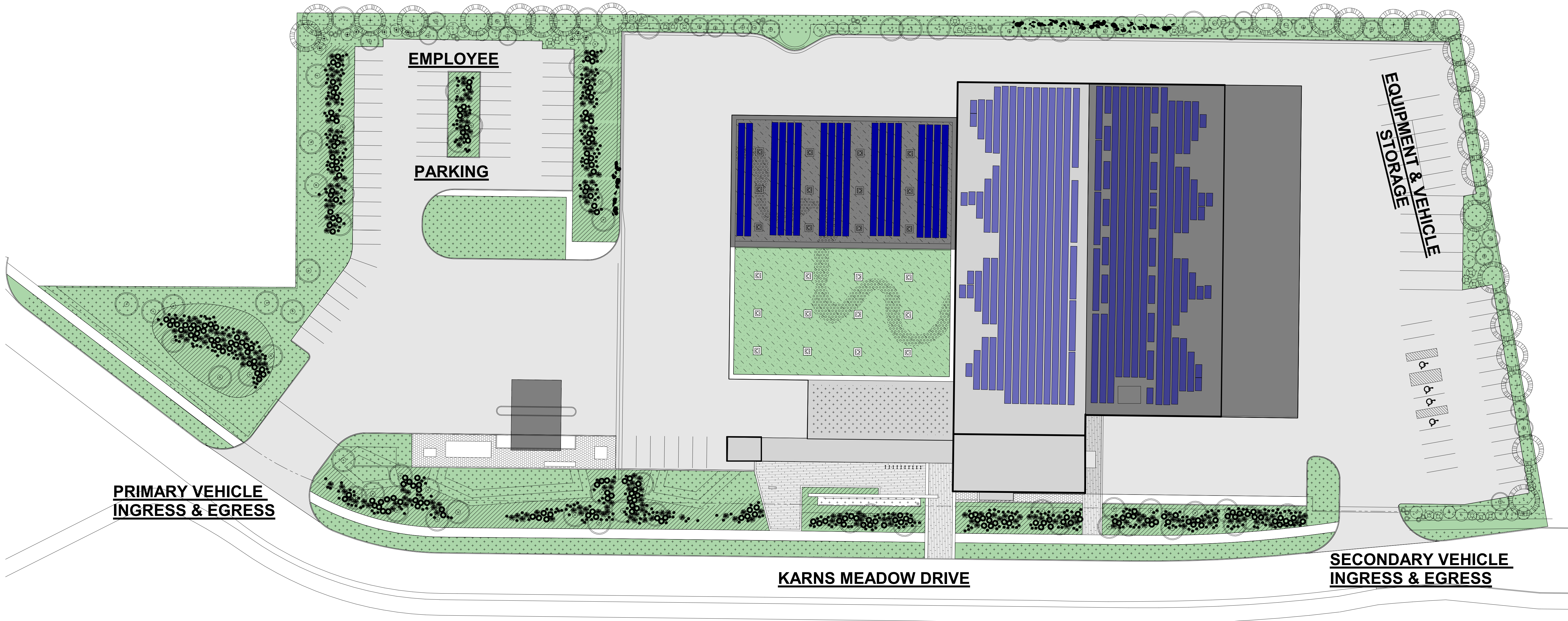
REFERENCE IMAGES

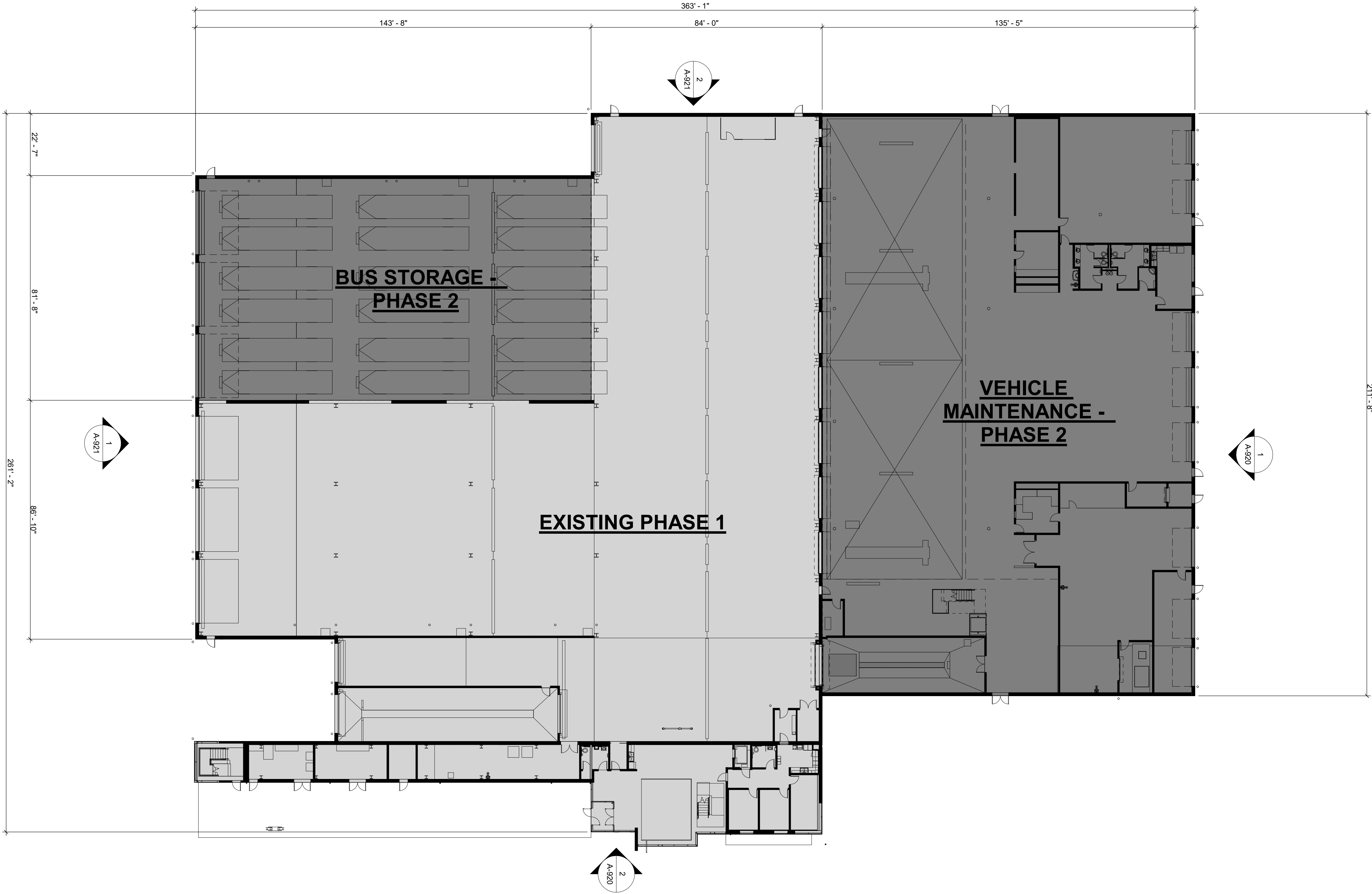
TOWN OF JACKSON

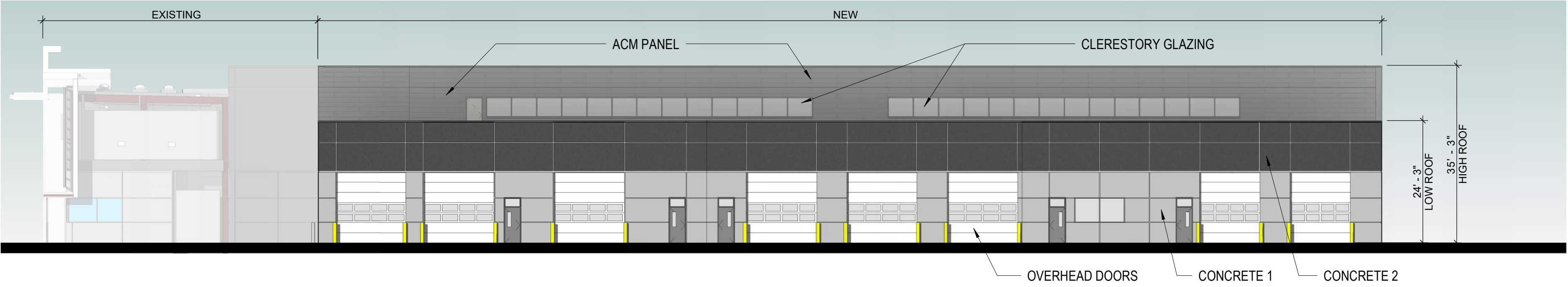
EXISTING BUILDING - PHASE 1

CORE SERVICES VEHICLE MAINTENANCE FACILITY





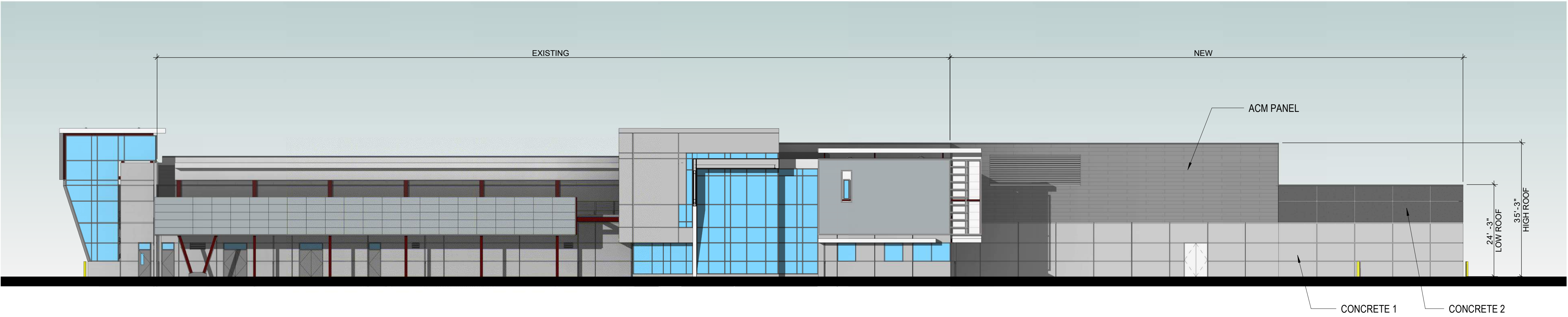




1

NORTH ELEVATION

1/16" = 1'-0"

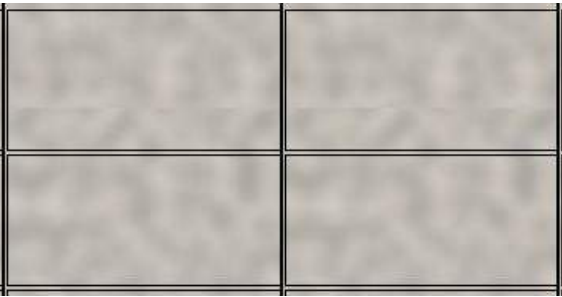


2

EAST ELEVATION

1/16" = 1'-0"

MATERIAL GRAPHIC LEGEND



CONCRETE 1 - LIGHT

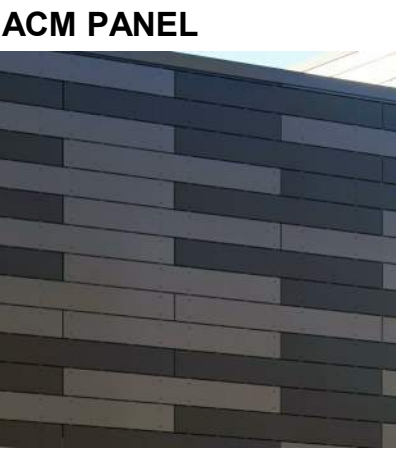


CONCRETE 2 - DARK



ACM PANEL

EXISTING PHOTO MATERIAL LEGEND



ACM PANEL

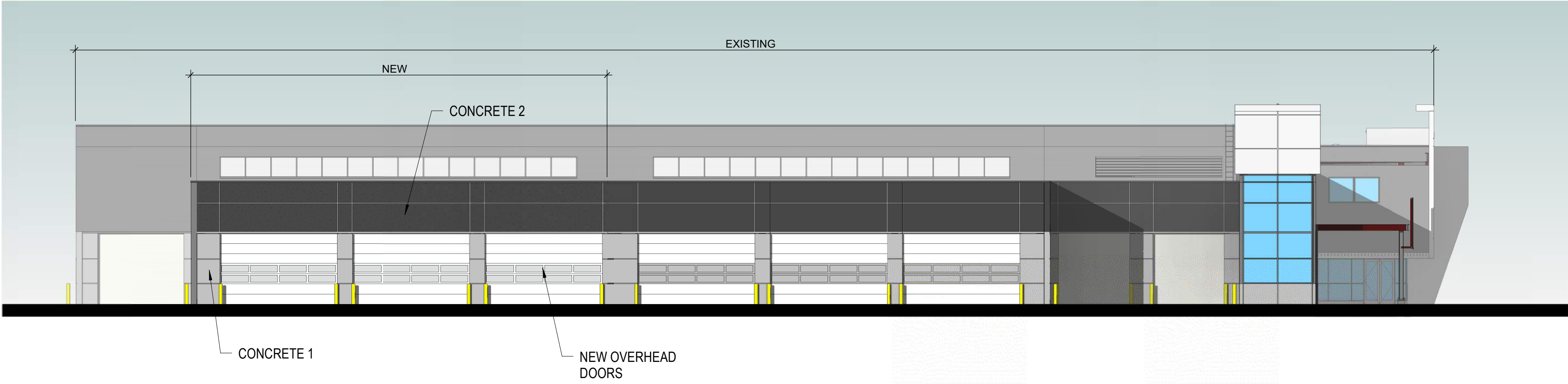


CONCRETE LIGHT



CONCRETE DARK

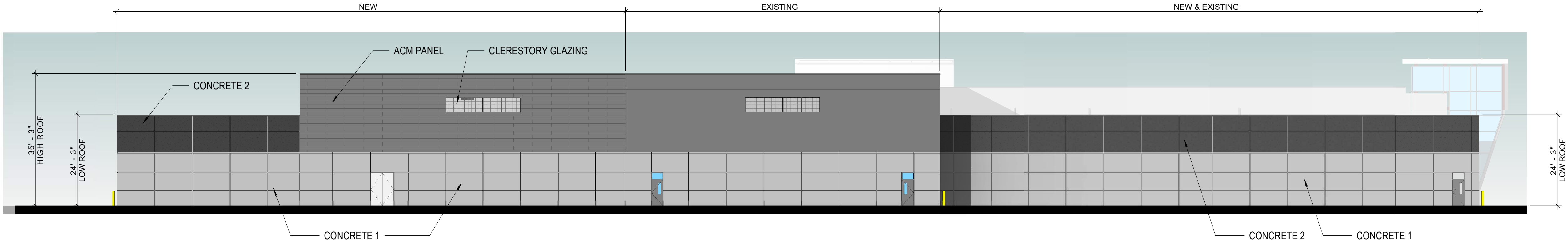
NOTE: MATERIALS FROM PHASE 1, WILL BE UTILIZED IN PHASE 2



1

SOUTH ELEVATION

1/16" = 1'-0"

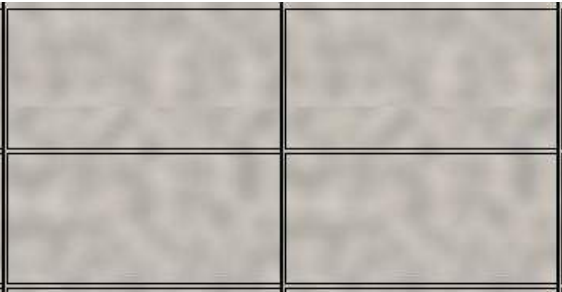


2

WEST ELEVATION

1/16" = 1'-0"

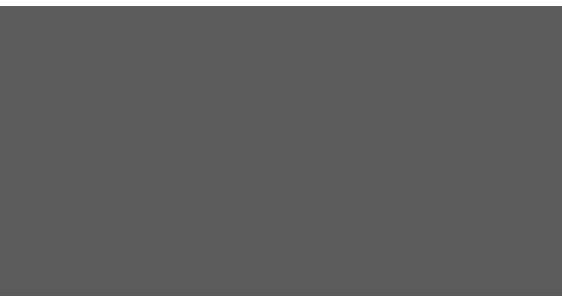
MATERIAL GRAPHIC LEGEND



CONCRETE 1 - LIGHT



CONCRETE 2 - DARK



ACM PANEL

EXISTING PHOTO MATERIAL LEGEND

ACM PANEL



CONCRETE LIGHT



CONCRETE DARK

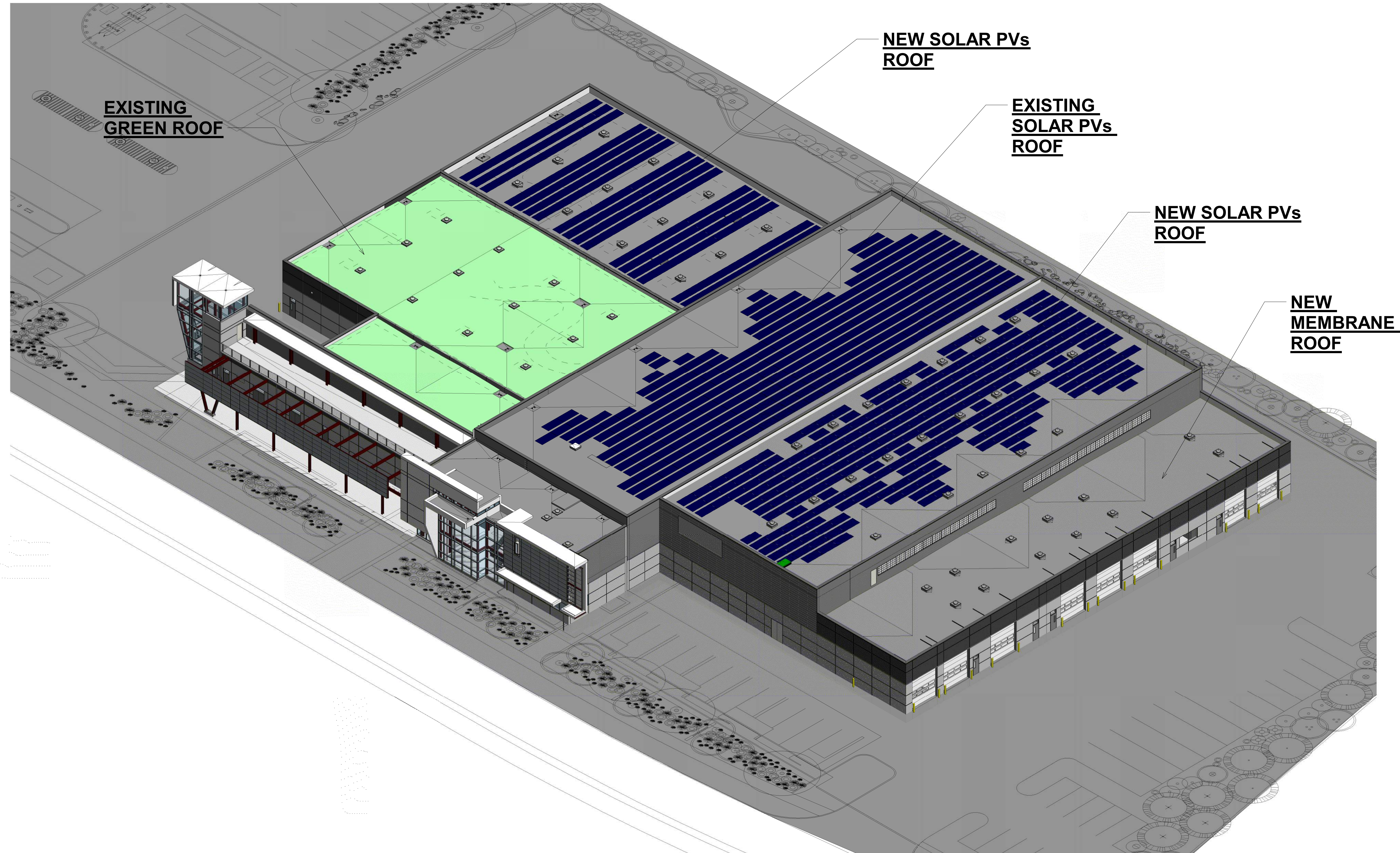


NOTE: MATERIALS FROM PHASE 1, WILL BE UTILIZED IN PHASE 2

TOWN OF JACKSON

BUILDING ELEVATIONS

CORE SERVICES VEHICLE MAINTENANCE FACILITY



TOWN OF JACKSON

2270312310

3D VIEW

CORE SERVICES VEHICLE MAINTENANCE FACILITY

A-930

02/28/20



TOWN OF JACKSON

2270312310

3D VIEW

CORE SERVICES VEHICLE MAINTENANCE FACILITY

A-931

02/28/20



1 VIEW FROM KARNS MEADOW DRIVE SOUTH

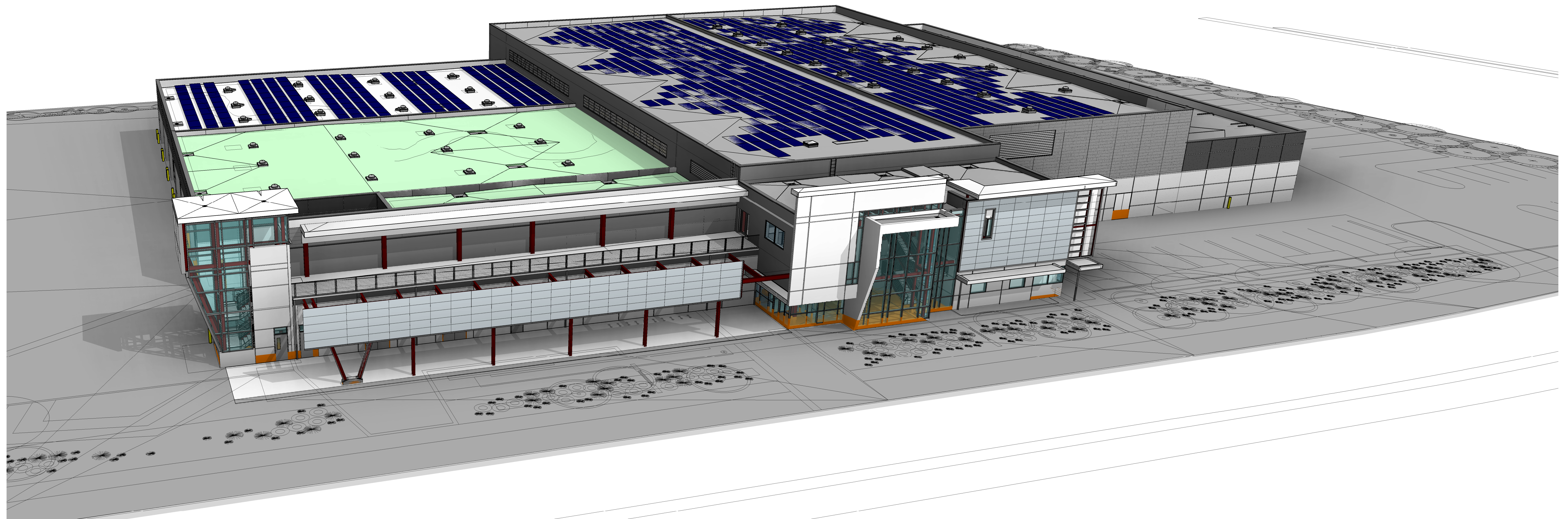


2 VIEW FROM KARNS MEADOW DRIVE NORTH

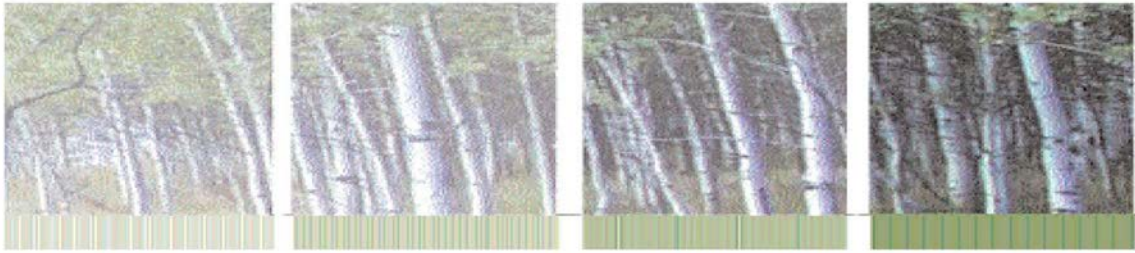
TOWN OF JACKSON

PERSPECTIVES

CORE SERVICES VEHICLE MAINTENANCE FACILITY



1 AERIAL VIEW



Town of Jackson Design Guidelines Checklist

Meeting Date: May 13, 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: This item was continued from the March 11, 2020 meeting with the following recommendation:

1. The applicant should consider addressing details of the railing of the deck with attention to the character of Town Square.



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.
- 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 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.





May 1, 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.

This project was reviewed by the DRC during the March meeting. The DRC has requested we "Consider addressing details of the railing of the deck with attention to the character of Town Square. Our response has been to change the railing from horizontal metal bars to a wood post and metal railing. We have included images of similar railings on Town Square buildings, see G105.

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 wood posts, wood top rail, metal bottom rail and vertical metal intermediate bars. All components of the rail will be painted to match the existing posts and siding.

