AGENDA

Design Review Committee

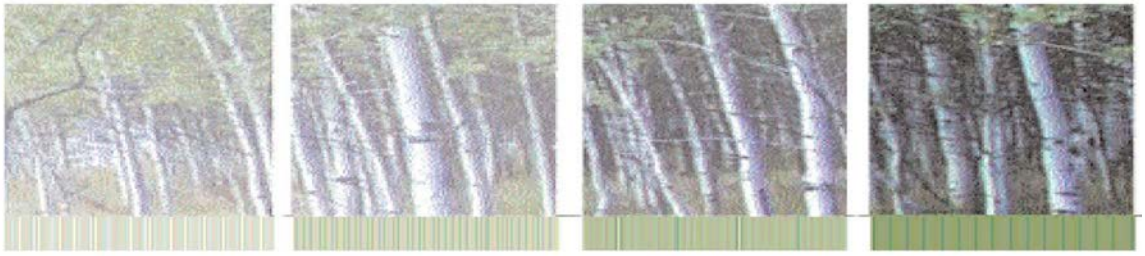
June 10, 2020 – REGULAR MEETING

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. **P20-083: 625, 645, 675 Powderhorn Ln -** The applicant seeks review and recommendation by the DRC for three new buildings each of 4 stories for employee housing.
   II. **P20-109: 105 Mercill Avenue -** The applicant seeks review and recommendation by the DRC for 30 deed-restricted apartments.
4. MATTERS FROM STAFF
5. ADJOURNMENT



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 pallet 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:
"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) <u>Materials</u>

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.

HOYT
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Jackson Wyoming
307.733.9955

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Building 625,645,675 Phase 2
SITE GIS IMAGE
NO SCALE

NORTH
REF.

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING

LICENSED ARCHITECT
GEORGE B. HOYT
(B-0123)
STATE OF WYOMING

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PHASE

03.08.2020
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REVISIONS

BUILDING 625,645,675

SITE GIS IMAGE

PERMIT SET

G001.5

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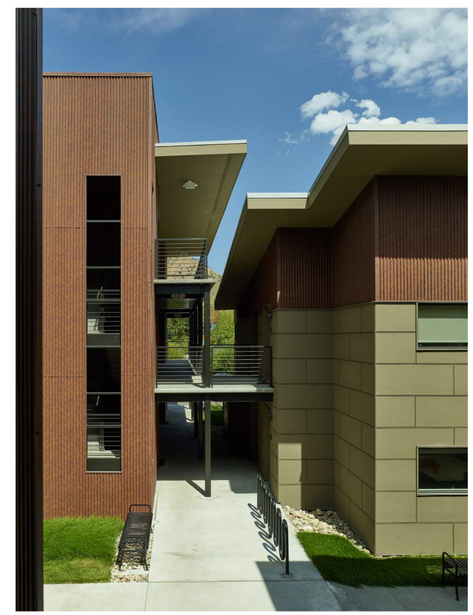
1 EXISTING FROM NORTH EAST

2 EXISTING FROM EAST

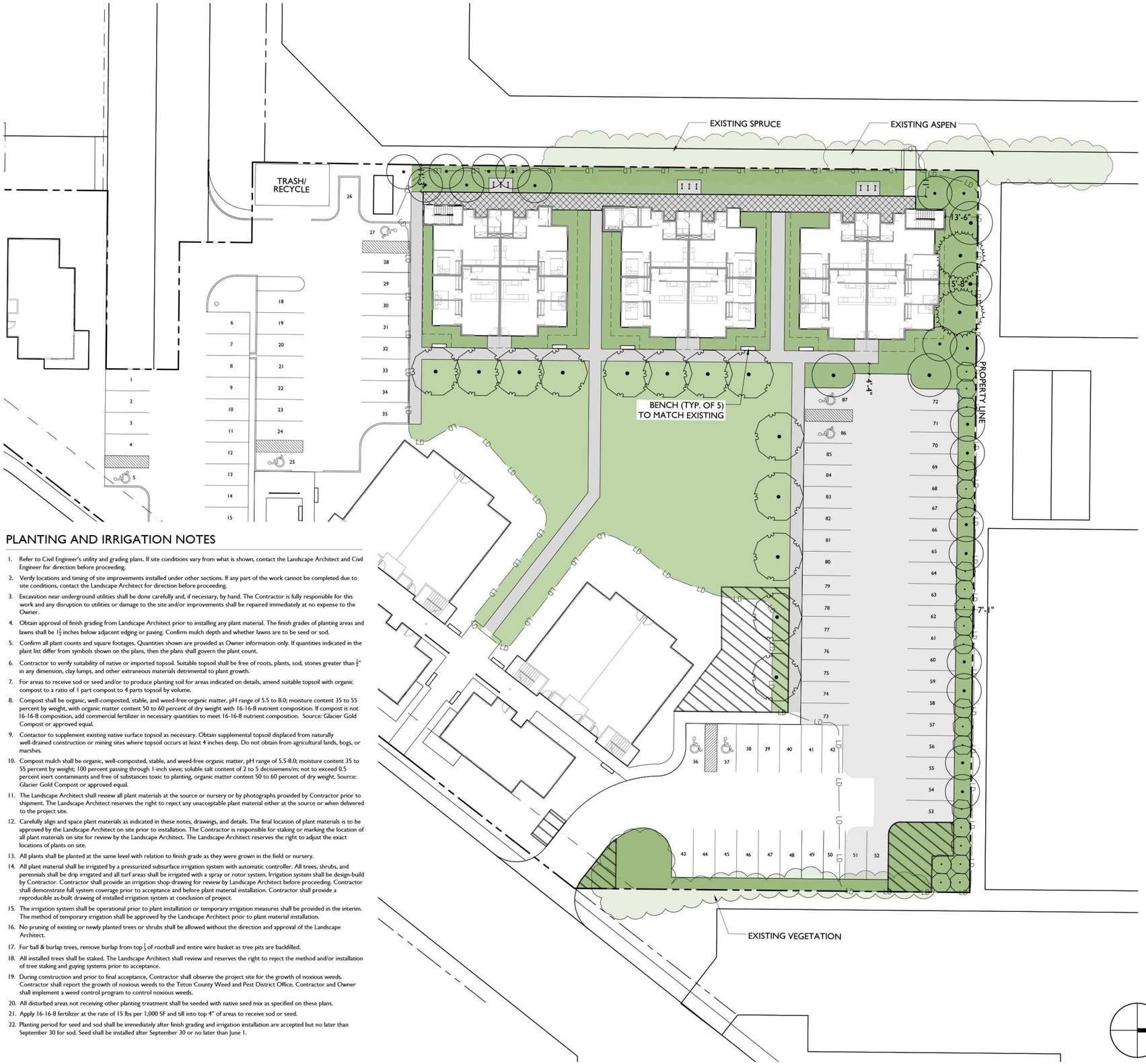
3 EXISTING FROM SOUTH EAST



4 EXISTING

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING

DRC 2



LEGEND

- Property Boundary
- Limit of Disturbance
- Existing Trees To Remain
- Snow Storage
- Sidewalk
- Multi-Story Covered Walkway, Sidewalk Beneath
- Bike Rack

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	NOTE
EVERGREEN TREES					
	Populus tremuloides	Aspen	3.5" CAL	4	B&B
	Populus tremuloides	Aspen	2.5" CAL	19	B&B
	Picea pungens	Spruce	16'	2	B&B
	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	4" CAL	13	B&B
SHRUBS					
	Salix spp.	Native Willow	B&B	21	4' HT

GRASS SOD & SEED

Bluegrass Sod, To Match Phase I	11,500 SF (Contractor to Verify)
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

1. 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.
2. 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.
3. 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.
4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be $1\frac{1}{2}$ inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
5. 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.
6. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than $\frac{1}{2}$" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
7. 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.
8. 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.
9. Contactor 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.
10. 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.
11. 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.
12. 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.
13. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
14. 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.
15. 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.
16. No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
17. For ball & burlap trees, remove burlap from top $\frac{1}{3}$ of rootball and entire wire basket as tree pits are backfilled.
18. 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.
19. 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.
20. All disturbed areas not receiving other planting treatment shall be seeded with native seed mix as specified on these plans.
21. 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.
22. 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.

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625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING

LICENSED LANDSCAPE ARCHITECT BONNY PATTERSON LA-0035 STATE OF WYOMING

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PHASE II
SITE & LANDSCAPE PLAN

L1.00

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625, POWDERHORN LN
JACKSON WYOMING

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BUILDING 625,645,675
PLAT LAYOUT
SITE PLAN

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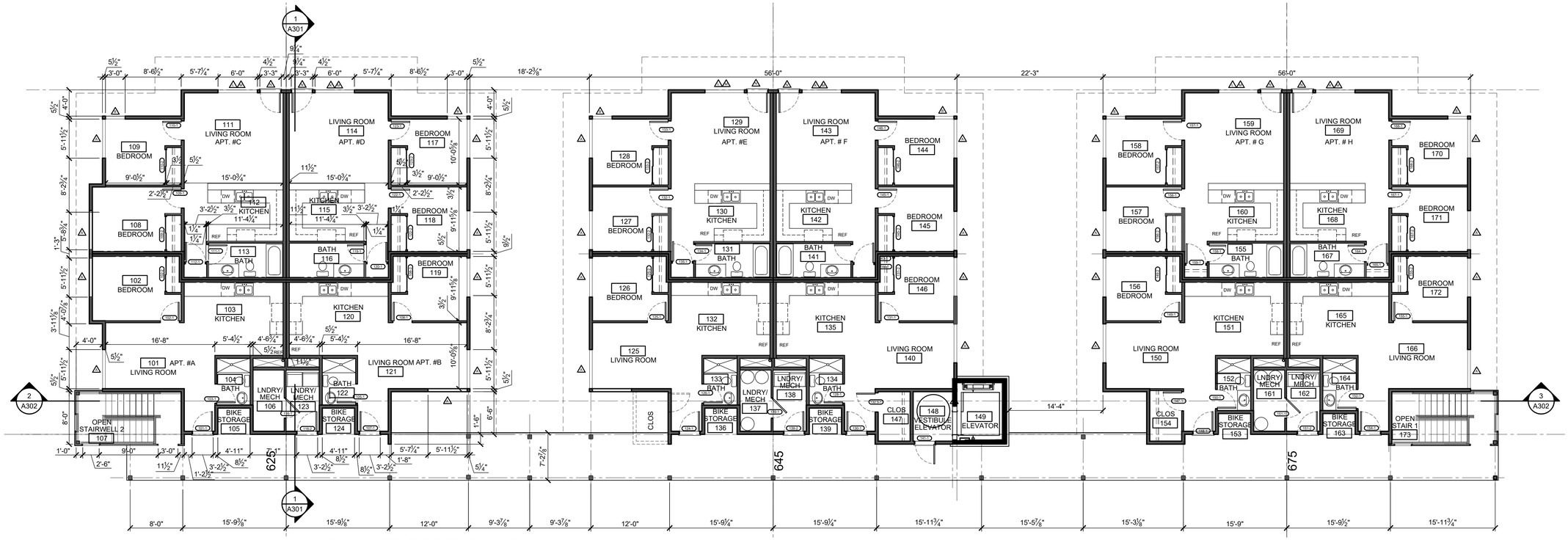
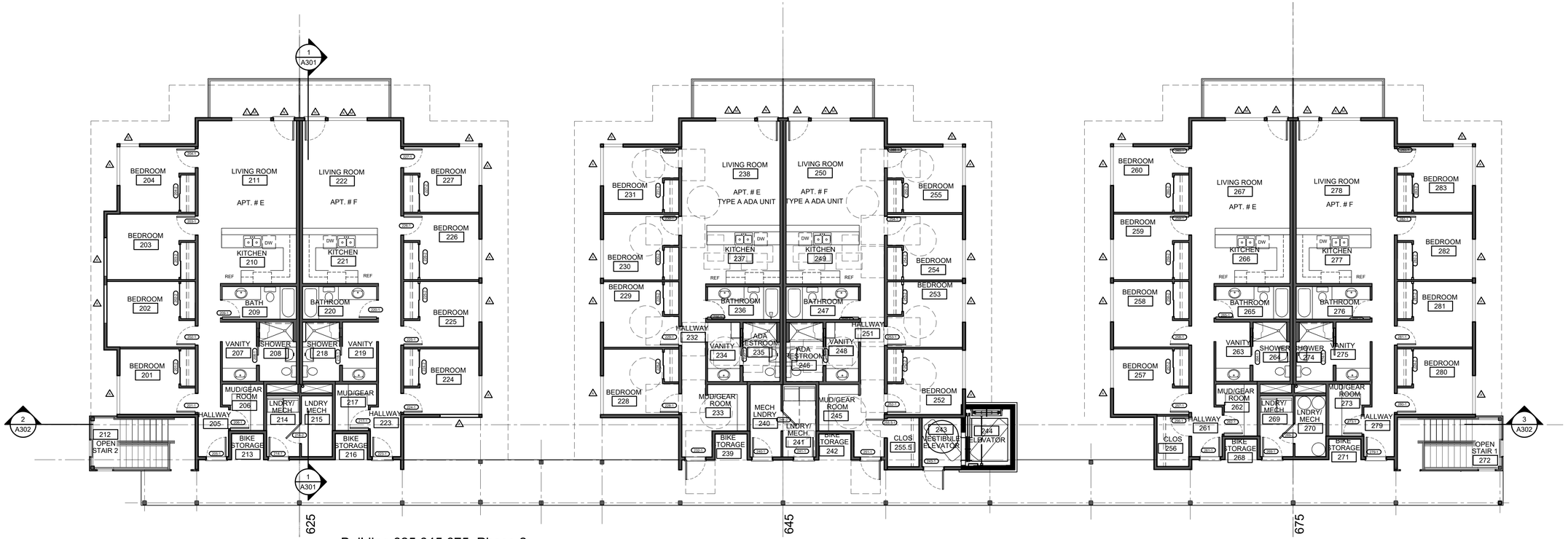


