**AGENDA**

**Design Review Committee**

**June 9, 2021 – REGULAR MEETING**

**5:30 PM**

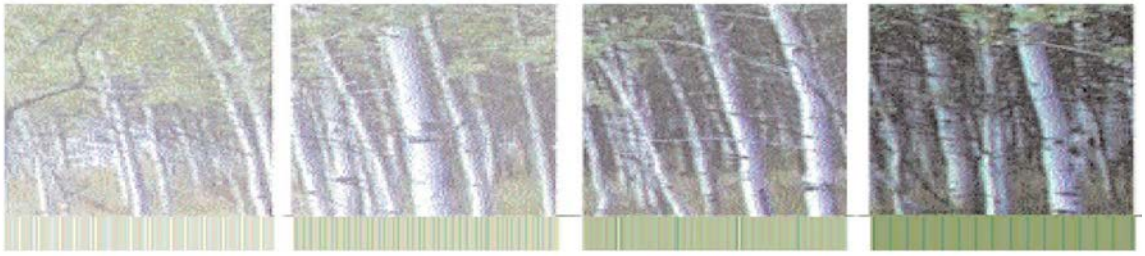
NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

## 1. LOG INTO DRC MEETING

I Link to ZOOM
. meeting:https://us02web.zoom.us/j/88290758245?pwd=TzkrUXEvQ091UnNUTTJqK1FTRDFRdz09

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
   I. P21-110: Teton Gables - 1140 W HWY 22 - Continuation
   II. P21-111: 235 Veronica Lane - Continuation
   III. P21-135: 245 N. Glenwood Remodel
   IV. P19-292: 445 Vine Street - Addendum
5. MATTERS FROM STAFF
6. ADJOURNMENT



# Town of Jackson Design Guidelines Checklist

**Meeting Date:** June 9, 2021
**Item Number:** P21-110
**Applicant:** Chris Lee, Design Associates Architects
**Address:** 1140 W. Highway 22
**Recommendations: Formal Review**

**Project Summary:** This item was continued from the May 12th DRC meeting for the following reasons:

- Massing appears too monolithic.
- The design seems too urban and should include more human scale elements.
- Pedestrian access needs to be improved. The entryway is hidden and should be better defined.
- Pedestrian access to the Y-intersection through the grassy area should be included.
- Landscaping hedge needs to be added in the exposed grassy area. This is also an LDR requirement in the CR-3 zone on properties adjacent to a highway.
- West elevation needs work to improve the appearance.

Please see the applicant's re-submittal package for written responses to the above items.

The subject property is zoned CR-3 and located on the northwestern corner of the Y-Intersection. The site consists of three (3) structures: Two (2) Teton Gables motel buildings (2,200 sf & 11,664 sf) and Cutty's restaurant (4,921 sf). The applicant plans to remove the smaller motel building and redevelop the southern half of the property with a new +/-30,000 sf, 3-story residential building with parking on the ground level. The larger motel and restaurant will be left as is. Because the remaining base floor area (7,808 sf) is less than 9,750 sf, this project does not require public review (i.e. Development Plan) and goes straight to DRC and Building Permit. Thus this is a formal DRC review. Below is a breakdown of the project:

**Density:** 26 residential units

- Base FAR (7,808 sf): (9) 1-bedroom + (2) 2-bedroom
- 2:1 Market (6,520 sf): (6) 1-bedroom + (4) 2-bedroom

- 2:1 Workforce (2,443 sf): (5) 1-bedroom

**Size**: Approximately 30,000 sf gross floor area: 18,104 sf (habitable) + 10,837 (Non-habitable garage)

- 1st floor: 10,837 sf (garage w/ 29 parking spaces) + 710 sf (stairs/circulation/mechanical)
- 2nd floor: 7,661 sf (Ten 1-beds + Three 2-beds) + 1,036 sf (Circulation)
- 3rd floor: 7,662 sf (Ten 1-beds + Three 2-beds) + 1,033 sf (Circulation)

**Parking**: 29 required for the new residential. 29 new spaces provided. (Note: this property has not yet been fully reviewed for overall parking compliance as it relates to the existing motel and restaurant).
**Stories**: 3
**Building Height**: 42'
**Materials**: The listed materials are bronze/dark brown & gray metal siding, light concrete and dark gray metal accents.

**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) <u>Street Wall</u>**

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

**E) <u>Materials</u>**

1) Application of Materials
   - ❑ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.
2) Materials Selection
   - ❑ Consider impacts on surrounding buildings, natural environment and culture.

Town of Jackson Design Review Committee
% Tyler Valentine - Senior Planner
Town of Jackson

May 31, 2021

Members of the DRC,

Thank you for your feedback in the May DRC Meeting. We took your input to heart and revised our design accordingly to better address the Site and the Design Guidelines for our Town.

We'll be presenting the revised model in the upcoming meeting to illustrate the changes we made based on the following comments received from Tyler Valentine on May 18th.

First, a few things to note. The apartment building being reviewed is on the same parcel as Cutty's and the Teton Gables motel. The owner's are dedicated to enhancing the overall site by improving the existing structures, parking, landscape and pedestrian flow. The new apartment building is sited parallel to Hwy. 89 to provide a street front while relegating parking behind and under the building. This orientation keeps the building out of critical slopes while forming a public realm between it and Cutty's, becoming a key landscape feature for this gateway intersection. The building's form and massing responds to its urban and highway context, while the landscape mitigates its scale to be pedestrian friendly for those navigating the site on foot. A pass under drive-through is designed in the building to accommodate a second ingress/egress point allowing for safe traffic flow and access.

- *Massing appears too monolithic.*
    - We added more texture and score joints to the concrete level to break it up visually. It was smooth and monolithic in the earlier version - the pattern breaks up the massing with shadow lines giving it a more depth and human scale.
    - We raised the grade three feet in front of the concrete pedestal and added vegetation to reduce the scale of the parking level. As we're built into the hillside - the grade will look natural and the enhanced vegetation will present a green wall to the street and sidewalk providing visual relief of the pedestal while creating a pedestrian friendly street front.
    - With the lower floor parking level changes made, the overall structure feels less massive and as such, we maintained the upper facade with the improved materials presented in the last DRC. There were two primary criteria that drove this design decision:
        - Streetwall. The structure presents a "Street Wall" which puts the face of the building to street setback and the parking behind, which is encouraged by the Town of Jackson Design Guidelines. As such, the Facade is by design used to enforce the build edge of the property and defined by the nature of Highway 89.
        - Authenticity. There is a movement in hotel and low rise apartment design to apply different facades to the building to create the appearance of diversity where the underlying use is consistent. You see it a lot in modern chain hotels in places like Idaho Falls and Salt Lake, but it's not all that common here, which is not a bad thing. In Jackson, we tend to design our buildings to respond to their sites rather than using more off the shelf solutions. That said - we all feel the upper level facade is clean and authentic, fits its Highway frontage home, and is in character with other architecturally designed projects in our community that are responsive to their sites.

- *The design seems too urban and should include more human scale elements.*
    - We improved the pedestrian access and enhanced the ground level experience by adding grade variation, more vegetation and an event space for the use of the public in the grassy area between Cutty's and the new apartments. We took a point of view perspective from street level in the model and sized and organized the landscaping and circulation to improve this experience.

- *Pedestrian access needs to be improved. The entryway is hidden and should be better defined.*
    - We added better pathways through the property to link our project to the Y-intersection on the East, the property on the South, the sidewalk to the West and improved the pathway through the bridge section of the building to the Entry. We added storefront glazing to highlight the entry giving it enhanced and clearly identifiable status in the design. We also provided lighting under the Bridge and in the Entry to communicate its importance. While we anticipate most building visits will come from the parking area behind the building, the glow of the entry will serve as a beacon visible from both the North and South sides of the building.

- *Pedestrian access to the Y-intersection through the grassy area should be included.*
    - We added sidewalks that circumnavigate the public realm while connecting Cutty's to the new apartments and to the crosswalk at Hwy. 89.

- *Landscaping hedge needs to be added in the exposed grassy area. This is also an LDR requirement in the CR-3 zone on properties adjacent to the highway.*
    - We created a gathering space that is defined by a low hedge and sidewalk that creates a key visual attraction from the intersection while hiding parking and providing an engaging outdoor activity zone.

- *West Elevation needs work to improve the appearance.*
    - We redesigned the South elevation by adding 4 new windows that bring light into the stairwell and hallway ameliorating its blank character and extending the siding over the pedestal to reduce its massing on the corner.

We trust these changes addressed your concerns about the project. We'll be presenting the model in the meeting so if you have questions or would like to see additional views of the building on the site, we'll be ready with answers and can tour the property in the meeting together.

Again, we welcome your feedback and thank you for your consideration.

Sincerely,



Christopher Lee, AIA
Design Associates Architects

Town of Jackson Design Review Committee
% Tyler Valentine - Senior Planner
Town of Jackson

Tyler,

A few photos of the existing site conditions for comparison with our proposed improvements - please include this w/ the narrative for the DRC Members.

Thanks,

C.





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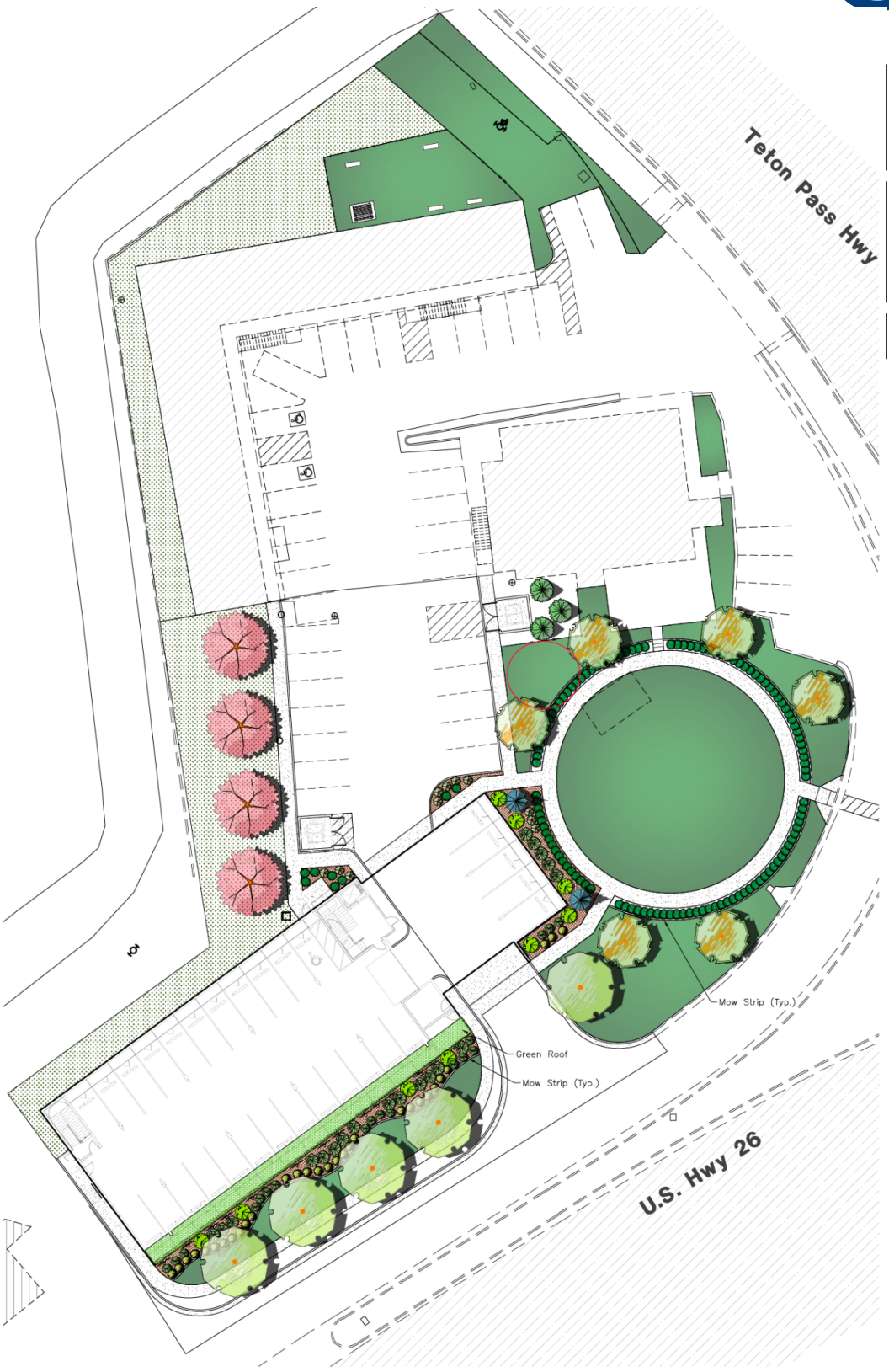




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# GABLES LOFT APARTMENTS

## DESIGN REVIEW
## 6-1-21


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

www.dajh.co


PROJECT NO.: 19-15 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T LEE
B-0228
4-21-21
STATE OF WYOMING

ISSUE HISTORY

| SYM. | ISSUE | DATE |
|---|---|---|
| 1 | CONCEPTUAL | 4-9-21 |
| 2 | CONCEPTUAL | 4-14-21 |
| 3 | DESIGN DEVELOPMENT | 4-21-21 |
| 4 | DESIGN REVIEW | 5-3-21 |
| 5 | DESIGN REVIEW | 6-1-21 |

GABLES LOFT APARTMENTS
1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT
4-21-21

A000

COVER

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Scale: 1" = 20'

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REVISIONS
DESCRIPTION
DATE

**Apartements**
**1140 W Hwy 22**
JACKSON, TETON COUNTY, WY

**Existing Site Plan**

Professional Engineer Seal
J. NATE REEVE
12640
Date
WYOMING

**Project Info.**
Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: DATE
Name: APARTMENTS 1140 W Hwy 22
Number: 7685-01

1 - Total Sheets

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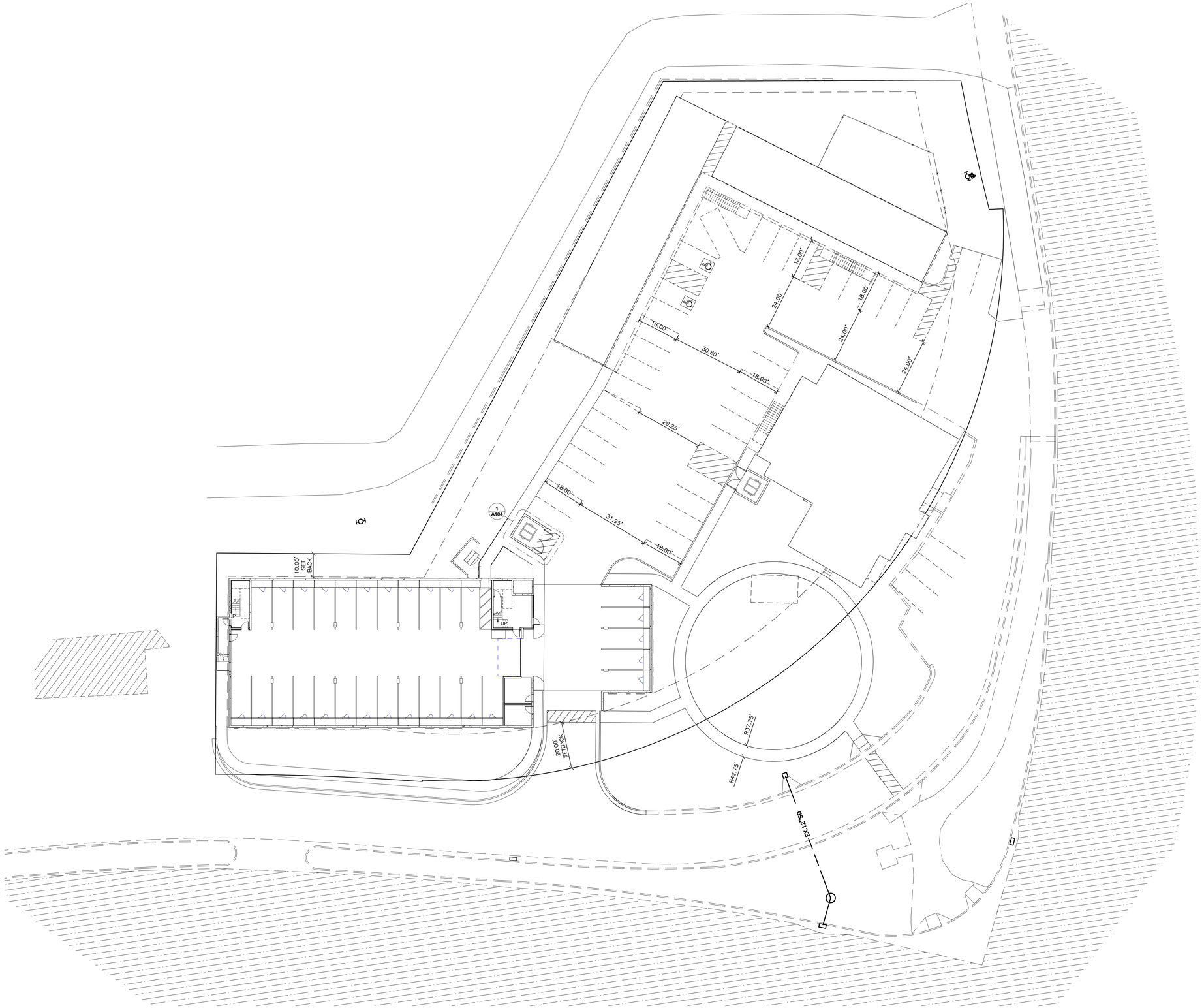
# GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT
4-21-21

