

AGENDA
Design Review Committee
July 8, 2020 – REGULAR MEETING

5:30 PM

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS
 - I. **Item P20-083: 625, 645, 675 Powderhorn Ln** - The applicant seeks review and recommendation by the DRC for proposed second phase of the Jackson Hole Mountain Resort's Powderhorn Employee Housing.
 - II. **Item P20-125: 50 West Broadway Ave** - The applicant seeks review and recommendation by the DRC for proposed re-siding for the Pink Garter building.
 - III. **Item P20-126: 430/440 West Kelly Ave** - The applicant seeks review and recommendation by the DRC for proposed 12-unit deed-restricted apartment building.
4. MATTERS FROM STAFF
 - I. Discussion regarding meeting management
5. ADJOURNMENT



JACKSON HOLE MOUNTAIN RESORT
3395 CODY LANE
P.O. BOX 290, TETON VILLAGE, WY 83025

July 1, 2020

Design Review Committee,

Town of Jackson

Dear committee,

Based on the Design Review Committee's comments at the June 3rd meeting, the Jackson Hole Mountain Resort (JHMR) has changed the design of the second phase of the Powderhorn employee housing complex to address the committee's concerns.

To address exterior architectural concerns, the design team extended the vertical circulation forms (corrugated core ten look alike) to engulf the walkways on the west elevation. To improve the safety of both the tenants and visitors entering the buildings on the west side a screen like element has been added to help define a defensible space. Lighting at grade level in this area is now up to the maximum allowed by the county's LDR's. Significant wayfinding elements have been added to the site to ensure both employees and guests can easily find the unit they are looking for.

The design team also looked at the concern raised by the committee that most of the tenant access points of the three buildings are located on the west side. We considered rotating all three building 180 degrees but ruled that option out because the living rooms would face the back side of the K-Mart building and having all the connecting walkways be visible from the common area was not in keeping with the design guide lines and architectural character of the existing development.

JHMR takes safety very seriously both for our employees and the hundreds of thousands of visitors it accommodates each year. We are not just developing this employee housing and walking away. We will be housing both seasonal and year round employees in perpetuity. This is why we have an onsite manager, security cameras and a culture of safety within our organization.

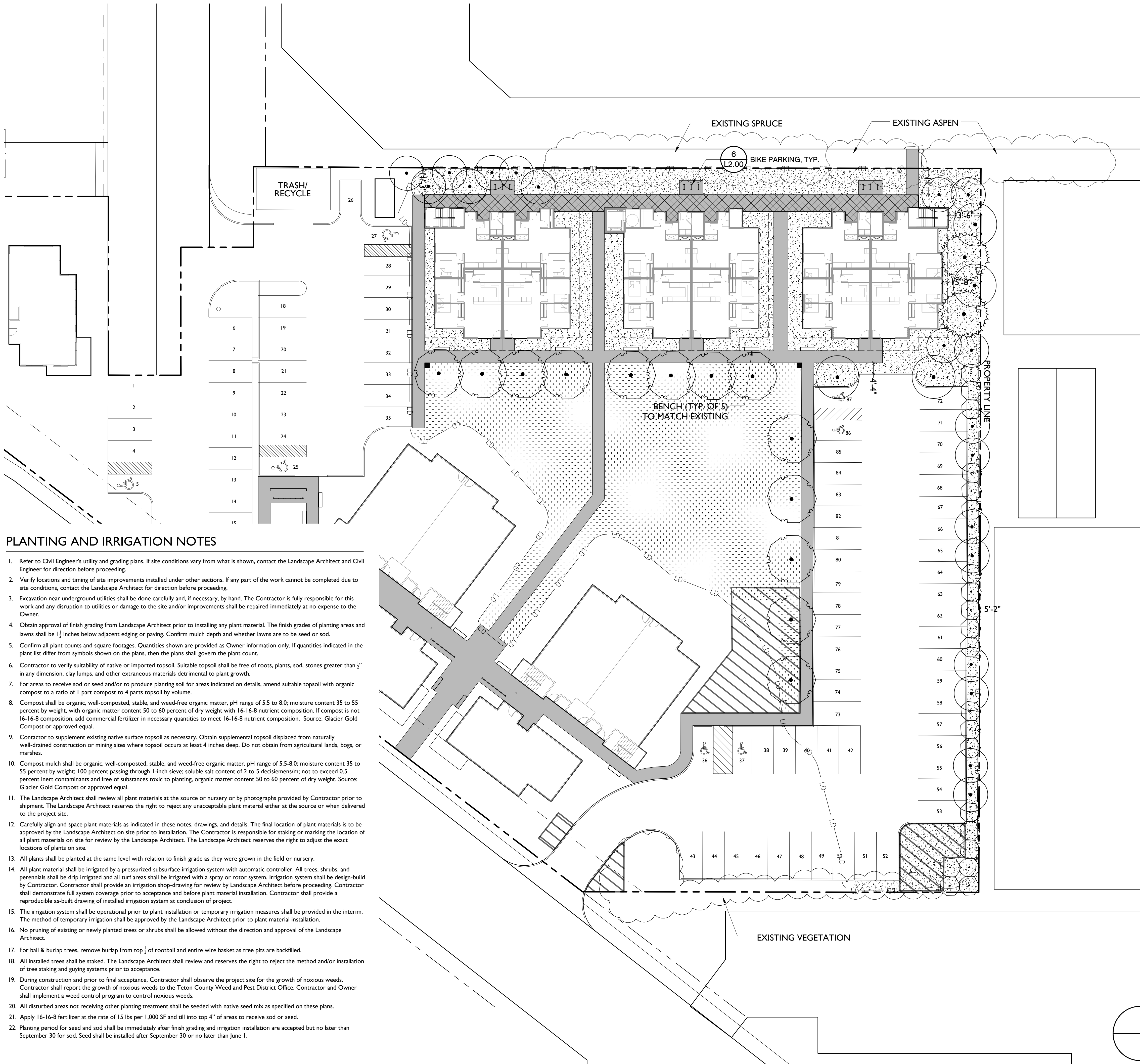
I hope that these changes will allow the DRC to approve this project on July 8th. Our entire design team will be available that day to answer any questions you have.

Sincerely,

Bill Schreiber

Engineer/Planner – JHMR

CC: Brad Hoyt



LEGEND

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

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	NOTE
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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
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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

- 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 1½ 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 1½" 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.
- Contact 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.



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'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 1/2" HEM AT EXPOSED BOTTOM EDGE. ALL FLASHING TO FOLLOW GUIDELINES REFERENCED IN THE "SMOKEY" MANUAL. MATCH METAL FLASHING COLOR WITH ADJUTING 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	3/4" 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.

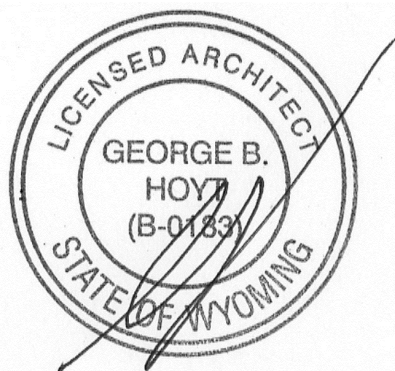


Building 625, 645, 675
West Elevation

2
A201

1/8"=1'-0"

625, POWDERHORN LN
JACKSON WYOMING
JHMR EMPLOYEE HOUSING



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PHASE

03.08.2020
DRAWN BY J
CHECKED BY J
REVISIONS

DRC R-1
06-25-2020

PERMIT SET

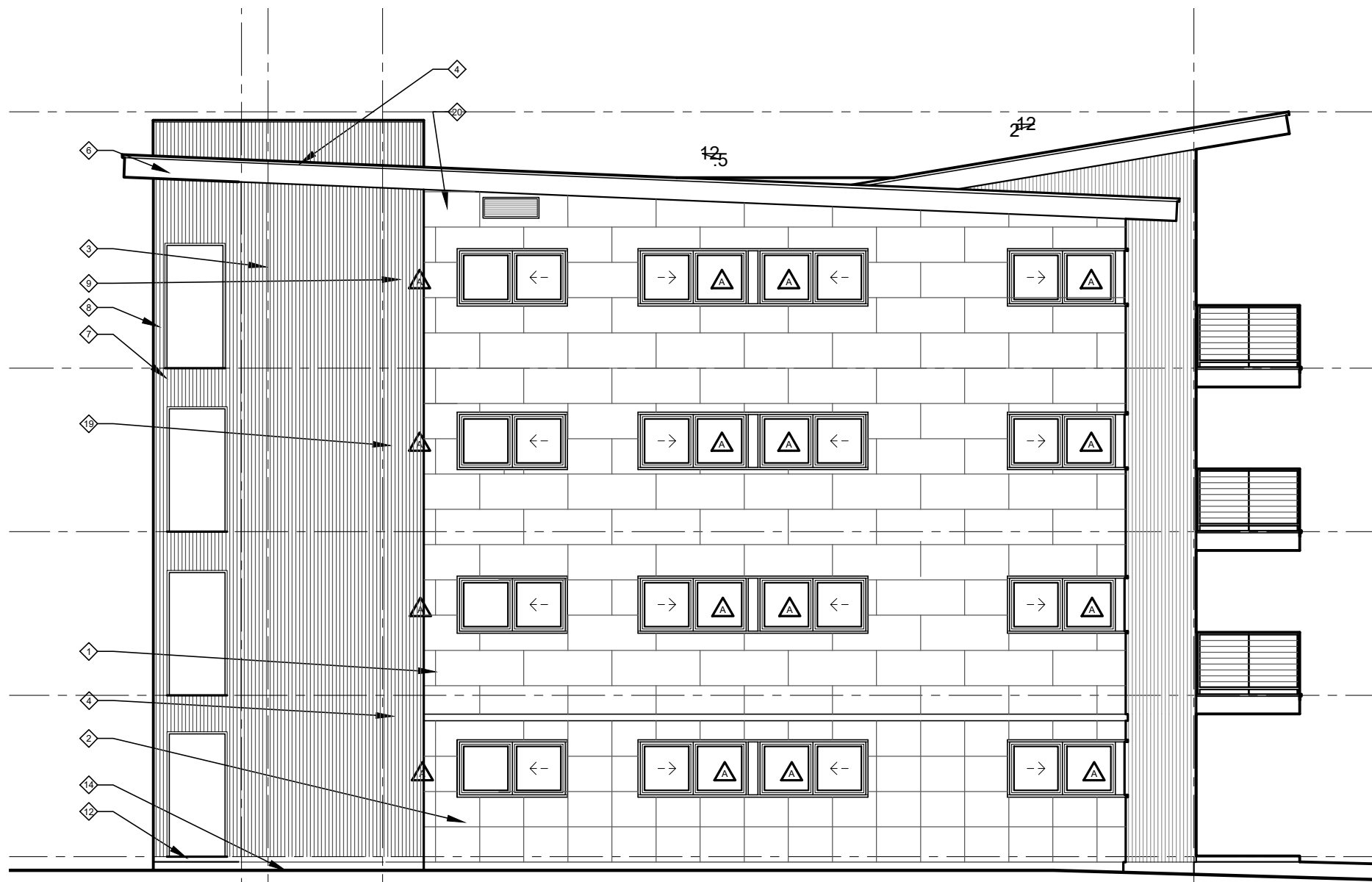
BUILDING 625, 645, 675
EXTERIOR
ELEVATIONS

A201



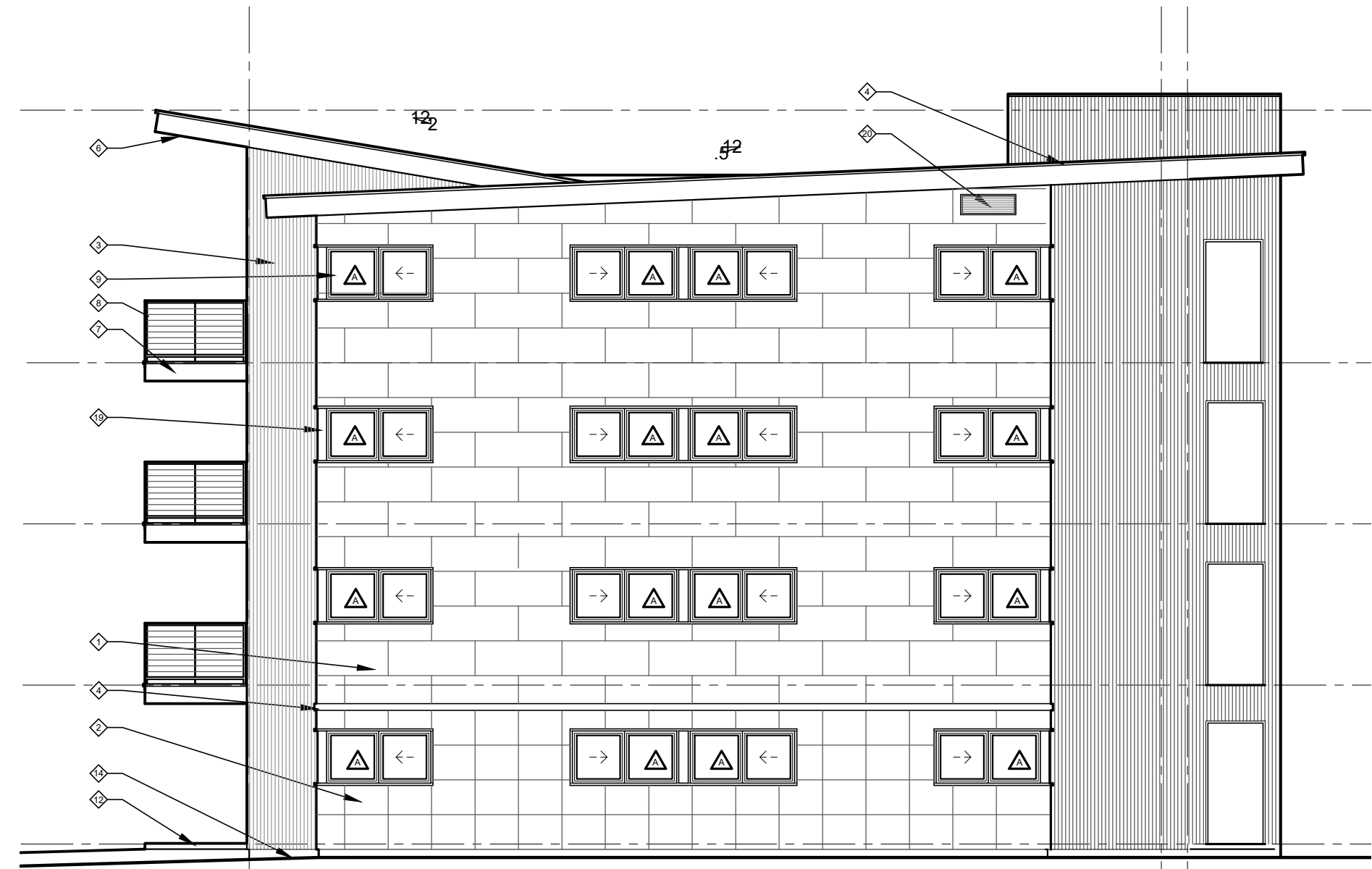
Building 625
North Elevation

1/8"=1'-0"



Building 625
South Elevation

1/8"=1'-0"

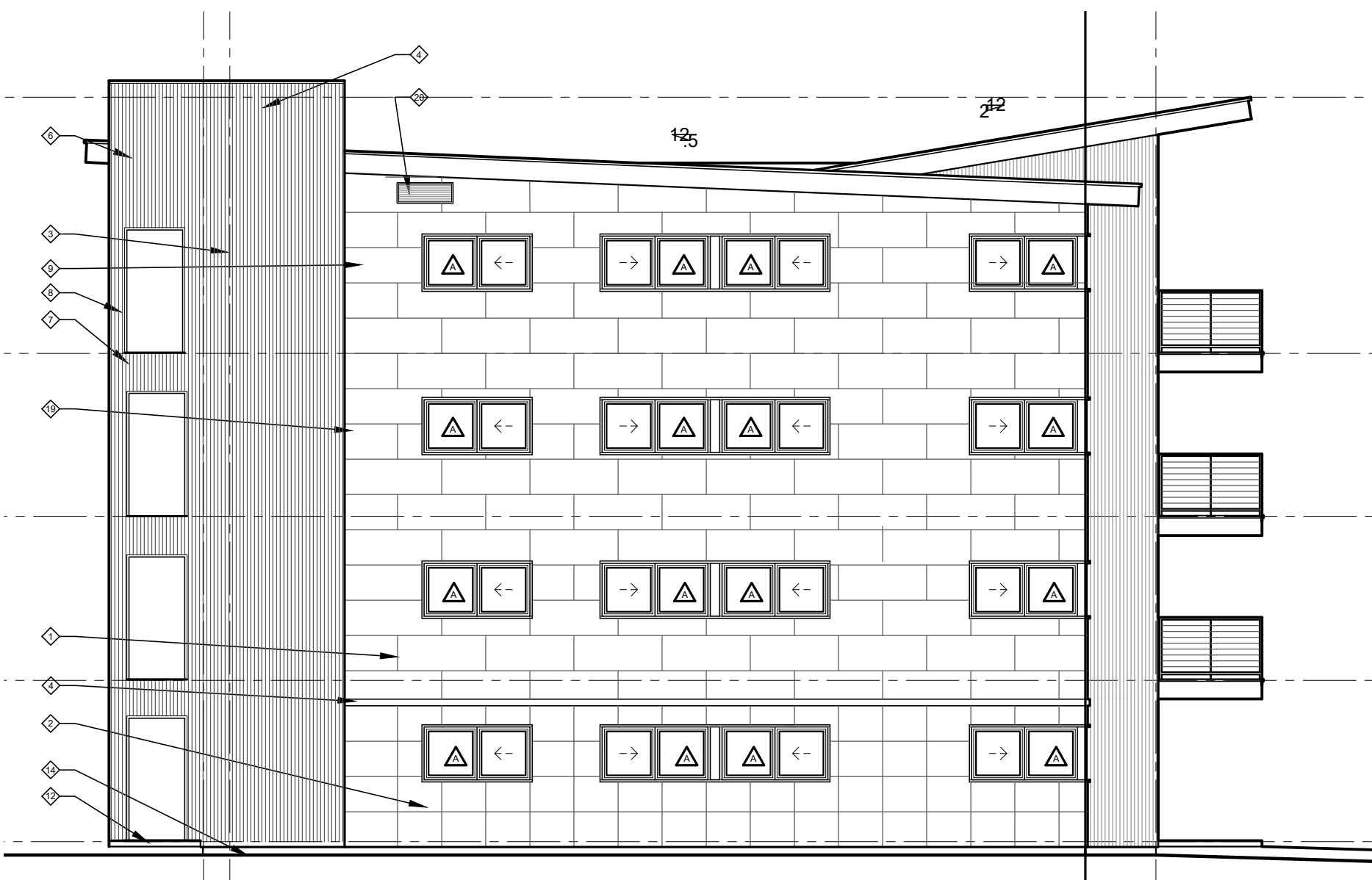


Building 645
North Elevation

1/8"=1'-0"