Building 625,645,675 Phase 2
Main Level Floor Plan

1/8"=1'-0"



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

1/8"=1'-0"

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JHMR EMPLOYEE HOUSING

625, POWDERHORN LN
JACKSON WYOMING

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

A101

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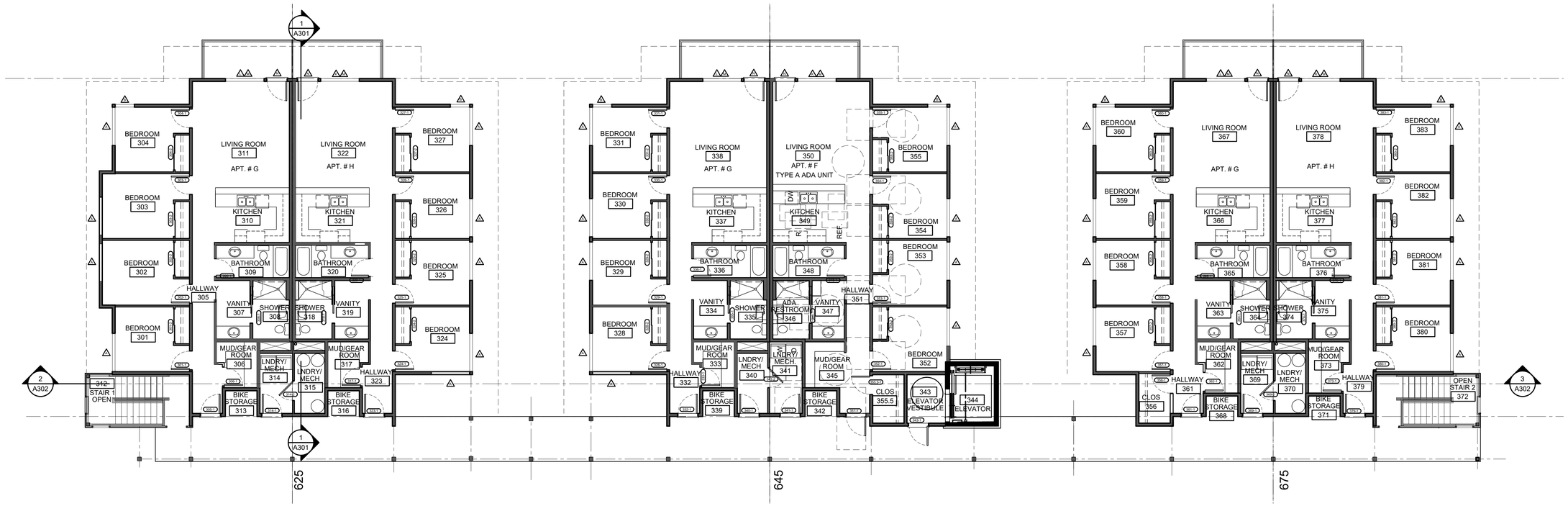
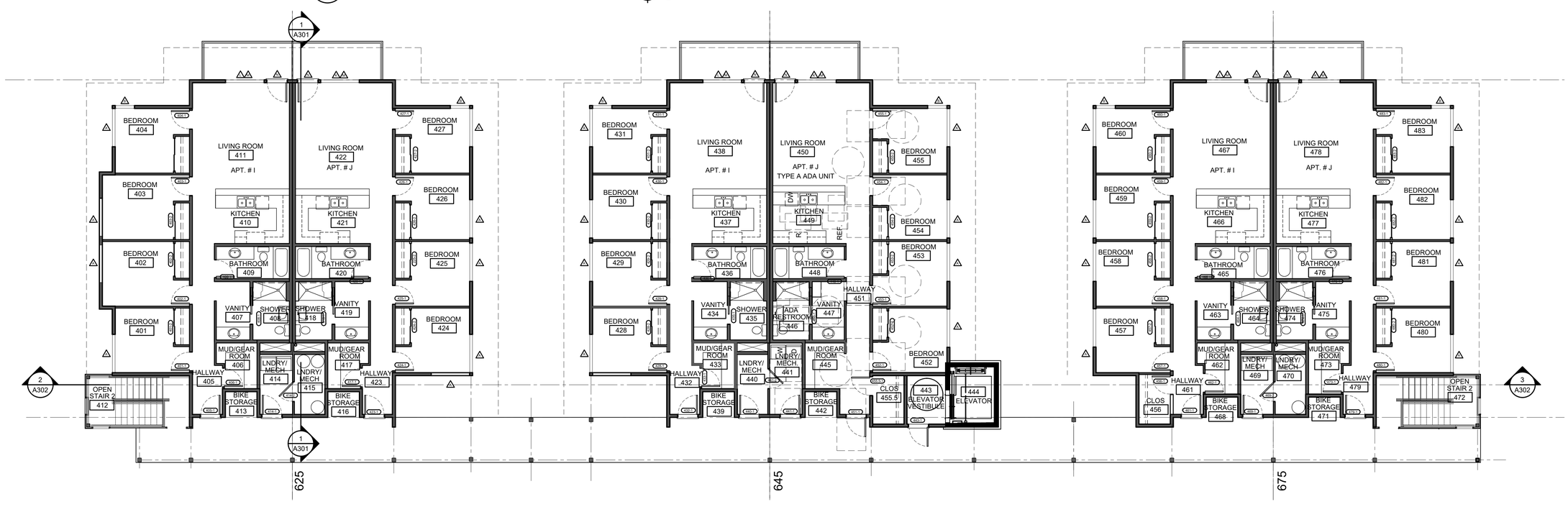


1 A102 Building 625,645,675 Phase 2
Third Level Floor Plan

1/8"=1'-0"

NORTH REF.



1 A102 Building 625,645,675 Phase 2
Fourth Level Floor Plan

1/8"=1'-0"

NORTH REF.

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307.733.9955

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625, POWDERHORN LN
JACKSON WYOMING

JHMR EMPLOYEE HOUSING

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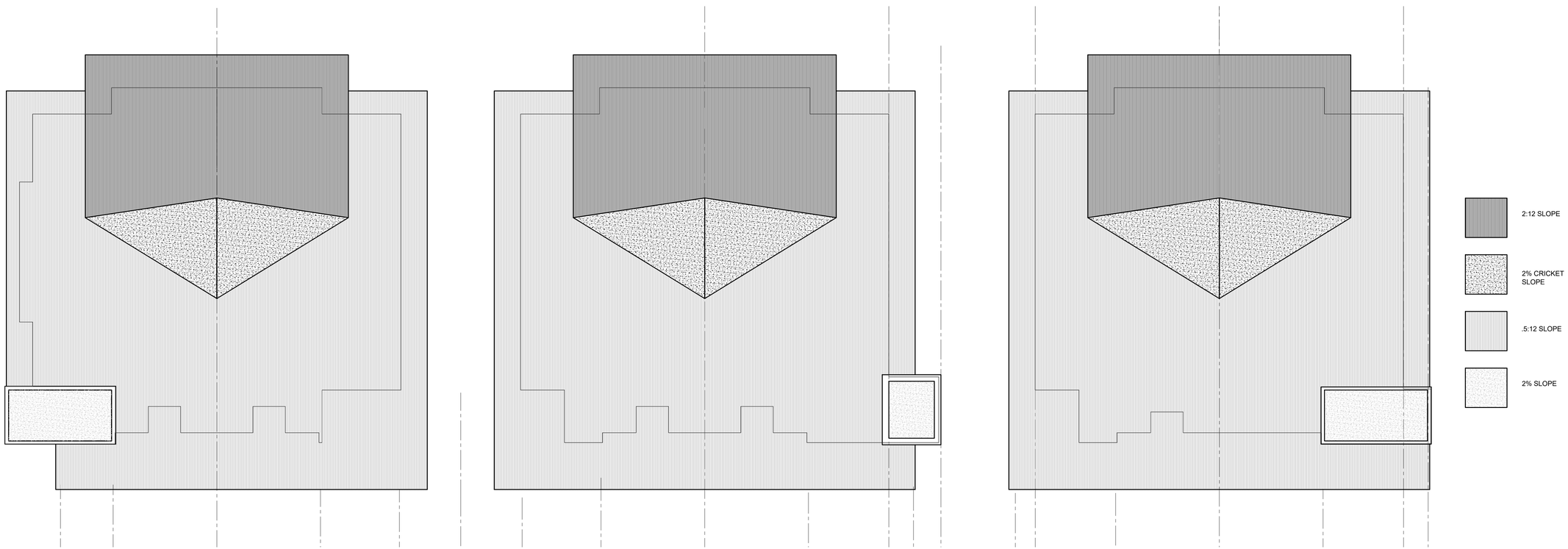
BUILDING 625,645,675
THIRD & FOURTH LEVEL
FLOOR PLANS

A102

EXTERIOR MATERIAL SCHEDULE	
MATERIAL	**DESCRIPTION**
1. FIBER CEMENT PANELS (HORIZONTAL)	FIBER CEMENT BOARD 2'X5' 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 2'X5' 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, & SIDING TO TRIM CONNECTIONS TO BE 16 OZ WITH ½" 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.



1 A105 Building 625, 645, 675
ROOF PLAN
1/8"=1'-0"

HOYT architects
Jackson Wyoming
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NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING

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STATE OF WYOMING

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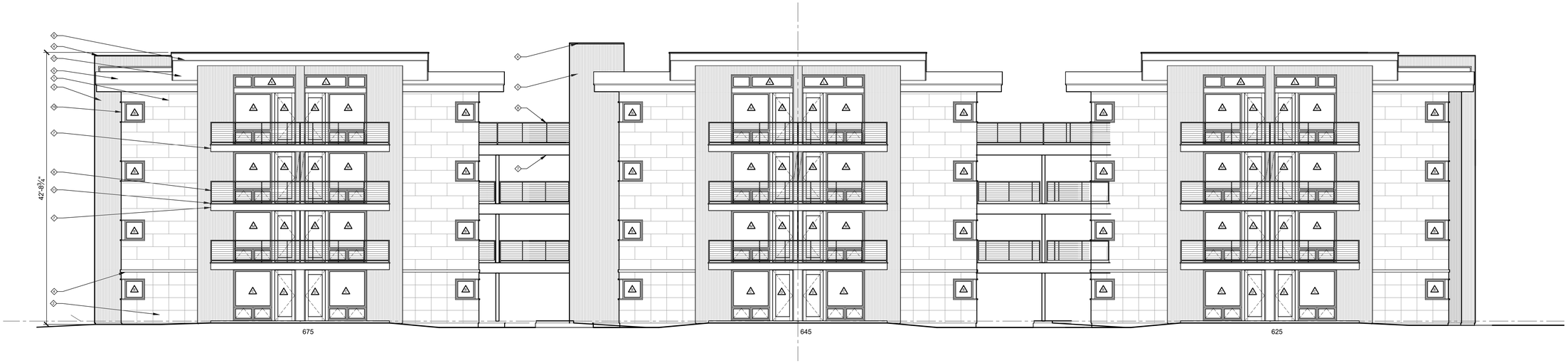
BUILDINGS 625,645,675
ROOF
PLAN

A104



1 A201 Building 625,645,675
East Elevation

1/8"=1'-0"

EXTERIOR MATERIAL 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.