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

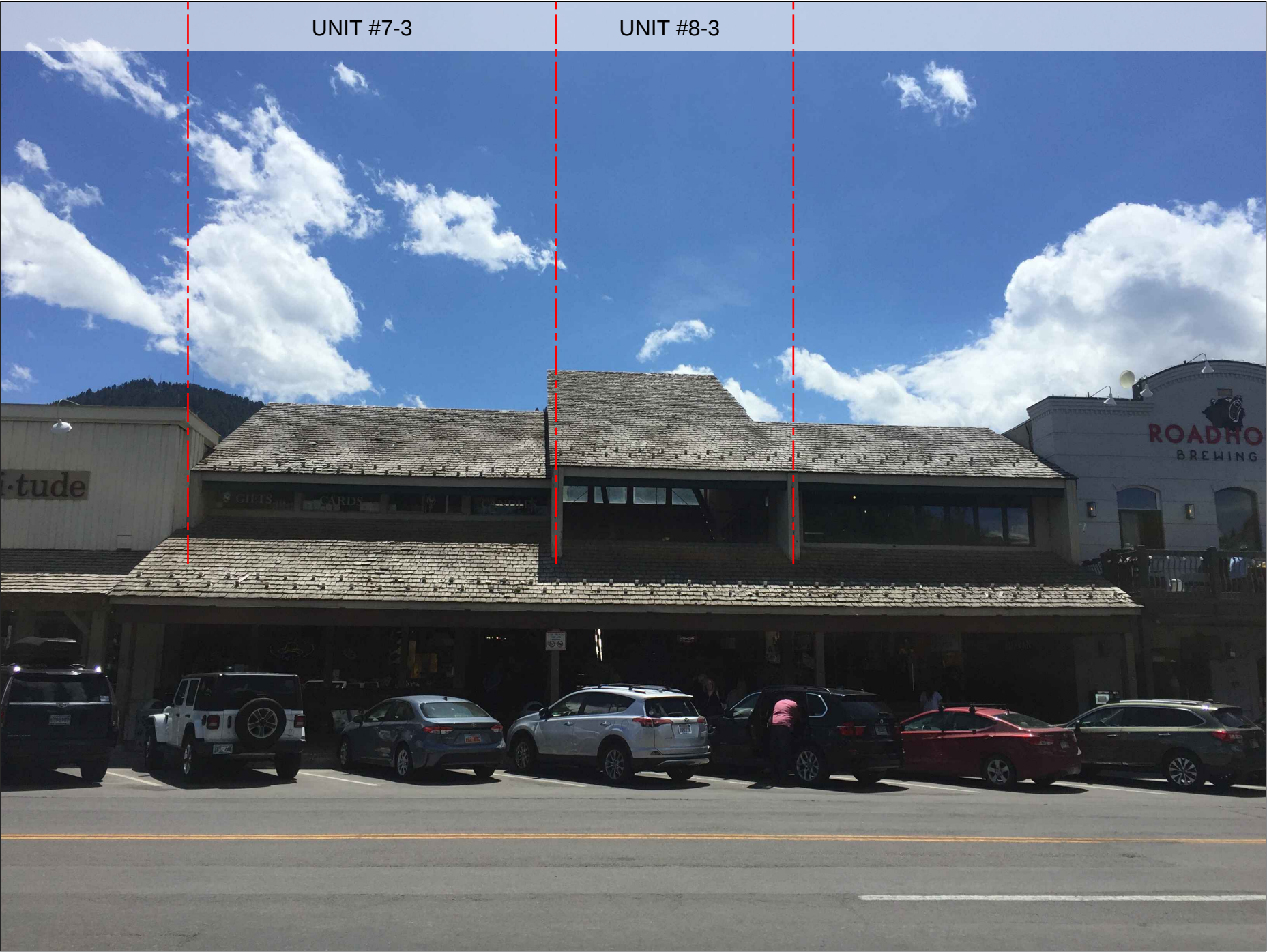
36 EAST BROADWAY

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DRC REVIEW

05.01.2020
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36 EAST BROADWAY

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DRC REVIEW

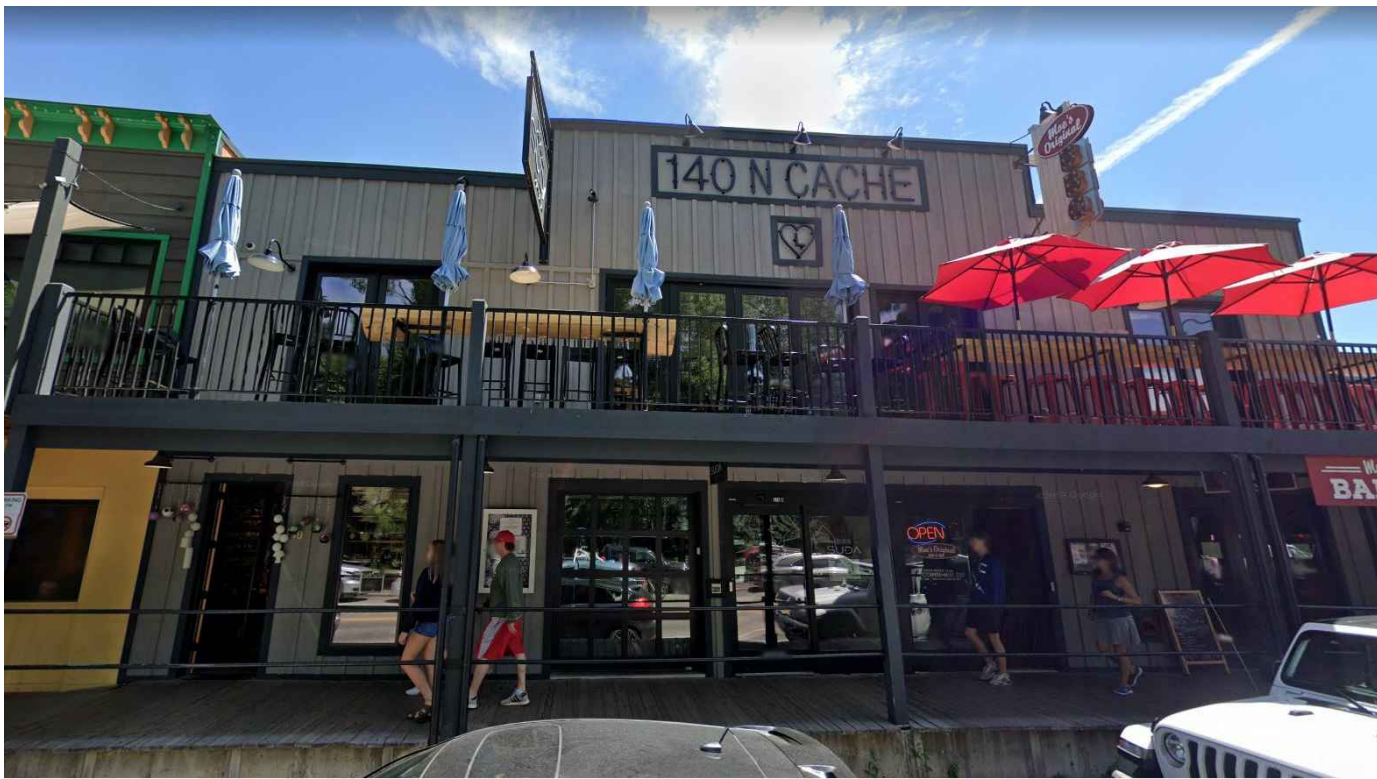
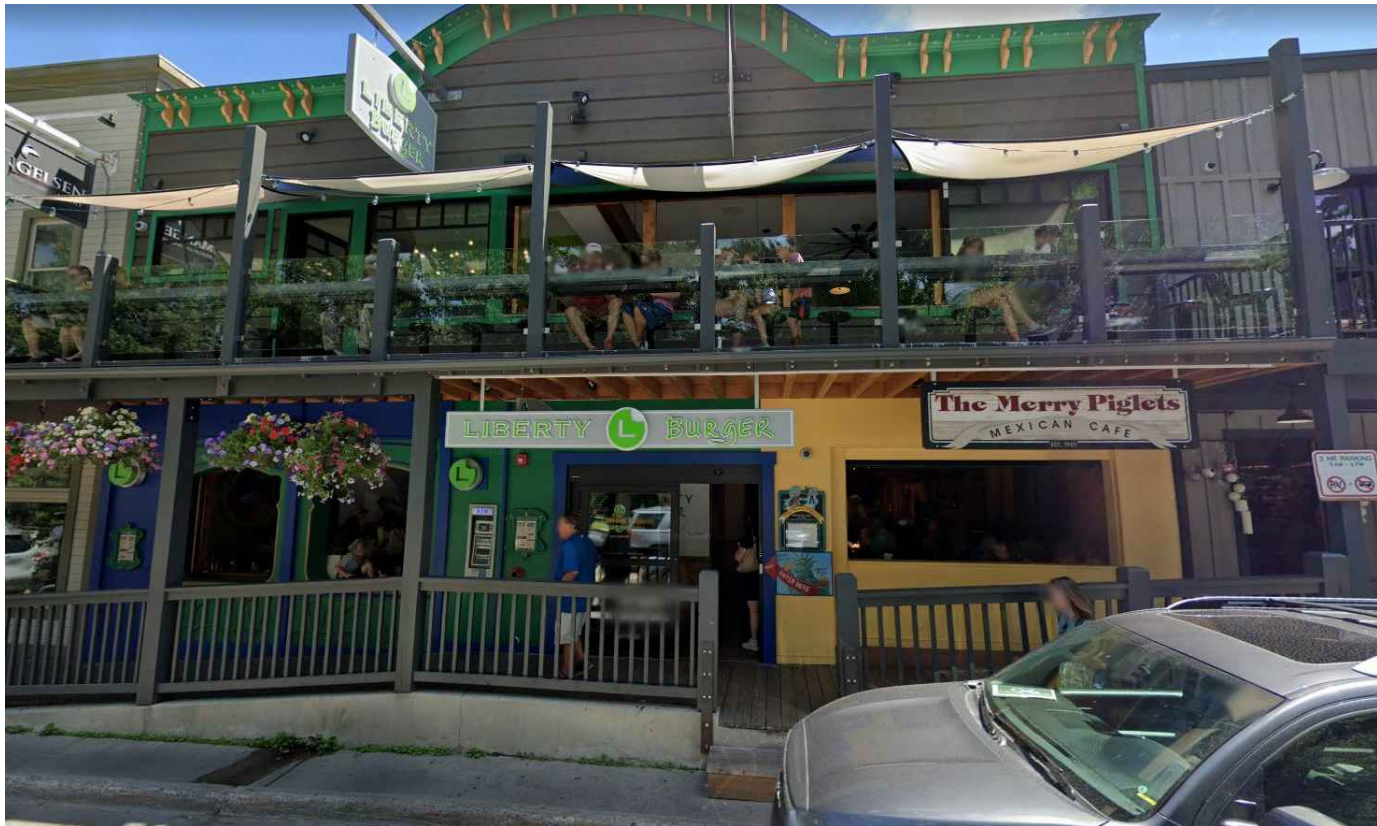
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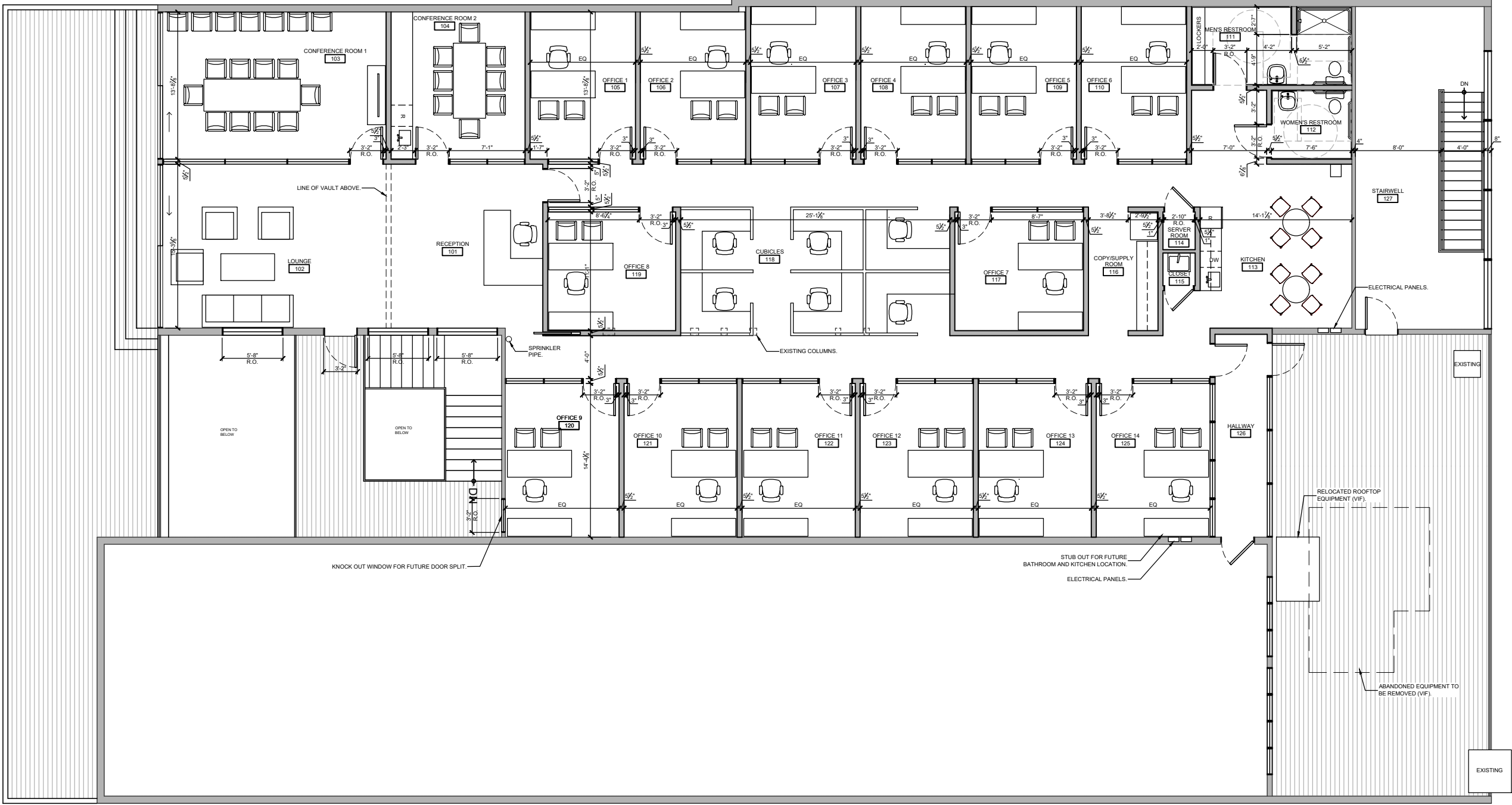
EXISTING
CONDITIONS
G103



NEW STOREFRONT
WINDOWS & DOORS

NEW DECK & RAILING





36 EAST BROADWAY

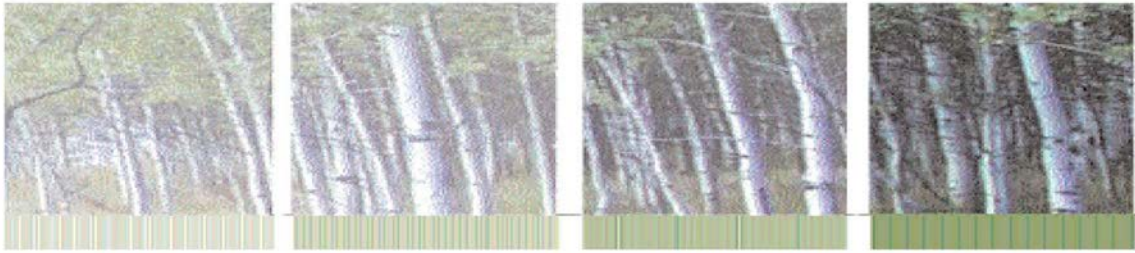
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DRC REVIEW

05.01.2020
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FLOOR PLAN

A101



Town of Jackson Design Guidelines Checklist

Meeting Date: May 13, 2020

Item Number: P20-083

Applicant: Hoyt Architects for Jackson Hole Mountain Resort

Address: 625, 645, 675 Powderhorn Lane

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: This project is the second phase of the Jackson Hole Mountain Resort's Powderhorn Employee Housing PUD first approved in 2013. Phase 1 consisted of three buildings with dormitory-style (4 bedroom) units. The proposed Phase 2 will consist of three buildings with a mixture of dormitory units, one-bedrooms units, and two-bedroom units, for a total of 24 apartments. The buildings will be four stories, using an LDR tool that allows buildings to be 48' in height and four stories if they meet certain criteria. One elevator serves all three buildings as the buildings are connected with elevated walkways. The private open space will be maintained as required by the PUD, along with new landscaping, benches, and bike storage. Parking will be provided by expanding the existing parking lot to the south. The material palette will be similar to the existing Phase 1, as will the general style and composition.

The Design Guidelines apply to all development within the OR zone which requires the applicant to obtain approval from the Design Review Committee.

Vision Statement:

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2) Materials Selection

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





Building 625,645,675 Phase 2
SITE GIS IMAGE



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PHASE

03.08.2020
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REVISIONS

BUILDING 625,645,675
SITE GIS IMAGE

PERMIT SET

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING

G001.5



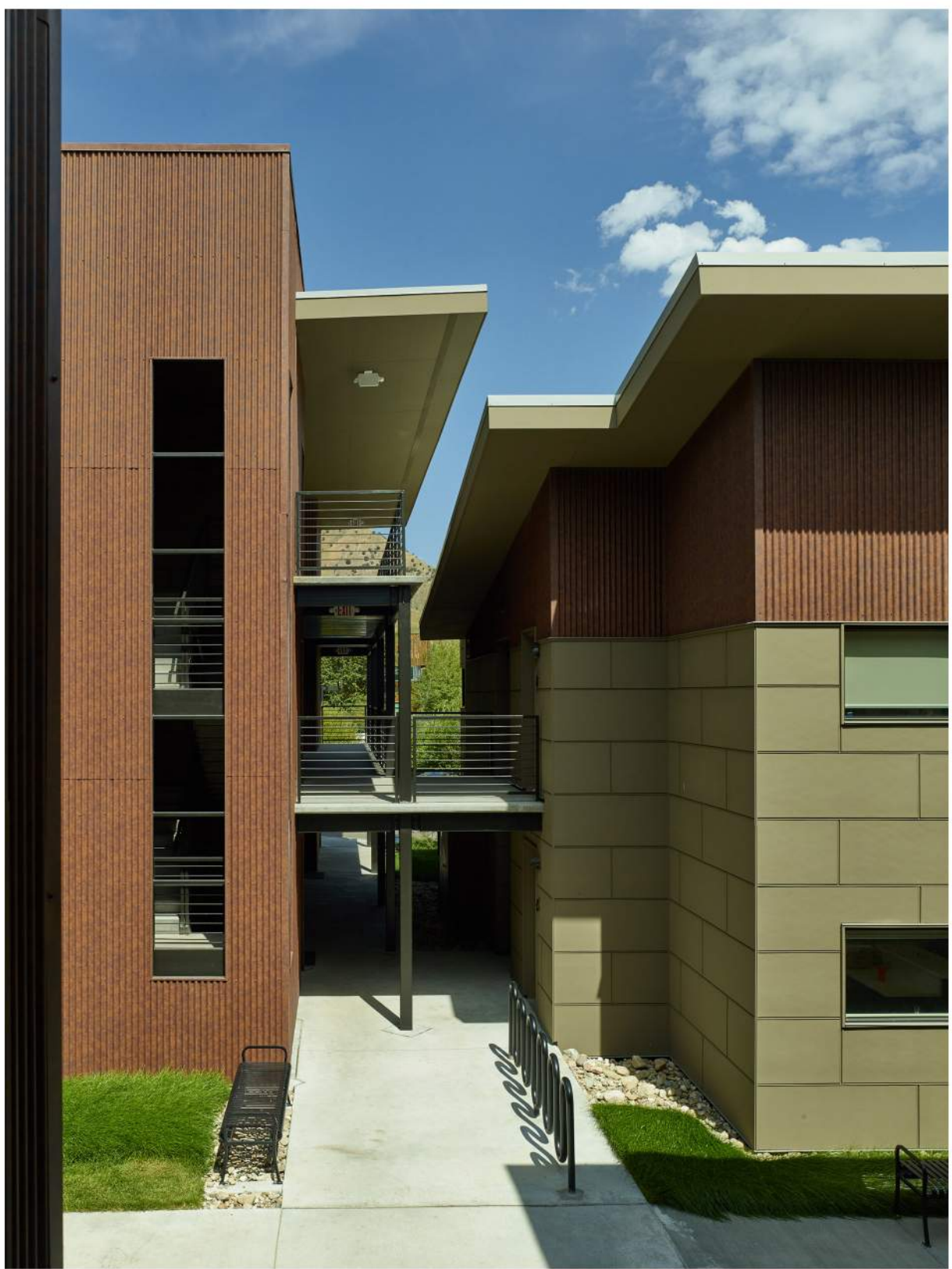
1 EXISTING FROM NORTH EAST



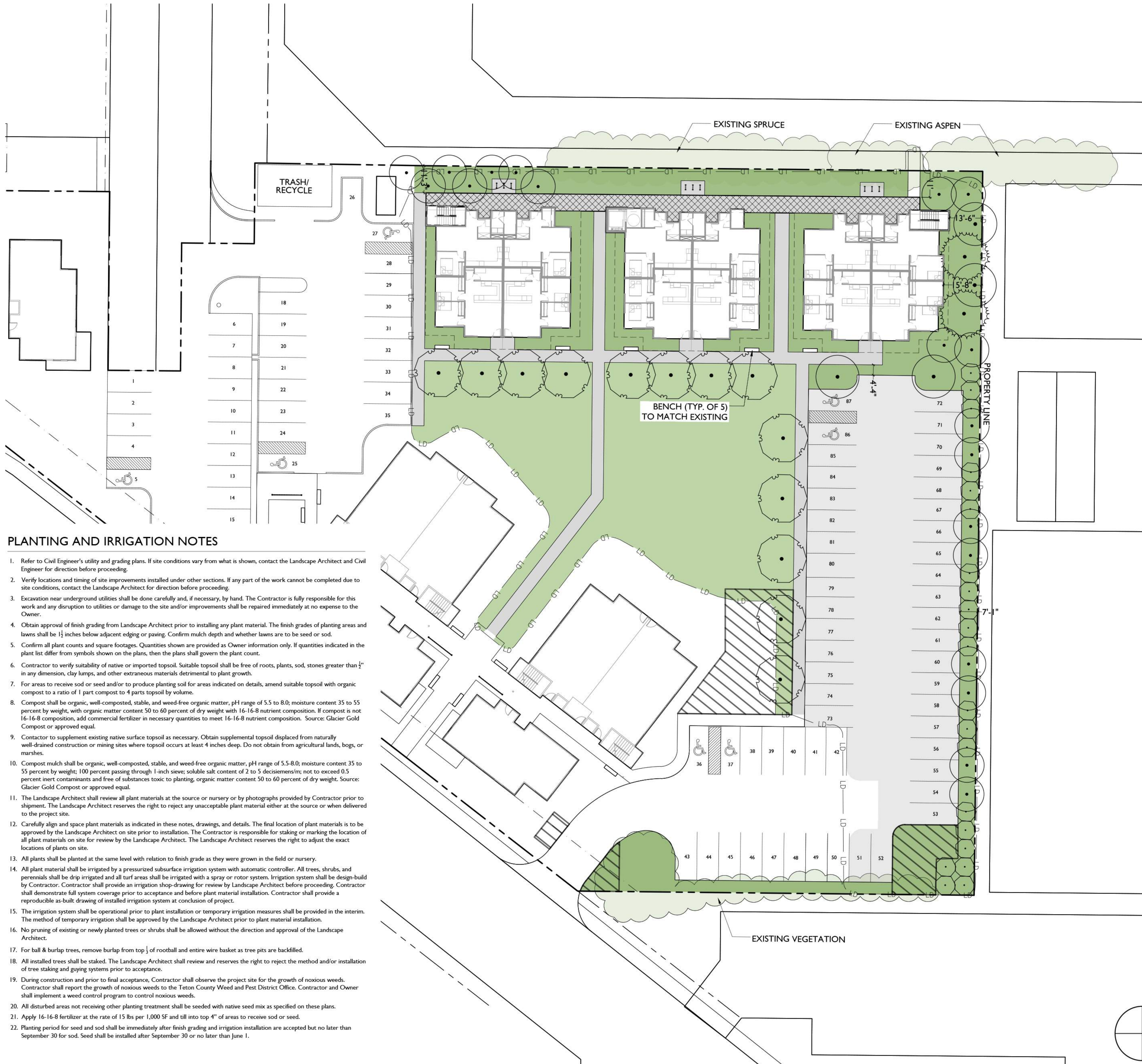
2 EXISTING FROM EAST



3 EXISTING FROM SOUTH EAST



4 EXISTING



LEGEND

---	Property Boundary
LD	Limit of Disturbance
Cloud	Existing Trees To Remain
Diagonal lines	Snow Storage
Grey	Sidewalk
Grid pattern	Multi-Story Covered Walkway, Sidewalk Beneath
Arrow	Bike Rack

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	NOTE
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EVERGREEN TREES

Circle with dot	Populus tremuloides	Aspen	3.5" CAL	4	B&B
Circle with dot	Populus tremuloides	Aspen	2.5" CAL	19	B&B
Circle with star	Picea pungens	Spruce	16'	2	B&B
Circle with dot	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	4" CAL	13	B&B

SHRUBS

Circle with dot	Salix spp.	Native Willow	B&B	21	4' HT
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GRASS SOD & SEED

Green square	Bluegrass Sod, To Match Phase I	11,500 SF (Contractor to Verify)
Green square	Native Grass Seed Mix, To Match Phase II To Be Approved by L.A.	9,580 SF Or All Other Disturbed Areas

NOTES

PLANT UNITS

Per PUD approval on June 17, 2013, this development requires 46 Plant Units.
Phase I : 24 Plant Units Implemented
Phase II : 22 Plant Units Required

22 Total Plant Units x \$2,600.00 Average Value of (1) Plant Unit = \$57,200

Proposed Plant Material & Site Appurtenances:

Aspen - (19) 2.5" Caliper = 19 x \$400.00 = \$7,600
(4) 3.5" Caliper = 4 x \$550.00 = \$2,200
Ash - (13) 2.5" Caliper = 13 x \$500.00 = \$6,500
Spruce - (2) 16' Ht = 2 x \$1,200.00 = \$2,400
Shrubs - (21) 4' Ht = 21 x \$200.00 = \$4,200
Benches - (5) 6' L Benches = 5 x \$550.00 (Price of Canopy Tree) = \$2,750
Bike Racks - 18 Bike Spaces / 9 Inverted "U" Bike Racks = 9 Bike Racks x \$550.00 (Price of Canopy Tree) = \$4,950.00

TOTAL = \$30,600 (As necessary to meet plant unit objectives while maintaining common open space)
Required Bond (Total X 125%) = \$38,250

BIKE PARKING

90 total bike parking spaces for 90 bedrooms in 30 units, based on the following breakdown:
Alcoves in Architecture: 72 covered spaces. See Arch for details.
Landscape: 18 uncovered spaces (9 inverted "U" bike racks). See detail 6/L2.00

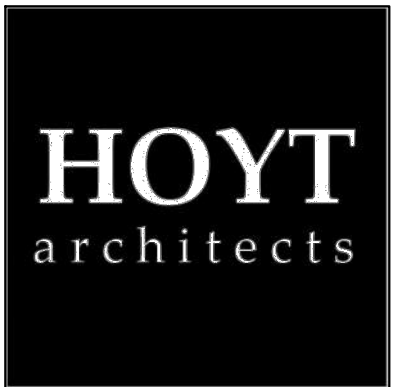
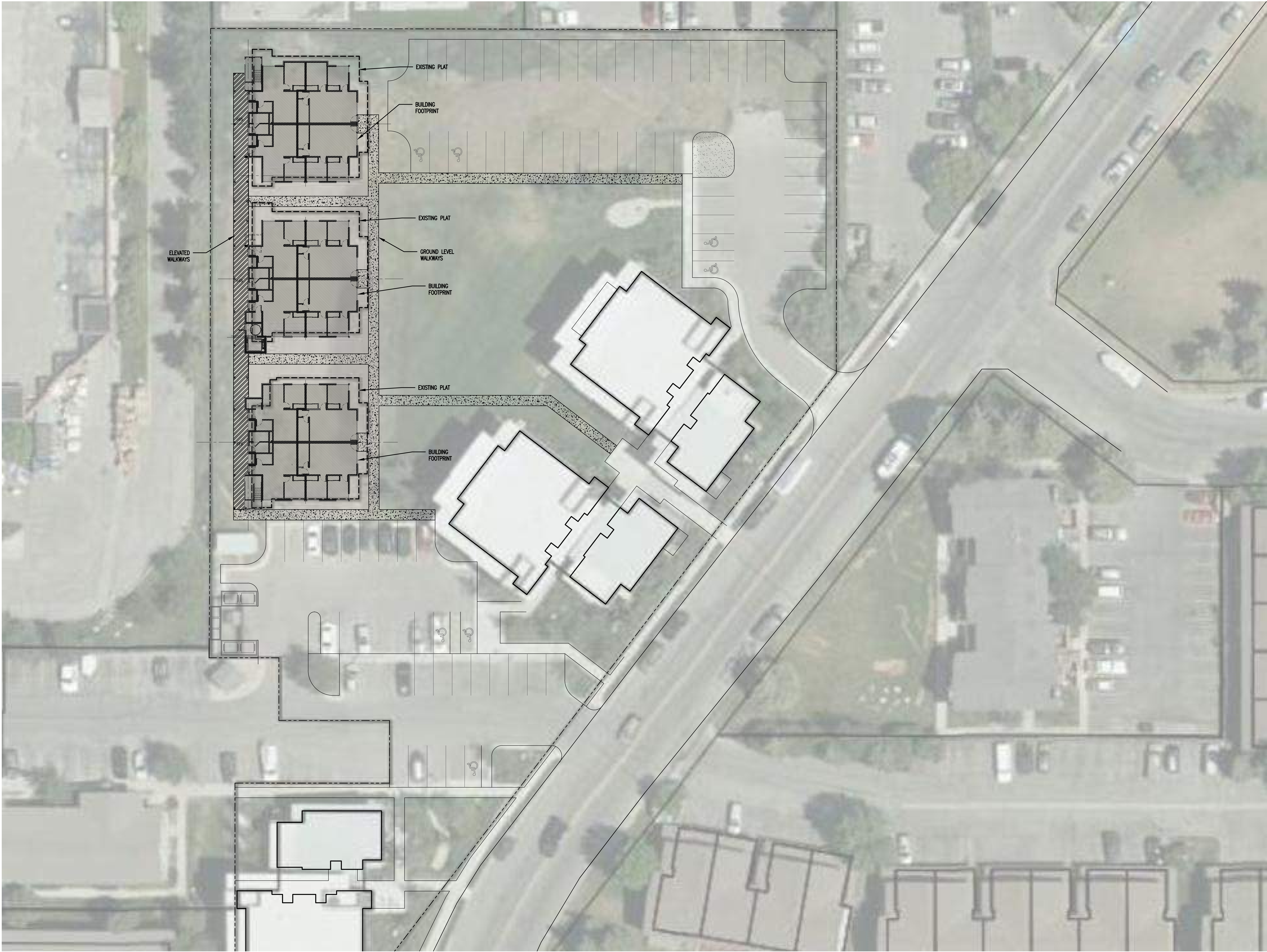
SNOW STORAGE

Parking Area: 17,423.6 SF
Snow Storage Requirement (10% of Paved Surface): 1,742.4 SF
Provided Snow Storage: 2,633 SF

LANDSCAPE SURFACE AREA	TOTAL
SITE AREA	100,885 SF (2.316 ac.)
LSR REQUIRED (.30)	30,266 SF
LSR PROPOSED (Buildout)	38,295 SF (.38 of Site Area)

PLANTING AND IRRIGATION NOTES

- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1/2 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than 1/2" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
- For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
- Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
- Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
- Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
- The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For ball & burlap trees, remove burlap from top of rootball and entire wire basket as tree pits are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
- All disturbed areas not receiving other planting treatment shall be seeded with native seed mix as specified on these plans.
- Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
- Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.



Jackson Wyoming
307.733.9955

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

625, POWDERHORN LN
JACKSON WYOMING

JHMR EMPLOYEE HOUSING

BT
BH



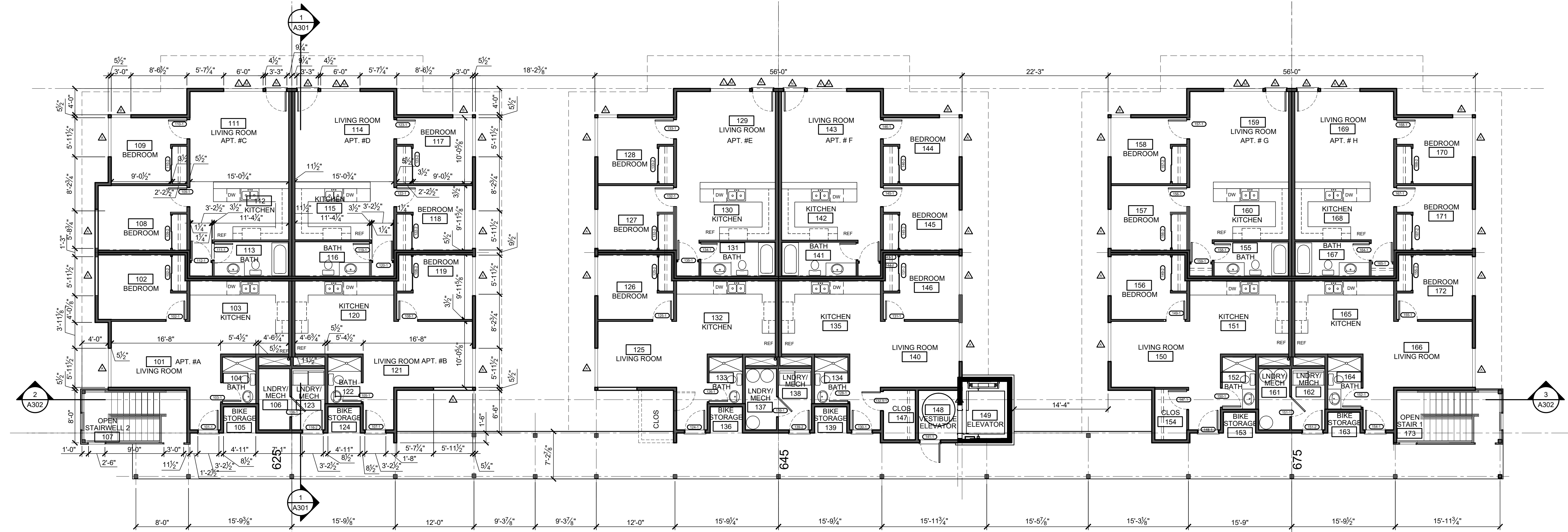
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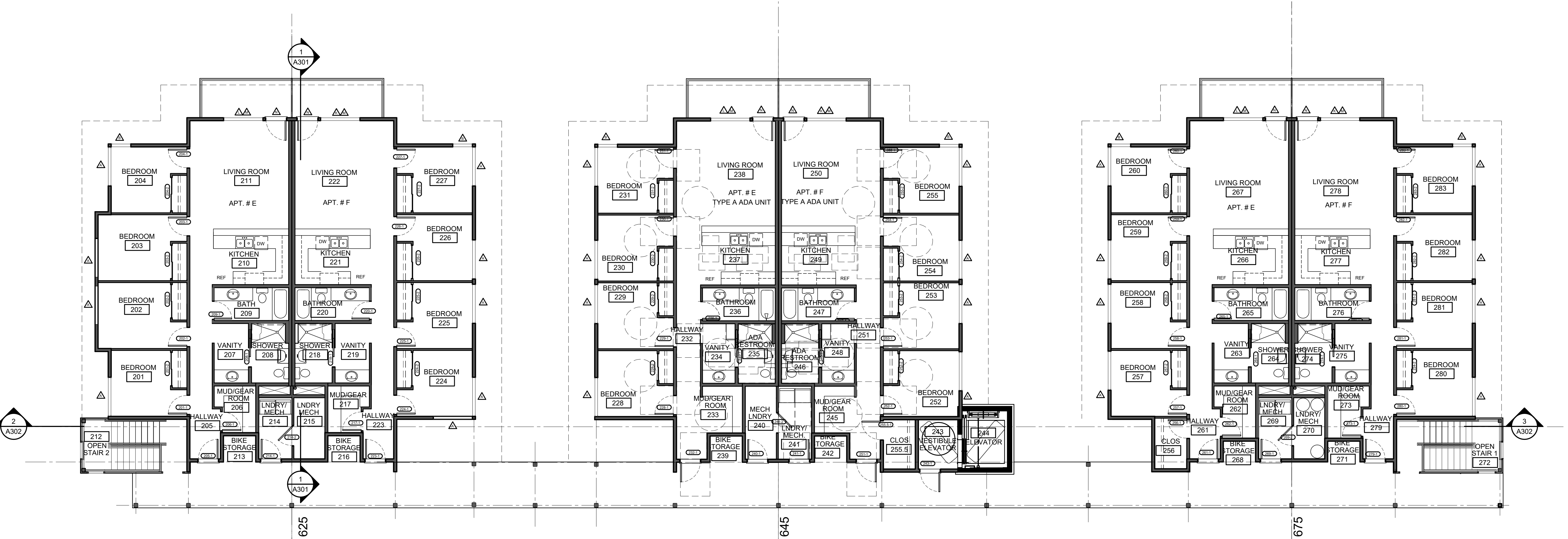
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BUILDING 625,645,675
PLAT LAYOUT
SITE PLAN

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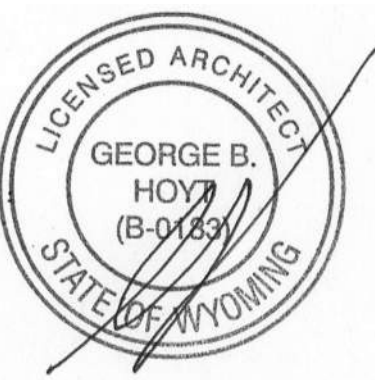