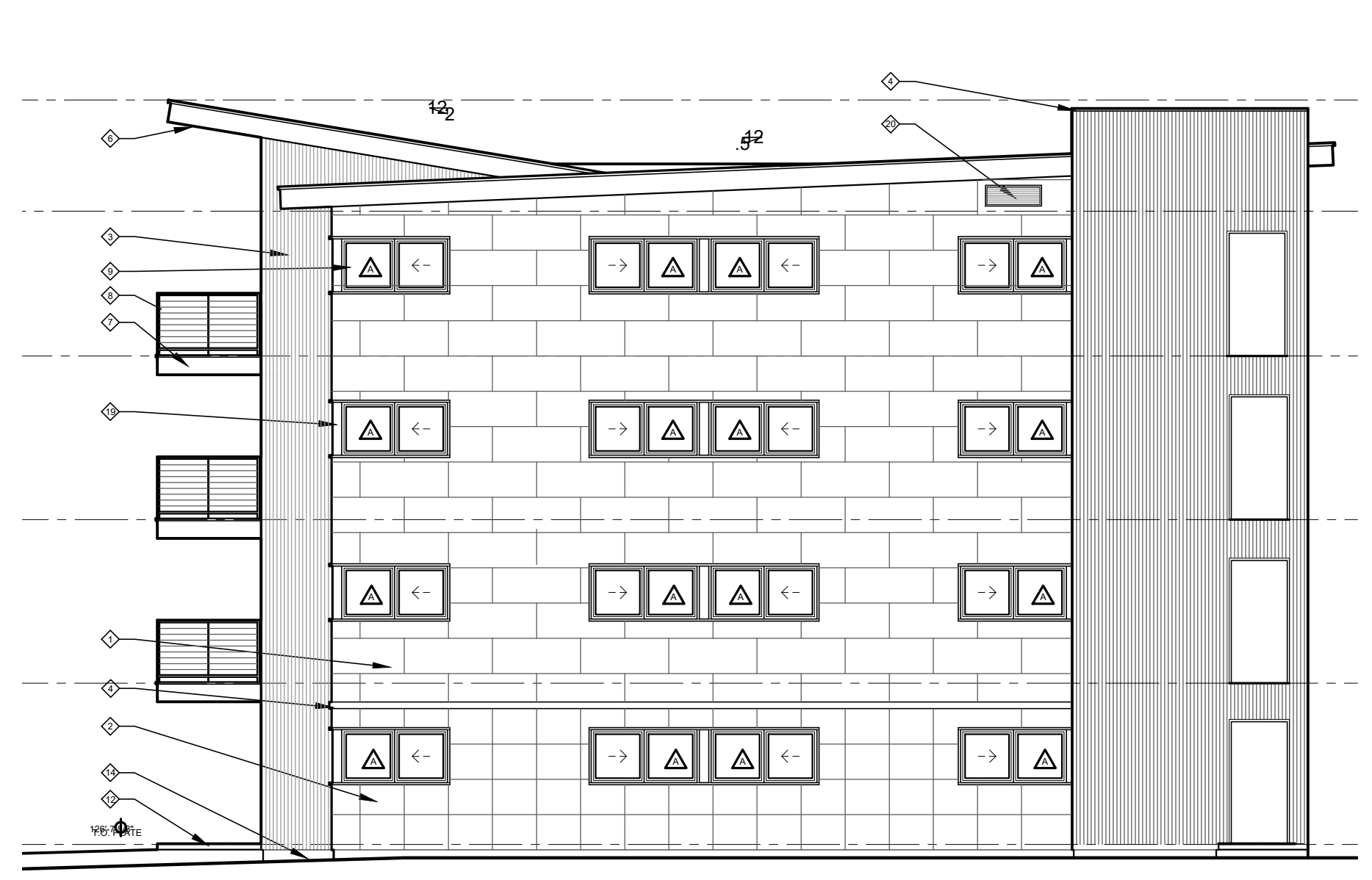
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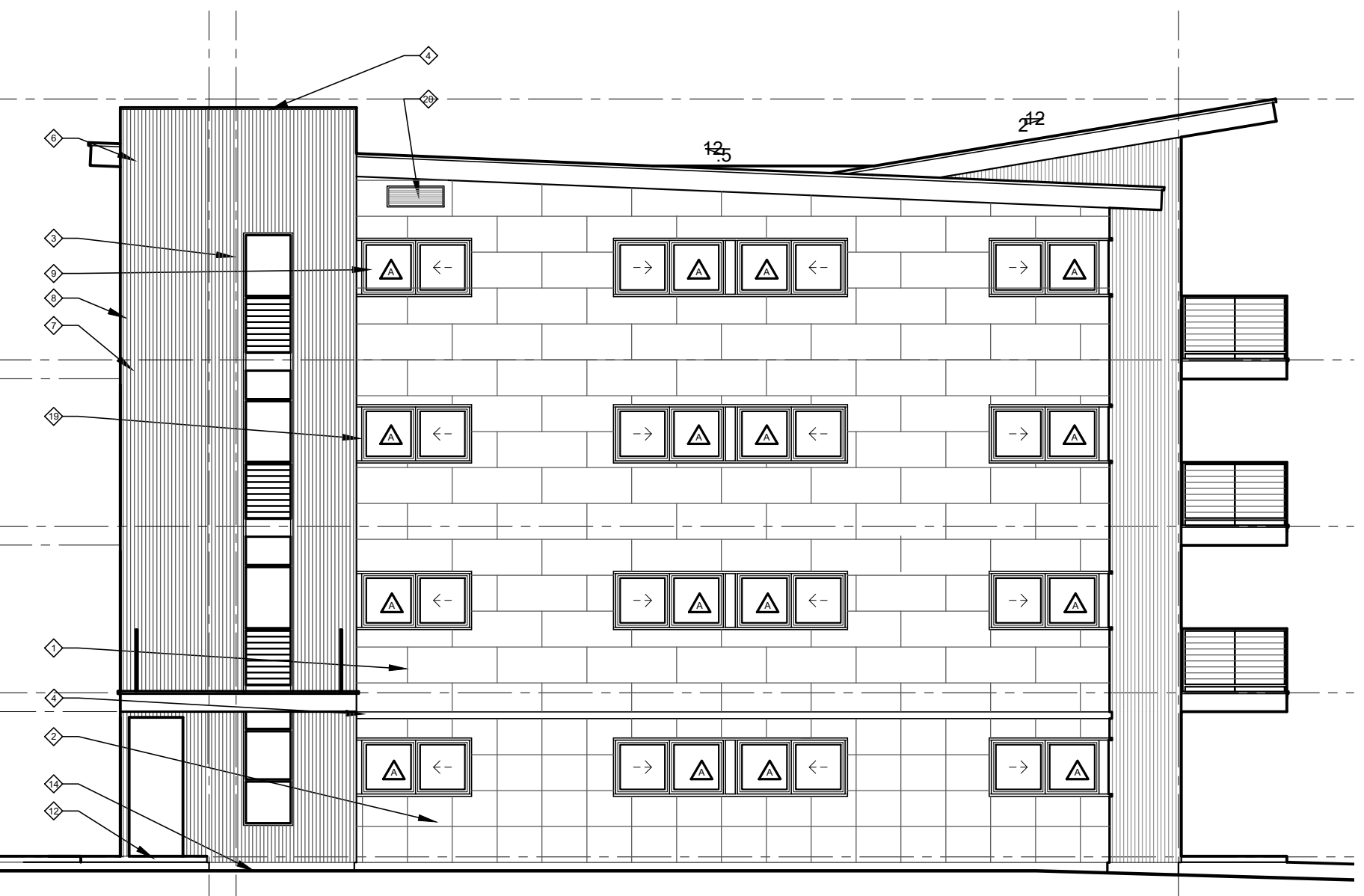
Building 645
South Elevation

1/8"=1'-0"



Building 675
North Elevation

1/8"=1'-0"



Building 675
South Elevation

1/8"=1'-0"



Powderhorn
Employee Housing

← 655 605 →

655

Powderhorn Employee Housing

← 655

605 →

655





605



B





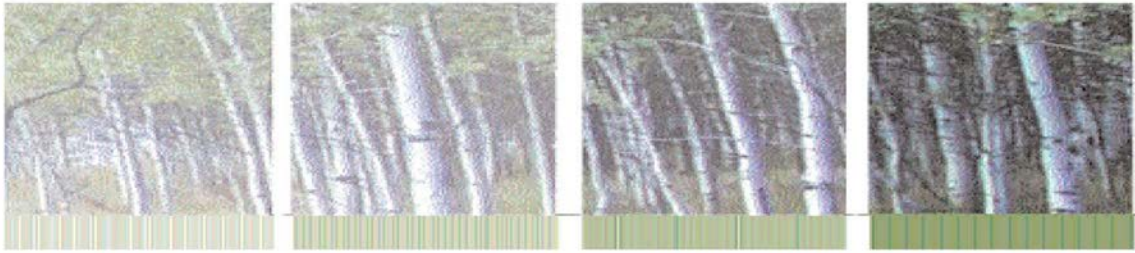












Town of Jackson Design Guidelines Checklist

Meeting Date: July 8, 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 was continued from the DRC June 10, 2020, meeting. The DRC asked the applicant to consider ways to better address the rear (west) location of the pedestrian entrances to the three buildings. In particular, some DRC members expressed concern that the entrances were dark and isolated (i.e., with little defensible space) and that guests might find it difficult to locate the accesses without clear wayfinding and other visual cues. The applicant has resubmitted the application with changes to lighting and some other architectural modifications intended to address the DRC's concerns.

Overview: 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 PUD 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.

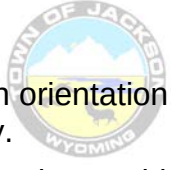
5) Screening

- ☐ 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.

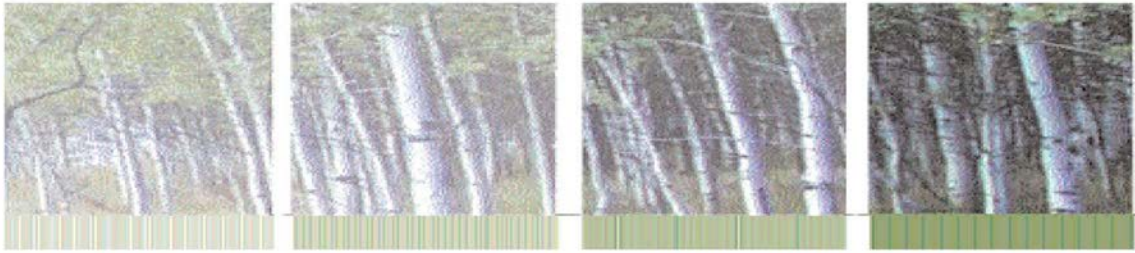
E) Materials

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.



Town of Jackson Design Guidelines Checklist

Meeting Date: July 08, 2020

Item Number: P20-125

Applicant: Stefan Grainda

Address: 50 West Broadway – Pink Garter Theater

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: The subject of this request is for a proposed re-siding project for the Pink Garter building at 50 W Broadway. The applicant intends to replace deteriorating siding on the high wall on the street front, as well as on the sides and alley elevations. The street front on the Broadway boardwalk and inside the plaza is not part of this request. The applicant states that new materials include 'Rustic Series 'Coastal Grey" LP Smartside' and 'Rusted corrugated Corten steel' however existing wood siding will remain in each location as well. The applicant has provided a summary table demonstrating the changes in materials and what will remain in each location.

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

2) Location

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

3) Connections

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



4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

1) Mass & Height:

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

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

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

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

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

4) Roofs

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

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

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

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

E) Materials

1) Application of Materials

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

2) Materials Selection

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





PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: Pink Garter Siding Project
Physical Address: 50 W Broadway Ave Jackson WY 83001
Lot, Subdivision: lots 3-4, Blk 1, W071 PIDN: 22-41-16-33-1-00-004

PROPERTY OWNER.

Name: Boyer, Skippy Ltd. PA.A. C/O Pink Garter Plaza Phone: 307 690 9318
Mailing Address: PO Box 189 Mexico, MO ZIP: 65268
E-mail: pinkgarterjh@gmail.com

APPLICANT/AGENT.

Name: Stefan Grainger Phone: 307-690-9318
Mailing Address: P.O. Box 9813 ZIP: 83002
E-mail: pinkgarterjh@gmail.com

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

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

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

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

Pre-application Conference #: n/a Environmental Analysis #: n/a
Original Permit #: n/a Date of Neighborhood Meeting: n/a

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

Stefan Grainda

Name Printed

Date

June 26 2020

Title

Agent/building manager

Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

Required Submittal Checklist

All DRC projects DRC must submit the following items:

(please check to indicate that each item has been addressed)



Narrative: A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).



Elevations: Elevations of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.



Site Plan: A site plan that shows the proposed or modified structures in the full context of the affected property. The site plan shall show pedestrian connections, bike racks, benches, and similar public amenities.



Landscape Plan: A landscape plan that shows all proposed landscape areas and vegetation.



Adjacent Context: Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations);



Materials: A graphic depiction/materials palette of all major proposed exterior materials. The applicant should also bring physical samples of materials to the DRC meeting if possible;



OPTIONAL: Massing Model: For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required by the DRC. The model may include either adjacent buildings or full block, depending on direction from DRC or Planning Department; 3-D computer model substitute for this if it provides full detail.

LETTER OF AUTHORIZATION

Dorley Miller, "Owner" whose address is: P.O. Box 189
Nevada, NV 89265
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: PINK GARTER, LLC.
BOYER, SKIPPY LTD. PART, C/O PINK GARTER PLAZA
50 WEST BROADWAY AVE., LOTS 3-4 BLK. 1, WORT-1
(If too lengthy, attach description)

HEREBY AUTHORIZES STEFAN GRAMDA 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: Dorley Miller
(SIGNATURE) (SIGNATURE OF CO-OWNER)

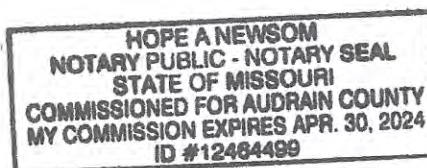
Title: OWNER
(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

STATE OF Missouri)
) SS.
COUNTY OF Audrain)

The foregoing instrument was acknowledged before me by Dorley S. Miller this 10th day of
JUNE, 2020.
WITNESS my hand and official seal.

Hope A. Newsom
(Notary Public)
My commission expires: April 30, 2024

(Seal)



June 29, 2020

Pink Garter Building
50 West Broadway Avenue,
Jackson, WY

Design Review Committee,

This Narrative describes a proposed siding project for the Pink garter Building at 50 W Broadway to replace deteriorating siding at the high wall on the street front, as well as sides and the Alley elevation.

The property sits on the boundary of 2 zones: TC and UC.

The street front on the Broadway boardwalk and inside the plaza has been maintained and upgraded over the years, and is not part of this project. It will remain as is.

Attached are Elevations and Sections with a key to show siding to be replaced, and siding to remain, along with color renderings and samples of the proposed materials.

The table attached shows percentages of the various proposed and existing materials.

All exterior improvements will comply with the LDR for TC and UC Zones and will be presented to the DRC on July 8th, 2020.

This project will comply with all physical development standards, as applicable, that can be found in article 5.

No proposed exterior lighting or signs are part of this siding project.