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 A201 Building 625, 645, 675
West Elevation

1/8"=1'-0"

HOYT
architects

Jackson Wyoming
307.733.9955

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING

BT

LICENSED ARCHITECT
GEORGE B. HOYT
(B-0183)
STATE OF WYOMING

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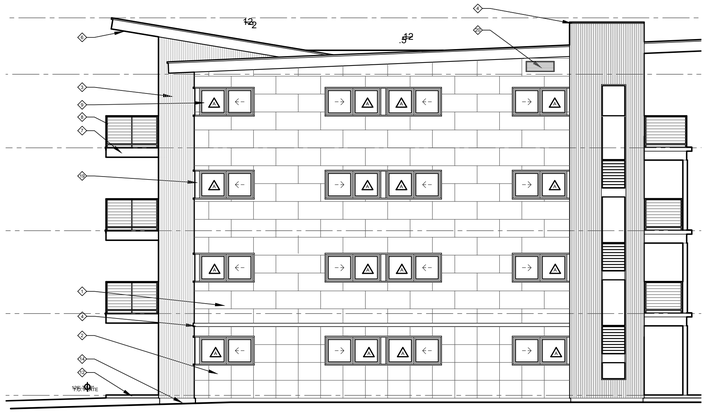
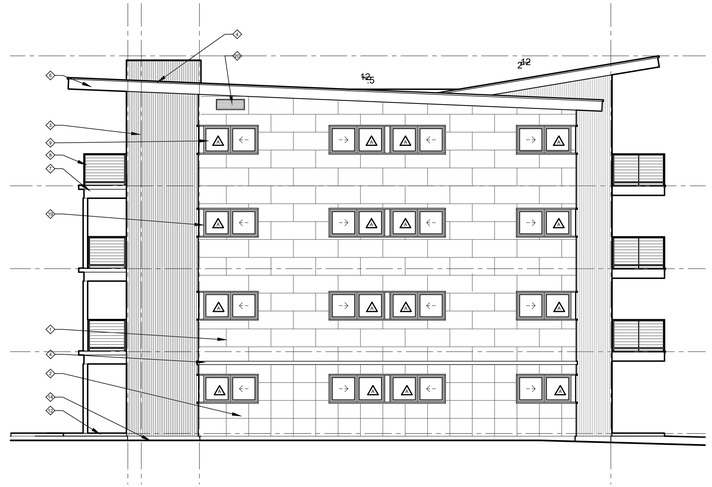
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

BUILDING 625, 645, 675
EXTERIOR
ELEVATIONS

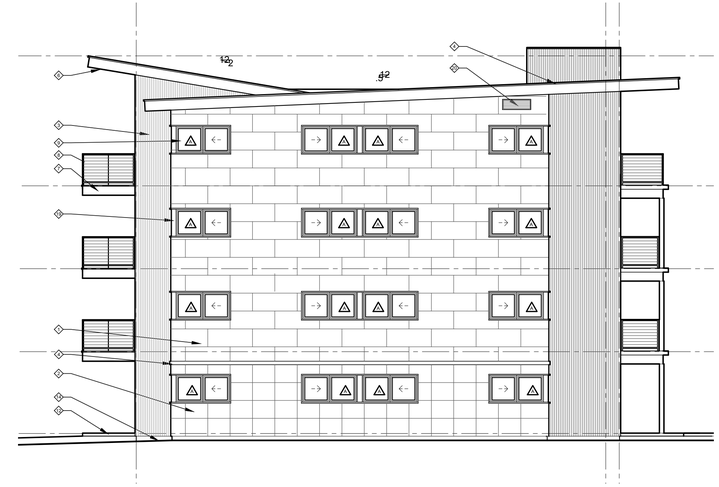
A201



5 A202 Building 625
North Elevation
1/8"=1'-0"



3 A202 Building 625
South Elevation
1/8"=1'-0"



1 A202 Building 645
North Elevation
1/8"=1'-0"

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architects

Jackson Wyoming
307.733.9955

EXTERIOR MATERIAL SCHEDULE	
MATERIAL	**DESCRIPTION**
1. FIBER CEMENT PANELS (HORIZONTAL)	FIBER CEMENT BOARD 2'X5' 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 2'X5' 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, & SIDING TO TRIM CONNECTIONS TO BE 16 OZ WITH ½" 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.
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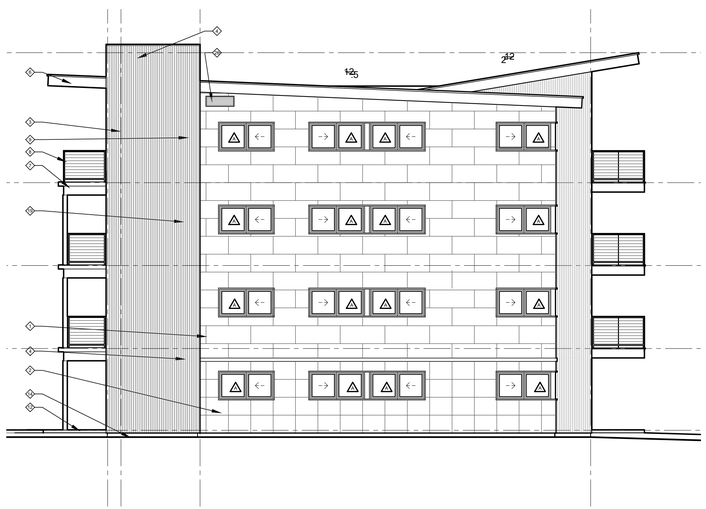
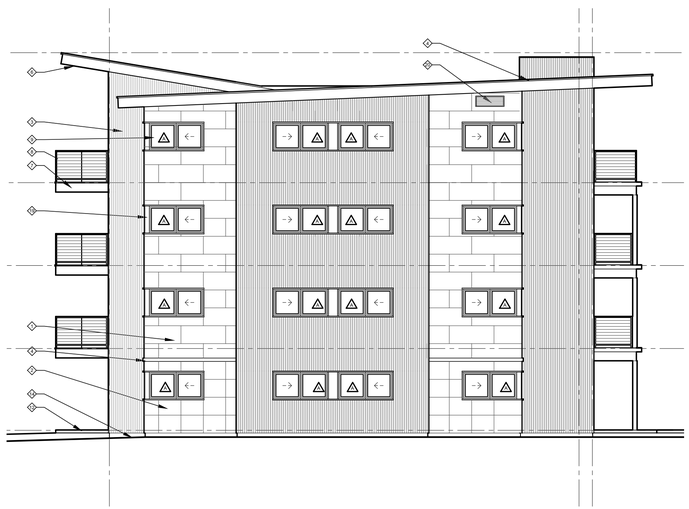
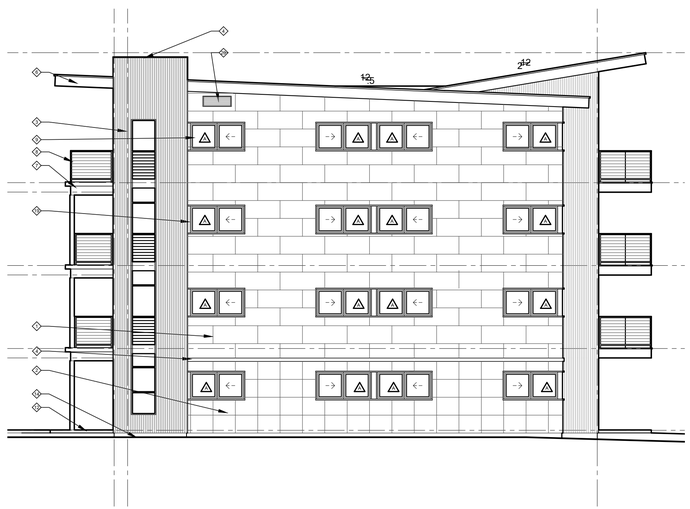


6 A202 Building 645
South Elevation
1/8"=1'-0"



4 A202 Building 675
North Elevation
1/8"=1'-0"



3 A202 Building 675
South Elevation
1/8"=1'-0"

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

625, POWDERHORN LN
JACKSON WYOMING

JHMR EMPLOYEE HOUSING

BT
BH

LICENSED ARCHITECT
GEORGE B. HOYT
(B-0123)
STATE OF WYOMING

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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

HOYT
architects

Jackson Wyoming
307.733.9955

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING

LICENSED ARCHITECT
GEORGE B. HOYT
(B-0183)
STATE OF WYOMING

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BUILDING 625,645,675

3D VIEWS

PERMIT SET

G000

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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

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING

LICENSED ARCHITECT
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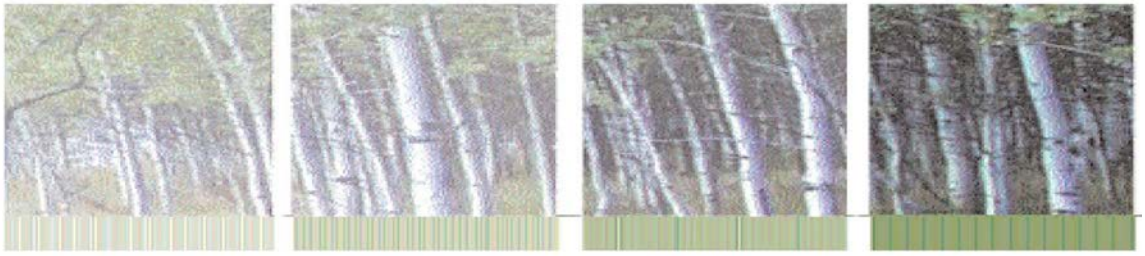
BUILDING 625,645,675

3D VIEWS

PERMIT SET

G001



Town of Jackson Design Guidelines Checklist

Meeting Date: June 10, 2020
Item Number: P20-109
Applicant: Design Associates Architects – Chris Lee
Address: 105 Mercill Avenue
Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: Design Associates was chosen by the Town to develop a mixed use project (deed restricted housing and commercial) at 105 Mercill Avenue in 2019 as part of a publically noticed RFP. This project voluntarily went to the DRC on November 13, 2019 with expectations of going back before the DRC as part of their Development Plan. It was determined that a Development Plan is not required based on the amount of base FAR being used. Thus this project goes straight to Building Permit after DRC review and recommendation. The DRC later reviewed and recommended approval of this project at the April 8, 2020 DRC meeting with the following recommendation:

1. Samples of the exterior materials shall be submitted to the DRC prior to approval of the building permit.

<u>Changes in Design Since the April 2020 DRC meeting:</u>
No building permit has been submitted, thus the above condition relating to submission of materials has not yet been satisfied. The applicant it now seeking further changes to the building, mostly exterior:

1. The ground floor stayed relatively the same and still includes generous glazing mixed with concrete walls.
2. The second and third floors no longer have exterior balconies or screens.
3. As a result of no balconies or screen, a new window pattern has been developed.
4. Courtyard grew in size by 265 sf.
5. Building size increased from 33,390 sf to 36,193 sf.
6. New metal awning suspended above sidewalk.
7. New CLT panels for floors and roof.

<u>Existing Site & Conditions:</u>
The subject site (1.15 acres) is located on the northwest corner of Mercill Avenue and North Glenwood Street and within the Commercial Residential – 2 (CR-2) zoning district and Lodging Overlay. Teton County is the property owner. The

western half of the site consists of the Children's Learning Center built a few years ago. The eastern half of the site consists of several historic structures which will be moved as a result of future development.

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

- 1 building, 3-stories
- 36,193 sf total above ground habitable (Increased from previous 33,390 sf)
- 30 deed restricted apartments (29,316 sf): 20 one-bedrooms and 10 two-bedrooms.
- 1-bed units range in size from 497 – 781 sf
- 2-bed units range in size from 781 – 1,176 sf
- Access: Separate access off Mercill leads to basement parking. Separate access off North Glenwood leads to first floor parking. No access is shared with CLC.
- 45 on-site parking spaces + 6 street parking spaces
- Basement: 20 parking spaces, 10 storage units, storage & bike racks.
- 1st floor: 25 parking spaces, 6,900 sf office/retail, 20 storage units & trash.
- 2nd floor: 12 one-bedroom units, 4 two-bedroom units, open courtyard
- 3rd floor: 8 one-bedroom units, 6 two-bedroom units, open courtyard
- Building height – 39'-7-1/4"

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

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

A. Public Space

1) Use

- ❑ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.

- ❑ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ❑ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) <u>Composition</u>

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) <u>Massing</u>

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) <u>Street Wall</u>

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) <u>Materials</u>

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.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: 105 MERCILL

Physical Address: 105 MERCILL AVE

Lot, Subdivision: PT LOTS 15-17, BLK 2 JR JONES PIDN: 22-41-16-28-4-02-012

PROPERTY OWNER.

Name: TETON COUNTY Phone: 307 732 0867

Mailing Address: POB 1727 ZIP: 83001-1727

E-mail: AHNORTON@TETONCOUNTYWY.GOV

APPLICANT/AGENT.

Name: DESIGN ASSOCIATES ARCHITECTS Phone: 307 733 3600

Mailing Address: POB 4615 ZIP: 83001

E-mail: CHRIS@DAJH.CO

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____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

X_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:**_____

_____ Environmental Analysis

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

Pre-application Conference #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.*

Have you attached the following?

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

Y_____ **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.