E100

EXISTING SITE PLAN




DESIGN ASSOCIATES ARCHITECTS
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# GABLES LOFT APARTMENTS

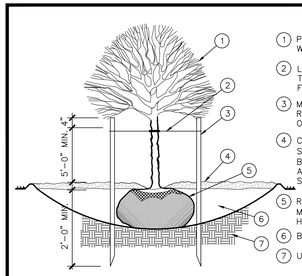
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DESIGN DEVELOPMENT
4-21-21

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SITE PLAN

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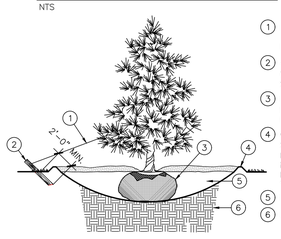



1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

## DECIDUOUS TREE PLANTING

NTS

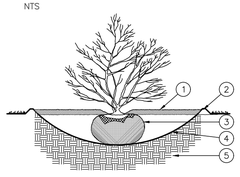



1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

## CONIFEROUS TREE PLANTING

NTS

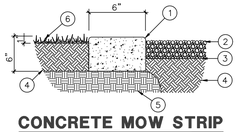



1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

## SHRUB PLANTING

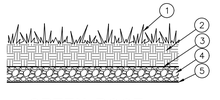
NTS




1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

## CONCRETE MOW STRIP

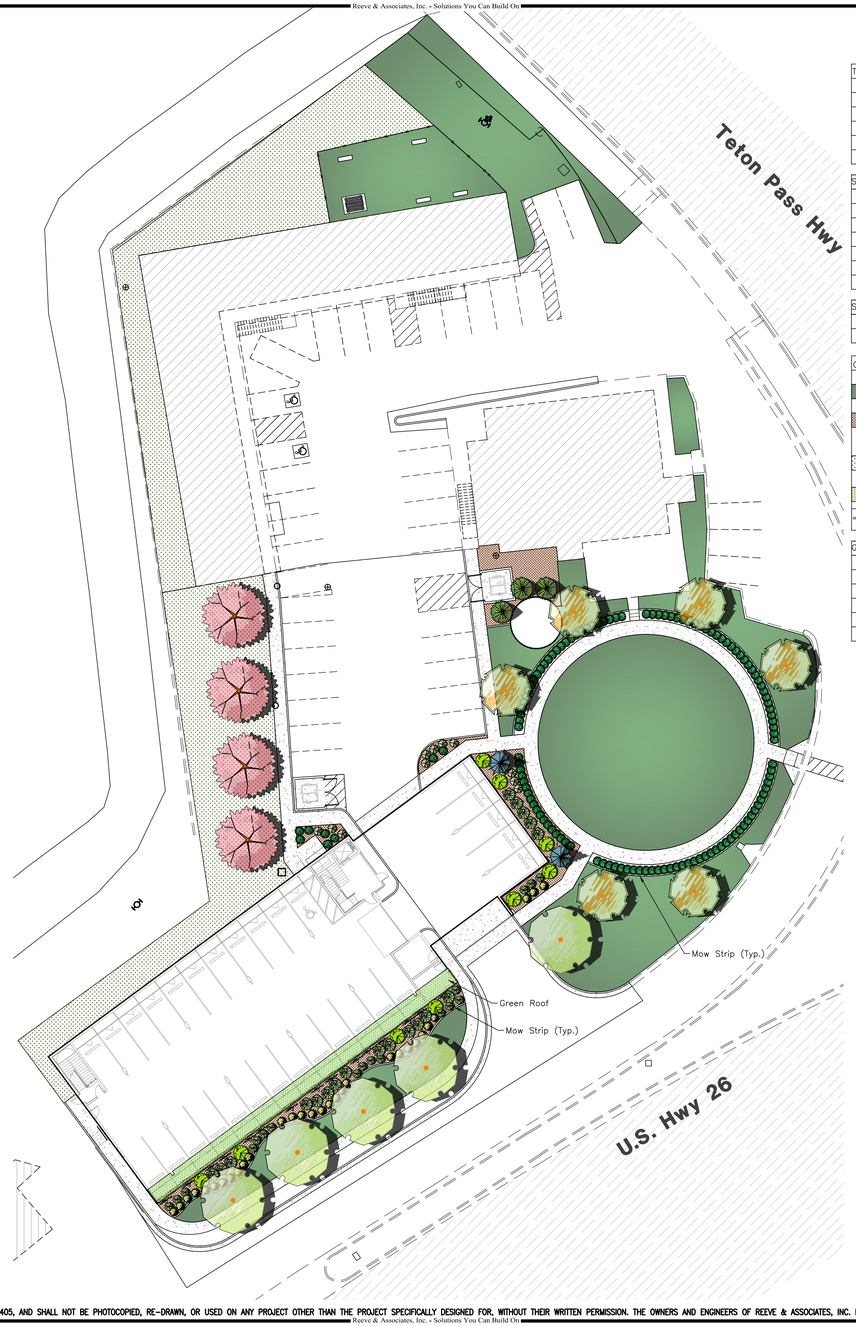
NTS




1. PLANTINGS
2. UTELITE GREEN ROOF MEDIA - 4" DEPTH MIN.
3. FILTER FABRIC
4. UTELITE DRAINAGE MEDIA - 3" DEPTH MIN.
5. WATER PROOF MEMBRANE - SEE ARCHITECTURAL DRAWINGS

## GREEN ROOF

NTS




## PLANT TABLE

TREES

| Quantity | Symbol | Scientific Name | Common Name | Size |
|---|---|---|---|---|
| 4 | | Amelanchier x g. 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 10 gallon |
| 2 | | Juniperus scopulorum 'Skyrocket' | Sky Rocket Juniper | 6' Ht |
| 6 | | Malus sp. 'Donald Wyman' | Donald Wyman Crabapple | 10 gallon |
| 3 | | Picea glauca 'Pendula' | Weeping White Spruce | 6' Ht |
| 5 | | Populus tremuloides | Quaking Aspen | 6' Ht |

SHRUBS

| Quantity | Symbol | Scientific Name | Common Name | Size |
|---|---|---|---|---|
| 19 | | Symphoricarpos alba | Common Snowberry | 5 gal. |
| 18 | | Pinus mugo 'Slowmound' | Slowmound Mugo Pine | 5 gal. |
| 124 | | Potentilla fruiticosa 'Gold Drop' | Gold Drop Cinquefoil | 5 gal. |
| 11 | | Mahonia aquifolium 'Compactum' | Compact Oregon Grape | 5 gal. |
| 9 | | Cornus sericea 'Insanti' | Insanti Dwarf Dogwood | 5 gal. |
| 30 | | Viburnum opulus nanum | Dwarf European Cranberry | 5 gal. |

SHRUBS

| Quantity | Symbol | Scientific Name | Common Name | Size |
|---|---|---|---|---|
| 15 | | Parthenocissus quinquefolia | Virginia Creeper | 5 gal. |

OTHER

| Symbol | Description | Size/Type |
|---|---|---|
| | Turf Grass - Sod<br>Kentucky Bluegrass Mix - 3 Species Minimum | Sod |
| | Wood Mulch - Medium Chunk<br>Place mulch over 5 ounce Professional weed barrier cloth in all planting beds.<br>Contractor to provide samples to owner for approval prior to delivery. | 1" Diameter<br>3" Depth |
| | Seed Mix - Non Irrigated native grass seed mix - 5 Species min.<br>See Native Seed Mix Below | Hydroseed |
| | Green Roof - Irrigated roof top plantings with 4" of lightweight soil | Flats 12" o.c. |
| | Concrete Mow Strip | 6"x6" |

GREEN ROOF

| Quantity | Symbol | Scientific Name | Common Name | Size |
|---|---|---|---|---|
| 20% | | Sedum sarmentosum | Gold Moss Stonecrop | Flats 12" O.C. |
| 20% | | Sedum spurium 'John Creech' | John Creech Stonecrop | Flats 12" O.C. |
| 20% | | Sedum rupestre 'Angelina' | Angelina Stonecrop | Flats 12" O.C. |
| 20% | | Delosperma cooperi | Purple Hardy Ice Plant | Flats 12" O.C. |
| 20% | | Thymus serpyllum 'Minimus" | Thyme Minimus | Flats 12" O.C. |

**Native Seed Mix**

| Botanical Name | Common Name | % by weight | lbs/Acre |
|---|---|---|---|
| Pacopyrum smithii | Western Wheatgrass | 15% | 3.75 |
| Elymus lanceolata | Thickspike Wheatgrass | 10% | 2.5 |
| Festuca idahoensis | Idaho Fescue | 18% | 4.5 |
| Pseudoroegneria spicata | Bluebunch Wheatgrass | 15% | 3.75 |
| Poa secunda | Big Bluegrass | 10% | 2.5 |
| Bromus marginatus | Mountain Brome | 10% | 2.5 |
| Elymus trachycaulus | Slender Wheatgrass | 20% | 5 |
| Vicia americana | American Vetch | 2% | 0.5 |
| | | 100% | 25 |
| Note: | Hydroseed 25 lbs of seed per Acre | | |

## PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

20 0 20 40 60

Scale: 1" = 20'

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REVISIONS

| DESCRIPTION | DATE |
|---|---|

Apartements
1140 W Hwy 22
JACKSON, TETON COUNTY, WY

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
JOHN C. PETERSON
5/01/2021
STATE OF WYOMING

**Project Info.**
Engineer: J. NATE REEVE, P.E.
Drafter: N. PETERSON
Begin Date: DATE
Name: APARTMENTS
1140 W Hwy 22
Number: 7685-01

1
Total Sheets

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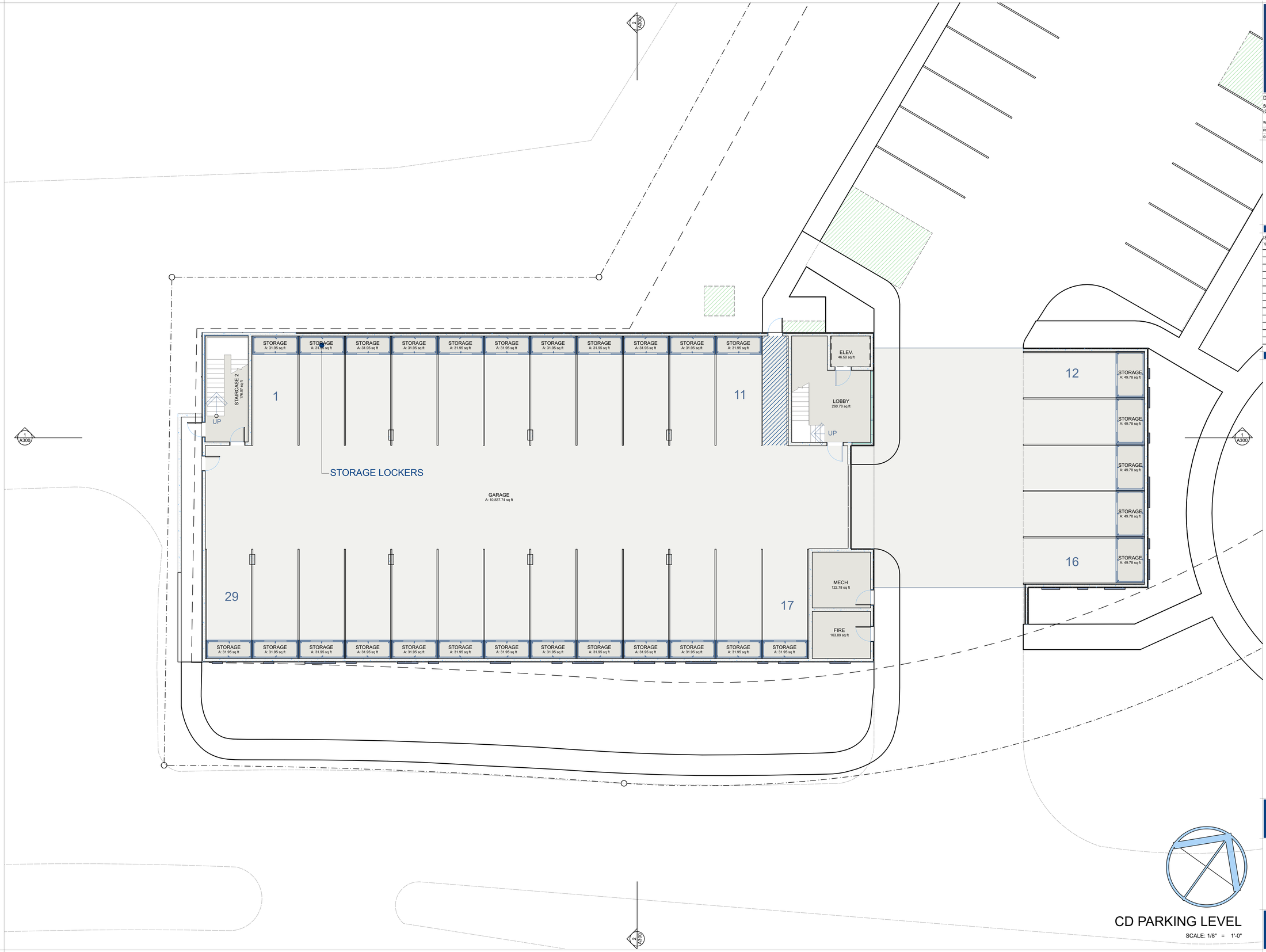
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DESIGN DEVELOPMENT
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A101

LANDSCAPE PLAN




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DESIGN DEVELOPMENT
4-21-21

A200

PARKING LEVEL PLAN

CD PARKING LEVEL
SCALE: 1/8" = 1'-0"




