

AGENDA
Design Review Committee
October 14, 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

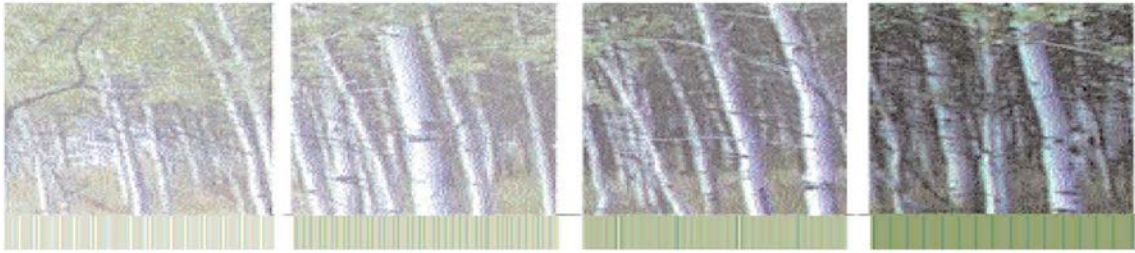
I Zoom

. link: <https://us02web.zoom.us/j/87528249924?pwd=SC8xME1WUEkrepsTmR5UjB6NzJndz09>

Webinar Id: 875 2824 9924

Pass code: toj

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
 - I. **P20-184 112 Center Street:** Center Street Hotel is requesting approval of the sidewall of their rooftop canopy structure.
 - II. **P20-186 525 W. Broadway Avenue:** Wendy's is seeking to make exterior improvements to their existing building.
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: October 14, 2020

Item Number: P20-226

Applicant: Chrystal Creek Capital Real Estate Advisors, LLC

Address: 112 Center Street

Recommendations: Approval, Approval with Conditions or Denial

Project Summary: The 112 Center Street Hotel rooftop canopy last came before the DRC on October 9, 2020 as part of a Development Plan which was approved by the Town Council. A building permit has since been issued and construction is underway. As a reminder, the dimensions of the terrace framing are 36'-9" by 45'-9" totaling 1,681 sf. The canopy above will cover an area of 1,843 sf which is slightly larger than the framing. Compliant lighting and a fire suppression system are proposed. The total height of the canopy from Center Street is 35 feet which is the maximum allowed height in the Town Square zoning district. Beams and posts will be black steel with a champagne colored canopy.

At the previous meeting, the DRC approved the rooftop canopy with the following conditions of approval:

1. When the applicant has a final design for the sidewalls of the canopy structure, the applicant shall bring those designs before the DRC for review.

Now that the applicant has applied for a building permit for the rooftop canopy, they need to submit the sidewalls to the DRC for final approval. The canopy is proposed to be used for no more than 180 days/year and during the warmer summer season (i.e., it will be retracted in the winter due to snow load concerns and not used). Based on the submitted application, the side panels will have a roll-up design with a "Cedar" color with large windows.

Design Guidelines 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 Guidelines for your convenience, however this request is limited to color selection:

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 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 facade 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.

Crystal Creek Capital Real Estate Advisors, LLC

P.O. Box 844 | 275 Veronica Lane, Suite 300 | Jackson, Wyoming 83001 | Telephone 307-733-4733

October 5, 2020

Tiffany Stolte
Planning Department, Office Manager
Town of Jackson
PO Box 1687
Jackson, WY 83001

DRC Application: Rooftop Shade Side Panel Submittal

Dear Tiffany,

Please accept this Design Review Committee (DRC) Application for the Center Street Project located at 112 Center Street and 165 E. Deloney Avenue.

This application is requesting DRC approval of the retractable rooftop shade side panels of the previously approved rooftop canopy at the Center Street hotel and mixed-use development. On October 9, 2019, the DRC approved the roof terrace plan including the rooftop canopy with the recommendation to bring the final design of the retractable side panels before the DRC for review.

Attached is the application and design details for the rooftop shade side panels.

If you have any questions, please feel free to contact me at your convenience.

Regards,



Jeanne Carruth
Crystal Creek Capital



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: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

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 #: _____ 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?

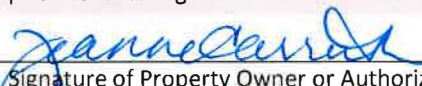
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

N/A **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
Jeanne Carrick
Name Printed


Date
10/5/2020
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)

- | | | | |
|--------------------------|----------------------|-------------------------------------|--|
| ☐ | New Submittal | ☒ | Resubmittal (provide list of all changes & previous elevations) |
|--------------------------|----------------------|-------------------------------------|--|
-
- | | |
|-------------------------------------|---|
| ☒ | <u>Narrative:</u> 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). |
| ☒ | <u>Elevations:</u> Elevations of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available. |
| ☒ | <u>Site Plan:</u> 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. |
| ☐ n/a | <u>Landscape Plan:</u> A landscape plan that shows all proposed landscape areas and vegetation. |
| ☒ | <u>Adjacent Context:</u> 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). |
| ☒ | <u>Materials:</u> 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. |
| ☐ | <u>OPTIONAL: Conceptual Approval:</u> 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. |
| ☐ | <u>OPTIONAL: Massing Model:</u> 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.

CENTER STREET PROJECT

DESIGN REVIEW COMMITTEE

ROOF CANOPY RETRACTABLE SIDE PANELS

October 5, 2020

Description of Proposal

This application is proposing the final design of the retractable side panels to the previously approved rooftop canopy for the Center Street project located at 112 Center Street and 165 E. Deloney Avenue. On October 9, 2019, the DRC approved the roof terrace plan including the rooftop canopy with the recommendation to bring the final design of the side panels before the DRC for review.

Roof Deck Canopy Side Panel Design

Roof Canopy Plan

- The Roof Terrace Plan approved on October 9, 2019 is shown in A100.00, A100.01 and skt1 and skt2
- The retractable side panels will be placed on the four sides of the rooftop canopy beams. The drop down side panels can be lowered as needed for sun and weather protection. (see A100.01)
- The Renderings of the Side Panel Layout portray the intermittent vinyl windows

Elevations

- West, south and east elevations are shown in skt3, skt4 and skt5.
- Elevation rendering views are provided from the Town Square, across from Center Street and north from Center Street.

Colors, Materials

- Sheet 100.06 shows the approved champagne color of the rooftop canopy and the proposed “Cedar” side panels with large opaque vinyl windows that provide further protection from sun and weather.
- The large opaque vinyl windows are intermittent providing visual interest and a connection between activities on the terrace and the pedestrians below on Center Street and in the town square.

Design Guidelines

The mixed-use building consisting of hotel rooms, conference facility, restaurant/bar, and retail space received design and development approval and is currently under construction. The proposed roof top canopy side panels are positive contributions to the building design and will help activate outdoor spaces. The description below relates the proposed additions to the Design Guidelines.

Design Guidelines Vision Statement - excerpts

“create a vibrant urban village”

“encouraging development that is economically, socially and ecologically sustainable”

“consider regional vernacular ... while inspiring innovative design and creativity ... ”

The previously approved rooftop terrace creatively adds an outdoor space that will add vibrancy to Center Street and the town square area. Building roof tops ordinarily are dead spaces, but this proposal activates the roof of the southernmost two-story part of the hotel. While the roof canopy will be contained on the hotel building, the full roof top terrace and activity area will extend onto the roof of the Wells Fargo Bank. The canopy side panels increase the amount of time this roof top space can be active, contributing to the economic and social sustainability of the mixed-use building.

Guidelines -- excerpts

Public Spaces

Use: treat unbuilt portion of site as designed, functioning space; maintain a human scale; engage public and private spaces; details should relate to overall function of the space.

Location: provide public space that is protected from the full exposure of the sun, wind and rain; orient the space to take advantage of daylight; create habitable spaces that provide transition between buildings and the adjacent streets.

Connections: consider how the development connects to the street and other developments on the block; consider how the development connects to the overall town.

Scale and Variety: provide public space that is suitable to the scale and function of the development.

The previously approved roof top terrace with a canopy is not a typical public space; however, it creates strong connections between private spaces and the street and town square below. These transitional areas accomplish many of the objectives of more typical public spaces. These outdoor spaces create a transition between private and public areas and incorporate

many of the guidelines and criteria the Town seeks in public spaces. Specifically:

- the roof top portion of the site, typically undeveloped, will be designed and used as a functioning space;
- the canopy side panel with opaque windows will contribute to the design features of the building that create a human scale for passing pedestrians;
- these additions connect the private and public spaces visually and with activity;
- the canopy side panels will protect the outdoor transitional spaces from the full sun exposure, rain and wind while allowing the spaces to take advantage of daylight; and,
- the roof top space is in scale with the building and will contribute to the functioning of the mixed-use building.

Composition, Proportion and Rhythm

Promote Visual Interest and create a sense of place.

The previously approved roof top canopy along with the side panels frame a space that creates both an active area and visual interest for the pedestrians on the street and in the town square. Without adding to the mass of the building and in a soft and inviting way, the canopy occupies the roof of the two-story portion of the building adjacent to the three-story component. The opaque windows of the sidewall further break down the building wall to a pedestrian scale. They too add visual interest and help activate the building in a manner that compliments the other elements of the building.

