

AGENDA
Design Review Committee
August 12, 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. JOIN THE DRC MEETING

I Meeting ID 146 098 6505

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Password toj

Event address for attendees:

<https://townofjacksonwy.webex.com/townofjacksonwy/onstage/g.php?MTID=ef17ff6de2aff17dc46663be>

2. CALL TO ORDER

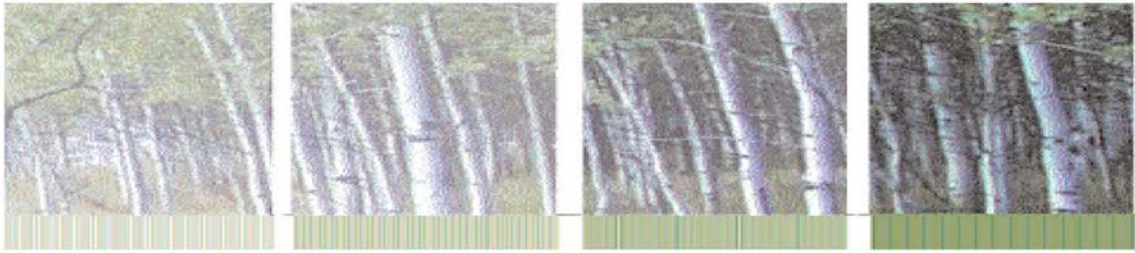
3. ROLL CALL

4. NEW BUSINESS

- I. **Item P20-143: 1175 South Highway 89** - The applicant seeks review and recommendation by the DRC for proposed change in use to convert a metal building formerly used for a tow truck operation into a physical the business.
- II. **P20-146: 565 West Broadway Avenue** - The applicant seeks review and recommendation by the DRC for p exterior renovations for First Republic Bank.
- III. **Item P20-147: 440 West Kelly Avenue** - The applicant seeks review and recommendation by the DRC for p unit (22 bedrooms) deed-restricted apartment building at 440 West Kelly Avenue sponsored by the Housing

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: August 13, 2020

Item Number: P20-143

Applicant: Four Pines Physical Therapy

Address: 1175 S Hwy 89

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: The applicant is requesting DRC approval for a change in use to convert a metal building formerly used for a tow truck operation into a physical therapy business. Proposed changes to the exterior of the building include:

1. A New entry vestibule with shed roof
2. Paving of the parking area
3. Adding bicycle parking
4. Adding trees, landscaping, and an outside break area
5. Removing some small second floor windows/doors and adding large, stacked windows to bring in natural light.

The subject site is zoned Commercial Residential – 3 (CR-3) and is 0.46 acres in size (20,038 sf). Because this is a change of use that will not expand the existing building by more than 20% of the existing floor area, the applicant is not required to address 'non-building' nonconformities such as landscaping standards which the current site does not meet for the CR-3 zone. However, the applicant intends to add landscaping anyhow and pave the parking area which will improve the visual character of the site.

Vision Statement:

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

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
 - ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
 - ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

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

E) Materials

1) Application of Materials

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

2) Materials Selection

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

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)



New Submittal



Resubmittal (provide list of all changes & previous elevations)



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: Conceptual Approval: Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.



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.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

Fees Paid _____	For Office Use Only
Application #s _____	Date & Time Received _____
<i>Please note: Applications received after 3 PM will be processed the next business day.</i>	

PROJECT.

Name/Description: Four Pines Physical Therapy, PC
Physical Address: 1175 S Hwy 89, Jackson, WY 83001
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: 1175 Partners, LLC Phone: 307.413.1492
Mailing Address: PO Box 3281, JACKSON, WY ZIP: 83001
E-mail: Collin.vaughn@jhsir.com

APPLICANT/AGENT.

Name: Norene Christensen Phone: 307-413-3943
Mailing Address: PO Box 8467, Jackson, WY ZIP: 83002
E-mail: norene@fourpinespt.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

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

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

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Property Owner or Authorized Applicant/Agent

V Noreen Christensen
Name Printed

Date

7/31/2020
President
Title

[illegible]

FOUR PINES REMODEL

1175 S HWY 89 - JACKSON, WY
DRC SET
7-29-20

FOUR PINES REMODEL
1175 S HWY 89
JACKSON, WY

29-20

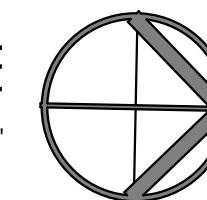
A000

COVER



EXISTING SITE

SCALE: 1" = 40'



AERIAL

SCALE: 1:100

SHEET INDEX

SET	TITLE	SHEET
ARCHITECTURAL		
	COVER	A000
	PROJECT INFO	A001
	USE SQUARE FOOTAGE CALCS	A003
	SITE PLAN	A100
	EXISTING FIRST FLOOR PLAN	A200
	BASEMENT PLAN	A201
	PROPOSED FIRST FLOOR PLAN	A202
	SECOND FLOOR PLAN	A203
	ROOF PLAN	A204
	SECTIONS	A300
	SECTIONS	A301
	ELEVATIONS	A400
	ELEVATIONS	A401
	RENDERINGS	A900
	RENDERINGS	A901
	RENDERINGS	A902

PROJECT DIRECTORY

OWNER	1175 PARTNERS, LLC PO BOX 3281 JACKSON, WY 83001 307 413 1492
ARCHITECT	CHRISTOPHER LEE d a DESIGN ASSOCIATES ARCHITECTS 50 KING ST, STE 201 POB 4615 JACKSON, WY 83001 307 733 3600
STRUCTURAL	DAVID PORTER FROST ENGINEERING 1020 EAST LINCOLN RD IDAHO FALLS, ID 83401 208 227 8404
MECH/ELEC	JOHN GODAK & MARK OWENS XL ENGINEERING 970 LIMESTONE DR IDAHO FALLS, ID 83404 208 709 3111
CONSTRUCTION	TOBY GROHNE TKG CONSTRUCTION PO BOX 11836 JACKSON, WY 83002 307 699 0133

PROJECT NARRATIVE

THIS PROJECT, WHICH INCLUDES A CHANGE OF USE AND MOSTLY AN INTERIOR REMODEL, RESIDES WITHIN JACKSON'S CR-3 ZONING. THE OWNERS AND NEW TENANT DESIRE TO TAKE THIS "S-1" OCCUPANCY (TOWING CO) AND TRANSITION IT TO A "B" OCCUPANCY (PHYSICAL THERAPY CLINIC). DESPITE THIS STRUCTURE CURRENTLY BEING NON-CONFORMING TO THE TOWN'S LDR'S (THE REAR SETBACK IS INSUFFICIENT), THERE WILL BE NO CHANGES TO THE EXISTING STRUCTURAL SUPPORT. ADDITIONALLY, A SMALL 6' X 12' ENTRY VESTIBULE EXPANSION WILL NOT TRIGGER ANY ISSUES SINCE IT FALLS WITHIN THE LDR'S IN THE FOLLOWING WAYS:

- 1) IT IS MUCH LESS THAN 20% OF THE CUMULATIVE FLOOR AREA AND
- 2) IT WILL NOT CREATE OR INCREASE ANY NON-CONFORMITY

WHILE MOST OF THE UPGRADES TO THE STRUCTURE WILL GO UNNOTICED TO THOSE OUTSIDE THE BUILDING, THERE WILL BE SEVERAL IMPROVEMENTS TO THE EXTERIOR THAT THE TOWN SHOULD APPRECIATE SINCE IT SUPPORTS THEIR VISION.

THE IMPROVEMENTS INCLUDE:

- 1) A NEW ENTRY VESTIBULE WITH SHED ROOF THAT INVITES VISITORS INSIDE & BREAKS UP/BALANCES THE STREET (EAST SIDE) FACADE.
- 2) PAVING OF THE PARKING AREA TO ENHANCE ACCESS & REDUCE DUST.
- 3) ADDING BICYCLE PARKING FOR THOSE WHO DON'T DESIRE TO DRIVE A VEHICLE.
- 4) ADDING TREES, LANDSCAPING & AN OUTSIDE BREAK AREA WITH BENCH FOR CLIENTS & STAFF TO ENJOY.
- 5) REMOVING SOME SMALL SECOND FLOOR WINDOWS/DOORS AND ADDING LARGE, STACKED WINDOWS THAT WILL BRING IN NATURAL LIGHT & FRESH AIR. THIS WILL ADD STREET APPEAL TO THE STRUCTURE & AID IN IT LOOKING LESS INDUSTRIAL.

AS FOR EXTERIOR FINISHES, SINCE THE STRUCTURE'S ROOFING & SIDING WAS RECENTLY REPLACED, THE CURRENT METAL ROOF AND SIDING WILL REMAIN. THE NEW ENTRY VESTIBULE'S ROOF/SIDING WILL MATCH THE EXISTING & LOOK LIKE IT WAS ORIGINAL.

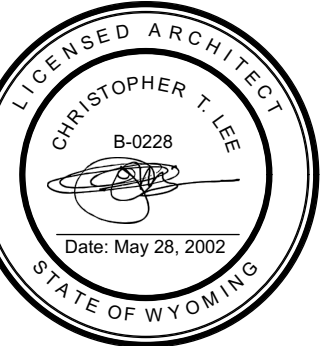
NOT ONLY WILL THESE CHANGES IMPROVE THE EXTERIOR FEEL OF THIS COMMERCIAL BUILDING, THE INTERIOR WILL PROVIDE AN AMAZING NEW FACILITY TO PROVIDE BETTER CLIENT SERVICES IN A REFRESHING ENVIRONMENT.



DESIGN ASSOCIATES ARCHITECTS
S KING STREET, STE 201 JACKSON WY
) 307 733 3600

www.dajh.co

PROJECT NO.: 00-00 ARCHITECT: CTL
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ISSUE HISTORY

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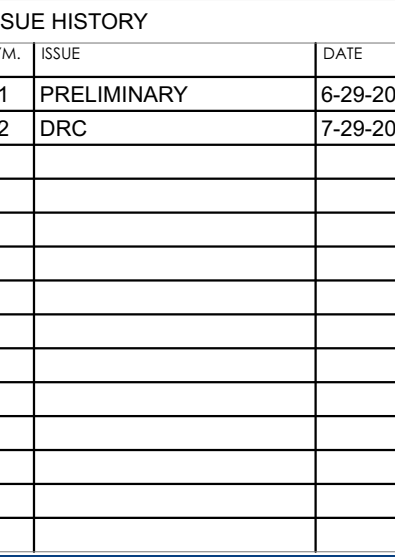
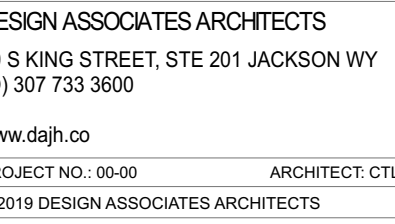
FOUR PINES REMODEL

1175 S HWY 89
JACKSON, WY

-29-20

A001

PROJECT INFO

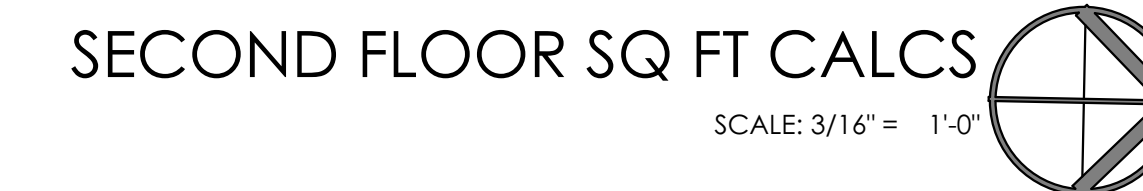


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JACKSON, WY

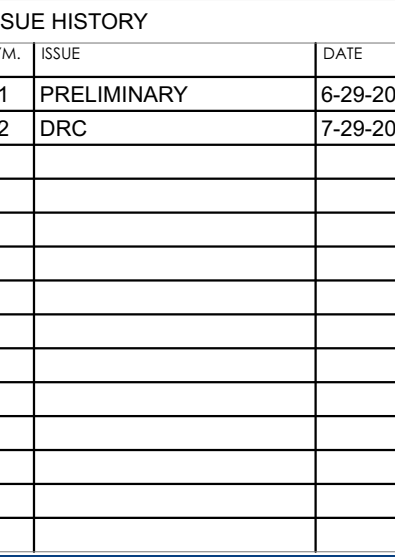
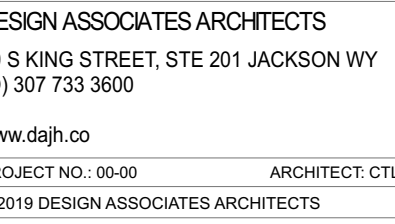
29-20

A003

USE SQUARE FOOTAGE CALCS



<u>OCCUPANCY LOAD CALCS</u>	
BUSINESS LOAD: 6,044/150=	40.3
MECH/STOR LOAD: 994/300=	3.3
TOTAL OCCUPANT LOAD:	43.6

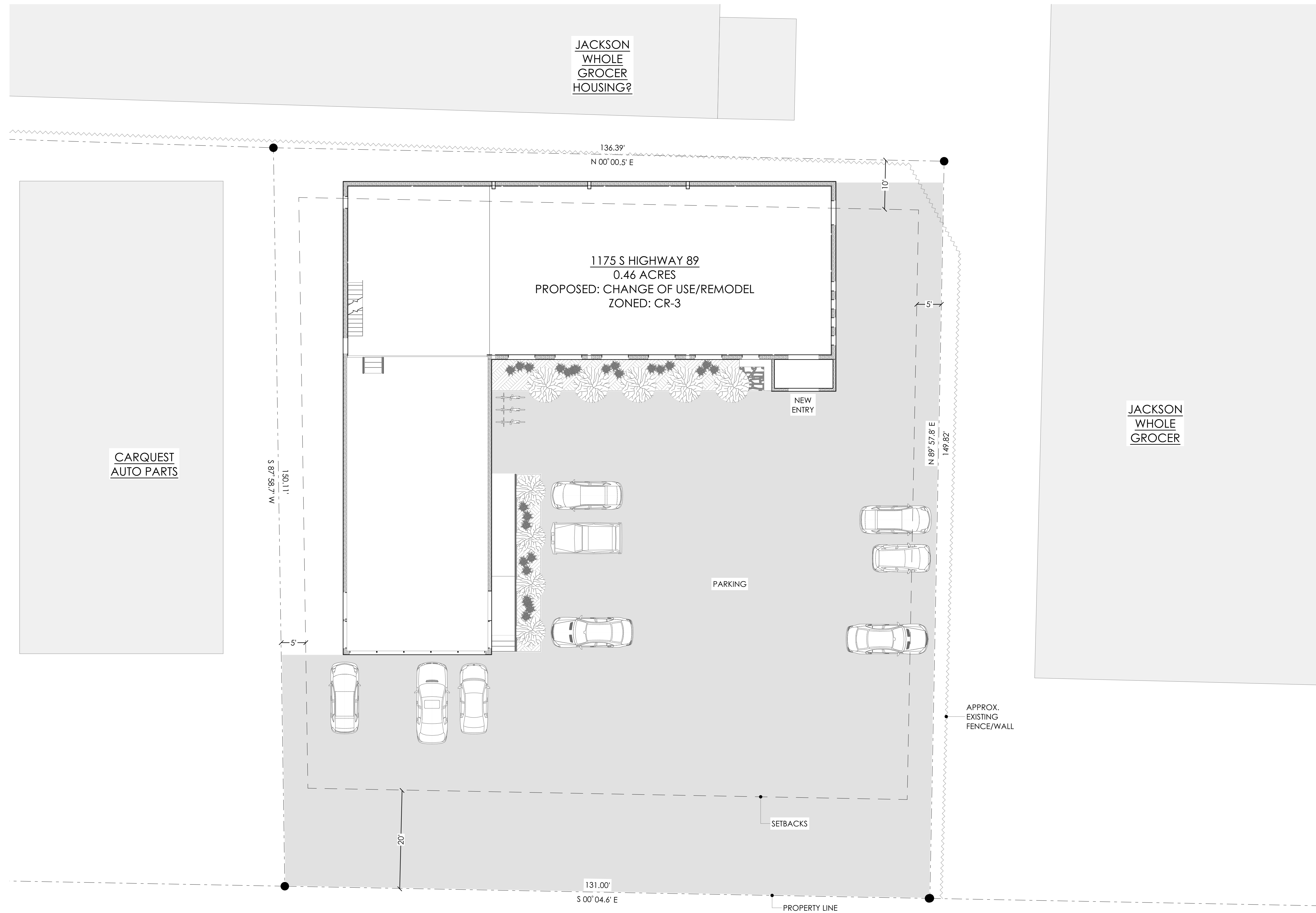


1175 S HWY 89
JACKSON, WY

7-29-20

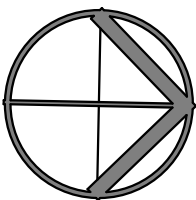
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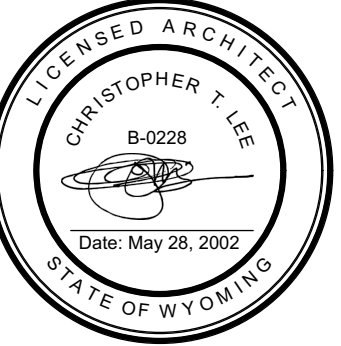
SITE PLAN



