

AGENDA
Design Review Committee
January 13, 2021 – 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

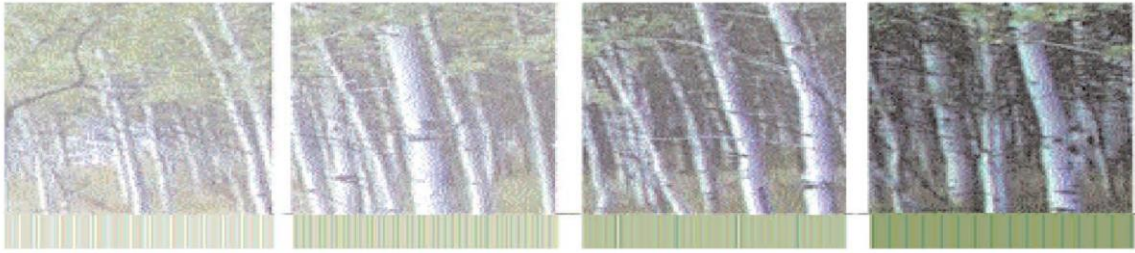
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. Log into the DRC Meeting

I Log in to Zoom

. Meeting: <https://us02web.zoom.us/j/87528249924?pwd=Nkl0bERjeDhwcVdxcnJ0ekxXeTFwUT09>

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
 - I. **P20-001 974 W. Broadway Avenue** - REI seeks to make exterior changes to the old Lucky's building.
 - II. **P21-003 265 S. Millward Street:** Snake River Brewing seeks to make exterior changes to their building.
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: January 13, 2021

Item Number: P21-001

Applicant: Garrett Lumens, CallisonRTKL

Address: 974 W. Broadway

Recommendations: Final Review

Project Summary: The applicant is requesting final review of proposed exterior changes to the former Lucky's building in Powderhorn Plaza, as well as review of some delivery truck loading area changes. There will be no additional floor area and the massing of the building will not be altered, other than some minor changes for a new loading dock in the back. The primary proposed changes to the 15,000sf building include the following:

- New materials on all three facades of the building; the primary new materials are painted grey wood siding (i.e., painting existing siding) and new dark grey corrugated metal;
- Increased glazing on the front (west) façade;
- Reconfigured delivery/loading area;
- Removal of various supermarket-related accessory structures (exterior cooler) in the alley area;
- Addition of three parking spaces in the back of the structure; and
- Improved ADA parking and ramp at entrance of building;

There are no architectural standards that apply to the Powderhorn Plaza (as with the K-Mart Plaza) that require, for example, architectural changes to be consistent with the existing architectural style and/or materials.

This project will proceed to building permit review after DRC review is complete.

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.

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. |
| ☐ | <u>Landscape Plan:</u> A landscape plan that shows all proposed landscape areas and vegetation.
<div> No revisions to existing vegetation</div> |
| ☒ | <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.
<div> Submittal seeking full approval.</div> |
| ☐ | <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.
<div> Building is small and predominantly maintaining its existing shape.</div> |



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: REI
Physical Address: 974 W Broadway Jackson, WY 83001
Lot, Subdivision: LOT 2 AND 3 OF THE HORN ADDITION PIDN: 22-41-16-32-1-01-008 & 22-41-16-32-1-01-009

PROPERTY OWNER.

Name: HORN INVESTMENT COMPANY (ATTN: Gannett Horn) Phone: 307-413-5838
Mailing Address: P.O. Box 2806, Jackson, WY ZIP: 83001-2806
E-mail: enigma307@yahoo.com

APPLICANT/AGENT.

Name: Garrett Lumens Phone: 206-906-5190
Mailing Address: 1420 5th Ave, Suite 2400, Seattle, WA ZIP: 98101
E-mail: garrett.lumens@crtkl.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: _____ 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.



Signature of Property Owner or Authorized Applicant/Agent

Garrett Lumens

Name Printed

12/30/2020

Date

Senior Associate

Title



HORN INVESTMENT COMPANY

Box 2806
Jackson WY 83001

Phone: (307) 733-1259

Letter of Authorization

December 28, 2020

To Whom it May Concern:

As the owner of 972-974 W. Broadway in Jackson Wyoming, Horn Investment Company hereby authorizes REI to act on our behalf with the Town of Jackson in order to apply for permits to conduct exterior regrading, interior tenant improvement work, exterior siding/facia work, and new signage. This authorization shall expire December 1, 2021.


Gannett Horn

STATE OF California)

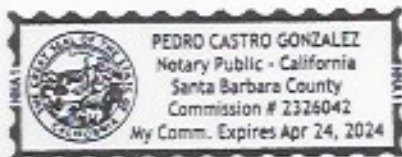
)ss.

COUNTY OF Santa Barbara

The foregoing Letter of Authorization was acknowledged before me by
on this 28 day of December, 2020.

WITNESS my hand and official seal.

(Seal)



Pedro Castro Gonzalez


Notary Public

My commission expires 04-24-2024

REI JACKSON

DESIGN REVIEW SUBMITTAL



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DESIGN NARRATIVE

In this proposed remodel of the former Lucky's grocery store, REI looks to improve the storefront's transparency and scale and update the material palette to represent REI's belief in using authentic materials while still maintaining the building's connection to the surrounding complex and community. Though the overall building shape will remain predominantly the same, the transparency at the pedestrian sidewalk will greatly improve with an increase in glazed area. The worn and weathered exterior finishes will be updated, including the removal and replacement of the existing loading dock structure, improving function and appearance.

Public Spaces – With minimal changes to the overall building footprint and massing, the existing covered sidewalk on the West façade creates a protected pedestrian walkway that connects to the adjacent spaces that share the parking lot. An increase in glazing on this façade allows more visibility and interest by improving the connection to the building's interior.

Composition – This project proposes to improve on the existing composition of the building by increasing the glazing and adding corrugated metal panels to break up the long horizontal nature of the main façade. The rhythm created by the new storefront provides a sense of proportional familiarity by aligning with the existing wood framing which will remain on the portico above, while also adding interest by using a balanced asymmetrical configuration of materials. The replacement of the loading dock structure will create visual interest along the South façade. The East façade will be cleaned up and simplified by removing the hazardous accumulation of supermarket support structures and providing a consistent finish.

Massing – This project maintains the original massing of the existing building with the exception of the addition of a new loading dock structure at the Southeast corner of the building. This structure provides a counterbalance to the sloped roof edge along the South facade. The loading dock extension will have a similarly sloped roof to maintain the unique look as compared to the adjacent buildings that showcase a predominantly horizontal profile.

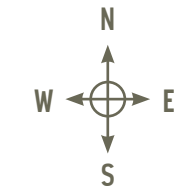
Materials – The proposed material palette aims to update the building presence while also being mindful to the surrounding buildings in the shopping center and the town of Jackson. Using a mix of soft woods and authentic metals will create a balance in texture and provide durability for years to come. The wood is intended to be gray in tone, with grain and natural texture still visible, similar to the siding of the Bank of Jackson Hole to the West side of the center. The metal siding will be a small shaped corrugated metal (1 3/8" deep) appropriate for the pedestrian scale. The metal siding provides both a connection to the utilitarian buildings that first helped expand the west as well as bring a contemporary presence aided by the addition of the mural artwork painted along the corrugated ridges. Existing materials will be retained and refinished to maintain a connection to what was.

By building upon the existing shape and massing, the familiar will remain while the new will still improve. We can't wait to see you when you visit this future REI location.