Massing

Mass and Height: use canopies to provide human – scale, pedestrian orientation; not overwhelm people walking.

Additive and Subtractive Massing: reduce the visual impacts of buildings.

Volume Complexity: avoid large monolithic buildings; break up the vertical façade

Roofs: linked building elements of one, two and three stories.

The roof top canopy side panels will link the two-story building mass of the Wells Fargo Bank and the three-story component of the hotel in a soft and transparent way.

Street Wall

Build to Property Line

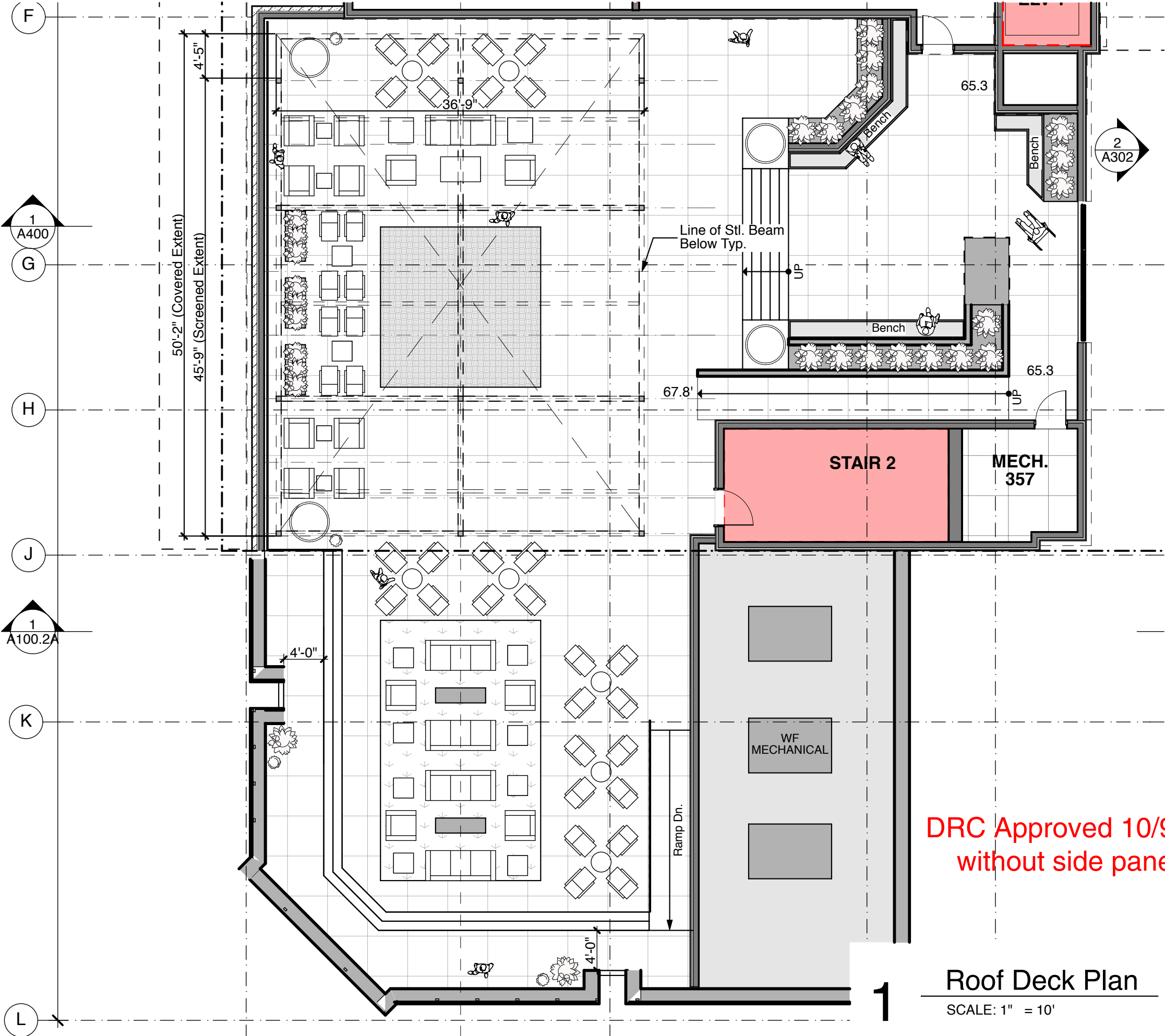
The roof top canopy and side panels do not disrupt the street wall that is previously approved. The canopy will front the street wall on Center Street.

Materials

Application, Selection: Historical vernacular; transparency and visual interest; durability.

The fabric portion of the shade side panels are Firesist Shade Fabric in “Cedar” combined with clear vinyl windows. Both the roof top canopy and side panels are retractable to protect them from wind and weather. The roof top canopy side panels will create visual interest and its transparency allows a connection between the activities on the terrace and the pedestrians below on Center Street and in the town square.

Note: Total Area Covered by Canopy is 1,843 SF. Total Area That Can Be Enclosed w/ Screens is 1,681 SF Because Screens Must Be Mounted to Columns



DRC Approved 10/9/2019
without side panels

Roof Deck Plan
SCALE: 1" = 10'

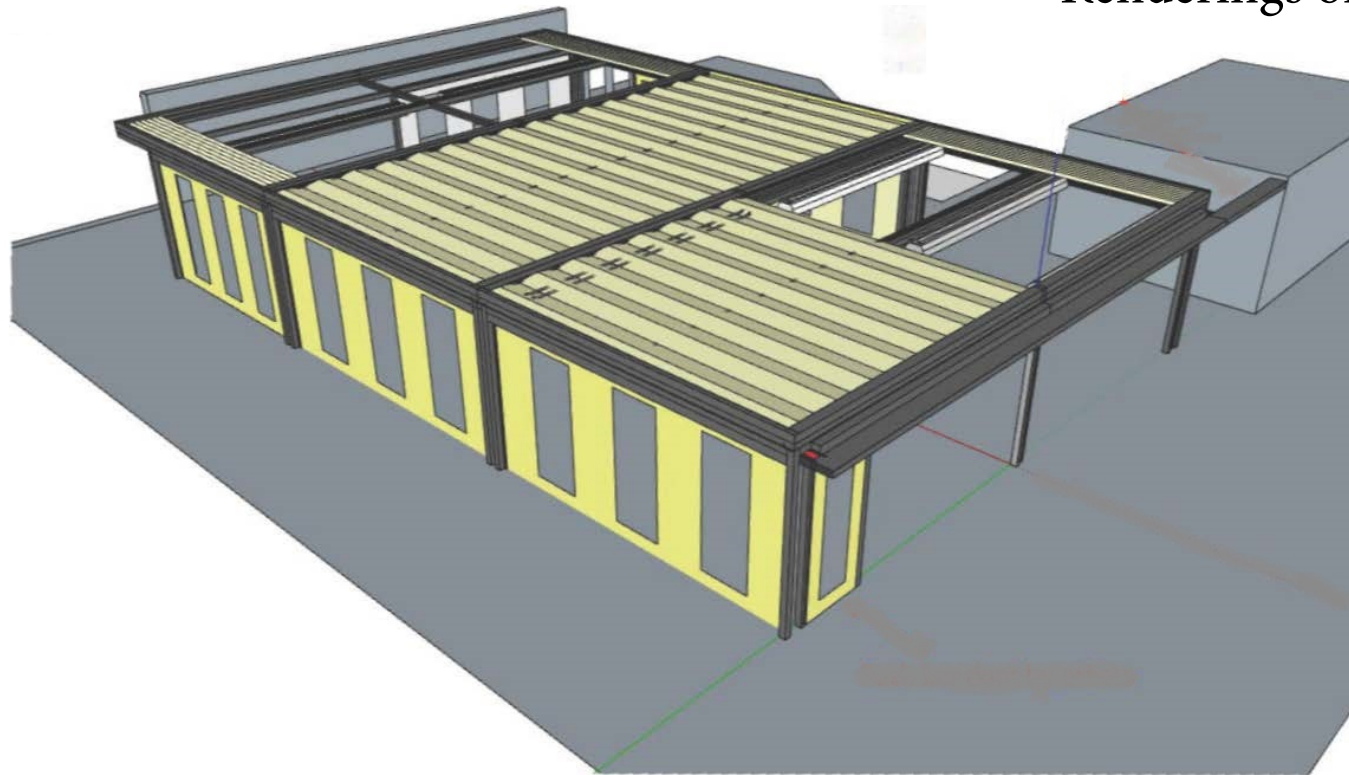
CARNEY
LOGAN
BURKE
ARCHITECTS

T 307 733 4000 F 307 733 1147
215 South King Street | PO Box 9218
Jackson, Wyoming 83002
www.clbarchitects.com