Y_____ **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 Date

_____ _____

Name Printed Title

LETTER OF AUTHORIZATION

TETON COUNTY ,"Owner" whose address is:

POB 1727 JACKSON, WY 83001-1727

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property more specifically legally described as: 105 MERCILL AVE. JACKSON, WY 83001 PARCEL 22-41-16-28-4-02-012

(If too lengthy, attach description)

HEREBY AUTHORIZES DESIGN ASSOCIATES 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: April Norton

(SIGNATURE) (SIGNATURE OF CO-OWNER)

***Title*:** Jackson / Teton County Housing Director

(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 April Norton this 6th day of November, 20 19.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:

Billi Jo Jennings - Notary Public
County of Lincoln
State of Wyoming
Commission Expires September 3, 2022

105 MERCILL

6-3-20

DESIGN REVIEW COMMITTEE PRESENTATION - PROJECT NARRATIVE - RESUBMITTAL

Lot Info

Address:	105 Mercill Ave
PIDN:	22-41-16-28-4-02-012
Area:	Full Site 1.15 acres (50,086 s.f.), Project Site .575 acres (25,005 s.f.)
Zoning:	CR-2
Overlays:	Lodging Overlay

Scale of Development

FAR:	1.45 (36,193 s.f.) (6,900 s.f. office/retail)
Allowed:	.46 (11,502 s.f.)
2:1 Bonus:	1.17 (29,316 s.f.) - all deed restricted housing
Site Development:	.88 (22,074 s.f.)
Allowed:	.90 (22,505 s.f.)
Parking Spots:	51 (20 office/retail + 39 residential - 9 shared = 50 total req)

Existing Property Conditions

-1 historic log cabin to be moved off property, misc outbuildings to be moved or demoed
-Existing drive across N side of property to access to Children's Learning Center on W half of property to be demoed
-Some trees on the property - to be removed
-Existing utilities/pedestals at NW corner of the property - overhead powerline to be buried

Character & Size of Development

-30 deed-restricted apartments including 2 ADA units on upper two floors with common courtyard above ground floor commercial spaces (office & retail)
-36,206 total habitable s.f. on three levels with two-level parking ramp (45 parking spots) and at grade (6 parking spots)
-22,074 total s.f. of impervious surface
-New concrete ramp access off of Mercill along S side of property as well as off of Glenwood along E side of property
-New utility connections (location to be determined), existing overhead powerline to be buried
-New sidewalk and trees in grates to meet Town streetscape standards along Mercill and Glenwood, sidewalk on W side of property adjacent to the Children's Learning Center

Resubmittal Changes

-CLT panels for floors and roof (one of the first buildings in Wyoming to use this exciting new technology!), panels to be exposed ceilings in the commercial spaces and apartments
-Budget constraints and fire dept concerns called for the removal of the apartment balconies along with railings & screens
-Building and Courtyard space grew some with the lack of balconies on the north side of project - this added to the livable space to a number of apartments (increase of 582 s.f. for apartments and 265 s.f. for the Courtyard)
-With lack of balconies and screens that helped define the character of the building a redesign of the window configuration along with accent panels offer a new visual language to express the seemingly random pattern of the facade to which makes a more cohesive aesthetic
-New metal awning is suspended from the building to help protect pedestrians from the elements and to define a visual separation between the public and private levels of the project

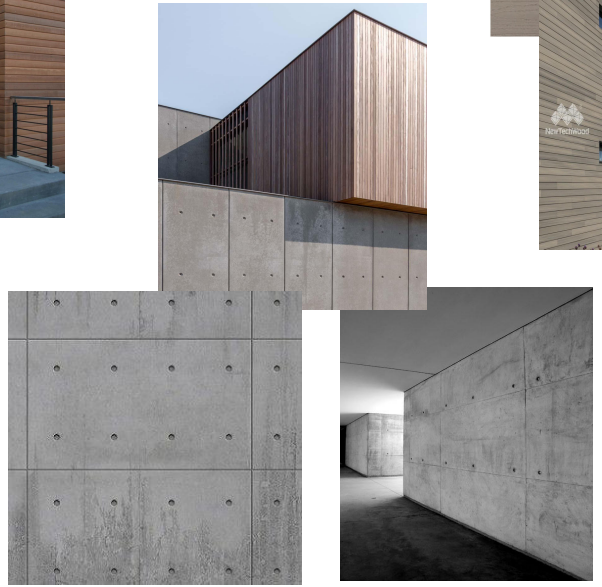
105 MERCILL

EXTERIOR MATERIALS

DARK GRAY METAL PANELS

BEIGE WOOD
COMPOSITE SIDING

GRAY METAL SIDING



GRAY CONCRETE

PLANNING & BUILDING DEPARTMENT

April 23, 2020

Design Associates Architects
PO Box 4615
Jackson, WY 83001

RE: Design Review Committee
Item: P19-254

Dear Mr. Lee:

This letter is to confirm that on April 8, 2020, the DRC reviewed your request for a new 3-story mixed use development (deed restricted residential + office/retail) located at 105 Mercill Avenue. The DRC has recommended approval to the Planning Director with the following recommendation:

1. Samples of the exterior materials shall be submitted to the DRC prior to approval of the building permit.

Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1305 or by email at tvalentine@jacksonwy.gov.

Sincerely,

Tyler Valentine

Tyler Valentine
Senior Planner

MERCILL PARTNERS LLC MIXED-USE PROJECT

105 MERCILL AVE - JACKSON, WY
DRC SUBMITTAL
4-1-20

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

www.dajh.co

PROJECT NO.: 19-08 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T. LEE
B-0228
Date: May 28, 2002
STATE OF WYOMING

REVISION HISTORY

SYMB	CHANGE	DATE
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10	PRE-APP SUBMITTAL	11-15-19

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

DRC SUBMITTAL
4-1-20

A000

COVER

PLANNING NOTES

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

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

DRC SUBMITTAL
4-1-20

A002

PROJECT NOTES

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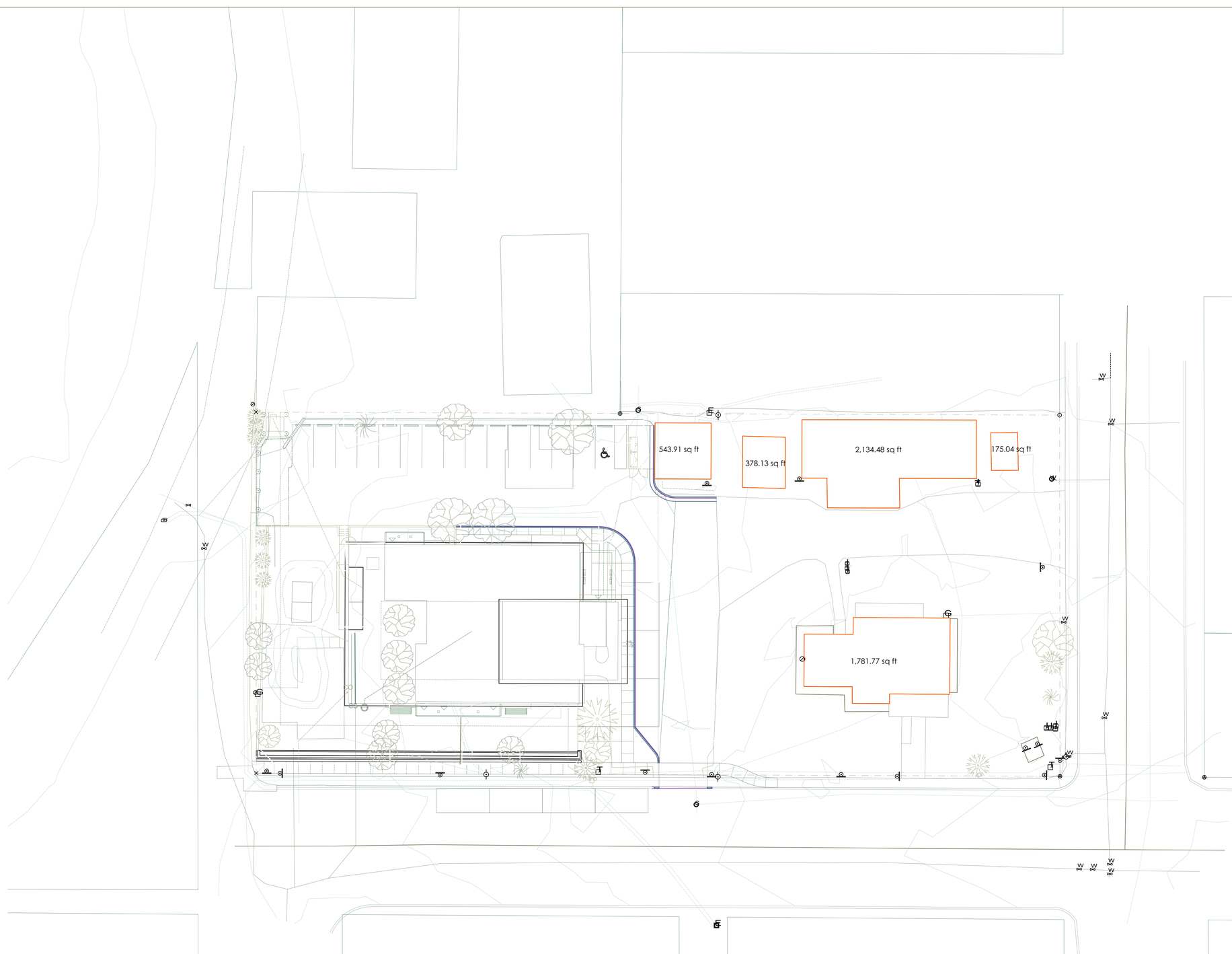

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MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

A100

EXISTING CONDITIONS
SCALE: 1" = 20'

EXISTING CONDITIONS

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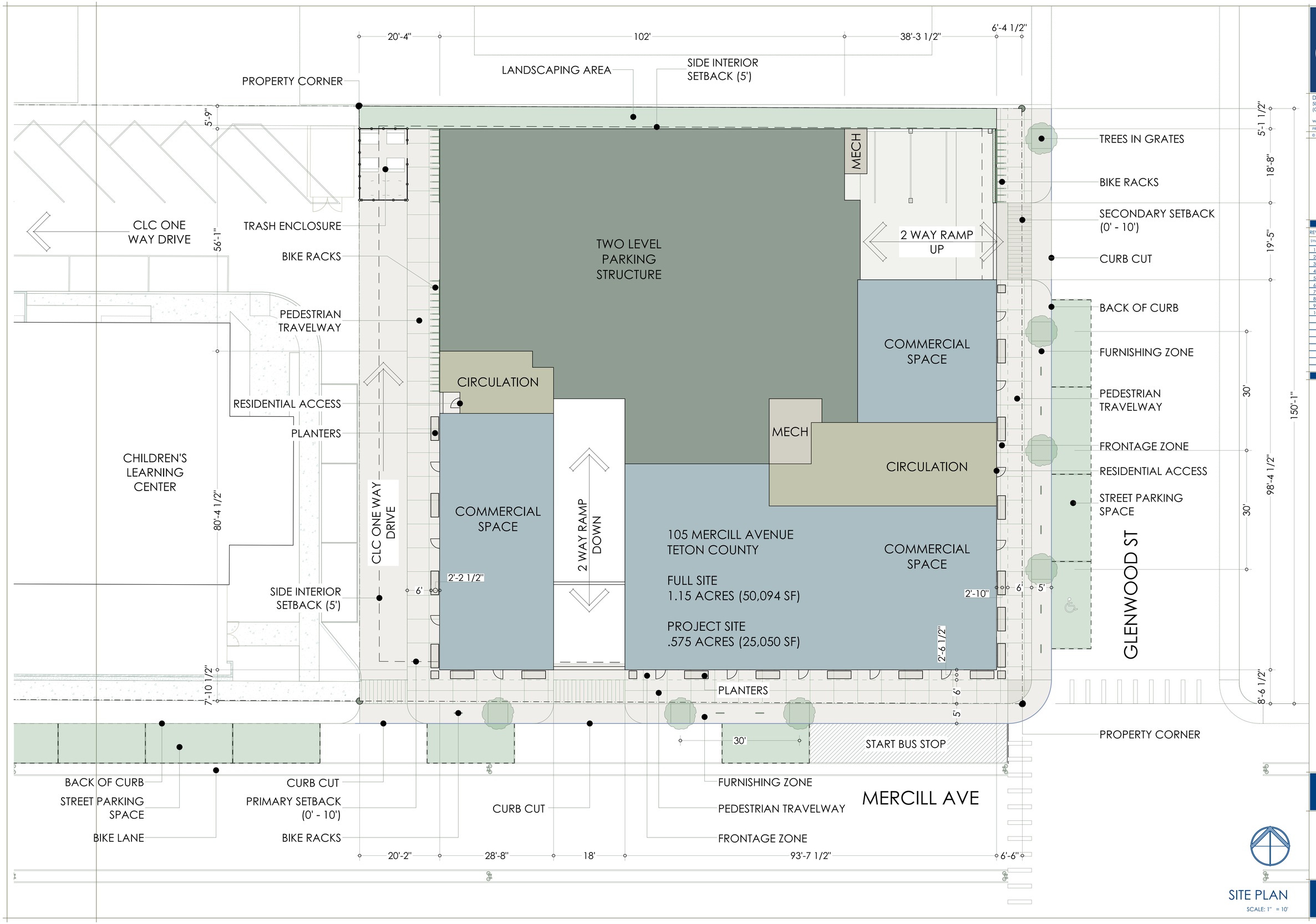