SITE PLAN

SCALE: 1" = 10'





M.	ISSUE	DATE
1	PRELIMINARY	6-29-
2	DRC	7-29-

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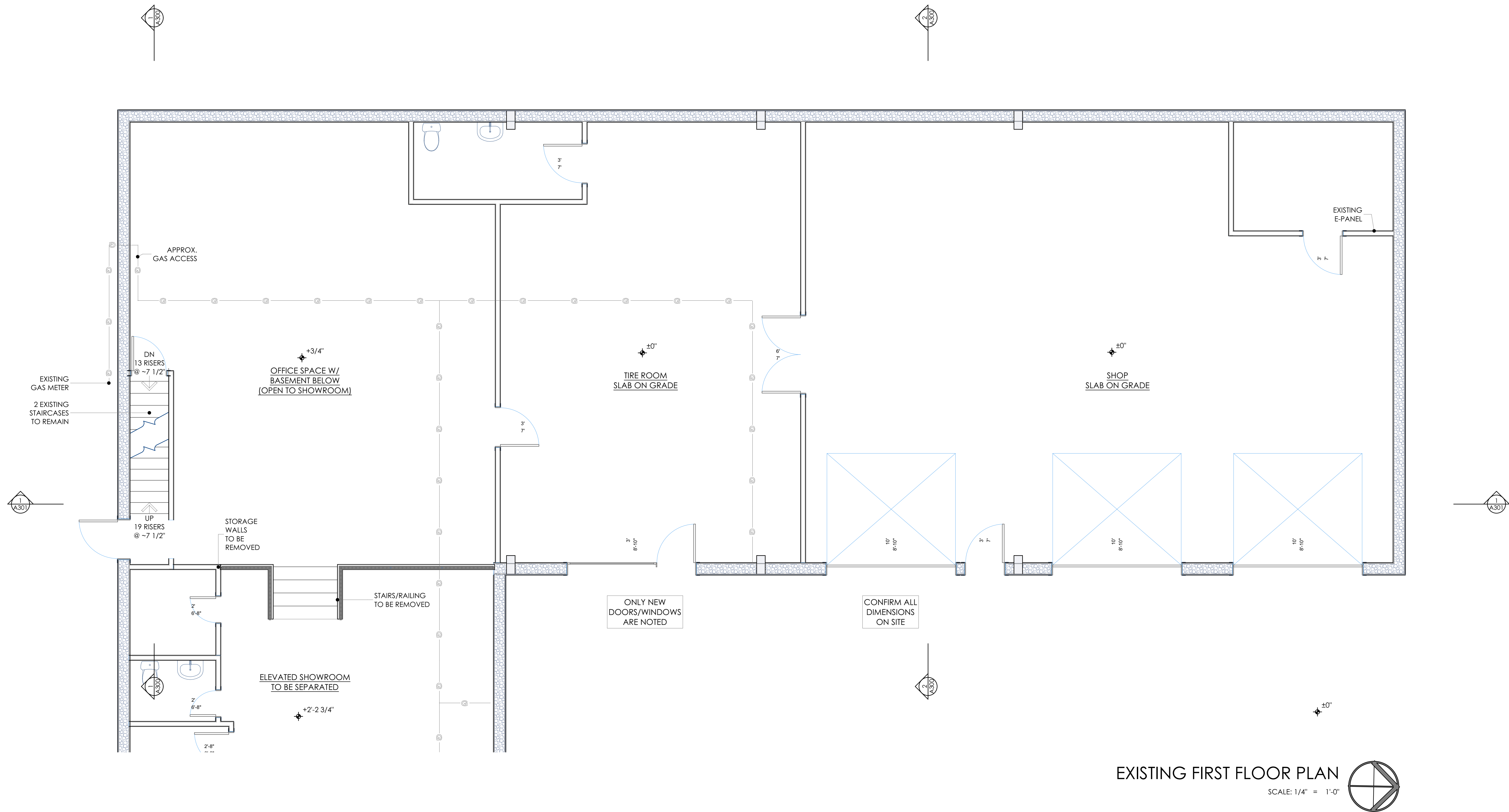
FOUR PINES REMODEL

11175 S HWY 89
JACKSON, WY

7-29-20

A200

EXISTING FIRST FLOOR PLAN



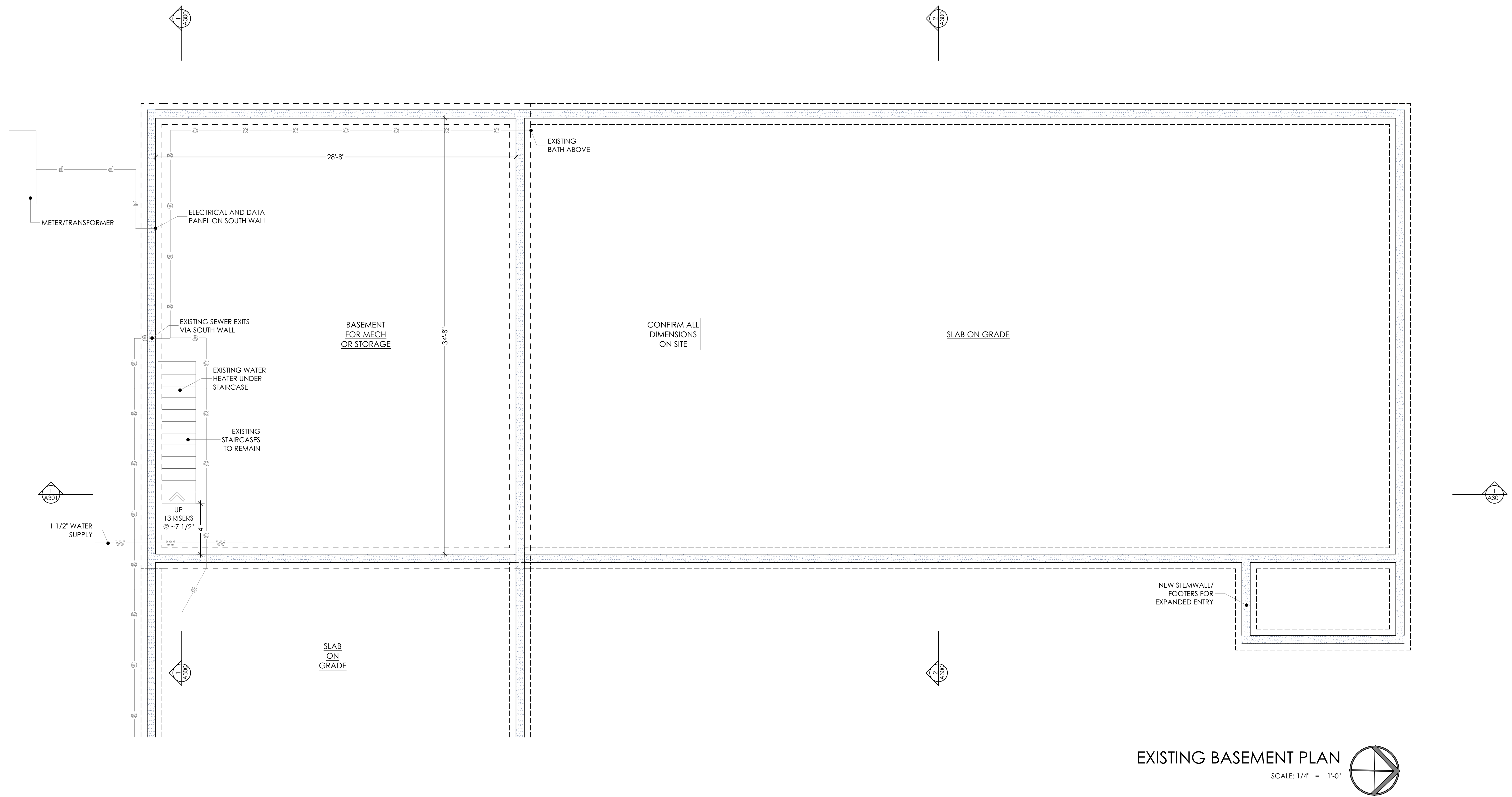
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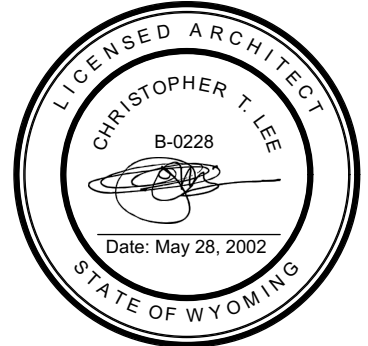
FOUR PINES REMODEL
1175 S HWY 89
JACKSON, WY

29-20

A201

BASEMENT PLAN





SUE HISTORY

M.	ISSUE	DATE
1	PRELIMINARY	6-29-
2	DRC	7-29-

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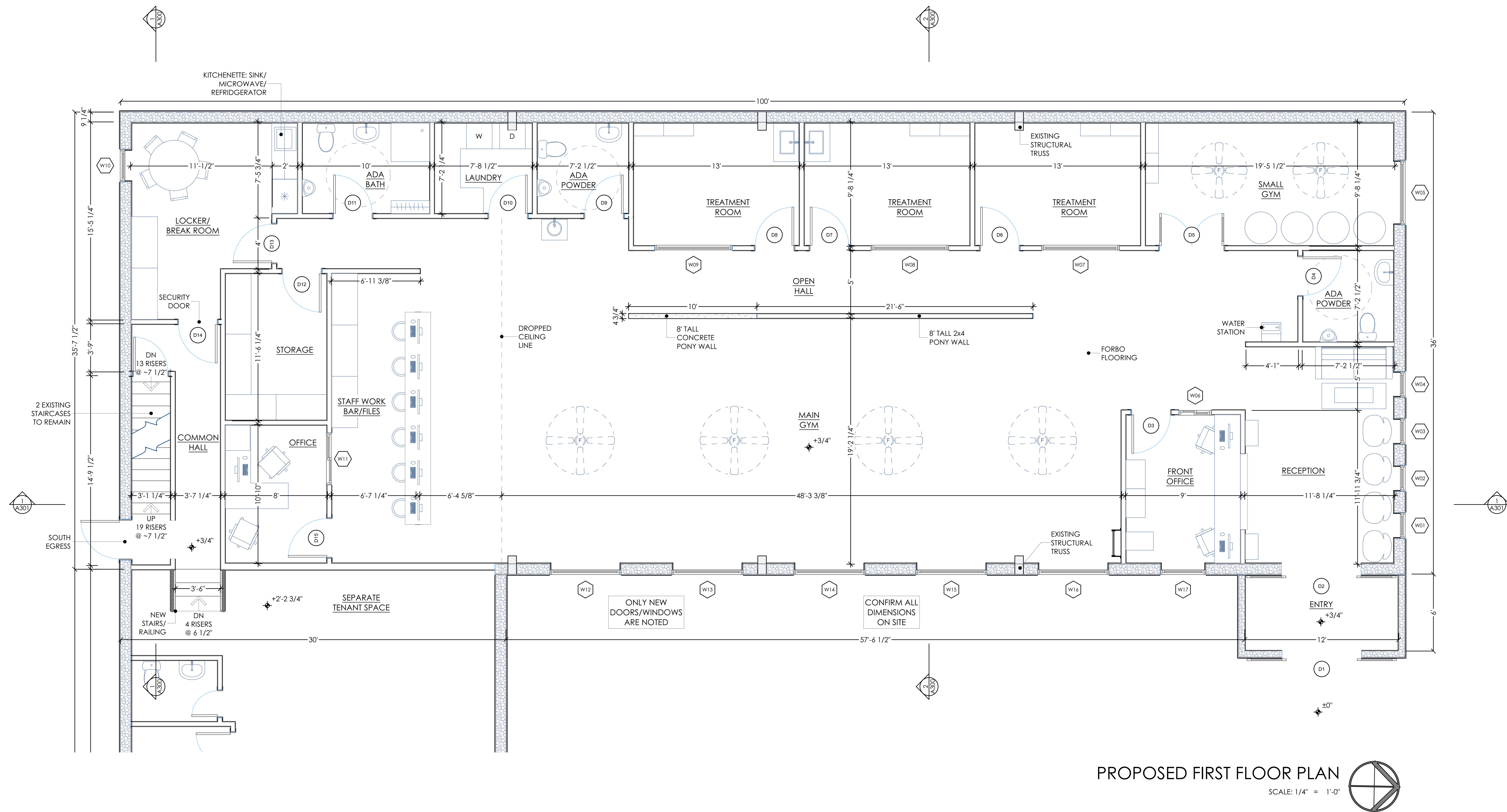
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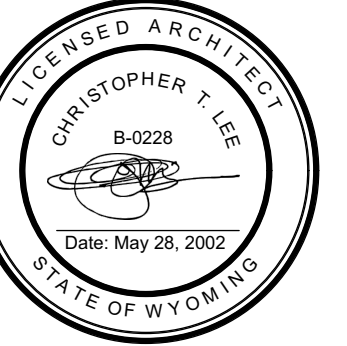
1175 S HWY 89
JACKSON, WY