Respectfully,

Anna Butler
Miro Studio Architecture
PO Box 12374
Jackson, WY 83002

Broadway Avenue Elevation

Existing Live edge wood siding to remain:	46%
Existing Stucco to remain:	22%
New Rustic Series "Coastal Grey" LP Smartside	32% (Above 2 nd level only)

East Elevation

New Rustic Series "Coastal Grey" LP Smartside	73% (Above 2 nd level only)
New Rusted corrugated Corten Steel	27%

Alley Elevation

Existing wood siding to remain:	10%
New Rustic Series "Coastal Grey" LP Smartside	56% (Above 2 nd level only)
New Rusted corrugated Corten Steel	34%

West Elevation

Existing Live edge wood siding to remain:	30%
New Rustic Series "Coastal Grey" LP Smartside	70% (Above 2 nd level only)

Overall Materials as percentages

Existing wood siding to remain:	31%
Existing stone to remain:	5%
Existing Stucco to remain:	6%
New Rustic Series "Coastal Grey" LP Smartside	43% (2 nd and 3 rd levels only)
New Rusted corrugated Corten Steel	15% (Alley and sides viewed from Alley only)

EXTERIOR MATERIALS
1. EXISTING LIGHT GREY TAPERED RE-SAWN WOOD SHINGLE ROOFING TO REMAIN
2. EXISTING DARK BROWN ASPHALT SHINGLE ROOFING TO REMAIN.
3. FASCIA AND SOFFIT: LP SMARTSIDE CEDAR TEXTURED SHADOW BOARD OVER 2 X 12 FASCIA BOARD. COLOR = COASTAL GREY - SAMPLE PROVIDED
4. FLASHING / DRIP EDGE / GUTTER: DULL FINISH MATERIAL TO MATCH ROOFING. REPAIRED AS NEEDED.
5. LP SMARTSIDE RUSTIC SERIES CEDAR TEXTURED LAP SIDING 8" HORIZONTAL. COLOR = COASTAL GREY - SAMPLE PROVIDED
6. METAL SIDING: X GAGE CORTEN CORRUGATED STEEL. HORIZONTAL. COLOR = DARK BROWN RUSTED - SAMPLE PROVIDED
7. EXISTING NATURAL VERTICAL SIDING : 1 x 8 CEDAR TO REMAIN
8. EXISTING NATURAL STONE : GREY AND BROWN STONE TO REMAIN
9. EXISTING VERTICAL SIDING DARK BROWN STAINED CEDAR TO REMAIN
10. EXISTING LOG POSTS: PAINTED LIGHT GREY, TO REMAIN
11. EXISTING LIVE EDGE SIDING TO REMAIN
12. DARK BROWN ACCENT BOARDS APPLIED OVER EXISTING STUCCO
13. EXISTING STUCCO REPAIRED AS NEEDED LIGHT GREY



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



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

INDEX OF DRAWINGS

- A3.1 PROJECT & CODE INFORMATION
VICINITY MAP
BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
A4.1 BUILDING SECTIONS
A5.0 BUILDING RENDERINGS
A5.1 BUILDING RENDERINGS
MATERIAL IMAGES

PROJECT INFORMATION

OWNER:
BOYER, SKIPPY LTD. PART: C/O PINK GARTER PLAZA
PO BOX 189 MEXICO, MO 65268
pinkgarterjh@gmail.com

PROJECT LOCATION:
50 W Broadway Ave, Jackson WY 83001

LEGAL DESCRIPTION:
LOTS 3-4, BLK. 1, WORT-1 22-41-16-33-1-01-004

ARCHITECT:
Miro Studio Architecture
Anna Butler
PO BOX 12374
JACKSON, WYOMING 83002
PH: 307.690.4187
FX: 267.295.2510
anna@miroarchitect.com
CONTRACTOR:
TBD

CODE INFORMATION

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE V

FIRE SPRINKLERS ARE EXISTING FOR THIS PROJECT.

ZONING INFORMATION

WILDLAND URBAN INTERFACE:
NO

ZONING DISTRICT: TC, UC



PROJECT LOCATION
50 W BROADWAY AVE

VICINITY MAP
NOT TO SCALE

REVISIONS

Elevations

Sheet Title:

Pink Garter
Building
50 W Broadway
Jackson, WY

Project Number:

Scale:
as noted

Date:
June 16, 2020

Sheet Number:

A3.1

EXTERIOR MATERIALS

1. EXISTING LIGHT GREY TAPERED RE-SAWN WOOD SHINGLE ROOFING TO REMAIN

2. EXISTING DARK BROWN ASPHALT SHINGLE ROOFING TO REMAIN.

3. FASCIA AND SOFFIT:
LP SMARTSIDE CEDAR TEXTURED SHADOW BOARD OVER 2 X 12 FASCIA BOARD. COLOR = COASTAL GREY - SAMPLE PROVIDED

4. FLASHING / DRIP EDGE / GUTTER:
DULL FINISH MATERIAL TO MATCH ROOFING, REPAIRED AS NEEDED.

5. LP SMARTSIDE RUSTIC SERIES CEDAR TEXTURED LAP SIDING 8" HORIZONTAL, COLOR = COASTAL GREY - SAMPLE PROVIDED

6. METAL SIDING:
X GAGE CORTEN CORRUGATED STEEL.
HORIZONTAL, COLOR = DARK BROWN RUSTED - SAMPLE PROVIDED

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1 x 8 CEDAR TO REMAIN

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10. EXISTING LOG POSTS:
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TO REMAIN

12. DARK BROWN ACCENT BOARDS
APPLIED OVER EXISTING STUCCO

13. EXISTING STUCCO REPAIRED AS NEEDED
LIGHT GREY

T.O. ROOF SHEATHING (@ RIDGE)
146' - 4 7/8"

T.O. ROOF SHEATHING (@ RIDGE)
140' - 4 3/4"

T.O. ROOF SHEATHING (@ RIDGE)
124' - 2 5/8"

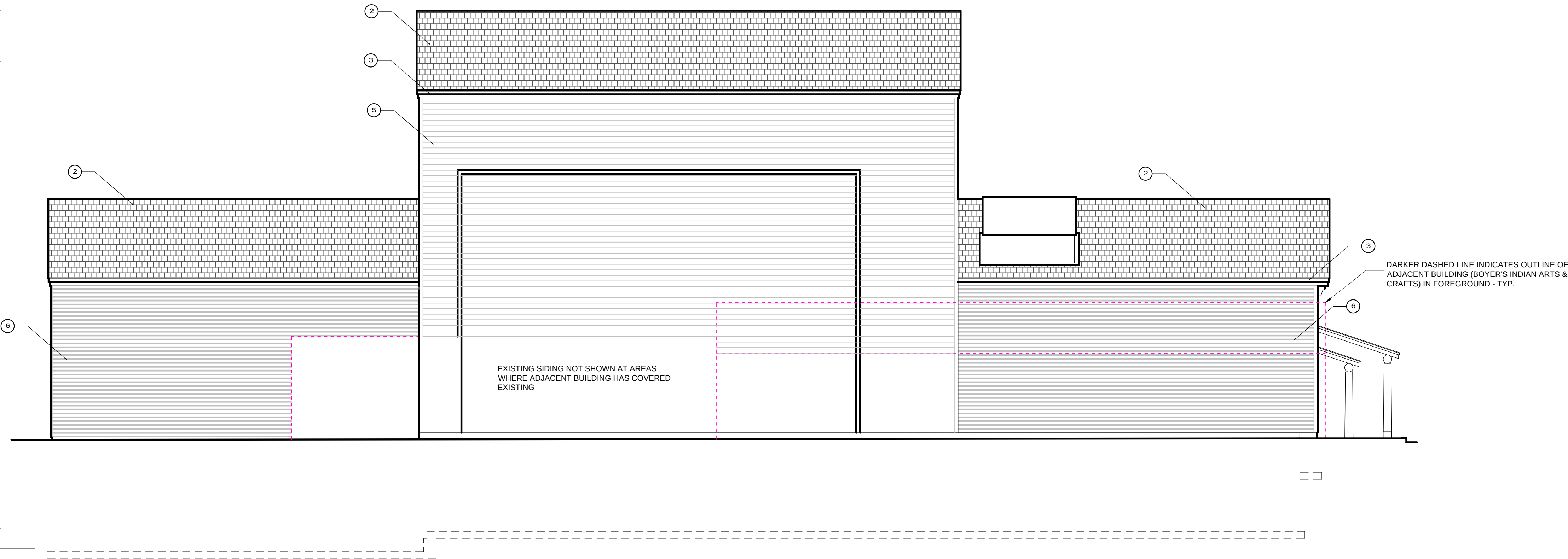
T.O. CONCRETE TOPPING
116' - 8"

T.O. SECOND FLOOR
105' - 0"

T.O. MAIN FLOOR
95' - 0"

T.O. BASEMENT CONCRETE SLAB
85' - 4 1/2"

T.O. BASEMENT CONCRETE SLAB
83' - 0"



East Elevation
1/8"=1'-0"

T.O. ROOF SHEATHING (@ RIDGE)
146' - 4 7/8"

T.O. ROOF SHEATHING (@ RIDGE)
140' - 4 3/4"

T.O. ROOF SHEATHING (@ RIDGE)
124' - 2 5/8"

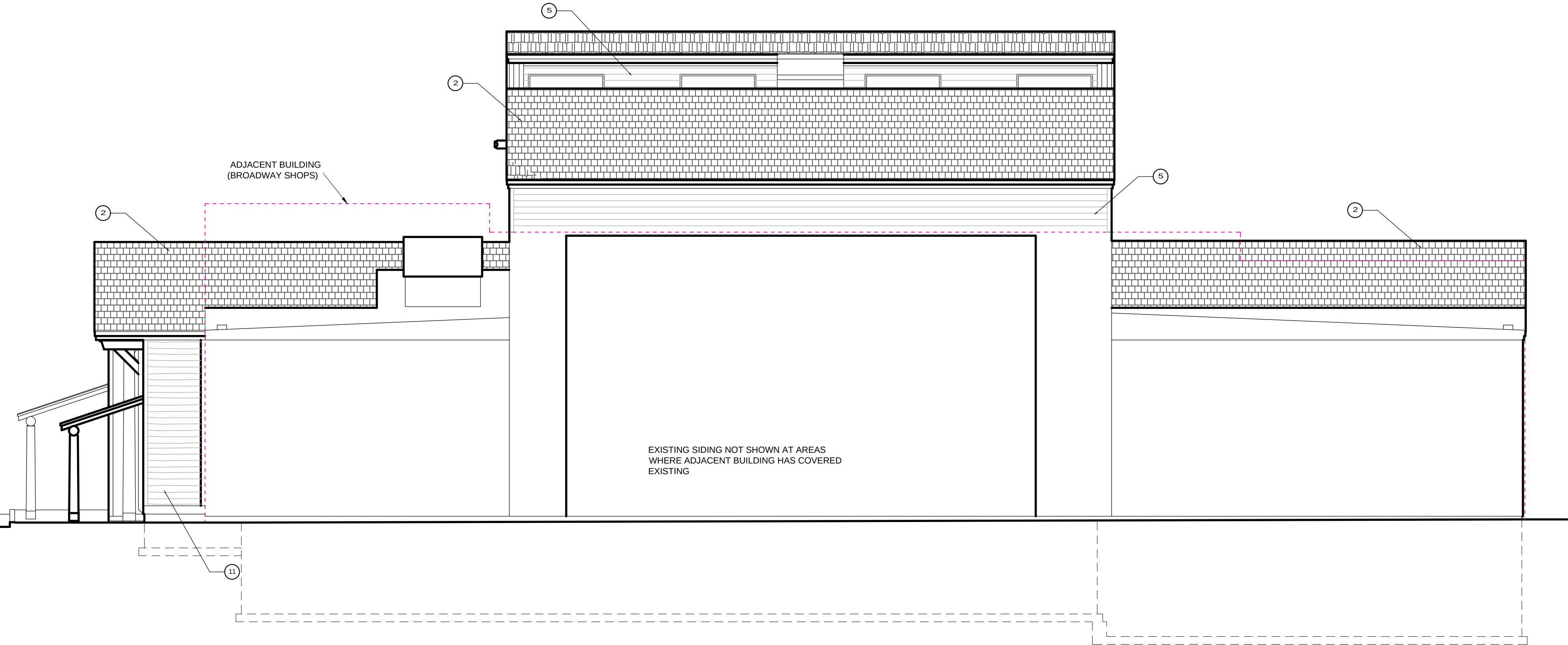
T.O. CONCRETE TOPPING
116' - 8"

T.O. SECOND FLOOR
105' - 0"

T.O. MAIN FLOOR
95' - 0"

T.O. BASEMENT CONCRETE SLAB
85' - 4 1/2"

T.O. BASEMENT CONCRETE SLAB
83' - 0"



West Elevation
1/8"=1'-0"

REVISIONS

Sheet Title:

Elevations

Pink Garter Building

50 W Broadway

Jackson, WY

Project Number:

Scale:
as noted

Date:
June 16, 2020

Sheet Number:

A3.2

MIRO STUDIO
architecture

ANNA BUTLER, AIA
P.O. Box 12374
Jackson, WY 83002
307.690.4127 mobile
anna@miroarchitect.com

EXTERIOR MATERIALS
1. EXISTING LIGHT GREY TAPERED RE-SAWN WOOD SHINGLE ROOFING TO REMAIN
2. EXISTING DARK BROWN ASPHALT SHINGLE ROOFING TO REMAIN.
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13. EXISTING STUCCO REPAIRED AS NEEDED LIGHT GREY

T.O. ROOF SHEATHING (@ RIDGE)
146' - 4 7/8"

T.O. ROOF SHEATHING (@ RIDGE)
140' - 4 3/4"

T.O. ROOF SHEATHING (@ RIDGE)
124' - 2 5/8"

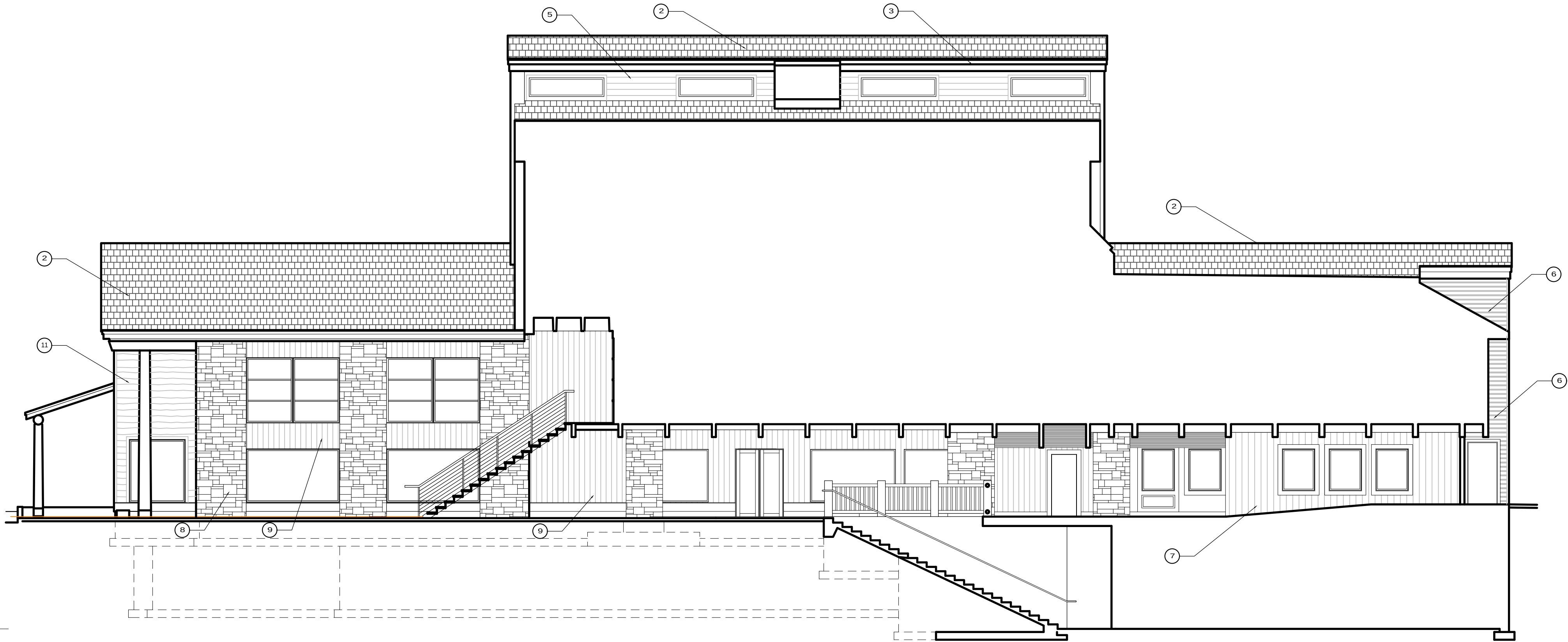
T.O. CONCRETE TOPPING
116' - 8"

T.O. SECOND FLOOR
105' - 0"

T.O. MAIN FLOOR
95' - 0"