CD SECOND FLOOR PLAN

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

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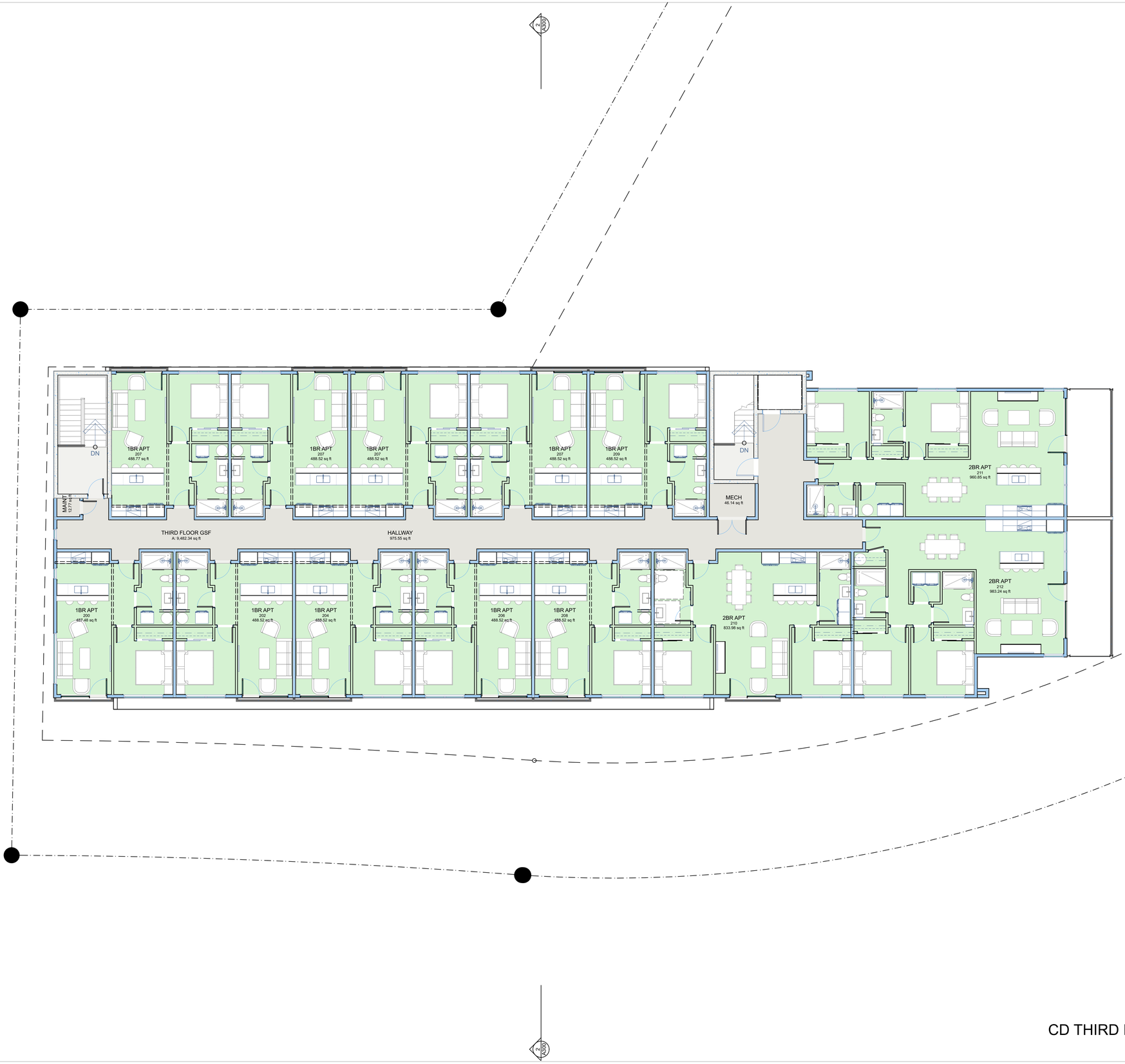
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SECOND FLOOR PLAN




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# GABLES LOFT APARTMENTS

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DESIGN DEVELOPMENT
4-21-21

A202

THIRD FLOOR PLAN

## CD THIRD FLOOR PLAN

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




NORTH ELEVATION

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




SOUTH ELEVATION

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

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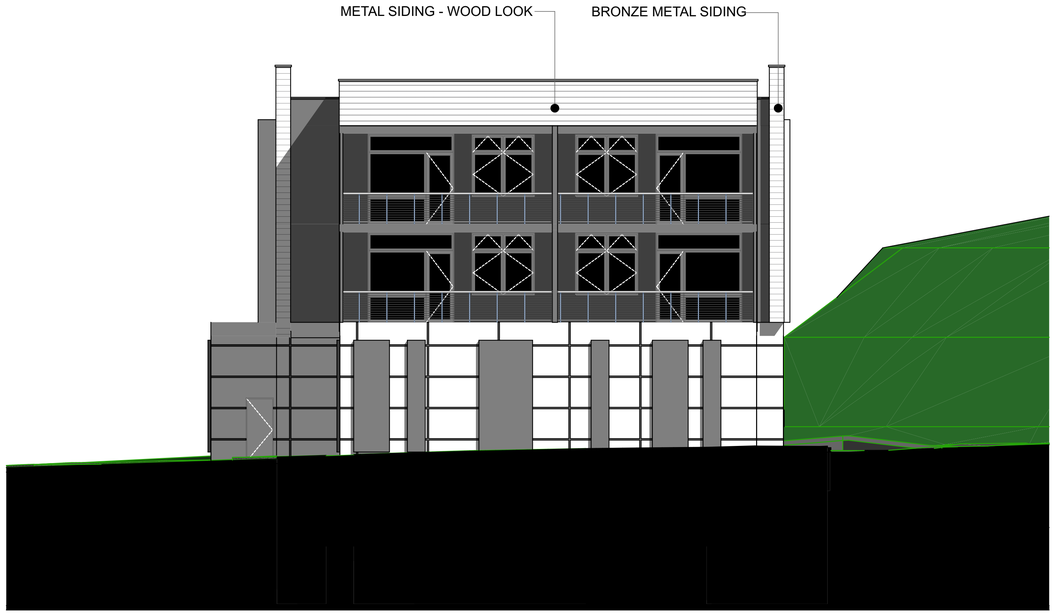
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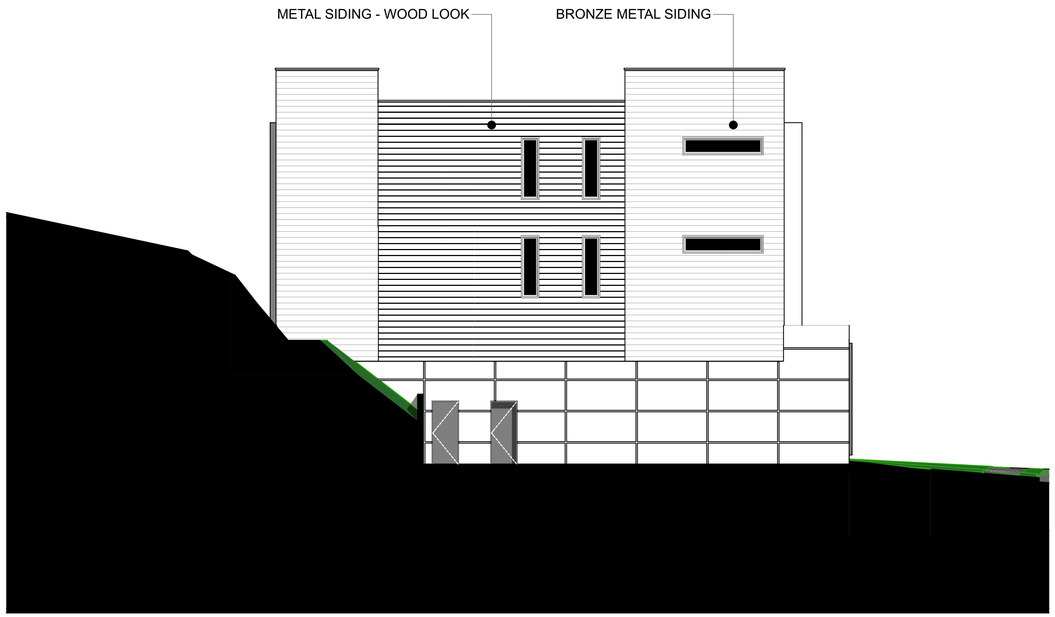
A400

ELEVATIONS




EAST ELEVATION

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




WEST ELEVATION

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

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DESIGN DEVELOPMENT
4-21-21

A401

ELEVATIONS

## EXTERIOR METAL SIDING SAMPLE 1



## LIGHT CONCRETE



## EXTERIOR METAL SIDING SAMPLE 2



## EXTERIOR ACCENT METAL



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# GABLES LOFT APARTMENTS

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A800

MATERIALS



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# GABLES LOFT APARTMENTS

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A900

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A904

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A905

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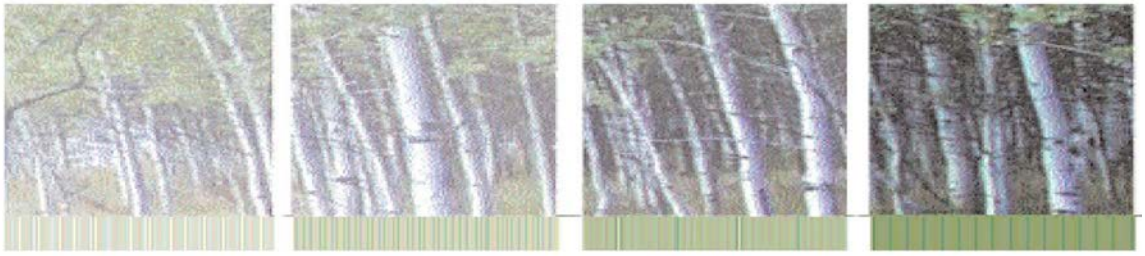
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DESIGN DEVELOPMENT
4-21-21

A911

RENDERINGS



# Town of Jackson Design Guidelines Checklist

**Meeting Date:** June 9, 2021
**Item Number:** P21-111
**Applicant:** Chris Lee, Design Associates Architects
**Address:** 235 & 255 Veronica Lane
**Recommendations: Formal Review**

**Project Summary:** This item was continued from the May 12th DRC meeting for the following reasons:

- Window fenestration on the stairwells should be changed to better distinguish circulation elements from the habitable portions of the building.
- Applicant needs to impove the building's subtractive features. One improvement could be pulling the balconies back from the same plane as the corrugated metal.
- Building seems too relentless and needs some relief.
- Need matching site plans (i.e. landscape plan and site plan don't match).
- Applicant should explore how landscaping can provide relief to the relentlessness of the design.
- The courtyard seems cold and grim. Needs work.
- Entryways to the two starwells should be better defined. Perhaps a canopy above.
- Sidewalk should continue as far south as possible before dumping pedestrians into Virginian Lane.
- Consider working with adjacent property owners to connect pedestrian access to Maple Way. Perhaps a 4'-6'-wide striping lane?
- Some members expressed concerns over too much corrugated metal. Suggestions include possibly removing the corrugated metal on the ground level.

Please see the applicant's re-submittal package for written responses to the above items.

The subject properties (0.65 acres total) are zoned CR-3 and are currently vacant. The applicant plans to construct a new +/-25,000 sf, 3-story residential building with parking on the ground level. Because the amount of base floor area being used is less than 9,750 sf, this project does not require public review (i.e. Development Plan) and goes straight to DRC and Building Permit. Thus, this is a formal DRC review. Below is a breakdown of the project:

**Density:** 36 residential units – (29) 1-beds & (7) 2-beds

- Base FAR (9,750 sf): (12) 1-bedroom + (2) 2-bedroom
- 2:1 Market (7,750 sf): (8) 1-bedroom + (5) 2-bedroom
- 2:1 Workforce (4,182 sf): (9) 1-bedroom

**Size**: Approximately 25,000 sf

- 1st floor: 1,951 sf (One 2-bed + Three 1-beds) + 442 sf (stairs/circulation/mechanical)
- 2nd floor: 8,708 sf (Three 2-beds + Thirteen 1-beds) + 2,414 sf (Circulation)
- 3rd floor: 8,708 sf (Three 2-beds + Thirteen 1-beds) + 2,414 sf (Circulation)

**Parking**: 40 required. 42 provided.
**Stories**: 3
**Materials**: The listed materials are corrugated gray metal siding, horizontal metal siding (wood grain) for the inset patios, black metal railing and wood trim.

**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) <u>Street Wall</u>**

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

**E) <u>Materials</u>**

1) Application of Materials
   - ❑ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.
2) Materials Selection
   - ❑ Consider impacts on surrounding buildings, natural environment and culture.

Town of Jackson Design Review Committee
% Tyler Valentine - Senior Planner
Town of Jackson

May 31, 2021

Members of the DRC,

We appreciate the feedback and discussion we had with you at the April DRC meeting. Working with your comments, we revised the design to give it a better scale and character.

We'll be presenting the revised model in the upcoming meeting to illustrate the change we made based on the following comments received from Tyler Valentine on May 18th.

- *Window fenestration on the stairwells should be changed to better distinguish circulation elements from the habitable portions of the building.*
    - We changed the windows at the stairwells, reducing their size and reconfigured the layout.

- *Applicant needs to improve the building's subtractive features. One improvement could be pulling the balconies back from the same plane as the corrugated metal.*
    - There is now a material change at the balconies which breaks the plane, giving them a defined elemental character.

- *Building seems relentless and needs some relief.*
    - We added one new siding to the pallet - fiber cement board, which allowed us to break up and reduce the corrugated gray metal. We also came to feel the corrugated was too much so we switched it to another product that looks like a painted gray channel rustic wood siding..

- *Need matching site plans (i.e. Landscape plan and site plan don't match).*
    - Correction made.

- *Applicant should explore how landscaping can provide relief to the relentlessness of the design.*
    - Agree - we added trees to soften up the design.

- *The courtyard seems cold and grim. Needs work.*
    - The courtyard is intended to bring light and nature into the hallways the tenants use to access their units, and provide an outdoor, protected space in an otherwise urban environment. As such, we've added trees for shade and character, pathways and benches for access and use. It's not a large space, but it is our intention that it feels like a natural courtyard for the enjoyment of the people living in the building.

- <u>Entryways to the two stairwells should be better defined.  Perhaps a canopy above.</u>
    - We changed the windows and doors and the siding at the stairwells to give them definition.  We also added canopies to each with the larger one and site address at the main entry to the building on the Southeast corner.

- *Sidewalk should continue as far south as possible before dumping pedestrians into Virginian (Veronica)  Lane.*
    - We extended the sidewalk to the southern property line.

- *Consider working with adjacent property owners to connect pedestrian access to Maple Way.  Perhaps a 4'-6" wide striping lane?*
    - Yes - Rob Pitts (Managing Partner) is planning on approaching the adjacent owners and the HOA with a suggested plan to stitch the neighborhood together.

- *Some members expressed concerns over too much corrugated metal.  Suggestions included possibly removing the corrugated metal on the ground level.*
    - We agreed and ended up with a new approach to the siding that we think better addresses the programming of the building while giving the project character and scale.

We hope you agree these changes addressed your thoughts for our project.  We'll be presenting the model in the meeting so if you have questions or would like to see additional views of the building on the site, we'll be ready with answers and can tour the property in the meeting together.

Again, we welcome your feedback and thank you for your consideration.