Building 625,645,675 Phase 2
Main Level Floor Plan



Building 625,645,675 Phase 2
Second Level Floor Plan

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING



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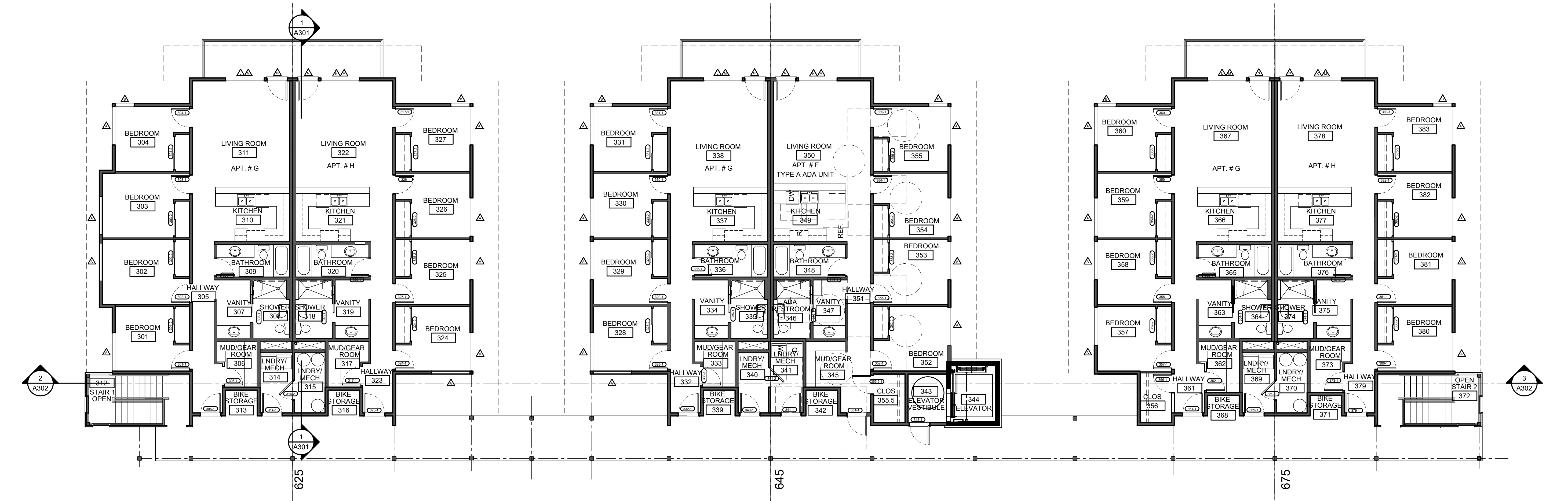
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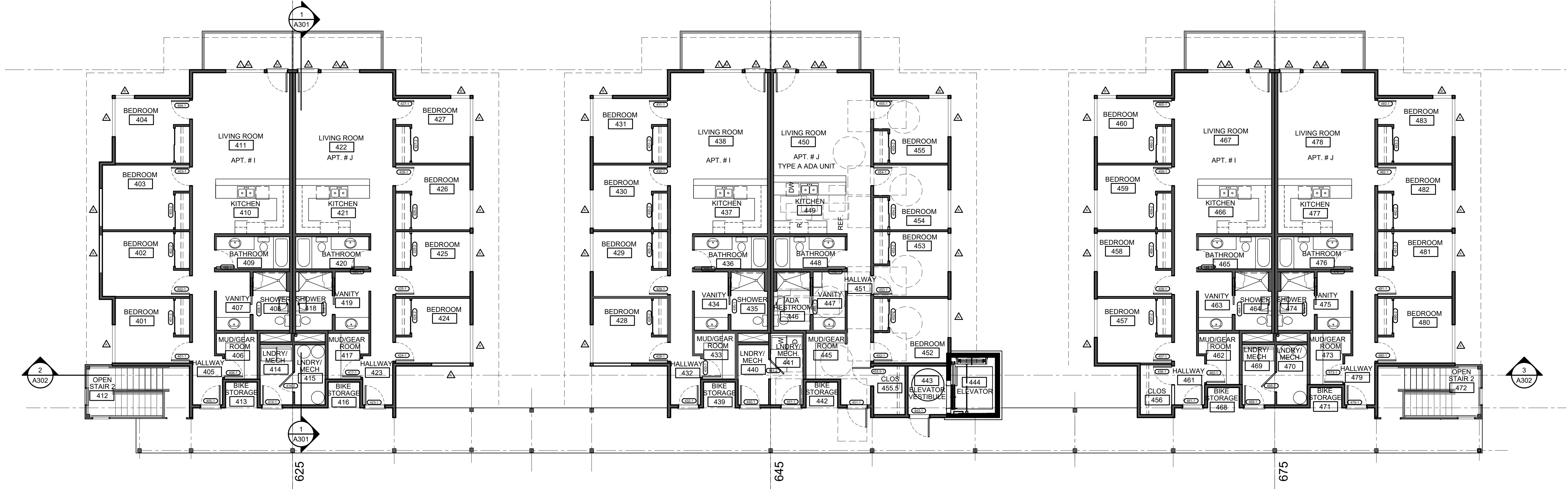
BUILDING 625,645,675
MAIN & SECOND LEVEL
FLOOR PLANS

A101

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN



Building 625,645,675 Phase 2
Third Level Floor Plan
1/8"=1'-0"



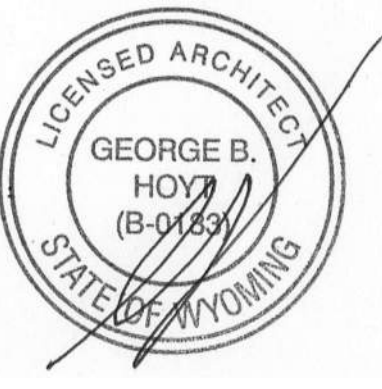
Building 625,645,675 Phase 2
Fourth Level Floor Plan
1/8"=1'-0"

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

625, POWDERHORN LN
JACKSON WYOMING

JHMR EMPLOYEE HOUSING

BT
BH



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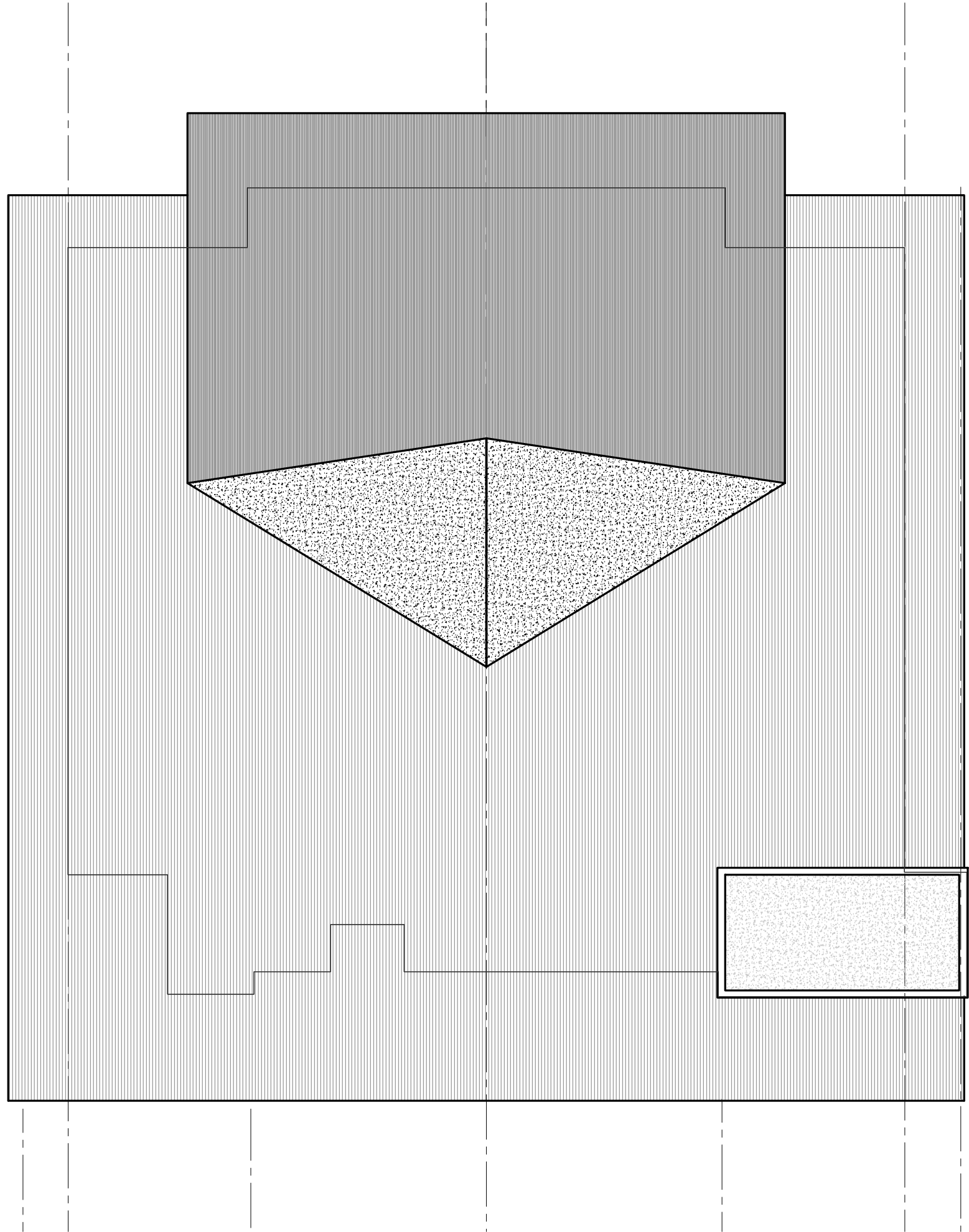
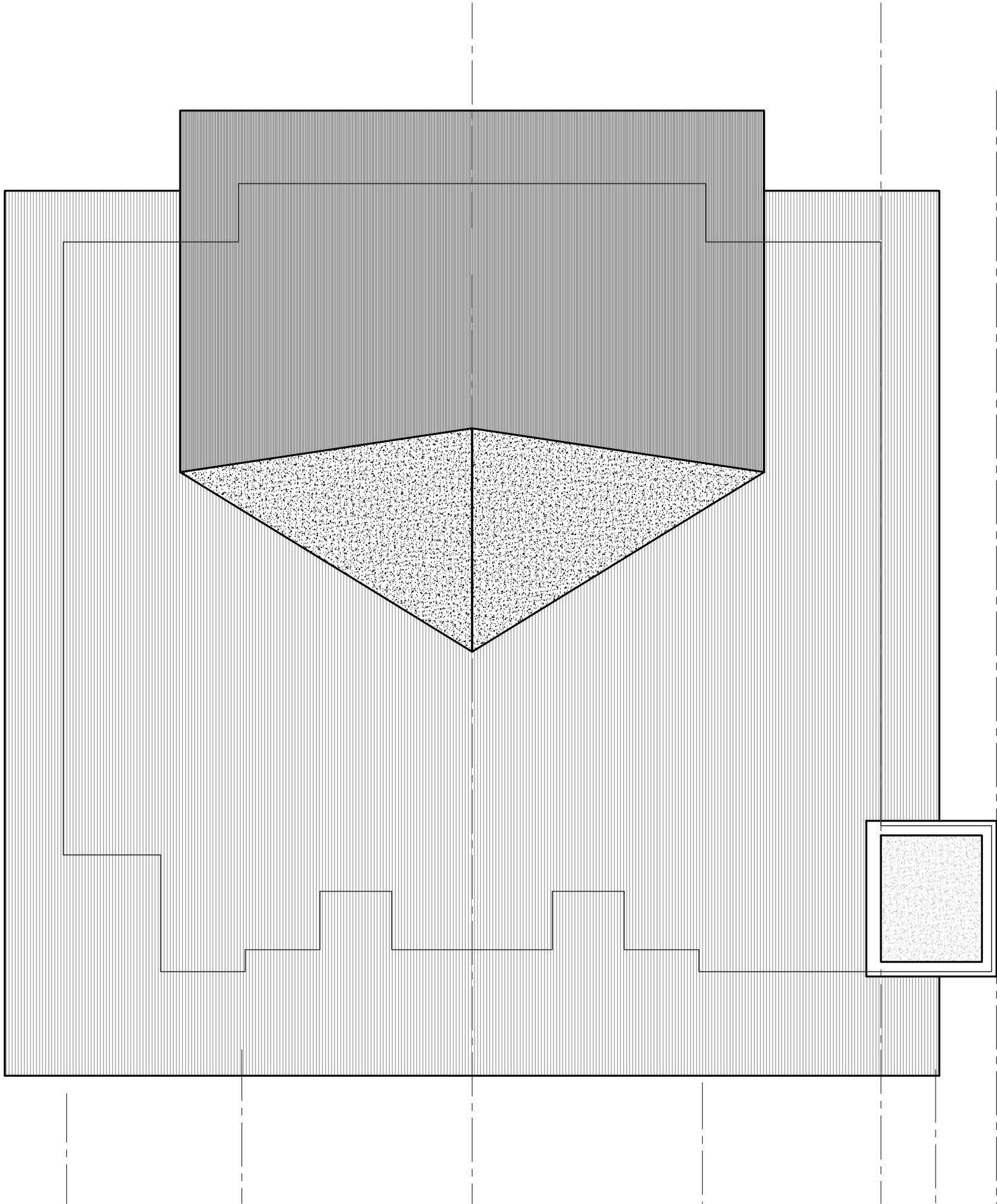
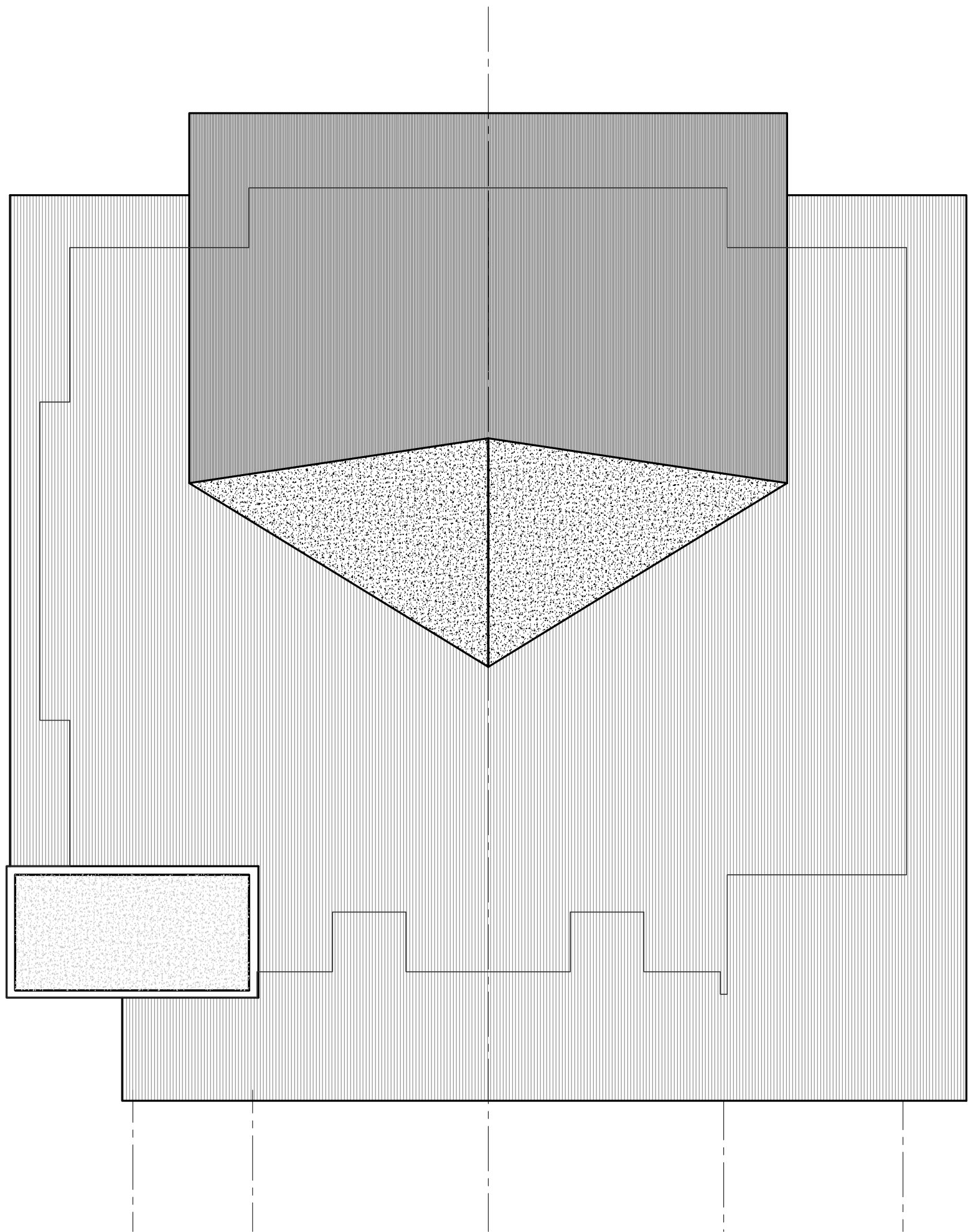
BUILDING 625,645,675
THIRD & FOURTH LEVEL
FLOOR PLANS

A102



Jackson Wyoming
307.733.9955

EXTERIOR MATERIAL SCHEDULE	
MATERIAL	DESCRIPTION
1. FIBER CEMENT PANELS (HORIZONTAL)	FIBER CEMENT BOARD 2X5 PANELS APPLIED IN A HORIZONTAL RUNNING BOND PATTERN. PROVIDE 3/4" MIN. RAIN SCREEN PER MANUF. GUIDELINES.
2. FIBER CEMENT PANELS (VERTICAL)	FIBER CEMENT BOARD 2X5 PANELS APPLIED IN A VERTICAL RUNNING BOND PATTERN. PROVIDE 3/4" MIN. RAIN SCREEN PER MANUF. GUIDELINES.
3. CORRUGATED METAL	RUSTED CORRUGATED METAL SIDING.
4. METAL FLASHING	INSTALL PAINT-LOCK METAL FLASHING AT LOCATIONS SHOWN IN ARCHITECTURAL DETAILS AND DICTATED BY GOOD CONSTRUCTION PRACTICE. ALL EXPOSED FLASHING TO BE PAINT-LOCK METAL. ROOF FLASHING COMPONENTS (ENDWALLS AND ROOF PITCH TRANSITIONS) TO BE 20 OZ. CURB AND SIDEWALL FLASHING TO EXTEND A MINIMUM OF 8" UP SIDE OF WALL AND 4" OVER ROOFING. OTHER FLASHING COMPONENTS, SUCH AS DRIP CAPS, PARAPET COPING, & SIDINGS TO TRIM CONNECTIONS TO BE 16 OZ WITH 1/2" HEM AT EXPOSED BOTTOM EDGE. ALL FLASHING TO FOLLOW GUIDELINES REFERENCED IN THE "SMACNA" MANUAL. MATCH METAL FLASHING COLOR WITH ABUTTING MATERIAL'S COLOR. VERIFY COLORS WITH ARCHITECT/OWNER.
5. ROOFING	SEE ROOFING SCHEDULE.
6. ROOF FASCIA	FIBER CEMENT BOARD FASCIA TRIM. COLOR TBD & TO BE OWNER/ARCHITECT APPROVED.
7. EXPOSED DECK STRUCTURE	STEEL & WOOD BEAMS & COLUMNS. SEE STRUCT.
8. GUARDRAILS	SEE STRUCTURAL & ARCHITECTURAL DRAWINGS FOR SIZES. PRIMED AND PAINTED. COLOR TBD. PROVIDE SAMPLES FOR OWNER/ARCHITECT APPROVAL.
9. WINDOWS	FIBERGLASS WINDOWS. SEE WINDOW SCHED.
10. WINDOW/DOOR TRIM	5/4 FIBER CEMENT BOARD TRIM. PLACE ON EDGE AROUND WINDOWS & DOORS. COLOR TBD & TO BE OWNER/ARCHITECT APPROVED.
11. DECKING	2X COMPOSITE DECKING. COLOR TO BE GRAY. INSTALL WITH (2) NON-CORROSIVE SCREWS PER BOARD PER JOIST. GAP 1/8" BETWEEN BOARDS.
12. CONCRETE PATIO/STAIRS	BROOMED FINISH. SEE STRUCTURAL
13. EXPOSED METAL DECKING	SEE STRUCT.
14. CONCRETE FOUNDATION	SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS.
15. EXTERIOR LIGHTING	EXTERIOR WALL SCONCE TBD BY OWNER. ALL EXTERIOR LIGHTING SHALL COMPLY WITH TOWN OF JACKSON LDRs.
16. ROOF PENETRATIONS	SEE ROOFING SCHEDULE.
17. SOFFIT	FIBER CEMENT BOARD SMOOTH SOFFIT. COLOR TBD & TO BE OWNER/ARCHITECT APPROVED.
18. UTILITY METER & ENTRY BOX	BUILD HOUSING W/ PAIR OF DOORS AROUND ELECTRICAL METER & ENTRY. SEE ELEVS. & DOOR SCHED.
19. WINDOW CLADDING TRIM	16 OZ PAINT LOCK METAL TO MATCH WINDOW COLOR.
20. MECHANICAL GRILLE	SEE MECH.
NOTES	1. ALL EXTERIOR COLORS TO BE APPROVED BY OWNER & ARCHITECT PRIOR TO APPLICATION/INSTALLATION. 2. MATERIALS SAMPLES/CUT SHEETS SHALL BE PROVIDED UPON REQUEST.

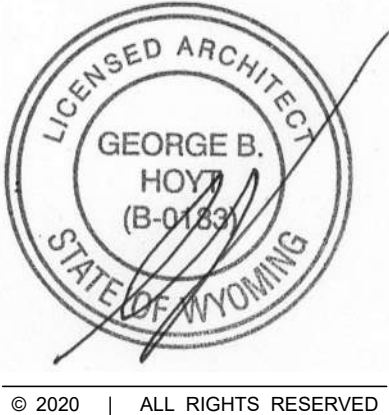


- 2:12 SLOPE
- 2% CRICKET SLOPE
- .5:12 SLOPE
- 2% SLOPE

Building 625, 645, 675
ROOF PLAN
1/8"=1'-0"

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

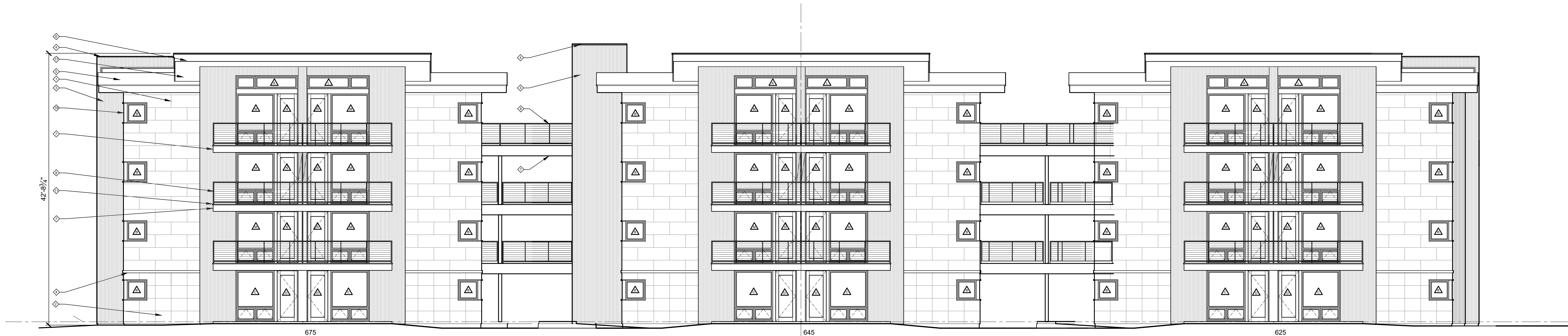
625, POWDERHORN LN
JACKSON WYOMING



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DRAWN BY |
CHECKED BY |
REVISIONS

BUILDINGS 625,645,675
ROOF
PLAN



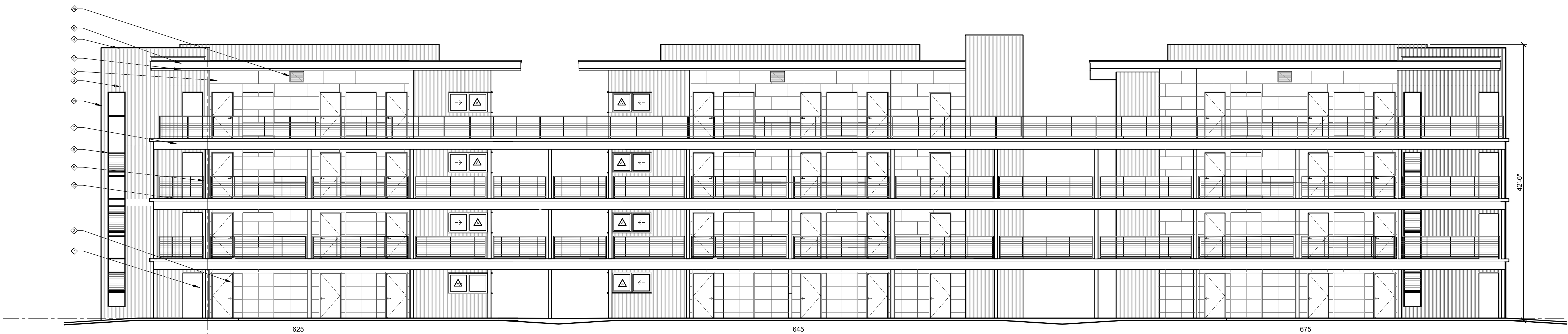
Building 625,645,675
East Elevation

1
A201

1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE	
MATERIAL	DESCRIPTION
1. FIBER CEMENT PANELS (HORIZONTAL)	FIBER CEMENT BOARD 2'X8' PANELS APPLIED IN A HORIZONTAL RUNNING BOND PATTERN. PROVIDE 3/4" MIN. RAIN SCREEN PER MANUF. GUIDELINES.
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5. ROOFING	SEE ROOFING SCHEDULE.
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7. EXPOSED DECK STRUCTURE	STEEL & WOOD BEAMS & COLUMNS. SEE STRUCT.
8. GUARDRAILS	SEE STRUCTURAL & ARCHITECTURAL DRAWINGS FOR SIZES. PRIMED AND PAINTED. COLOR TBD. PROVIDE SAMPLES FOR OWNER/ARCHITECT APPROVAL.
9. WINDOWS	FIBERGLASS WINDOWS. SEE WINDOW SCHED.

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19. WINDOW CLADDING TRIM	16 OZ PAINT LOCK METAL TO MATCH WINDOW COLOR.
20. MECHANICAL GRILLE	SEE MECH.
NOTES	1. ALL EXTERIOR COLORS TO BE APPROVED BY OWNER & ARCHITECT PRIOR TO APPLICATION/INSTALLATION. 2. MATERIAL'S SAMPLES/CUT SHEETS SHALL BE PROVIDED UPON REQUEST.