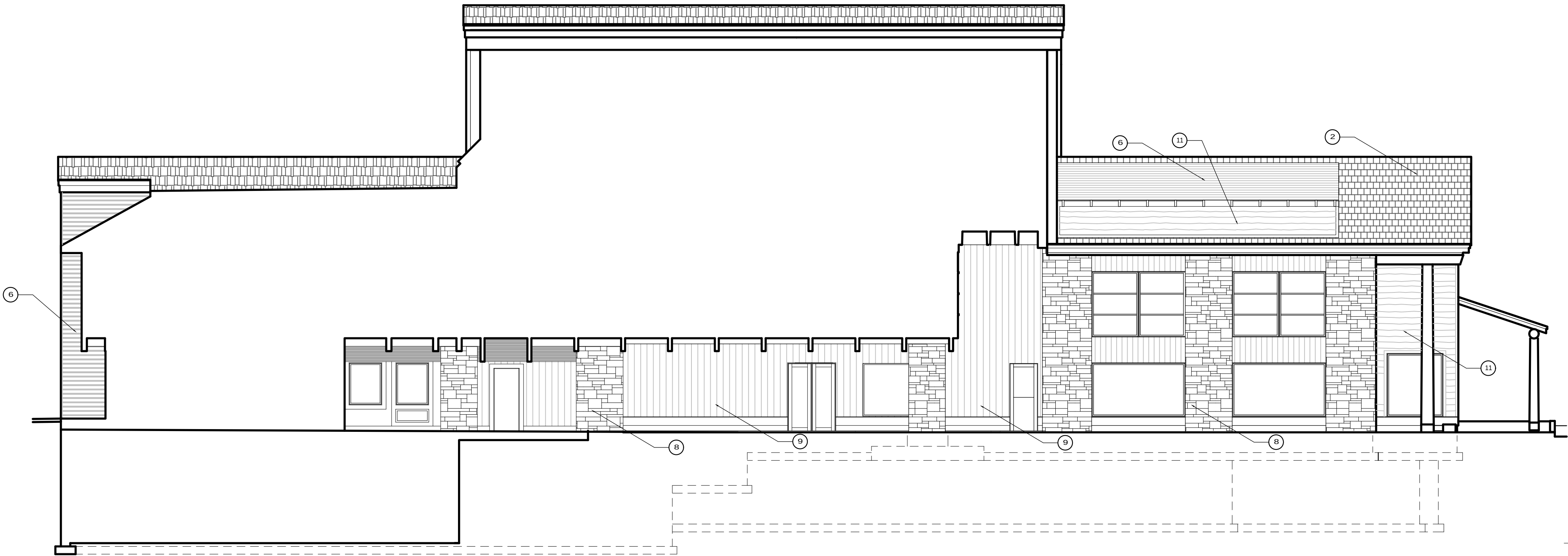
T.O. BASEMENT CONCRETE SLAB
85' - 4 1/2"

T.O. BASEMENT CONCRETE SLAB
83' - 0"



Building Section

1/8"=1'-0"



T.O. ROOF SHEATHING (@ RIDGE)
146' - 4 7/8"

T.O. ROOF SHEATHING (@ RIDGE)
140' - 4 3/4"

T.O. ROOF SHEATHING (@ RIDGE)
124' - 2 5/8"

T.O. CONCRETE TOPPING
116' - 8"

T.O. SECOND FLOOR
105' - 0"

T.O. MAIN FLOOR
95' - 0"

T.O. BASEMENT CONCRETE SLAB
85' - 4 1/2"

T.O. BASEMENT CONCRETE SLAB
83' - 0"

Building Section

1/8"=1'-0"

REVISIONS

Sections

Sheet Title:

Pink Garter
Building
50 W Broadway
Jackson, WY

Project Number:

Scale:
as noted

Date:
June 16, 2020

Sheet Number:

A4.1

MIRO STUDIO
architecture
ANNA BUTLER, AIA
P.O. Box 12374
Jackson, WY 83002
307.690.4127 mobile
anna@miroarchitect.com

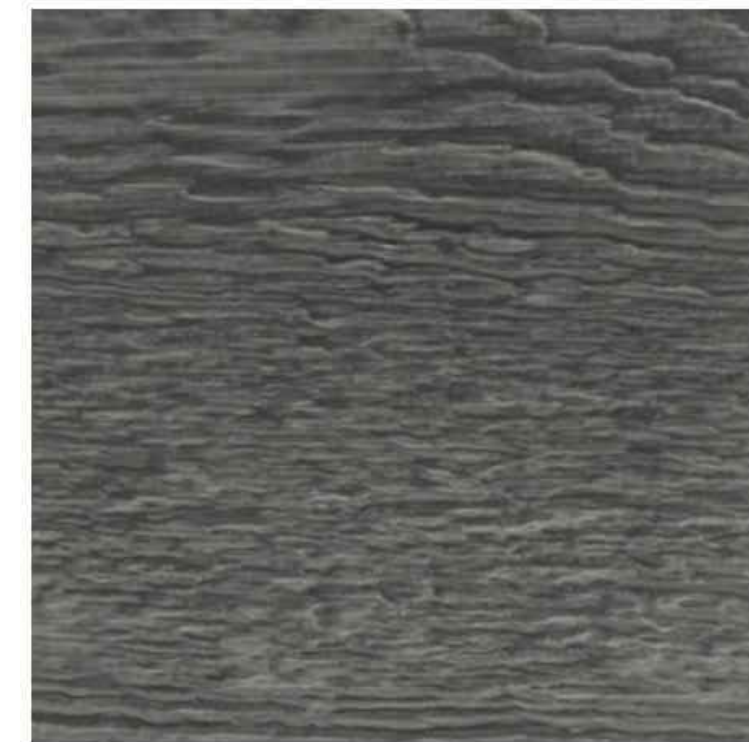


Broadway Rendering
nts



Alley Rendering
nts

Project Number: Scale: as noted		Pink Garter Building 50 W Broadway Jackson, WY	Sheet title: Renderings	REVISIONS		MIRO STUDIO architecture ANNA BUTLER, AIA P.O. Box 12214 Jackson, WY 83402 307.980.4127 mobile anna@miroarchitect.com		
Sheet Number: A5.0								



**COASTAL GRAY ON LP
SMARTSIDE**

One 6" piece of Coastal Gray on LP Smartside

RusticSeries™ on LP Smartside: the natural warmth and beauty of wood on durable fiber cement; Perfect for a wood-look without the maintenance of real wood siding.

- 20-year coating warranty in addition to substrate warranty
- Alternative to costly cedar siding without the maintenance
- 18 color combinations to suit your style

PROPOSED COASTAL GREY SIDING

nts



PROPOSED RUSTED CORTEN SIDING

nts



East Alley Rendering

nts



Broadway Rendering

nts

WINKO STUDIO
architecture

ANNA BUTLER, AIA
P.O. Box 12374
Jackson, WY 83002
307.690.4187 mobile
anna@miroarchitect.com

ORIGINAL ARTICLES

Renderings

**PINK GARTER
Building**
50 W Broadway
Jackson, WY

Sheet N

as noted

June 16, 2020

Sheet Number: _____

A5.1



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: 440 West Kelly Condominiums
Physical Address: 440 W. Kelly Avenue
Lot, Subdivision: LOT 4, BLK. 6, KARNS 4TH ADDITION PIDN: 22-41-16-33-1-69-001

PROPERTY OWNER.

Name: TOWN OF JACKSON (LAND) 440 WEST KELLY PARTNERS (DEVELOPMENT) Phone: _____
Mailing Address: 233 BUTLER ST. SUITE 2A, BROOKLYN, NY ZIP: 11217
E-mail: _____

APPLICANT/AGENT.

Name: FARMER PAYNE ARCHITECTS Phone: (307) 264-0080
Mailing Address: PO BOX 381 ZIP: 83001
E-mail: JAMIE@FARMERPAYNEARCHITECTS.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 #: NA Environmental Analysis #: NA
Original Permit #: NA 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.



Signature of Property Owner or Authorized Applicant/Agent
JAMIE FARMER

Name Printed

6/29/2020

Date
PRINCIPAL

Title

Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

Required Submittal Checklist

All DRC projects DRC must submit the following items:
(please check to indicate that each item has been addressed)

- ☒ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).
- ☒ **Elevations:** Elevations of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
- ☒ **Site Plan:** A site plan that shows the proposed or modified structures in the full context of the affected property. The site plan shall show pedestrian connections, bike racks, benches, and similar public amenities.
- ☐ **Landscape Plan:** A landscape plan that shows all proposed landscape areas and vegetation.
- ☐ **Adjacent Context:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations);
- ☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant should also bring physical samples of materials to the DRC meeting if possible;
- ☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required by the DRC. The model may include either adjacent buildings or full block, depending on direction from DRC or Planning Department; 3-D computer model substitute for this if it provides full detail.



FARMERPAYNE

ARCHITECTS

PO Box 381 · Jackson WY · 83001
307 · 413 · 3276
info@farmerpaynearchitects.com

PRELIMINARY
NOT FOR
CONSTRUCTION

ENGINEERING STAMP

DRC
SUBMITTAL SET

KELLY AVE DEVELOPMENT

440 Kelly Ave
Jackson, WY 83001

DATE: 06.26.2020

PROJECT #: JH2004

DRAWN: AB

Revision Date:
07/01/20 DRC Submittal

A1.1

Perspective

11"X17" SIZE SET

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DRC
SUBMITTAL SET

KELLY AVE DEVELOPMENT
440 Kelly Ave
Jackson, WY 83001

DATE:	06.26.2020
PROJECT #:	JH2004
DRAWN:	AB
Revision Date:	
07/01/20	DRC Submittal

A1.2
Perspective
11"X17" SIZE SET



PRELIMINARY
NOT FOR
CONSTRUCTION

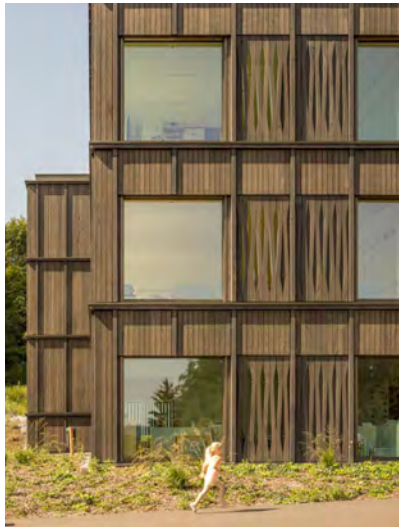
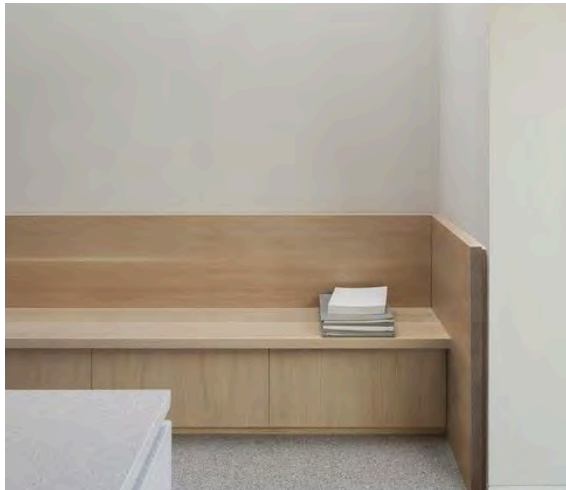
ENGINEERING STAMP

DRC
SUBMITTAL SET

KELLY AVE DEVELOPMENT
440 Kelly Ave
Jackson, WY 83001

DATE:	06.26.2020
PROJECT #:	JH2004
DRAWN:	AB
Revision Date:	
07/01/20	DRC Submittal

A1.3
Perspective
11"X17" SIZE SET





NATURAL WOOD SIDING



NATURAL WOOD ACCENTS



BLACKENED WOOD SIDING



CONCRETE SITE ELEMENTS



DARK BRONZE ACCENTS

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SUBMITTAL SET

KELLY AVE DEVELOPMENT

440 Kelly Ave

Jackson, WY 83001

DATE:06.26.2020

PROJECT #:JH2004

DRAWN:AB

Revision Date:

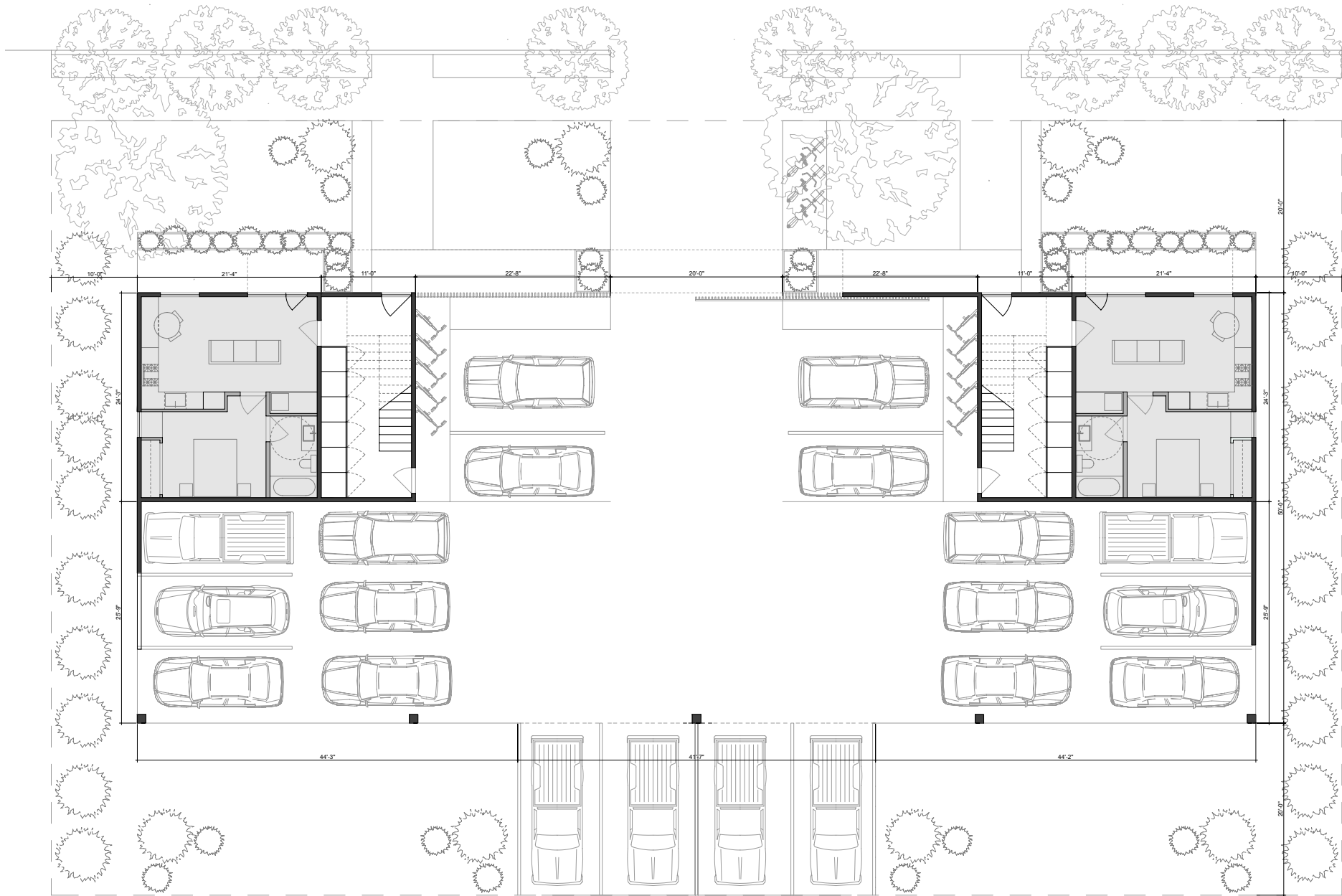
07/01/20DRC Submittal

A1.5

Material Board

11"X17" SIZE SET

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01 **Site Plan**
SCALE: 1/16" = 1'-0"

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*DRC
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KELLY AVE DEVELOPMENT
440 Kelly Ave
Jackson, WY 83001