Sincerely,



Christopher Lee, AIA
Design Associates Architects




# VERONICA LANE APARTMENTS

## 235 & 255 VERONICA LANE - JACKSON, WY
## DESIGN REVIEW
## 6-1-21

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

REVISION HISTORY

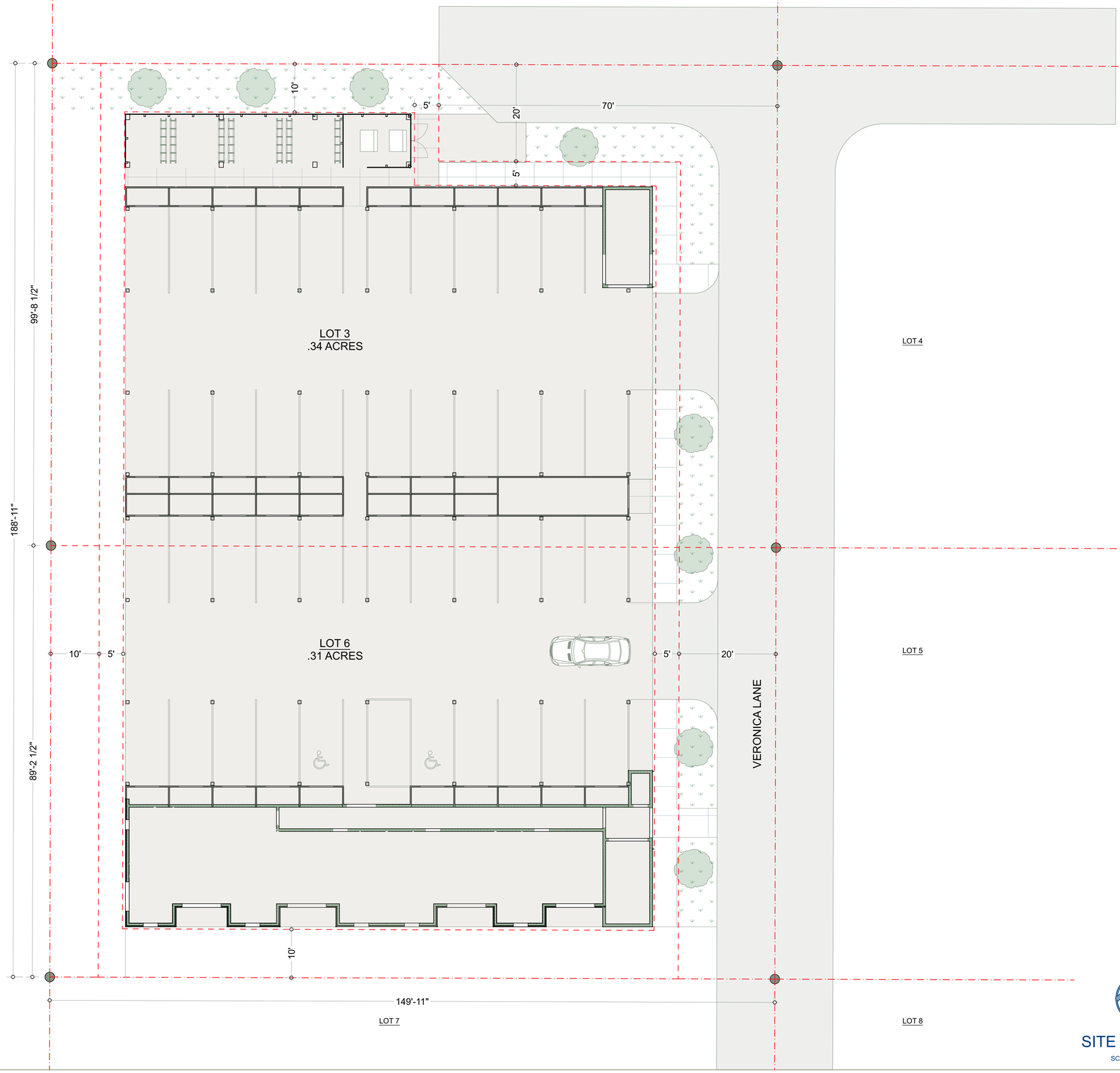
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|---|---|---|
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| 2 | PRE-APP | 12-17-20 |
| 3 | DESIGN REVIEW | 6-1-21 |

VERONICA LANE APARTMENTS
235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A000

COVER




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# VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

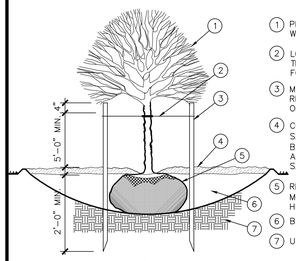
CONCEPTUAL
1-5-21

A100

SITE PLAN

SITE PLAN
SCALE: 1" = 10'

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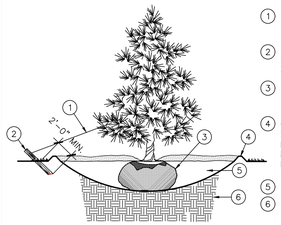



1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

## DECIDUOUS TREE PLANTING

NTS

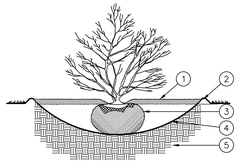



1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

## CONIFEROUS TREE PLANTING

NTS

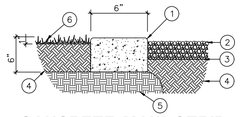



1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

## SHRUB PLANTING

NTS




1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

## CONCRETE MOW STRIP

NTS

## PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



TREES

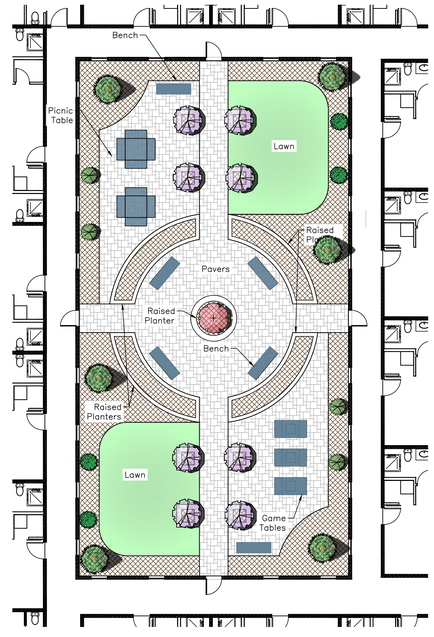
| Quantity | Symbol | Scientific Name | Common Name | Size |
|---|---|---|---|---|
| 5 | | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo | 2" cal. |
| 4 | | Malus sp. 'Red Barron' | Red Barron Crabapple | 2" Caliper |
| 8 | | Koelreuteria paniculata 'Gocanzam' | Golden Candle Rain Tree | 2" Caliper |
| 1 | | Cercis canadensis Minnesota Strain | Minnesota Redbud | 1" Caliper |
| 5 | | Pinus nigra 'Arnold's Sentinel' | Arnold's Sentinel Pine | 4" Height |

SHRUBS

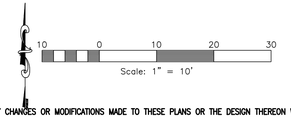
| Quantity | Symbol | Scientific Name | Common Name | Size |
|---|---|---|---|---|
| 9 | | Physocarpus opulifolius 'Dart's Gold' | Darts Gold Ninebark | 5 gal. |
| 19 | | Pinus mugo 'Slowmound' | Slowmound Mugo Pine | 5 gal. |
| 26 | | Potentilla fruticosa 'Gold Drop' | Gold Drop Cinquefoil | 5 gal. |
| 13 | | Ribes Alpinum 'Green Mound' | Green Mound Alpine Currant | 5 gal. |

OTHER

| Symbol | Description | Size/Type |
|---|---|---|
| | Turf Grass - Sod<br>Kentucky Bluegrass Mix - 3 Species Minimum | Sod |
| | Wood Mulch - Medium Chunk<br>Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery. | 1" Diameter<br>3" Depth |
| | Concrete Pavers | |
| | Concrete Mow Strip | 6"x6" |




COURTYARD




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REVISIONS

| DESCRIPTION | DATE |
|---|---|

Apartments
253 Veronica Lane
JACKSON, TETON COUNTY, WYOMING

Landscape Plan

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

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER T. LEE
LA-0417
12/31/2021
STATE OF UTAH

**Project Info.**
Engineer: ENGINEER'S NAME
Drafter: DRAFTER'S NAME
Begin Date: MAY 2021
Name: APARTMENTS VERONICA LANE
Number: 7609-02

1
- Total Sheets

2021.06.01 Jackson Veronica Lane

SCALE: 1:1.25

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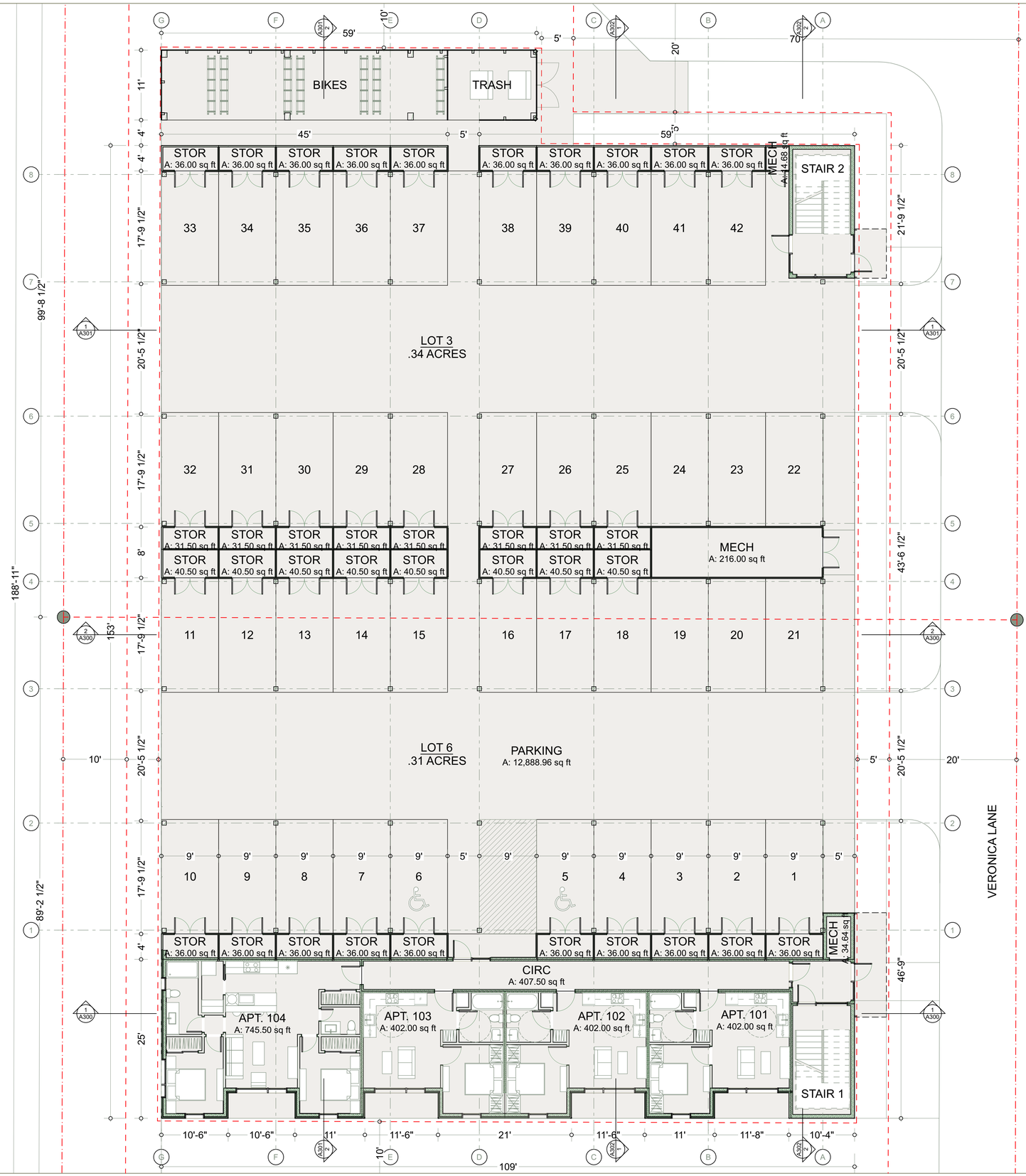
VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A101

LANDSCAPE PLAN




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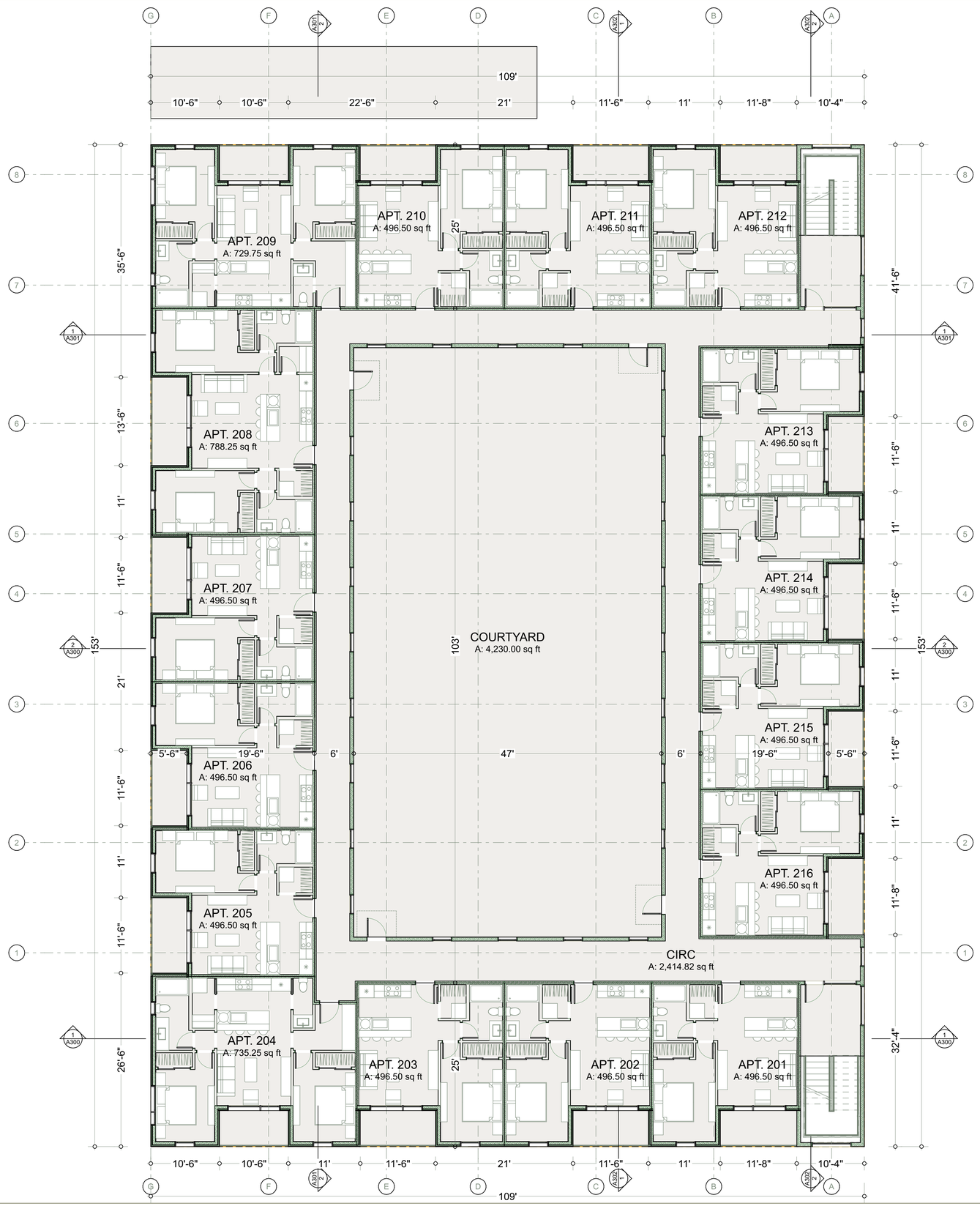
235 & 255 VERONICA LANE
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CONCEPTUAL
1-5-21

A201

FIRST FLOOR PLAN

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"