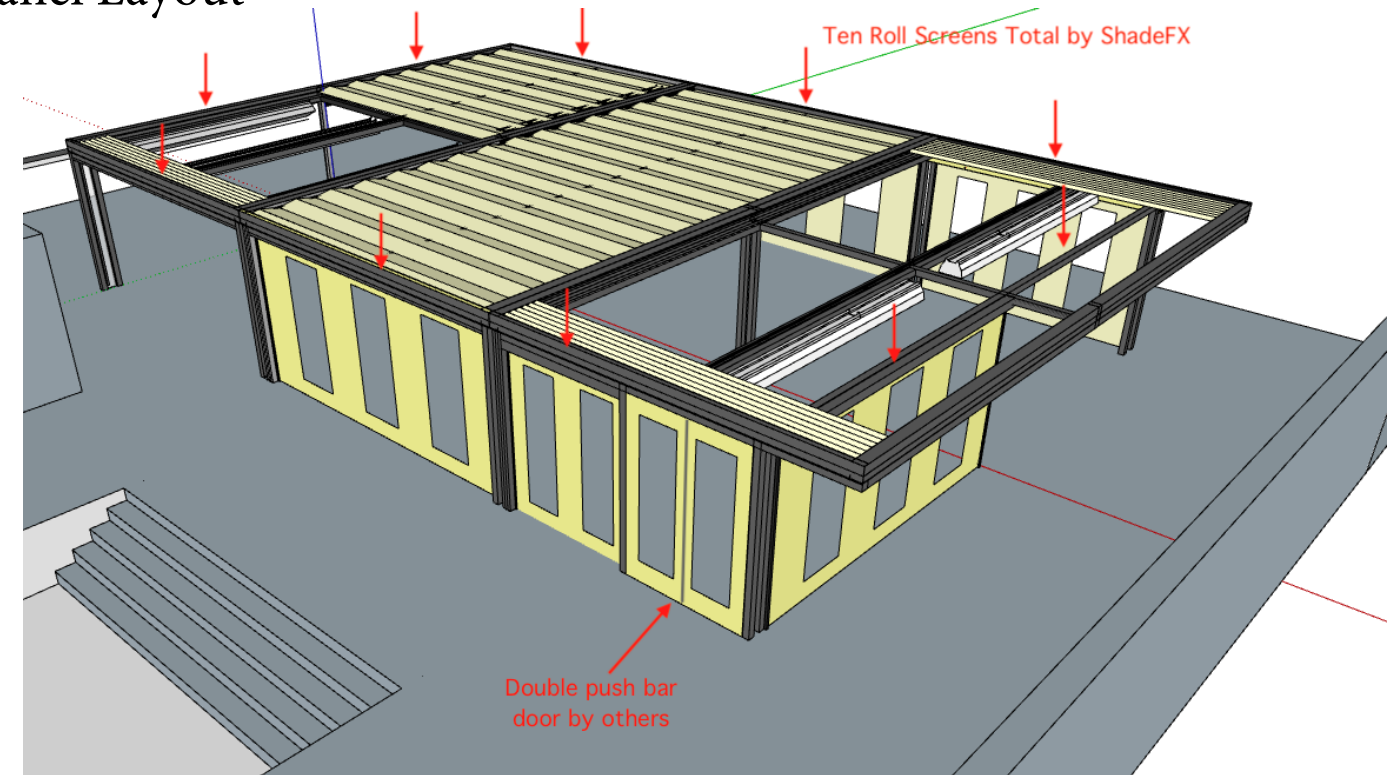
THE CENTER STREET PROJECT 1619-00

Roof Deck Plan
A100.00 9/24/19

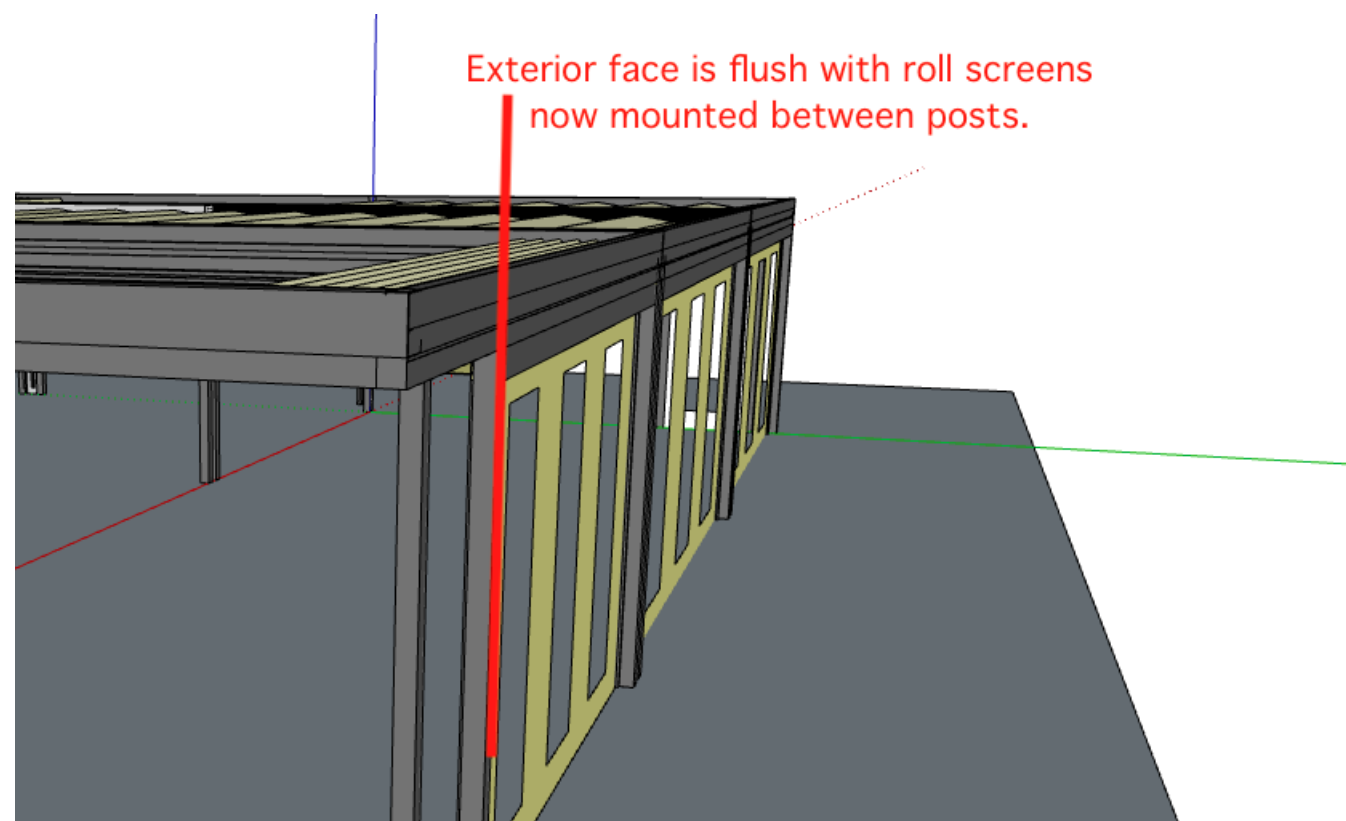
Renderings of Side Panel Layout



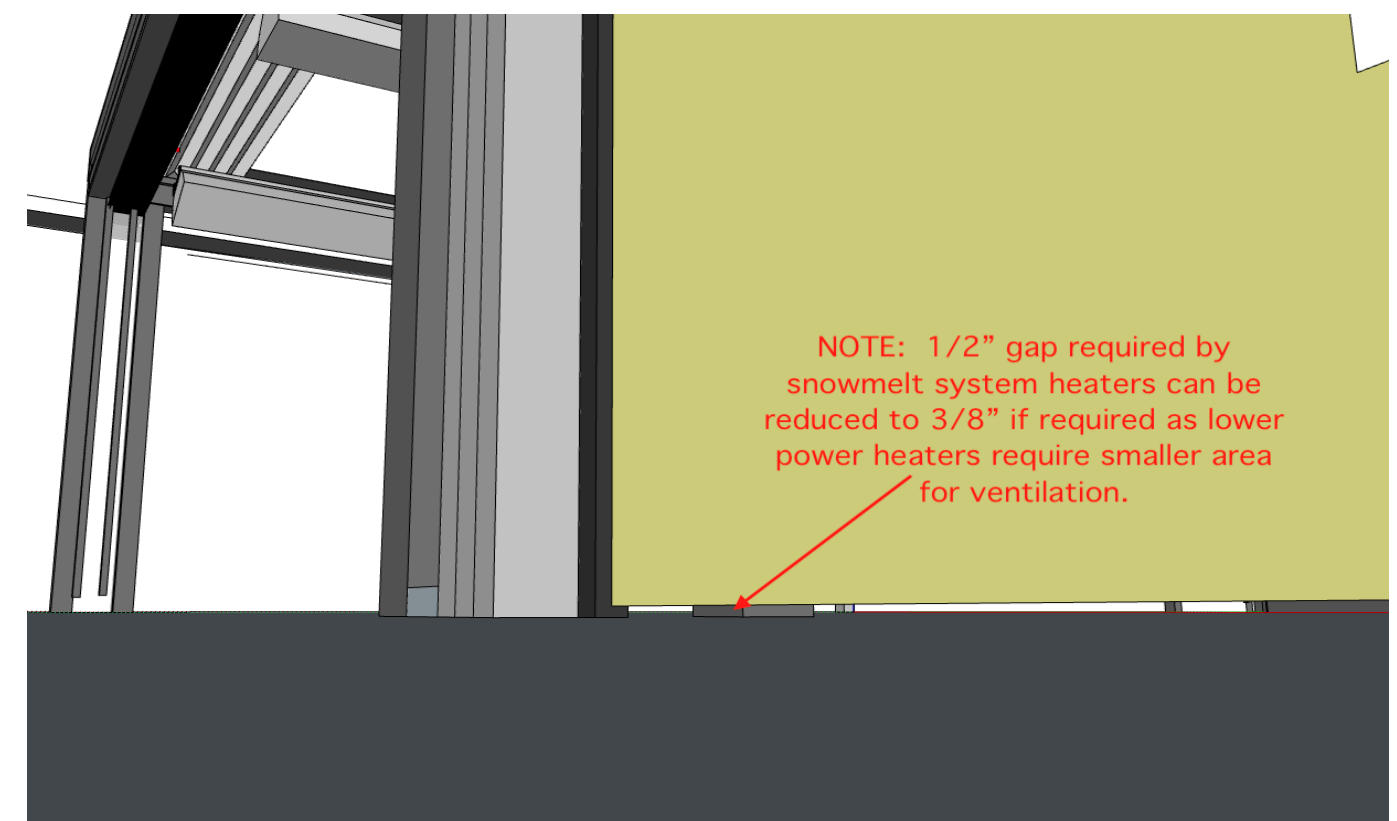
Birds eye view From Center Street

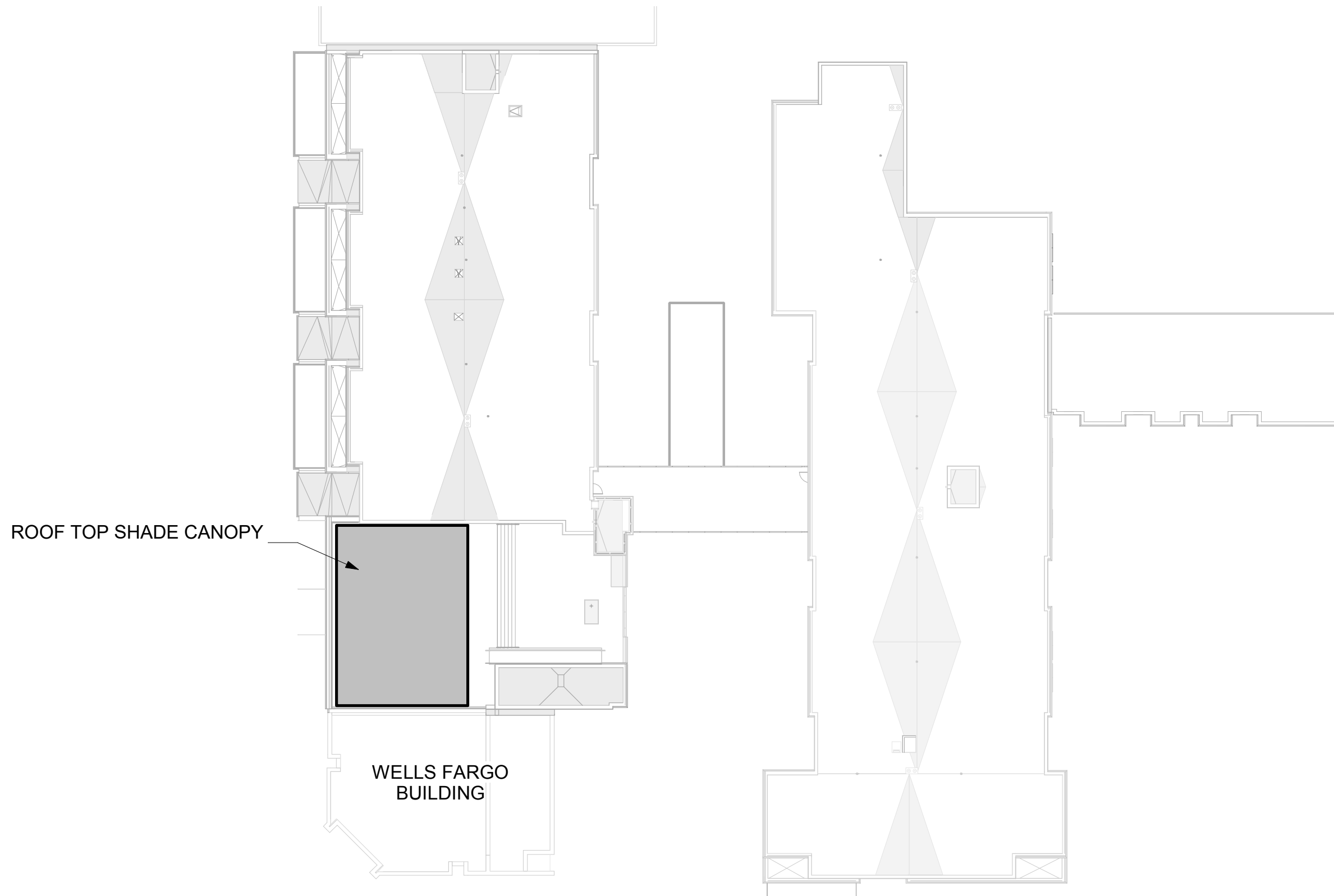


Birds Eye View From King Street

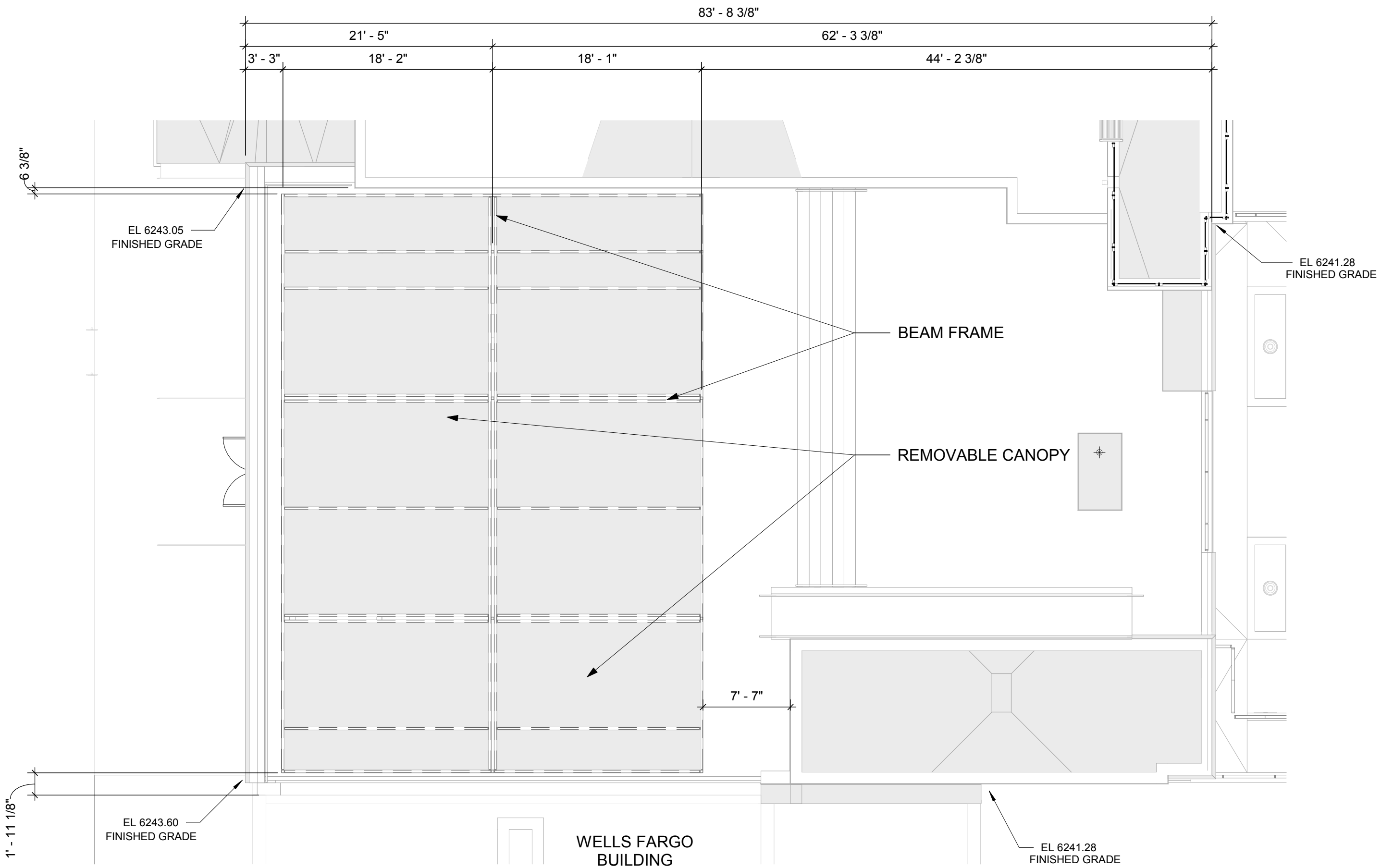


Fabric Side Panels are flush with Exterior Face

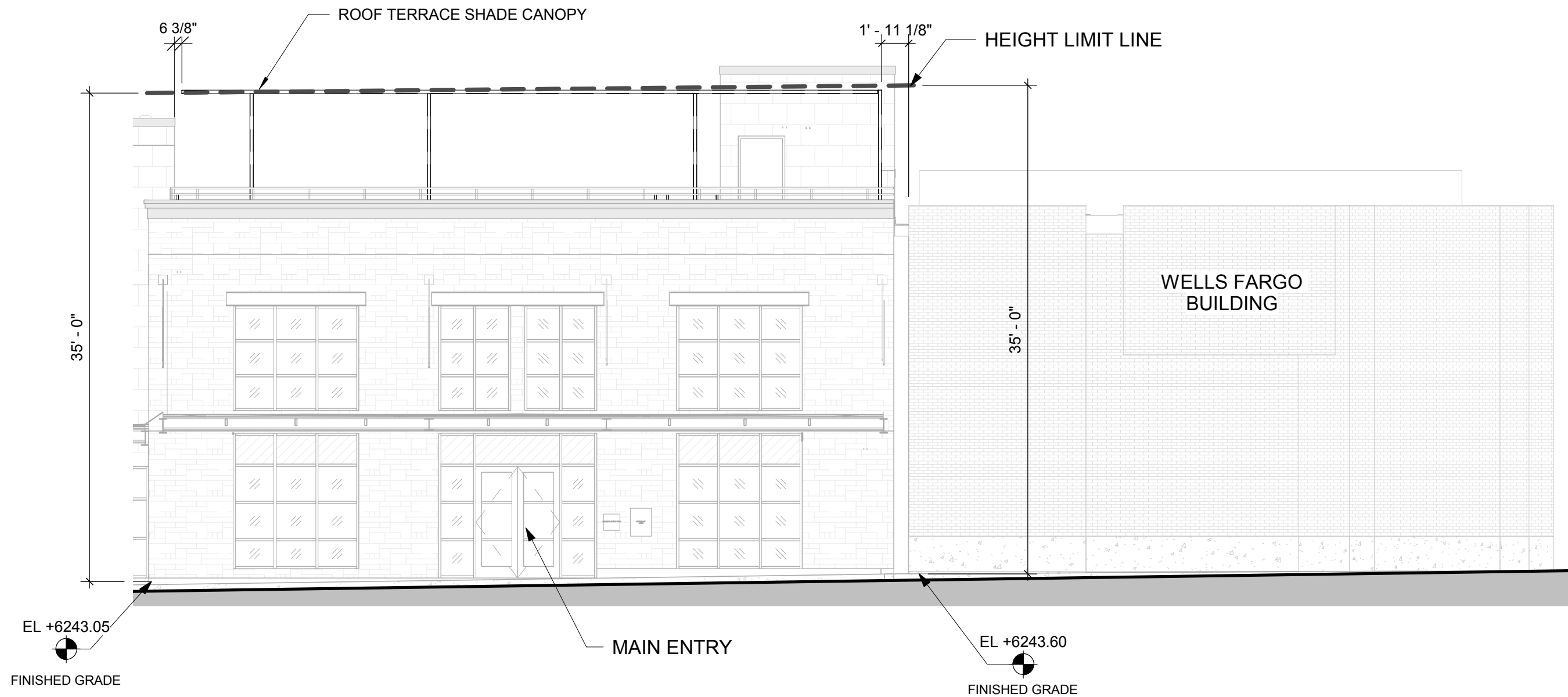




DRC Approved 10/9/2019



DRC Approved 10/9/2019



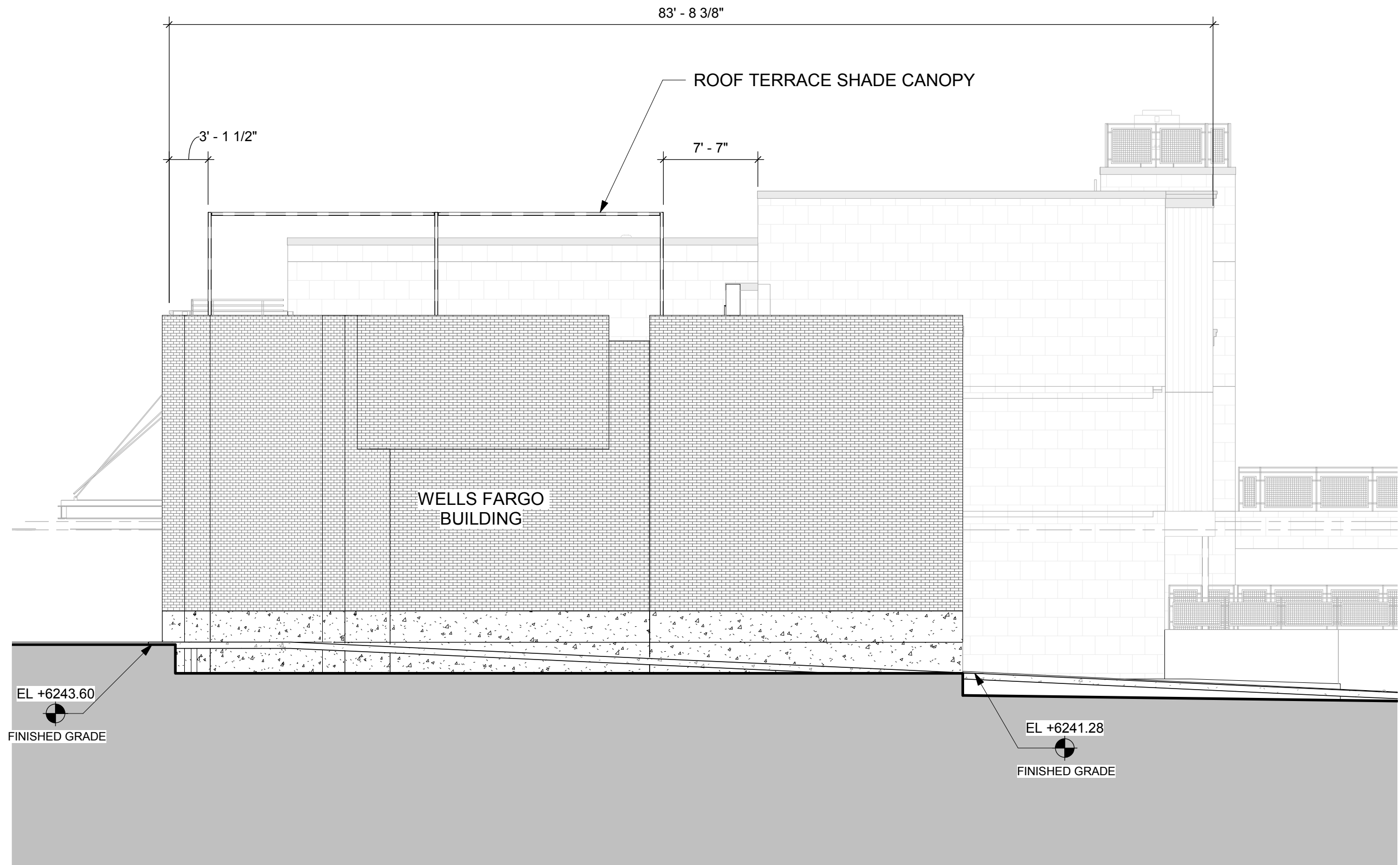
DRC Approved 10/9/2019

1

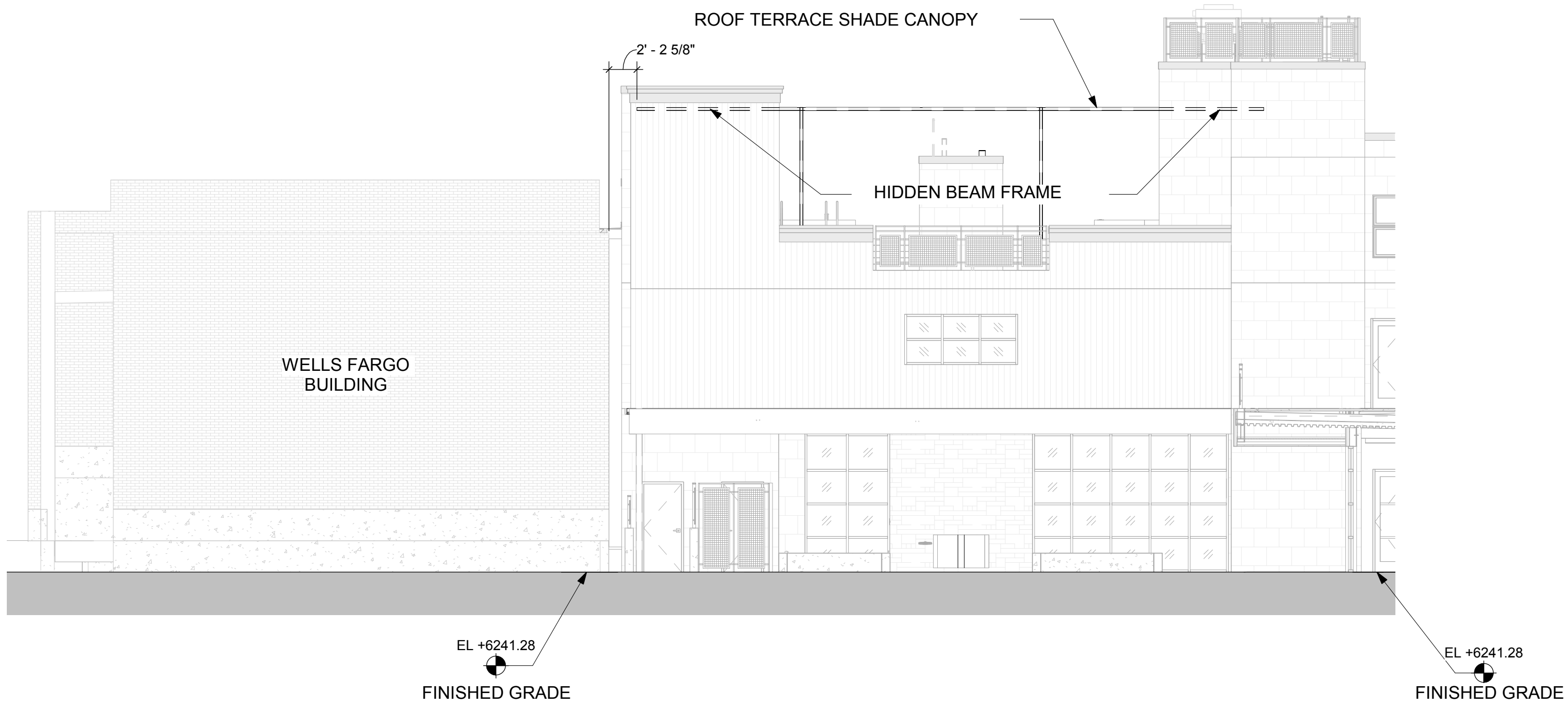
ROOF TERRACE - WEST ELEVATION

SKT 3

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



DRC Approved 10/9/2019



DRC Approved 10/9/2019



View From Town Square



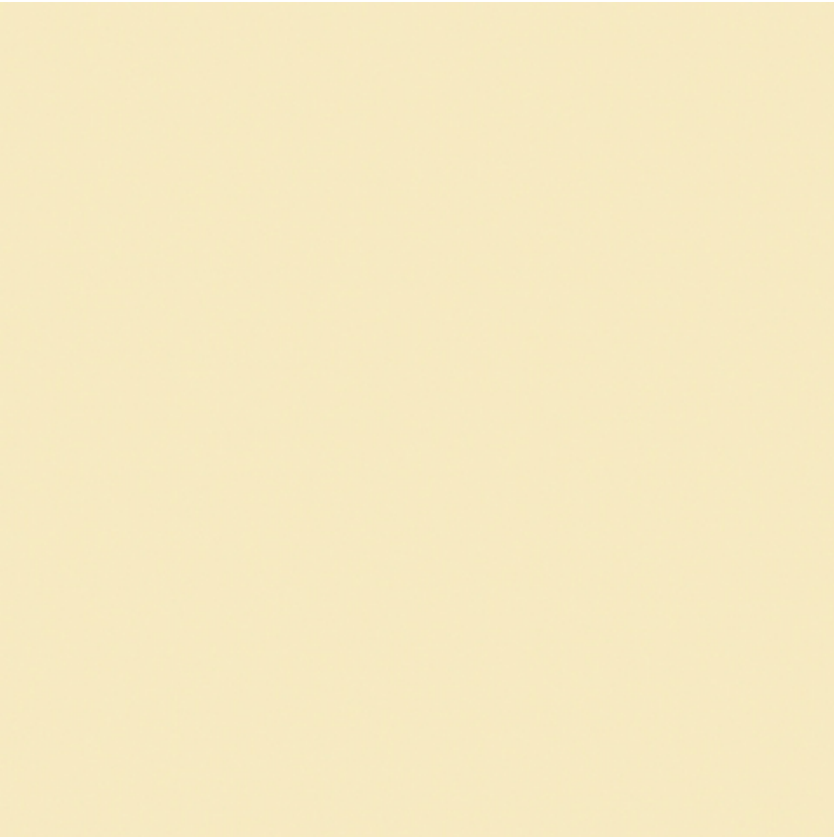
View From Across Center Street



View North From Center Street

Concept Images Using Clear Vinyl Windows





- Serge Ferrari Soltis 502 "Champagne"
- Approved Rooftop Canopy

Proposed Shade Fabric Color



- Firesist Shade Fabric 82023-000 "Cedar"
- Proposed Side Panels comprised of fabric w/ clear "windows"

FIRE RETARDANT

FIRESIST® delivers a state-of-the-art combination of flame retardant performance and UV resistance that exceeds industry standards.

WEATHER RESISTANCE