SITE PLAN

SCALE: 1" = 10'

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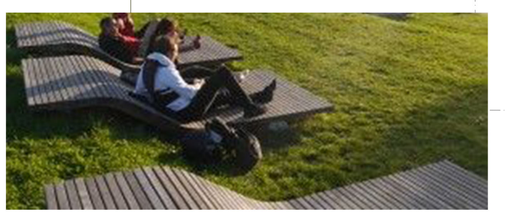
MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

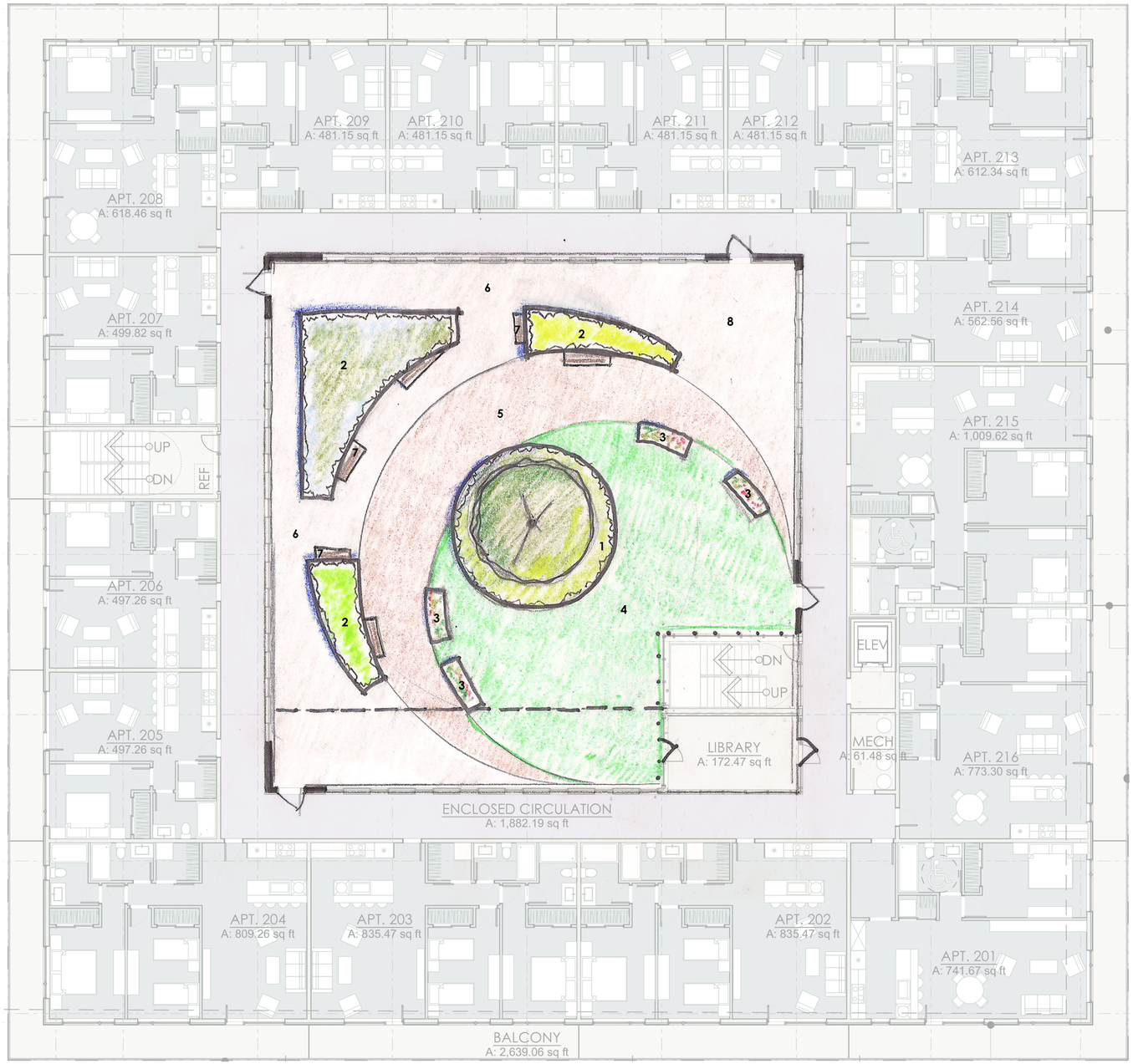
A101

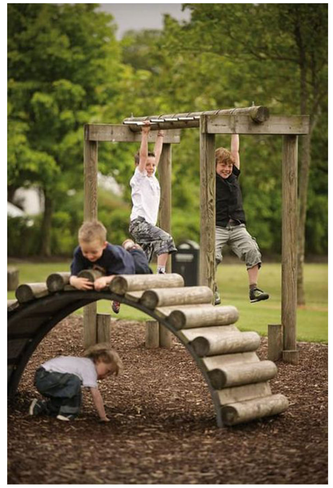
SITE PLAN

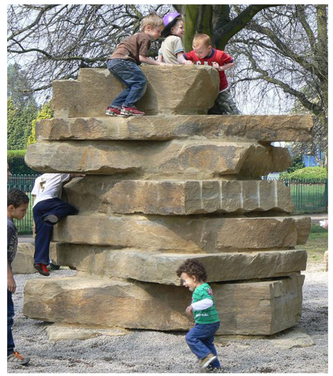
MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20, 5:00 PM



rooted
landscape architecture







1 RAISED PLANTER FOR SHADE TREE

2 RAISED PLANTER FOR GROUNDCOVER PLANTING

3 RAISED GARDEN BOXES

4 ARTIFICIAL TURF

5 DECOMPOSED GRANITE PAVING

6 CONCRETE PAVING

7 BUILT-IN BENCHES

8 PLAYGROUND AREA

COURTYARD CONCEPT PLAN

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

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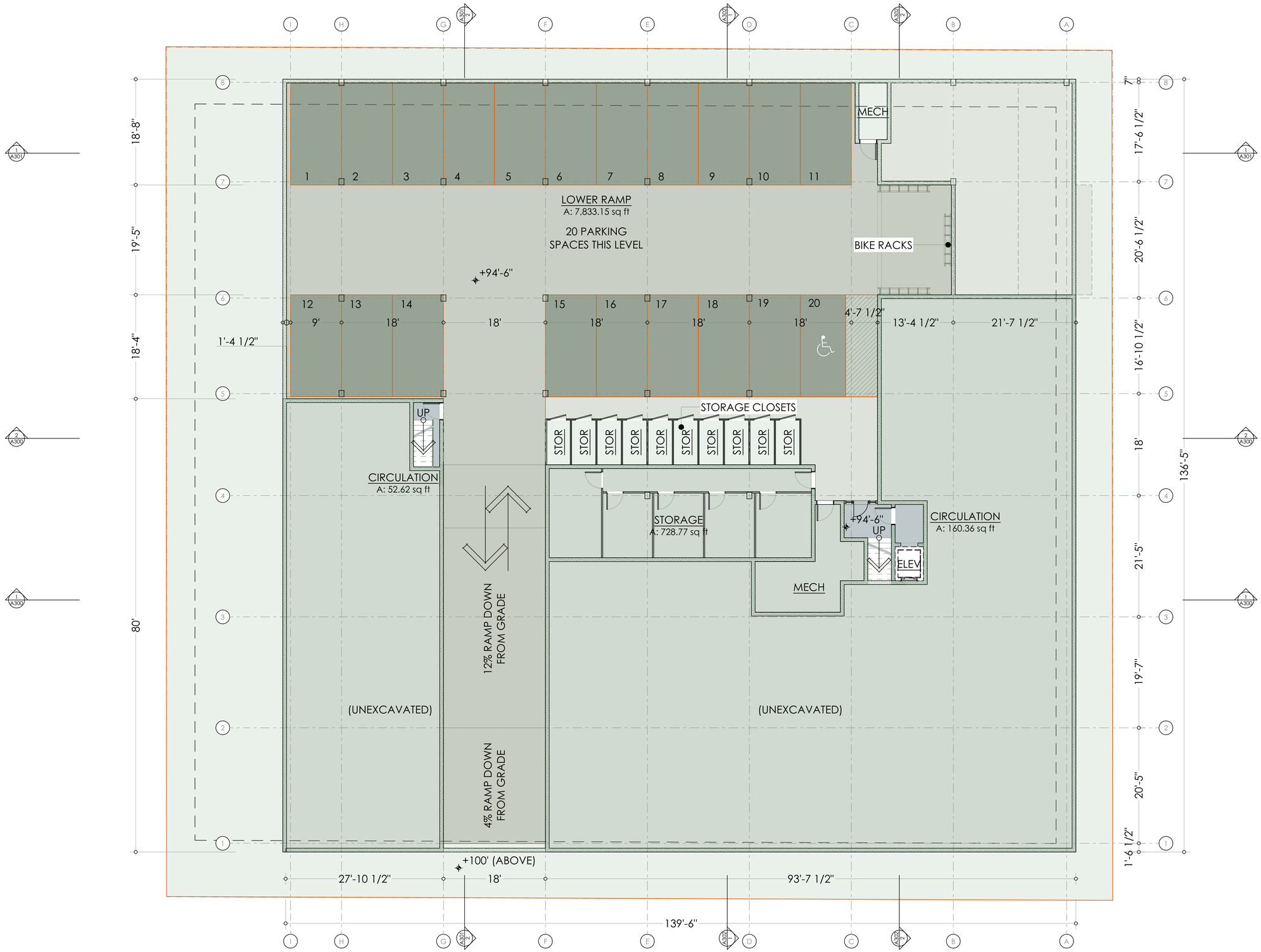
MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

L1

LANDSCAPE CONCEPT

MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20, 5:00 PM



LOWER PARKING PLAN

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

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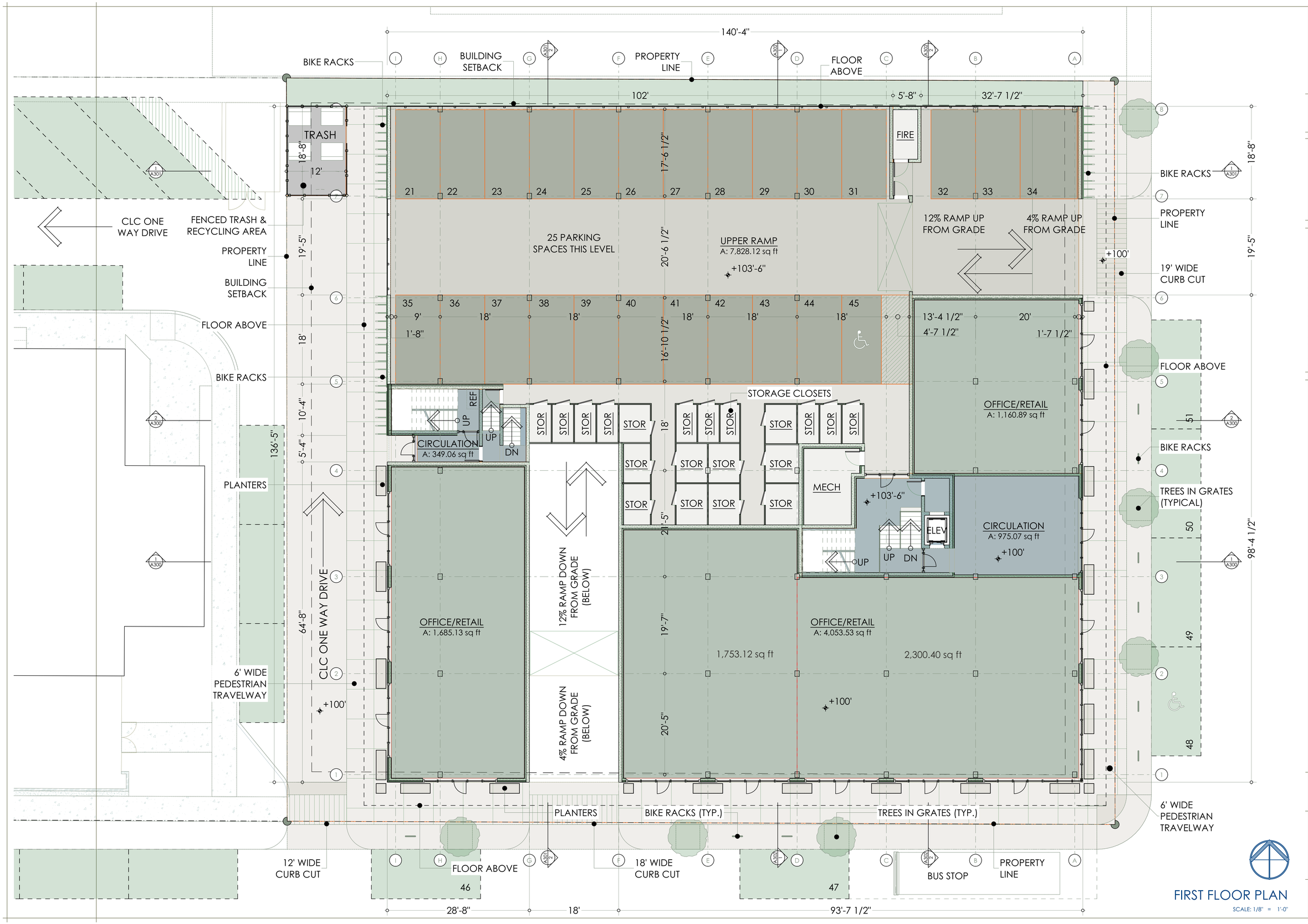
MERCILL PARTNERS LLC
MIXED-USE PROJECT