DATE: 06.26.2020

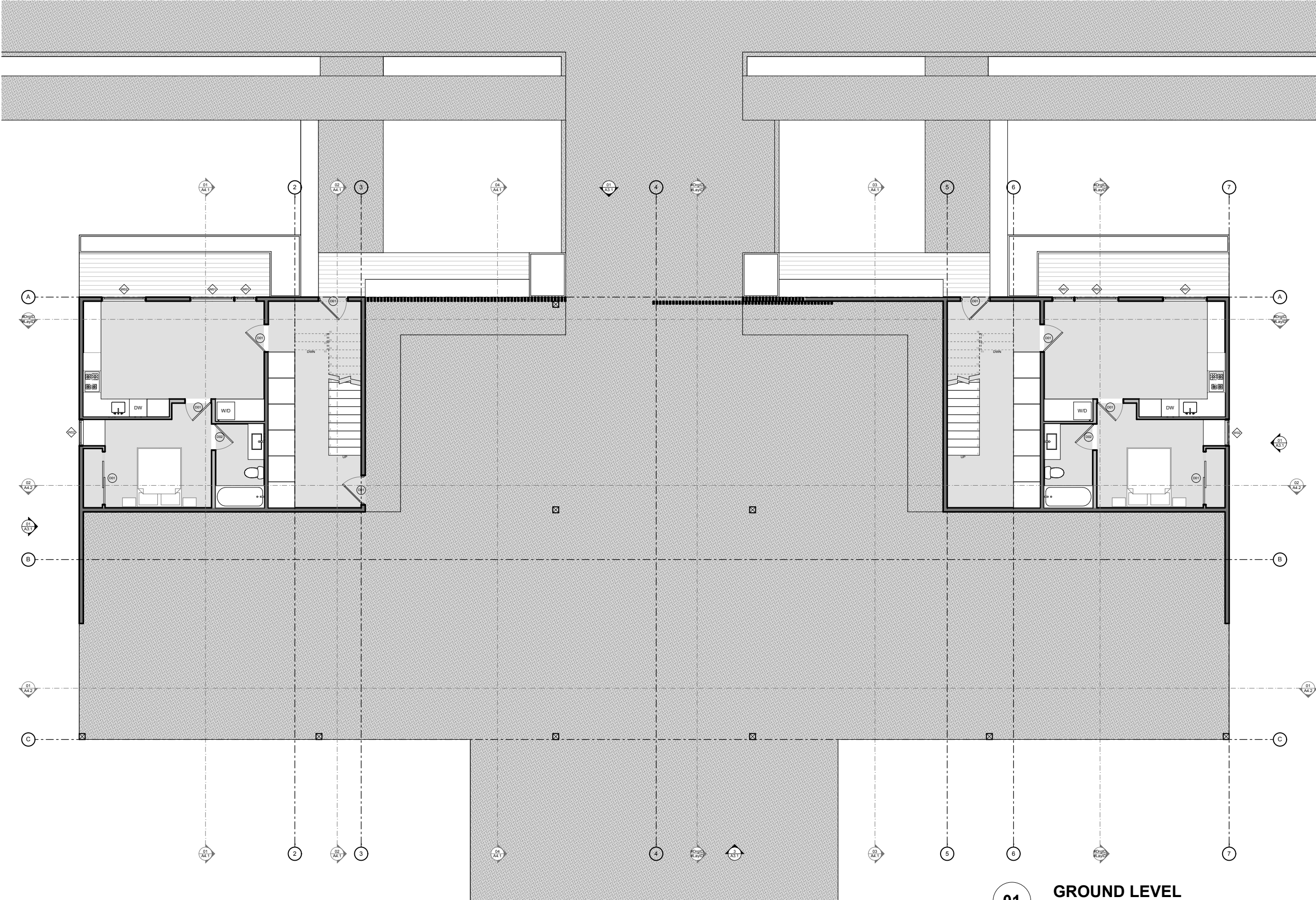
PROJECT #: JH2004

DRAWN: AB

Revision Date:

07/01/20 DRC Submittal

A2.1
 Site Plan
11"X17" SIZE SET



01 GROUND LEVEL
SCALE: 3/32" = 1'-0"

PRELIMINARY
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CONSTRUCTION

ENGINEERING STAMP

DRC
SUBMITTAL SET

KELLY AVE DEVELOPMENT
440 Kelly Ave
Jackson, WY 83001

DATE:	06.26.2020
PROJECT #:	JH2004
DRAWN:	AB
Revision Date:	
07/01/20	DRC Submittal

A2.2
Ground Level Plan
11"X17" SIZE SET

PRELIMINARY
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CONSTRUCTION

ENGINEERING STAMP

DRC
SUBMITTAL SET

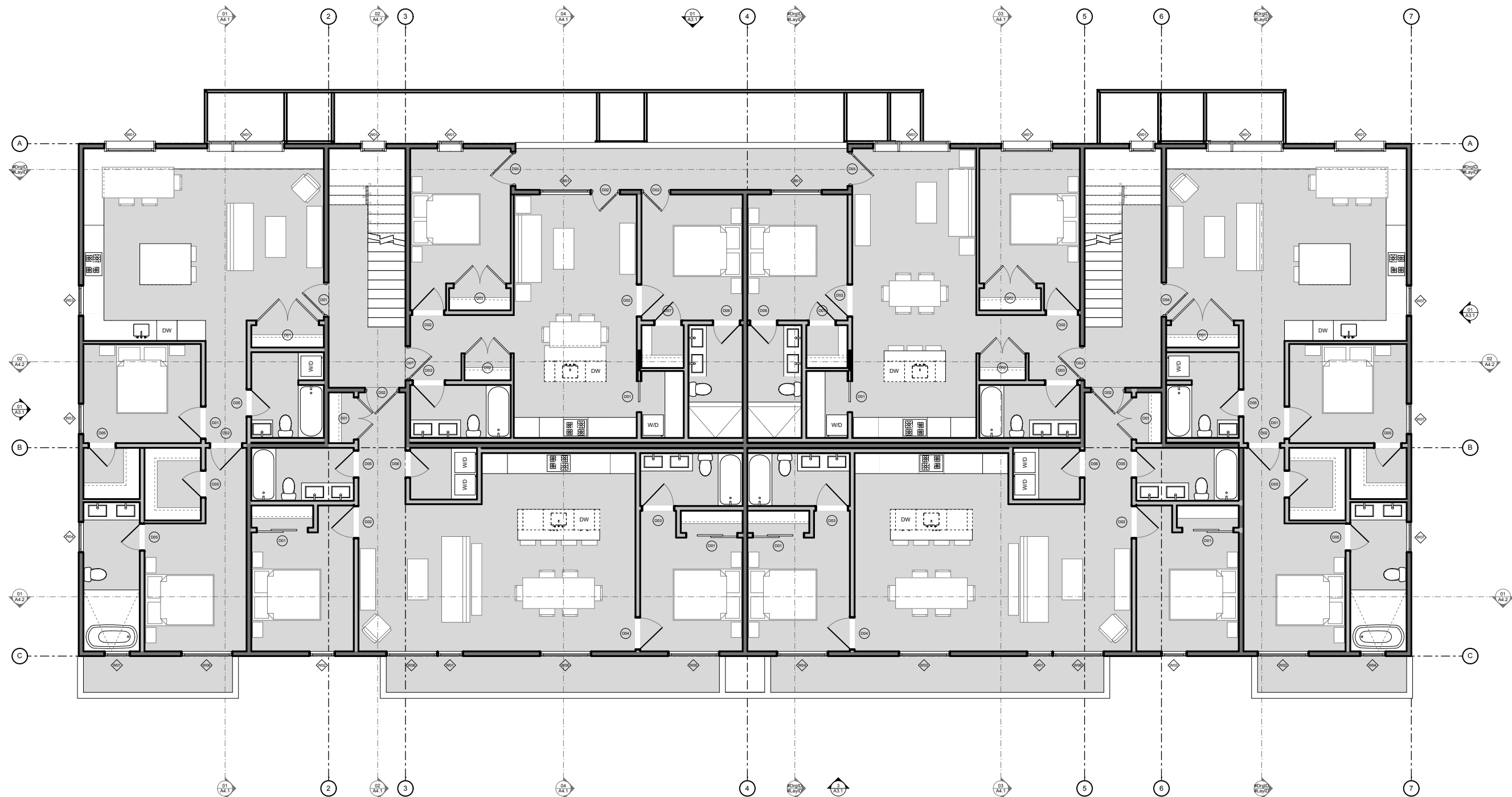
KELLY AVE DEVELOPMENT
440 Kelly Ave
Jackson, WY 83001

DATE: 06.26.2020
PROJECT #: JH2004
DRAWN: AB
Revision Date:
07/01/20 DRC Submittal

A2.3

2nd Level Plan

11"X17" SIZE SET



01 2ND LEVEL
SCALE: 3/32" = 1'-0"



01 3RD LEVEL
SCALE: 3/32" = 1'-0"

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A2.4
3rd Level Plan
11"X17" SIZE SET

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CONSTRUCTION

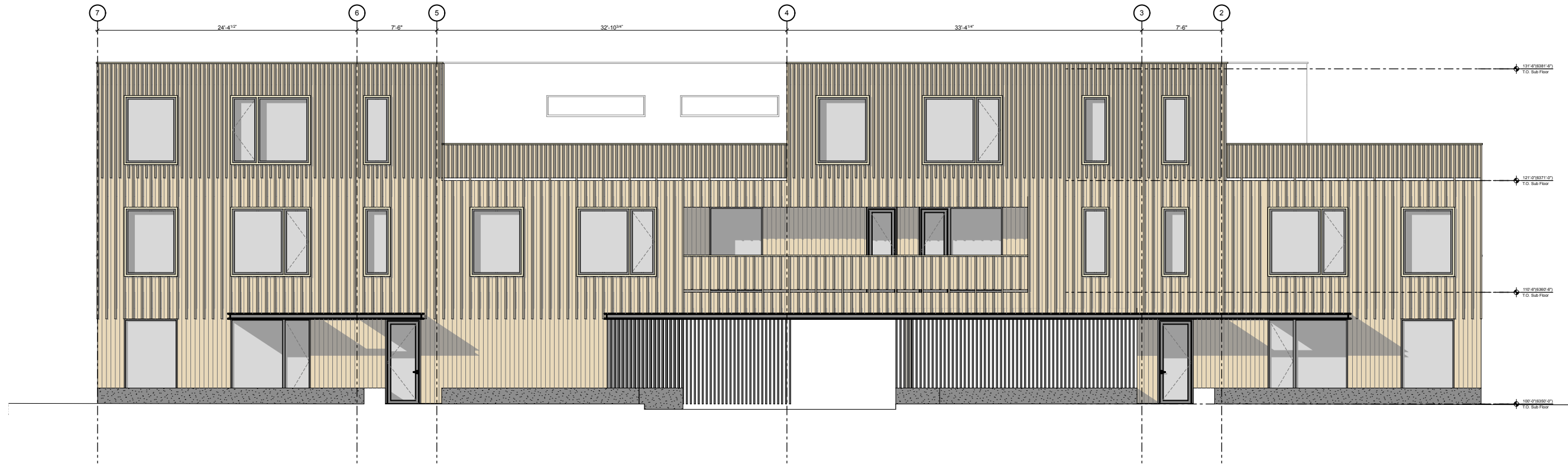
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DRC
SUBMITTAL SET

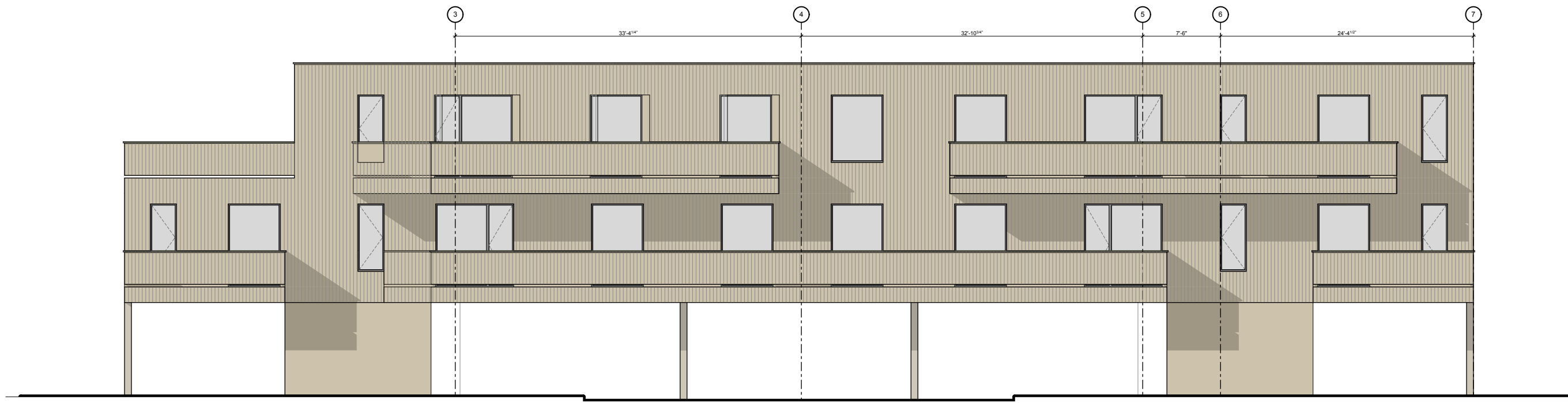
KELLY AVE DEVELOPMENT
440 Kelly Ave
Jackson, WY 83001

DATE: 06.26.2020
PROJECT #: JH2004
DRAWN: AB
Revision Date:
07/01/20 DRC Submittal

A3.1
Ext Elevations
11"X17" SIZE SET



01 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

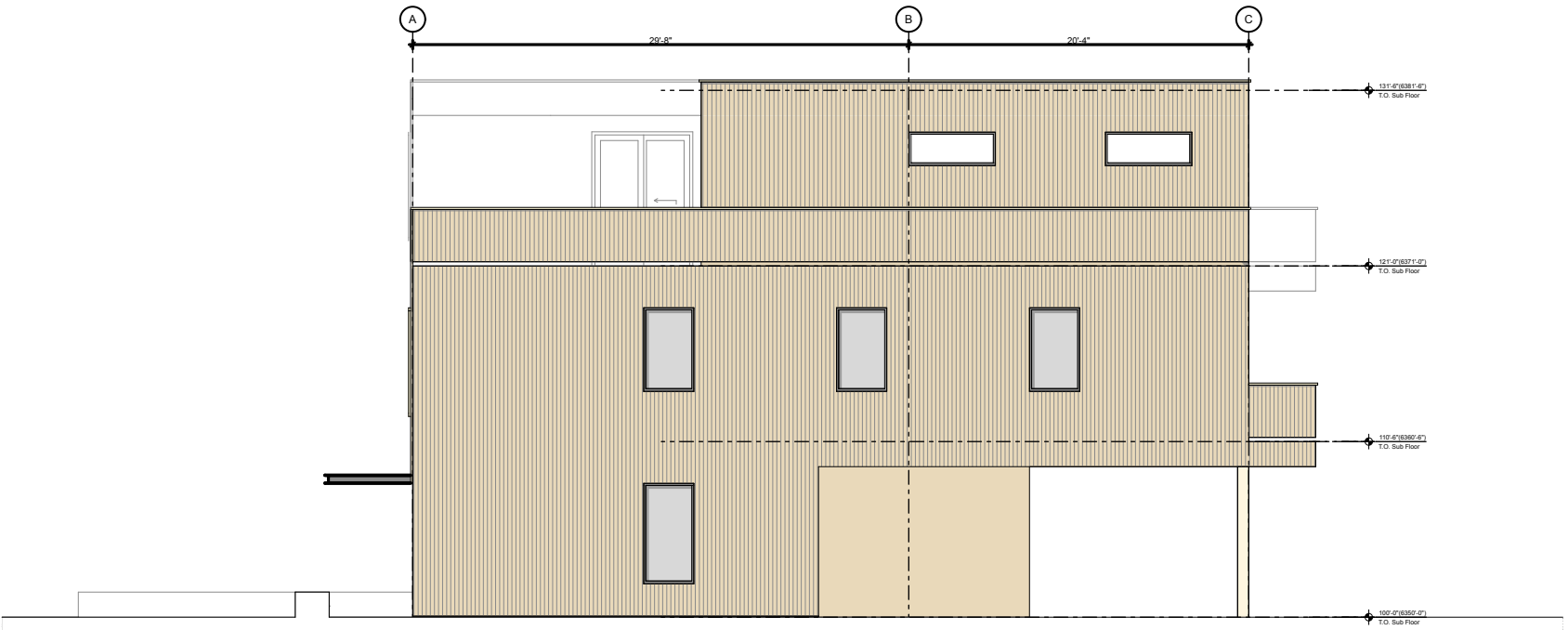


3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



01

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



01

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

PRELIMINARY
NOT FOR
CONSTRUCTION

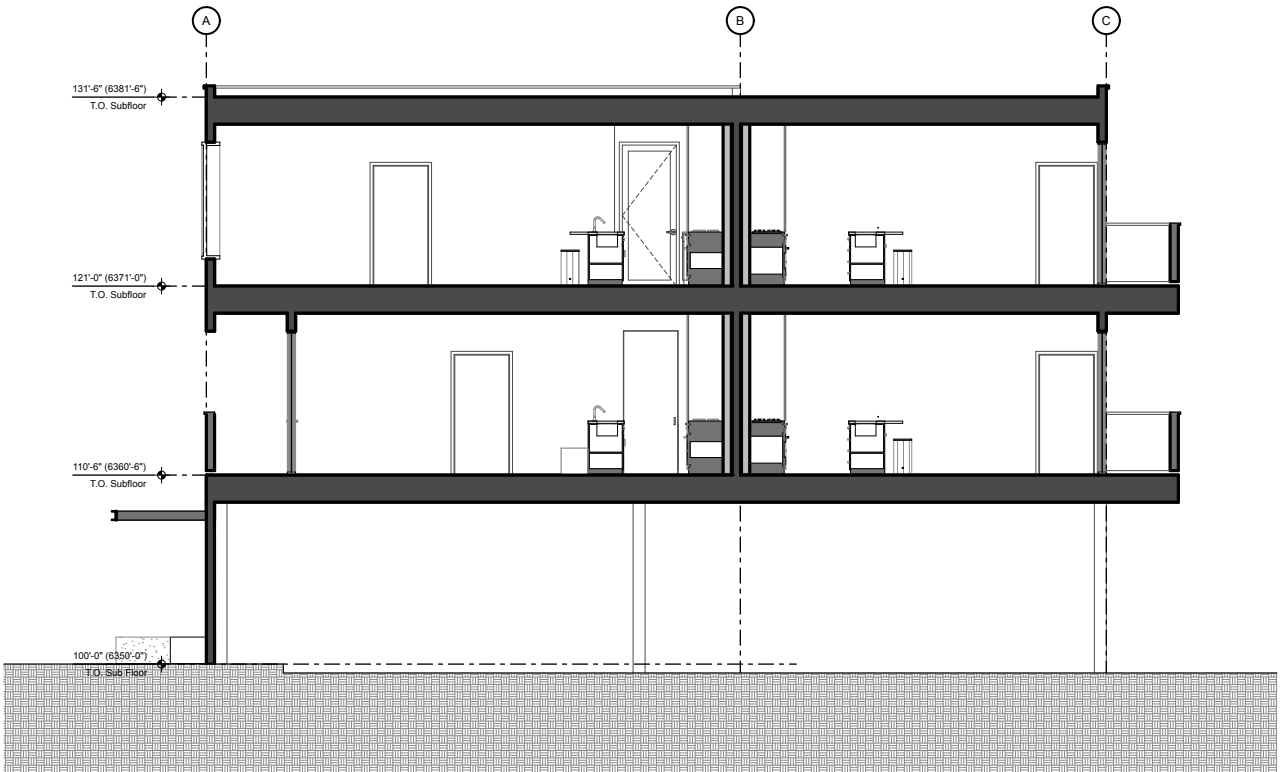
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DRC
SUBMITTAL SET