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# VERONICA LANE APARTMENTS

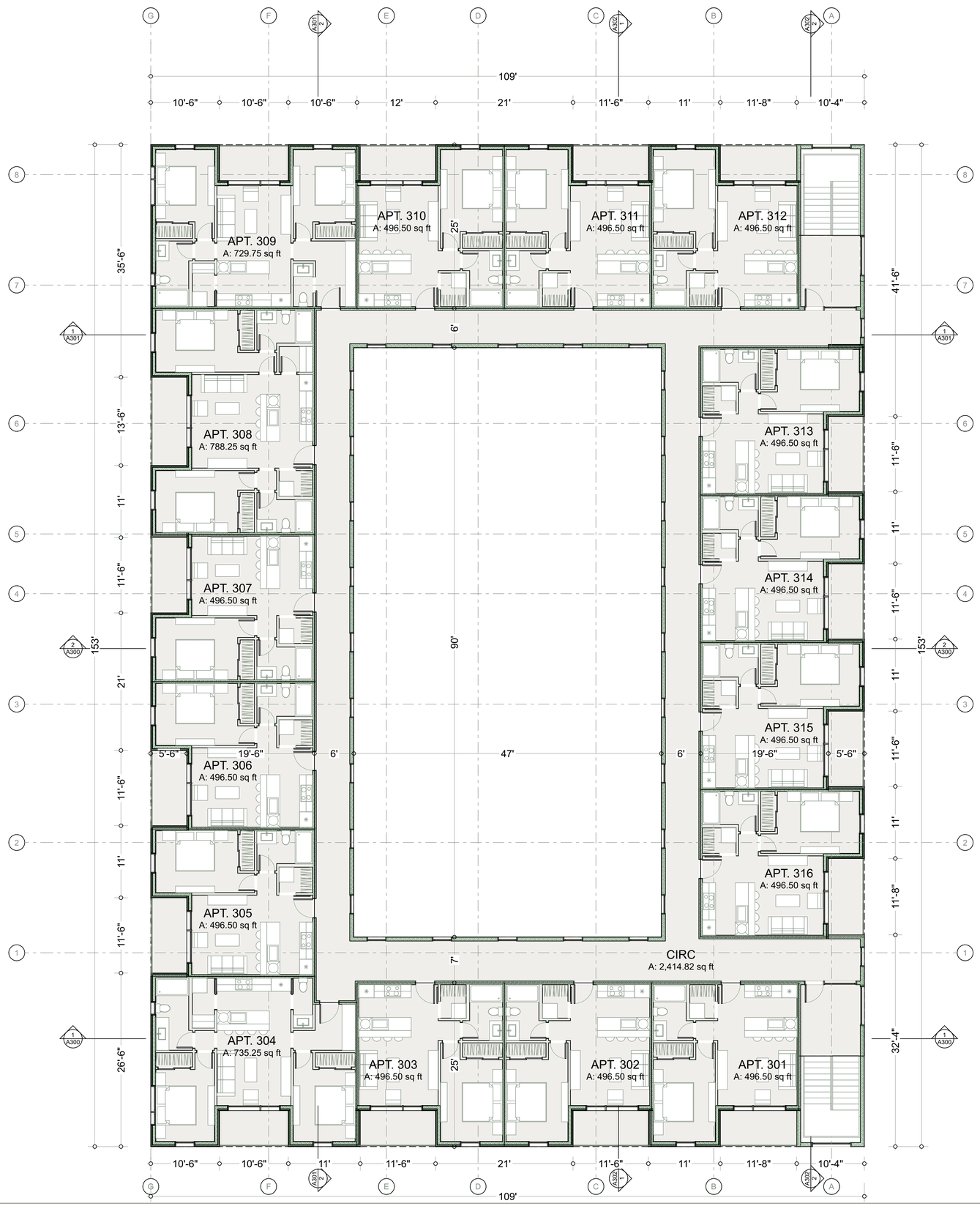
235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A202

SECOND FLOOR PLAN

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"




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# VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A203

THIRD FLOOR PLAN

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

THIRD FLOOR PLAN

NOTE: SEE RENDERINGS FOR MATERIALS




## NORTH ELEVATION

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




## SOUTH ELEVATION

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

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# VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A400

ELEVATIONS

NOTE: SEE RENDERINGS FOR MATERIALS




EAST ELEVATION

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




WEST ELEVATION

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

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# VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
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CONCEPTUAL
1-5-21

A401

ELEVATIONS



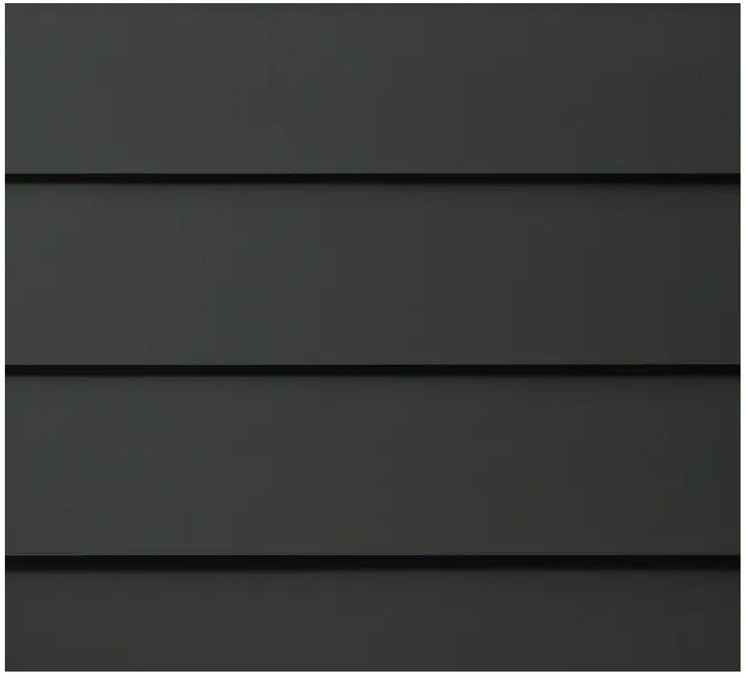
HORIZONTAL METAL SIDING



PANELS



WINDOW TRIM



HORIZONTAL METAL SIDING


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# VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A900

MATERIALS




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# VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A901

RENDERINGS



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

REVISION HISTORY

| SYM | CHANGE | DATE |
|---|---|---|
| 1 | CONCEPTUAL | 2-4-20 |
| 2 | PRE-APP | 12-17-20 |
| 3 | DESIGN REVIEW | 6-1-21 |

# VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A902

RENDERINGS



DESIGN ASSOCIATES ARCHITECTS
50 S KING ST, STE 201 JACKSON WY
(O) 307 733 3600
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PROJECT NO.: 20-02 ARCHITECT: CTL

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# VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A903

RENDERINGS



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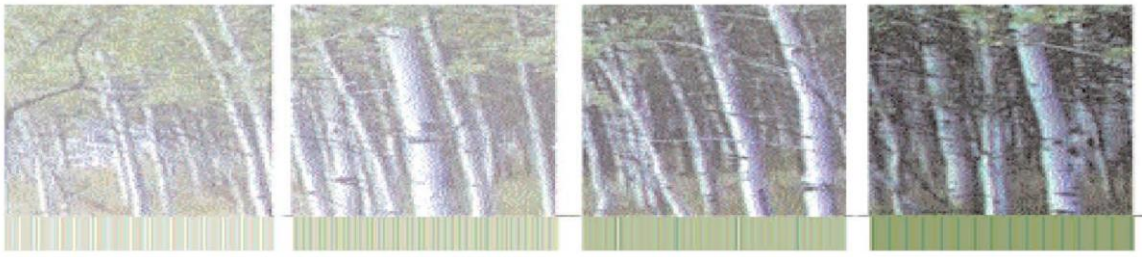
# VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A904

RENDERINGS



# Town of Jackson Design Guidelines Checklist

**Meeting Date:** June 9, 2021
**Item Number:** P21-135
**Applicant:** Krikor Architecture – Gregory Mason
**Property Owner:** Jackson Hole Realty Partners – Frank & Rhonda Paniszczyn
**Address:** 245 N. Glenwood Ave.
**Recommendations: Formal Review**

**Project Summary:**

The subject property is zoned CR-2 and located on the LOT 7, BLK. 1, ORIGINAL TOWNSITE OF JACKSON. The site consists of one (1) 4,800 sf structure composed of three (3) equal floor plates of 1,600 sf per level. The property has previously obtained a formal Zoning Compliance Verification response from the Planning Department as well as approval for a Basic Use Permit to add short-term rental use to the second and third stories where there are currently long-term rentals.

The proposed project consists of leaving the existing ground floor retail and remodeling the two upper floors into six (6) short term rental units - four (4) units on the third story and two (2) units on the second story. On the east façade facing N. Glenwood, the project will include installation of smaller windows (in current locations) for the second story and removal and reconfiguration of the third story windows/doors to coincide with the updated floor plan. Areas around new window/door placements will be patched to match the existing design.

No changes will occur on the north façade. The only change to the south façade is the installation of a new door to accommodate the fire riser room. The new door will be a flush metal insulated door with no glass and the color will match the existing siding color of the building.

The most substantial alteration in this project will occur on the west façade of building (facing alley) to accommodate access to the upper floors. Proposal is for all existing decks and stairs on the west side of the building to be removed for installation of a new stair tower, elevator, and covered egress walkway on the alley façade.

The design for west façade has its own material finish that is purposely different from the main building volume.

**Density:** 6 short term rental units and ground floor retail space

- FAR 0.69 (4,800 sf of 0.16 ac lot)

**Size**: Approximately 4,800 sf gross floor area:

- 1st floor: 1,600 sf retail
- 2nd floor: 1,600 sf short-term rental units (2 units)
- 3rd floor: 1,600 sf short-term rental units (4 units)

**Parking**: 7 required for the proposed short-term rental program. Parking on the east side of property (fronting N. Glenwood) is currently nonconforming but will not be addressed until a change of use occurs to the retail space.
Note: this property has not yet been fully reviewed for overall parking compliance as it relates to the short-term rental and retail use).
**Stories**: 3
**Building Height**: 37' N. Glenwood western façade. 32'-1" roofline. 31'-2" LULA elevator shaft height is determined by clearance from last floor stop to top of shaft.
**Materials**: The listed materials are:

- Stair Tower: gray painted vertical corrugated metal siding
- Elevator Shaft: gray painted 12" horizontal metal sheets with hem seam
- Covered Egress Supports Posts: matte black painted tube steel
- Guardrail on Egress: painted matte black woven wire mesh

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

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

## A. Public Space

### 1) Use

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

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

**2) Location**

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

**3) Connections**

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

**4) Scale & Variety**

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

**5) Screening**

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

## B) <u>Composition</u>

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

## C) 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.

**DESIGN REVIEW COMMITTEE APPLICATION**

June 9, 2021

TOJ Planning Department c/o Katelyn Page, Associate Planner
PO Box 1687
Jackson, WY 83001
307.733.0440

**KRIKOR ARCHITECTURE**

RE: Proposed Building Remodel
245 N Glenwood
Jackson, Wyoming

I am pleased to submit a Building Permit Level Design Review Committee Application for the proposed remodel of the building located at 245 N Broadway.

The existing 4800 sf three story wood frame building has three equal floor plates of 1600 sf. The First Floor Level is existing Retail to remain. The Second (2 units) and Third Floors (1 unit) currently contain a total of (3) Long Term rental units. The proposed project consists of remodeling the two upper floors into (6) Short Term Rental units. The Third Floor will have (4) units and the Second Floor will keep its (2) existing units but the spaces will get an interior finishes remodel.

Everything on the East Front Façade facing Glenwood will remain the same except for some window alterations. Therefore, no street elevations and site cross sections are included showing adjacent buildings on the block. The Third Floor has new windows being installed in new locations to work with the new interior four unit layout. The Second Floor gets new smaller windows reinstalled into their existing structural openings.

Everything on the North and South Side Facades will remain the same. A new door into the Fire Sprinkler Riser Room will be added on the South Façade.

This project is really about an exterior addition onto the West Façade facing the Alley. All of the existing exterior projecting decks and stairs will be removed back to the existing exterior wall of the building. A new Covered Stair Tower, Elevator (LULA) and Covered Egress Walkways will be added back to the façade. The new construction is laid out to work with the interior units proposed on the floor plans.

The rear exit doors out of the Existing Retail Area do not meet IBC because an occupant immediately needs to step down as soon as the door is opened upon leaving the inside. In order to make these emergency exits meet code, the rear grade has been raised so the new covered walkway at the back doors is aligned with the top of the first floor level. Grade will be raised using about 16” high sloping retaining walls along the north and south property lines. This same raised grade level will wrap around the south side of the building to also align with the new door into the Fire riser room. Surface drainage flow will be designed by a Civil Engineer to keep flow off of adjacent properties.

The new exterior addition has its own program that supports vertical and horizontal circulation for the building. It has its own exterior material finish that purposely sets itself apart from the rest of the Main Building Volume. This allows for a reduction in the bulk and scale of the overall building.

The materials / color added onto the West Façade of the original building will match the vertical grooved wood panels (T1-11) and horizontal wood siding (Channel Rustic) used on the rest of the existing building. The three components of the addition will each receive new materials. The Stair Tower will have gray painted vertical corrugated metal siding. The Elevator shaft will get gray painted flat horizontal metal sheets hemmed at 12” to the weather. The Covered Egress Walkways will be supported by matte black painted tube steel and the guardrail will be matte black painted metal mesh in a surrounding steel frame. The new windows have a white exterior to match existing windows.

Best Regards,



Gregory Mason, AIA, LEED AP
**KRIKOR Architecture, L.L.C.**

**PO Box 4659**
**Jackson, WY 83001**
**P: 307.413.6874**
**E: krikorarch@gmail.com**

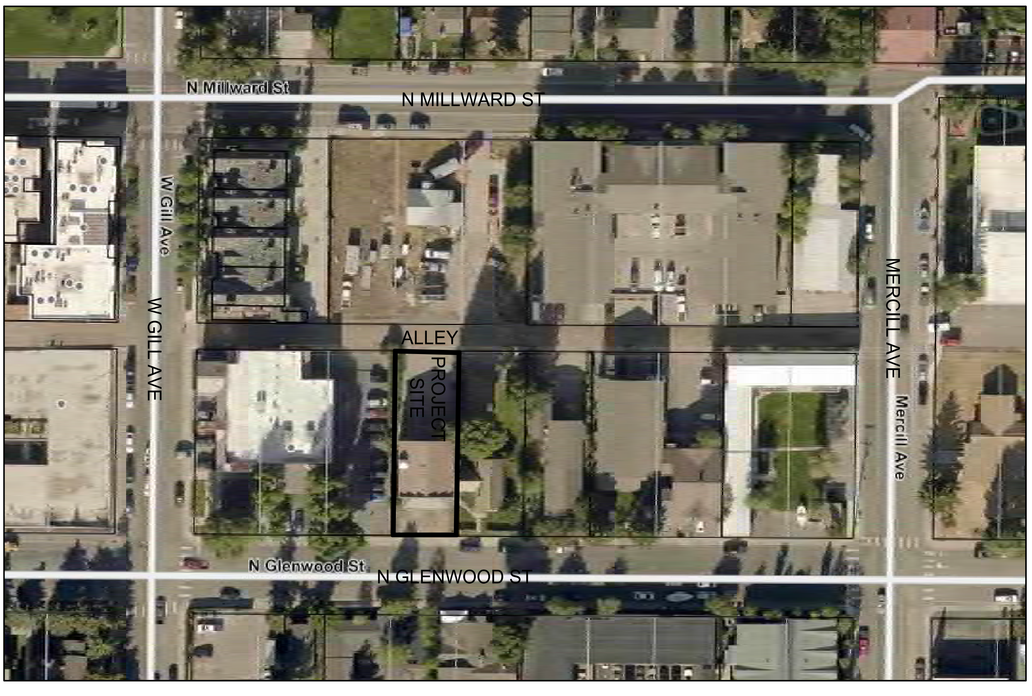
SITE PHOTO MAP

NORTH




SITE KEY MAP

NORTH




DRC1

date 6.9.21

| REVISIONS | | |
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| 1 | TOJ DRC SUBMITTAL | 6.9.21 |
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DRC DRAWINGS