Building 625, 645, 675
West Elevation

2
A201

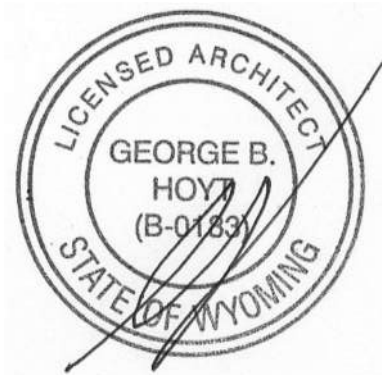
1/8"=1'-0"

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

625, POWDERHORN LN
JACKSON WYOMING

JHMR EMPLOYEE HOUSING

BT



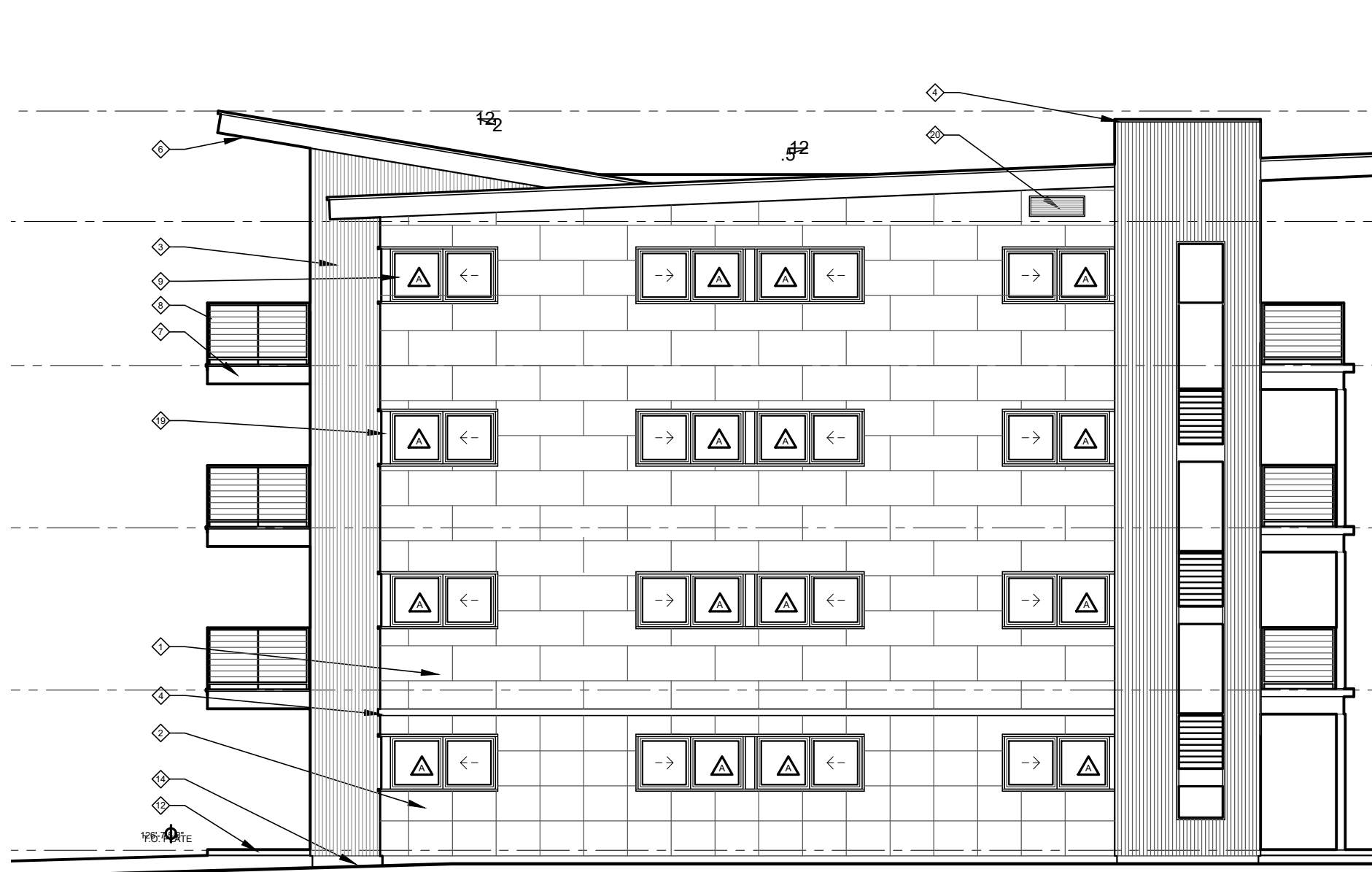
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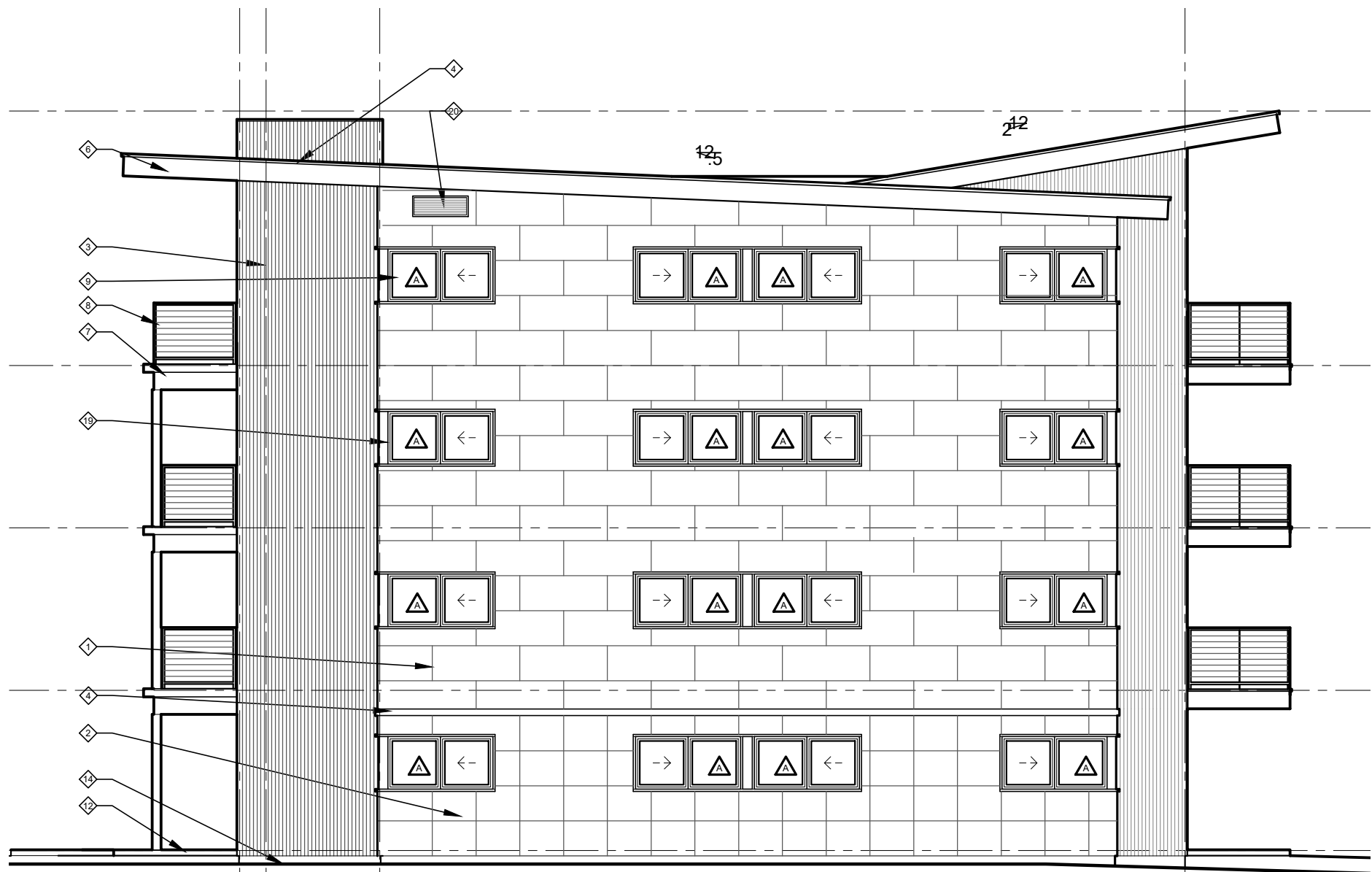
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CHECKED BY J
REVISIONS

BUILDING 625, 645, 675
EXTERIOR
ELEVATIONS

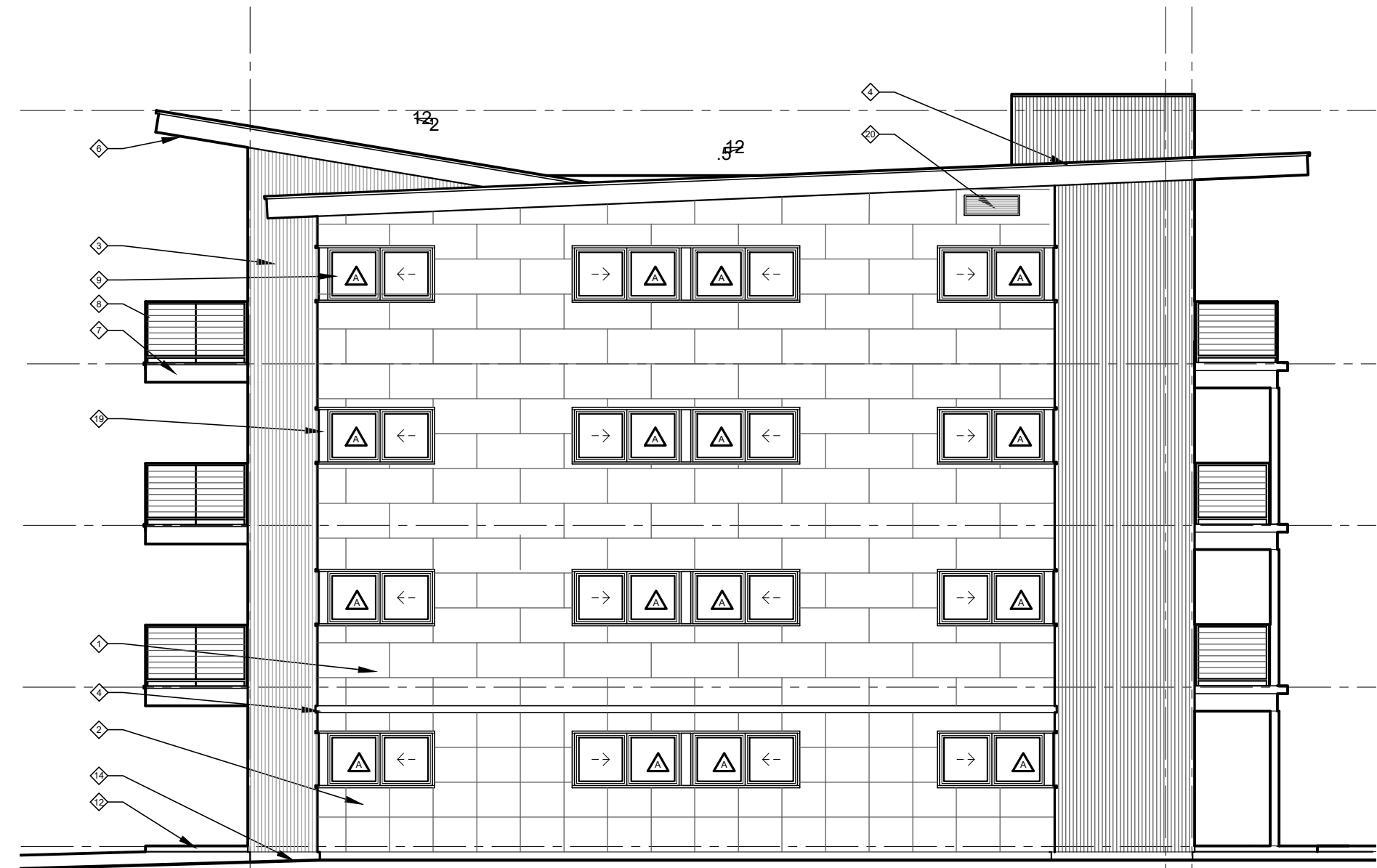
A201



Building 625
North Elevation
1/8"=1'-0"



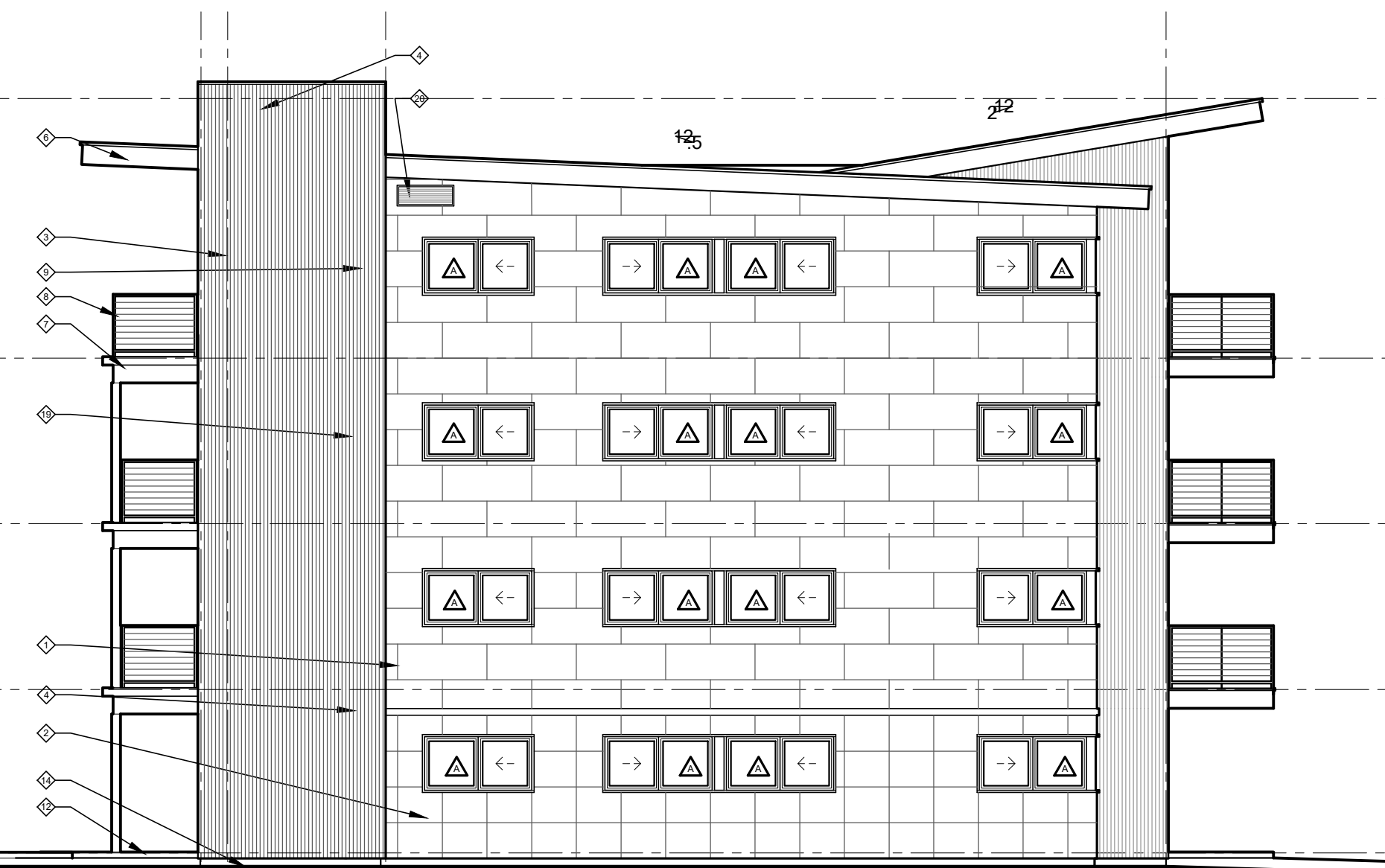
Building 625
South Elevation
1/8"=1'-0"



Building 645
North Elevation
1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE	
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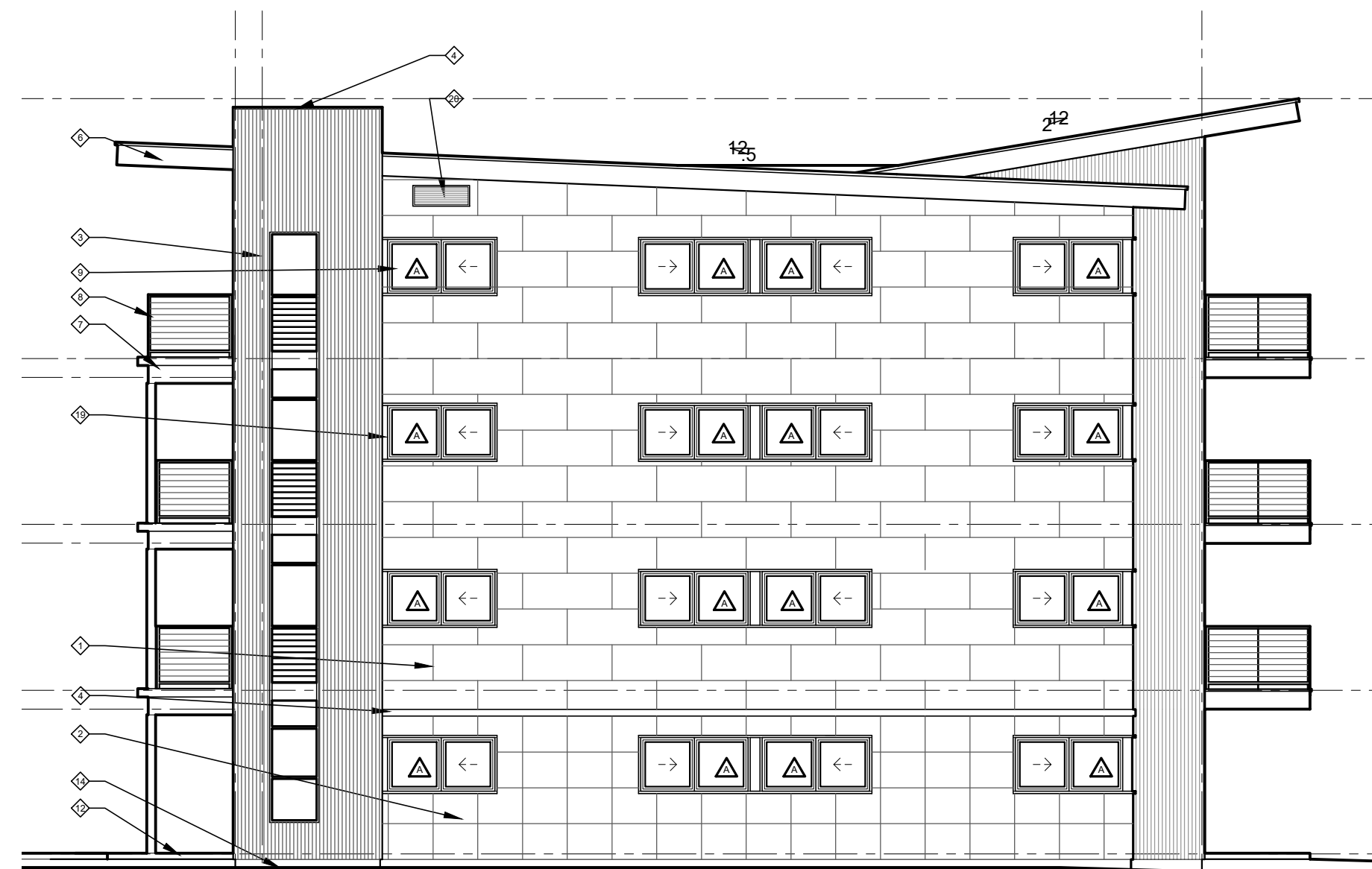
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Building 645
South Elevation
1/8"=1'-0"



Building 675
North Elevation
1/8"=1'-0"



Building 675
South Elevation
1/8"=1'-0"

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING



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PHASE

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DRAWN BY |
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REVISIONS

BUILDINGS 625,645,675
EXTERIOR
ELEVATIONS

A202



1
G000 Building 625,645,675 Phase 2
AERIAL VIEW 1



2
G000 Building 625,645,675 Phase 2
AERIAL VIEW 2



3
G000 Building 625,645,675 Phase 2
AERIAL VIEW 3



4
G000 Building 625,645,675 Phase 2
VIEW from North Parking

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING



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PHASE

03.08.2020
DRAWN BY | BT
CHECKED BY | BH
REVISIONS

BUILDING 625,645,675
3D VIEWS

PERMIT SET

G000



1
G001
Building 625,645,675 Phase 2
VIEW from North East



2
G001
Building 625,645,675 Phase 2
VIEW from South West



3
G001
Building 625,645,675 Phase 2
VIEW Approach from East



4
G001
Building 625,645,675 Phase 2
VIEW from North



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: Ten East Simpson: Schwartz Project
Physical Address: 10 E Simpson Avenue, Jackson, WY 83001
Lot, Subdivision: Lot 1, Blk. 7, Cache 2 PIDN: 22-41-16-34-2-14-008

PROPERTY OWNER.

Name: William P. Schwartz & Cheryl Ranck Schwartz Phone: (307) 733-5130
Mailing Address: PO Box 4145, Jackson, WY ZIP: 83001
E-mail: bill@ranckschwartz.com

APPLICANT/AGENT.

Name: Hawtin Jorgensen Architects Phone: (307) 690-8950
Mailing Address: PO Box 1249, Jackson, WY ZIP: 83001
E-mail: kwilson@hawtinjorgensen.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 #: P19-079 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.

Katherine M. Wilson
Signature of Property Owner or Authorized Applicant/Agent
Hawtin Jorgensen Architects (Katherine M Wilson)
Name Printed

May 4, 2020
Date
Architect
Title

WARRANTY DEED



LESTER I. MAY COMPANY, a Wyoming partnership, GRANTOR, of Teton County, State of 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 the following as tenants-in- common: 1) a 48.9% interest to William P. Schwartz and Cheryl Ranck Schwartz, husband and wife, as tenants by the entireties, whose address is P.O. Box 4145, Jackson, Wyoming 83001; 2) a 40.2% interest to END-IRA, Inc. FBO William P. Schwartz, IRA, whose address is 1300 Plaza Court North, Suite 103, Lafayette, Colorado 80026; and 3) a 10.9% interest to END-IRA, Inc. FBO Cheryl R. Schwartz, IRA, whose address is 1300 Plaza Court North, Suite 103, Lafayette, Colorado 80026 the following described real estate, situate in the Town of Jackson, State of Wyoming:

Lot 1 of Block 7 of the Second Cache Creek addition to the Town of Jackson, Teton County, Wyoming according to that plat recorded October 14, 1913 as Plat No. 109.

Including and together with all and singular tenements, leaseholds, hereditaments, appurtenances, easements 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 my hand this 9th day of May, 2006.



LESTER I. MAY COMPANY, a Wyoming partnership

Lanny R. May

Lanny R. May, Partner

Clara L. Bush

Clara L. Bush, Partner

STATE OF WYOMING)

: ss.

County of Teton)

Grantor: LESTER I MAY COMPANY

Grantee: SCHWARTZ, WILLIAM P ET AL

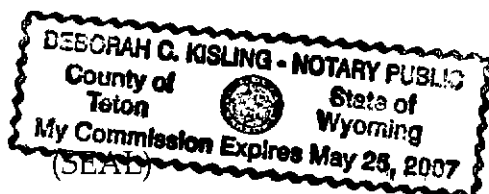
Doc 0675212 bk 625 pg 660-660 Filed at 3:51 on 05/09/06

Sherry L Daigle, Teton County Clerk fees: 8.00

By NICHELE E. GILLES Deputy

The foregoing instrument was acknowledged before me by Lanny R. May and Clara L. Bush as partners of Lester I May Company, a Wyoming partnership this 9th day of May, 2006.

Witness my hand and official seal.



Deborah C. Kusling
Notary Public for Wyoming
Commission expires:

LETTER OF AUTHORIZATION

Cheryl Ranck & William Schwartz, "Owner" whose address is: _____

PO Box 4145, Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property

more specifically legally described as: _____

10 & 20 E Simpson Avenue (Lot 1 & Lot 2, Blk. 7, Cache 2), Jackson, WY 83001

PIDN: 22-41-16-34-2-14-008 & 22-41-16-34-2-14-007

(If too lengthy, attach description)

HEREBY AUTHORIZES Hawtin Jorgensen Architects 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:

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

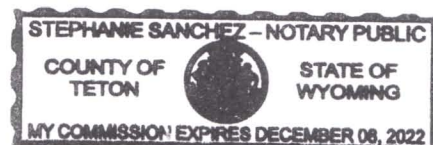
STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Cheryl Ranck & William Schwartz this 10 day of April, 2019.

WITNESS my hand and official seal.

Stephanie Sanchez (Seal)
(Notary Public)

My commission expires: DEC 6, 2022



Schwartz Project: Design Review Committee Narrative

10 E Simpson Avenue
Lot 1, Blk. 7, Cache 2
Jackson, WY 83001
Parcel: 22-41-16-34-2-14-008
Acreage: 0.17 acres (7431.23 square feet)

Owners: William P. Schwartz & Cheryl Ranck Schwartz
PO Box 4145, Jackson, WY 83001

Town of Jackson Zoning: Office Residential (OR)
Comprehensive Plan Character District 2: Town Commercial Core + Subarea 2.2: Snow King and South Cache Corridors

Cheryl Ranck and Bill Schwartz own 10 E. Simpson Avenue (Lot 1, Blk. 7, Cache 2), Jackson, Wyoming. They also own the adjacent Lot (20 E. Simpson Ave | Lot 2, Blk. 7 Cache 2). They have three adult children; the local family is working together to generate a residential project in the Town of Jackson. Some of the housing units will be owner-occupied and other units will be made available on the rental market. The Family desires to best utilize their development and are taking advantage of the Housing Bonus Incentive (2:1).

An existing single-family residence and detached garage exist on Lot 1; these structures will be removed.

The Schwartz Family desires to **create four residential townhouse units (with three basement Accessory Residential Units)**. These units will become a townhouse subdivision with a homeowners association.

The Schwartz Family is a multi-generational local (native) family in Jackson. Again, Cheryl and Bill have three adult children that were raised here: Leah, Will, and Maggie. Bill & Cheryl will have Townhouse Unit 1; Leah Schwartz and her husband Brad Adams will raise their two young children in Townhouse Unit 2; Will Schwartz will have Townhouse Unit 3; Maggie Schwartz (and her large Bernese Mountain Dog) will have Townhouse Unit 4.

This project is a private residential project (not a commercial multi-family project). We are working closely with the Town of Jackson Building Official to keep these structures as one and two-family structures through proper fire-separations and property boundaries. This project is being presented to the Design Review Committee on a Building Permit level based on its location within the Town of Jackson's Office Residential (OR) zone.

The property is located in a **transitional neighborhood with a mix of public and private uses** as well as both commercial and residential. The structures in this neighborhood vary in size and age; there is a range from small historic structures to the large and fairly recent Center for the Arts.

Per the Town of Jackson Land Development Regulations, part of the intent of the Office Residential (OR) zone is to provide for **a mix of higher intensity housing options**. This project supports that intent.

Per the Comprehensive Plan, this project located in District 2.2 (South Cache Corridor) supports the future goal of this transitional subarea as a vibrant pedestrian-oriented corridor with mixed use and residential structures. The structures in this residential project will be two stories and located along the streets of East Simpson Avenue & South Cache Street.

The structures in this residential project engage the surrounding streets and maximize the potential of each unit to best provide comfortable living for local working residents (including a workforce deed restricted unit + 3 accessory residential units).

PROJECT GOALS: The Schwartz Family is striving to achieve an **attractive residential housing project with vibrant landscaping that they can afford to construct**. We are working to generate structures with simple forms that will be welcome additions to the existing neighborhood. **Creating an enjoyable pedestrian experience for the public while maintaining privacy for the residents is a goal.**

Density is not exceeded for the site. The buildings will not exceed two stories. The bulk and scale of the proposed addition will be appropriate for the neighborhood.

FORM & MATERIALS: We are creating simple structures that will allow simple construction (with strict adherence to fire separation needs). Simple rooflines, simple forms, and simple materials are being utilized to express a style of tradition, charm, and comfort.

The structures are not large. The height does not exceed 29'-0" and wall planes do not exceed 26'-0" feet without massing variation (13'-6" is not exceeded without window/door placement). Material changes and changes of material direction are at work to break up the massing of the buildings; achieving simple foundations and simple forms are principle economic goals for these structures.

Friendly exterior porches are integrated to engage a front entry with East Simpson Avenue and to create an internal "neighborhood courtyard."

The selected **exterior materials are very appropriate for a residential project in the existing neighborhood**. A combination of horizontal siding and vertical board & batten siding will be used to break up the massing. LP SmartSide is currently being considered (in classic residential colors - samples provided). Wood trim and fascia painted white will be used on all units. Aluminum clad wood windows have been selected for durability and efficiency (black exterior cladding color). Asphalt shingles (color: charcoal) will be used for the roofing. Black or dark gray flashing to match roof and window cladding is proposed. Simple exterior light fixtures (metal: black or dark bronze) that meet the local lighting regulations are proposed.

SITE & LANDSCAPE: We are working with Jorgensen Associates to meet all grading, erosion, and stormwater management needs. The sidewalk along Cache Street will be repaired if damaged during construction and the existing curb cut will be replaced with a sidewalk and planting strip/street buffer. The sidewalk along East Simpson Avenue will be extended across the property. **Creating a positive pedestrian experience while maintaining privacy for the residents is desired.**

Entry points into the residential project will be clear, engaging, and intended for the private residents.

We are working with Verdone Landscape Architects to enhance outdoor space. The VLA Team has selected locations and species of appropriate trees and shrubs for our climate/location. There is a desire to create a positive transition between the public streetscape and the private residential spaces.

The utilities for this project will be buried.

PARKING & SNOW STORAGE: Parking will be provided off the alley on-site and through a shared parking agreement with the adjacent lot (20 E Simpson: office use, same Owner). Four spaces will be tuck-under parking below the exterior deck space of Units 3 & 4. Five spaces and the associated snow storage will be located along the alley on the adjacent lot. There are ample street parking options for short-term visitors.

Note: Asphalt shingles are being utilized to help keep snow on the roofs of the structures; the setbacks will provide snow storage along the sides of the structures.

TRASH STORAGE: Storage sheds will be integrated into the project at the parking area along the alley.

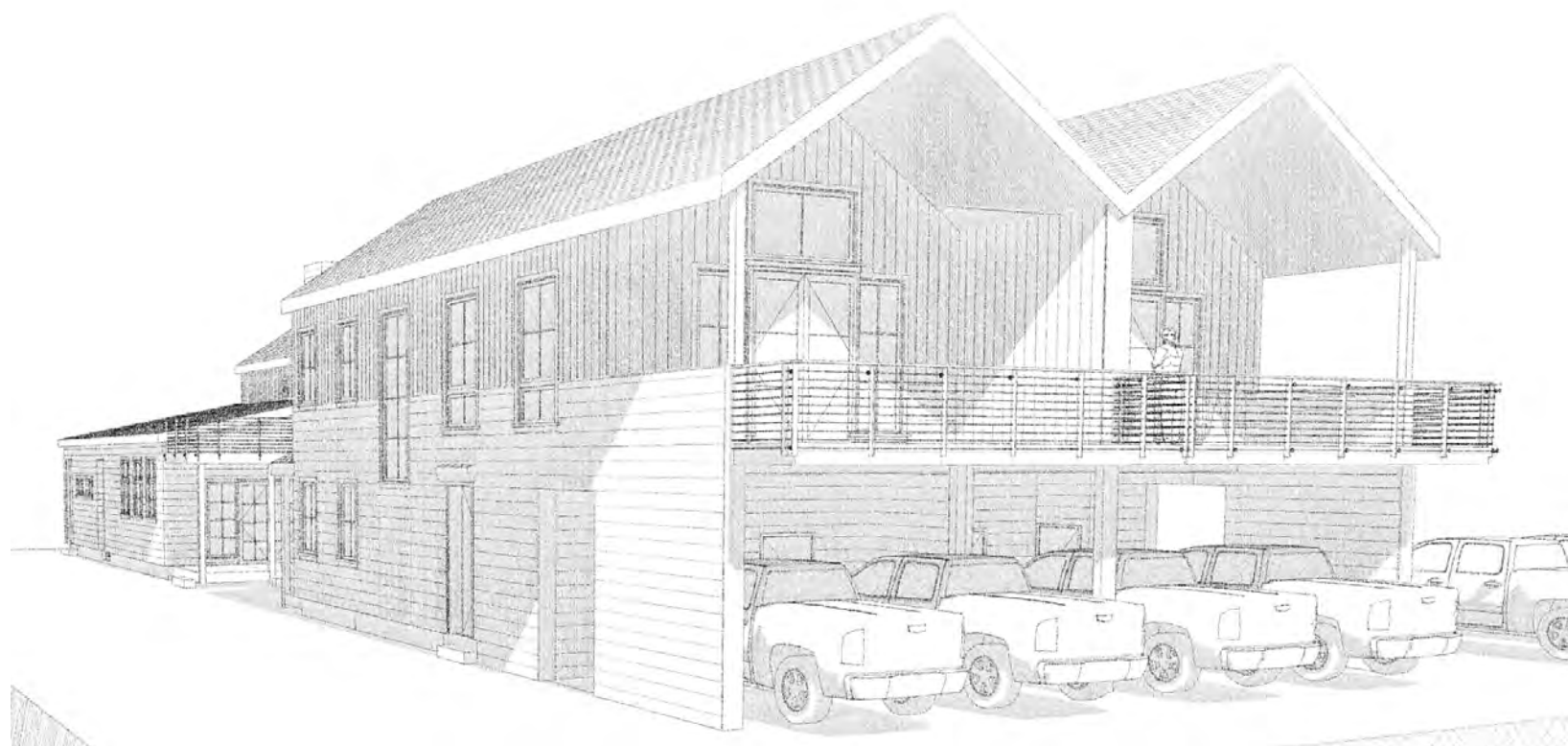
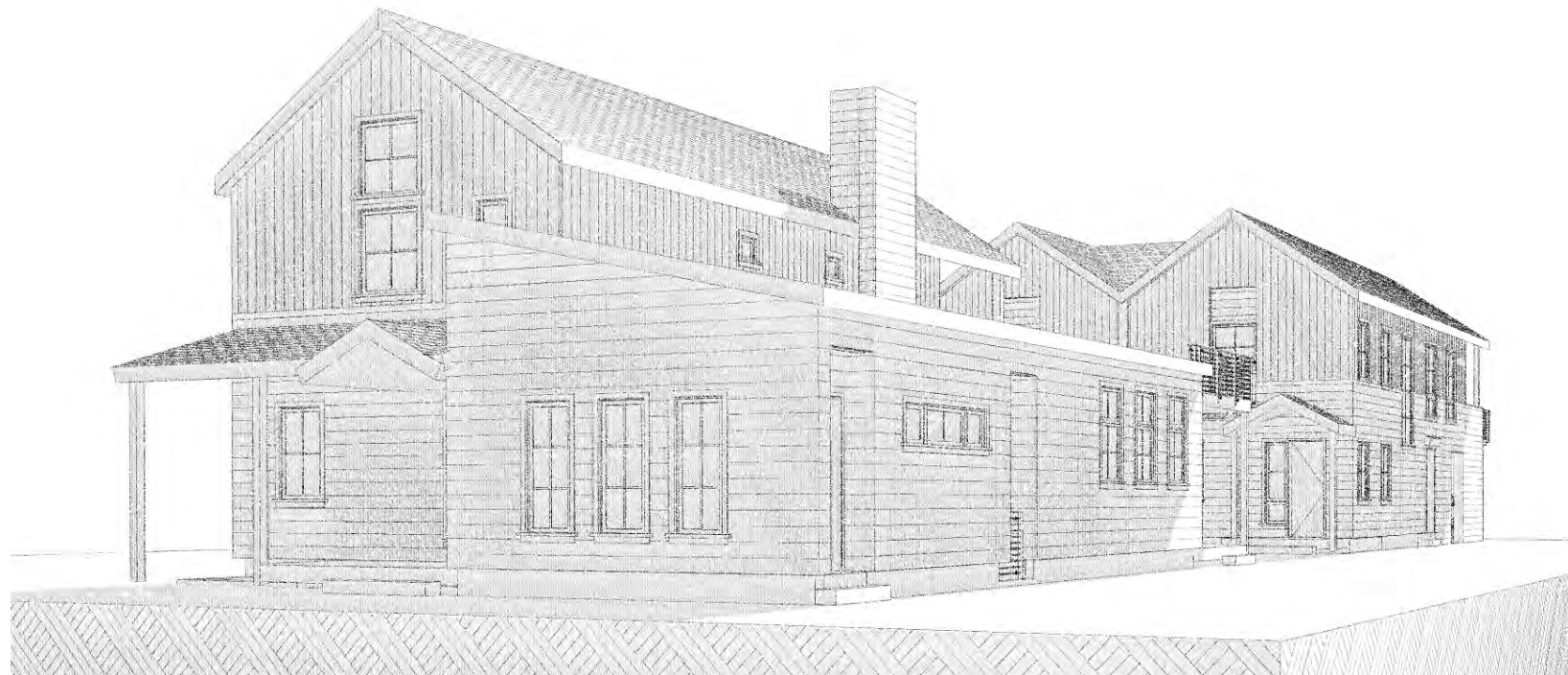
TEN EAST SIMPSON