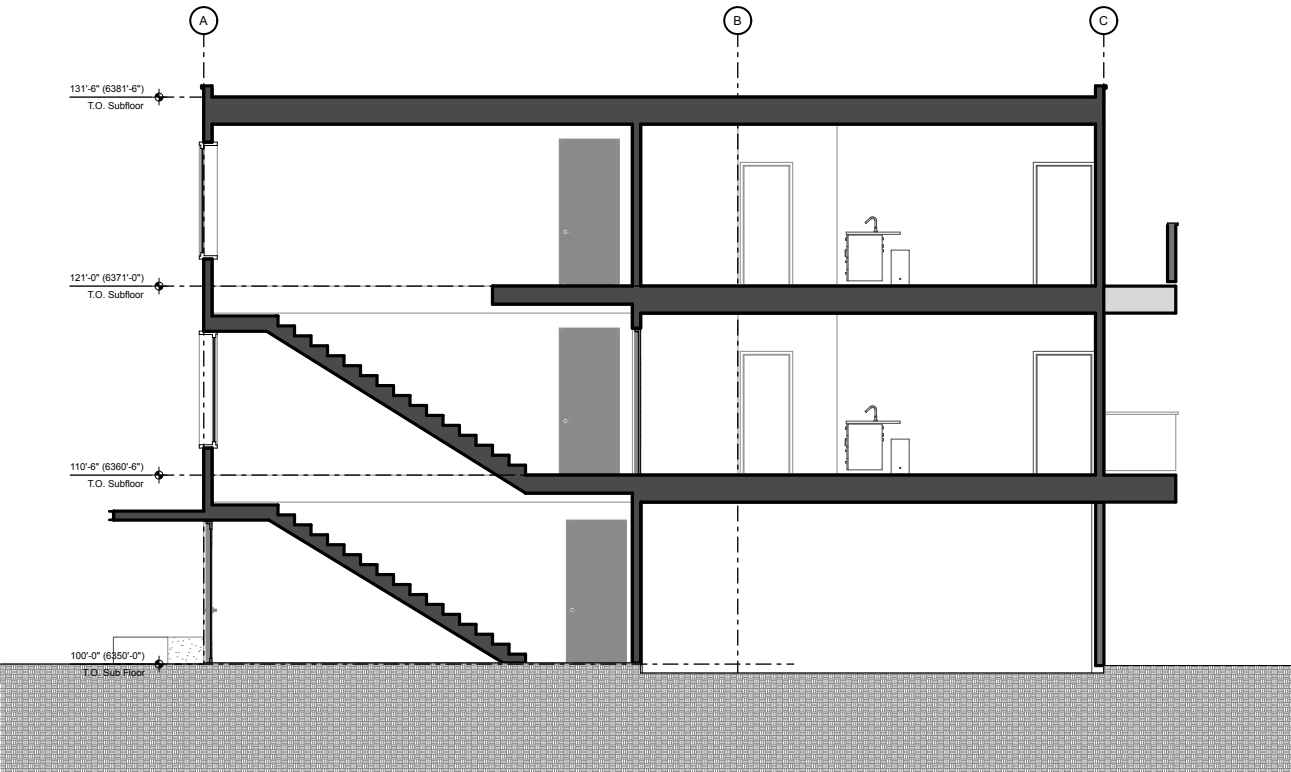
KELLY AVE DEVELOPMENT
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DATE:	06.26.2020
PROJECT #:	JH2004
DRAWN:	AB
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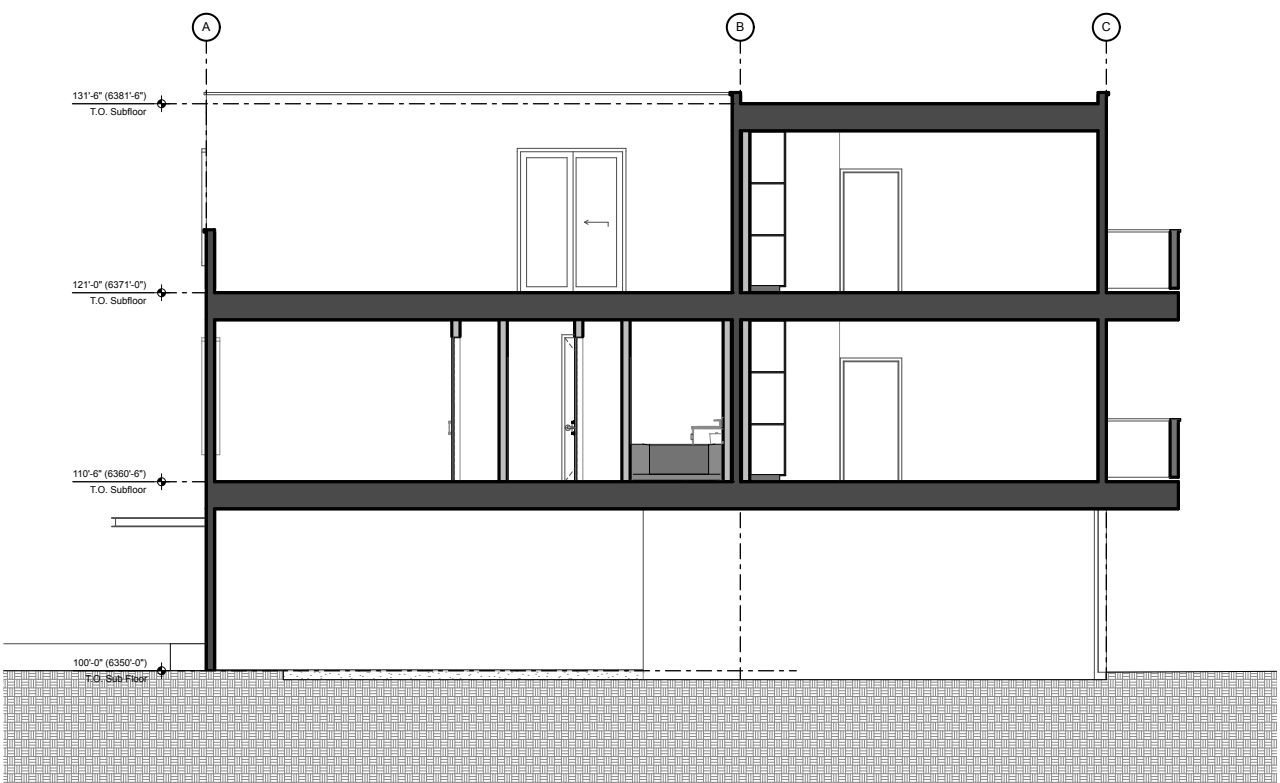
A3.2
Ext Elevations
11"X17" SIZE SET



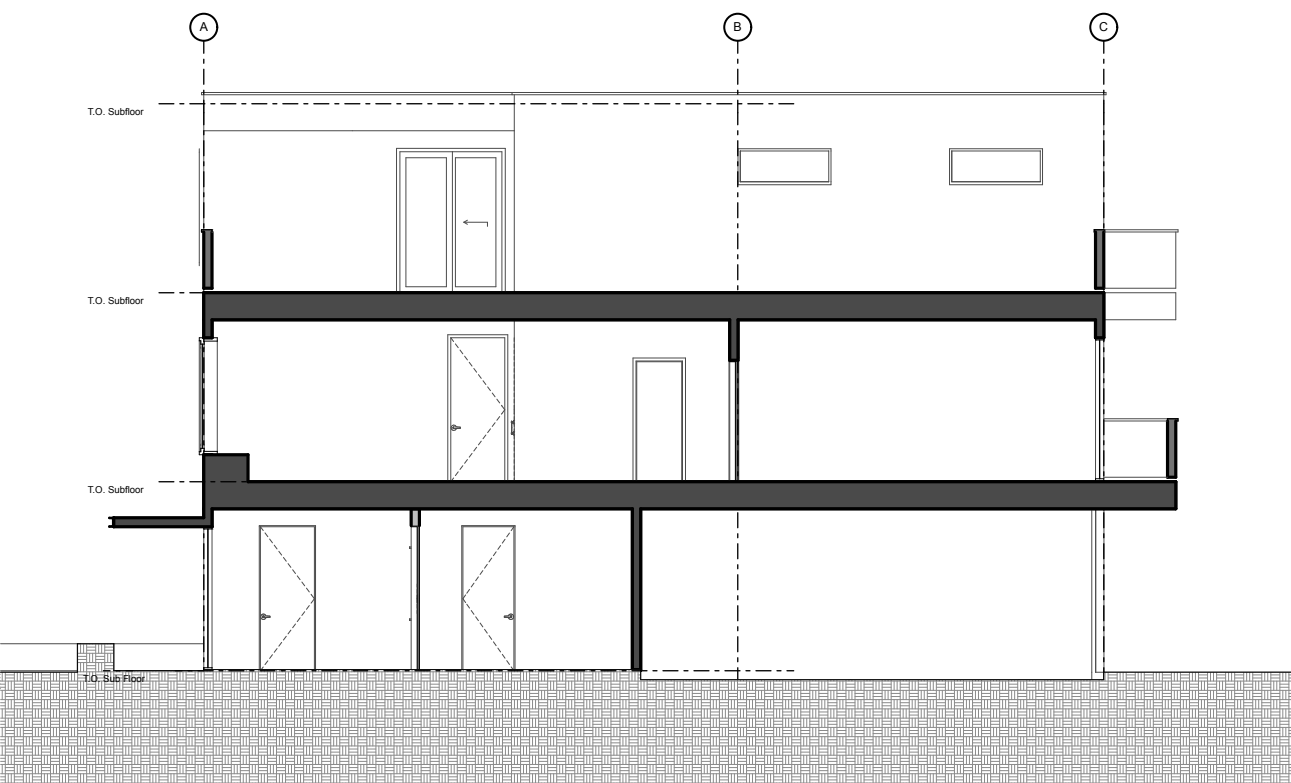
04 Building Section
SCALE: 3/32" = 1'-0"



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



03 Building Section
SCALE: 3/32" = 1'-0"



01 Building Section
SCALE: 3/32" = 1'-0"

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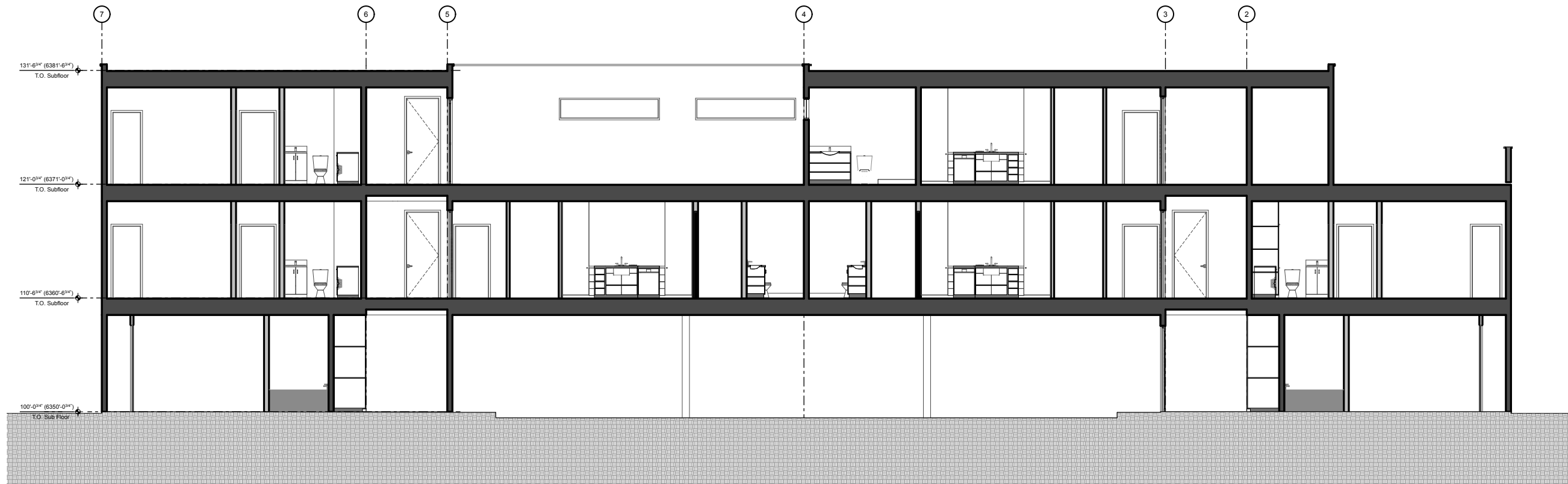
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SUBMITTAL SET

KELLY AVE DEVELOPMENT
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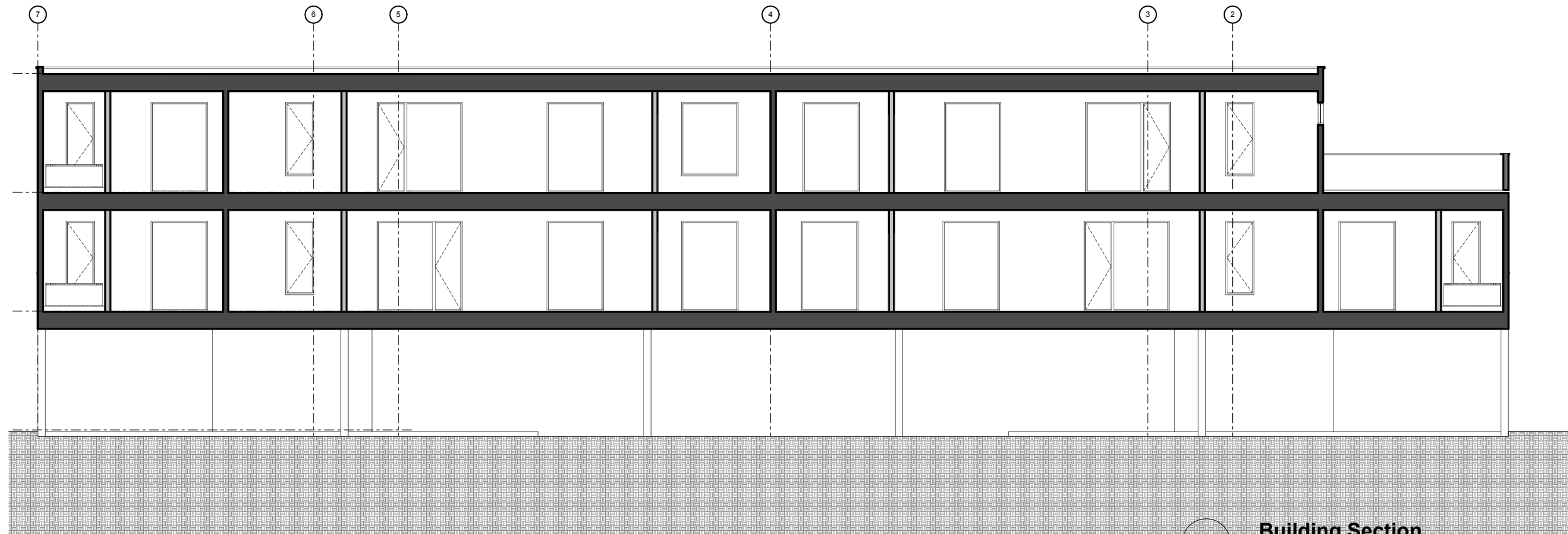
DATE: 06.26.2020
PROJECT #: JH2004
DRAWN: AB
Revision Date:
07/01/20 DRC Submittal

A4.1
Section
11"X17" SIZE SET

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02 Building Section
SCALE: 3/32" = 1'-0"



01 Building Section
SCALE: 3/32" = 1'-0"

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Revision Date:
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A4.2
Section
11"X17" SIZE SET

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LETTER OF AUTHORIZATION

440 W. Kelly Partners, LLC, "Owner" whose address is: 233 Butler St.
Site 2A, Brooklyn, NY 11217

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

440 W. Kelly Partners, LLC, as the owner of property
more specifically legally described as: 440 W. Kelly Partners, LLC.

(If too lengthy, attach description)

HEREBY AUTHORIZES Farmer Payne 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: Member

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

STATE OF Wyoming)
COUNTY OF Lincoln)SS.