PROPOSED HOUSING REMODEL

FOR

JACKSON HOLE REALTY PARTNERS, LLC

245 North Glenwood Street Jackson, Wyoming

KRIKOR Architecture

1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001

tel.307.413.6874 email: KRIKORARCH@GMAIL.COM



EXISTING EAST ELEVATION - GLENWOOD



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION - ALLEY



EXISTING SOUTH ELEVATION

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

DRC DRAWINGS

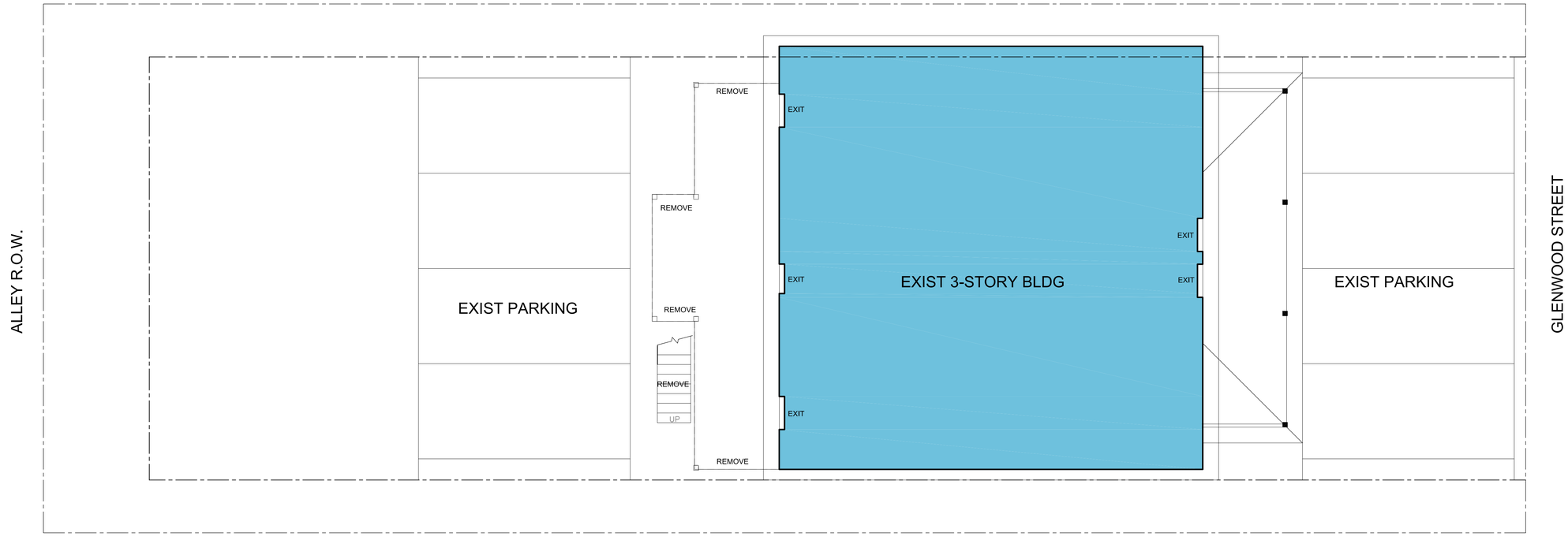
PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

REVISIONS

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| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

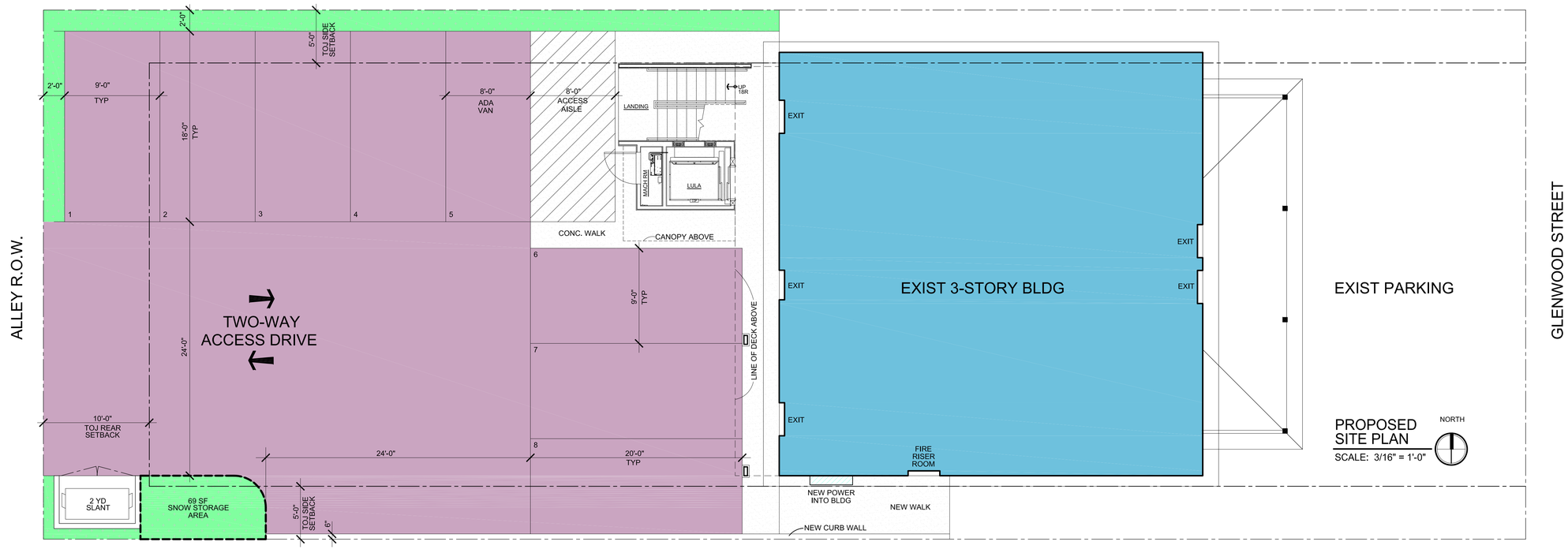
date 6.9.21

DRC2




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

NORTH




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

NORTH

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

CONCEPTUAL MASTER SITE PLANS

PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

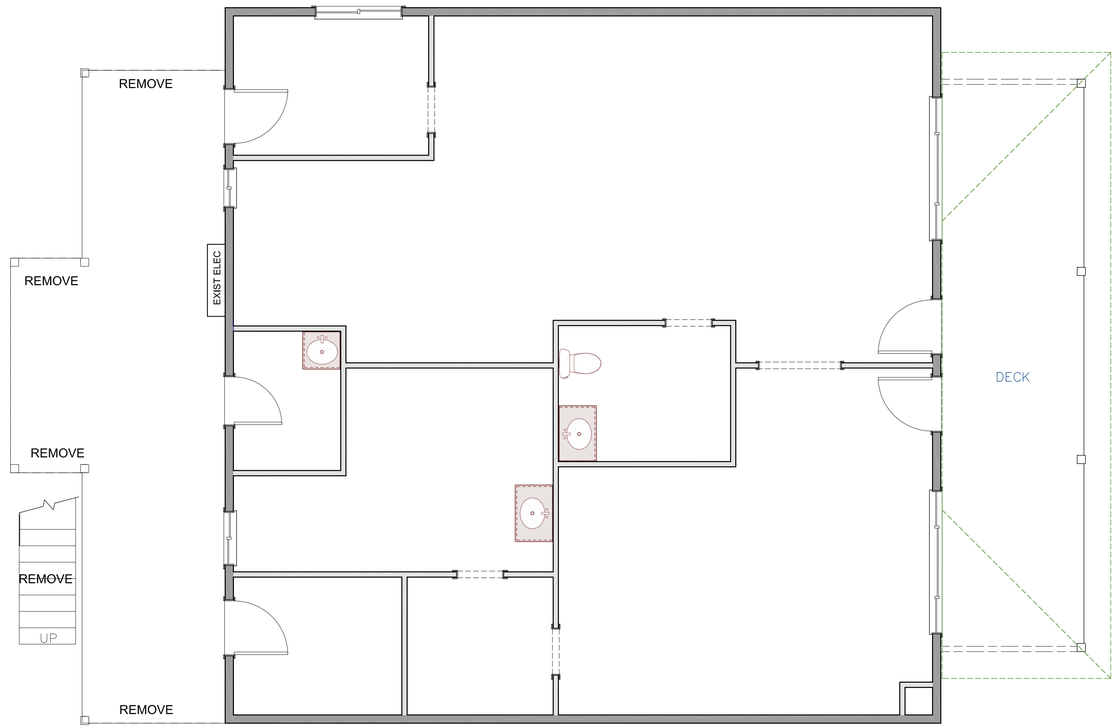
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date 6.9.21

DRC3

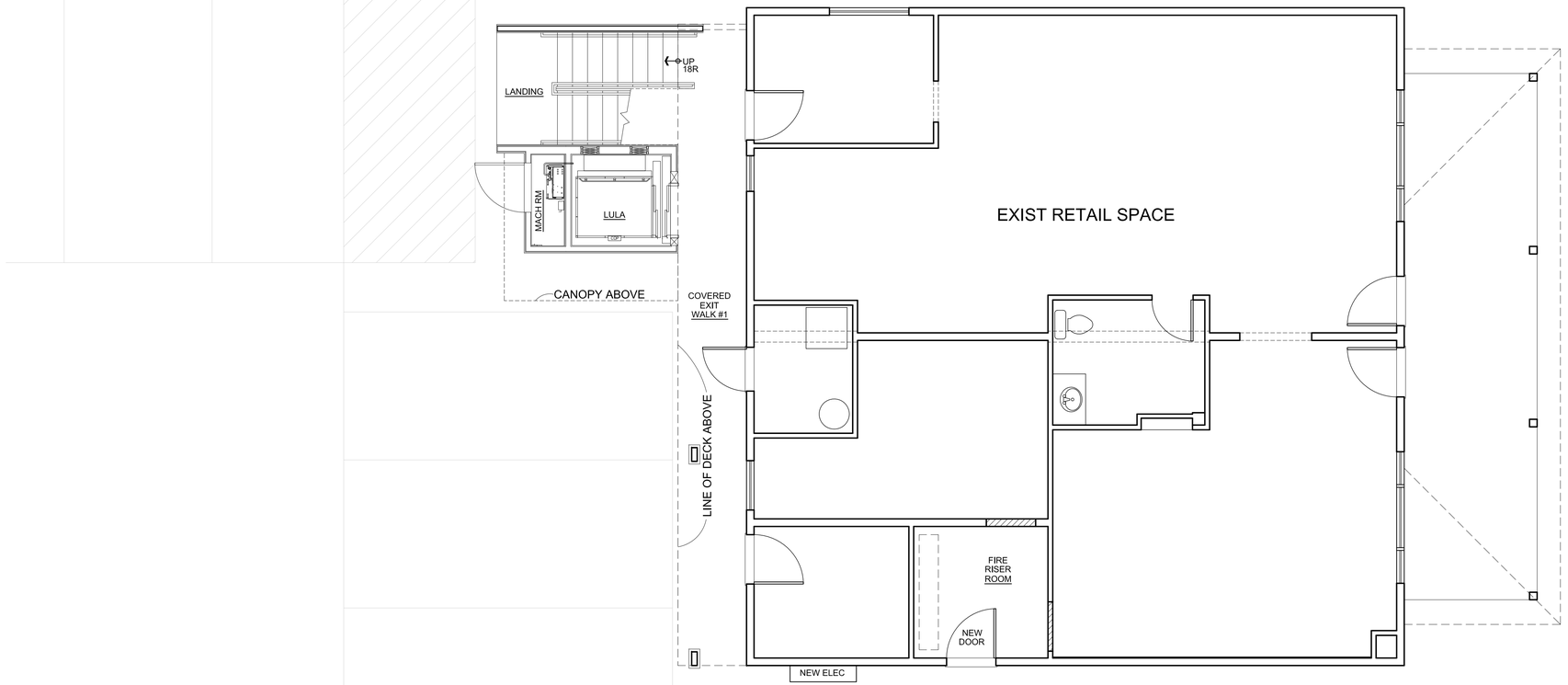
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EXISTING
FIRST
FLOOR PLAN

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

NORTH




PROPOSED
FIRST
FLOOR PLAN

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

NORTH

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

CONCEPTUAL FLOOR PLAN

PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

| REVISIONS | | |
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| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

date 6,9,21

DRC4

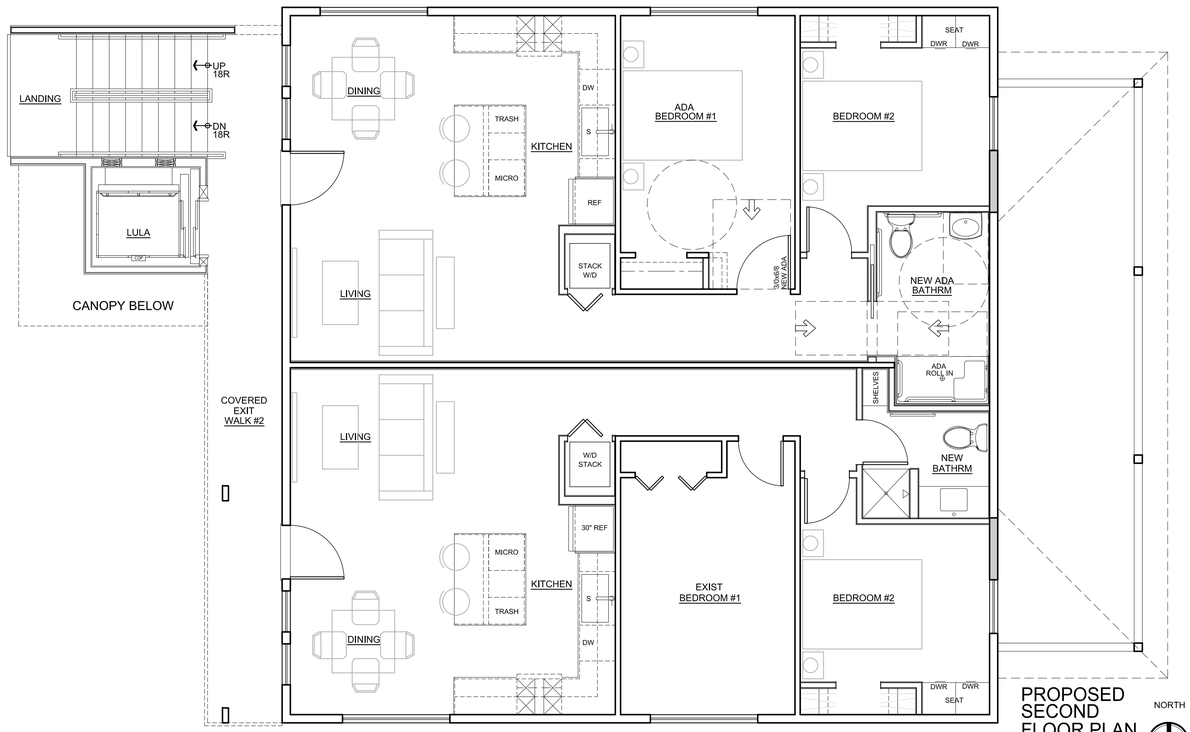
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EXISTING SECOND FLOOR PLAN

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

NORTH




PROPOSED SECOND FLOOR PLAN

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

NORTH

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CONCEPTUAL FLOOR PLAN

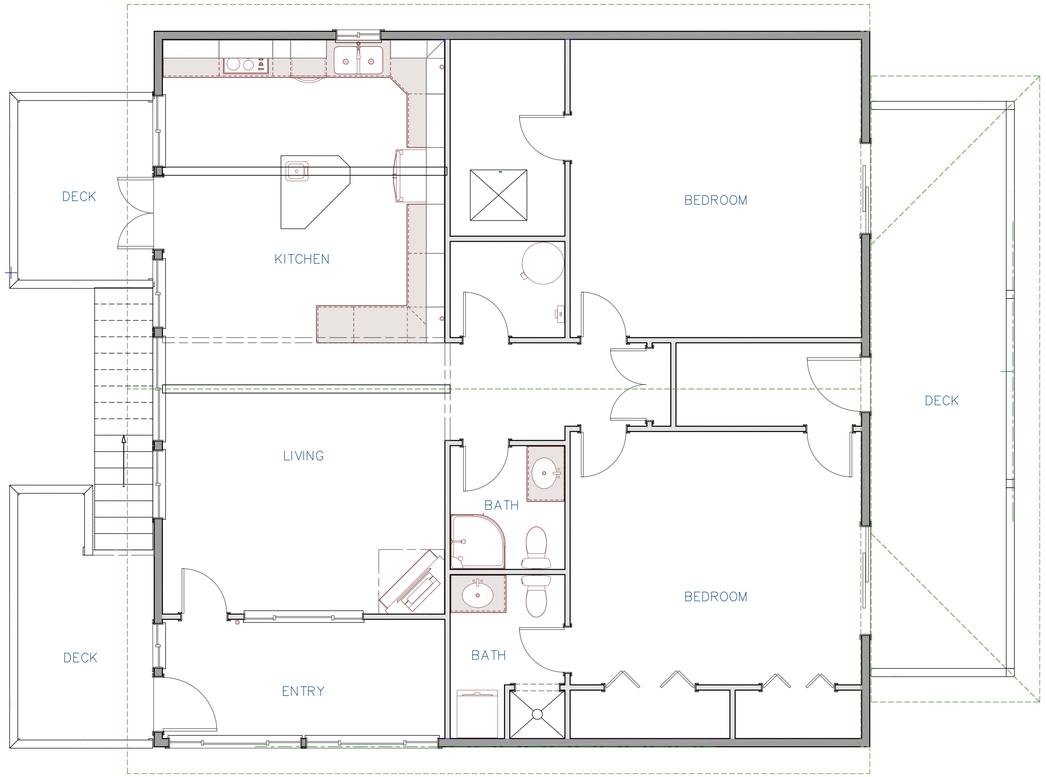
PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