105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

A200

PARKING GARAGE PLAN



FIRST FLOOR PLAN

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

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

DRC SUBMITTAL
4-1-20

A201

FIRST FLOOR PLAN

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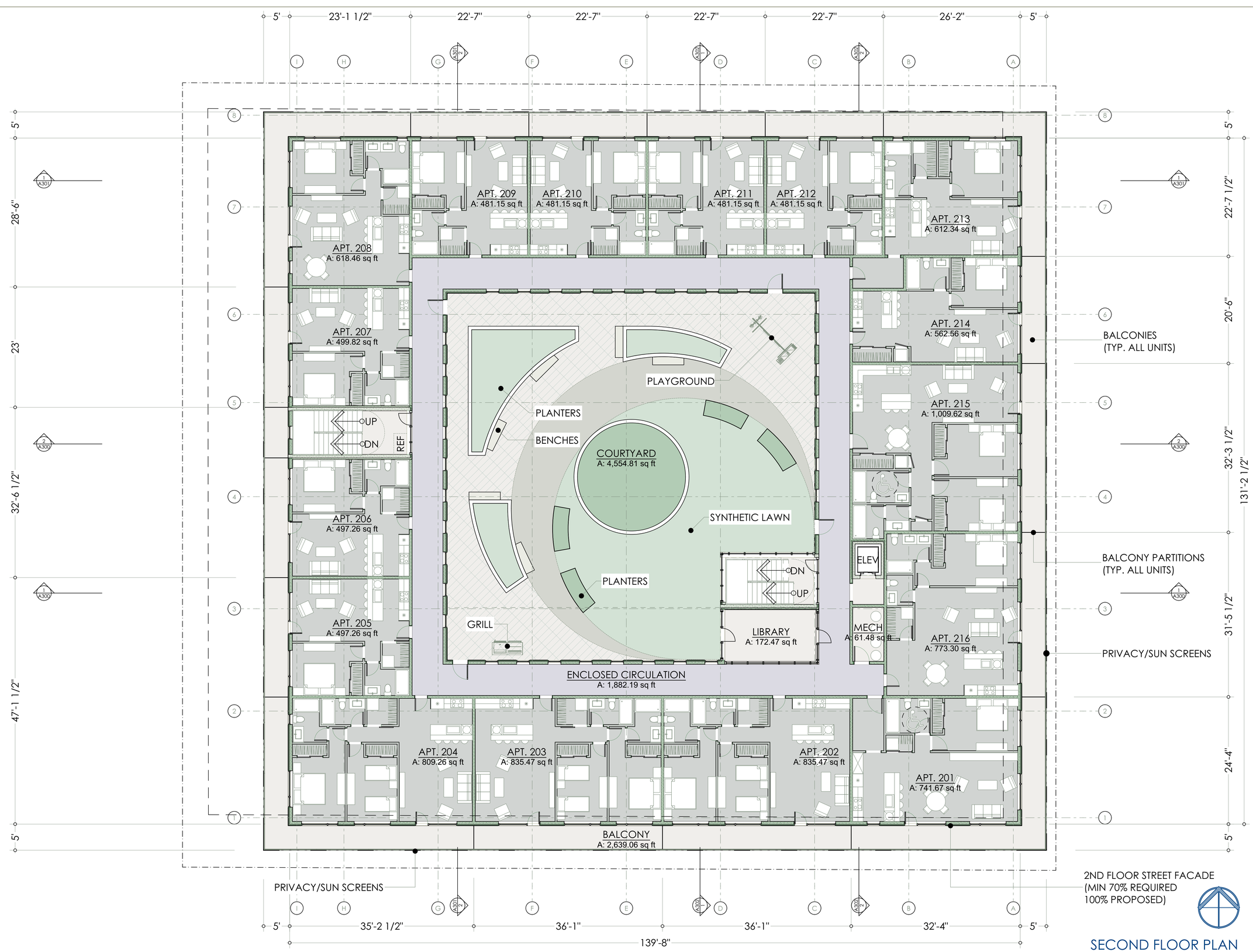

SECOND FLOOR PLAN

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

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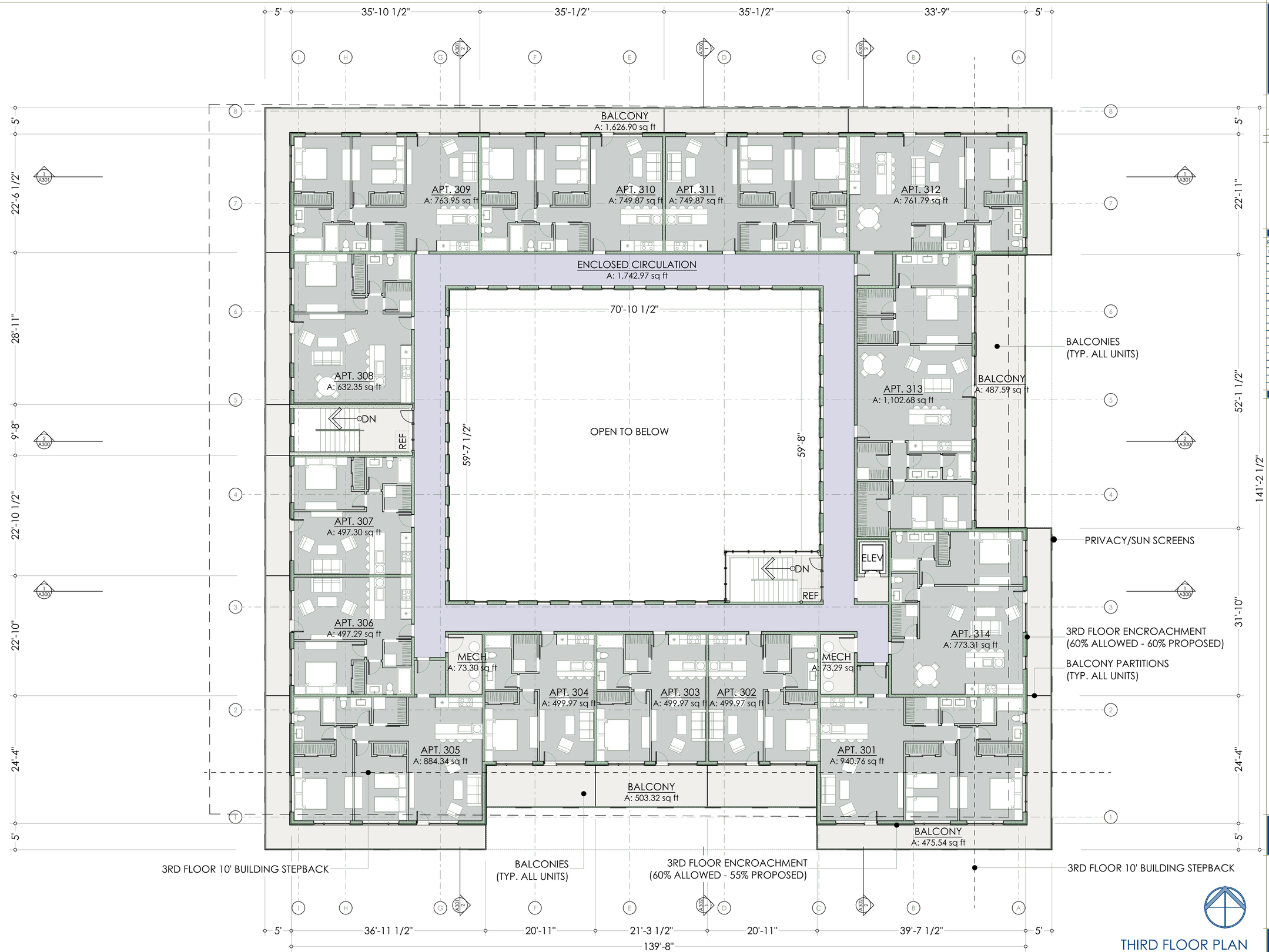
MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

A202

SECOND FLOOR PLAN



THIRD FLOOR PLAN

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

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DRC SUBMITTAL
4-1-20

A203

THIRD FLOOR PLAN

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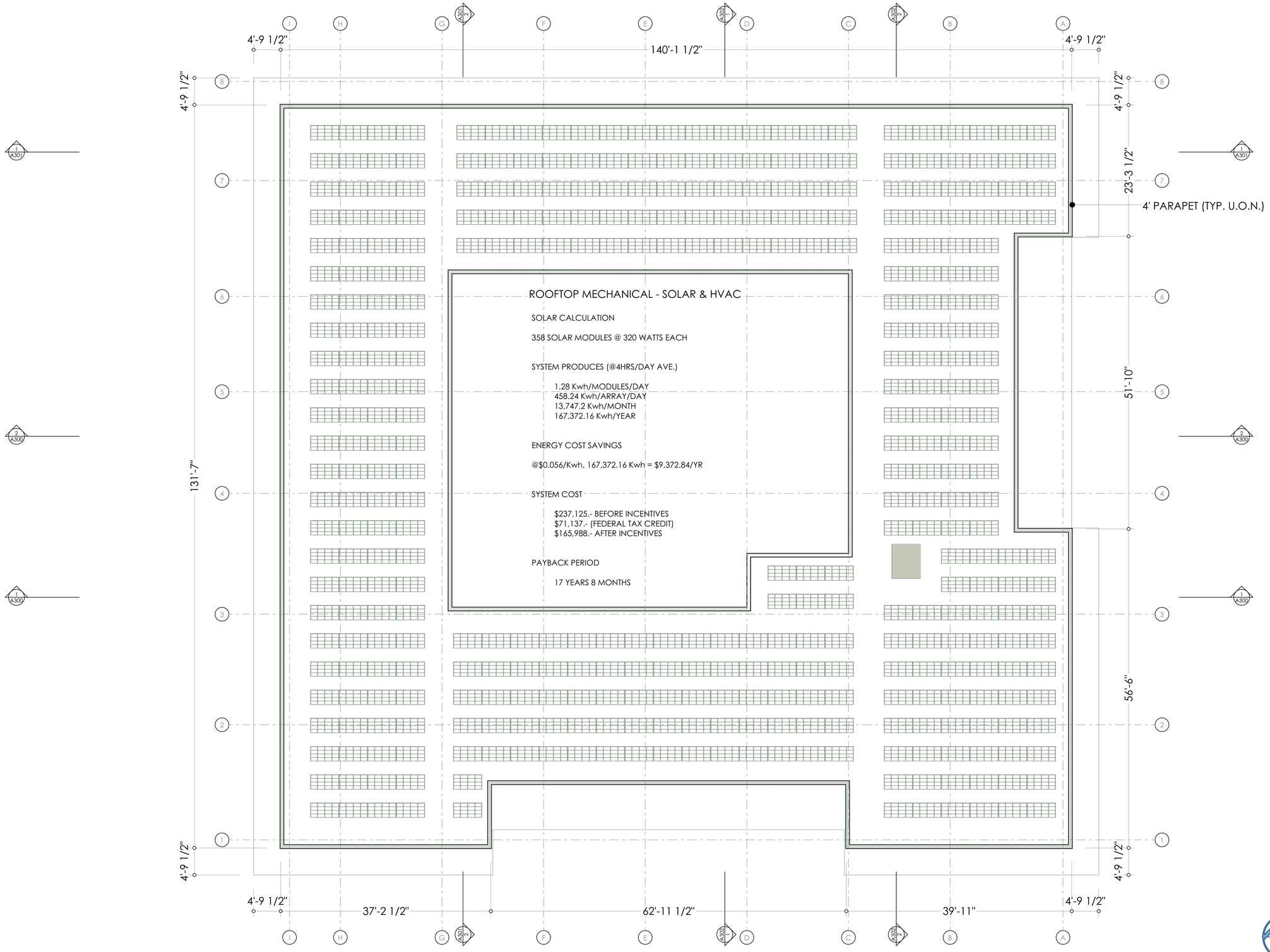