7-29-20

A202

PROPOSED FIRST FLOOR PLAN



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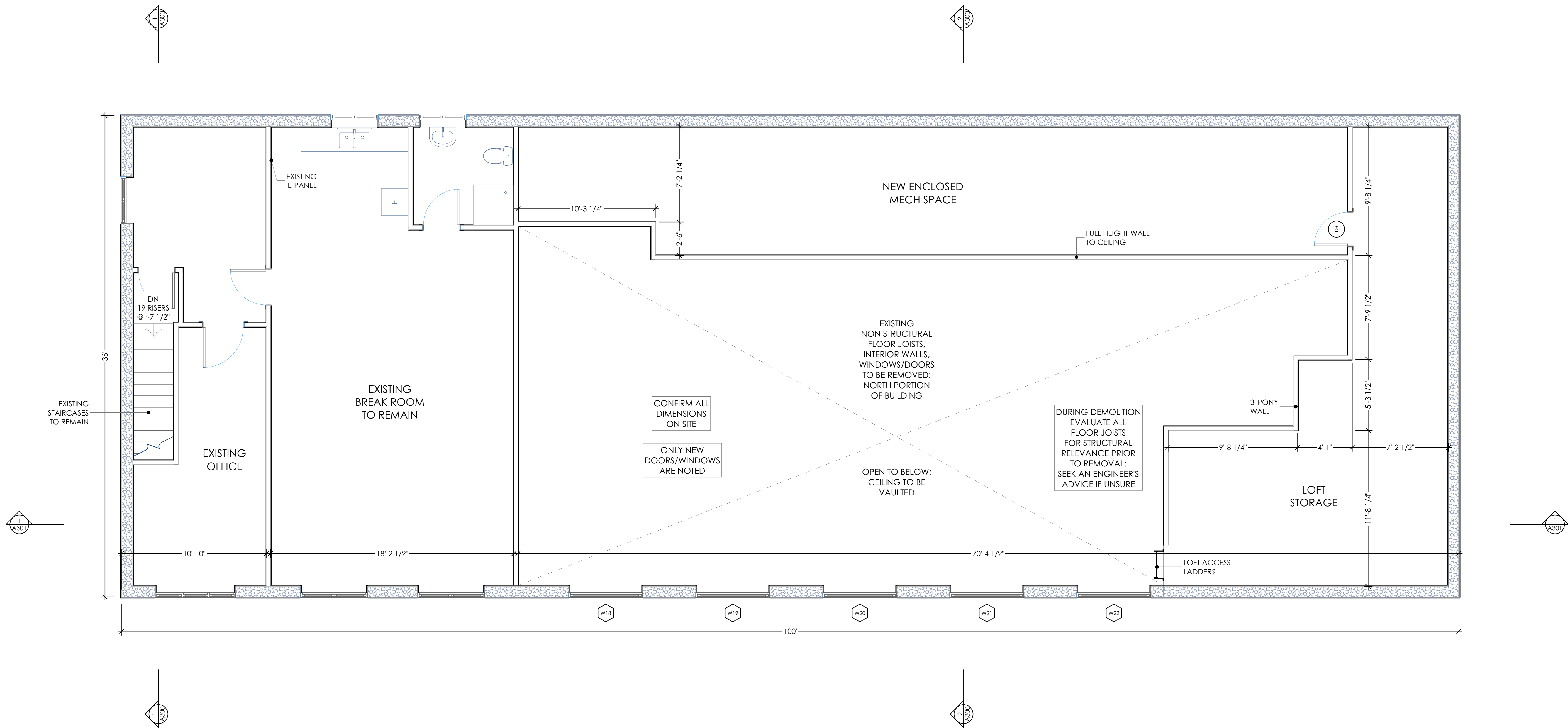
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JACKSON, WY

7-29-20

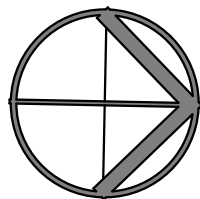
A203

SECOND FLOOR PLAN



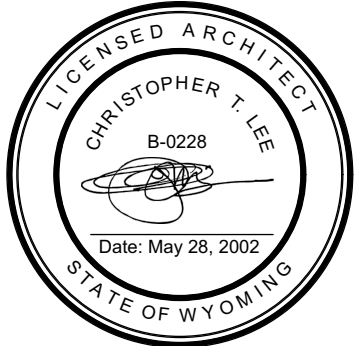
PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0'





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ISSUE HISTORY		
STA.	ISSUE	DATE
1	PRELIMINARY	6-29-20
2	DRC	7-29-20

FOUR PINES REMODEL
1175 S HWY 89
JACKSON, WY

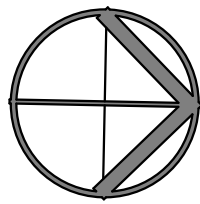
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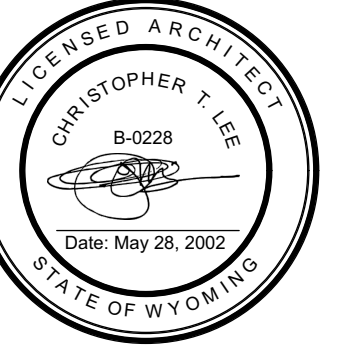
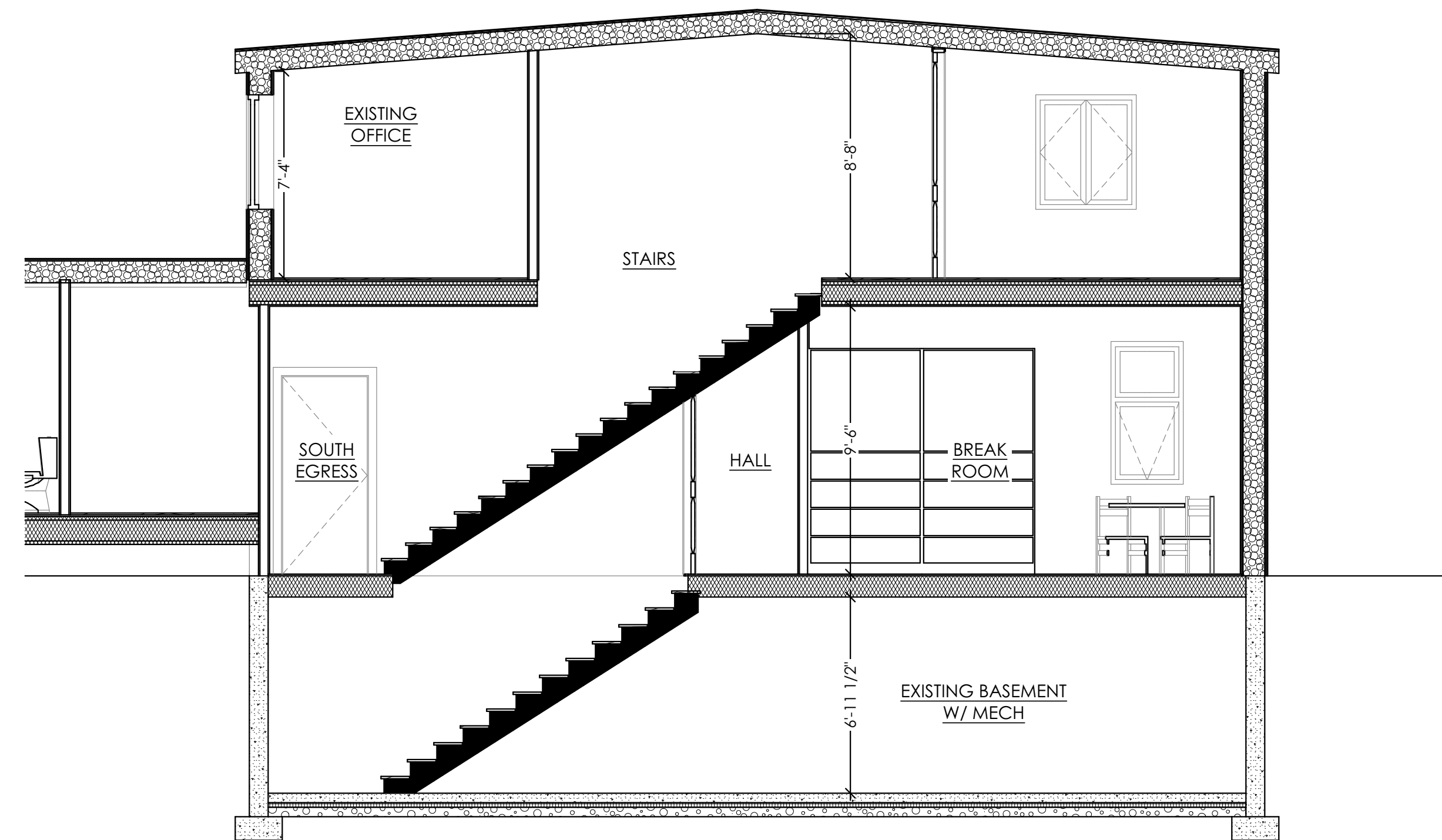
A204

ROOF PLAN

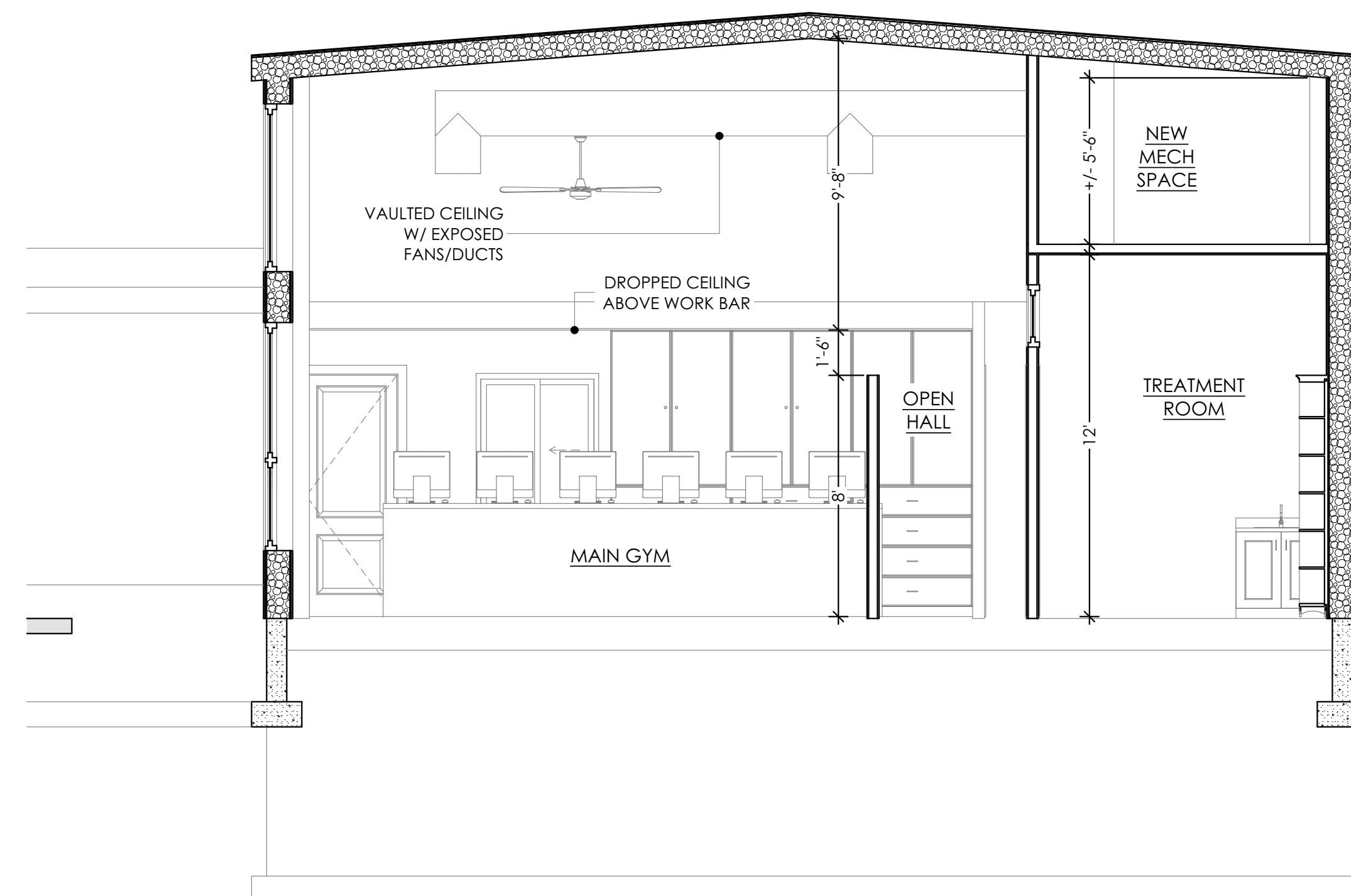


PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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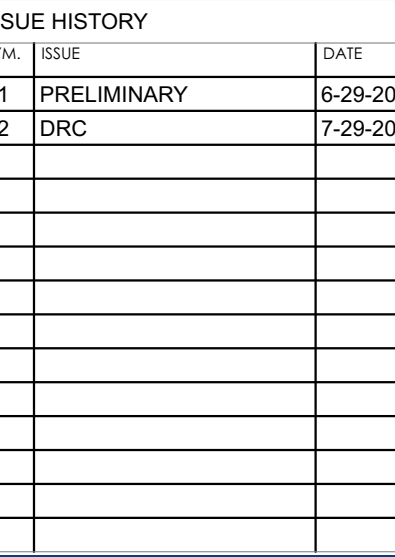
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A300



2
A300

SECTION B

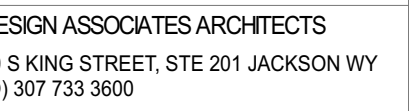
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A301

FOUR PINES REMODEL
1175 S HWY 89
JACKSON, WY

SECTIONS



PROJECT NO.: 00-00 ARCHITECT: CTL
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SOUTH ELEVATION

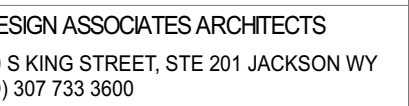
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FOUR PINES REMODEL
1175 S HWY 89
JACKSON, WY

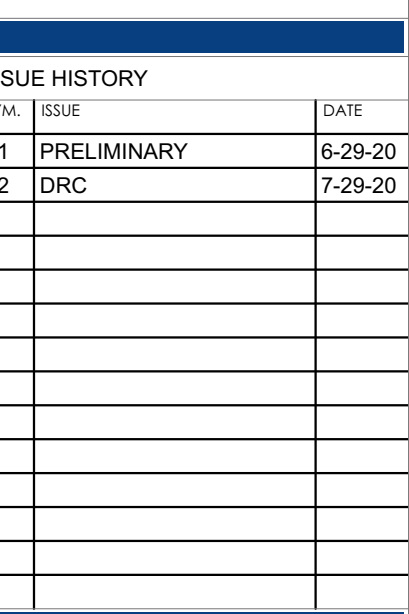
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A400

ELEVATIONS



PROJECT NO.: 00-00 ARCHITECT: CTL
2019 DESIGN ASSOCIATES ARCHITECTS

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FOUR PINES REMODEL
1175 S HWY 89
JACKSON, WY

7-29-20

401

EVALUATIONS



STREET VIEW

SCALE: 1:100



RAMP

SCALE: 1:100

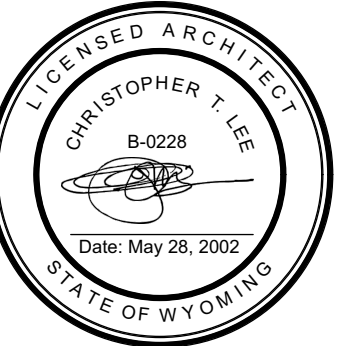


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PROJECT NO.: 00-00	ARCHITECT: CTL
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[illegible]