With over 100 years of outdoor awning experience, Glen Raven has engineered new coatings and finishes to maximize water repellency, sunlight resistance, and ease of cleaning.

COLOR RETENTION & STRENGTH

The deep, rich colors and robust durability of **FIRESIST** deliver long lasting good looks to any application. Plus, workability improvements make cutting, sewing and welding easier than ever.

STYLING

The new **FIRESIST** color palette focuses on popular solids and custom blends.



GREENGUARD CERTIFICATION
Firesist fabric has achieved GREENGUARD GDLD Certification. Firesist fabrics are certified by GREENGUARD as contributing to healthy air quality by being a very low chemical emitting product.

TECHNICAL DATA	
WEIGHT	8.75 oz. per square yard
WIDTH	60" / 152.4 cm
COLOR	Solution dyed to resist color loss from UV exposure and weathering. Resistant to most chemicals, including bleach.
WARRANTY	5 years against loss of color or strength.
SURFACE	Plain weave - Highly water repellent and soil/stain release finish.
UNDERSIDE	Urethane/acrylic coating
TRANSPARENCY LEVEL	Lighter shades translucent for back-lighting applications.
ABRASION RESISTANCE	Excellent
FLEXIBILITY	Excellent in both hot and very cold conditions.
FLAME RESISTANCE (PASSES ALL, BUT NOT LIMITED TO)	California State Fire Marshal Title 19 NFPA 701-99, test method II CPAI-84; Tent walls and roof FMVSS 302 FAA 25.853 (Aviation) UFAC Upholstered Furniture, Class 1 ULCS-109
MILDEW RESISTANCE	Excellent (with proper maintenance and cleaning)
CHEMICAL RESISTANCE	Excellent
WATER REPELLENCY	Excellent
OIL RESISTANCE	Very good
SEWABILITY	Excellent
HEAT SEALING	Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency welding, etc.

FIRESIST®



Eclipse E-Zip Premium Clear PVC Window Information

General Information

SPECIFICATION	EXPLANATION / RESULTS
1. Name of Fabric	Strataglass
2. Colors Available	Clear, light smoke, and dark smoke
3. Maximum Window Size	51" wide x 108" tall

Construction

SPECIFICATION	EXPLANATION / RESULTS
1. Chemical Base of Material	PVC
2. Finish Type or Coating	Urethane
3. Thickness	20 mil
4. Sheet Size (untrimmed)	54" wide x 110" tall
5. Finished Weight/per sq. yd.	Depends on thickness.

Durability

SPECIFICATION	EXPLANATION / RESULTS
1. Life Expectancy - range of life expectancy in years	5 years, care & exposure dependent.
2. Scratch Resistance	10,000 cycles (ASTM D3597, ASTM D4157)
3. Hardness Shore A	90 (ASTM D 2240)
4. Tensile Strength	3943.7 (ASTM D882)
5. Tear Strength	3007.4 (ASTM D882)
6. Elongation	241.6% (ASTM D882)
7. QUV	2000 hrs (ASTM) G154-00a)
8. Xenon and Weatherometer	NA
9. Luminous Transmittance	88.8% (ANSI Z26.1, test 2)