ROOF PLAN

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

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DRC SUBMITTAL
4-1-20

A204

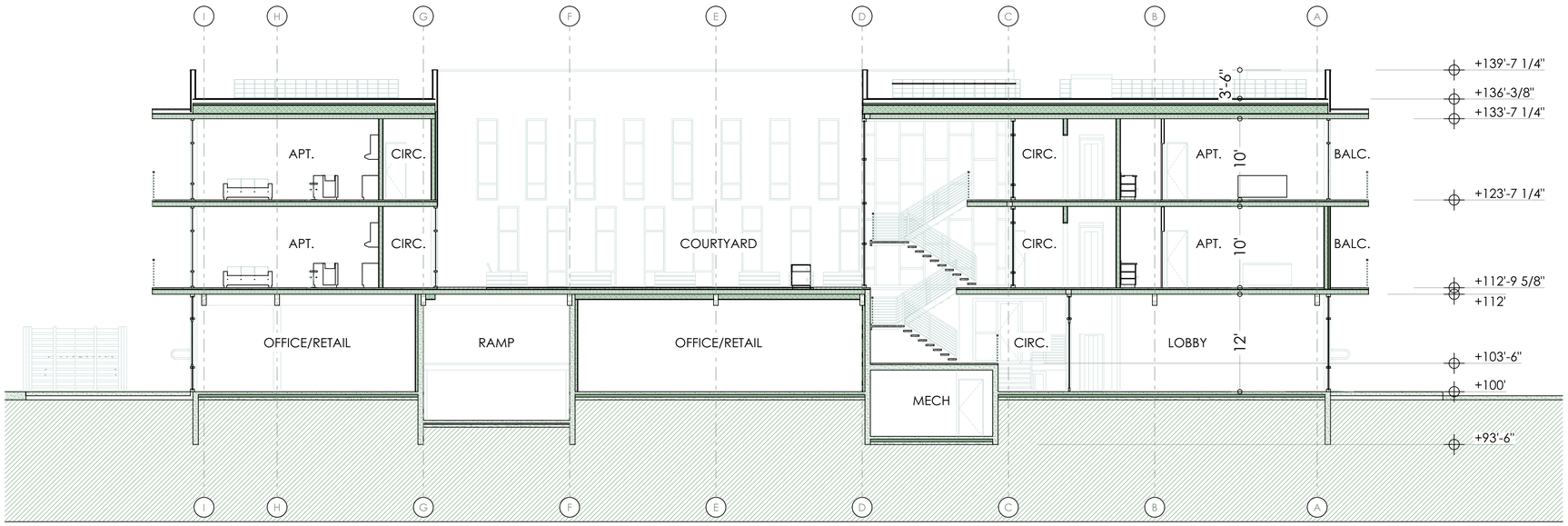
ROOF PLAN

MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20, 5:00 PM

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

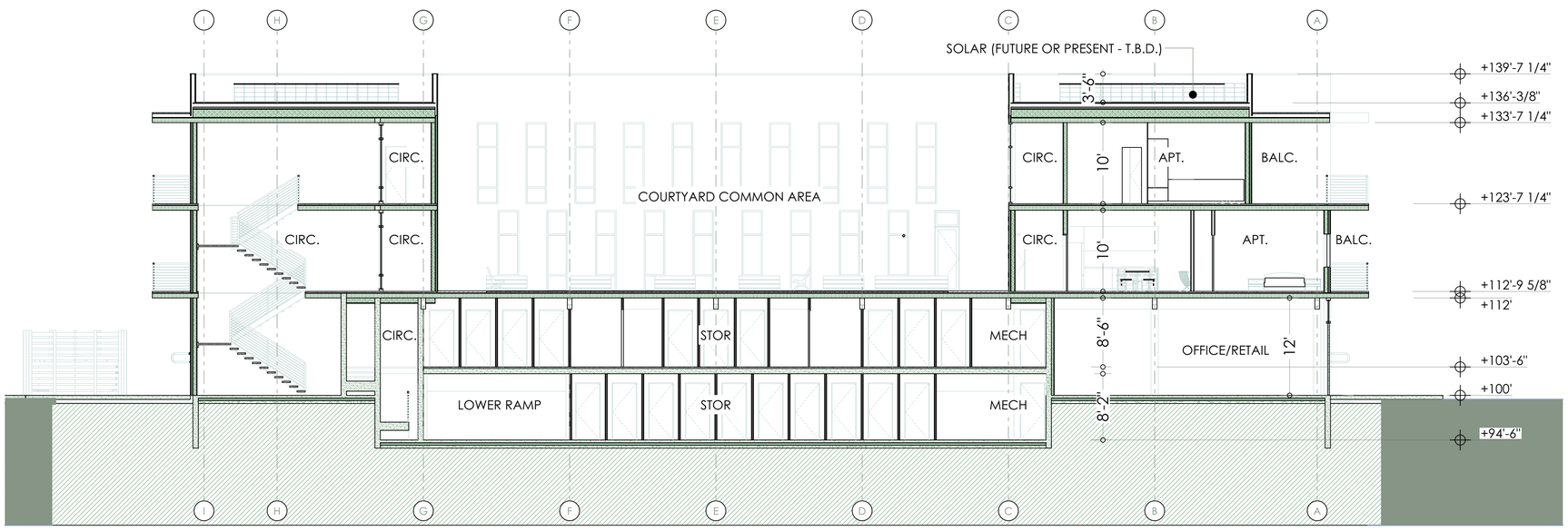
OFFICE/RETAIL		
NO.	ZONE	AREA
101	OFFICE/RETAIL	1,160.89
102	OFFICE/RETAIL	4,053.53
103	OFFICE/RETAIL	1,685.13
3		6,899.55 sq ft

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



1 A300 SECTION

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



2 A300 SECTION

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

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LICENSED ARCHITECT
CHRISTOPHER T. LEE
B-0228
Date: May 28, 2002
STATE OF WYOMING

REVISION HISTORY

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10	PRE-APP SUBMITTAL	11-15-19

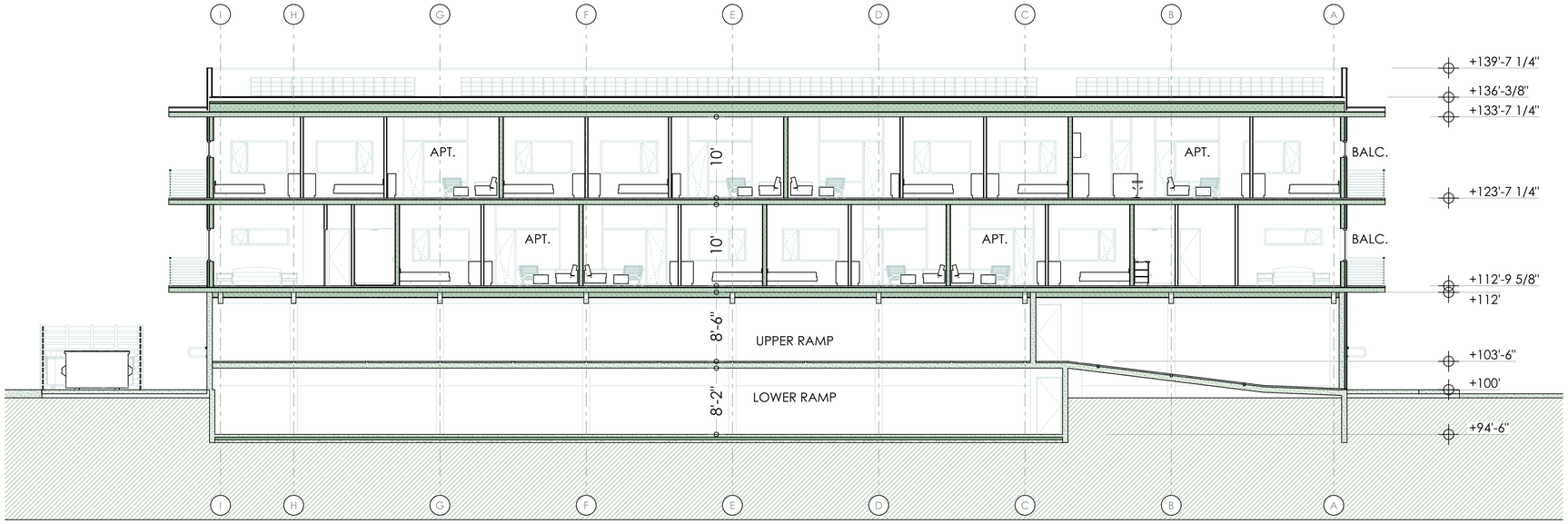
MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

A300

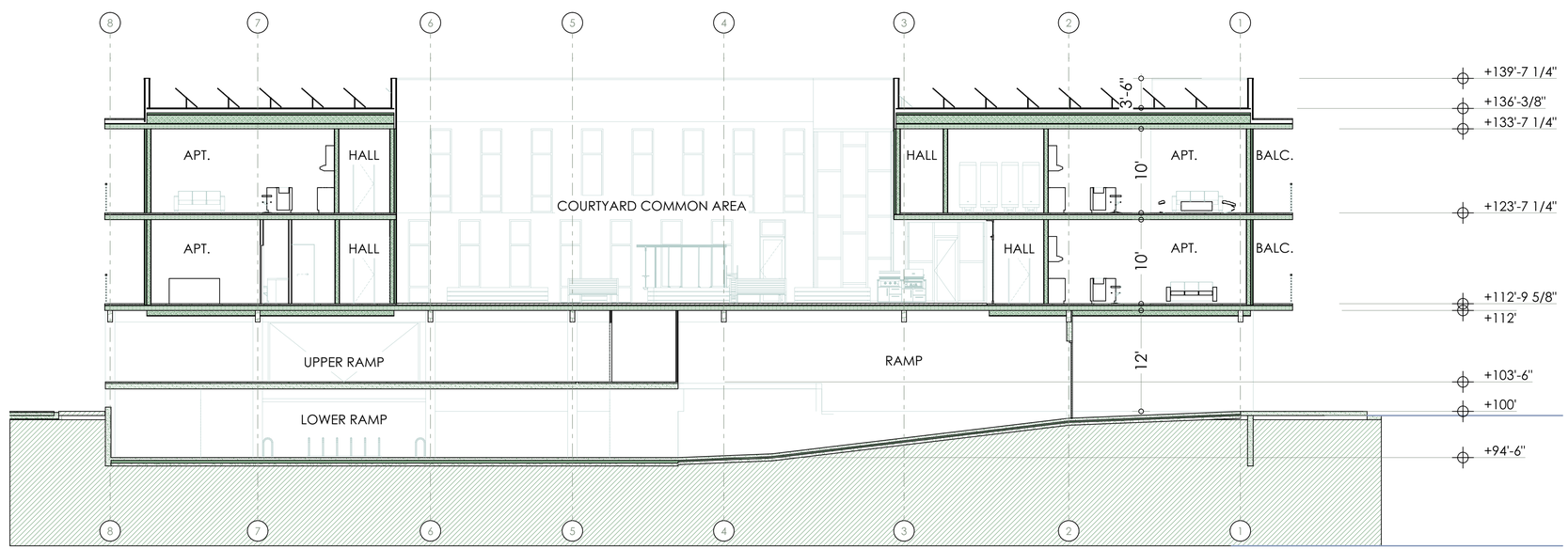
SECTION

M:\MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20; 5:00 PM



1 A301 SECTION

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



2 A301 SECTION

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

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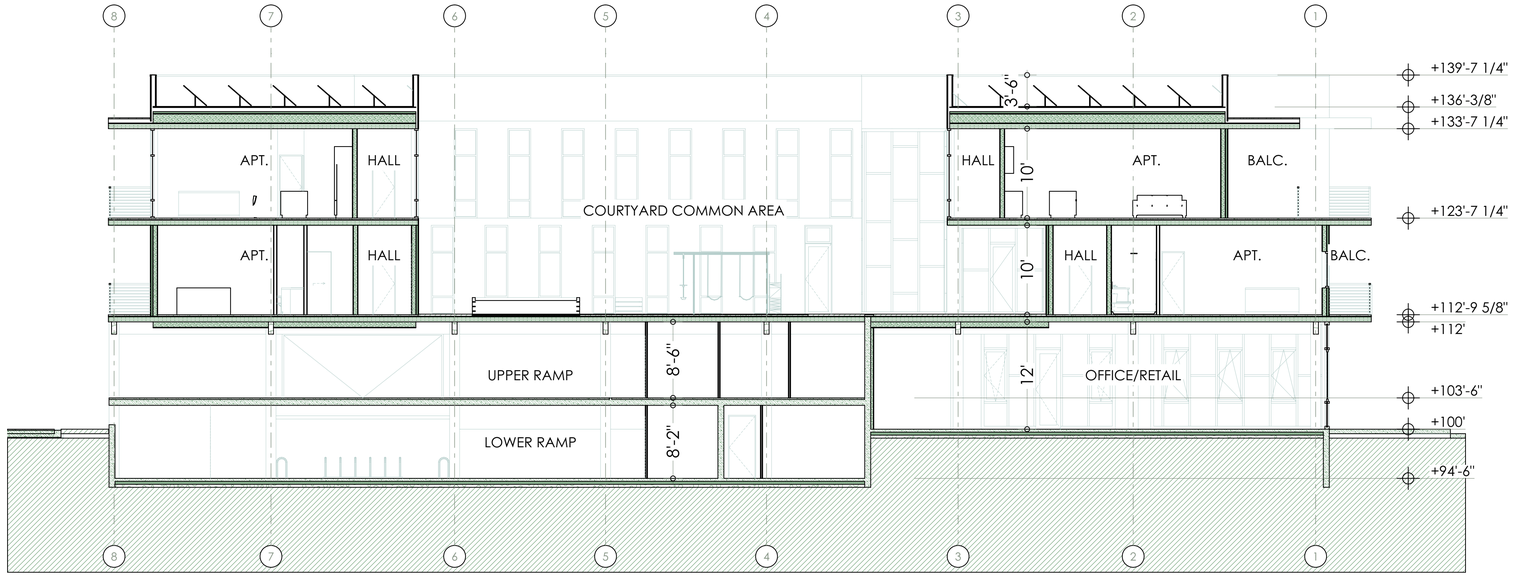
MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