EXISTING CONDITIONS

JACKSON - EXISTING CONDITIONS

WEST FACADE - EXISTING BUILDING



JACKSON - EXISTING CONDITIONS

SOUTHEAST CORNER & EAST FACADE - EXISTING BUILDING



JACKSON - EXISTING CONDITIONS

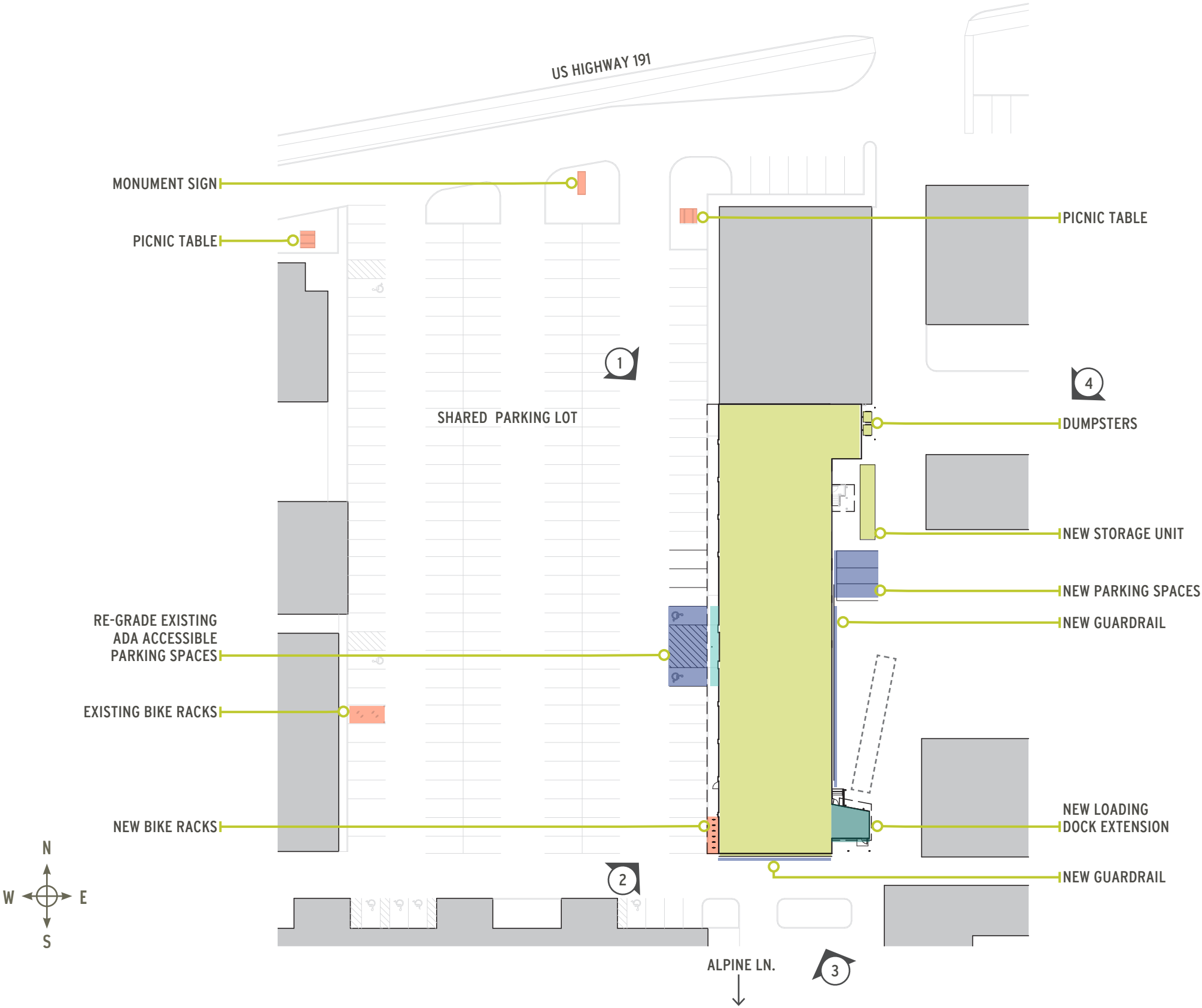
EXISTING ENTRY



SITE PLAN

JACKSON - SITE PLAN

- KEY
- EXISTING BUILDING
 - SHARED AMENITIES
 - PARKING LOT UPDATES
 - ENTRY
 - NEW LOADING DOCK EXPANSION



OVERALL EXTERIOR VIEWS

JACKSON - EXTERIOR

VIEW 1 - WEST FACADE



JACKSON - EXTERIOR

VIEW 2 - SOUTHWEST CORNER



JACKSON- EXTERIOR

VIEW 3 - SOUTH FACADE



JACKSON- EXTERIOR

VIEW 4 - EAST FACADE



ELEVATIONS

JACKSON - EXTERIOR

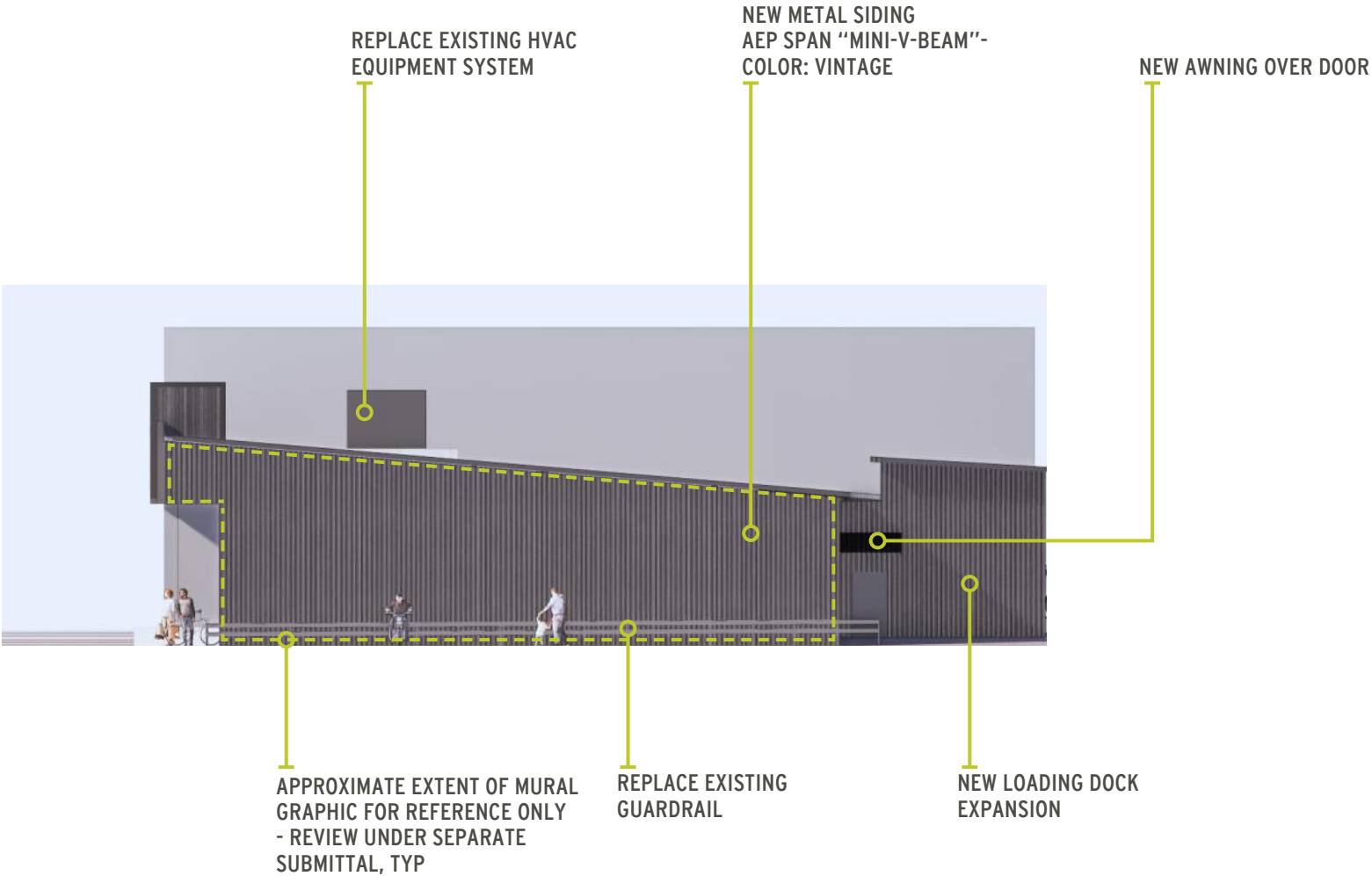
WEST ELEVATION



EXISTING BUILDING MASSING TO
REMAIN UNCHANGED ON THIS FACADE

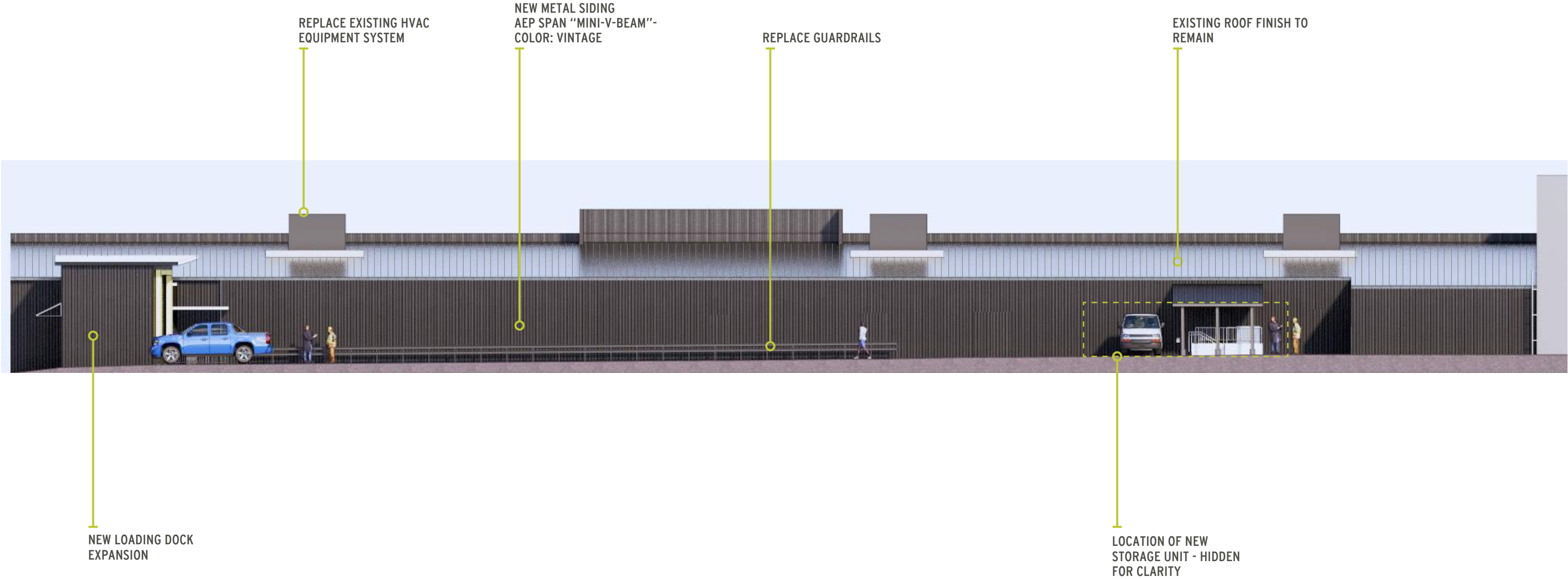
JACKSON - EXTERIOR

SOUTH ELEVATION



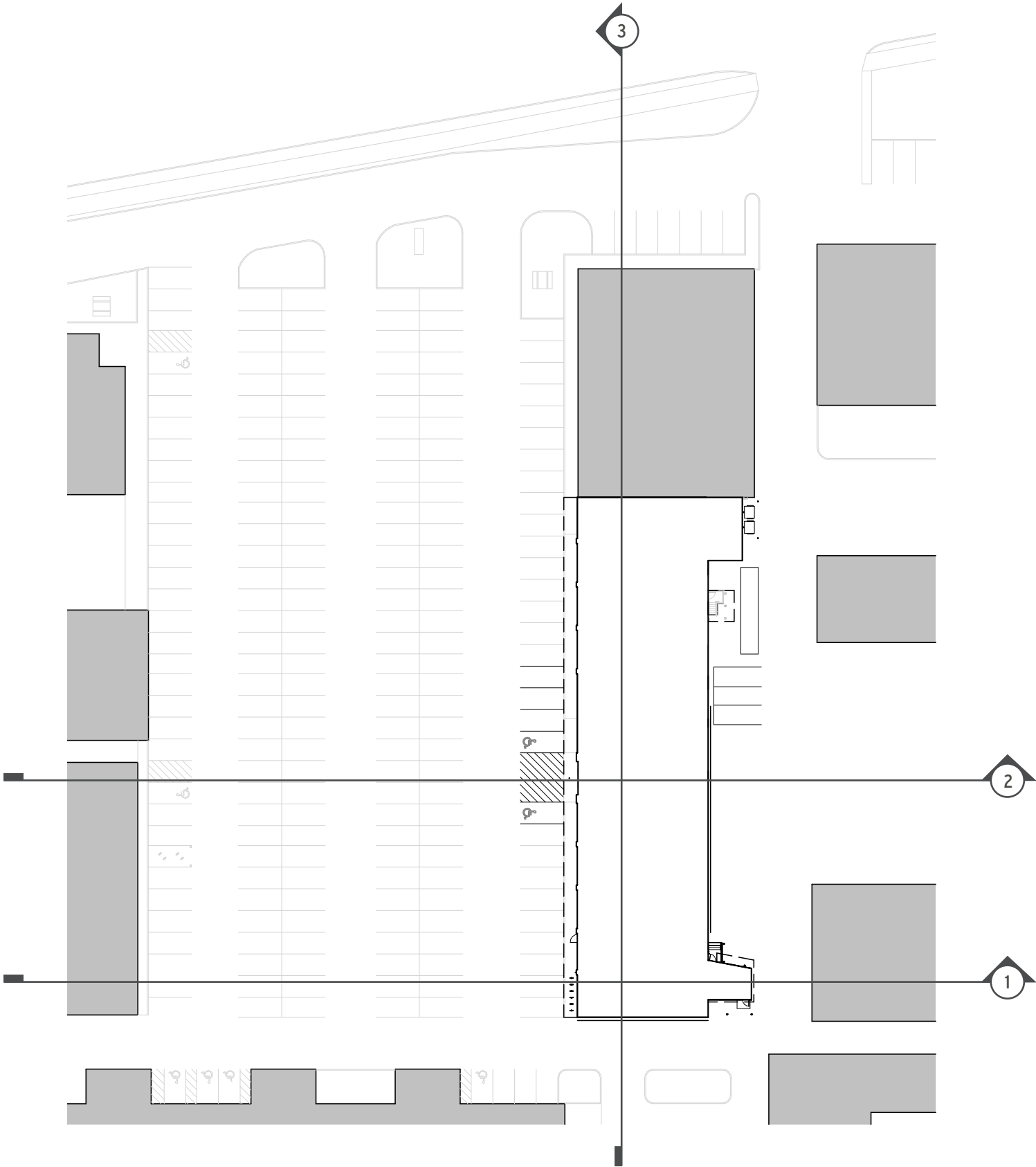
JACKSON - EXTERIOR

EAST ELEVATION

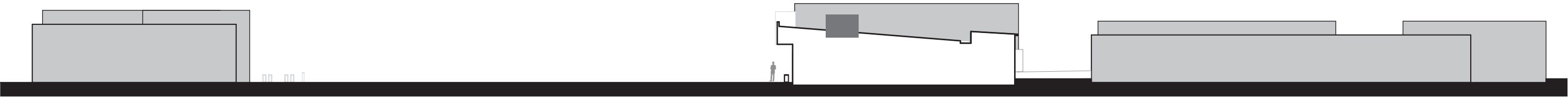


SECTIONS

JACKSON - SECTION PLAN



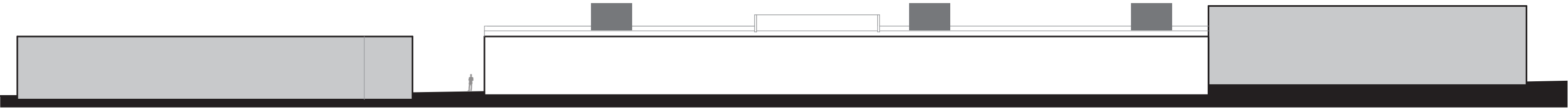
JACKSON - SECTIONS



SECTION 1: AT NEW LOADING DOCK EXTENSION



SECTION 2: AT ENTRY

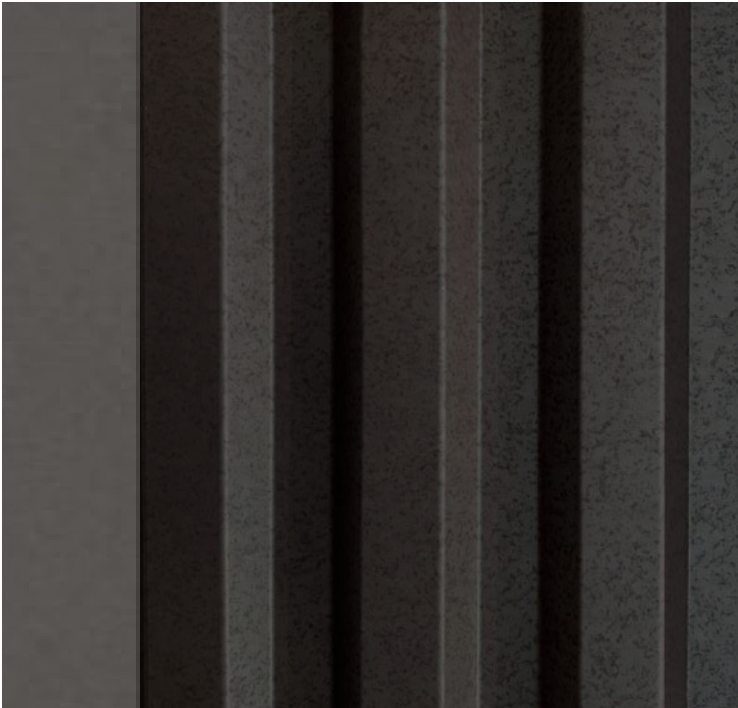


SECTION 3: ENTIRE BUILDING

MATERIALS