Schwartz Family: Design Review Committee Presentation

10 E Simpson Avenue
Lot 1, Blk. 7, Cache 2
Jackson, WY 83001
Parcel: 22-41-16-34-2-14-008
Acreage: 0.17 acres (7431.23 square feet)

Owners: William P. Schwartz & Cheryl Ranck Schwartz
PO Box 4145, Jackson, WY 83001

Town of Jackson Zoning: Office Residential (OR)
Comprehensive Plan Character District 2: Town Commercial
Core + Subarea 2.2: Snow King and South Cache Corridors





Existing Context

SITE: 10 East Simpson Ave, Jackson, Wyoming



E. Simpson Ave looking west towards the Site and neighboring property



E. Simpson Ave looking northwest towards neighboring property



Corner of S Cache St & E. Simpson Ave looking southeast towards the Site



South Cache Street looking northeast towards the Site



South Cache Street looking east towards the Site



E. Simpson Avenue looking southeast towards the Site and neighboring property



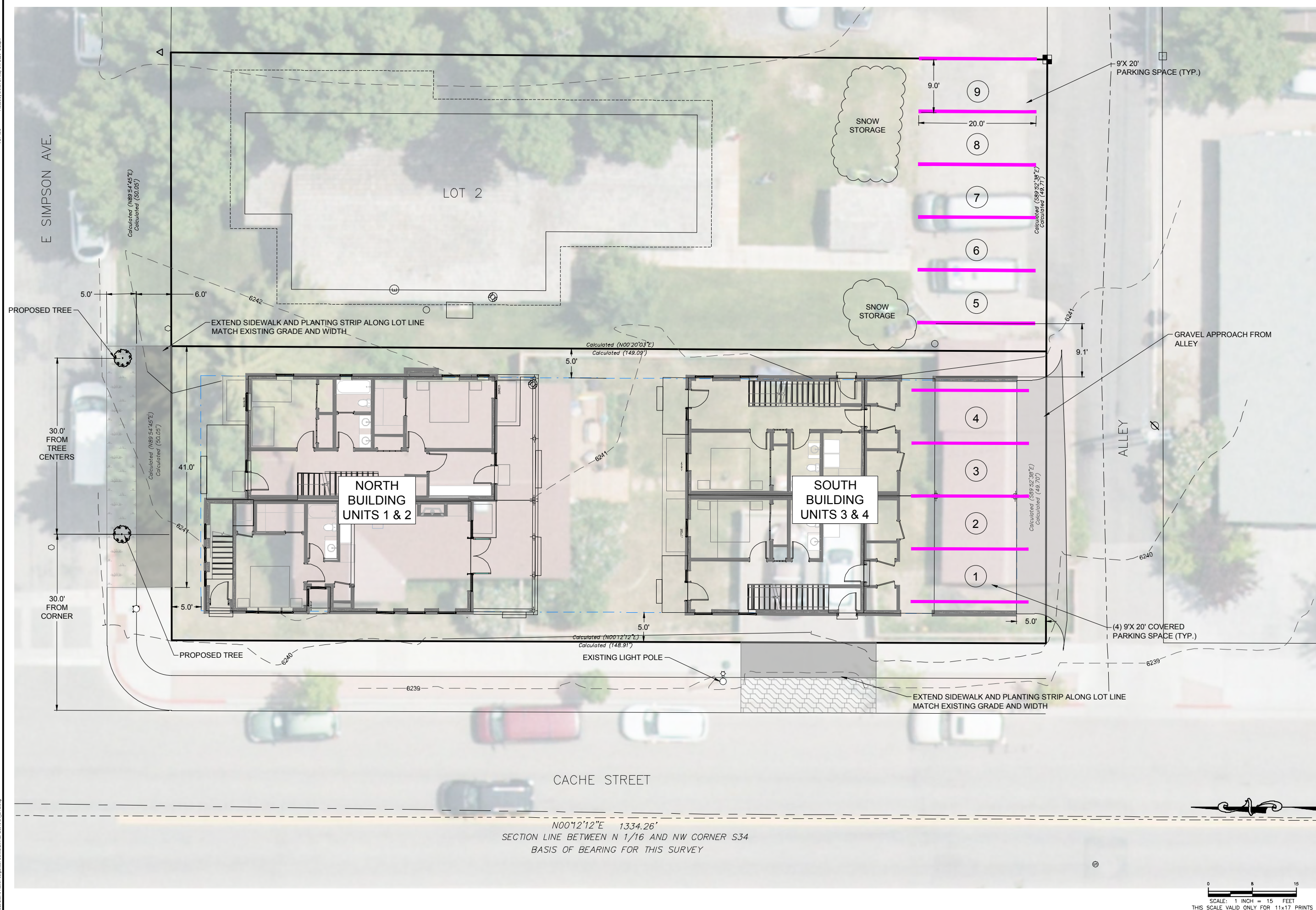
PROJECT TITLE:
SCHWARTZ, WILLIAM P. ET AL
DESIGN REVIEW COMMITTEE
10 E SIMPSON AVENUE
LOT 1, BLK. 7, CACHE 2
JACKSON, WYOMING

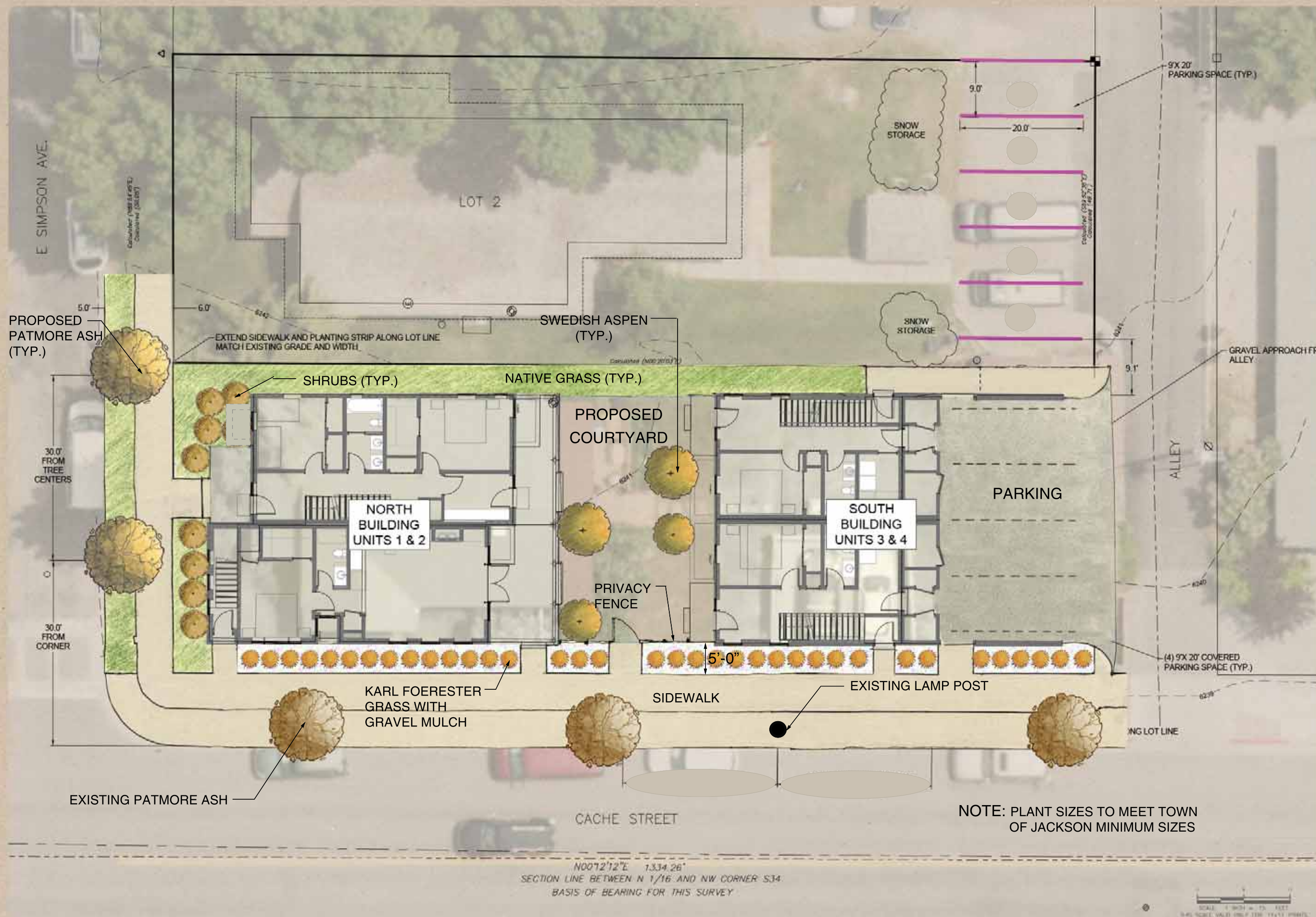
SHEET TITLE:
DRC EXHIBIT

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DA
DRC EXHIBIT	05.04.2

PROJECT NUMBER	20016
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SHEET
EXHIBIT





Landscape Architecture . Land Planning

75 East Kelly Avenue
P.O. Box 4759 Jackson Hole, Wyoming
Tel 307.733.3062 Fax 307.739.9126

SHWARTZ APARTMENTS LANDSCAPE CONCEPT

MAY 4, 2020





Proposed:
Swedish Aspen



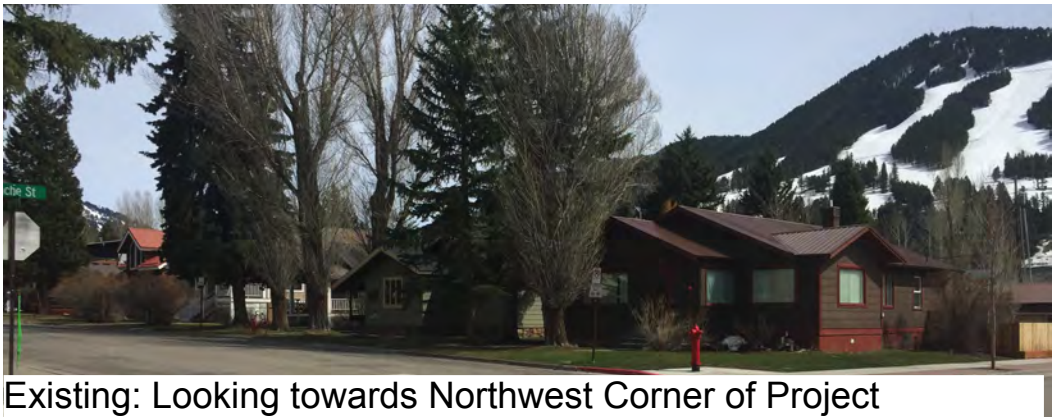
Proposed: Karl
Forester Grasses



Proposed:
Patmore Ash



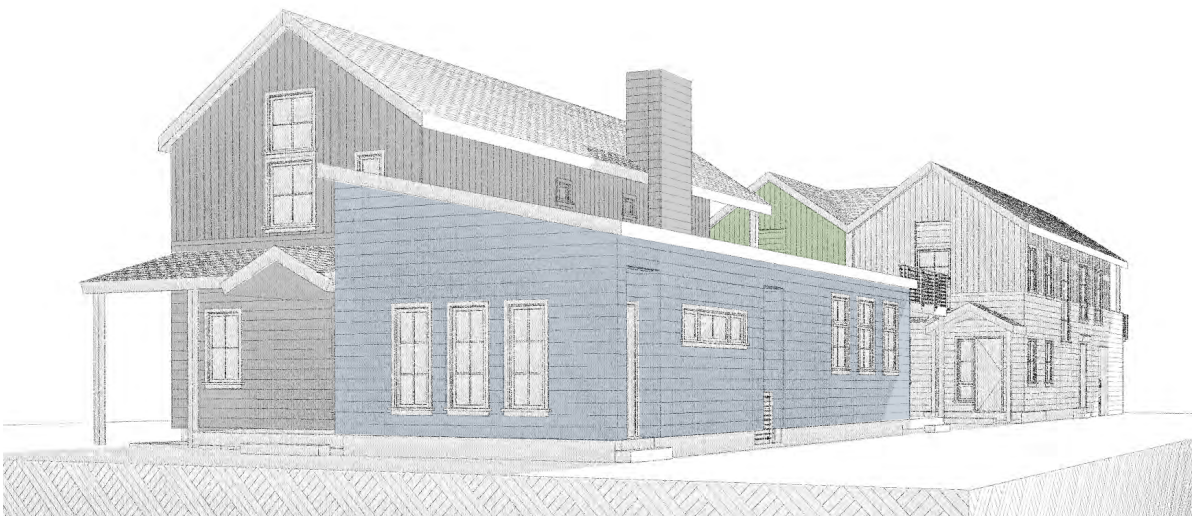
Existing: Looking towards Southwest Corner of Project



Existing: Looking towards Northwest Corner of Project



Proposed: Looking towards Southwest Corner of Project



Proposed: Looking towards Northwest Corner of Project





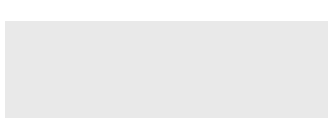
Exterior Siding: LP SmartSide



Siding Color: Stormy Day



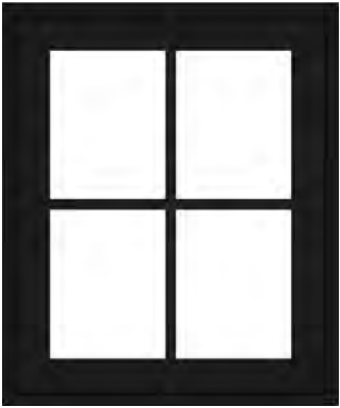
Siding Color: Midnight Gray



Trim/Fascia/Column:
Painted Wood (color: All
White)



Roofing: Asphalt Shingles
(color: Charcoal)



Windows: Aluminum Clad
Wood Windows
(frame color: Ebony)



Light Fixtures: Black Metal

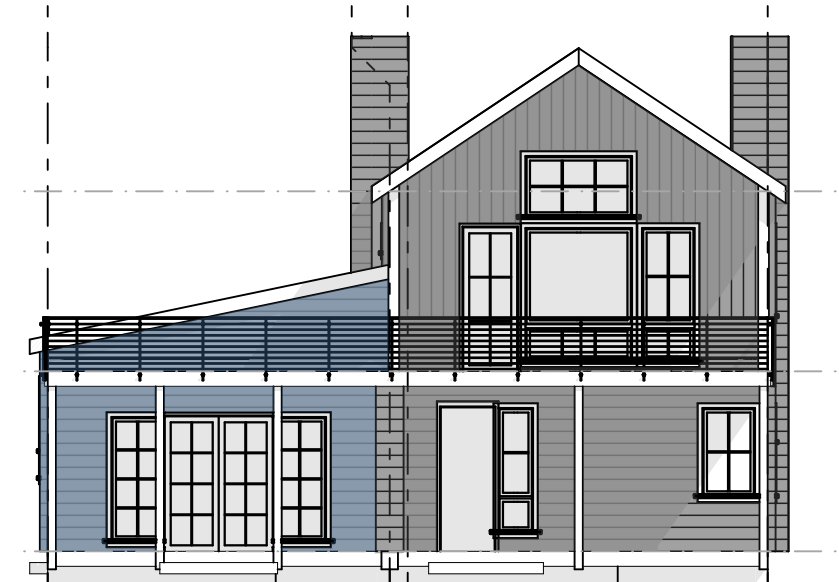


Railing: Painted Black Metal



UNITS 1 & 2: NORTH ELEVATION

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



UNITS 1 & 2: SOUTH ELEVATION

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

+20'-0"
3 T.O. PLATE

+10'-0"
2 T.O. SECOND SUBFLOOR

±0"
1 T.O. MAIN SUBFLOOR

UNITS 1 & 2: WEST ELEVATION

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



+20'-0"
3 T.O. PLATE

+10'-0"
2 T.O. SECOND SUBFLOOR

±0"
1 T.O. MAIN SUBFLOOR

UNITS 1 & 2: EAST ELEVATION

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





Exterior Siding: LP SmartSide
6" Horizontal Boards + Vertical Board & Batten



Trim/Fascia/Columns:
Painted Wood (color: All White)



Roofing: Asphalt Shingles
(color: Charcoal)



Windows: Aluminum Clad
Wood Windows
(frame color: Ebony)



Light Fixtures: Black Metal



Railing: Black Metal



UNITS 3 & 4: NORTH ELEVATION
SCALE: 3/32" = 1'-0"

+20'-0"
3 T.O. PLATE

+10'-0"
2 T.O. SECOND SUBFLOOR

±0"
1 T.O. MAIN SUBFLOOR

UNITS 3 & 4: WEST ELEVATION
SCALE: 3/32" = 1'-0"



UNITS 3 & 4: SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

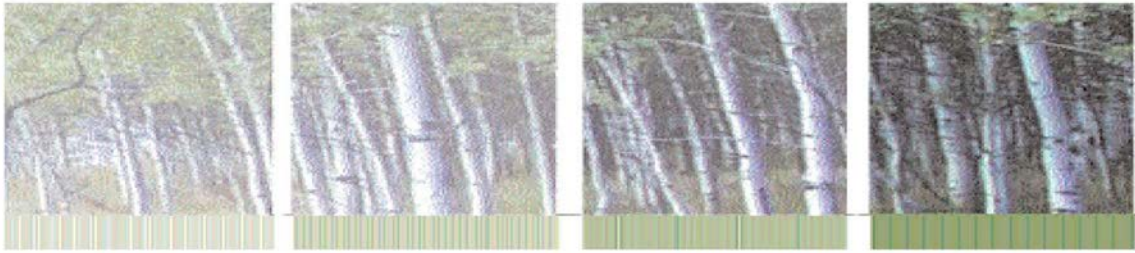
+20'-0"
3 T.O. PLATE

+10'-0"
2 T.O. SECOND SUBFLOOR

±0"
1 T.O. MAIN SUBFLOOR

UNITS 3 & 4: EAST ELEVATION
SCALE: 3/32" = 1'-0"





Town of Jackson Design Guidelines Checklist

Meeting Date: May 13, 2020

Item Number: P20-085

Applicant: Katie Wilson / Hawtin Jorgensen Architects

Address: 10 E Simpson Avenue

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: This project is located at 10 E Simpson Avenue in the Office Residential (OR) zoning district. The applicant is proposing to construct 4 townhome units, 1 below grade workforce deed restricted unit, and two below grade Accessory Residential Units (ARUs) on the approximately 7,500 square foot lot. Units 1 and 2 are attached with a shared roof and units 3 and 4 are attached with a shared roof. Following Building Permit approval, the applicant intends to subdivide the property via a Townhouse Plat. The applicant intends to utilize the workforce housing bonus in order to maximize the habitable square footage allowed on the lot, which results in the workforce deed restricted unit. Parking for the proposed residential uses is located off of the alley on the southern end of the lot and in the same location on the adjoining lot to the east, 20 E. Simpson, which is under common ownership. A shared parking agreement will be required at time of Building Permit submittal.

The Design Guidelines apply to all development within the OR zone which requires the applicant to obtain approval from the Design Review Committee.

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 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: Rusty Parrot Lodge
Physical Address: 175 N. Jackson St.
Lot, Subdivision: Lots 1, 2, 3 Blk 4, Town of Jackson PIDN: 22-41-16-28-4-11-001

PROPERTY OWNER.

Name: Harrison Hospitality Properties, LP Phone: _____
Mailing Address: PO Box 1657. Jackson, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Y2 Consultants, Hal Hutchinson Phone: 307-699-0265
Mailing Address: PO Box 2870 ZIP: 83001
E-mail: hal@Y2Consultants.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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

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 #: _____ PAP 20-013 _____ 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?

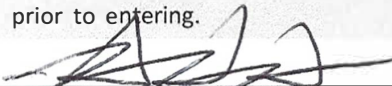
☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

☐ **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

RONALD H. HARRISON

Name Printed

5/5/2020

Date

MEMBER

Title

Rusty Parrot Lodge and Spa

Design Review Committee Narrative:

Introduction:

A long standing and outstanding lodge in Jackson Hole, The Rusty Parrot suffered a devastating fire on November 18, 2019. The owners, Harrison Hospitality Properties, L.P. are committed to rebuild. Their goal is to return to the Town of Jackson a first-class accommodation and develop a building of the highest quality of architecture and design that will endure and become a treasured Jackson Hole landmark for years to come.

To achieve this goal, the owners are submitting a Development Plan application for approval of a new lodge building that will contain a total of 40 hotel rooms, 6 spa treatment rooms, a restaurant, and various hotel amenities, including common areas for guests, and an outdoor gathering area and spa. The plans for this new lodge building include an off-street Porte-cochere for guest vehicular drop off and pick up and an underground garage to accommodate the parking needs for the project.

In the interest of providing an attractive, first class lodging facility, the owners seek to construct a new facility that is designed in the style and form of a traditional western lodge building while including a modern design approach using high quality materials and creative elements.

To achieve these goals the owners selected Rowland and Broughton architects. With extensive experience in hotel design and mountain town architecture they have carefully considered the location, context and Town of Jackson regulations and design guide lines in presenting the attached plans for your consideration.

Response to Design Guidelines:

Vision Statement:

The Rusty Parrot Proposal seeks to replace a long-standing lodging facility and update and improve its design. Located at the corner of Jackson Street and Gill Avenue across from Miller Park the design for the new building engages both Jackson Street and Gill Avenue. Utilizing an off-street Porte Cochere as well as prominent entries the building engages the street and provides visual interest. Utilizing a mix of traditional roof forms set back from the property line and lower wall areas having varying materials that both ground the building and engages pedestrians. This approach results in a building that infuses innovative design while respecting the regional vernacular.

Public Space:

The primary street façade along Jackson Street utilizes a variety of wall planes and materials to create visual interest. While the Town's Pedestrian Frontage regulations limit pedestrian frontage options to either "Covered Walkway" or "Trees in Grates" we feel that allowing the project to utilize "Trees in Lawn" as an option will accentuate the design, the pedestrian experience and maintain consistency with the surrounding neighborhood.

The blocks of Jackson and Gill streets where the Rusty Parrot is located have no traditional sidewalks and very little pedestrian realm. They include a good deal of trees and other vegetation inside the curb. While the owner appreciates the value of sidewalks and is pleased to be able to include them in the project, maintaining the more vegetative character of both streets. Allowing trees in Lawn" at this location will help achieve this.

In addition, the design includes a pull in porte cochere that effectively gets guest pick-up and drop-off off the street, resulting in a more safe and pleasant pedestrian experience at the sidewalk. This also effectively screens the vehicles and buffers the automobile from pedestrians. The use of an underground parking garage accessed from the rear, north-west corner of the lot further achieves this buffering.

Composition:

The proposed building's massing includes engaging lower level elements with various entries, including pedestrian entries to the porte cochere areas. At the upper levels, the building employs more traditional roof forms and wall forms that soften the building's presence at height.

Massing:

A variety of all planes along the lower level achieves the goal of subtractive massing while the upper floor stepbacks, forms and use of traditional materials that are permeable achieve the goals for of using additive and subtractive massing to reduce visual impact.

The use of a variety of roof pitches and forms provides the goal of linking smaller masses while the use of flat roofs along the building edges at the lower levels achieves an engaging street presence while avoiding the challenges of roofs shedding into the right-of way. This design also achieves the goal of providing a street wall that defines the sidewalk and street.

Materials:

The use of natural materials, including stone, wood siding and timber framing along the building façade responds to the immediate and surrounding areas. The use of these materials at varying locations and heights respects their inherent properties and provides a variation in how walls and wall planes are treated.

PROJECT IMAGES

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



APPROACH ON GILL AVE.



PEDESTRIAN APPROACH N. JACKSON STREET

VICINITY MAP (N.T.S.)



PROJECT DIRECTORY

OWNER:	HARRISON HOSPITALITY PROPERTIES, LP 175 N JACKSON ST JACKSON, WY 83001 PHONE: 307-733-2000 CONTACT: BRANDON HARRISON RON HARRISON CELL: 307-690-6968 email: bharrison@rustyparrot.com
ARCHITECT:	ROWLAND+BROUGHTON ARCHITECTURE AND URBAN DESIGN 500 W. MAIN ST. ASPEN, CO 81611 PHONE: 970.544.9006 FAX: 970.544.3473 CONTACT: SCOTT MCHALE scott@rowlandbroughton.com cell: 970.708.5035
PRECON CONTRACTOR:	BIG D SIGNATURE 1705 HIGH SCHOOL RD BLDG 100, STE 150 JACKSON, WY, 83002 PHONE: 307-215-8097 CONTACT: SHANDON BRINKERHOFF cell: 307-413-9881 email: shandon.brinkerhoff@big-d.com
LAND PLANNER:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: SCOTT PIERSON HAL HUTCHINSON cell: 307-699-0265 Hal 307-413-8522 Scott email: scott@y2consultants.com hal@y2consultants.com
SURVEYOR:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: MARK FELLERMAN cell: 307-413-5429 email: mark@y2consultants.com
CIVIL ENGINEER:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: VINCE ROUX cell: email: vince@y2consultants.com
GEOTECHNICAL ENGINEER:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: ZIA YASROBI, PE cell: email: zia@y2consultants.com
LANDSCAPE ARCHITECT:	AGROSTIS, INC. PO BOX 3074 1130 MAPLE WAY, SUITE #2C JACKSON, WY 83001 CONTACT: HEATH KUSZACK, PLA, CLARB, ASLA cell: 307-413-1883 email: heath@agrostisinc.com
STRUCTURAL ENGINEER:	KLAA, INC. 215 N. 12TH STREET, UNIT E CARBONDALE, CO 81623 CONTACT: DAN DOHERTY cell: 970-948-7464 email: ddoherty@klaa.com

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A0.1	COVER
A0.6	FLOOR AREA CALCULATIONS
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED PEDESTRIAN FRONTAGE PLAN
A1.3	PROPOSED SITE PLAN @ BASEMENT LEVEL
A1.4	PROPOSED SITE LIGHTING CONCEPTS
A1.5	PROPOSED SITE LIGHTING EXAMPLES
A1.6	PROPOSED SNOW STORAGE PLAN
A2.0	PROPOSED BASEMENT FLOOR PLAN
A2.1	PROPOSED LEVEL 1 FLOOR PLAN
A2.2	PROPOSED LEVEL 2 FLOOR PLAN
A2.3	PROPOSED LEVEL 3 FLOOR PLAN
A2.4	PROPOSED ROOF LEVEL PLAN
A4.1	EXTERIOR ELEVATIONS
A4.1_A	EXTERIOR ELEVATIONS LDR COMPLIANCE
A4.2	EXTERIOR ELEVATIONS
A4.2_A	EXTERIOR ELEVATIONS LDR COMPLIANCE
A4.3	EXTERIOR ELEVATIONS
A4.3_A	EXTERIOR ELEVATIONS TOJ COMPLIANCE
A4.4	EXTERIOR ELEVATIONS
A4.4_A	EXTERIOR ELEVATIONS TOJ COMPLIANCE

SURVEY	
1 OF 2	SURVEY
2 OF 2	SURVEY
CIVIL	
C0.1	NOTES
C1.1	EXISTING CONDITIONS
C2.1	FINISHED CONDITIONS
C3.1	GRADING PLANS - SITE PLAN
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C3.3	GRADING PLANS - CURB & GUTTER P & P 1
C3.4	GRADING PLANS - CURB & GUTTER P & P 2
C3.5	GRADING PLANS - CURB & GUTTER P & P 3
C3.6	GRADING PLANS - RAMP P & P
C4.1	UTILITY PLANS - SITE PLAN
C4.2	UTILITY PLANS - POWER
C4.3	UTILITY PLANS - BASEMENT PLAN
C4.4	STORMWATER PLAN
C4.5	STORMWATER P&P
C5.1	FEASIBILITY GRADING - ALLEY P&P

LANDSCAPE	
L1.0	DEVELOPMENT PERMIT APPLICATION - LANDSCAPE PLAN



rowland+broughton
architecture / urban design / interior design

500 w. main st.
aspen, co 81611
970.544.9006

1830 blake st.
denver, co 80202
303.308.1373

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

PROJECT INFORMATION AND ZONING SUMMARY

PROJECT:	175 N JACKSON ST JACKSON, WY 83001	FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):	1 HOUR, STRUCTURE, SEE CODE SHEETS
PARCEL ID:	22-41-16-28-4-11-001	SETBACKS	
PERMIT #:	PENDING	SIDE:S	0' or 5'-0" SEE SITE PLAN
LEGAL DESCRIPTION:	LOT 1,2,3, BLK 4, JACKSON	PRIMARY:	5'-0" RANGE FROM PEDESTRIAN FRONTAGE SETBACK SEE SITE PLAN
ZONE DISTRICT:	DC, DOWNTOWN CORE	REAR:	0' or 5'-0" SEE SITE PLAN
HEIGHT LIMIT:	48' FOR 5/12 OR STEEPER; 42' FOR LESS THAN 5/12	INSULATION REQUIREMENTS	PER 2012/2015 IECC TETON COUNTY - CLIMATE ZONE 7 MAXIMUM GLAZING U-FACTOR: 0.37 OPERABLE / 0.29 FIXED MIN. CEILING R-VALUE: R-49 OR R-35ci MIN. WALL R-VALUE: R-13 & R-7.5ci OR R-20 & R-3.8ci MIN. FLOOR R-VALUE: R-30 MIN. BASEMENT WALL R-VALUE: R10ci MIN. SLAB PERIMETER R-VALUE: R-15, 24" BELOW MIN. CRAWL SPACE WALL R-VALUE: R-10ci
LOT SIZE:	20,908 ± SF (0.48ACRES ±)		
OCCUPANCY CLASSIFICATION:	R-1, A-2, A-3, B, S-2 MIXED USE		
BUILDING TYPE:	TYPE VA, 1 HR, SEE CODE SHEETS		
FIRE SPRINKLER:	NFPA 13		