FOUR PINES REMODEL
1175 S HWY 89
JACKSON, WY

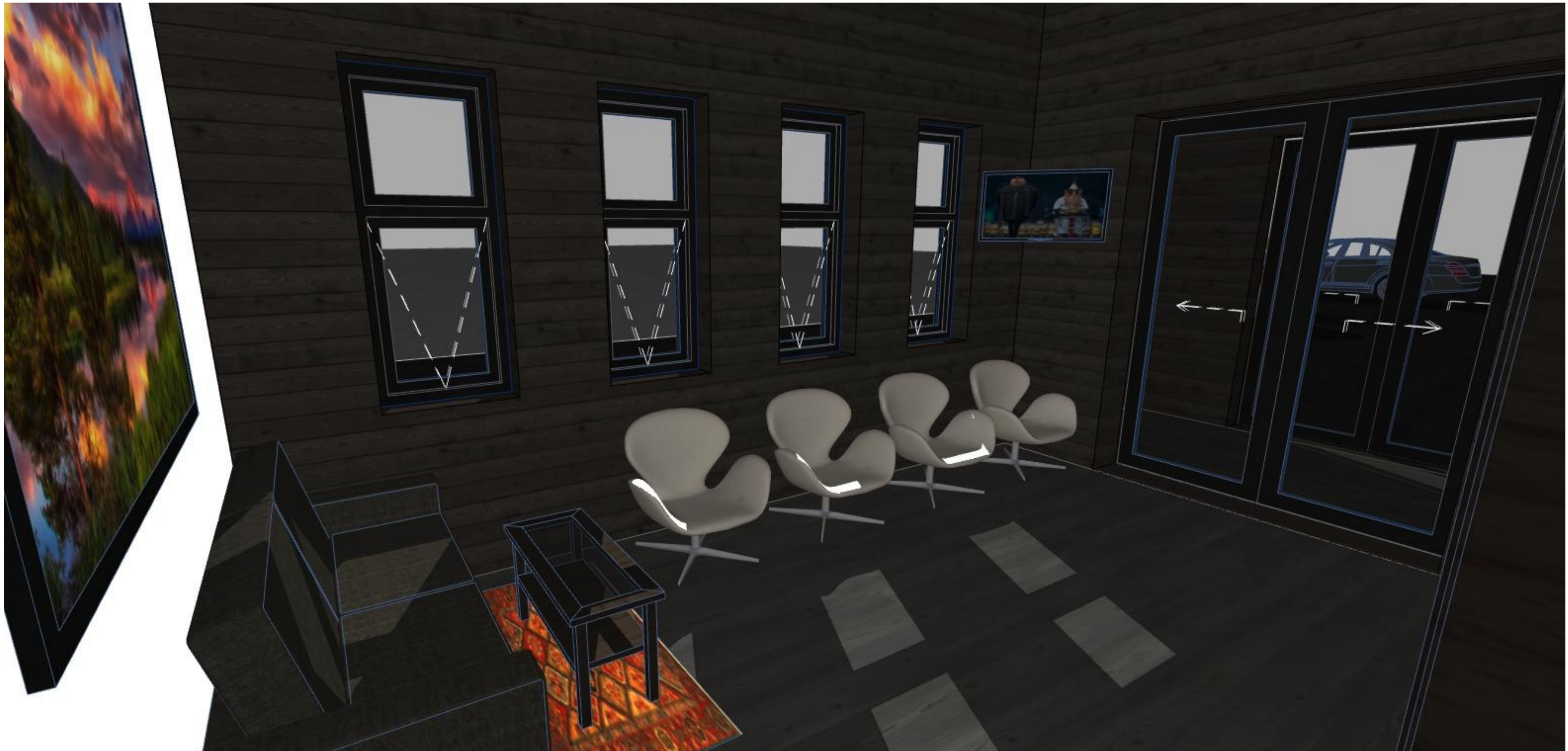
7-29-20

A900

RENDERINGS



ENTRANCE
SCALE: 1:100



RECEPTION
SCALE: 1:100



DESIGN ASSOCIATES ARCHITECTS
50 S KING STREET, STE 201 JACKSON WY
(307) 307 3360
www.dajh.co
PROJECT NO.: 00-00 ARCHITECT: CTL
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ISSUE HISTORY		
SYN	ISSUE	DATE
1	PRELIMINARY	6-29-20
2	DRC	7-29-20

FOUR PINES REMODEL
1175 S HWY 89
JACKSON, WY

7-29-20

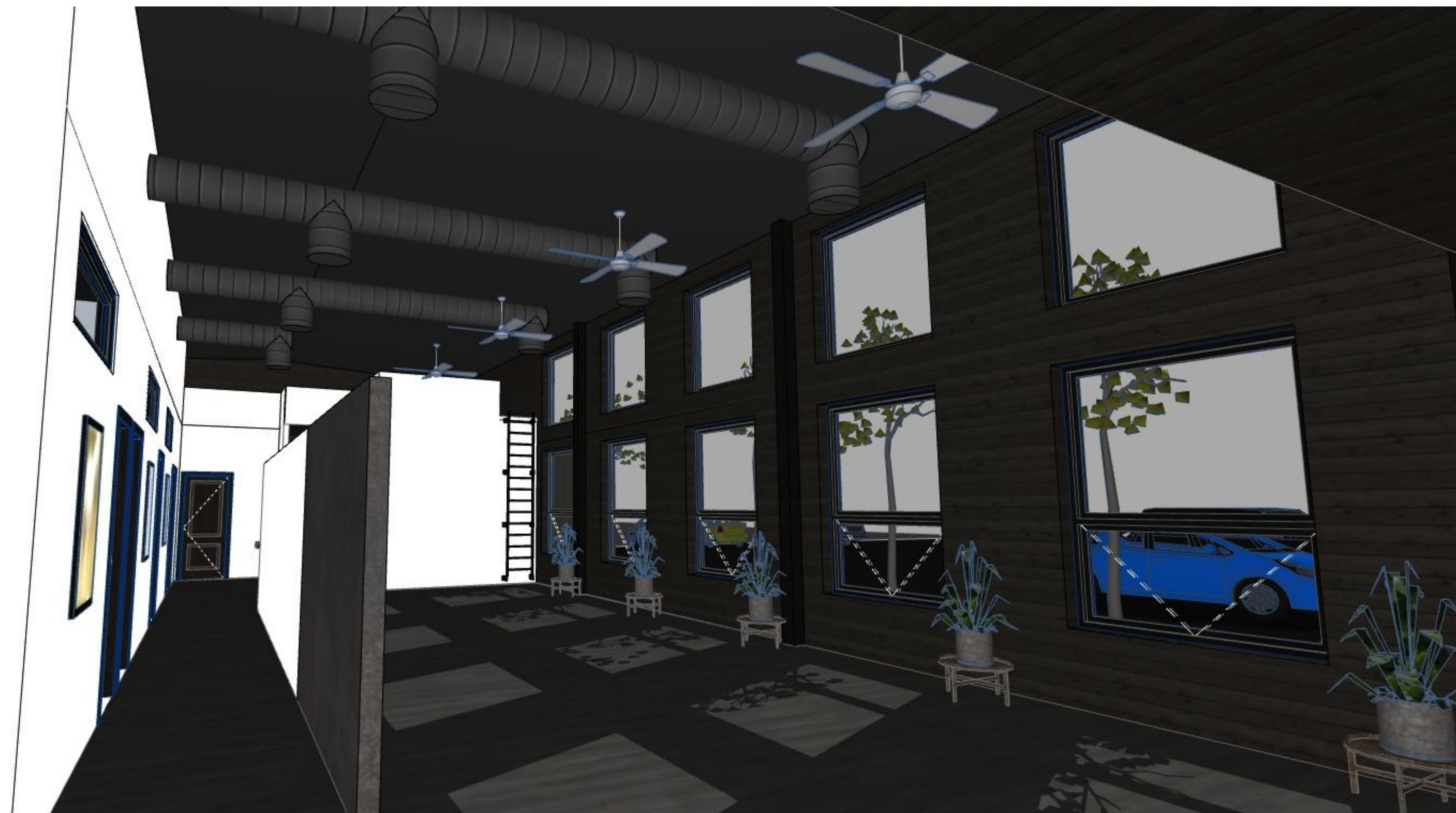
A901

RENDERINGS



GYM

SCALE: 1:100



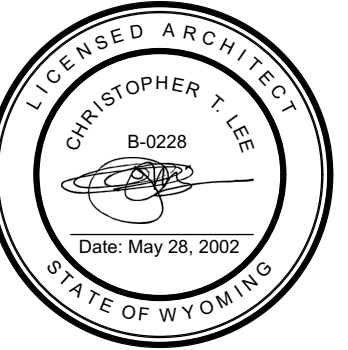
GYM 2

SCALE: 1:100



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

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PROJECT NO.: 00-00	ARCHITECT: CTL
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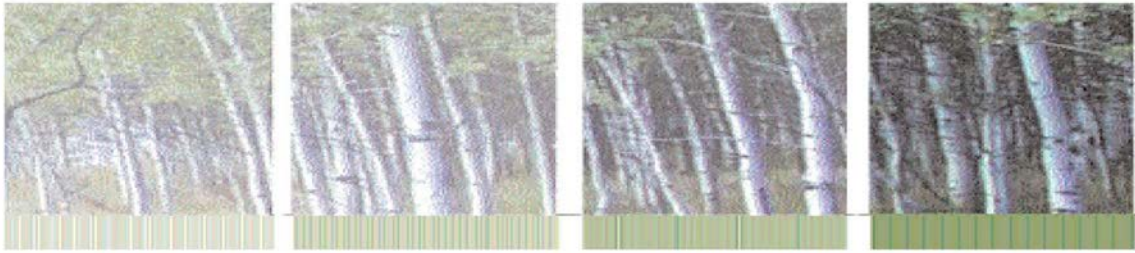
[illegible]

FOUR PINES REMODEL
1175 S HWY 89
JACKSON, WY

7-29-20

A902

RENDERINGS



Town of Jackson Design Guidelines Checklist

Meeting Date: August 13, 2020

Item Number: P20-146

Applicant: First Republic Bank

Address: 565 W Broadway

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: Per the applicant the following changes are proposed to the site from the original DRC approval, Item P20-066:

1. Signage has been added on the east elevation to satisfy the approval condition of the original DRC review.
2. Replacement of the wood siding under the walkway canopy and deck with stone.
3. Addition of c-channel lintels over the windows on the ground level.
4. The window and door configuration on the south elevation has been adjusted. See sheet A201 for comparison.

The previous DRC approval was for the following:

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

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

The site is split zoned between Rural zoning on the steep hillside to the north of the property and Commercial Residential – 3 (CR-3) where the existing commercial structures are located. The portion of the subject property zoned Commercial Residential - 3 (CR-3) is approximately 31,625 sf with a max Floor

Area Ratio of 0.40, or approximately 12,650 sf max for the CR-3 portion of the site. Per the Assessor's data, the existing commercial development/structures on site totals approximately 12,575 sf. Therefore, the applicant will need to demonstrate as part of their Building Permit application that there is enough floor area available to accommodate the vestibule by providing floor area measurements of all existing commercial spaces on site within the CR-3 zoned portion of the site. This also means that the applicant is limited in the amount of space that a vestibule can cover across the exterior façade as they are limited to a small expansion based upon the FAR limits of the site.

Vision Statement:

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

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



A. Public Space

1) Use

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

2) Location

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

3) Connections

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

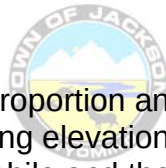
4) Scale & Variety

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

5) Screening

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

B) Composition



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

C) Massing

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

- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
- ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
- ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

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

E) Materials

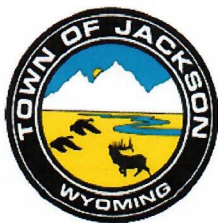
- 1) Application of Materials
- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over

openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

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





PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

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

PROPERTY OWNER.

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

APPLICANT/AGENT.

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

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

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

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

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

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

Signature of Property Owner or Authorized Applicant/Agent

08/03/2020

Date

Name Printed

APR 01 2020

Title

LETTER OF AUTHORIZATION

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

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

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Clifford A. Martin and Donna K. Martin

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

(If too lengthy, attach description)

HEREBY AUTHORIZES Corinna Wan, SVP, Facilities & Admin. Services of First Republic Bank as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

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

Title: Owner

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

STATE OF Arizona)
COUNTY OF Mohave)SS.

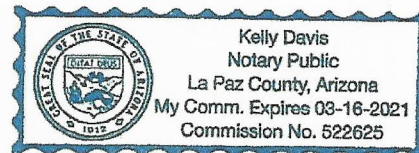
The foregoing instrument was acknowledged before me by Donna K Martin this 9th day of January, 2020.

WITNESS my hand and official seal.

Kelly Davis
(Notary Public)

My commission expires: 03/16/2021

(Seal)



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

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

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

WARRANTY DEED

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

See attached Exhibit A for legal description.

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

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

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

DATED: December 31, 2001.

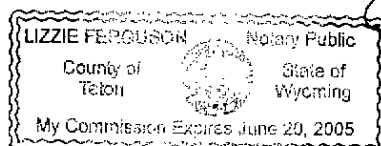
By: Clifford A. Martin
CLIFFORD A. MARTIN, its Manager

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

STATE OF WYOMING)
)
County of Teton) ss.

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

My Commission expires:
6/20/05



Lizzie Ferguson
Notary Public

EXHIBIT A

Legal description more fully described as:

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

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

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

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

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

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

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

N43°27'41"W, 50.12 feet, to a point;

N46°34'20"E, 33.00 feet, to a point;

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

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

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

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

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

ENCOMPASSING an area of 1.20 acres, more or less;

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

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



August 3, 2020

PROJECT NARRATIVE

Approved Application P20-066 Narrative:

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

Composition / Massing

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

Materials

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

Description of changes made to the approved project:

1. Signage has been added on the east elevation to satisfy the approval condition of the original DRC review.
2. We are proposing replacing the wood siding under the walkway canopy and deck with stone.
3. We are proposing adding c-channel lintels over the windows on the ground level.
4. The window and door configuration on the south elevation has been adjusted. See sheet A201 for comparison.



PLANNING & BUILDING DEPARTMENT

April 9, 2020

Hoyt Architects – Collin Delano
PO Box 7364
Jackson, WY 83002

RE: Design Review Committee
Item: P20-066

Dear Mr. Delano:

This letter is to confirm that on April 8, 2020, the DRC reviewed your request for a remodel to the exterior façade and addition of a vestibule at the property located at 565 W. Broadway Avenue. The DRC has recommended approval to the Planning Director with the following recommendation:

1. The large mass of stone above the window on the east elevation is to receive signage to break up the mass.

Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1302 or by email at bconboy@jacksonwy.gov.

Sincerely,

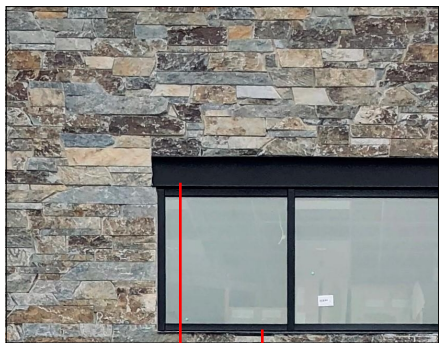
A handwritten signature in black ink, appearing to read "Brendan Conboy".