REVISIONS

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| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

date 6,9,21

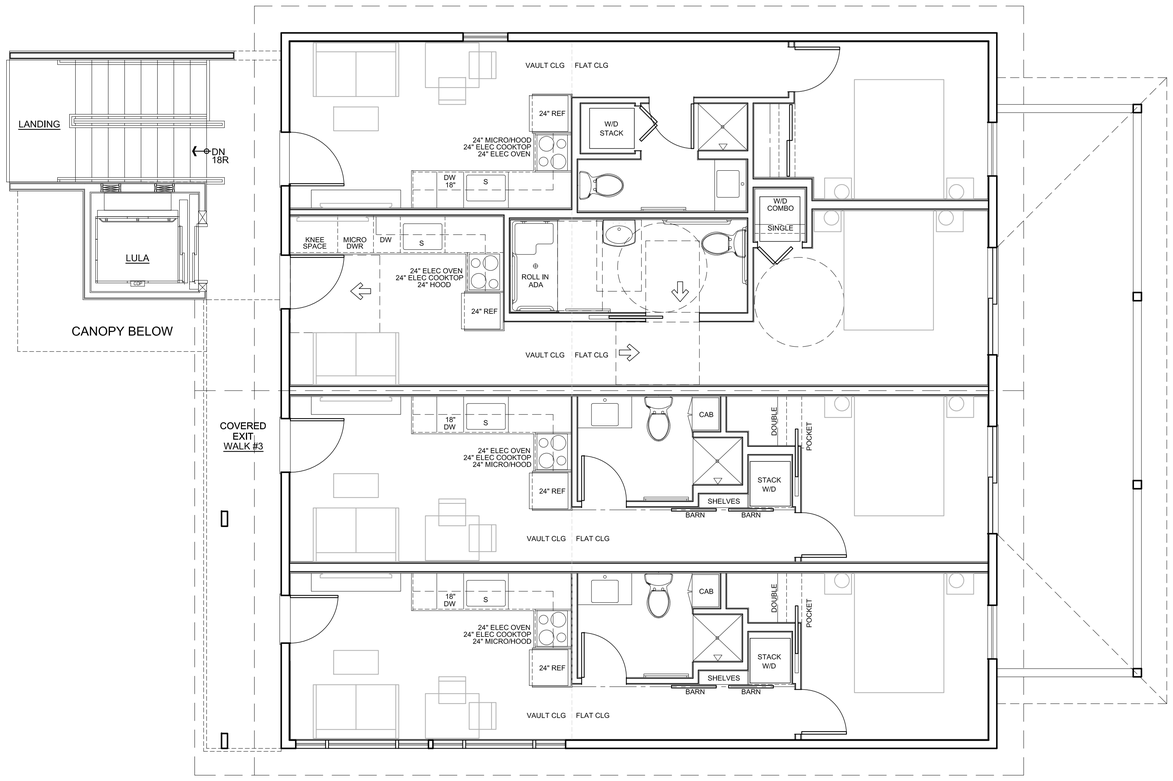
DRC5




EXISTING
THIRD
FLOOR PLAN

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

NORTH




PROPOSED
THIRD
FLOOR PLAN

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

NORTH

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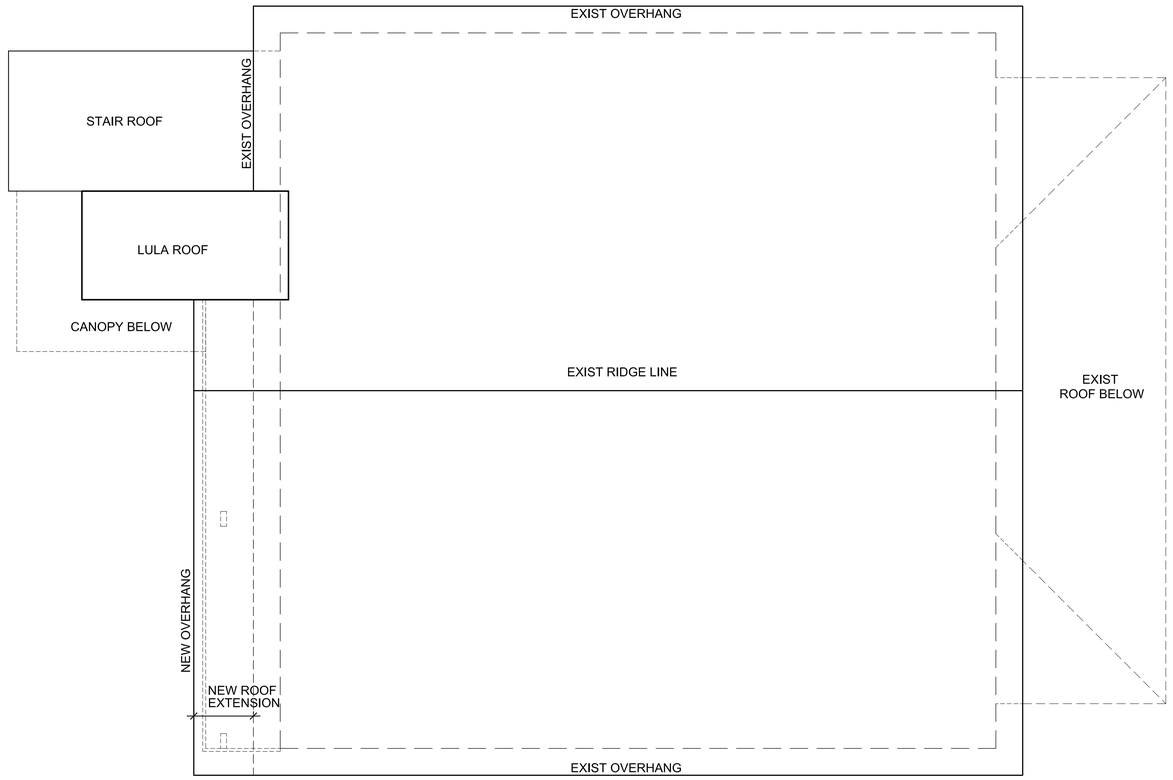
PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

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| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

date 6.9.21

DRC6




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

NORTH

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CONCEPTUAL FLOOR PLAN

PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

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| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

date 6.9.21

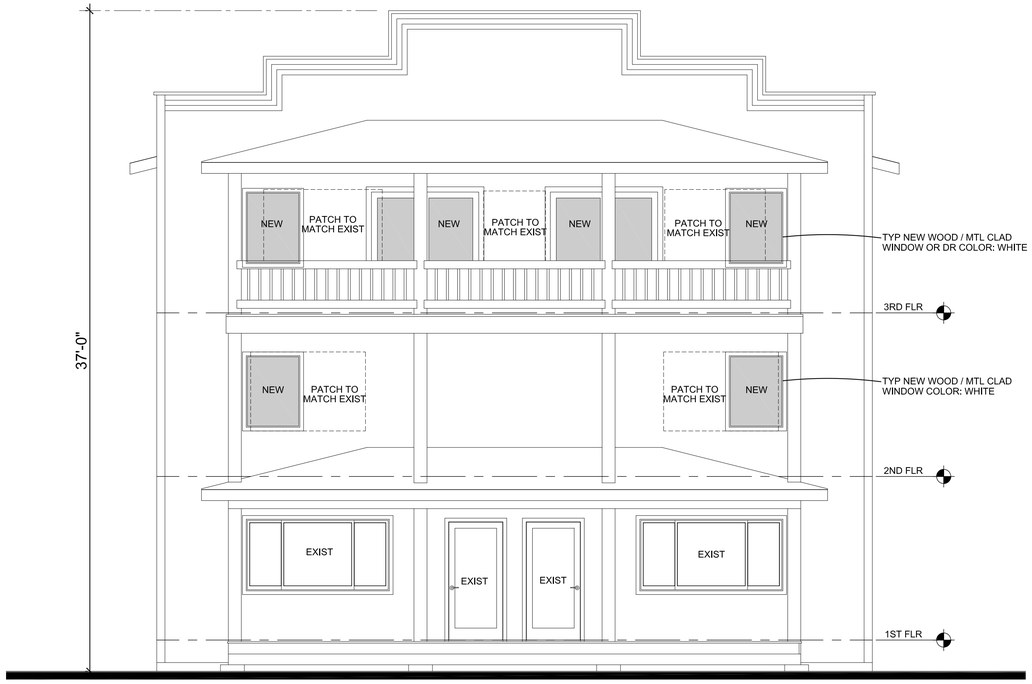
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EXISTING
EAST ELEVATION - GLENWOOD

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




PROPOSED
EAST ELEVATION - GLENWOOD

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

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EXTERIOR ELEVATIONS

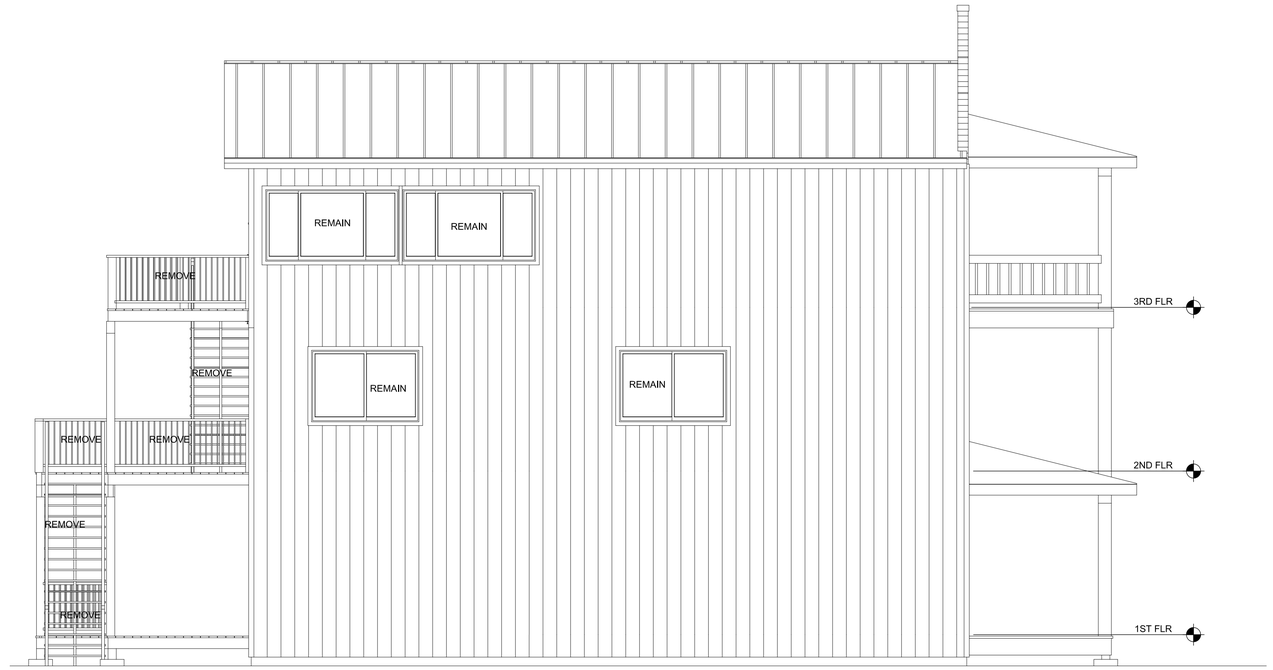
PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

REVISIONS

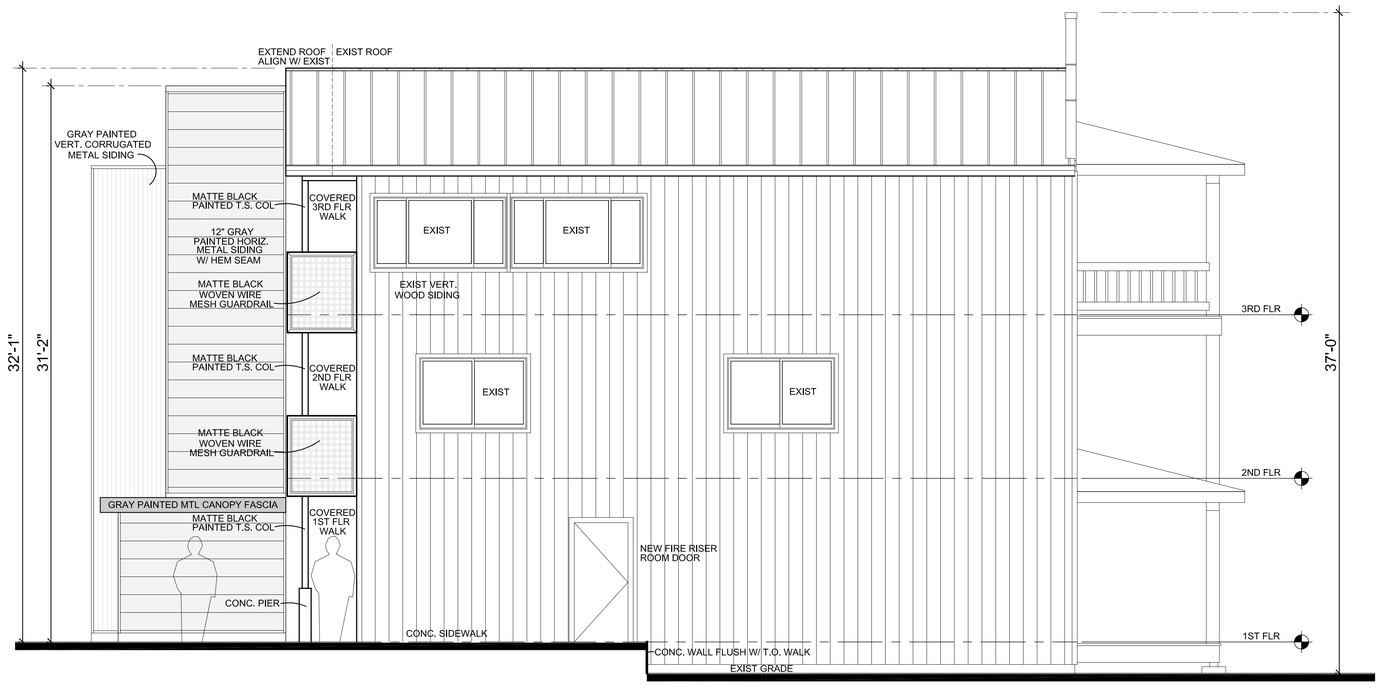
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| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

date 6.9.21

DRC8




EXISTING
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




PROPOSED
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ALL RIGHTS RESERVED. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED & PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD IN WHOLE OR IN PARTS PROHIBITED. TITLE TO THE PLANS & SPECIFICATIONS REMAIN WITH KRIKOR ARCHITECTURE, LLC. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
COPYRIGHT