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

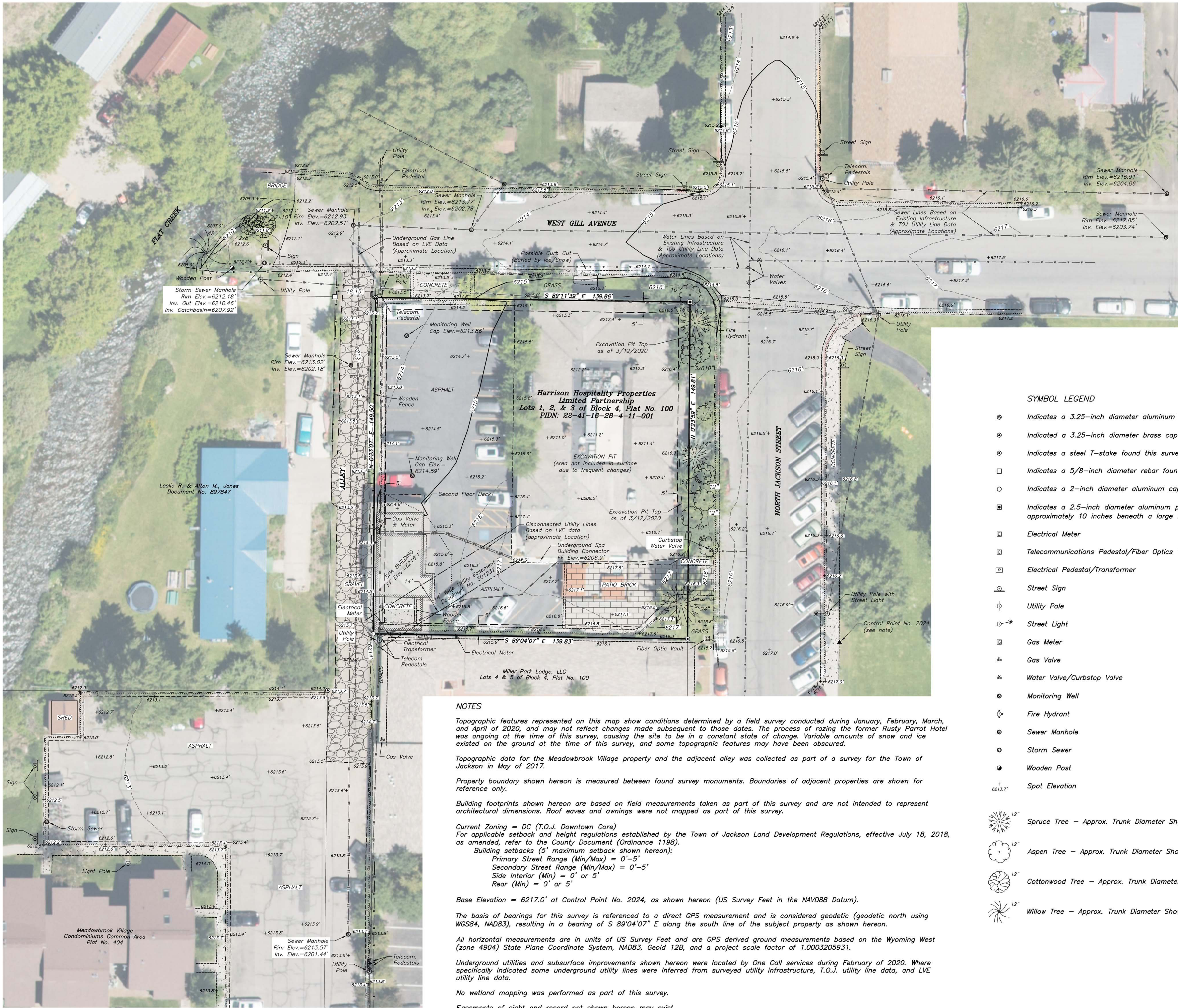
PROJECT NO:
22007

SHEET TITLE:
COVER

SCALE: 12" = 1'-0"

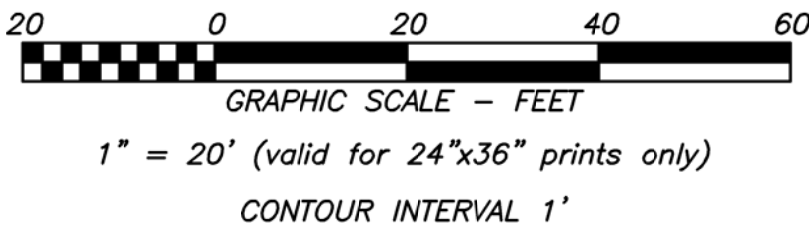
A0.1

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- LINEWORK LEGEND**
- Measured Property Boundary
 - Adjoining Property Boundary
 - Max Building Setbacks – Town of Jackson
 - Record Easement Line
 - Existing Building Perimeter
 - Building Deck/Wooden Bridge
 - Building on Adjoining Property
 - Flowline
 - Fenceline
 - Top Back of Curb
 - Underground Sewer Line
 - Underground Water Line
 - Underground Gas Line
 - Underground Telecommunications Line
 - Underground Power Line
 - Overhead Wire
 - Asphalt
 - Concrete
 - Patio Brick
 - Gravel
 - Index Contours
 - Intermediate Contours

- SYMBOL LEGEND**
- Indicates a 3.25–inch diameter aluminum cap inscribed "PE & LS 2612" found this survey
 - Indicated a 3.25–inch diameter brass cap with illegible markings found this survey
 - Indicates a steel T–stake found this survey
 - Indicates a 5/8–inch diameter rebar found this survey
 - Indicates a 2–inch diameter aluminum cap inscribed "PLS 6447" found this survey
 - Indicates a 2.5–inch diameter aluminum pipe monument with no cap found this survey. Pipe found approximately 10 inches beneath a large boulder, and appeared to be broken or sawed off.
 - Electrical Meter
 - Telecommunications Pedestal/Fiber Optics Vault
 - Electrical Pedestal/Transformer
 - Street Sign
 - Utility Pole
 - Street Light
 - Gas Meter
 - Gas Valve
 - Water Valve/Curbstop Valve
 - Monitoring Well
 - Fire Hydrant
 - Sewer Manhole
 - Storm Sewer
 - Wooden Post
 - Spot Elevation
 - 12" Spruce Tree – Approx. Trunk Diameter Shown
 - 12" Aspen Tree – Approx. Trunk Diameter Shown
 - 12" Cottonwood Tree – Approx. Trunk Diameter Shown
 - 12" Willow Tree – Approx. Trunk Diameter Shown



NOTES

Topographic features represented on this map show conditions determined by a field survey conducted during January, February, March, and April of 2020, and may not reflect changes made subsequent to those dates. The process of razing the former Rusty Parrot Hotel was ongoing at the time of this survey, causing the site to be in a constant state of change. Variable amounts of snow and ice existed on the ground at the time of this survey, and some topographic features may have been obscured.

Topographic data for the Meadowbrook Village property and the adjacent alley was collected as part of a survey for the Town of Jackson in May of 2017.

Property boundary shown hereon is measured between found survey monuments. Boundaries of adjacent properties are shown for reference only.

Building footprints shown hereon are based on field measurements taken as part of this survey and are not intended to represent architectural dimensions. Roof eaves and awnings were not mapped as part of this survey.

Current Zoning = DC (T.O.J. Downtown Core)
For applicable setback and height regulations established by the Town of Jackson Land Development Regulations, effective July 18, 2018, as amended, refer to the County Document (Ordinance 1198).

Building setbacks (5' maximum setback shown hereon):
Primary Street Range (Min/Max) = 0'–5'
Secondary Street Range (Min/Max) = 0'–5'
Side Interior (Min) = 0' or 5'
Rear (Min) = 0' or 5'

Base Elevation = 6217.0' at Control Point No. 2024, as shown hereon (US Survey Feet in the NAVD88 Datum).

The basis of bearings for this survey is referenced to a direct GPS measurement and is considered geodetic (geodetic north using WGS84, NAD83), resulting in a bearing of S 89°04'07" E along the south line of the subject property as shown hereon.

All horizontal measurements are in units of US Survey Feet and are GPS derived ground measurements based on the Wyoming West (zone 4904) State Plane Coordinate System, NAD83, Geoid 12B, and a project scale factor of 1.0003205931.

Underground utilities and subsurface improvements shown hereon were located by One Call services during February of 2020. Where specifically indicated some underground utility lines were inferred from surveyed utility infrastructure, T.O.J. utility line data, and LVE utility line data.

No wetland mapping was performed as part of this survey.

Easements of sight and record not shown hereon may exist.



Y2 Consultants
180 South Willow St.
P.O. Box 2870
Jackson, WY 83001
Y2consultants.com

Existing Conditions Survey

Project Number - 19352
Project Path - F:\2019\19352_RustyParrot\Survey\ACAD\200427_COMBINED_ECS.dwg
Drawn By - MWW
Reviewed By -
Drawing Date - March 13, 2020
Revision Date - April 27, 2020

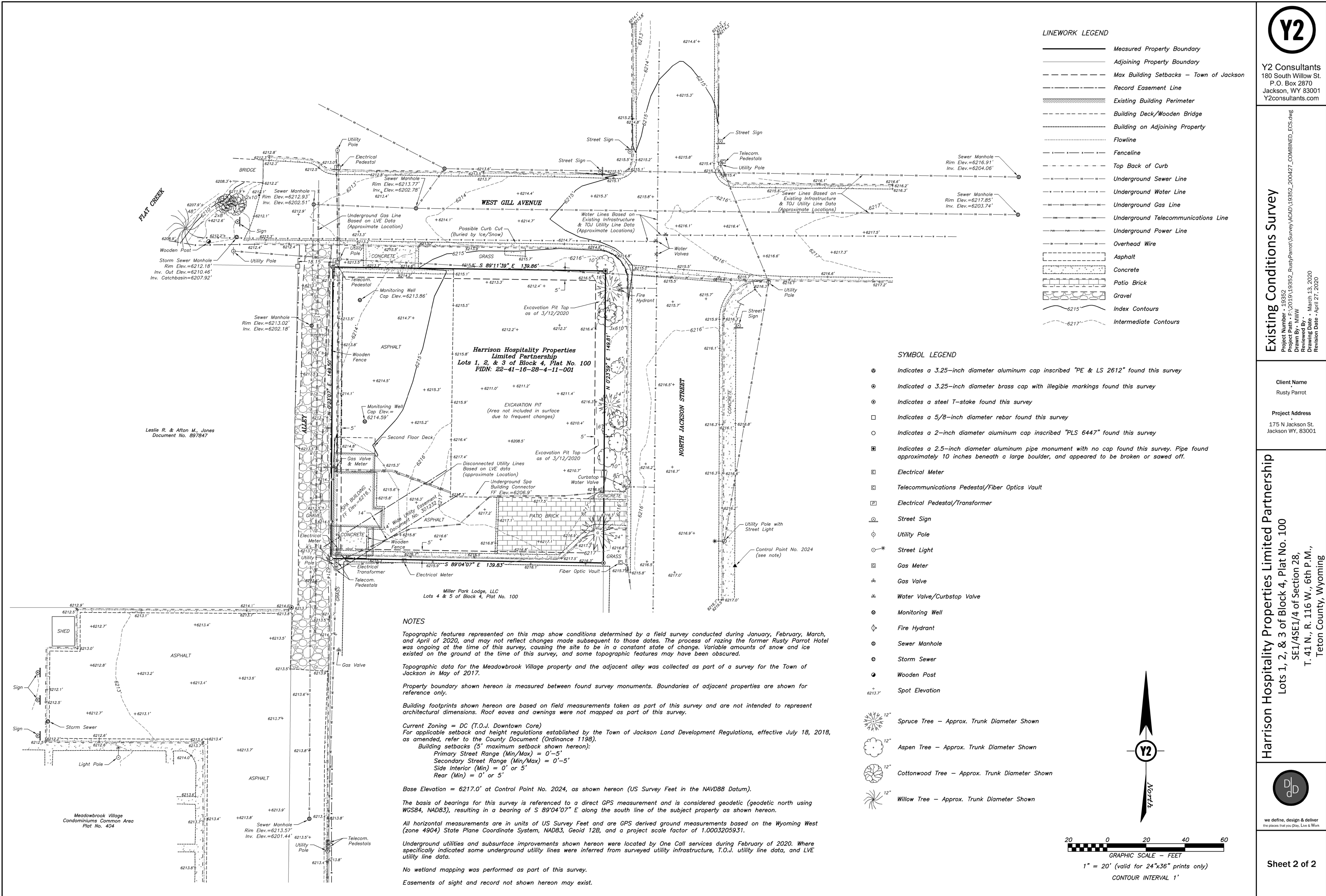
Client Name
Rusty Parrot

Project Address
175 N Jackson St.
Jackson WY, 83001

Harrison Hospitality Properties Limited Partnership
Lots 1, 2, & 3 of Block 4, Plat No. 100
SE1/4SE1/4 of Section 28,
T. 41 N., R. 116 W., 6th P.M.,
Teton County, Wyoming



we define, design & deliver
the pieces that you play, live & work



**RUSTY PARROT
LODGE**

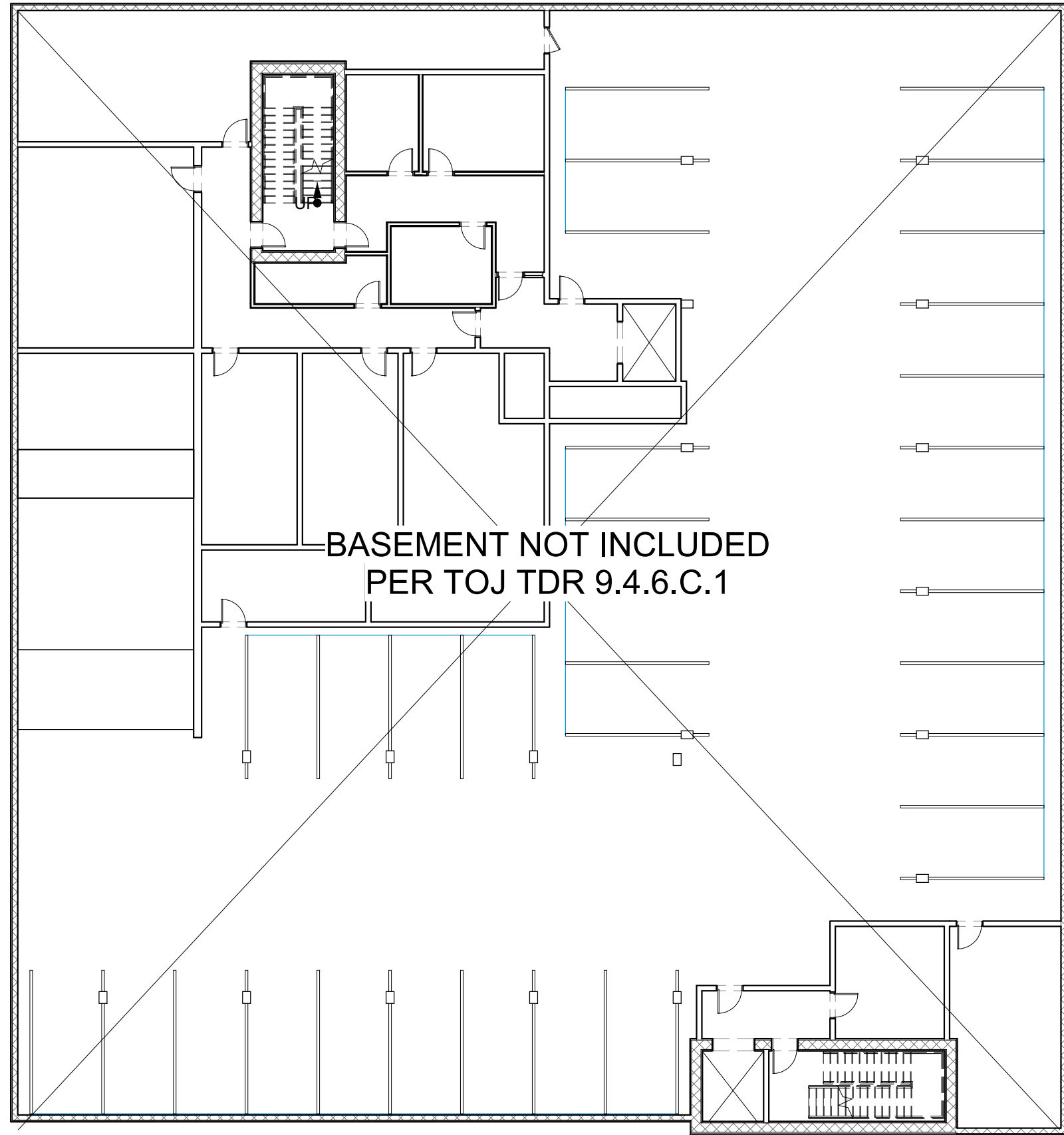
175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
**FLOOR AREA
CALCULATIONS**

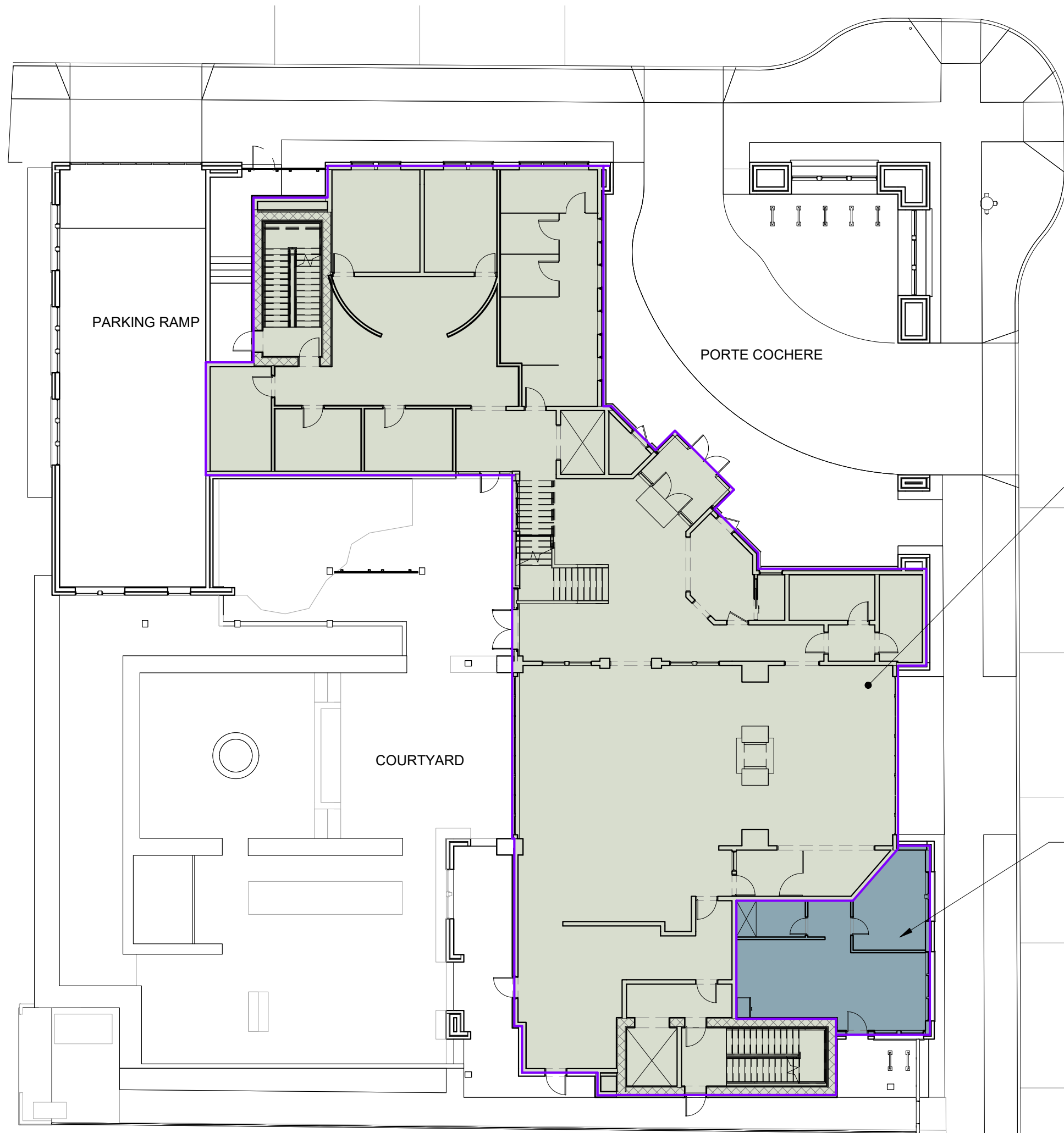
SCALE: 1/16" = 1'-0"

A0.6



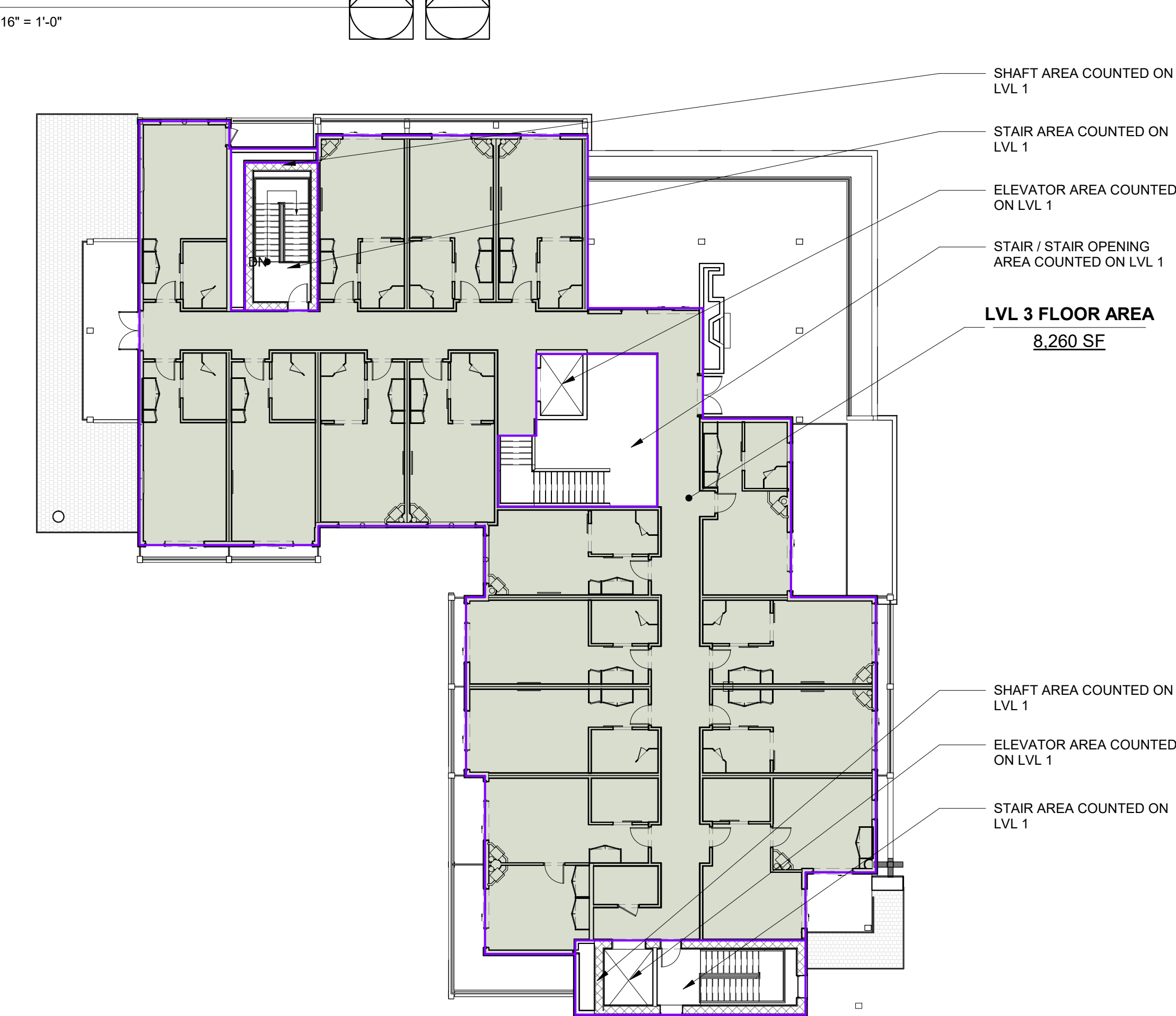
SITE AREA:	20927.57 SF
BUILDABLE AREA:	20,927.57 SF
FAR RATIO (TOJ LDR 2.2.10.2):	1.3
TOTAL ALLOWED FAR:	27,205.8 SF

PROPOSED FAR (GROSS AREA)	
AREA NAME	AREA
LVL 3 FLOOR AREA	8,260 SF
LVL 2 FLOOR AREA	11,407 SF
LVL 1 FLOOR AREA	7,235 SF
TOTAL FAR (27,205.8 SF ALLOWED)	26,902 SF



1
A0.6
BASEMENT LEVEL PROPOSED FAR
SCALE: 1/16" = 1'-0"

2
A0.6
LEVEL 1 PROPOSED FAR
SCALE: 1/16" = 1'-0"



3
A0.6
LEVEL 2 PROPOSED FAR
SCALE: 1/16" = 1'-0"

4
A0.6
LEVEL 3 PROPOSED FAR
SCALE: 1/16" = 1'-0"

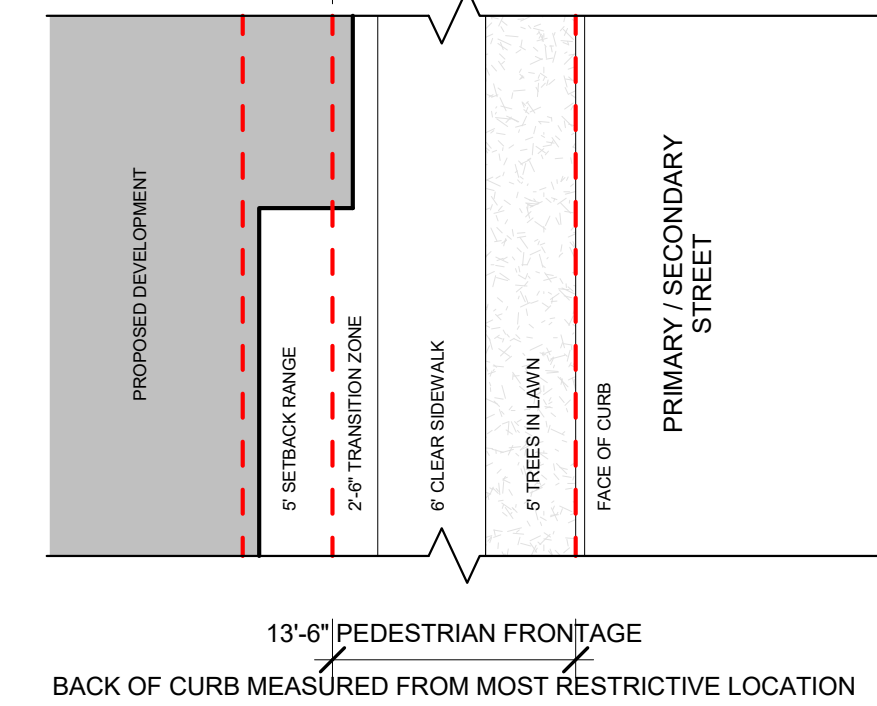


Consultants:

TREES IN LAWN (2.2.1.C.3) PROPOSED AS ALTERNATE TO TREES IN GRATES (2.2.1.C.2)

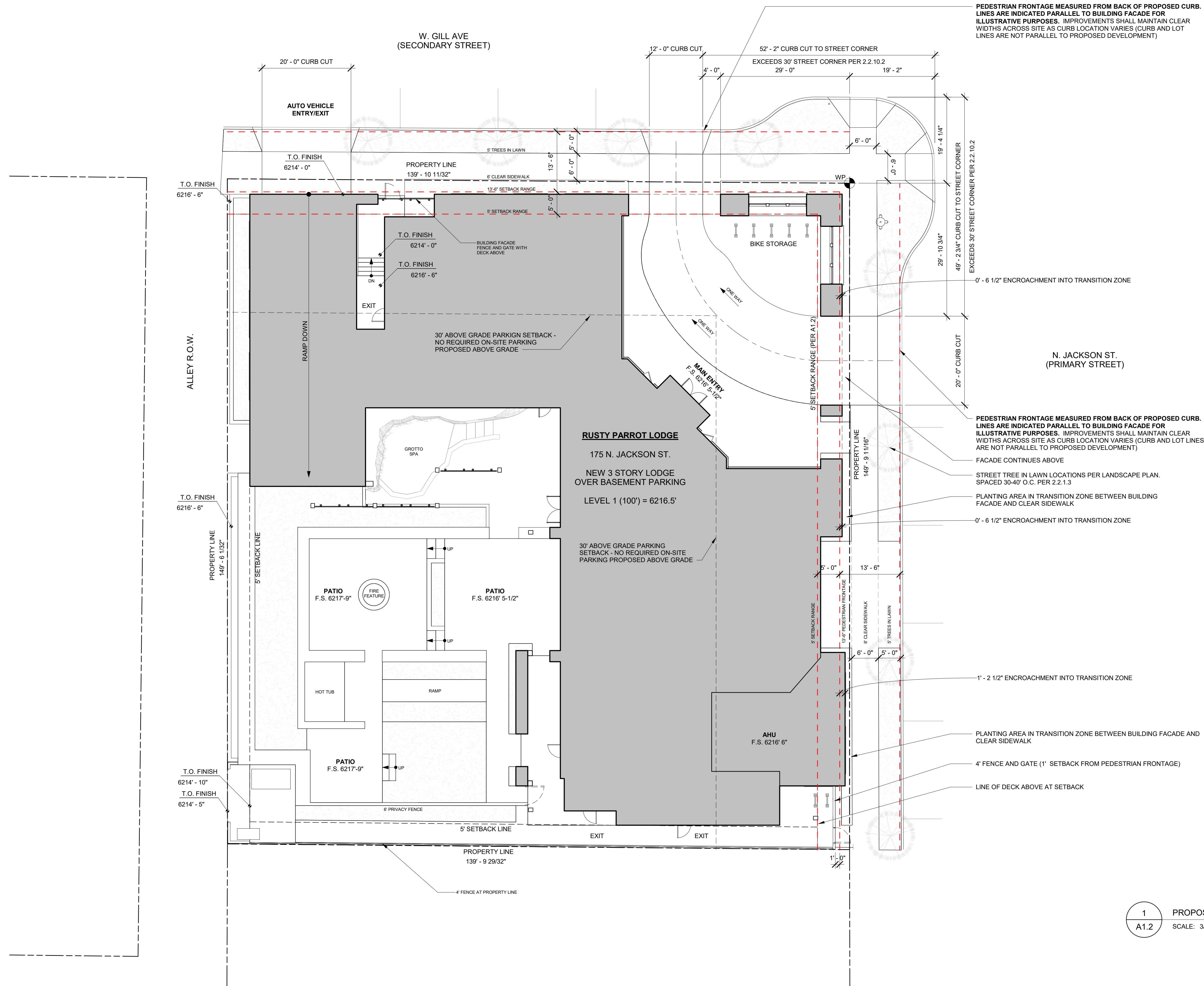
LINES ARE INDICATED PARALLEL TO BUILDING FACADE FOR
 ILLUSTRATIVE PURPOSES. IMPROVEMENTS SHALL MAINTAIN
 CLEAR WIDTHS ACROSS SITE AS CURB LOCATION VARIES (CURB
 AND LOT LINES ARE NOT PARALLEL TO PROPOSED DEVELOPMENT)

MAX. PROPOSED ENCROACHMENT 1'-21/2"



SHEET TITLE:
**PROPOSED
PEDESTRIAN
FRONTAGE PLAN**
SCALE: As indicated

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architecture / urban design / interior design

500 w. main st. 1830 blake st.
aspen, co 81611 denver, co 80202
970.544.9006 303.308.1373

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT
APPLICATION

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
**PROPOSED SITE
PLAN @ BASEMENT
LEVEL**

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

A1.3

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BASEMENT LEVEL CONSTRUCTION, EXCAVATION AND SHORING:
CONSTRUCTION OF THE BASEMENT WILL REQUIRE VERTICAL EXCAVATION AT OR NEAR THE PROPERTY LINE, ACCOMPLISHED USING ONE OF SEVERAL POTENTIAL SOIL STABILIZATION METHODS TO BE LATER DETERMINED AND SPECIFIED IN DETAIL BY THE GENERAL CONTRACTOR IN A SHORING PLAN TO BE PREPARED BY THE DESIGN TEAM.