Brendan Conboy
Associate Planner



Stone Veneer: Montana Rockworks "Moose Mountain"

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

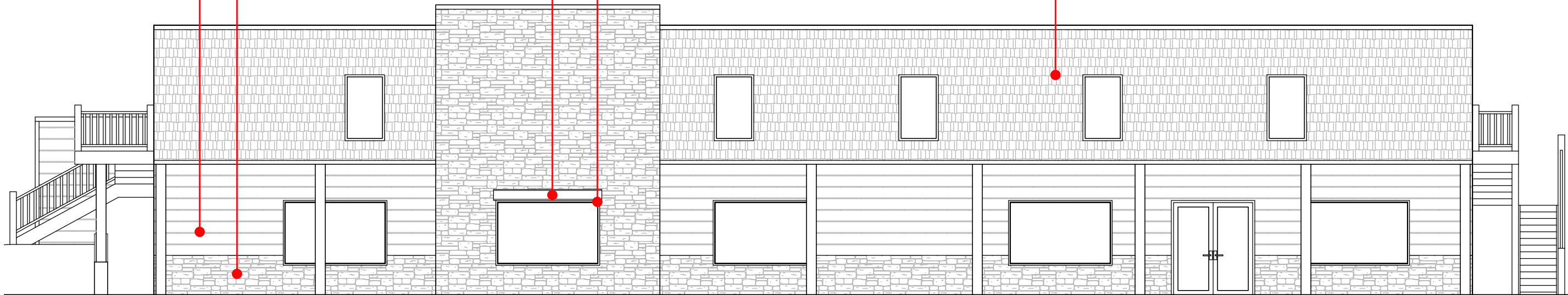


Window Lintel: 10" c-channel painted to match window cladding.

Windows: Metal clad windows. Color: Midnight bronze.



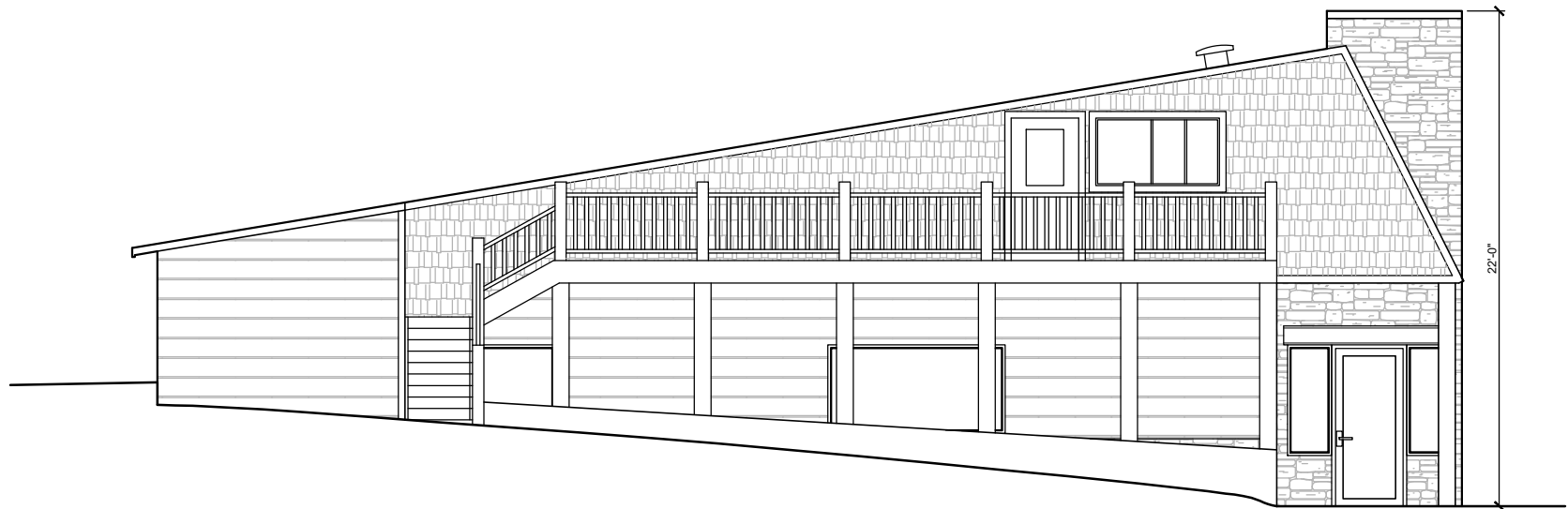
Roofing: Hand split cedar shakes.



1
A201

East Elevation

1/8"=1'-0"

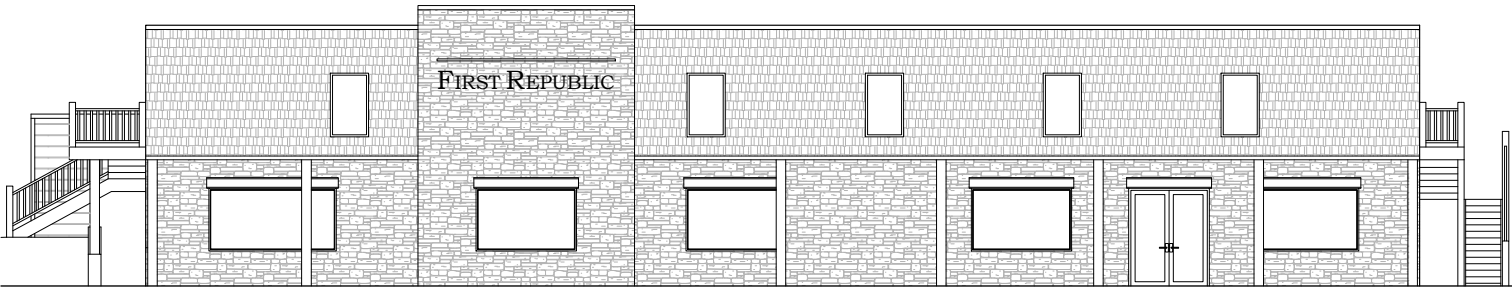


3
A201

South Elevation

1/8"=1'-0"

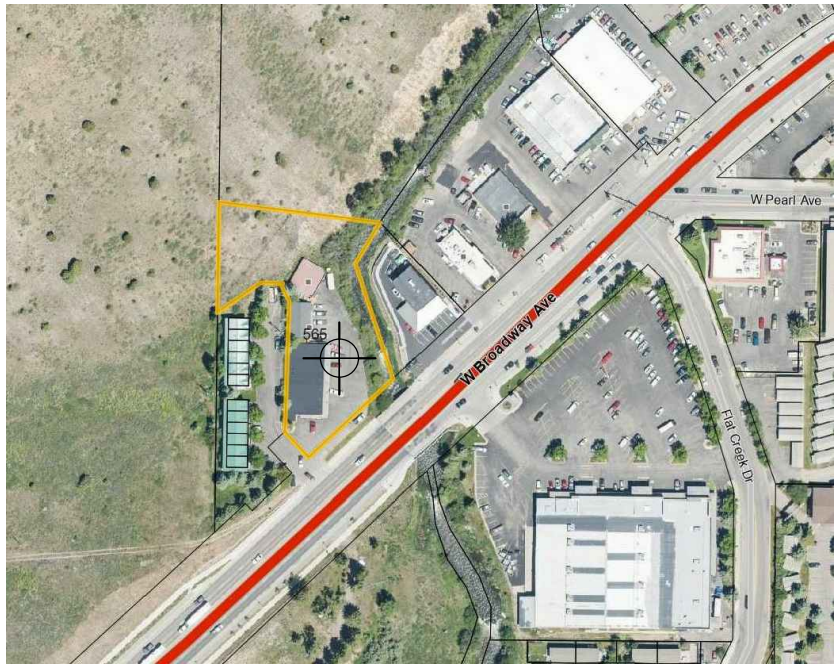
FIRST REPUBLIC BANK



PROJECT LOCATION

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

VICINITY MAP: *Locator*



OWNER

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

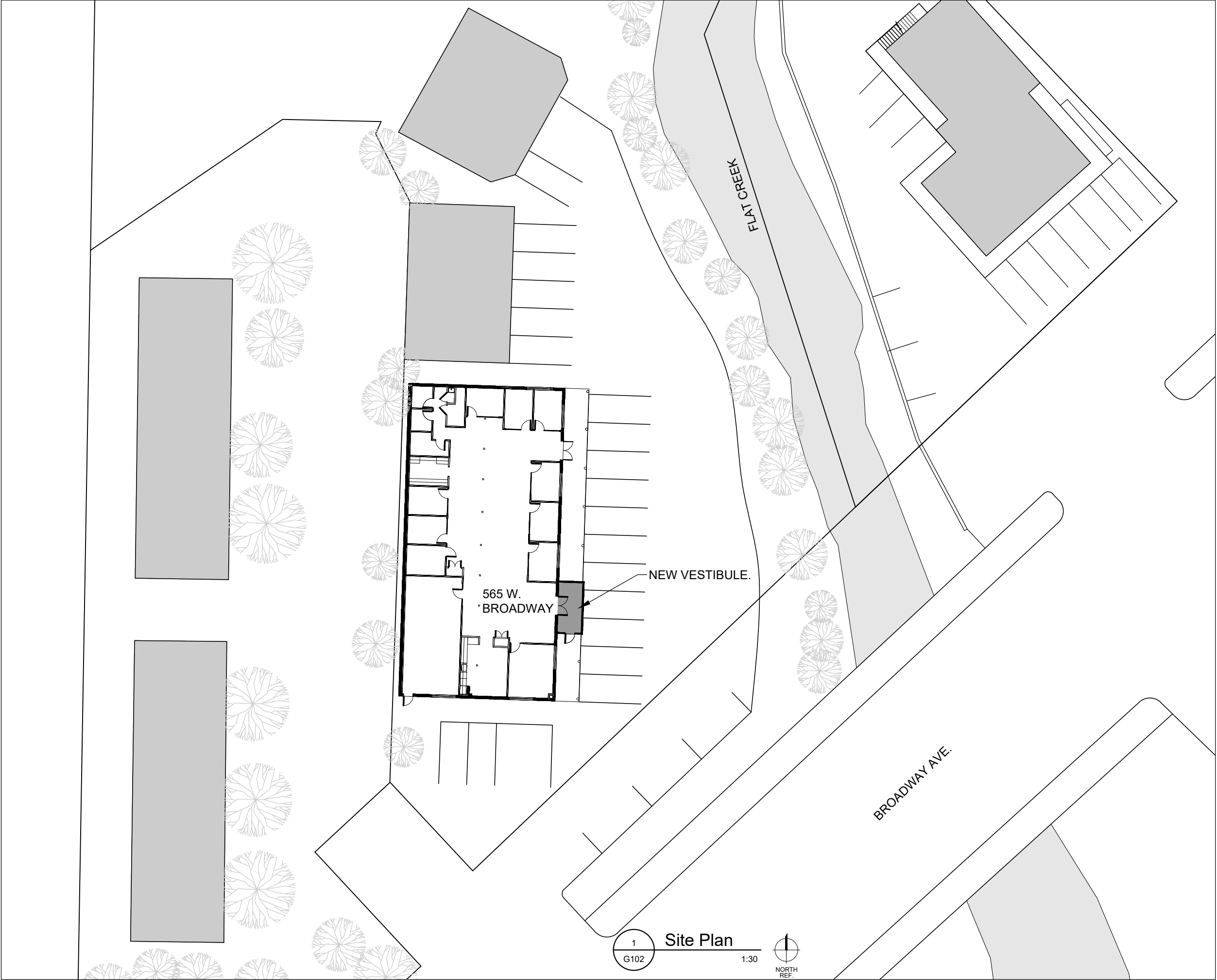
ARCHITECT

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

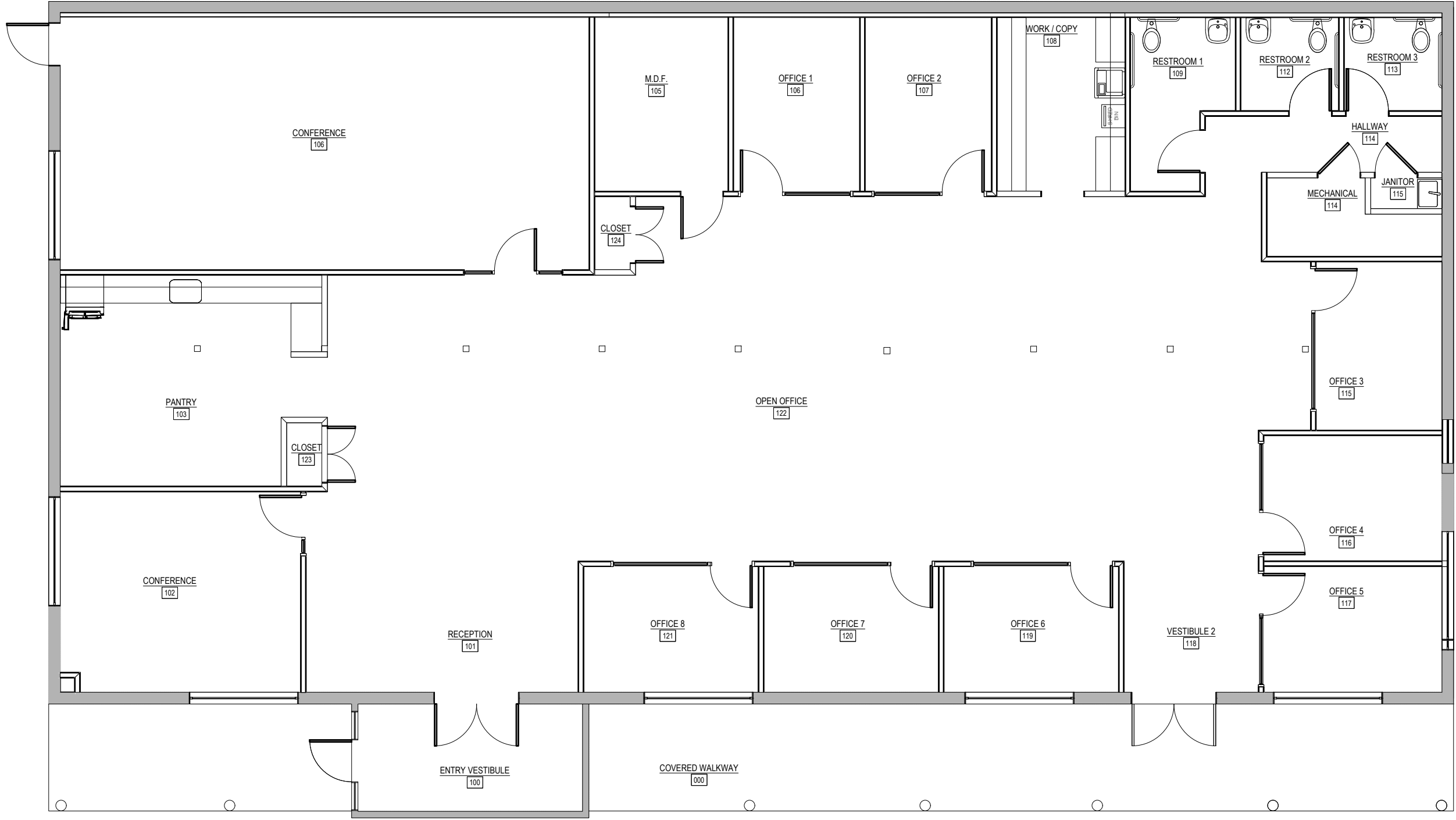
SHEET INDEX

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

565 W. Broadway
Jackson, WY
First Republic Bank







565 W. Broadway
Jackson, WY
First Republic Bank

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DRC REVIEW

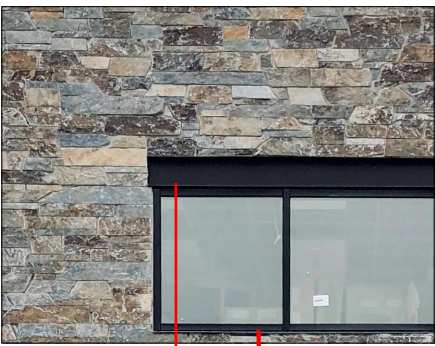
07.24.2020
DRAWN BY |
CHECKED BY |
REVISIONS

FLOOR PLAN

A101



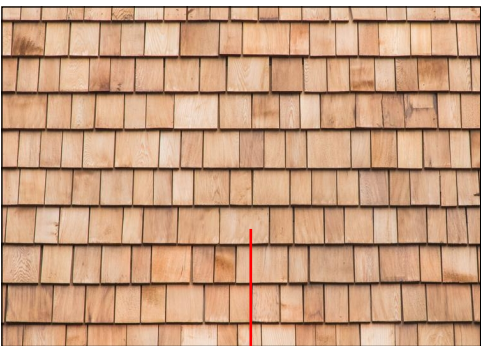
Wood Deck & Posts:
Stain existing wood.
Color: Dark gray.