JACKSON - MATERIALS

EXTERIOR



METAL SIDING:
AEP SPAN, PROFILE - MINI-V-BEAM, COLOR - VINTAGE



STOREFRONT:
KAWNEER, COLOR - DARK BRONZE



BROW FINISH:
BENJAMIN MOORE WROUGHT IRON 2124-0



WOOD SIDING:
DELTA MILLWORKS, OLD SOULS | CHEYENNE

THANK YOU

**AEP
SPAN**
Mini-V-Beam™

Roof or Wall Product
Exposed Fastener



2124-10

Wrought Iron
Hierro Forjado
Fer Forge

2124-10

Wrought Iron
Hierro Forjado
Fer Forge

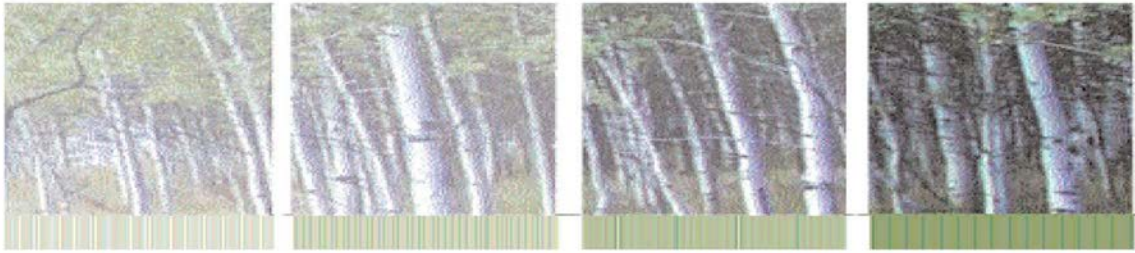
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Town of Jackson Design Guidelines Checklist

Meeting Date: January 13, 2021

Item Number: P21-003

Applicant: GDYE Architects – John Stennis

Address: 265 S. Millward Street

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary:

The subject property is a .34 acre lot (approximately 15,000 sf) and home to the Brew Pub restaurant and bar. The applicant is proposing an interior remodel which includes related changes to portions of the exterior. No additional square footage is proposed and there will be no changes to the landscaping. The primary interior changes include modifying the entry by shifting it to the south, improvements to the second story deck by adding a permanent roof above it, and modifying the circulation and seating areas. The primary exterior changes revolve around the 'tower' element which is the proposed new entrance on the ground level and deck above. The primary material for the 'tower' is a grey corrugated MBCI metal siding with cedar wood siding as well. The existing cedar siding will be painted gauntlet grey to better match the improvements to the tower element.

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.

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- ☐ 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.
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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: Snake River Brew Pub Remodel
 Physical Address: 265 S. Millward Street
 Lot, Subdivision: Wort-2, Lots 11-12, Block 6 PIDN: 22-41-16-33-1-11-007

PROPERTY OWNER.

Name: SRB Brewery Buildings LLC / Ted and Noa Staryk Phone: 612-220-8076
 Mailing Address: PO Box 3317, Jackson, WY ZIP: 83001
 E-mail: ted@cnoteoffice.com

APPLICANT/AGENT.

Name: GDYE Architects LLC / John Stennis Phone: 307-733-7303
 Mailing Address: PO Box 4735, Jackson, WY ZIP: 83001
 E-mail: js@gydearchitects.com

DESIGNATED PRIMARY CONTACT.