10. U V Filtering	20% UVA, 10% UVB, 1% UVC
11. Haze	ASTM D1003 0.59 < 0.9%
12. Fogging	NA
13. "W" Flex	30,000 counts (FLTM BN2-2)
14. Taber Abrasion	10,000 cycles (ASTM D 3597, ASTM D4157)
15. Flame Resistance	Self extinguishing (ANSI Z26.1, test 5 23)
16. Cold Flex/Cold Crack	No cracks at < 10F (FLTM 50-5)
17. Low Temperature Brittleness	< 30F
18. Dimensional Stability	Machine Direction (<D): -0.0, transverse direction (TD): 0%

Technical properties	Soltis Proof 502	Standards
Weight	570 g/m² • 16.8 oz/sqyd	EN ISO 2286-2
Width	180 cm • 70.9 inches	
Length of the rolls		
Standard format length	40 lm • 43.74 yds	
Physical properties		
Tensile strength (warp/weft)	200/200 daN/ 5 cm	EN ISO 1421
Tear strength (warp/weft)	20/20 daN	DIN 53.363
Adhesion	7/7 daN/ 5 cm	EN ISO 2411
Surface treatment		
Finish	PVDF Varnish both sides	
Flame retardancy		
Rating	M2/NFP 92-507 • M2/UNE 23727-90 • Method 1 and 2/NFPA 701 • CSFMT19 • CLASS A/ ASTM E84 • BS 7837 • B1/DIN 4102-1 • CLASSE 2/UNI 9177-87 • CAN/ULC-S109 • Schwerbrennbar Q1-Tr1/ONORM A3800-1 • 1530.2/AS NZS 1530.3/AS NZS • AS NZS 3837 • VKF5.3/SN 198898 • CPAI 84	
Euroclass	B-s2,d0/ EN 13501-1	
Management system		
for Quality	ISO 9001	
Certifications, labels, guarantees, recycling capacity		



The above technical data represent average values subject to a +/-5% tolerance.