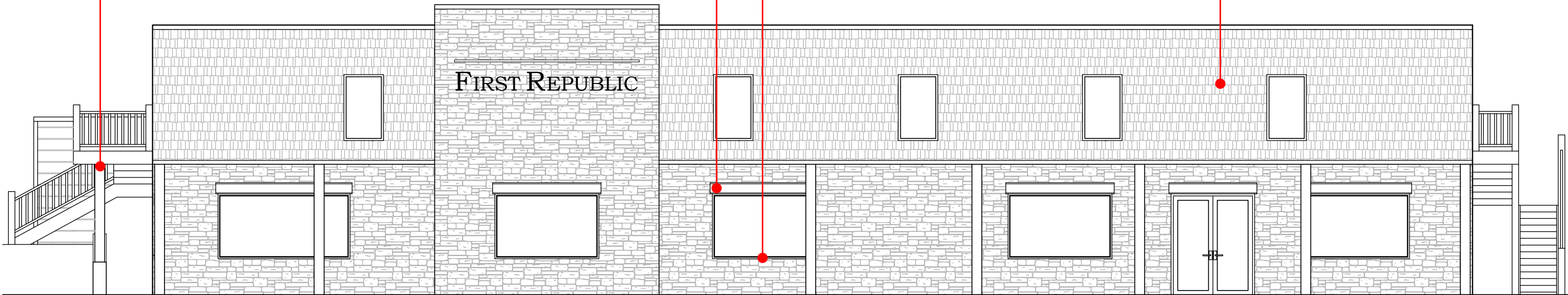
Window Lintel: 10" c-channel
painted to match window
cladding.

Windows: Metal clad windows.
Color: Midnight bronze.

Stone Veneer: Montana
Rockworks "Moose
Mountain"



Roofing: Hand split cedar
shakes.



1
A201

East Elevation

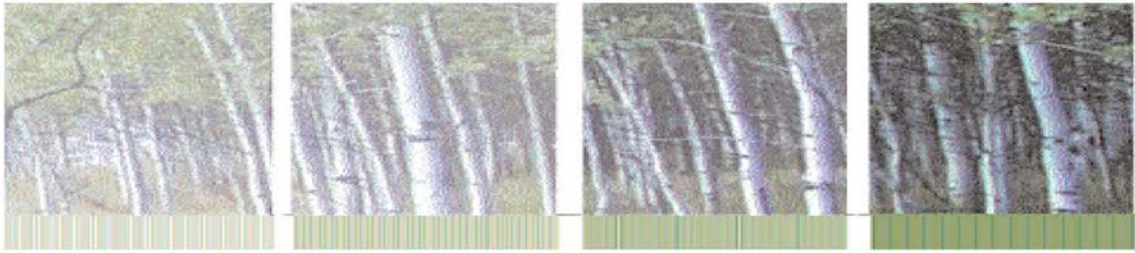
1/8"=1'-0"



3
A201

South Elevation

1/8"=1'-0"



Town of Jackson Design Guidelines Checklist

Meeting Date: August 13, 2020

Item Number: P20-147

Applicant: Farmer Payne Architects

Address: 430/440 West Kelly Avenue

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary:

The applicant has responded to the DRC's comments with the following changes to the site:

1. Landscape plan adjusted to reflect the current character of the surrounding neighborhood. Building Elevation drawing show proposed landscape plantings and their role in screening and easing the building's mass.
2. Refinement of South/East/West elevations, specifically the siding detail and cladding, in an effort to make the facade more coherent.
3. Addition of rooftop programming and massing as tenant storage units and overhead shading elements. These were based on the DRC's comments regarding the overall massing and street frontage character. These rooftop elements provide additional steps on the building profile and a progression of the mass.

Previous DRC 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, KARNES 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.





Ryan Walters, Project Manager
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Ryan@FarmerPayneArchitects.com

TRANSMITTAL

August 3rd, 2020

To: Town of Jackson- DRC/Planning Department
From: Ryan Walters, Farmer Payne Architects
ryan@farmerpaynearchitects.com

Project: 440 W Kelly Condos
Re: DRC Presentation #2

Farmer Payne Architects would like to submit revised and updated materials for 440 W. Kelly, a multifamily workforce housing project.

The DRC has reviewed previously and we have made the following revisions based on their feedback.

-Landscape plan adjusted to reflect the current character of the surrounding neighborhood. Building Elevation drawing show proposed landscape plantings and their role in screening and easing the building's mass.

-Refinement of South/East/West elevations, specifically the siding detail and cladding, in an effort to make the facade more coherent.

-Addition of rooftop programming and massing as tenant storage units and overhead shading elements. These were based on the DRC's comments regarding the overall massing and street frontage character. These rooftop elements provide additional steps on the building profile and a progression of the mass.

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.

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



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440 W Kelly

Jackson, WY |

8.3.20

| Multi Family Contemporary

FARMERPAYNE

ARCHITECTS

A100



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440 W Kelly

Jackson, WY

8.3.20

Multi Family Contemporary

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440 W Kelly

Jackson, WY |

8.3.20 |

Multi Family Contemporary

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A102



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440 W Kelly

Jackson, WY |

8.3.20

| Multi Family Contemporary

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A103



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440 W Kelly

Jackson, WY

8.3.20

Multi Family Contemporary

FARMERPAYNE

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A104



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440 W Kelly

Jackson, WY |

8.3.20

| Multi Family Contemporary

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A105



NATURAL WOOD SIDING



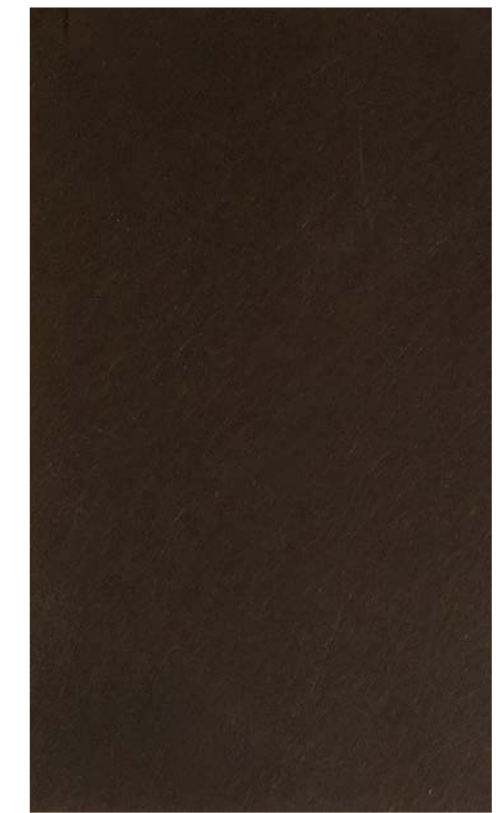
NATURAL WOOD ACCENTS



BLACKENED WOOD SIDING



CONCRETE SITE ELEMENTS



DARK BRONZE ACCENTS

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440 W Kelly

Jackson, WY

8.3.20

Multi Family Contemporary

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North Aerial Elevation

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440 W Kelly

Jackson, WY

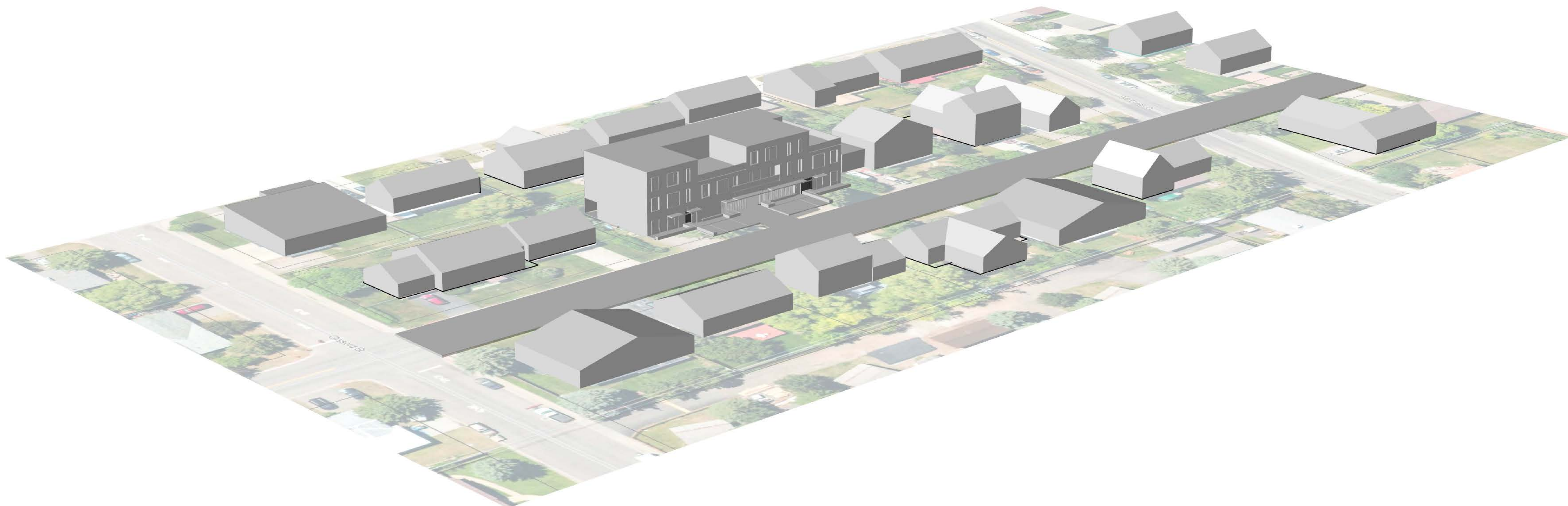
8.3.20

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North-East Aerial

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440 W Kelly

Jackson, WY

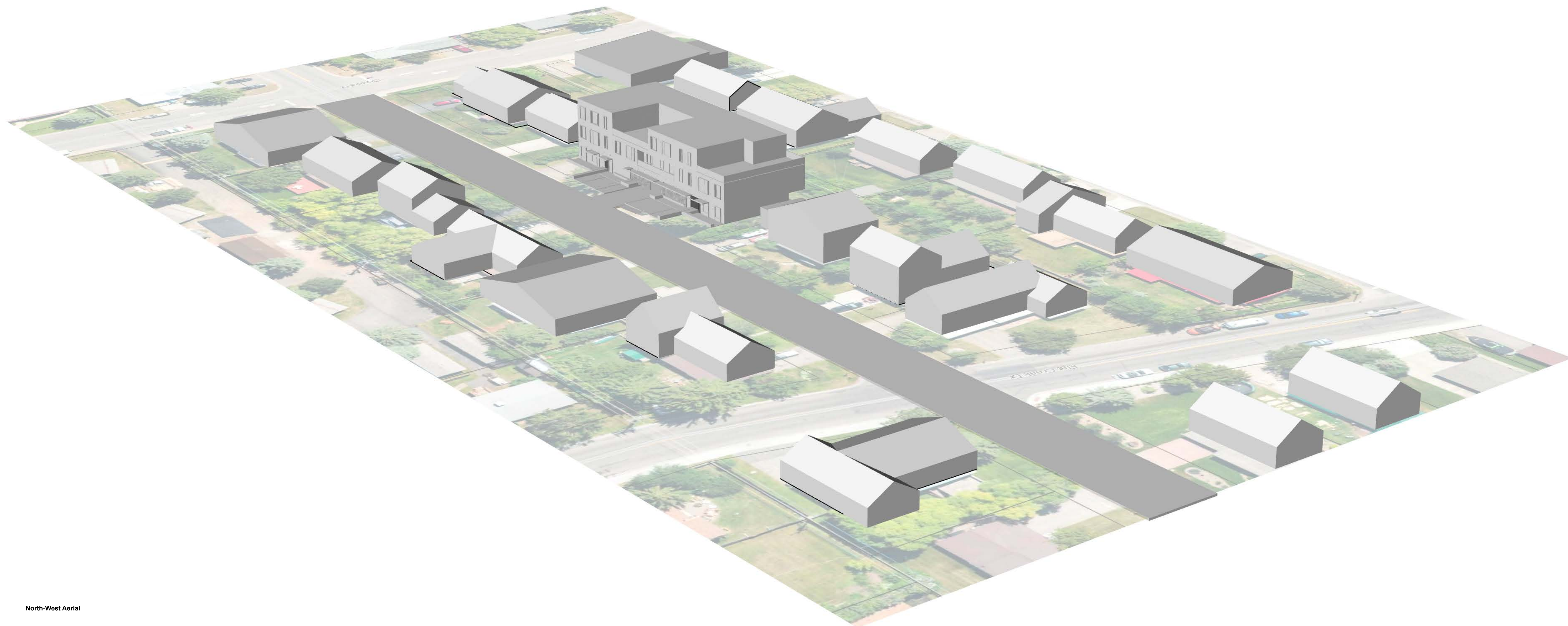
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North-West Aerial