☒ Property Owner ☐ Applicant/Agent

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

Use Permit

☐ Basic Use
☐ Conditional Use
☐ Special Use

Relief from the LDRs

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

Physical Development

☐ Sketch Plan
☐ Development Plan
☒ Design Review

Subdivision/Development Option

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

Interpretations

☐ Formal Interpretation
☐ Zoning Compliance Verification

Amendments to the LDRs

☐ LDR Text Amendment
☐ Map Amendment

Miscellaneous

Other: _____
☐ Environmental Analysis

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

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

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

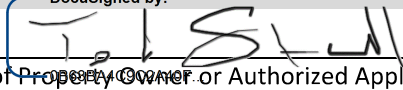
N/A **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

Y **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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

DocuSigned by:



Signature of Property Owner or Authorized Applicant/Agent

Ted Staryk

Name Printed

04 January 2020

Date

Owner

Title

04 January 2021

Town of Jackson Planning Department
150 E. Pearl Ave.
PO Box 1687
Jackson, WY 83001

RE: Design Review Committee Application Narrative

Dear Planning Staff and Design Review Committee,

We are pleased to submit this application to the DRC related to exterior changes that are proposed at the Snake River Brewing Company. The following is a narrative describing the background of the business and description of the work being proposed.

Location and Background:

The Snake River Brewing Company is an existing restaurant and brewing facility located at 265 South Millard Street at the corner with West Hansen Avenue. The building was originally built in 1994 with an addition in 2009 and landscape and site improvements that were completed in 2016. The property is located across two lots (11-12, Wort-2).

Narrative:

Snake River Brewing is proposing a largely interior remodel of their existing building to improve the restaurant user experience, replace outdated building systems and improve accessibility within the building. No additions or new square footage are proposed and no changes to the exterior landscaping are proposed. Additionally, no changes to exterior signage are proposed. Town of Jackson Land Development Regulations permit 3 lumens per s.f. of exterior lighting in the CR-2 zone. Total allowable lumens for the site are 44,431.2 lumens. New lighting will be dark sky compliant, shall not exceed 3000k and will total 23,400 lumens. The following exterior changes are proposed for the board's consideration. Please refer to the full packet for additional visual aid information.

- **Entry** – Currently the entry to the building is through the existing tower element that has a low slope gable roof. To accommodate an elevator to provide accessible service to the second floor the entry is proposed to be relocated just to the south, so it aligns with the existing walkway that faces Millard street. The current entry is at the end of a pathway that faces Hansen Avenue and is not typically the direction occupants approach the building. The new entry location will open into larger entry with more queue space for guests as they wait to be seated. The tower element of the lobby will be extended in height to accommodate the elevator Hostway. A new central stair will wrap this new elevator providing a more simplified stair for guests to use over the existing winding staircase. Currently this roof form is gabled, and the proposed roof form is flat which blends well with the flat roof of the south wing of the building. At the ground level of the building new lightly stained natural wood siding will add contrast to the corrugated metal siding and help direct guests toward the entry. The existing entry door and windows will be re-used in the new location. Please refer to the packet for 3D renderings.

- **Roof Deck** – Currently a roof deck sits directly over the pedestrian access to the building. The deck is covered with a red canvas canopy that is supported by a metal frame. The design proposes removing this existing canvas canopy and replacing it with a flat roof element that accentuates the already existing forms of the south wing of the building. This new roof form provides more definition to the corner of the building which acts to anchor the corner and provide a stronger signifying element as to where guests should enter the building. Please refer to the packet for 3D renderings.
- **Deck Access** – currently to the right of the existing entry is a large window unit with a door that allows for access from the interior dining area down to the deck. As part of the project the interior raised floor will be removed so that this transition can be removed. The lower portion of the window will be replaced with a new accessible door and an overhead door will be added next to this door which will allow for more flexibility in accessing the deck. Please refer to the packet for visual aids.
- **Exterior Material Changes** – The current building has a mix of acid washed corrugated metal along with fine line cedar siding in horizontal and vertical applications which are all stained in the same solid body color. The project proposes that the existing entry and south wing be reclad in a darker corrugated metal siding to better ground the building and reduce the number of elements on the exterior. At the ground floor level, cedar siding with a light stain will contrast against the corrugated metal to create an element that draws guests toward the entry. All exterior steel work will be repainted in a dark color to better ground these elements. The siding on the existing body of the building will remain but will be re-stained with a darker solid body color. All exterior windows are clear anodized aluminum and no change to the window color is proposed. All new windows and exterior doors will match the existing finish. Please refer to the packet for 3D renderings and photographs of the materials.

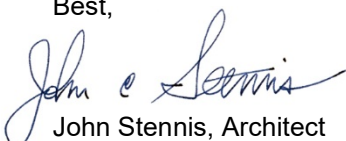
The existing sand color that covers the existing building does not reflect the identity of the business and all of the siding, fascial, soffit and trim is in need of repainting. The color scheme proposed provides a more subdued scheme that seeks to reinforce the identity of the business and blend in better with the surrounding context including the new Marriot which is located diagonally across the street from the Brew Pub. Physical materials have been provided to the planning office for your review.

Landscaping:

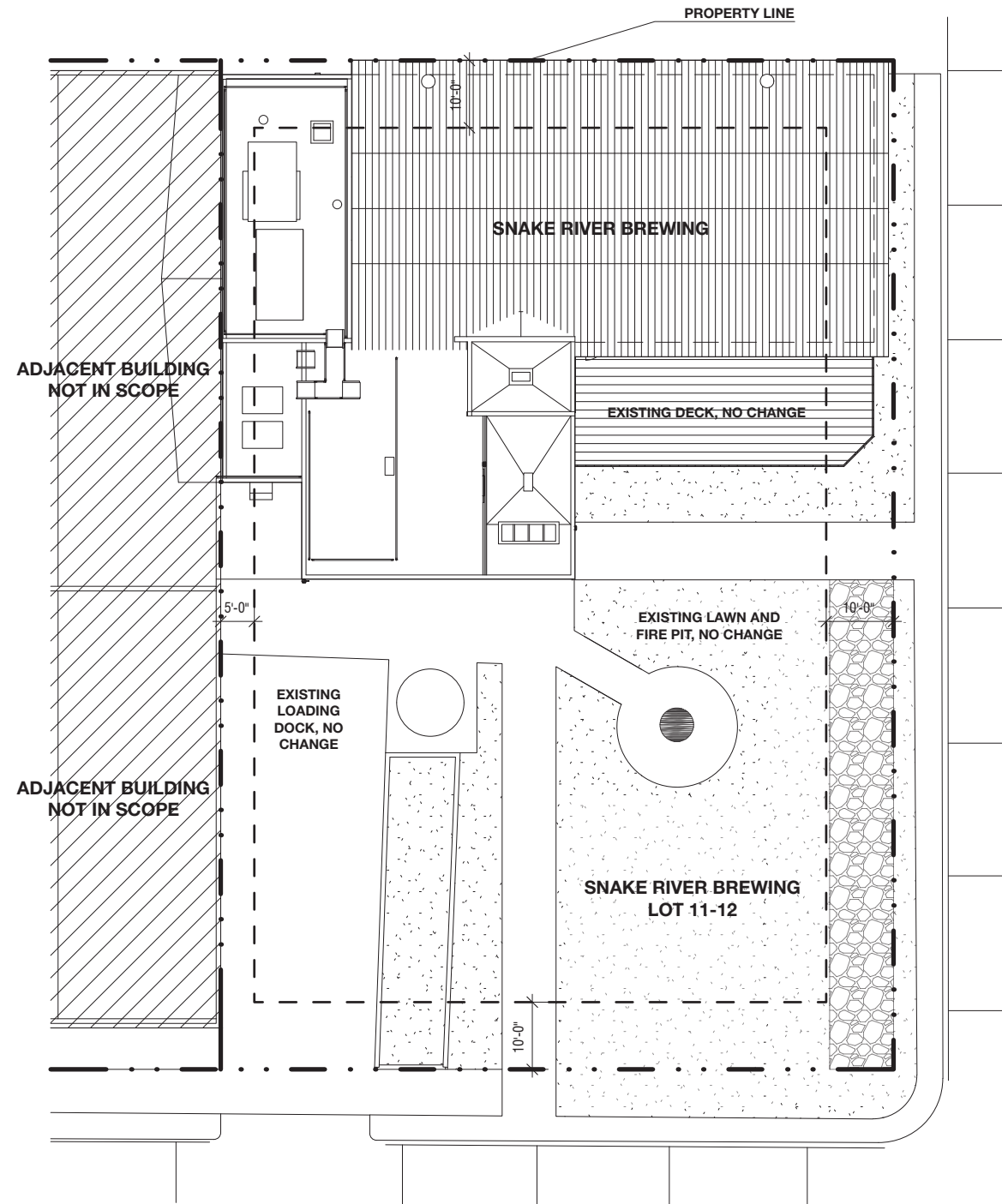
A small portion of the existing sidewalk at the entry will be removed so that it can be reworked to meet up with the new entry door. The footprint of this concrete walkway will not change and will be replaced with identical broom swept finish.