A301

SECTION

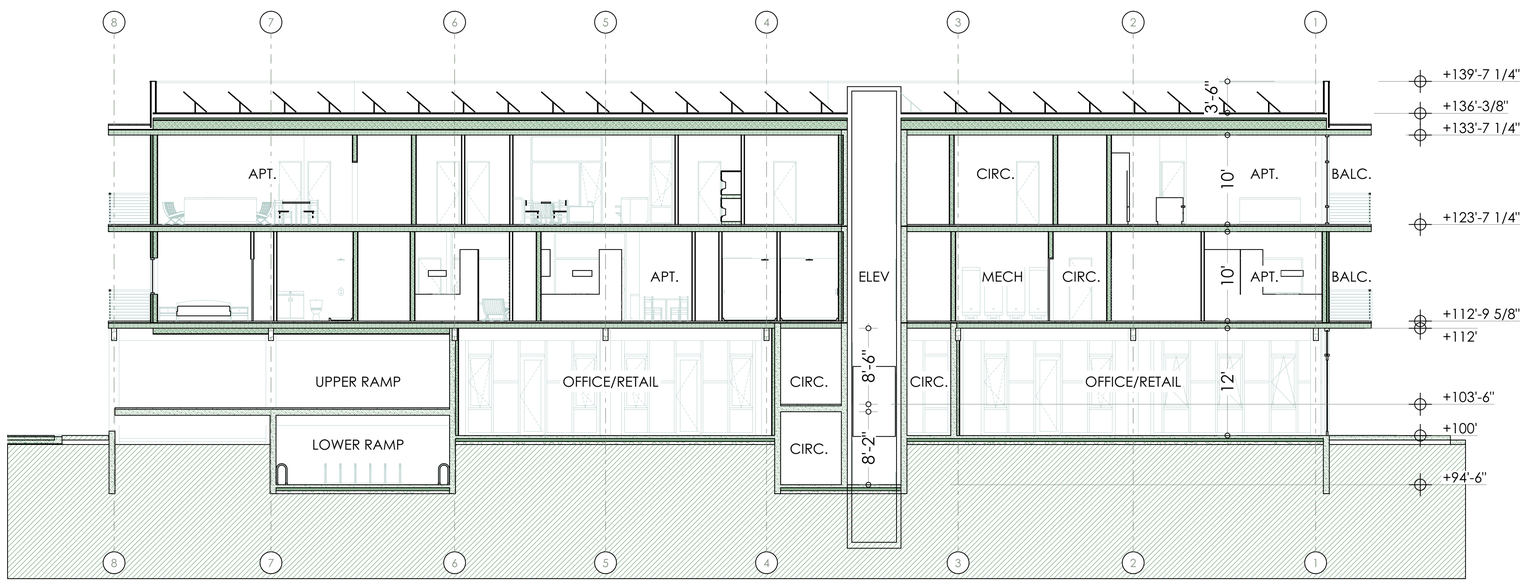
M:\MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20, 5:00 PM



1 A302

SECTION

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



2 A302

SECTION

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

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B-0228
Date: May 28, 2002
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MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

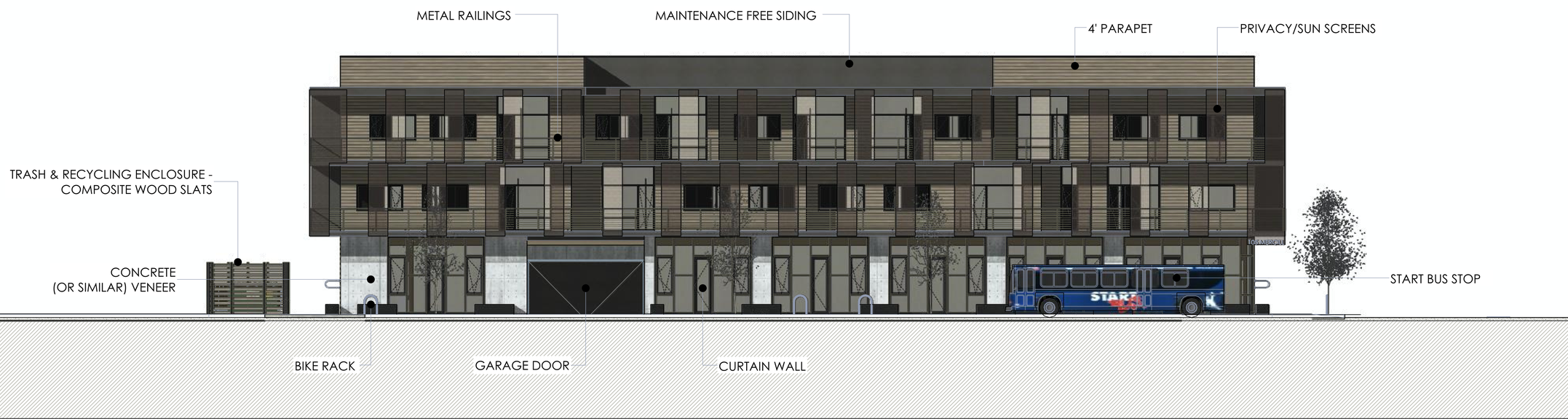
A302

SECTION

M:\MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20; 5:00 PM

NORTH ELEVATION

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



SOUTH ELEVATION

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

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Date: May 28, 2002
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10	PRE-APP SUBMITTAL	11-15-19

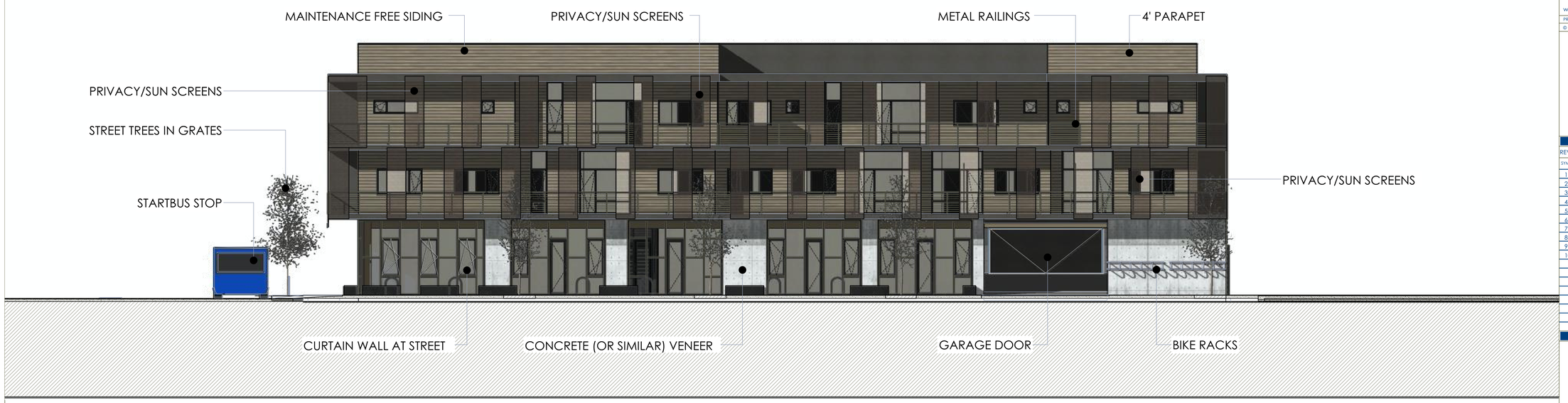
MERCILL PARTNERS LLC
MIXED-USE PROJECT
105 MERCILL AVE JACKSON, WY

DRC SUBMITTAL
4-1-20

A400

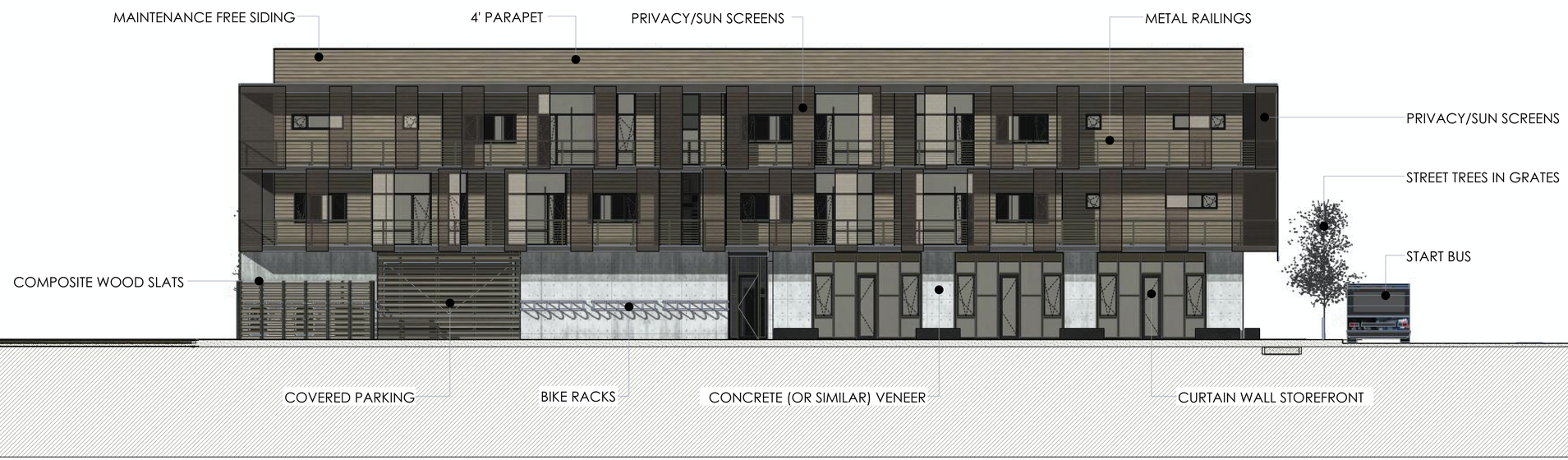
ELEVATION

M:\MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20, 5:00 PM



EAST ELEVATION

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



WEST ELEVATION

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

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

DRC SUBMITTAL
4-1-20

A401

ELEVATION

N:\MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20, 5:00 PM

NORTH COURTYARD ELEVATION

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

EAST COURTYARD ELEVATION

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

SOUTH COURTYARD ELEVATION

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

WEST COURTYARD ELEVATION

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

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

DRC SUBMITTAL
4-1-20

A402

ELEVATION

MERCILL & GLENWOOD STREEVIEW

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10	PRE-APP SUBMITTAL	11-15-19

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

DRC SUBMITTAL
4-1-20

A900

RENDERINGS

MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20, 5:00 PM

MERCILL ELEVATION

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

DRC SUBMITTAL
4-1-20

A901

RENDERINGS

MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20, 5:00 PM

GLENWOOD ELEVATION

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

DRC SUBMITTAL
4-1-20

A902

RENDERINGS

MERCILL%2F105%20MERCILL%207-2-19; A000 COVER; 100%; 4/1/20, 5:00 PM

MERCILL STREETVIEW

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

DRC SUBMITTAL
4-1-20

A903

RENDERINGS

GLENWOOD STREETVIEW

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

DRC SUBMITTAL
4-1-20

A904

RENDERINGS

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COURTYARD

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

DRC SUBMITTAL
4-1-20

A905

RENDERINGS

PLANNING & BUILDING DEPARTMENT

April 23, 2020

Design Associates Architects
PO Box 4615
Jackson, WY 83001

RE: Design Review Committee
Item: P19-254

Dear Mr. Lee:

This letter is to confirm that on April 8, 2020, the DRC reviewed your request for a new 3-story mixed use development (deed restricted residential + office/retail) located at 105 Mercill Avenue. The DRC has recommended approval to the Planning Director with the following recommendation:

1. Samples of the exterior materials shall be submitted to the DRC prior to approval of the building permit.

Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1305 or by email at tvalentine@jacksonwy.gov.

Sincerely,

Tyler Valentine

Tyler Valentine
Senior Planner