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440 W Kelly

Jackson, WY

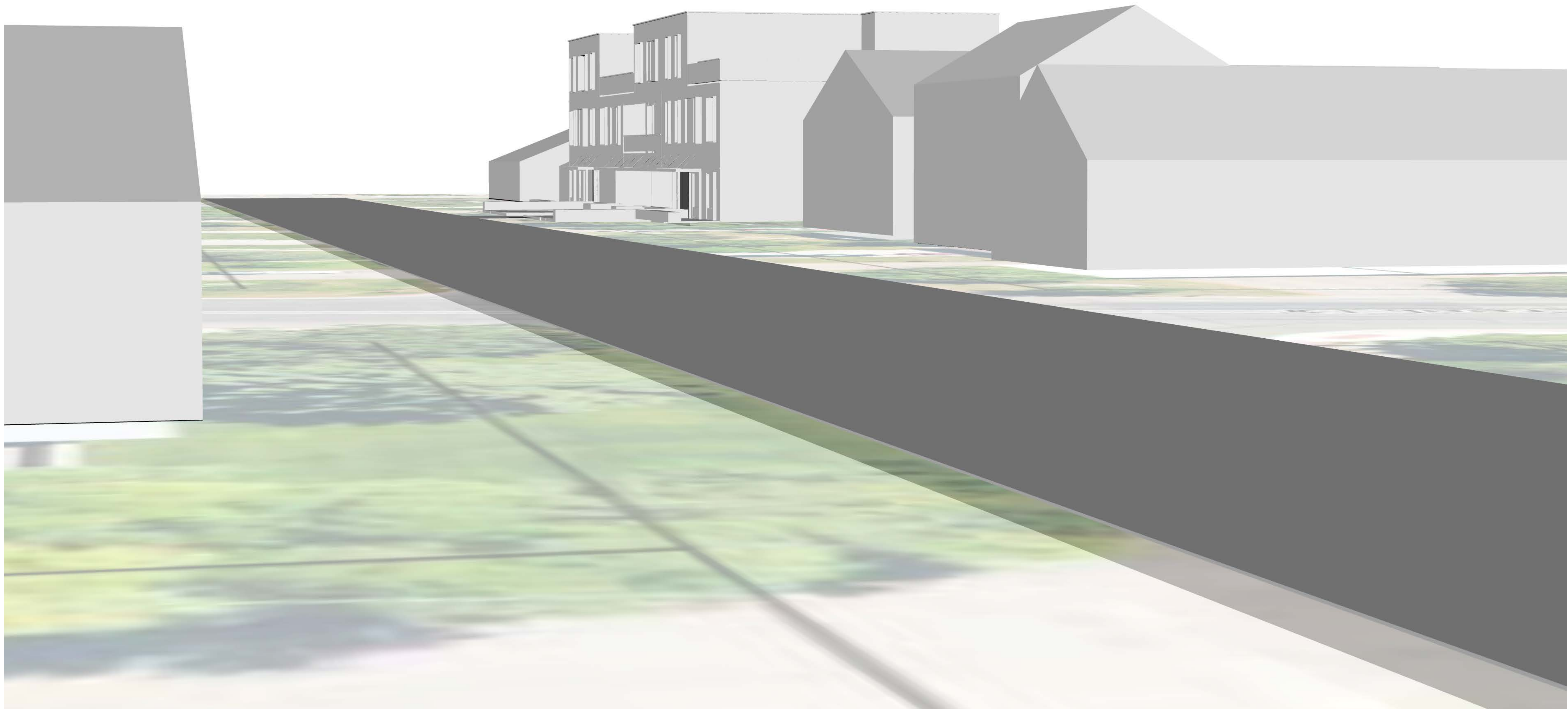
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Multi Family Contemporary

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AA106



Pedestrian Street View

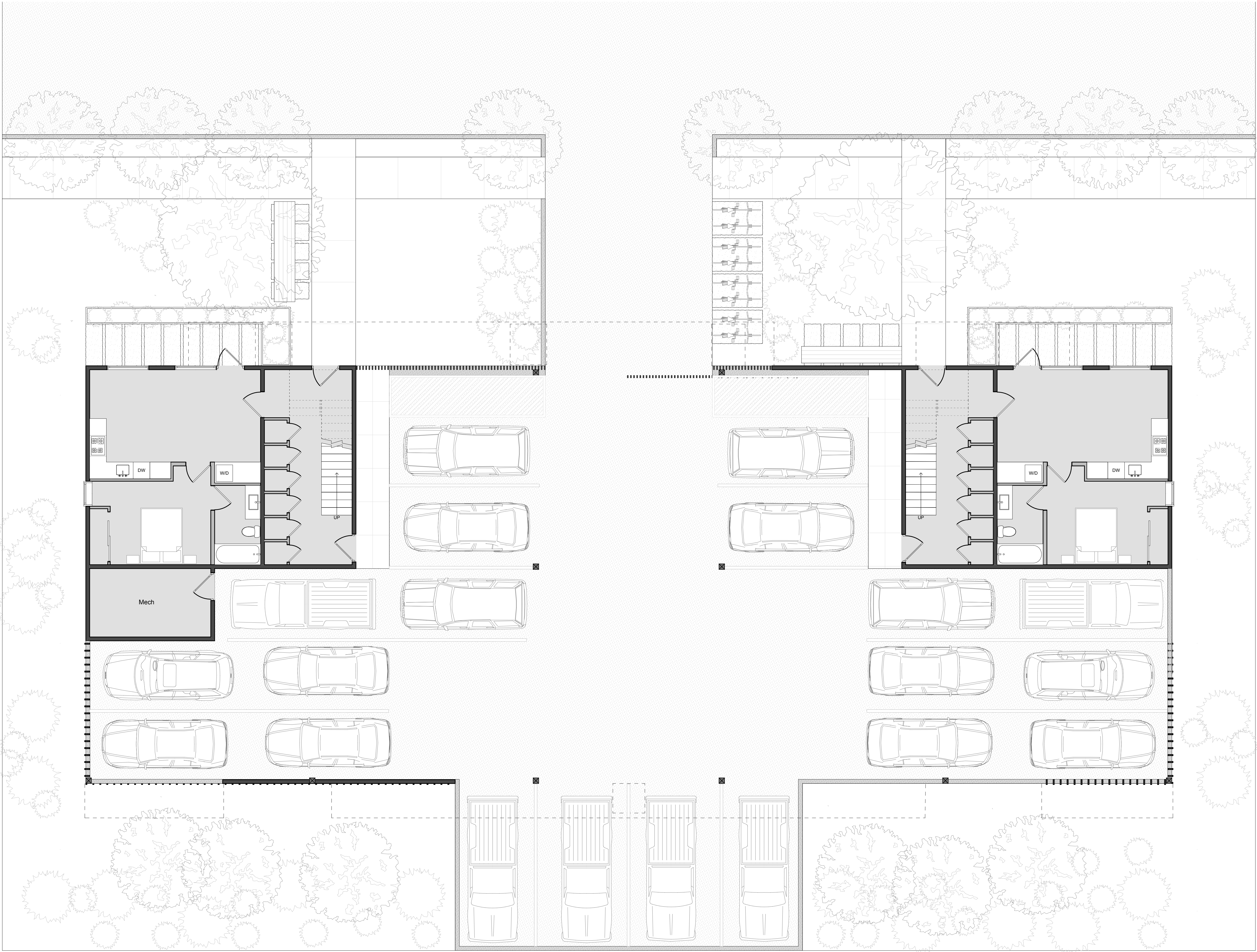
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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

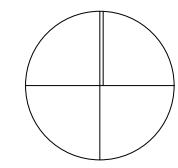
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A106



01 SITE PLAN
SCALE: 3/16" = 1'-0"

N



PROJECT NORTH

FARMERPAYNE

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440 W Kelly

Jackson, WY

DATE:	8/3/20
PROJECT #:	JH2004
DRAWN:	RW/AB
ISSUE:	
25% DD	7.30.20
DRC Review	8.3.20

A200

Site Plan



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



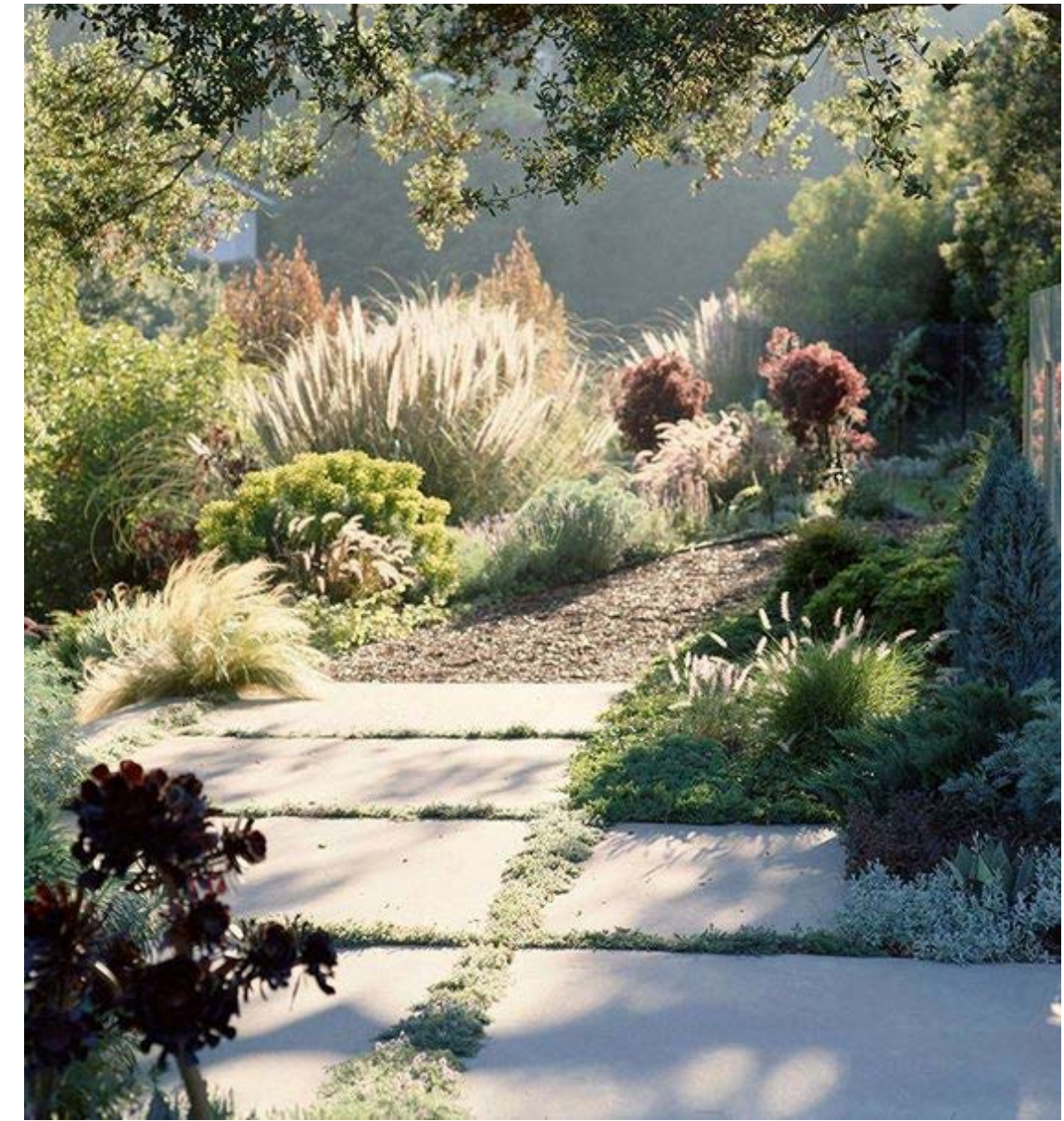
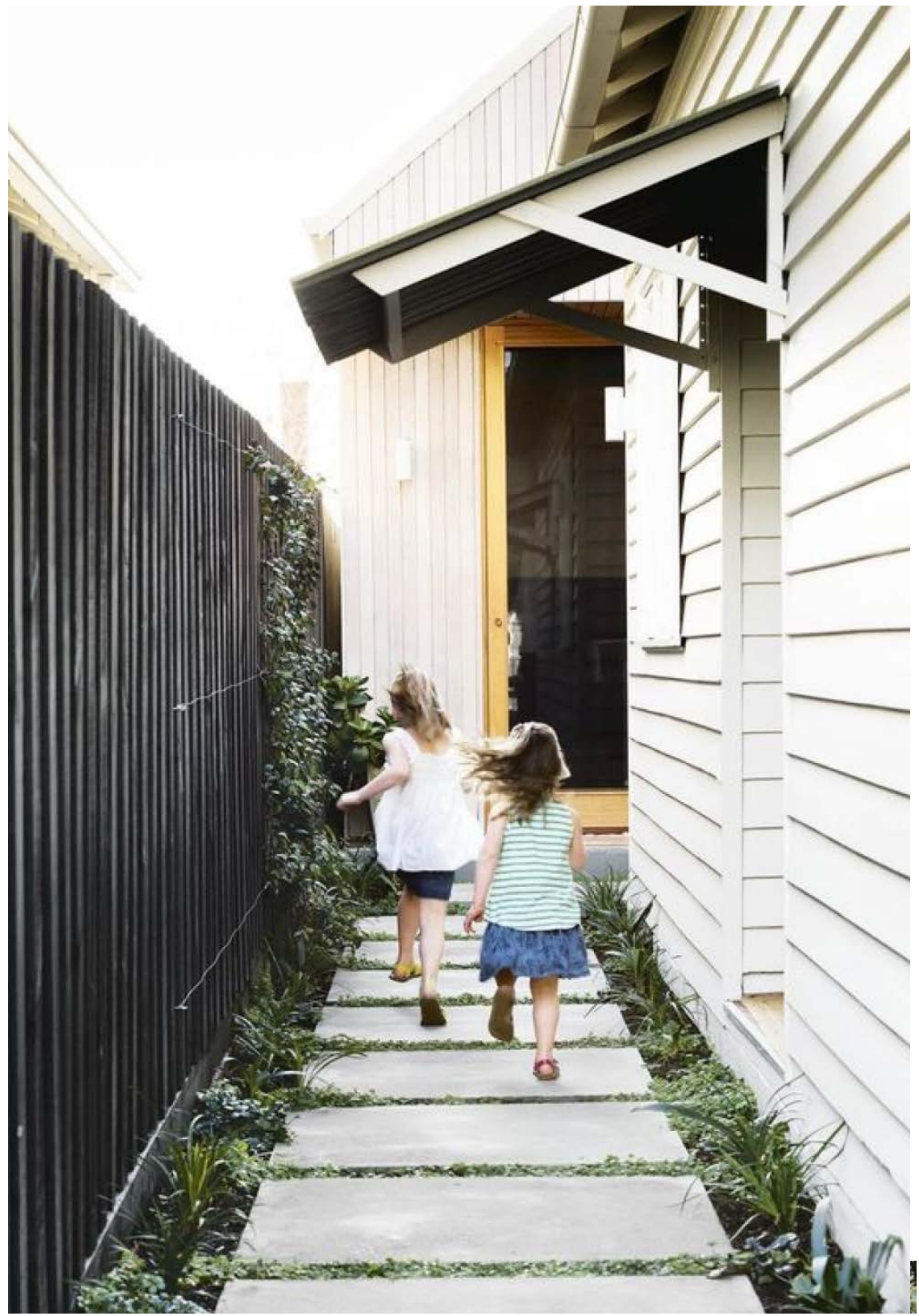
Ornamental Grasses at entry beds and privacy screens
-Overdam Feather Reed
-Blue Oat



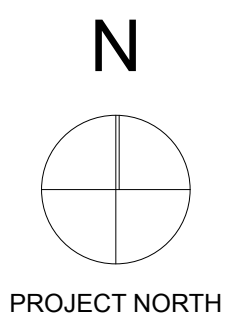
Native Perennials at beds and privacy screens