We look forward to discussing this project with you on January 13th and answering any questions you may have at that time. In the meantime, we are happy to discuss this project with you further should you have any questions in the interim.

Best,


John Stennis, Architect
GYDE Architects PC





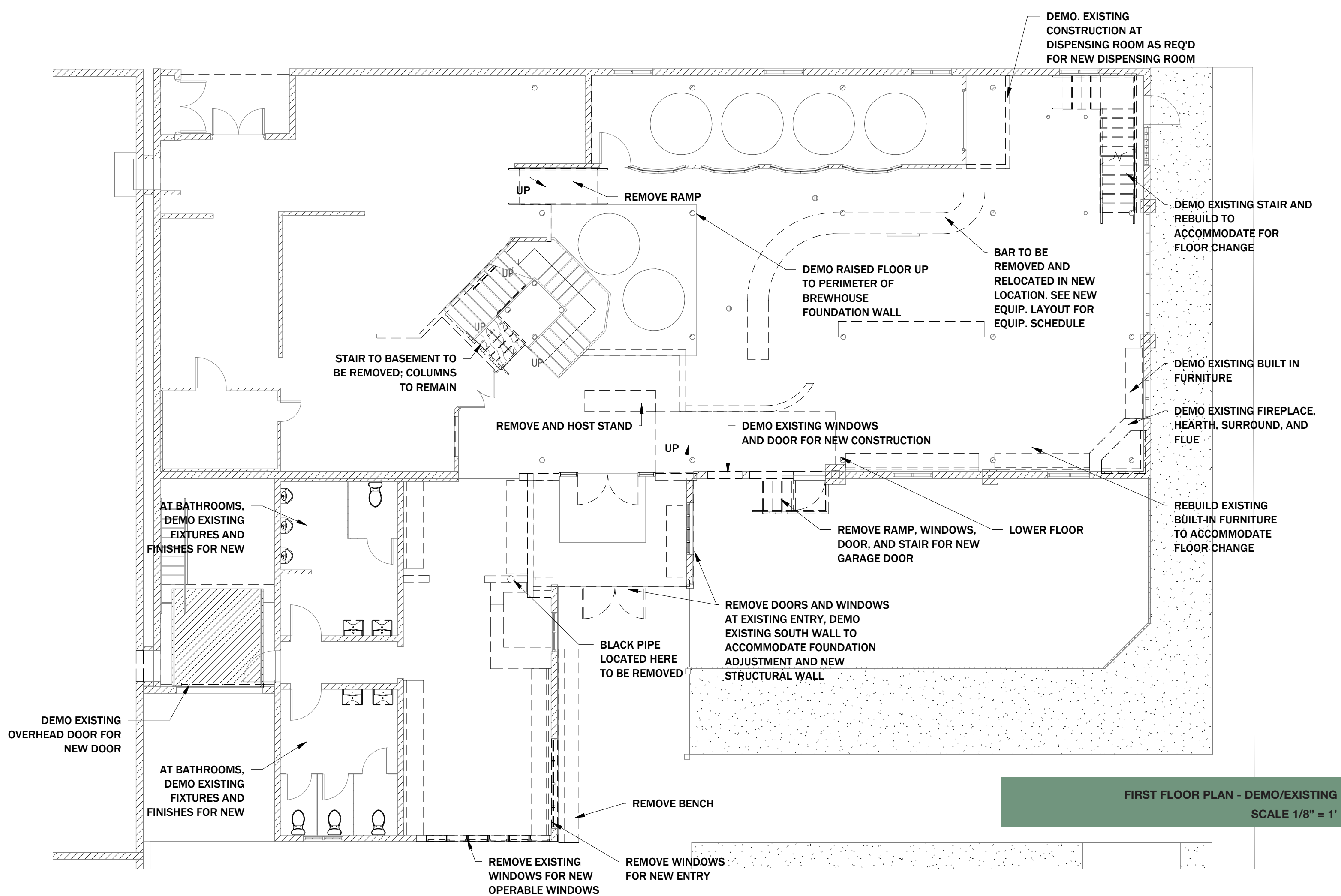
SITE PLAN - DRC SUBMITTAL

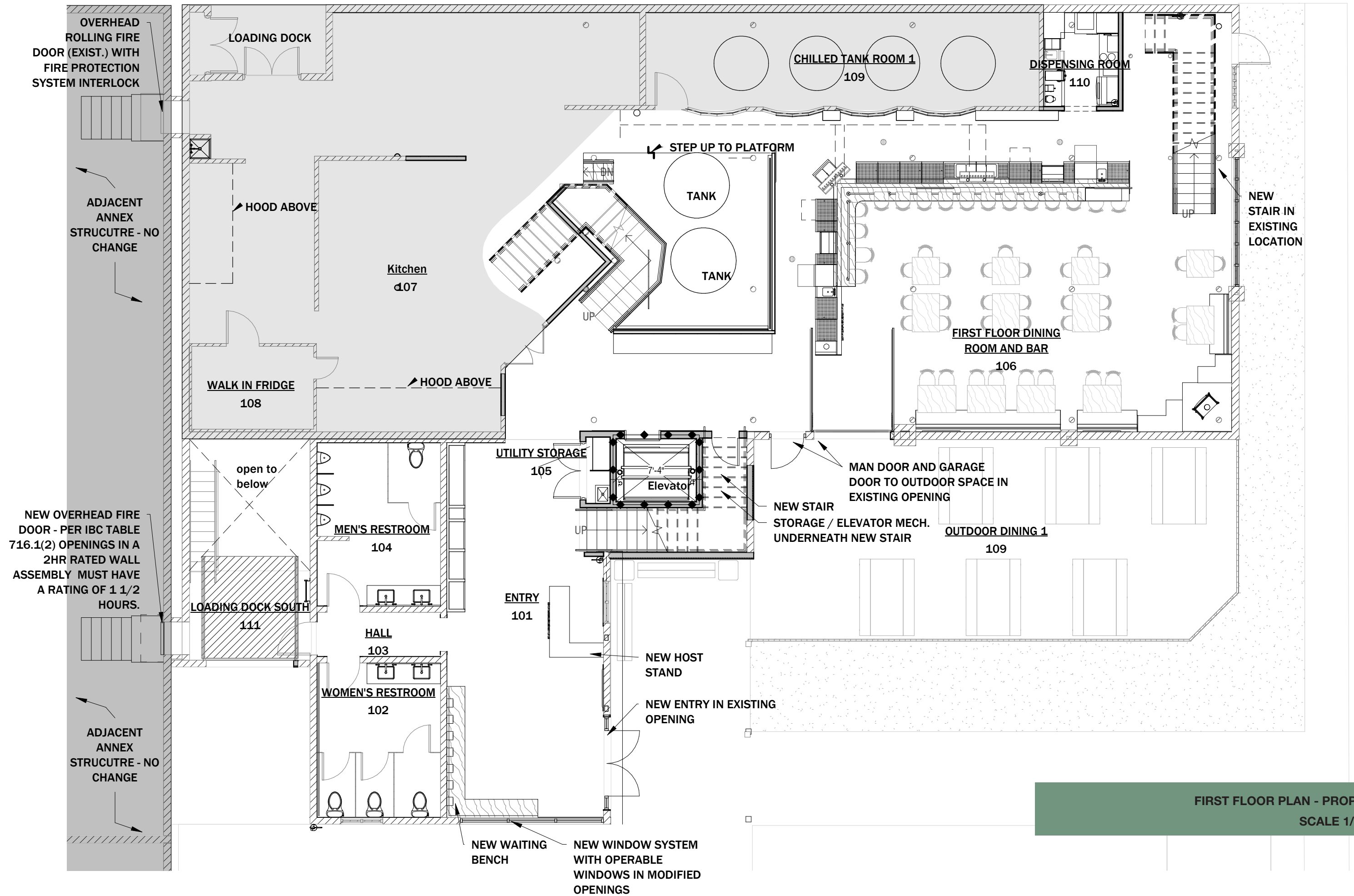


EXISTING EAST ELEVATION - PRIMARY WORK AREA



EXISTING NORTH ELEVATION - PRIMARY WORK AREA





FIRST FLOOR PLAN - PROPOSED
SCALE 1/8" = 1'