The buyer of our products is fully responsible for their application and their transformation with regard to any possible third party. The buyer of our products is responsible for their implementation and installation according to the standards, workmanship and safety regulations in force in destination countries. For information on our contractual warranty, please refer to the relevant terms and conditions.

The values quoted above represent results of tests performed in compliance with common design practices and are provided for information only to enable customers to make the best use of our products. Our products are subject to changes based on technical advances and we reserve the right to modify their characteristics at anytime. The buyer of our products is responsible for checking the validity of the above data.

TOOLS AND SERVICES

- Maintenance manual and Life Cycle Assessment (LCA) available on request

→ Contact

- Headquarters:
+ 33 (0)4 74 97 41 33
- Your local representative:
www.sergeferrari.com

→ TEXYLOOP®

- The Serge Ferrari operational recycling chain
- Secondary raw materials of high intrinsic value compatible with multiple processes
- A quantified response to combat depletion of natural resources

www.texyloop.com

PREVIOUS APPROVAL , OCTOBER 9, 2019



From Across Center Street



Bird's Eye of Lower Deck



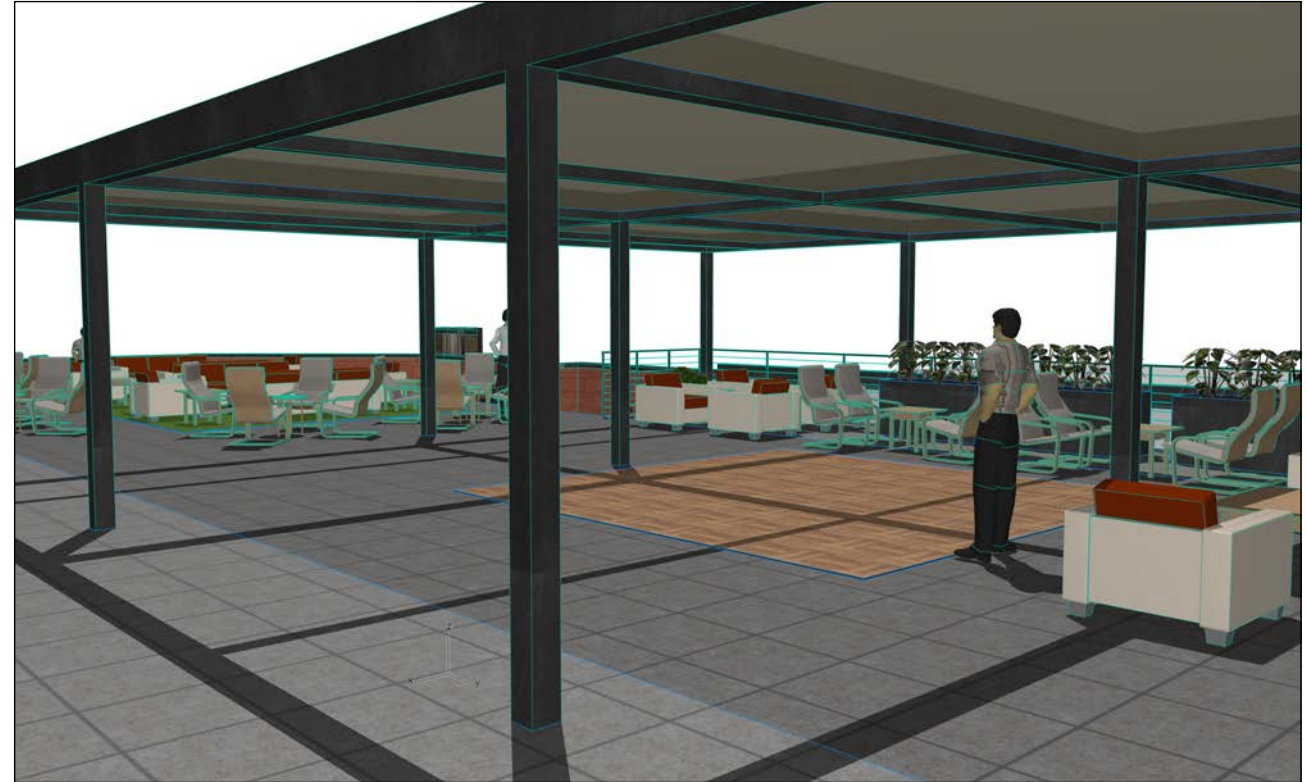
Under Canopy Looking South



Bird's Eye View of Upper Deck



From Lower Deck Looking Towards Upper Deck



Under Canopy Looking Towards Town Square



From Middle of Center Street



From Town Square

CARNEY
LOGAN
BURKE
ARCHITECTS

T 307 733 4000 F 307 733 1147
215 South King Street | PO Box 9218
Jackson, Wyoming 83002
www.clbarchitects.com

THE CENTER STREET PROJECT 1619-00

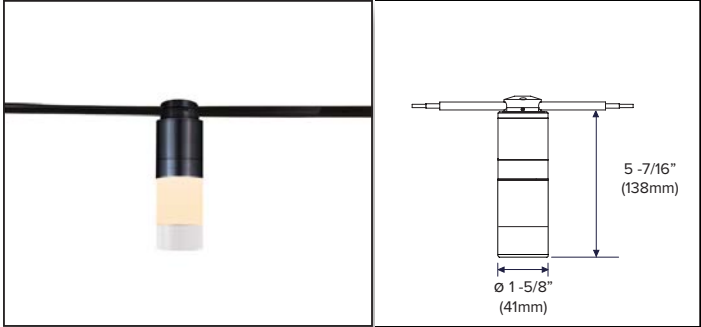
Rendered Views
A100.04 9/24/19



Comparable Project: 25 Lusk - San Francisco



Comparable Project: 25 Lusk - San Francisco

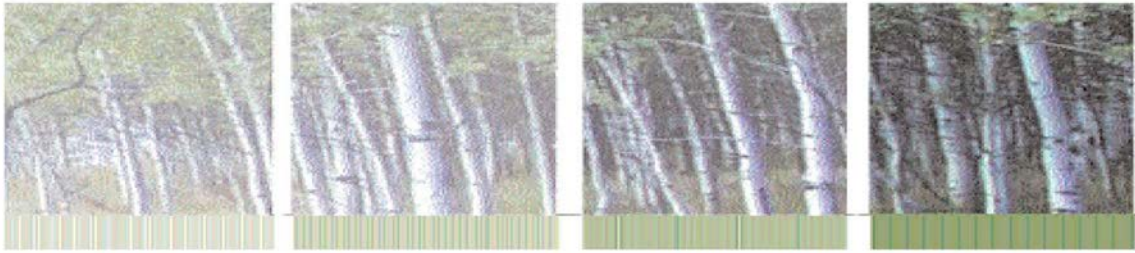


Kore EX5 LED Module, Black Finish, Frosted Cylinder Gem, Cable Mount, Dimmable

Proposed Center Street Roof Deck Lighting



Comparable Project: 25 Lusk - San Francisco



Town of Jackson Design Guidelines Checklist

Meeting Date: October 14, 2020

Item Number: P20-186

Applicant: Rinati Design Group, LLC - Angelina Talamantes

Address: 525 W. Broadway Avenue

Recommendations: **Approval, Approval with Conditions, Denial or Continuance**

Project Summary: The applicant, on behalf of Wendy's, is seeking to make exterior improvements to their existing building located at 525 W. Broadway Avenue. The scope of work includes removal of the upper façade wood panels and brown trim which wraps around the entire building and replace it with a light oak colored Knotwood product with a silver metallic steel cap. Above the existing pedestrian entrance on the east elevation, the upper trim would be a gray Knotwood product to direct customers to the entryway. The exterior stone, building footprint and site (i.e. parking, circulation, landscaping, etc.) will remain unchanged. In addition, a new vertical red 'blade' element will be incorporated into the southern façade which will extend approximately 36" above the existing single-story building. Furthermore, the applicant plans to remove and replace all signage. The applicant is aware that signage is not approved as part of the DRC review but rather through a separate sign permit.

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.



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

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: Wendy's

Physical Address: 525 W. Broadway

Lot, Subdivision: _____

PIDN: OJ-004921

PROPERTY OWNER.

Name: FCH, LLC

Phone: (307) 733-3762

Mailing Address: PO Box 526, Jackson

ZIP: 83001

E-mail: dlmartin@wyom.net

APPLICANT/AGENT.

Name: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

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 #: _____ 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?