Standalone shrubs and plantings on site



01 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



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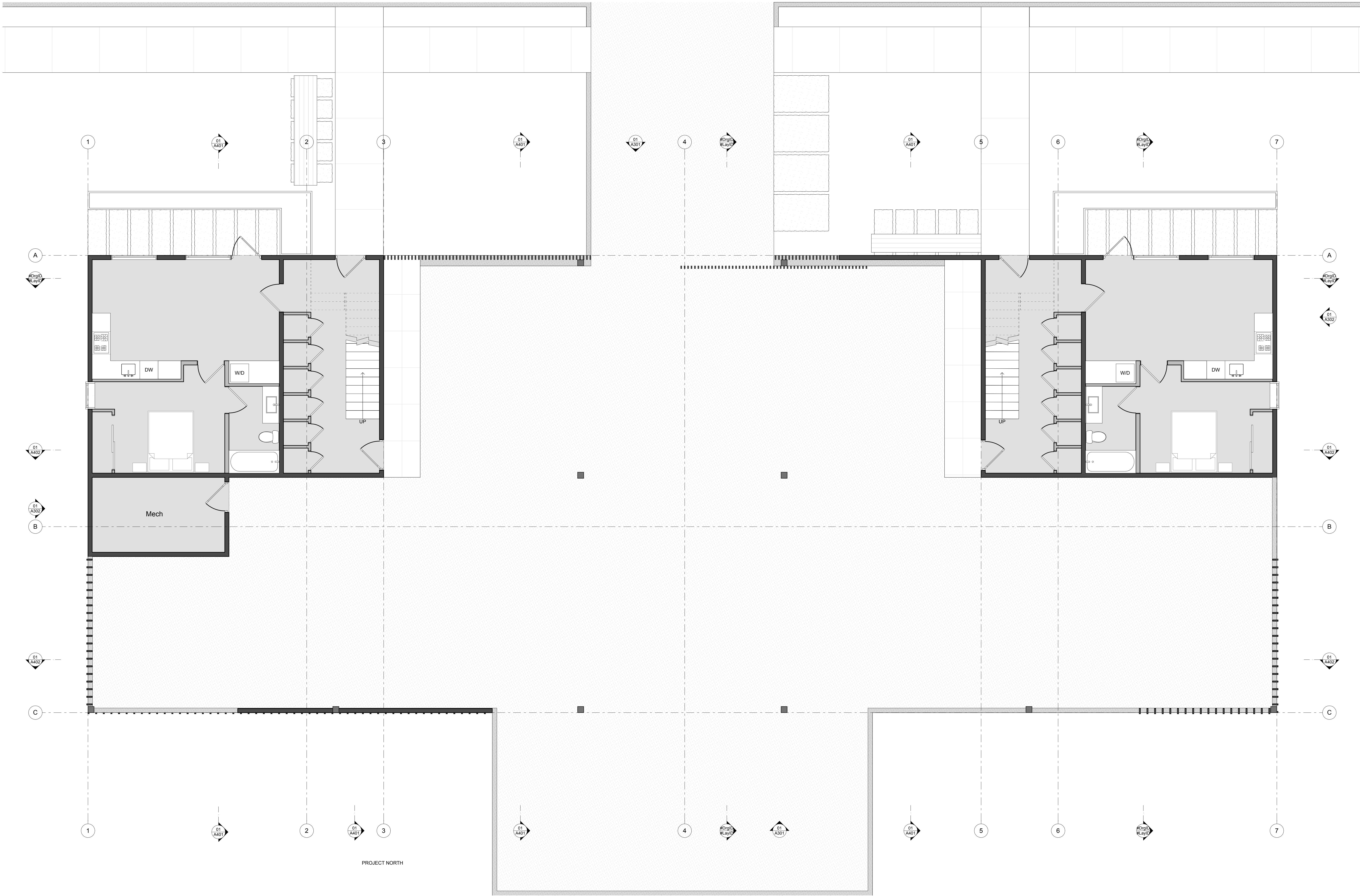
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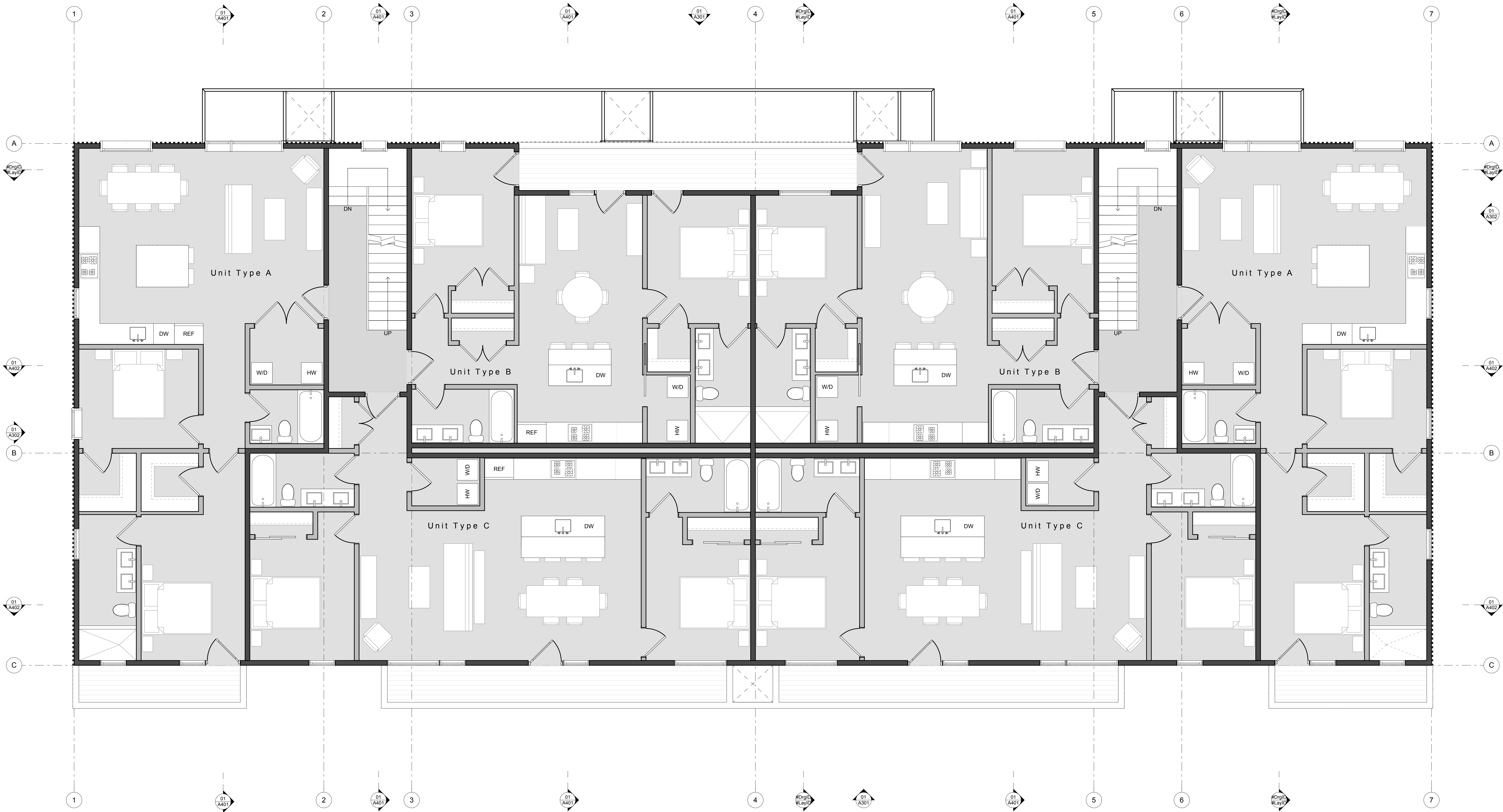
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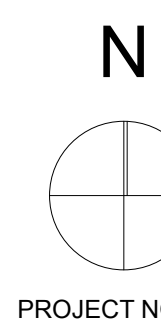
DATE:	8/3/20
PROJECT #:	JH2004
DRAWN:	RW/AB
ISSUE:	
25% DD	7.30.20
DRC Review	8.3.20

A201
Landscape Plan





01 2ND LEVEL
SCALE: 1/4" = 1'-0"



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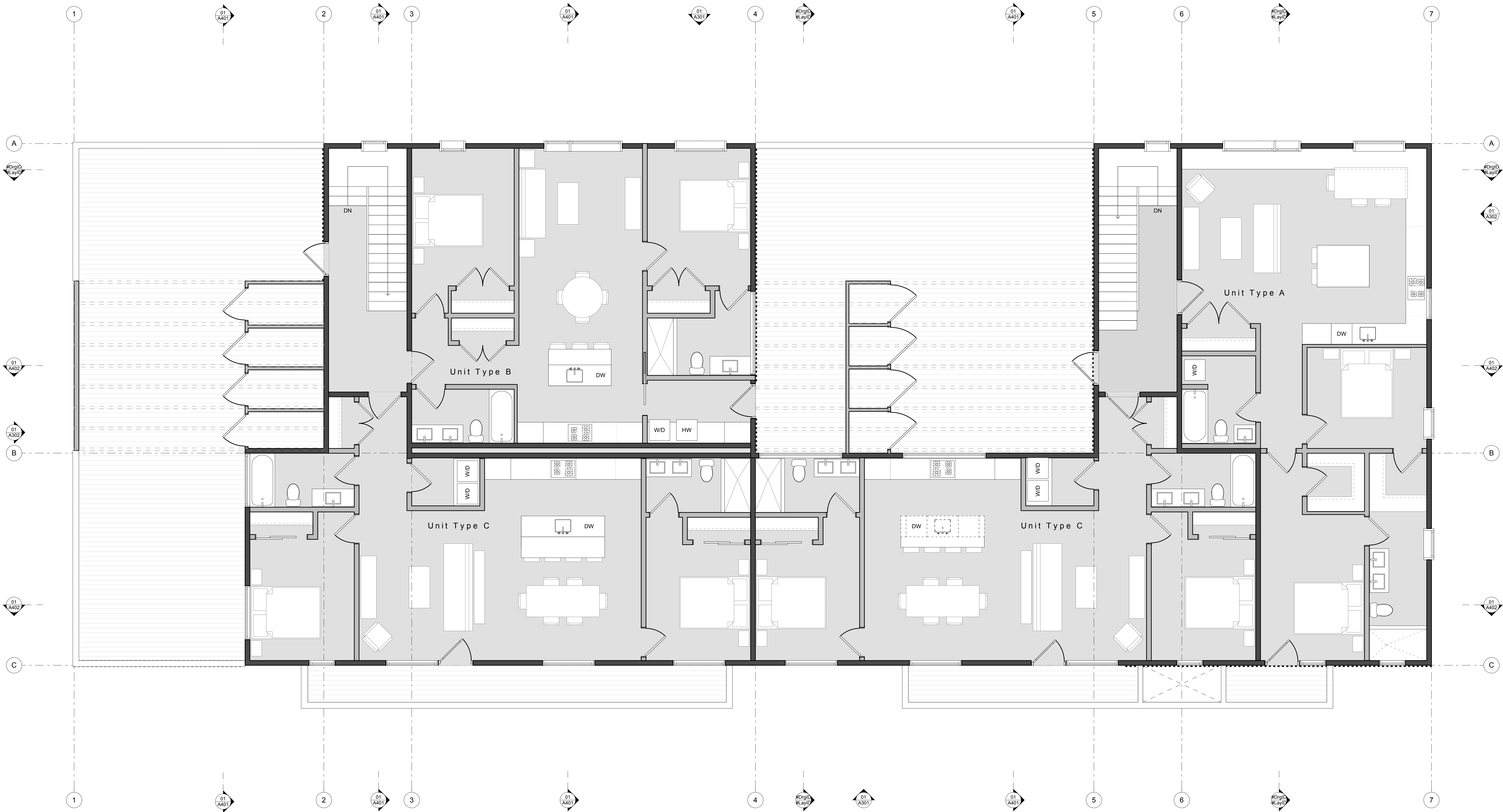
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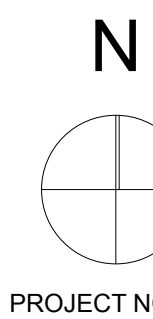
DATE:	8/3/20
PROJECT #:	JH2004
DRAWN:	RW/AB
ISSUE:	
25% DD	7.30.20
DRC Review	8.3.20

A204

2nd Level Plan - Noted



01 3RD LEVEL
SCALE: 1/4" = 1'-0"



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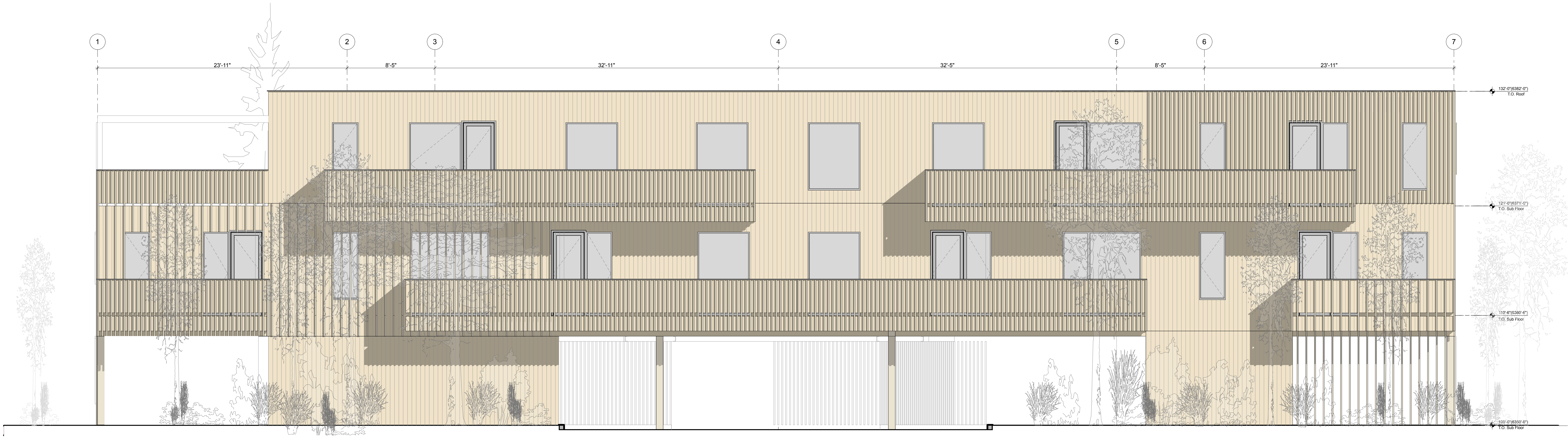
440 W Kelly
Jackson, WY

DATE:	8/3/20
PROJECT #:	JH2004
DRAWN:	RW/AB
ISSUE:	
25% DD	7.30.20
DRC Review	8.3.20

A206
3rd Level Plan -Noted



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

DATE:	8/3/20
PROJECT #:	JH2004
DRAWN:	RW/AB
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25% DD	7.30.20
DRC Review	8.3.20

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T.307.264.0080

Sun Valley
351 N Leadville Ave, Suite 204
Ketchum, ID 83340
T.208.214.5155

Louisiana
910 Pierremont Rd, Suite 410
Shreveport, LA 71106
T.318.383.3100

ARCHITECT STAMP:

PRELIMINARY
NOT FOR
CONSTRUCTION

ENGINEER STAMP:

This drawing and design is the property of Farmer Payne Architects, LLC. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Farmer Payne Architects, LLC. All common law rights of copyright & otherwise are hereby specifically reserved.

440 W Kelly
Jackson, WY

DATE:	8/3/20
PROJECT #:	JH2004
DRAWN:	RW/AB
ISSUE:	
25% DD	7.30.20
DRC Review	8.3.20

A302
Elevations



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)