SHORING PLAN DOCUMENTS WILL BE PROVIDED AS PART OF A CONSTRUCTION MANAGEMENT PLAN TO BE INCLUDED AS PART OF THE BUILDING PERMIT APPLICATION.

W. GILL AVE
(SECONDARY STREET)

AUTO VEHICLE
ENTRY/EXIT

PROPERTY LINE
139' - 10 11/32"

5' SETBACK RANGE (PER A1.2)

5' SETBACK RANGE (SEE A1.2)

N. JACKSON ST.
(PRIMARY STREET)

ALLEY R.O.W.

PROPERTY LINE
149' - 6 1/32"

5' SETBACK LINE

AUTO RAMP

RAMP UP

**BASEMENT PARKING
GARAGE**

LEVEL 0 (84'-0") = 6200.5'

PROPERTY LINE
149' - 9 11/16"

CONSTRUCTION BARRIERS TO SURROUND THE PROJECT DURING
CONSTRUCTION OF THE PROJECT

EXCAVATION AND SHORING GENERAL NOTES

EXCAVATIONS:
ALL PROPOSED EXCAVATION WORK WITHIN THE PROPERTY TO BE IN ACCORDANCE WITH TOU LDR'S SECTIONS 7.2.2.B.8, EXCEPT FOR RE-GRADING OF ADJACENT STREETSCAPES IN THE ROW AND TRENCHING FOR UTILITIES.

CUT AND FILL SLOPES:
ALL CUT AND FILL SLOPES WILL BE GRADED PER TOU LDR SECTION 5.7.2.B.10, EXCEPT WHERE PERMANENT OR TEMPORARY RETAINING WALLS ARE PROPOSED.

RETAINING WALLS:
ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT WILL BE DESIGNED BY A WYOMING PE PER 5.7.2.B.3.

SHORING TECHNIQUES:
SHORING TECHNIQUES CAN INCLUDE BOTH VERTICAL AND HORIZONTAL COMPONENTS. HORIZONTAL SHORING COMPONENTS HAVE THE POTENTIAL TO EXTEND ACROSS THE PROPERTY BOUNDARY AND INTO THE SUBSURFACE OF THE ADJACENT LANDS, WHERE POTENTIAL CONFLICTS WITH UTILITIES EXIST. THE SHORING DESIGN WILL USE A COMBINATION OF VERTICAL AND HORIZONTAL SYSTEMS TO AVOID THOSE CONFLICTS. COMBINATION SYSTEMS WILL EMPLOY VERTICAL ELEMENTS AT UPPER ELEVATIONS IN ORDER TO AVOID MAJOR ENCROACHMENTS BEYOND THE PROPERTY BOUNDARY. BELOW THE DEPTH OF UTILITIES, OTHER SHORING DESIGNS WITH HORIZONTAL ELEMENTS THAT ENCROACH INTO THE ROW MAY BE EMPLOYED AND WHICH WILL BE SUFFICIENTLY DEEP TO AVOID CONFLICTS AND DESTABILIZATION OF FOUNDATION/BEDDING MATERIALS FOR THOSE UTILITIES.

IN ACCORDANCE WITH TOU LDR SECTION 5.7.2.B.8 SHORING COMPONENTS WILL REMAIN WITHIN THE PROPERTY BOUNDARY, OR AN EASEMENT AND/OR ENCROACHMENT AGREEMENT WILL BE SOUGHT. TEMPORARY/ABANDONED SHORING ELEMENTS WILL NOT BE OF CONCERN FOR SUBSEQUENT EXCAVATIONS ON ADJACENT PROJECTS, PARTICULARLY THOSE RELATED TO TYPICAL WORK OCCURRING IN THE ROW.

DEWATERING:
IF DEWATERING BECOME NECESSARY DURING CONSTRUCTION IT WILL COMPLY WITH SECTION 5.7.4.B, AND ALL NECESSARY STATE PERMITTING AND DISCHARGE REQUIREMENTS WILL BE MET. METHOD AND LOCATION OF DISCHARGE WILL BE DETERMINED ONCE DEWATERING IS DETERMINED TO BE NECESSARY, AND WOULD BE COORDINATED WITH TOU PUBLIC WORKS.

BASEMENT LEVEL CONSTRUCTION, EXCAVATION AND SHORING:
CONSTRUCTION OF THE BASEMENT WILL REQUIRE VERTICAL EXCAVATION AT OR NEAR THE PROPERTY LINE, ACCOMPLISHED USING ONE OF SEVERAL POTENTIAL SOIL STABILIZATION METHODS TO BE LATER DETERMINED AND SPECIFIED IN DETAIL BY THE GENERAL CONTRACTOR IN A SHORING PLAN TO BE PREPARED BY THE DESIGN TEAM.

SHORING PLAN DOCUMENTS WILL BE PROVIDED AS PART OF A CONSTRUCTION MANAGEMENT PLAN TO BE INCLUDED AS PART OF THE BUILDING PERMIT APPLICATION.

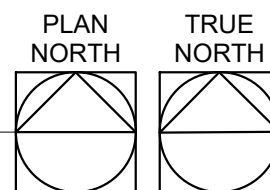
NEIGHBORING BUILDING ABOVE

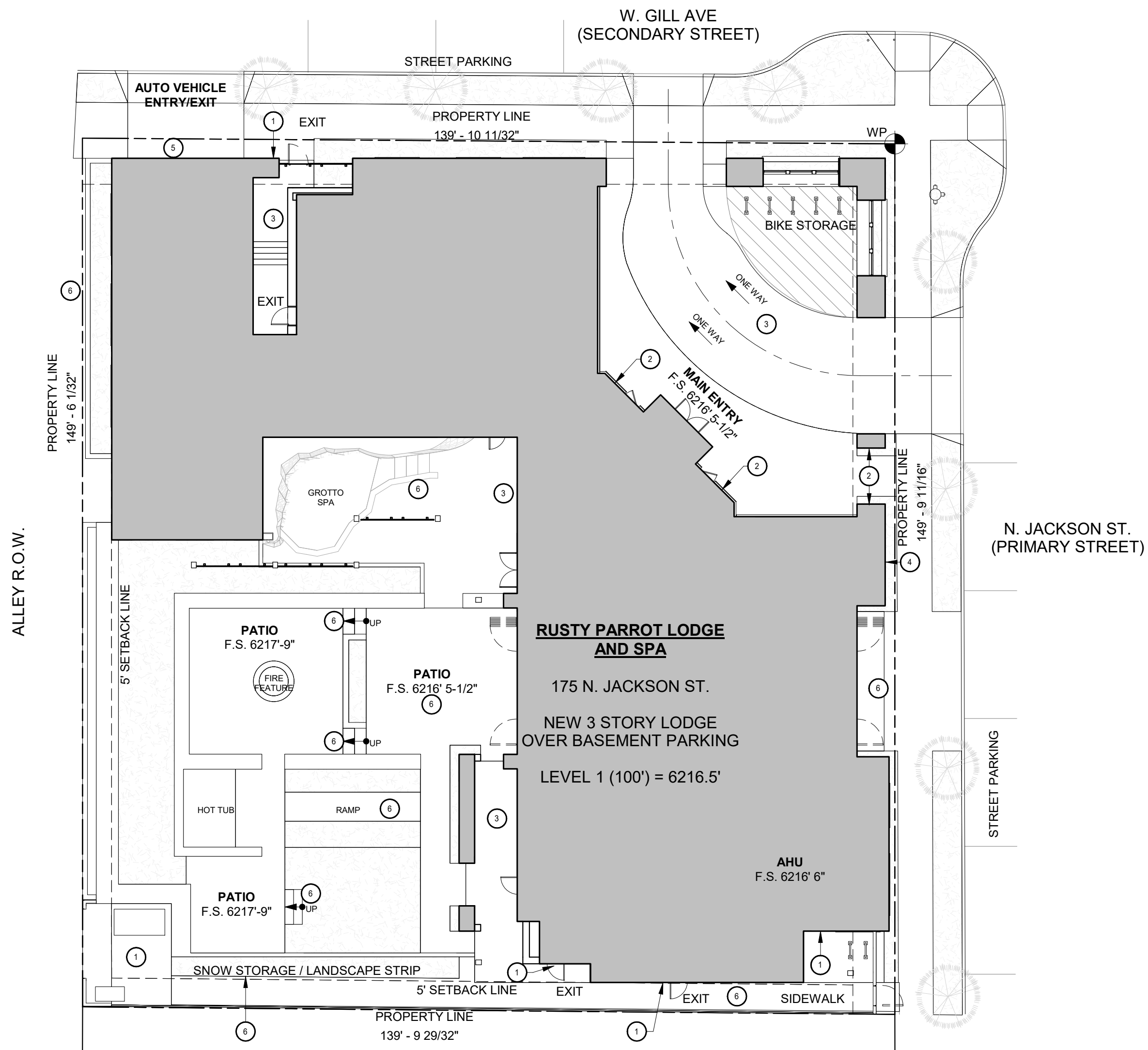
MILLER PARK LODGE, LLC
155 N. JACKSON ST.

1
A1.3

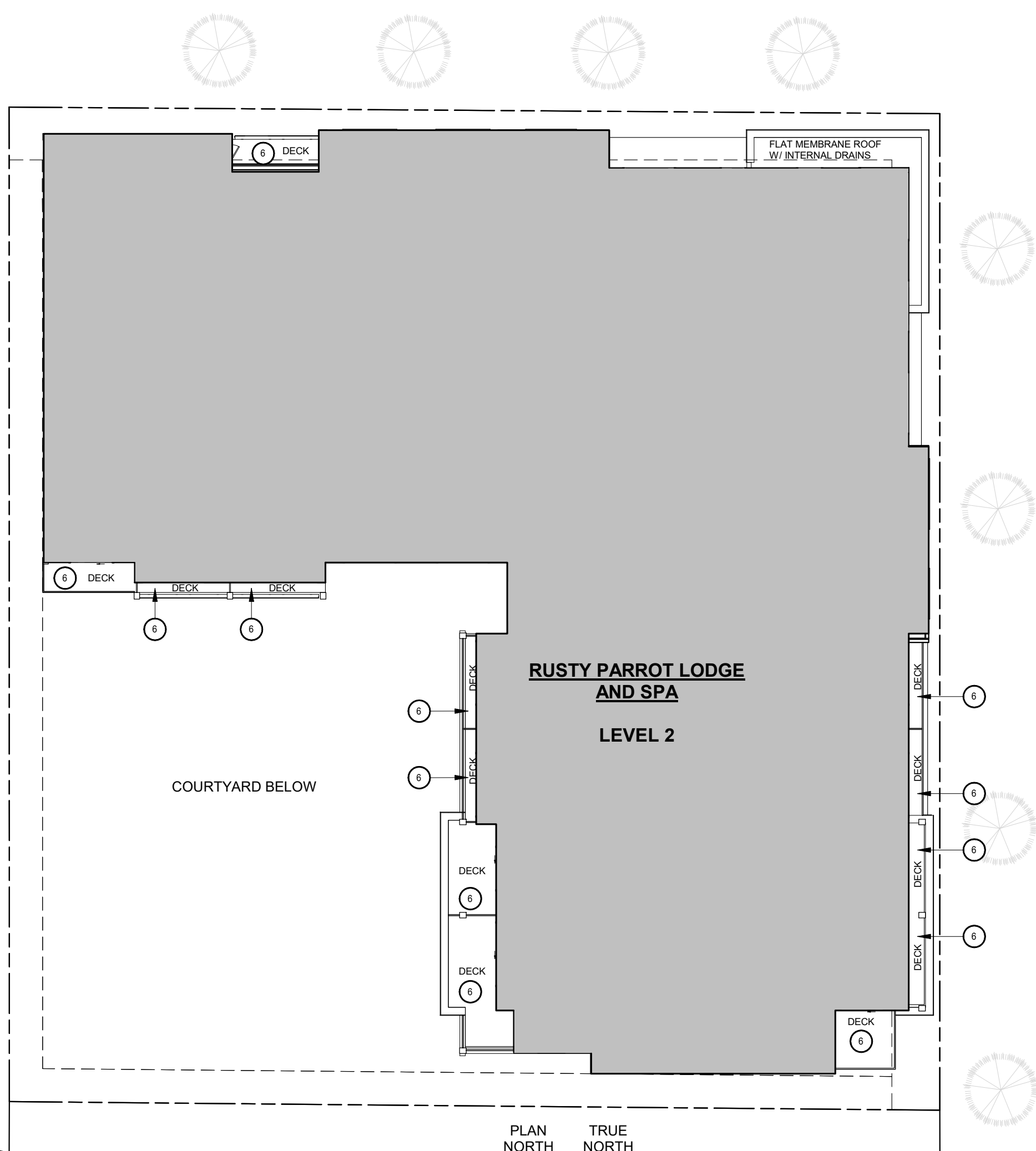
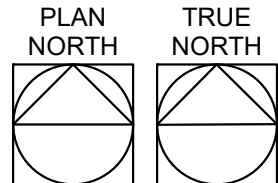
PROPOSED SITE PLAN @ BASEMENT

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

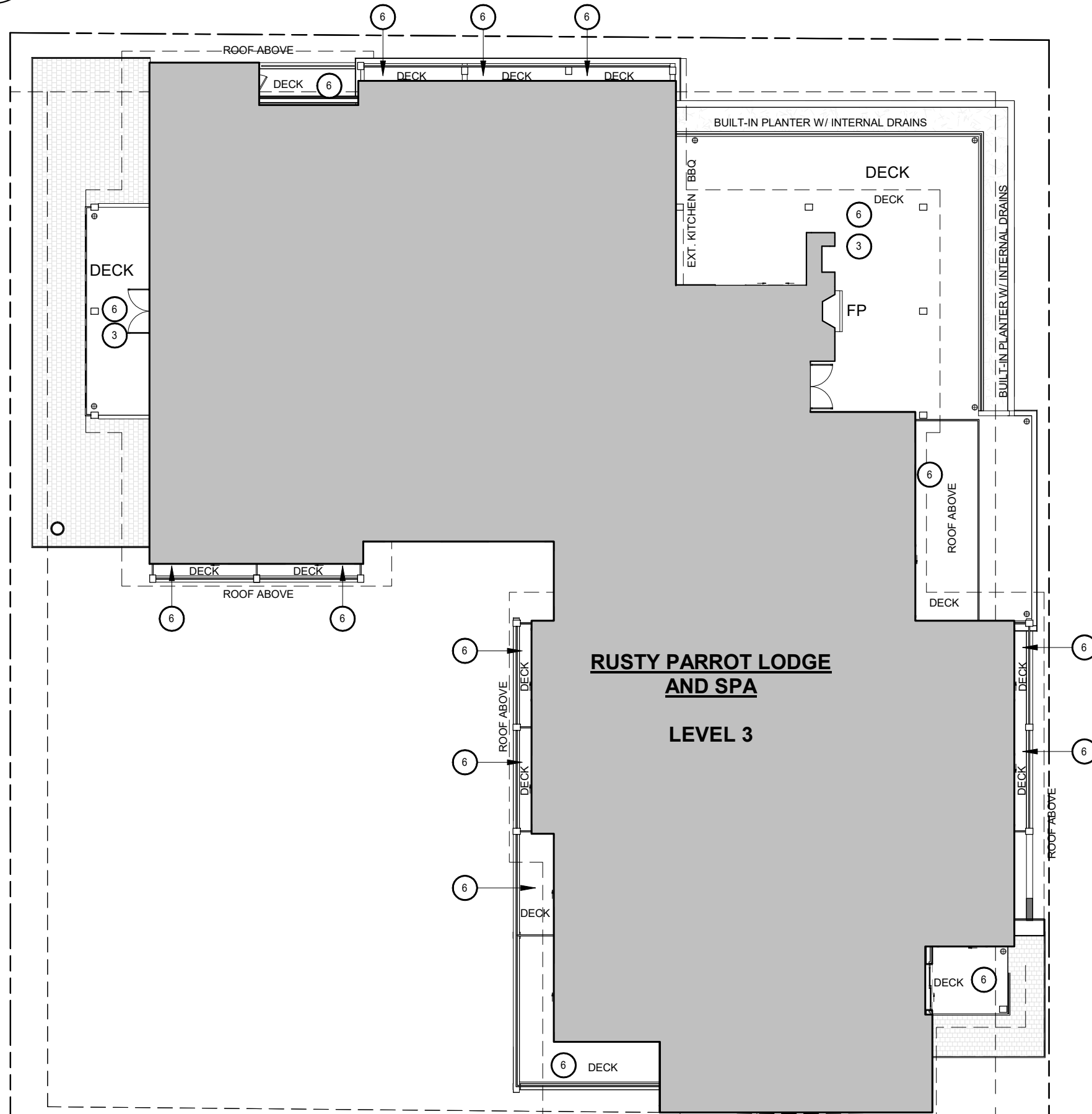
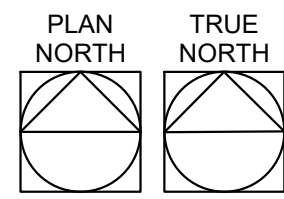




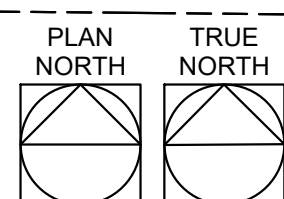
1 PROPOSED SITE LIGHTING CONCEPT PLAN
A1.4 SCALE: 1/16" = 1'-0"



2 LEVEL 2 FLOOR PLAN
A1.4 SCALE: 1/16" = 1'-0"



3 LEVEL 3 FLOOR PLAN
A1.4 SCALE: 1/16" = 1'-0"



SITE LIGHTING PLAN LEGEND

- 1 WALL-MOUNTED DOWNLIGHT
- 2 WALL-MOUNTED EXT. SCONCE
- 3 RECESSED CEILING LIGHTS
- 4 SIGNAGE LIGHTING
- 5 GARAGE DOOR ENTRY LIGHT: RECESSED LIGHT INTEGRATED WITH GARAGE DOOR
- 6 PATH LIGHTING / BOLLARD

NOTE:

- ALL SITE LIGHTING WILL MEET DARK SKY COMPLIANCE
- (5) SIGNAGE LIGHTING EXEMPT PER TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS 5.3.1: EXTERIOR LIGHTING STANDARDS

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED SITE
LIGHTING CONCEPTS

SCALE: As indicated

A1.4

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Urban Indoor/Outdoor LED Wall Sconce

By Modern Forms

LUMENS

LIGHT AND LIVING

Call Us 877.445.4486

Product Options

Finish: Black, Bronze, Graphite

Size: Small, Medium, Large

Details

- Aluminum shade
- Aluminum body
- Dimmable with electronic low voltage (ELV) dimmer (not included)
- LED Average Rated Life: 50,000 hours
- LED Color Temperature: 3000K
- CRI: 85
- Lumens: 720 (Small), 960 (Medium), 1200 (Large)
- UL Listed Wet
- ADA Compliant
- Dark Sky Compliant
- Material: Aluminum
- Shade Material: Aluminum
- Electronic low voltage (ELV) Dimmer
- ADA compliant, Dark Sky compliant
- Made in China

Dimensions

Small Option Fixture: Height 10", Width 7", Depth 2"

Medium Option Fixture: Height 16", Width 7", Depth 2"

Large Option Fixture: Height 22"

Lighting

- Small option utilizes 12 Watt 120 Volt LED array (integrated).
- Medium option utilizes 16 Watt 120 Volt LED array (integrated).
- Large option utilizes 20 Watt 120 Volt LED array (integrated).

Additional Details

Product URL: <https://www.lumens.com/urban-indoor-outdoor-led-all-sconce-by-modern-forms-uu504623.html>

Rating: UL Listed Wet

Product ID: uu504623

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created April 28th, 2020

Notes:

Shown in Bronze finish, Medium size, lit

Ripley Outdoor Wall Sconce

By Kichler

LUMENS

LIGHT AND LIVING

Call Us 877.445.4486

Product Options

Size: Small, Medium, Large

Details

- Aluminum construction
- Oldie Bronze finish
- Round wall plate
- UL Listed Wet
- Dark Sky compliant when used with R14 40-W lamp (not included)
- Finish: Oldie Bronze
- Made in China

Dimensions

Small Option Fixture: Height 7.5", Width 8", Depth 9.5"

Small Option Plate: Diameter 5.12"

Medium Option Fixture: Height 9.5", Width 10", Depth 11.5"

Medium Option Plate: Diameter 5.87"

Large Option Fixture: Height 10", Width 12", Depth 13"

Lighting

- One 40 Watt 120 Volt R14 E26 Medium Base Incandescent lamp (not included), or one 60 Watt 120 Volt G40 E26 Medium Base Incandescent lamp (not included).

Additional Details

Product URL: <https://www.lumens.com/ripley-outdoor-wall-sconce-by-kichler-uu302778.html>

Rating: UL Listed Wet

Product ID: uu302778

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created April 28th, 2020

Notes:

Shown in Small size

MINI DRIVESTAR™

MD-S

SURFACE MOUNT™

"I love this fixture because it is a great, inconspicuous light for garden pathways. Ron (the boss) hates using bollards in our landscape designs...they are far too commercial and distracting. The Mini DriveStar™ lights the pathway while letting the plants shine!"

Kimberly Stuart, Ron Rule Consultants Ltd., BKU Fall 2011

Material: ALU, BR, SS

Finish: Clear Anodized Powder (CAP) finish

Surface Mount, Style 'X'

2" Dia. (51mm)

Style 'X'

2" Dia. (51mm)

Style 'R'

5 1/8" (136mm)

9 1/4" (235mm)

1 1/8" (29mm)

47" Dia. (1193mm)

1 5/8" Dia. (41mm)

119

B-K LIGHTING

www.bklighting.com

① WALL-MOUNTED DOWNLIGHT

② WALL-MOUNTED EXT. SCONCE

③ PATH LIGHTING / BOLLARD

LED recessed wall - shielded

BEGA

Application

Designed for low mounting heights for interior and exterior locations, the shielded light distribution is ideal for the glare-free illumination of ground surfaces, building entrances, stairs, and footpaths.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free (<0.3% copper content) A360.0 aluminum alloy

White safety glass

High temperature silicone gasket

Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP65

Weight: 2.2 lbs.

Electrical

Operating voltage: 120-277V AC

Minimum start temperature: -30° C

LED module wattage: 3.9 W

System wattage: 6.0 W

Controllability: 0-10V dimmable

Color rendering index: Ra> 80

Luminaire lumens: 150 lumens (3000K)

Lifetime at Ta=15° C: >50,000 h (L70)

Lifetime at Ta=45° C: 172,000 h (L70)

LED color temperature

① 4000K - Product number + **K4**

② 3500K - Product number + **K35**

③ 3000K - Product number + **K3 (EXPRESS)**

④ 2700K - Product number + **K27**

⑤ Amber - Product number + **AMB**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: ① Black (BLK) ② White (WHT) ③ RAL: ④ Bronze (BRZ) ⑤ Silver (SLV) ⑥ CUS: ⑦ CUS: ⑧ CUS:

Type:

BEGA Product:

Project:

Modified:

LED recessed wall - shielded

2272 LED 3.9W A B C 5 1/4 5 1/4 4 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 805/684-0533 info@bega-usa.com

Due to the constant nature of lighting products and the associated technologies, luminaires data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-usa.com

Updated 10/13/19

④ PATH LIGHTING / BOLLARD

SITE LIGHTING PLAN LEGEND

- ① WALL-MOUNTED DOWNLIGHT
- ② WALL-MOUNTED EXT. SCONCE
- ③ RECESSED CEILING LIGHTS
- ④ SIGNAGE LIGHTING
- ⑤ GARAGE DOOR ENTRY LIGHT: RECESSED LIGHT INTEGRATED WITH GARAGE DOOR
- ⑥ PATH LIGHTING / BOLLARD

NOTE:

- ALL SITE LIGHTING WILL MEET DARK SKY COMPLIANCE
- (5) SIGNAGE LIGHTING EXEMPT PER TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS 5.3.1: EXTERIOR LIGHTING STANDARDS

rk

rowland+broughton

architecture / urban design / interior design

500 w. main st.

aspen, co 81611

970.544.9006

1830 blake st.

denver, co 80202

303.308.1373

Consultants:

Issuances and Revisions:

2020.05.01	DEVELOPMENT PERMIT APPLICATION
------------	--------------------------------

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED SITE
LIGHTING EXAMPLES

SCALE: 12" = 1'-0"

A1.5

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Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED SNOW STORAGE PLAN

SCALE: As indicated

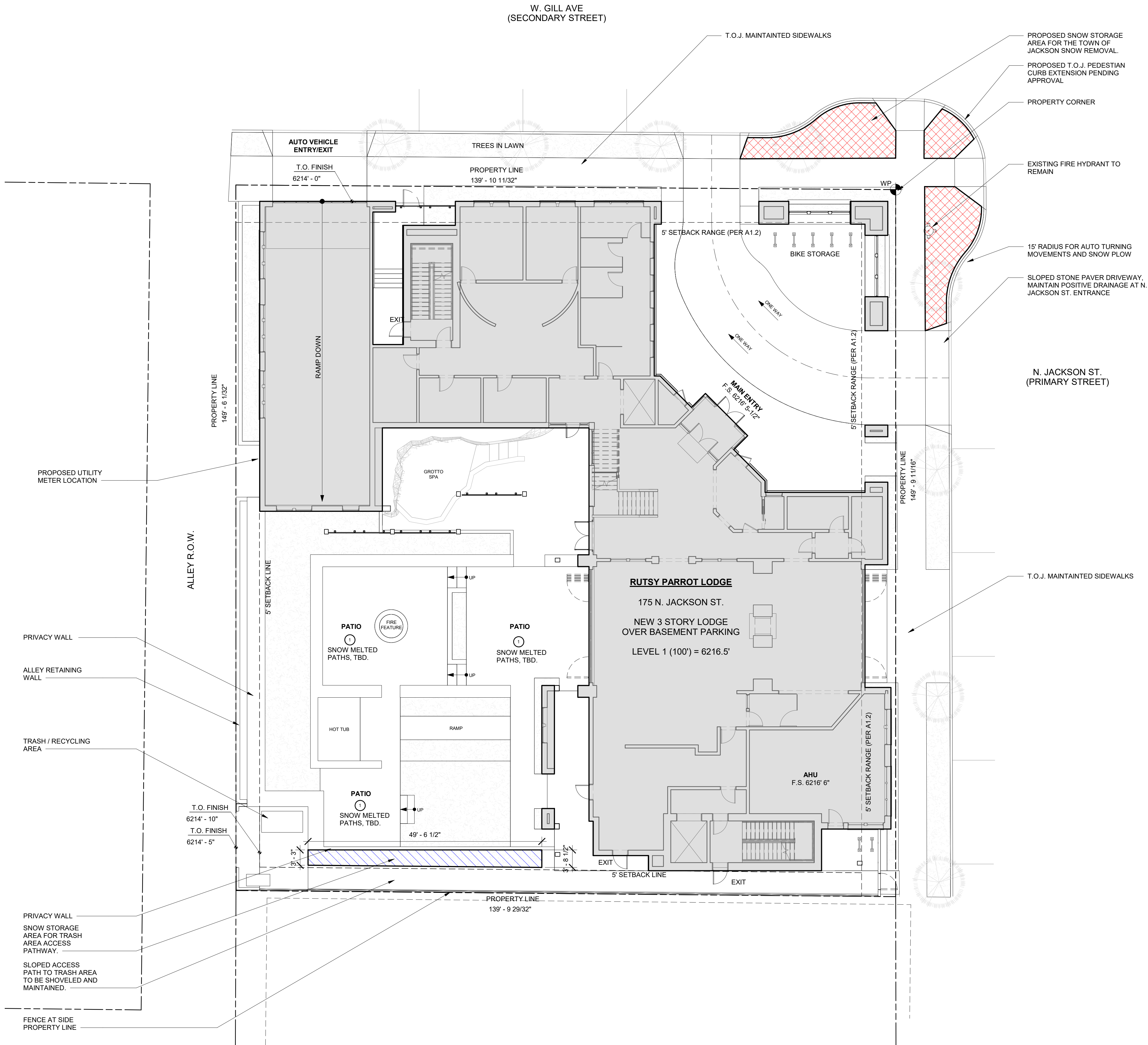
A1.6

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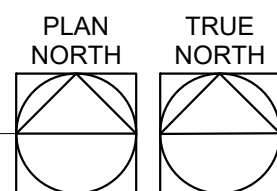
SNOW STORAGE PLAN LEGEND

- SITE SNOW STORAGE
- PROPOSED SIDEWALK SNOW STORAGE
- AREA WITH SNOWMELTED PATHS

NOTES:
• SNOW STORAGE WILL BE KEPT ON THE PROPERTY.
• ALL ROOFS ARE DESIGNED TO HOLD SNOW, SEE SHEET A2.4.
• SNOWMELTED PATHS TBD IN COURTYARD AREA. ALL SNOWMELT TO BE HANDLED ON SITE PER T.O.J. L.D.R ARTICLE 6.2.5C.
• OTHER SNOW STORAGE TO BE HELD ON THE PROPERTY IN THE COURTYARD



1 PROPOSED SNOW STORAGE PLAN
A1.6 SCALE: 3/32" = 1'-0"





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RUSTY PARROT LODGE

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JACKSON, WY 83001

PROJECT NO:
22007

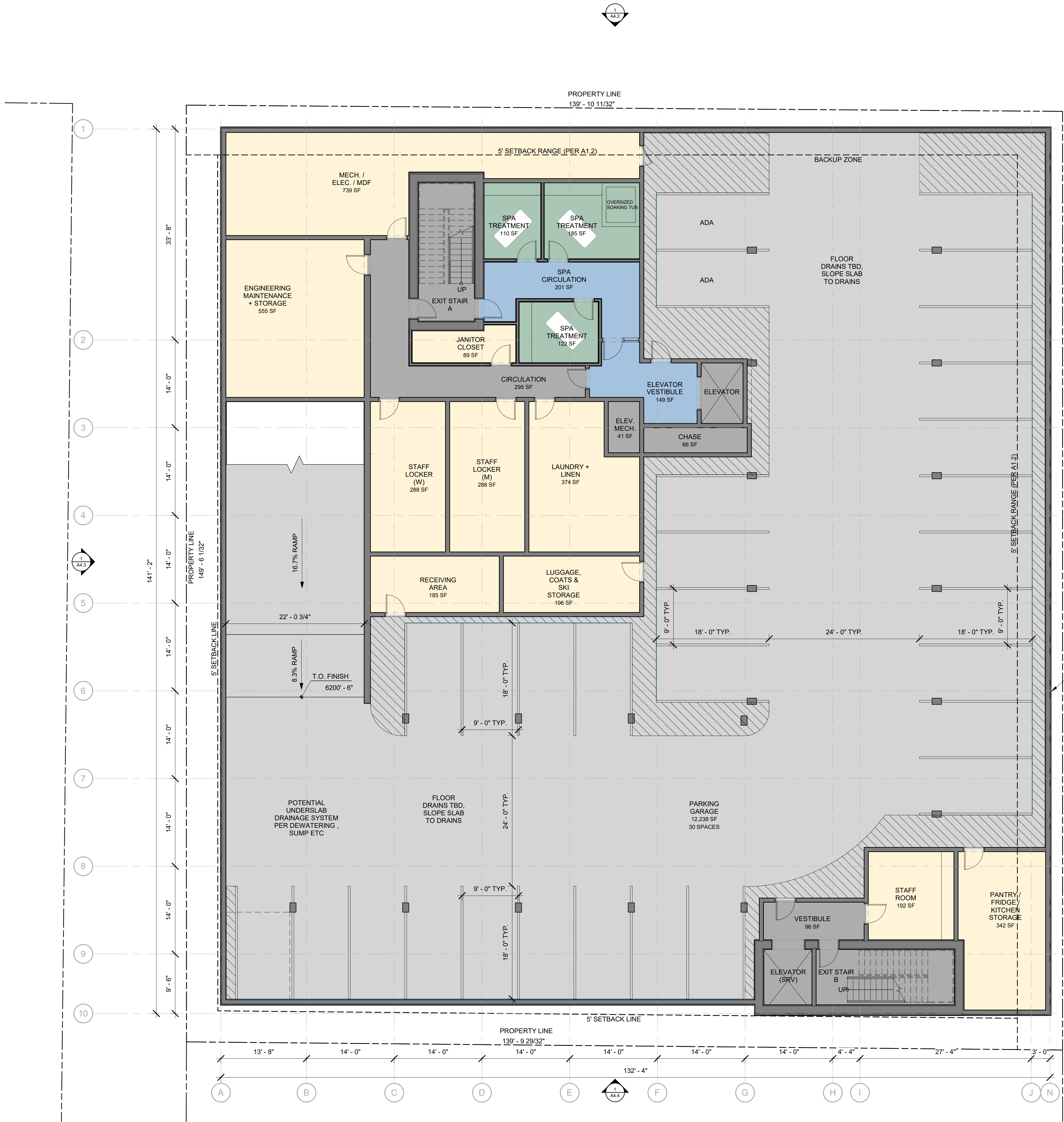
SHEET TITLE:

PROPOSED
BASEMENT FLOOR
PLAN

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

A2.0

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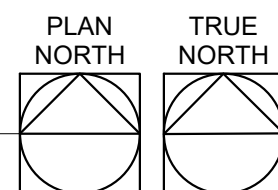
FLOOR AREA USES

CIRCULATION	OFFICE AND BOH
COMMON	PARKING
DECK	RESTAURANT
HOUSING UNIT	SPA
LODGE	

1
A2.0

BASEMENT FLOOR PLAN

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



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Issuances and Revisions:

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RUSTY PARROT
LODGE

75 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
2007

SHEET TITLE:

**PROPOSED LEVEL 1
FLOOR PLAN**

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

A2.1

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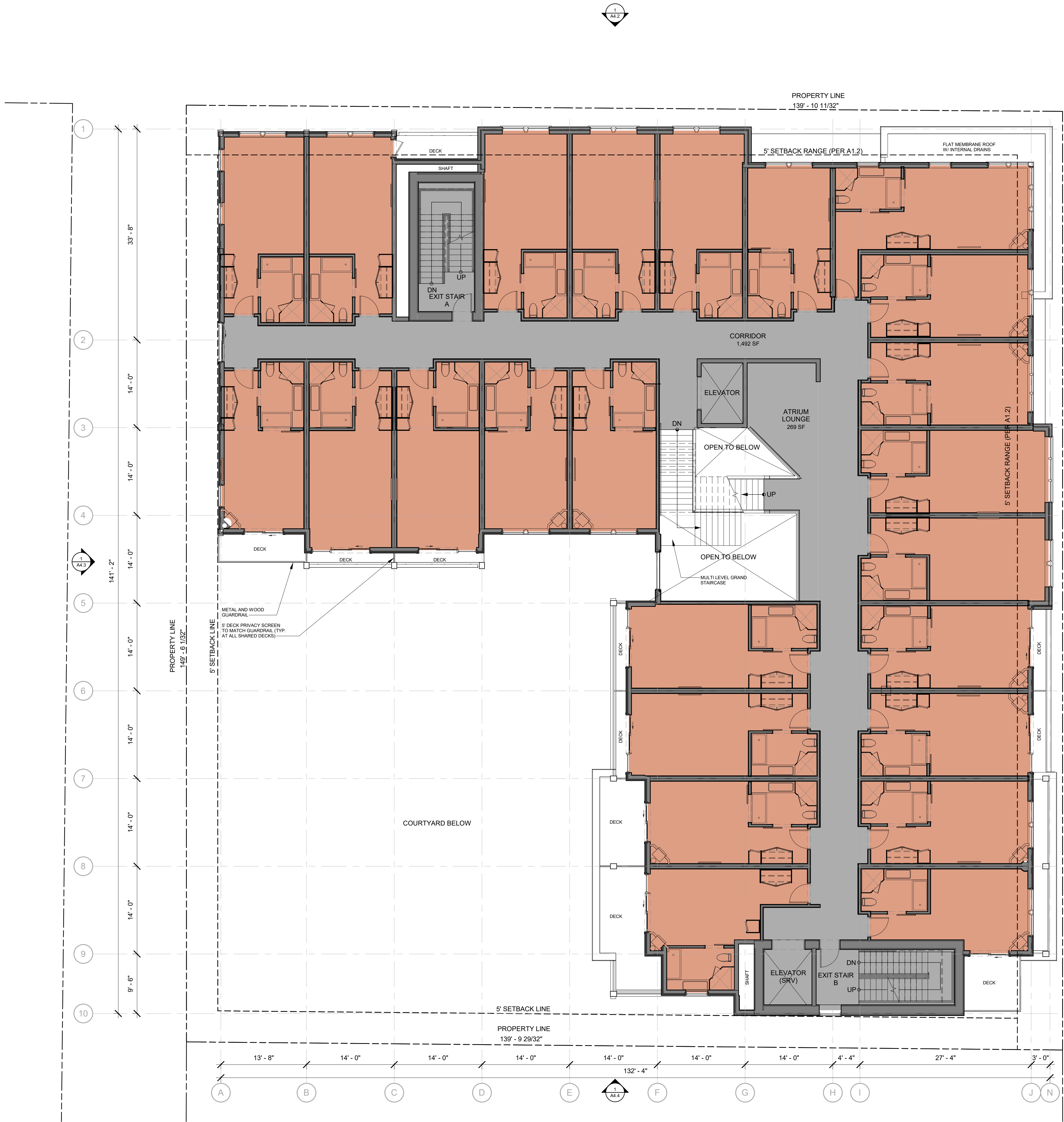
PROJECT NO:
22007

SHEET TITLE:
PROPOSED LEVEL 2
FLOOR PLAN

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

A2.2

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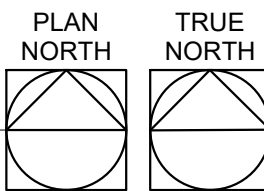
HOTEL ROOM COUNT AND NET AREA

# OF ROOMS	NET LODGING AREA THIS LEVEL
24	8,571 SF

FLOOR AREA USES

CIRCULATION	OFFICE AND BOH
COMMON	PARKING
DECK	RESTAURANT
HOUSING UNIT	SPA
LODGE	

1
A2.2
LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"





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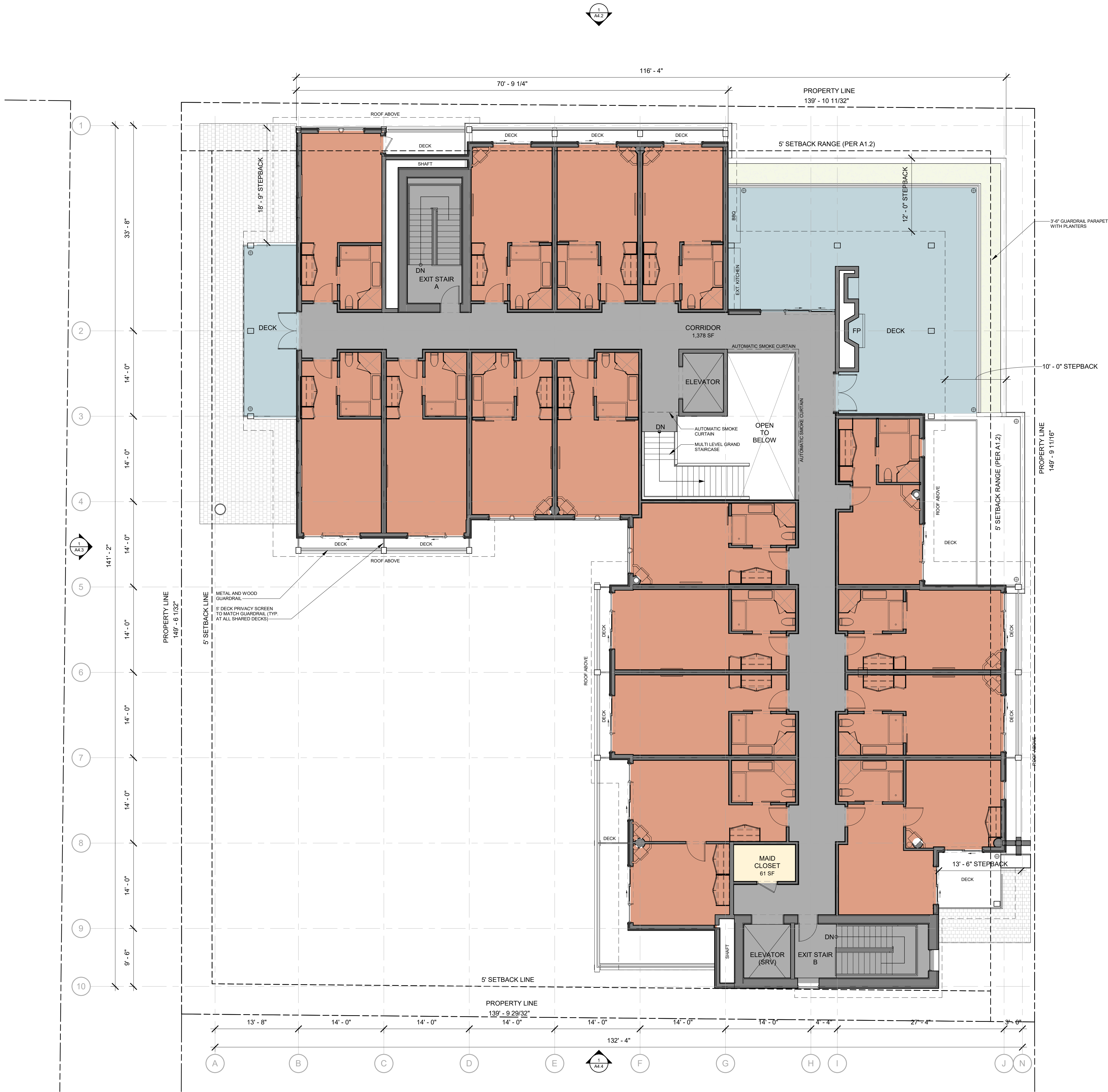
PROJECT NO:
22007

SHEET TITLE:
PROPOSED LEVEL 3
FLOOR PLAN

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

A2.3

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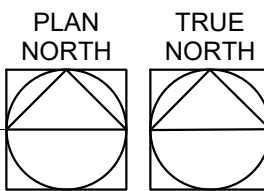
HOTEL ROOM COUNT AND NET AREA

# OF ROOMS	NET LODGING AREA THIS LEVEL
16	6,037 SF

FLOOR AREA USES

CIRCULATION	OFFICE AND BOH
COMMON	PARKING
DECK	RESTAURANT
HOUSING UNIT	SPA
LODGE	

1
A2.3
LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"





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RUSTY PARROT LODGE

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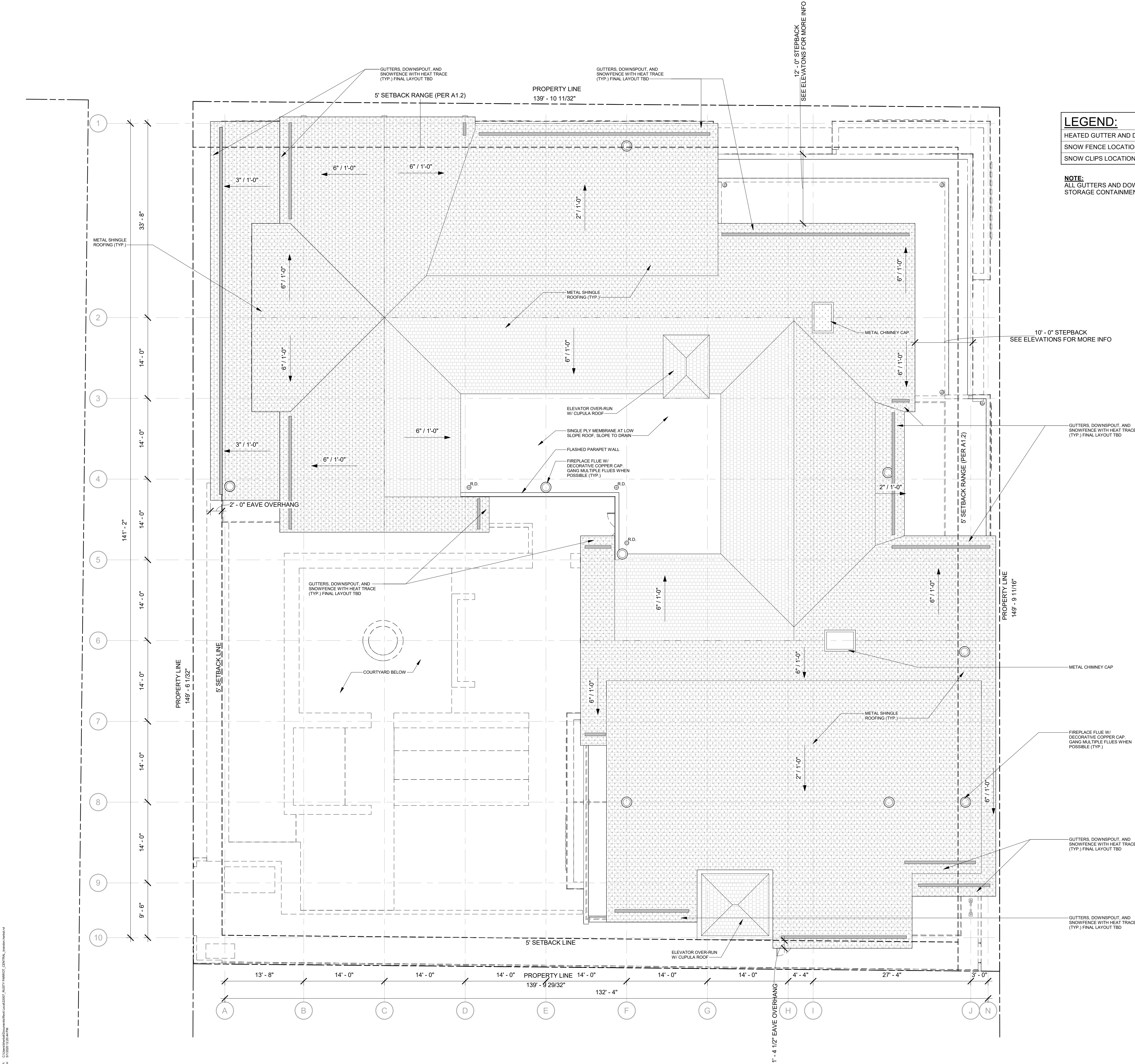
PROJECT NO:
22007

SHEET TITLE:
PROPOSED ROOF
LEVEL PLAN

SCALE: As indicated

A2.4

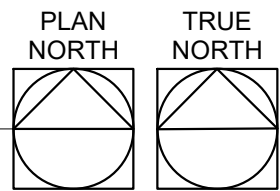
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LEGEND:	
HEATED GUTTER AND DOWNSPOUT WITH HEAT TRACE - SEE PLAN NOTES	
SNOW FENCE LOCATIONS	
SNOW CLIPS LOCATIONS	

NOTE:
ALL GUTTERS AND DOWNSPOUTS TO TIE INTO MANAGED STORAGE CONTAINMENT SYSTEM PER CIVIL

1
A2.4
ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"





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1
A4.1
EAST ELEVATION - N. JACKSON STREET
SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR								
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES
METAL								
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES			
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD			
STONE								
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE			
WOOD								
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD			
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD			
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES			ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)

CONCEPT MATERIAL IMAGES

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RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
EXTERIOR
ELEVATIONS

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

A4.1

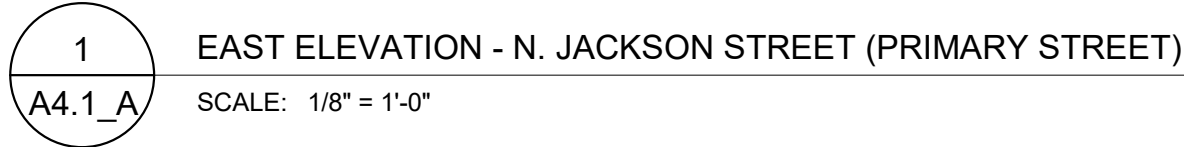
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SHEET TITLE:
EXTERIOR
ELEVATIONS LDR
COMPLIANCE
SCALE: 1/8" = 1'-0"

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1 NORTH ELEVATION - GILL AVE.
A4.2 SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR								
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES
METAL								
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES			
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD			
STONE								
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE			
WOOD								
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD			
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD			
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES			ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)

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RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
EXTERIOR
ELEVATIONS

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

A4.2

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1 NORTH ELEVATION - TOJ COMPLIANCE
A4.2_A SCALE: 1/8" = 1'-0"

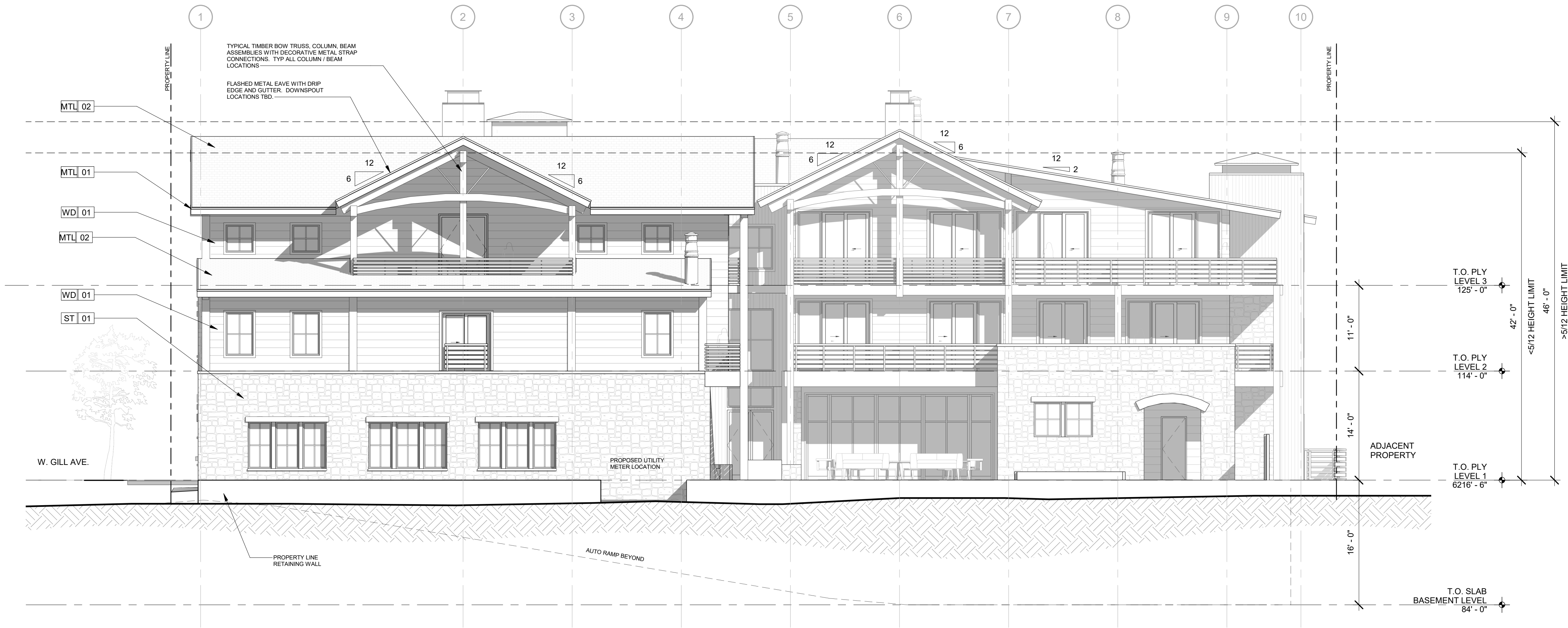


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1 WEST ELEVATION - COURTYARD
A4.3 SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR

MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES
METAL								
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES			
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD			
STONE								
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE			
WOOD								
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD			
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD			
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES			ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)

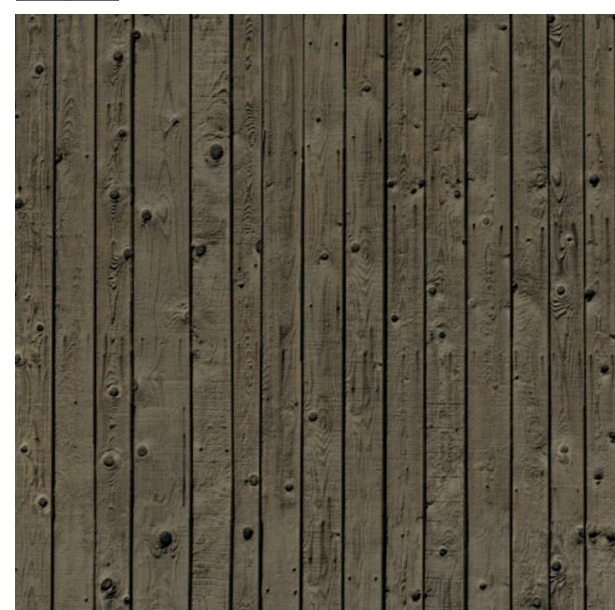
CONCEPT MATERIAL IMAGES

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WD| 01



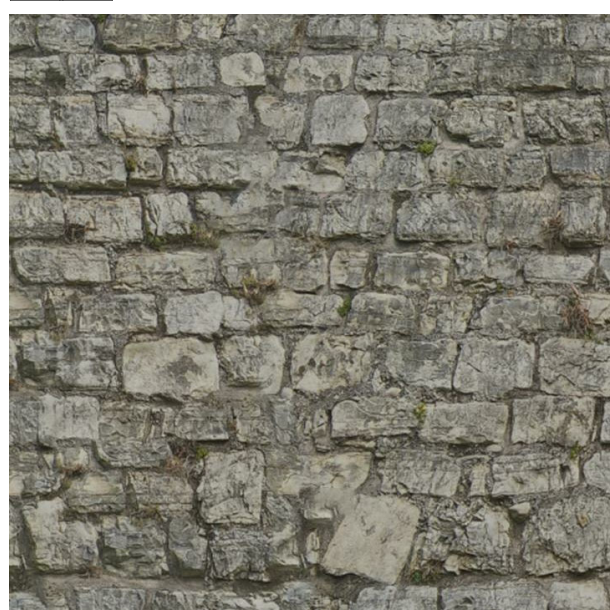
WD| 02



WD| 03



ST| 01



RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
EXTERIOR ELEVATIONS

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

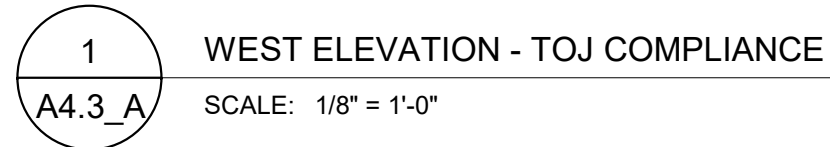
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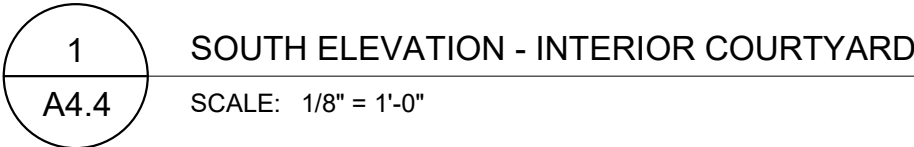


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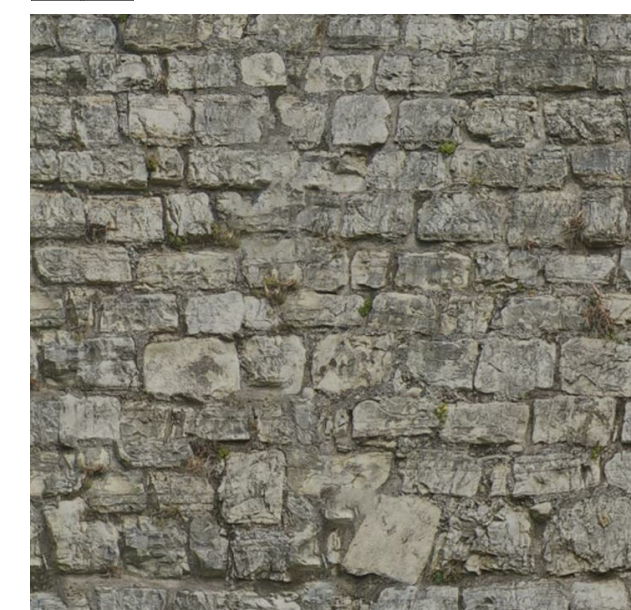
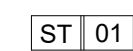


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FINISH LIST - EXTERIOR									
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES	
METAL									
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES				
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD				
STONE									
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE				
WOOD									
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD				
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD				
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES				ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)

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A4.4



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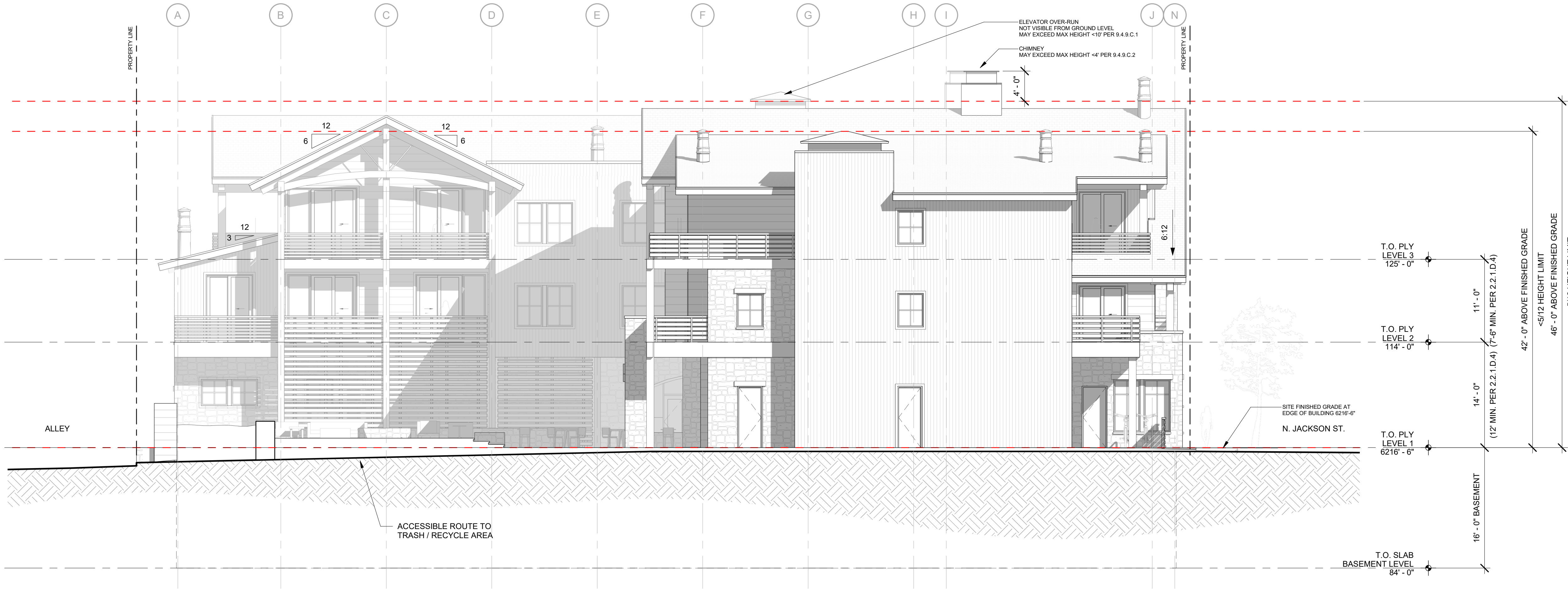
PROJECT NO:
22007

SHEET TITLE:
EXTERIOR ELEVATIONS TOJ COMPLIANCE

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

A4.4_A

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1 SOUTH ELEVATION - TOJ COMPLIANCE
A4.4_A SCALE: 1/8" = 1'-0"

RUSTY PARROT LODGE

JACKSON, WY

DEVELOPMENT PERMIT APPLICATION



RUSTY PARROT LODGE

1 MAY 2020

GILL AVENUE APPROACH



Note: These images and images contained herein are an artist's representation intended for visualization only and may not depict all conditions accurately. Refer to drawings for accurate design.

RUSTY PARROT LODGE

1 MAY 2020

N. JACKSON STREET AND GILL AVENUE CORNER



Note: These images and images contained herein are an artist's representation intended for visualization only and may not depict all conditions accurately. Refer to drawings for accurate design.

RUSTY PARROT LODGE

1 MAY 2020

GILL AVENUE PARKING ENTRANCE



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RUSTY PARROT LODGE

1 MAY 2020

COURTYARD



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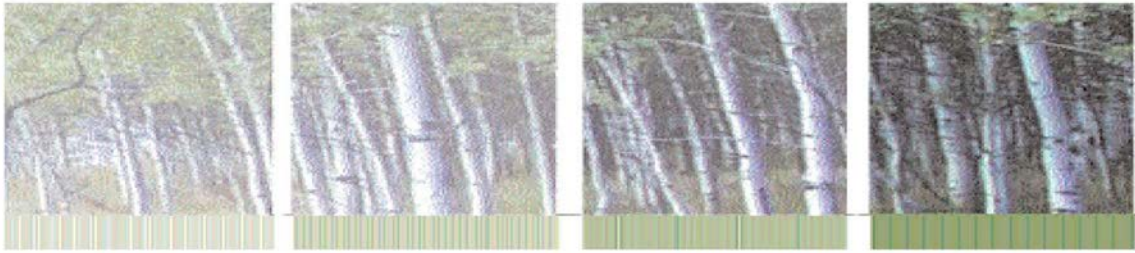
RUSTY PARROT LODGE

1 MAY 2020

N. JACKSON STREET PEDESTRIAN



Note: These images and images contained herein are an artist’s representation intended for visualization only and may not depict all conditions accurately. Refer to drawings for accurate design.



Town of Jackson Design Guidelines Checklist

Meeting Date: May 13, 2020

Item Number: P20-086

Applicant: Rowland and Broughton Architects for Harrison Hospitality Properties, L.P.

Address: 175 N. Jackson Street

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: This project is located in the Downtown Core (DC) Zone and is the redevelopment of the Rusty Parrot Lodge after it was destroyed by a fire in 2019. The proposed lodge will have 40 hotel rooms, a spa, a restaurant, and an internal courtyard. A one-way porte-cochere that connects spans the corner between Jackson Street and Gill Avenue will provide an off-street drop-off/pick-up area. Parking is provided underground with a separate entrance from Gill Avenue, immediately next to the alley entrance at the rear of the property. The primary pedestrian entrance is from Jackson Street. Miller Park is located directly across Jackson Street. New sidewalks and street trees will be provided on both the Jackson and Gill frontages. In addition, a bulb-out is proposed to expand the southwest corner of the Jackson-Gill intersection. Materials primarily include stone, wood siding, and timber framing.

The applicant has applied for a Development Plan for this project and this DRC review is required as part of that process. The DRC should be aware that the Development Plan includes requests for two variances (one to increase the allowed curb cut of 24' on Gill Avenue by approximately 8' and the other to allow the 'Trees in Lawn' pedestrian frontage instead of a "Trees in Grates" frontage). They have also requested an Administrative Adjustment to decrease the width of the required 13.5'-wide pedestrian frontage by up to 1'3" in certain places due to a skewed property line.) Staff would like to hear any comments the DRC may have on the above requests in terms of their impact, negative or positive, on the design of the project and consistency with the Design Guidelines.

The Design Guidelines apply to all development within the OR zone which requires the applicant to obtain approval from the Design Review Committee.

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.