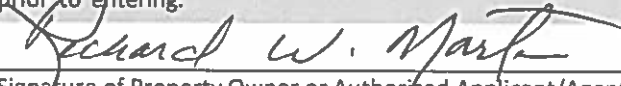
☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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

Richard W. Martin

Name Printed

10/07/2020

Date

Property Manager

Title



FIRST REPUBLIC BANK

Wendy's

QUALITY IS OUR RECIPE

Wendy's

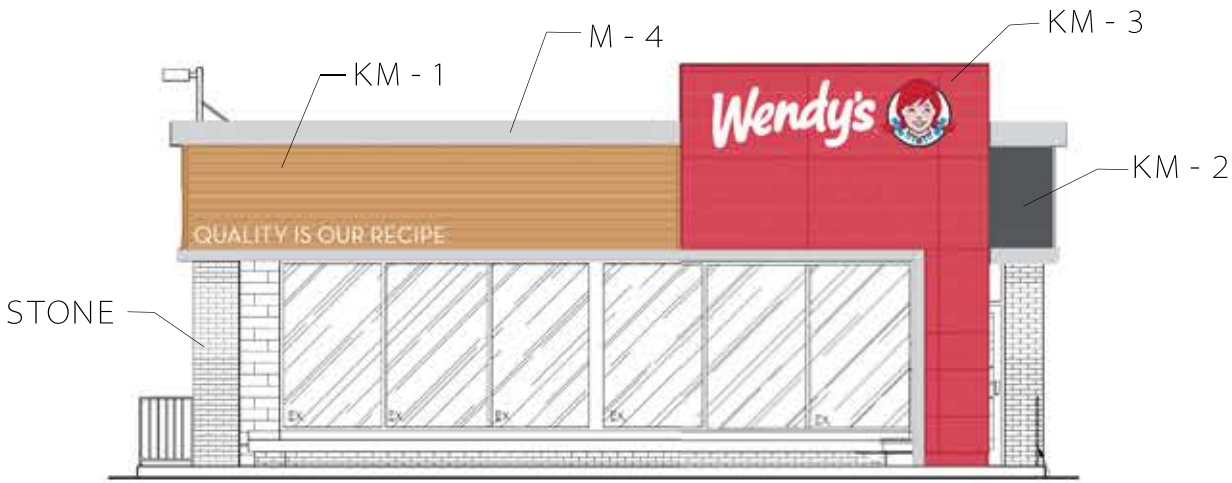


Wendy's

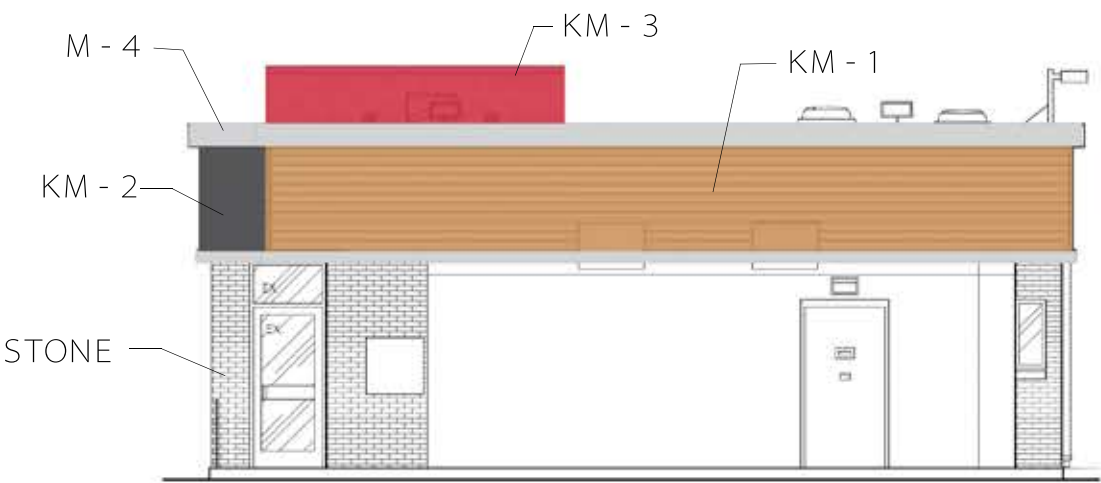
QUALITY IS OUR RECIPE

Wendy's
2.99 KIDS MEAL
ALL DAY

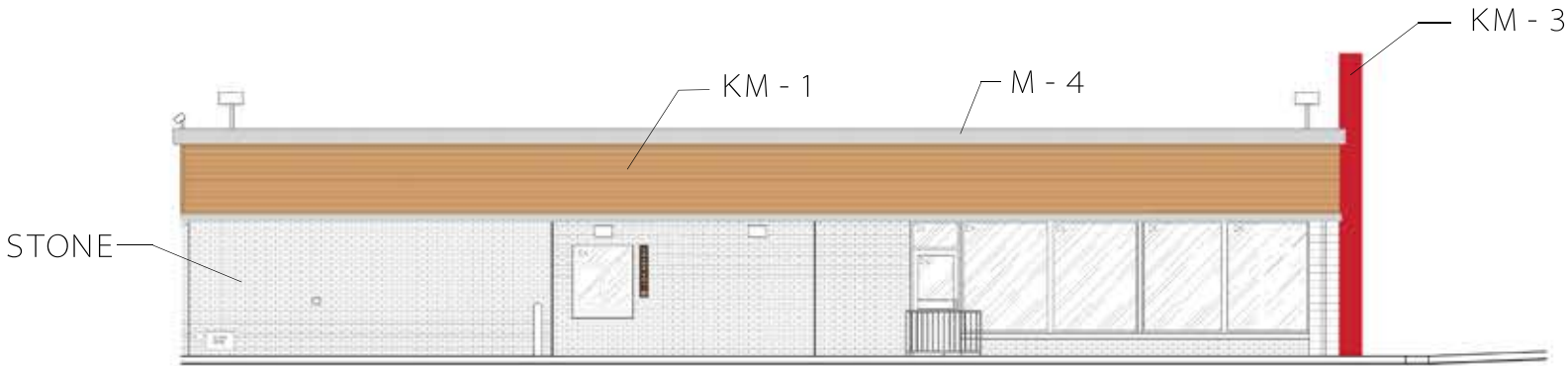
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



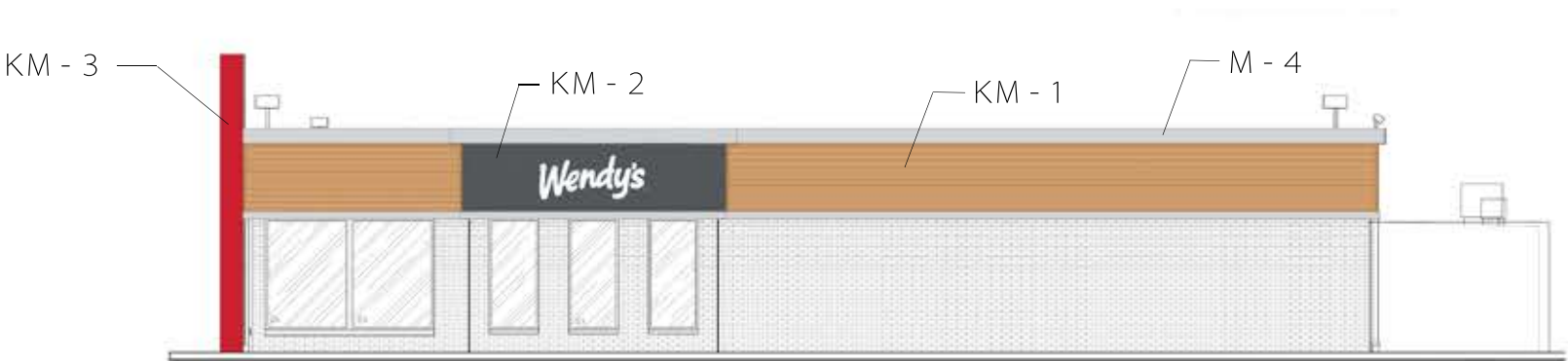
REAR ELEVATION
SCALE: 3/16" = 1'-0"



DRIVE-THRU SIDE ELEVATION
SCALE: 1/8" = 1'-0"



NON DRIVE-THRU SIDE ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE		
KM-1	PRODUCT: KNOTWOOD	COLOR: LIGHT OAK SIMULATED WOOD
KM-2	PRODUCT: KNOTWOOD	COLOR: ARMOUR GREY
KM-3	PRODUCT: KNOTWOOD	COLOR: BRIGHT RED MATT
M-4	PRODUCT: EXCEPTIONAL METALS	COLOR: 24GA GALVALUME STEEL "SILVER METALLIC"
STONE	EXISTING	IRREGULAR STONE

Project: Wendy's 525 W. Broadway

Narrative: The proposed scope of work will be conducted at Existing Wendy's located at 525 W. Broadway.

The scope of work will be exterior finishes only. The existing irregular stone will remain as is. The exterior wood panels and brown trim will be removed and replaced with Knotwood product. The footprint of the building will remain as is.

A new red "blade" will be constructed utilizing existing wood framing of the storefront of the building. It will extend approximately 36" above the existing building height.

The demolish will only consist of removing the existing exterior wood panels, parapet trim,

and signage.

The signage will be permitted under a separate sign permit. Signage is shown on elevations for reference only.

No site work will be conducted as part of scope. All parking stalls will remain as is.

Proposed Wendy's 525 W. Broadway

Aerial View