EXISTING WOOD SIDING, SOLID BODY PAINT

EXISTING GALVANIZED METAL ROOF THROUGHOUT

EXISTING STEEL TUBE FRAME TRELLIS

EXISTING STEEL POWDERCOATED RAILINGS

EXISTING CORRUGATED METAL SIDING AT ENTRY

ALUMINUM WINDOW FRAMES THROUGHOUT



EAST ELEVATION - DRC SUBMITTAL





EXISTING WOOD SIDING, SOLID BODY PAINT

EXISTING GALVANIZED METAL ROOF THROUGHOUT

EXISTING STEEL TUBE FRAME TRELLIS

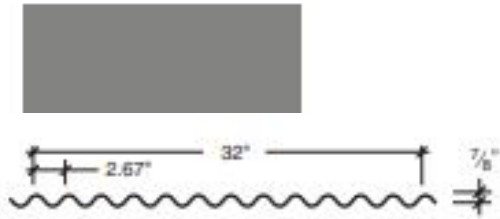
ALUMINUM WINDOW FRAMES THROUGHOUT

EXISTING STEEL POWDERCOATED RAILINGS



SOUTH ELEVATION - DRC SUBMITTAL





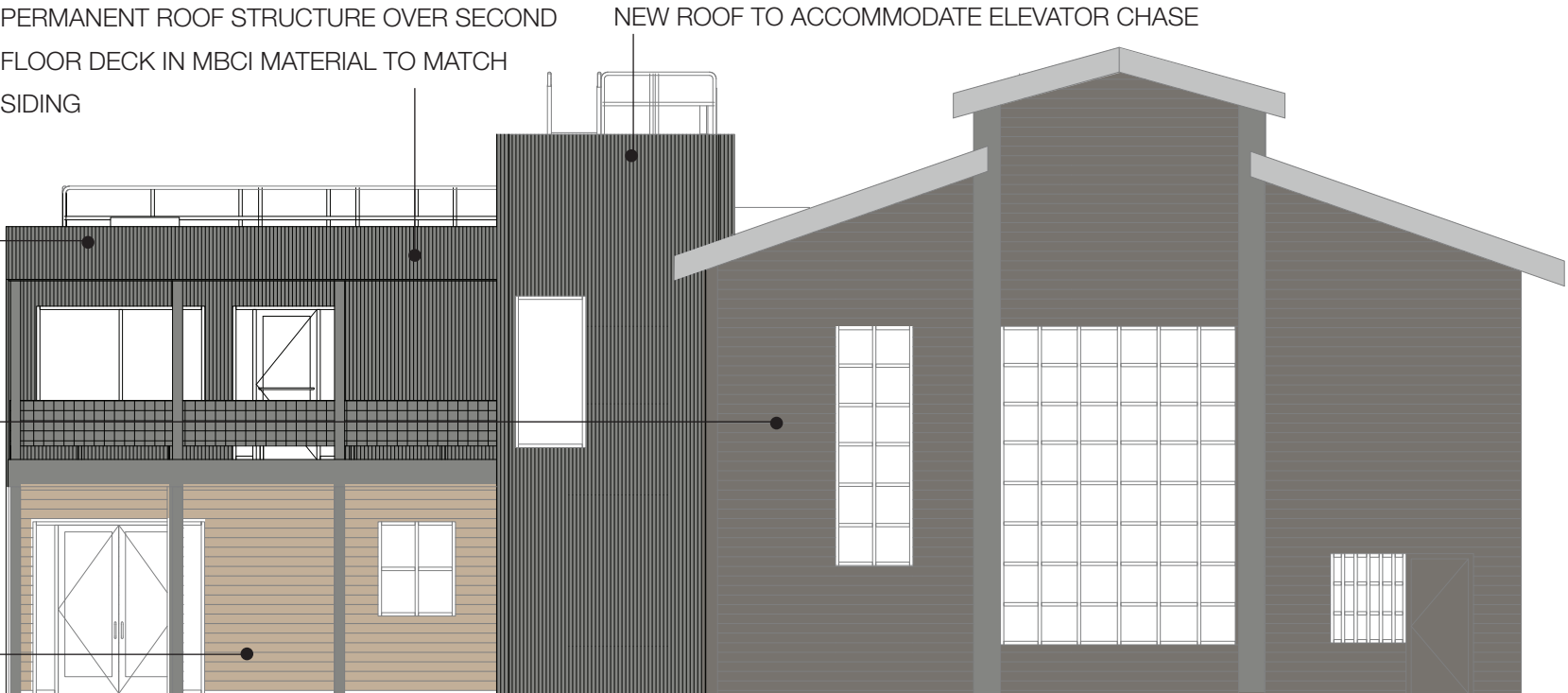
NEW MBCI, SIGNATURE 200
26 GAUGE MATERIAL, PBC PANEL IN CHARCOAL GREY



EXISTING CEDAR SIDING, PAINTED WITH FULL BODY PAINT
SHERWIN WILLIAMS 7019, GAUNTLET GREY

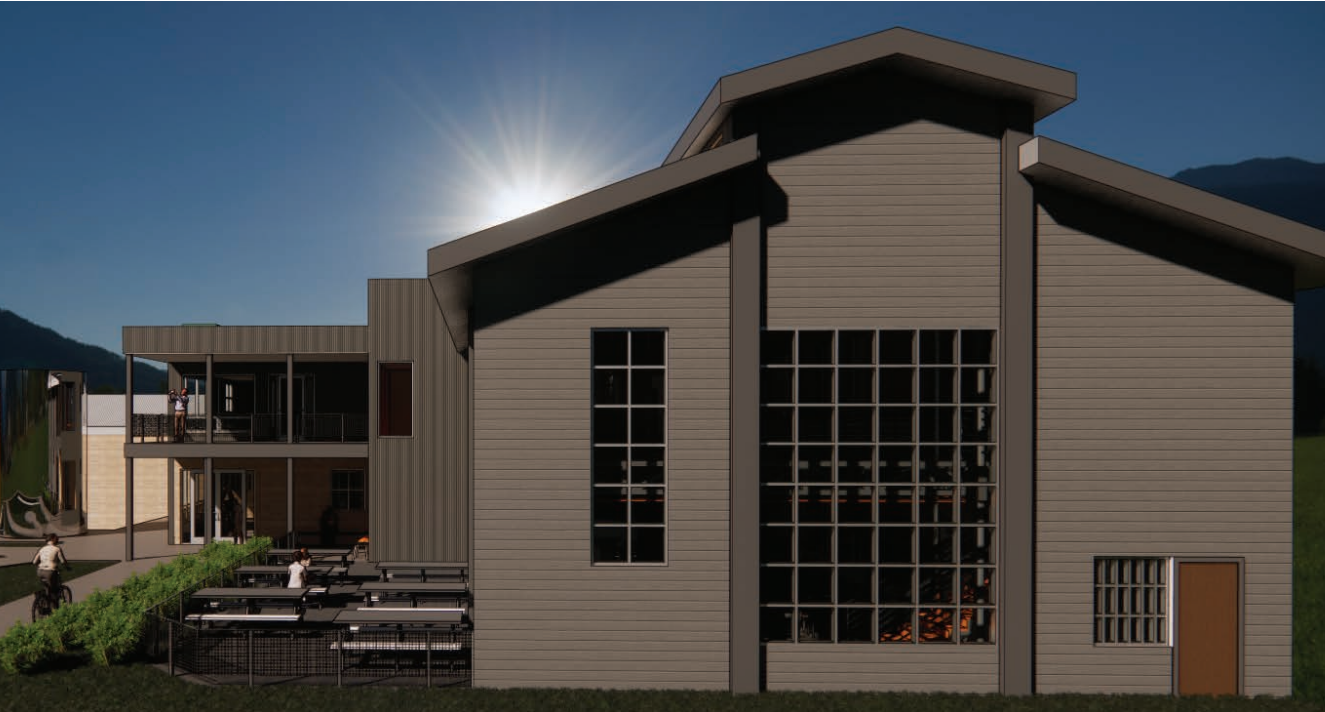


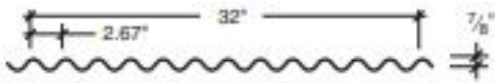
NEW PROPOSED CEDAR SIDING WITH STAIN AT NEW ENTRY, EAST
AND SOUTH ELEVATION ONLY



EAST ELEVATION - DRC SUBMITTAL