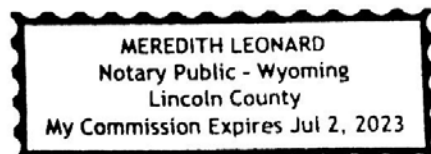
The foregoing instrument was acknowledged before me by Ruben Caldwell this 29th day of
June, 2020.

WITNESS my hand and official seal.

Meredith Leonard
(Notary Public)

My commission expires:

(Seal)



June 29th, 2020

Town of Jackson - Design Review Committee

440 West Kelly Design Review Narrative

Project Introduction:

This project addresses the vital need for housing within the Jackson community. The structure is intended to house 12 local families and contains 22 bedrooms. These numbers correspond to important members of our community who will no longer be subject to the grueling demands and expense of finding and keeping housing within Teton County. Alleviated from commute times of up to 2 hours daily these community members will be able to further engage in our community with their labor, volunteering, supporting local business, and more complete community engagement.

The Town of Jackson description of the NH-1 zoning designation notes that; "The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing...". The description further states; "Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods." The architecture of 440 W. Kelly seeks to balance the goal of higher density with a respect for the scale of the existing neighborhood building stock.

Designed around specific programmatic goals, requirements and constraints, the architecture contains a logic that reflects the dual values of providing comfortable, durable housing solutions while also addressing the nature and concerns of a transitional neighborhood. The structure was originally conceived as a 16-unit building that maximized the FAR with the singular goal of providing housing to as many local people as possible. Through conversations, iterations and of course political intervention the building size was reduced to 12 units. The weight of the components of this compromise bears some discussion as it goes to the heart of the nature of the zoning designation. While subsequent new development can and probably will maximize the developable square footage the architecture of 440 Kelly has been conceived to recognize its place as a forerunner and as such is smaller than allowable with a booleanned massing that creates components that are closer in neighborhood scale than the overall structure.

A. Public Space

There are two components of public space within 440 W. Kelly. The first is the interstitial zone between the very public sphere of the street and the shared and private residential spaces of the ground floor. The second set of spaces is located on two roof decks and is reserved primarily for residents, though the hope is that these spaces will become useful for community gathering as the new residents get to know their neighbors.

Though the neighborhood does not yet contain sidewalks, the intent is to develop the first of what will hopefully be many sections of a connected pedestrian pathway here. While the sidewalk waits for its adjoining neighbors it will serve as a place for play, a notional transition marker and a gentle barrier between the front yard and the street. The entry walk will be connected to the sidewalk and will be clearly delineated by plantings in plan, components of the façade and semi-public furniture and amenities at the shared entry. In addition, the entry area will be covered by a modern interpretation of the Western arcade to provide shelter and to create a human scale transition from public to private. This space will encourage habitation and use by residents. From a brief chat with neighbors to an extended evening cocktails visit, the intent of the providing space for seating and rest is to provide a space visible use, enlivening the surrounding neighborhood.

The shared resident spaces will include two rooftop decks which also serve as a component of the overall massing strategy. These decks are intended to encourage community gathering both for the residences and amongst friends within the larger neighborhood. One of these gathering spaces is oriented toward the west to take advantage of afternoon and evening sun.

B. Composition

This is a building that fundamentally represents a unified program. As such the composition is derived from a belief that tectonic simplicity is a more considered architectural approach than a riot of materiality and feigned formal complexity. The building components are restrained and organized to create a composition that is fundamentally humble in its nature. This is not a building that demands to be regarded, but rather a structure that is intended to be experienced in the details, at a human scale. Further fine tuning the appearance of the buildings scale is achieved through subtle shifts in material application and detailing.

C. Massing

The massing is intended to break down the scale of the building into components that are more in line with the present neighborhood composition. Changes in massing are related directly to aspects of programming, and as such read as vital and necessary, rather than applique. The massing strategy focuses on providing useful space and shelter while demonstrating the organizing principle of the residential units and adjacent spaces.

The entry sequence is defined by a cantilevered arcade that serves a number of programming purposes in addition to allowing a useful transition from the scale of the pedestrian street to the various building components beyond.

D. Street Wall

At 440 W. Kelly the interaction between the building and the street is modulated in a number of ways. In addition to the amenities previously noted the ground floor also contains two of the twelve units. These units each include patios facing the street that will serve to create habitable spaces along the street wall. Parking beneath the building is shielded from the street using a screen that also serves to define shared common exterior space for the residents.

While the parking entrance does create a void it also makes possible the condition where the public façade of the building is not shared with parked cars. Beyond that necessary penetration the street wall is intended to be continuous, programmed and activated.

E. Materials

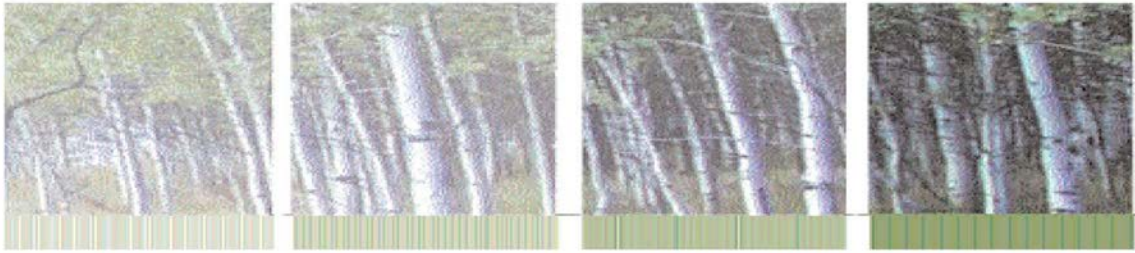
The envelope material considered for 440 W. Kelly is a cedar rainscreen that is intended to reflect the broad historical use of wood within the Valley. The material is contextually appropriate from a regional and neighborhood perspective. This type of living material was intentionally chosen to allow for weathering and evolution over time. In addition, a wood envelope reflects the humility that we believe the project requires.

The detailing of the material and its application will create visual interest while not detracting from the overall building composition. The application will create subtle shifts in scale on the building façade that will correspond with changes in component height.

Regards,

A handwritten signature in blue ink, appearing to read 'J. Farmer', with a stylized flourish at the end.

Jamie Farmer | Principal Architect
jamie@farmerpaynearchitects.com



Town of Jackson Design Guidelines Checklist

Meeting Date: July 08, 2020

Item Number: P20-126

Applicant: Farmer Payne Architects

Address: 430/440 West Kelly Avenue

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary:

The subject of this request is for a 12-unit (22 bedrooms) deed-restricted apartment building at 440 West Kelly Avenue sponsored by the Housing Department. The development includes covered at grade parking on the ground level with a central entrance accessed from Kelly Avenue accommodating 20 parking spaces, 6 of which are tandem or stacked. The ground floor level also contains two (2) one-bedroom apartments and stairwell access at each corner of the building facing the primary street frontage. The second level contains six (6) two-bedroom units. The third floor contains four (4) two-bedroom units.

According to the applicant, the composition is fundamentally humble as this is a building that is meant to be functional. The applicant has sought to present a unified program derived from a more simplified architectural approach rather than architectural embellishments. The applicant states that fine tuning the appearance of the building scale is achieved through subtle shift in material application and detailing.

Massing is intended to break down the scale of the building into components which are more in line with the present neighborhood composition, according to the applicant, with changes in massing related to aspects of programming. The applicant states that interaction between the building and the street is modulated in a number of ways, including patios for the ground floor units, and parking that is shielded from the street using a screen. Materials for the envelope of the building is a cedar rainscreen which is intended to reflect the historical vernacular use of wood for architecture in the valley.

The applicant states that there are two components of public space for the project consisting of the space between the street and the shared and private residential spaces of the ground floor as well as the private rooftop decks for

residents which the applicant anticipates could be used for neighborhood gatherings. The applicant will be required to provide sidewalk improvements.

Background:

The subject property is located in the Neighborhood High Density – 1 (NH-1) zoning district and consists of two legal lots of record, Lots 3 and 4, BLK. 6, KARNs 4TH ADDITION. Each lot is 0.16 acres in size for a total of 13,500 square feet, combined. The Floor Area Ratio (FAR) in the NH-1 zone is a base FAR of .40 which would limit the site to 5,400 sf of habitable floor area. However, because this is a Town project which will place affordable deed restrictions on the units, the applicant is utilizing the Deed Restricted Housing Exemption (Sec. 7.8.3) to build more floor area beyond the base FAR limit as the deed restricted floor area is exempt from the base FAR calculation.

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.

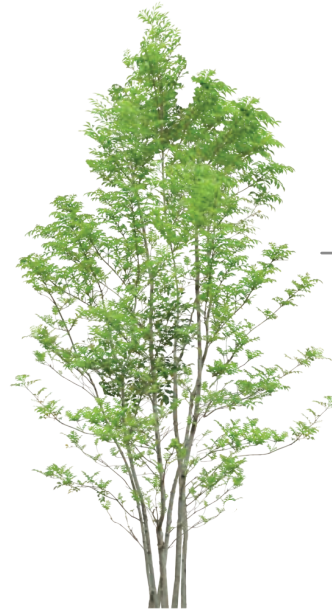
2) Materials Selection

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





Existing and Proposed trees on street frontage
-Doug Fir
-Quaking Aspen Multi-Stem



Ornamental Grasses at entry beds and privacy screens
-Overdam Feather Reed
-Blue Oat



Native Perennials at beds and privacy screens



Standalone shrubs and plantings on site



Timber and Concrete Landscape Benches



Steel Planters at Entry



Concrete Paver Patio and Sidewalk



Concrete Planters at Patios

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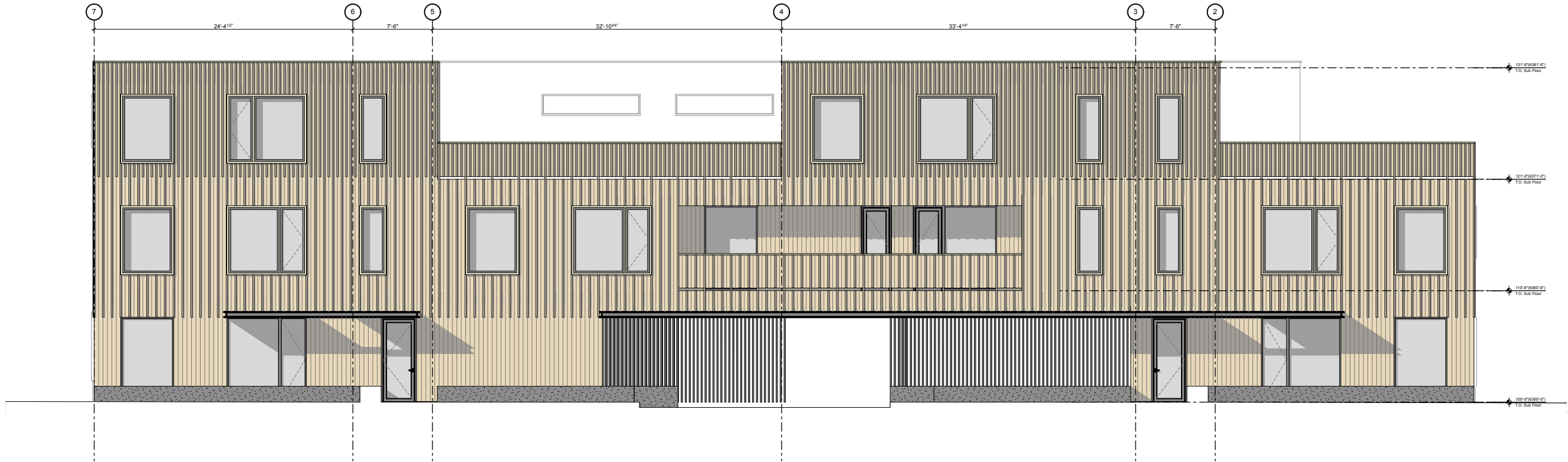
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CONSTRUCTION

DRC
SUBMITTAL SET

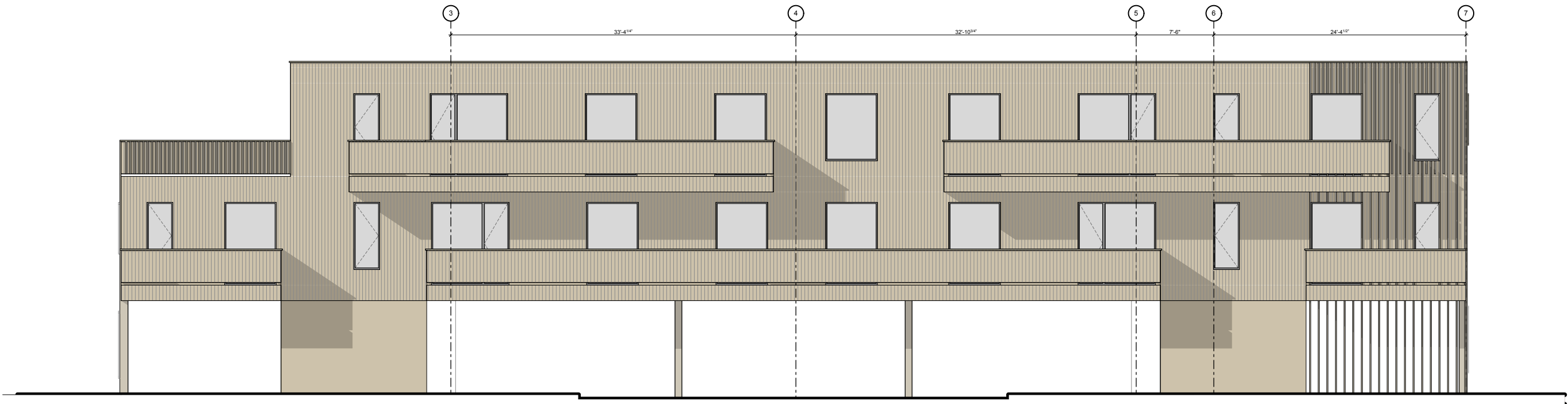
W KELLY CONDOS
440 W Kelly Ave
Jackson, WY

DATE: 7.7.2020
PROJECT #: JH2004
DRAWN: AB/RW
Revision Date:
7/7/20 DRC Submittal