NOTE : ALL EXISTING STEEL POWDERCOATED RAILINGS AND ALUMINUM WINDOW FRAMES TO REMAIN. NEW WINDOW/DOOR OPENINGS TO MATCH EXISTING. ALL EXISTING SIGNAGE TO REMAIN. NO NEW SIGNAGE PROPOSED. NO CHANGE TO GALVANIZED METAL ROOF.





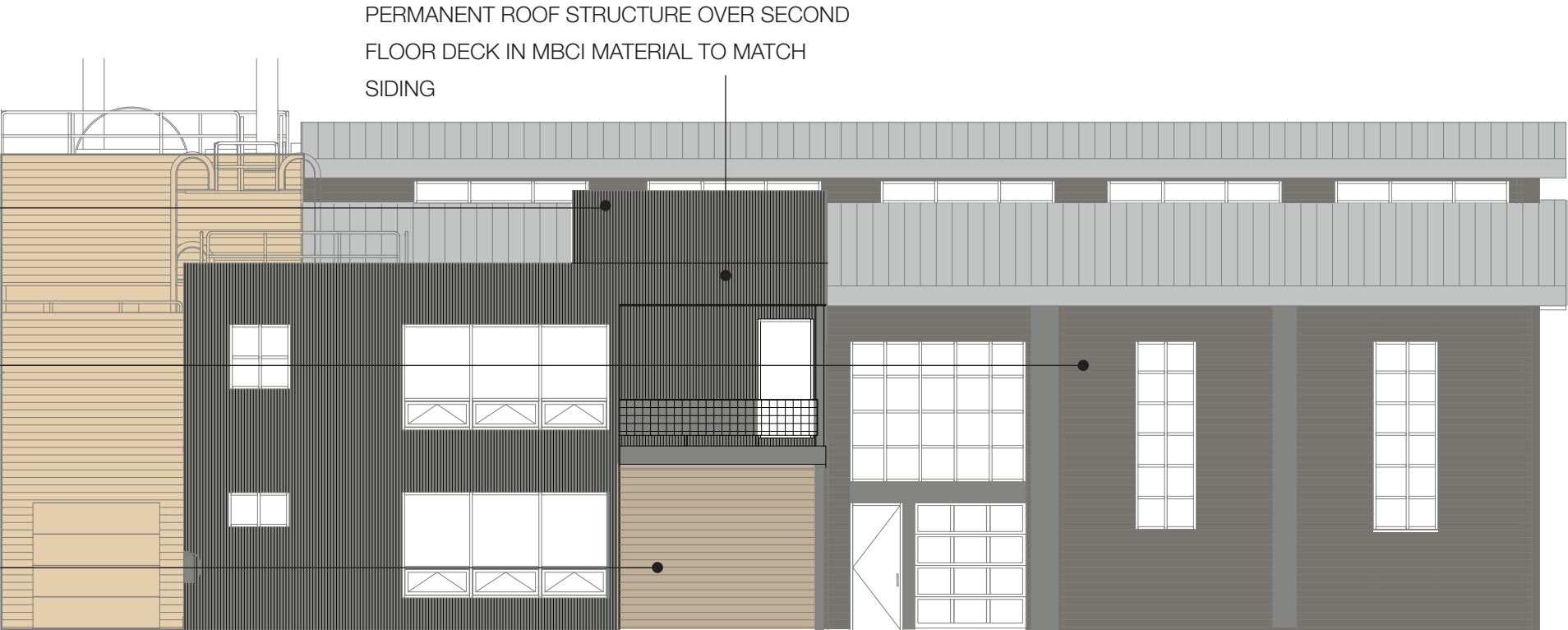
MBCI, SIGNATURE 200
26 GAUGE MATERIAL, PBC PANEL IN CHARCOAL
GREY



EXISTING CEDAR SIDING, PAINTED WITH FULL
BODY PAINT, SHERWIN WILLIAMS 7019,
GAUNTLET GREY



NEW PROPOSED CEDAR SIDING WITH STAIN AT
NEW ENTRY, EAST AND SOUTH ELEVATION ONLY



SOUTH ELEVATION - DRC SUBMITTAL

NOTE : ALL EXISTING STEEL POWDERCOATED RAILINGS AND ALUMINUM WINDOW FRAMES TO REMAIN. NEW WINDOW/DOOR OPENINGS TO MATCH EXISTING. ALL EXISTING SIGNAGE TO REMAIN. NO NEW SIGNAGE PROPOSED. NO CHANGE TO GALVANIZED METAL ROOF.





NEW PROPOSED CEDAR SIDING WITH STAIN AT
NEW ENTRY, EAST AND SOUTH ELEVATION

EXISTING GALVANIZED METAL ROOFING, NO
CHANGE

EXISTING CEDAR SIDING, PAINTED WITH FULL
BODY PAINT, SHERWIN WILLIAMS 7019,
GAUNTLET GREY

MBCI, SIGNATURE 200
26 GAUGE MATERIAL, PBC PANEL IN
CHARCOAL GREY