A3.1
Ext Elevations
11"X17" SIZE SET



01 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



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

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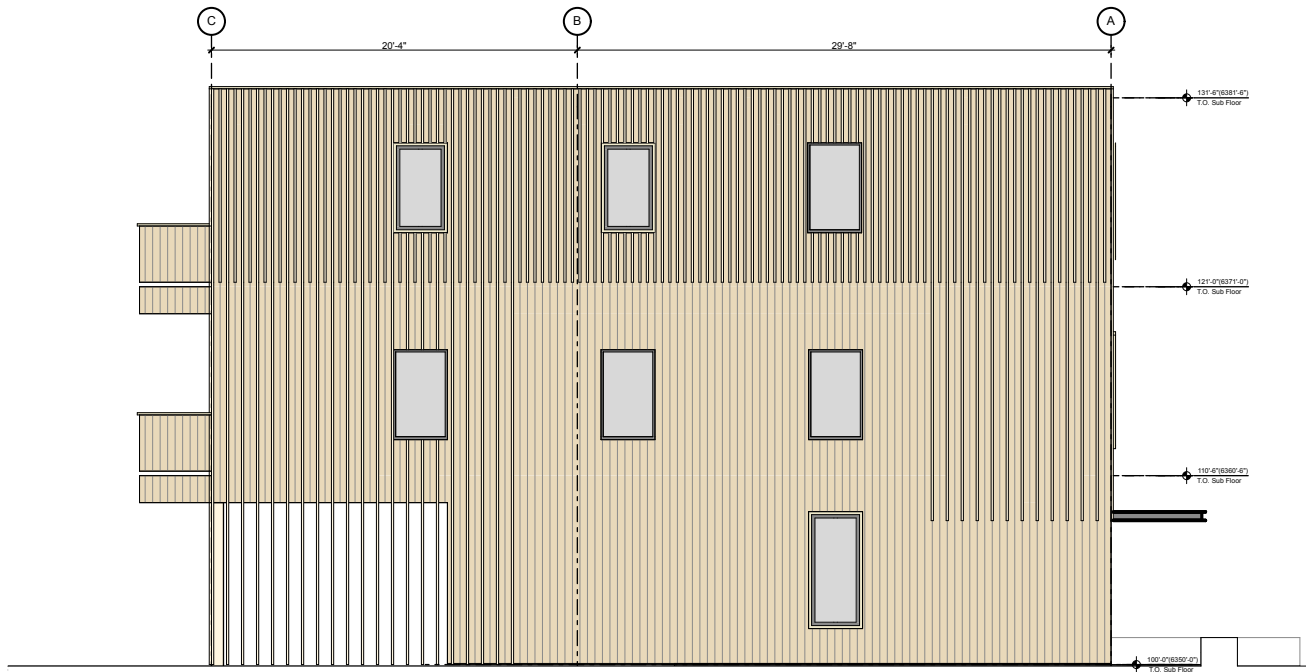
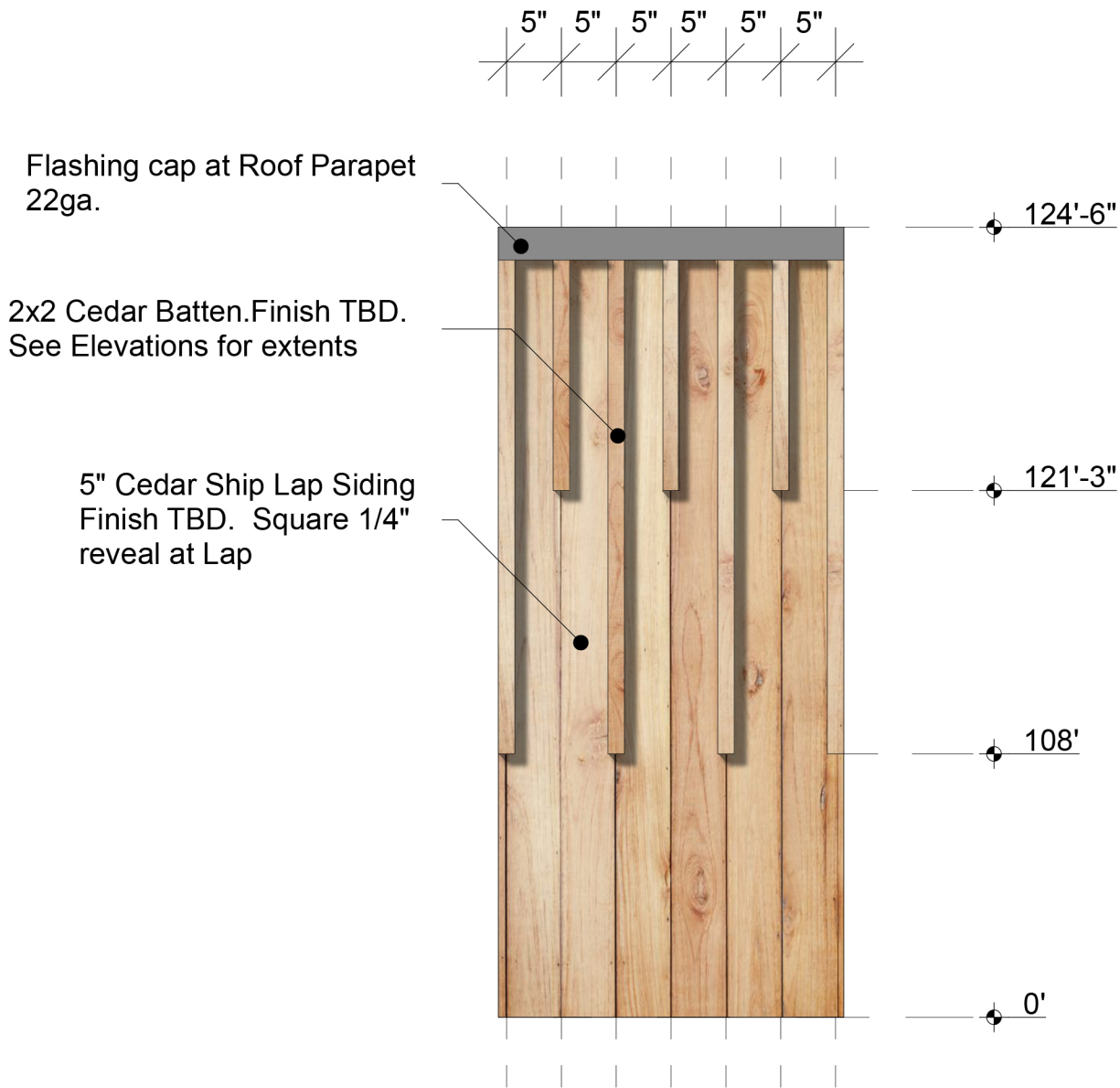
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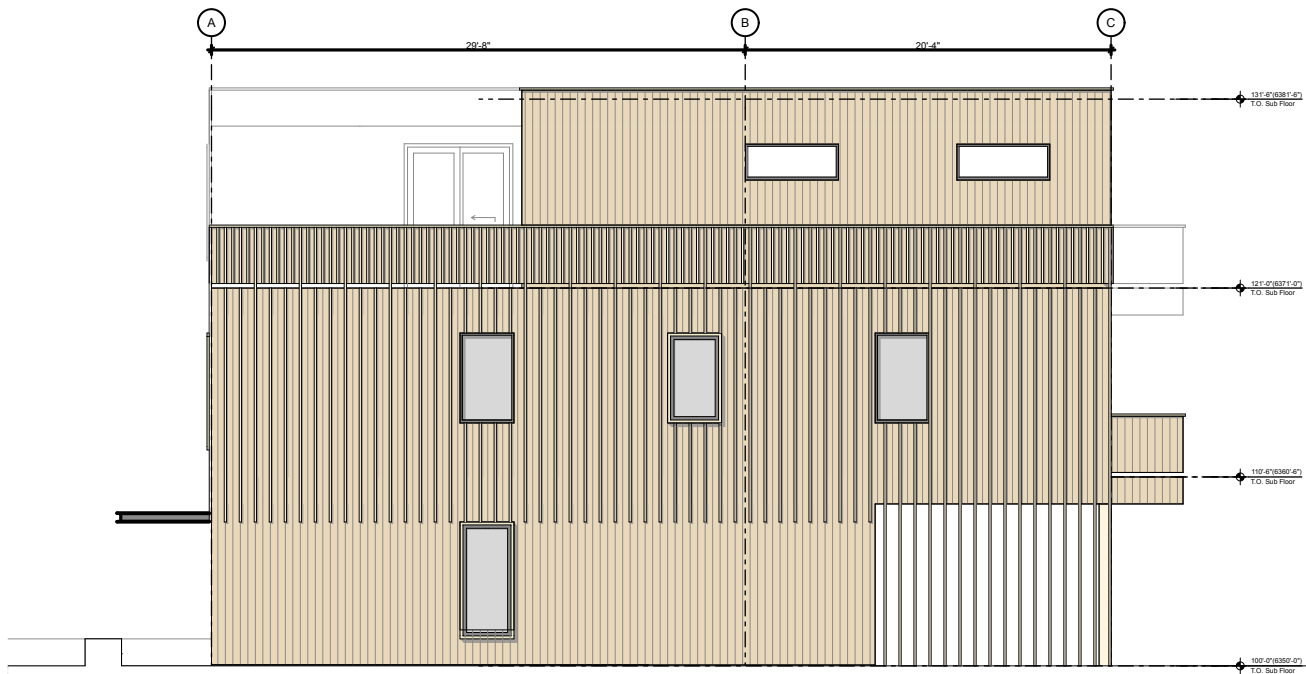
W KELLY CONDOS
440 W Kelly Ave
Jackson, WY

DATE: 7.7.2020
PROJECT #: JH2004
DRAWN: AB/RW
Revision Date:
7/7/20 DRC Submittal

A3.2
Ext Elevations
11"X17" SIZE SET



01 EAST ELEVATION
SCALE: 3/32" = 1'-0"



01 WEST ELEVATION
SCALE: 3/32" = 1'-0"



North Aerial Elevation

FARMERPAYNE

ARCHITECTS

PO Box 381 · Jackson WY · 83001
307 · 413 · 3276
info@farmerpaynearchitects.com

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W KELLY CONDOS

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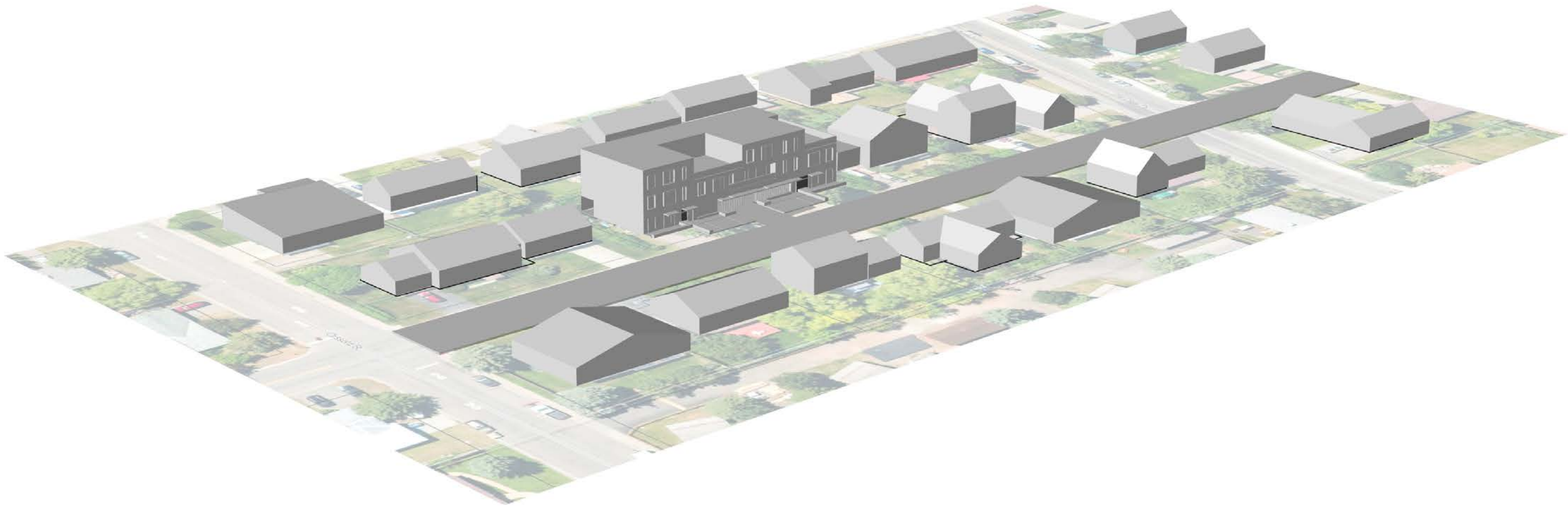
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A1.4

Massing

11"X17" SIZE SET

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North-East Aerial

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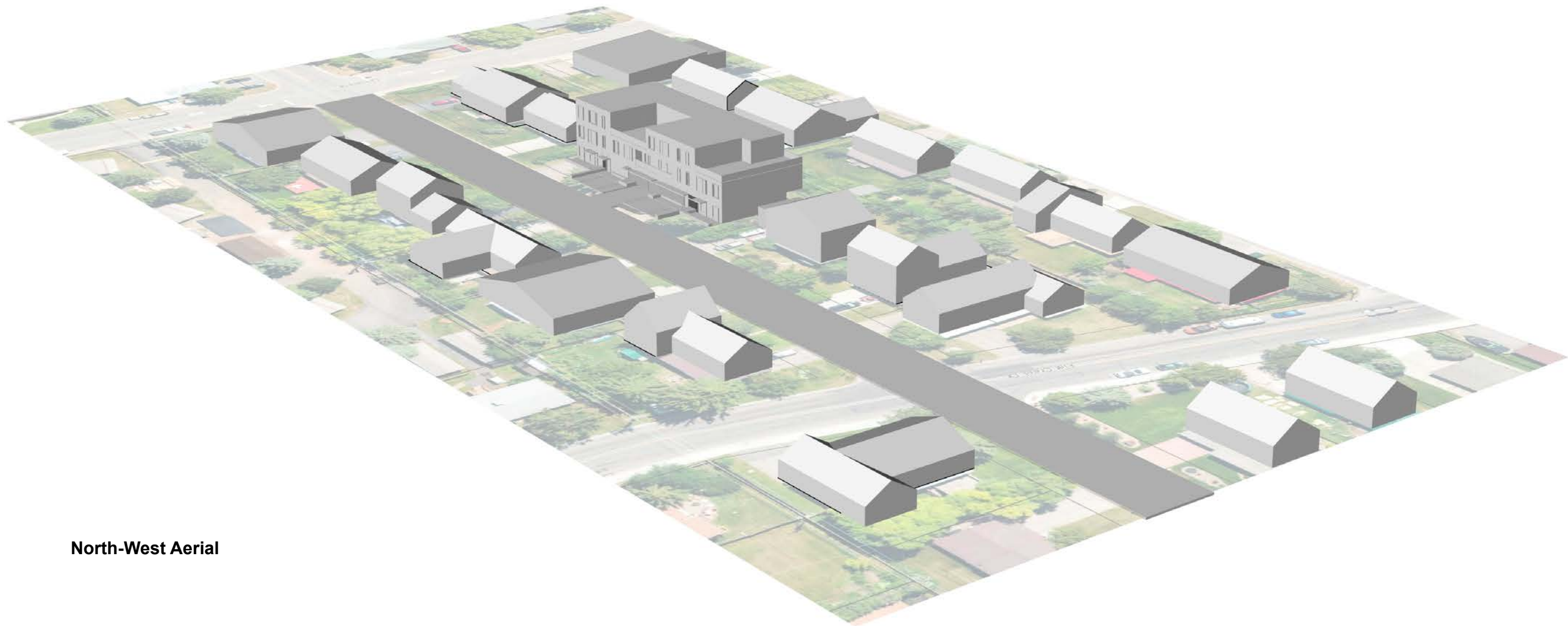
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A1.5

Massing

11"X17" SIZE SET

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North-West Aerial

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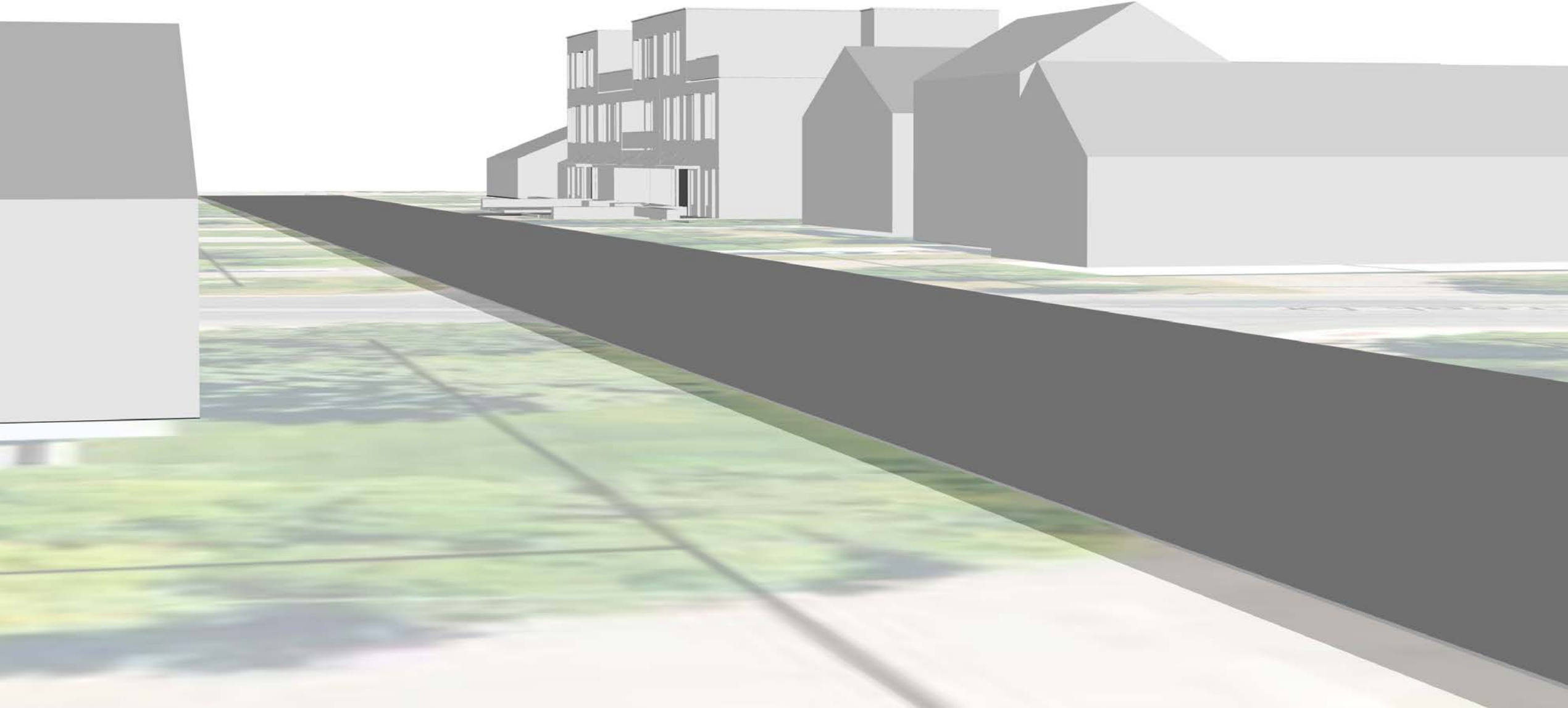
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PROJECT #:	JH2004
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Revision Date:	
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A1.6

Massing

11"X17" SIZE SET

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Pedestrian Street View

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PROJECT #: JH2004

DRAWN: AB/RW

Revision Date:
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A1.7

Massing

11"X17" SIZE SET

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