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

EXTERIOR ELEVATIONS

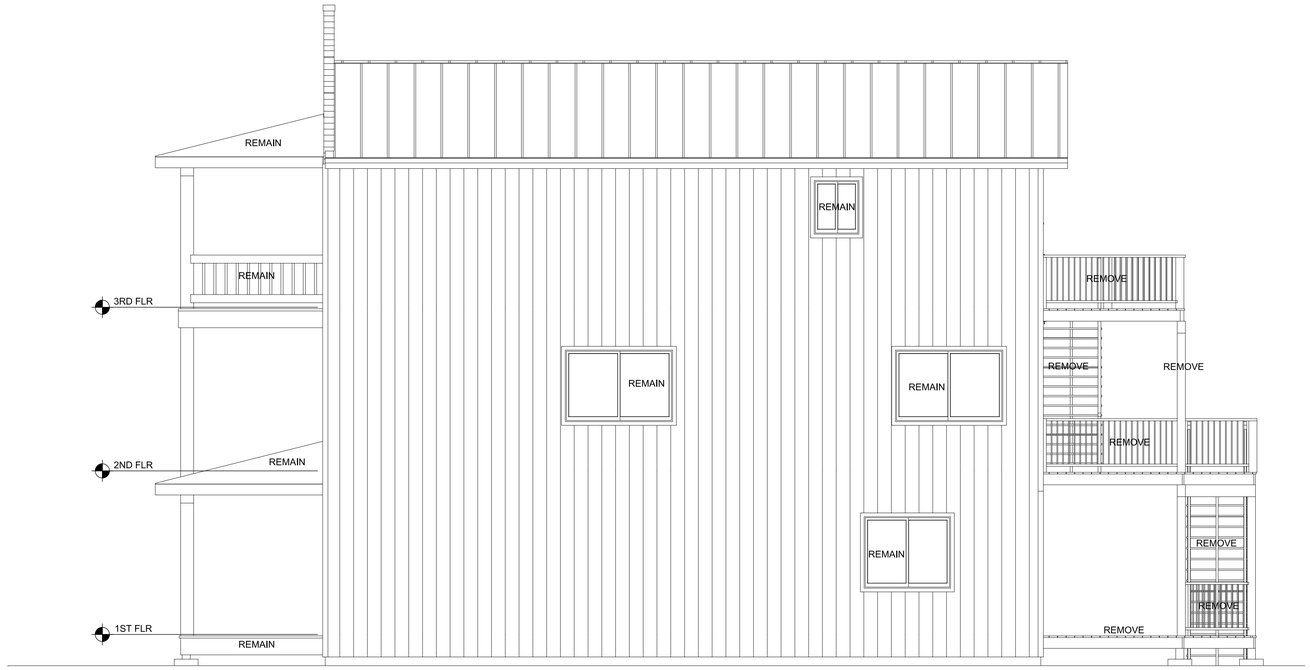
PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

REVISIONS

| | | |
|---|---|---|
| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

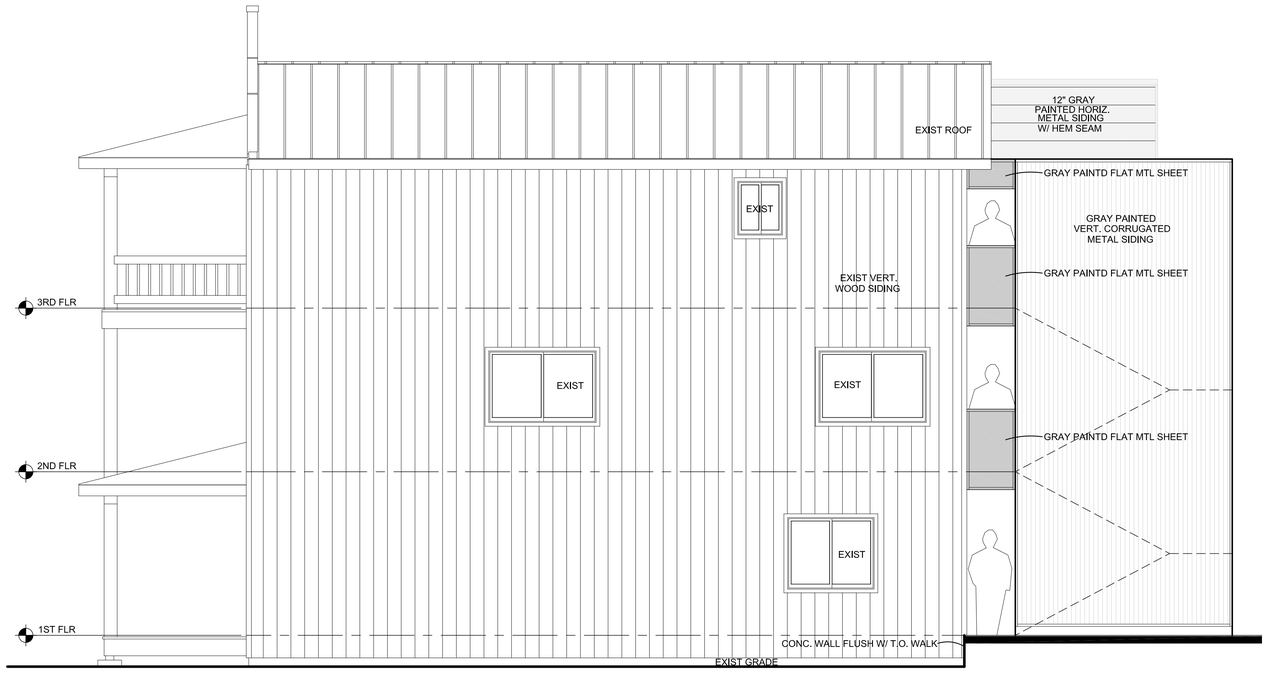
date 6,9,21

DRC9




EXISTING
NORTH ELEVATION

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




PROPOSED
NORTH ELEVATION

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

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EXTERIOR ELEVATIONS

PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

REVISIONS

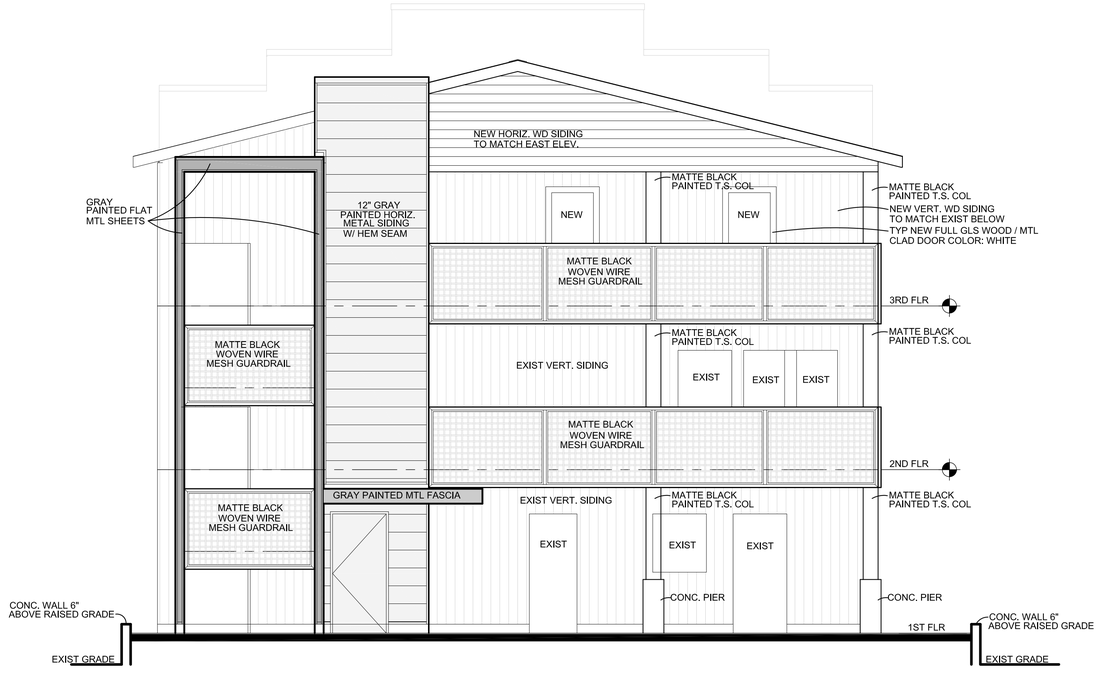
| | | |
|---|---|---|
| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

date 6.9.21

DRC10




EXISTING
WEST ELEVATION - ALLEY
SCALE: 1/4" = 1'-0"




PROPOSED
WEST ELEVATION - ALLEY
SCALE: 1/4" = 1'-0"

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tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

EXTERIOR ELEVATIONS

PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

REVISIONS

| | | |
|---|---|---|
| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

date 6.9.21

DRC11




PROPOSED WEST PERSPECTIVE VIEW - ALLEY WAY

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

DRC DRAWINGS

PROPOSED HOUSING REMODEL
FOR
JACKSON HOLE REALTY PARTNERS, LLC
245 North Glenwood Street Jackson, Wyoming

REVISIONS

| | | |
|---|---|---|
| 1 | TOJ DRC SUBMITTAL | 6.9.21 |

date 6.9.21

DRC12

# DESIGN SPAN® *hp*

ASC BUILDING PRODUCTS

Cool DURATECH 5000

*These Energy Saving Cool Colors keep the Heat Out and the Color Brilliant.*

| | | | |
|---|---|---|---|
| ZINCALUME® Plus<br>SRI: 64 • LRV: 67 | *Cool* Regal White<br>SRI: 88 • LRV: 75 | *Cool* Parchment<br>SRI: 58 • LRV: 40 | *Cool* Sierra Tan<br>SRI: 55 • LRV: 34 |
| *Cool* Pebble<br>SRI: 48 • LRV: 27 | *Cool* Walnut<br>SRI: 38 • LRV: 18 | *Cool* Weathered Copper<br>SRI: 34 • LRV: 11 | *Cool* Dark Bronze<br>SRI: 32 • LRV: 8 |
| *Cool* Terra-Cotta<br>SRI: 41 • LRV: 15 | *Cool* Colonial Red<br>SRI: 35 • LRV: 9 | *Cool* Old Town Gray<br>SRI: 43 • LRV: 27 | *Cool* Zinc Gray<br>SRI: 39 • LRV: 20 |
| *Cool* Slate Gray<br>SRI: 33 • LRV: 12 | *Cool* Midnight Bronze<br>SRI: 27 • LRV: 7 | *Cool* Matte Black<br>SRI: 29 • LRV: 5 | *Cool* Tahoe Blue<br>SRI: 33 • LRV: 14 |
| *Cool* Regal Blue<br>SRI: 29 • LRV: 10 | *Cool* Sage Green<br>SRI: 41 • LRV: 21 | *Cool* Leaf Green<br>SRI: 30 • LRV: 11 | *Cool* Forest Green<br>SRI: 29 • LRV: 9 |

CORRUGATED, 12" HORIZ. HEMMED AND FLAT METAL SIDING
COLOR: OLD TOWN GRAY

EXISTING HORIZONTAL WOOD SIDING
(CHANNEL RUSTIC)

EXISTING VERTICAL GROOVED WOOD PANEL SIDING (T1-11)

Was ____ X YES ____

**LETTER OF AUTHORIZATION** RP ~~Frank and~~ Rhonda Paniszczyn
Jackson Hole Realty Partners and ,"Owner" whose address is:
19030 Kimber Creek Ln, Cypress, Tx 77429
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
Jackson Hole Realty Partners, Frank & Rhonda Paniszczyn, **as the owner of property more specifically legally described as:** 245 NORTH GLENWOOD STREET, JACKSON, WY

(If too lengthy, attach description)

**HEREBY AUTHORIZES** KRIKOR ARCHITECTURE, LLC **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.**

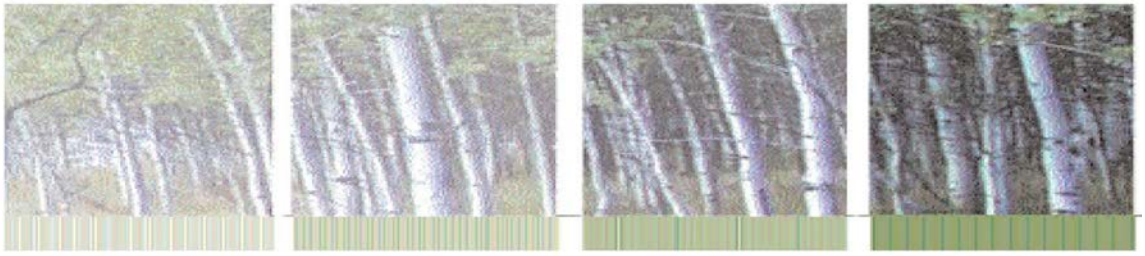
**OWNER:**
Rhonda Paniszczyn, Manager, partner
**(SIGNATURE) (SIGNATURE OF CO-OWNER)**
***Title:*** Manager, partner
**(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)**

**STATE OF** Texas )
)SS.
**COUNTY OF** Hale )

The foregoing instrument was acknowledged before me by Rhonda Paniszczyn this 26 day of May, 2021.
**WITNESS my hand and official seal.**

Jana McIlwain **(Seal)**
**(Notary Public)**
**My commission expires:**

JANA McILWAIN
Notary Public, State of Texas
Notary ID# 422290-5
My Commission Expires 11-21-2023



# Town of Jackson Design Guidelines Checklist

**Meeting Date:** June 9, 2021
**Item Number:** P19-292
**Applicant:** Ken Rizzotti, HR28 LLC
**Address:** 445 Vine Street
**Recommendations: Approval, Approval with Conditions or Denial**

**Project Summary**: At the DRC meeting on May 12, 2021, the applicant presented two changes to the 8-plex apartment building located at 445 Vine Street. The two changes were 1) the original approved natural cedar wood was painted black, and 2) the gray metal panels were replaced with silver corrugated metal. The DRC approved these changes provided that the applicant bring back a treatment option for the corrugated metal to dull its reflectivity. At the time of writing this report the applicant has not yet determined the final treatment for the metal. However staff has received one possible potion which is painting the corrugated metal satin black.

Additionally, it was brought to the attention of staff that the building is missing metal in certain areas, specifically the east and north elevation. In the approved plans (attached), metal is shown on the 2nd floor on both the east and north elevations. As currently built (see photos attached), the applicant has installed black cedar wood in areas approved for metal. The applicant is requesting approval to keep the building as it currently is.

The DRC can approve or deny these changes. If denied, the applicant will be required to remove the wood in areas shown as metal and install the approved material. Staff is currently holding a bond in the amount of $27,451.88 and will not release the bond until the applicant has satisfied the DRC and made any/all required changes to the building.

**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.

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05/31/2021

Town of Jackson
Design Review Committee

RE Addendum to Permit #B20-0537

Design Review Committee members,

Based on DRC meeting on 5/12/2021 and the review of 3 changes to the as built project noted above, I am respectfully submitting the approved Building Permit Addendum and accompanying documents. Attached please find revised sheets A3.1 & A3.2, with clouded changes in the upper left hand corner of these 2 pages, DRC approved elevations with clouded areas of changed metal material, and as built photos. This addendum is the result of changes to only 3 items: the exterior siding color was changed from natural cedar to solid black stained cedar; the bonderized metal was changed to galvanized metal, which is proposed to be painted satin black. The galvanized metal was requested by the DRC on 5/12/21 to be non reflective, and a sample of the galvanized metal showing painted satin black, non reflective surface is submitted. Lastly, the east elevation side, top of stairway landing shows a window with metal surround and the north elevation shows metal along the east and west sides as well as metal above the windows and doors. The metal in all of these areas were omitted due to the nature of shipping modular units and fitting under all the bridges and overpasses, Northstar Systems Built Modular Company built the truss heals shorter (see Northstar elevations in the permit se attached) The architectural elevations are showing much more wall & siding above the doors and windows. This impacted the north side siding detail greater because this was the lower side of the roof pitch.. The north soffit was almost as low as to where the wood siding transitioned to metal and I did not think a few inches of metal above the wood would look right.

In summary, I am respectfully requesting approval of the change of exterior wood siding color from natural cedar to solid black stain; change in metal from galvanized to painted satin black color, and omission of metal on east side at top of stairway, and omission of all metal on the entire north side.

Thank you for your consideration in this matter.

Sincerely,

DocuSigned by:
Ken Rizzotti
A2C560[illegible]4F249...

Ken Rizzotti, HR28 LLC Manager

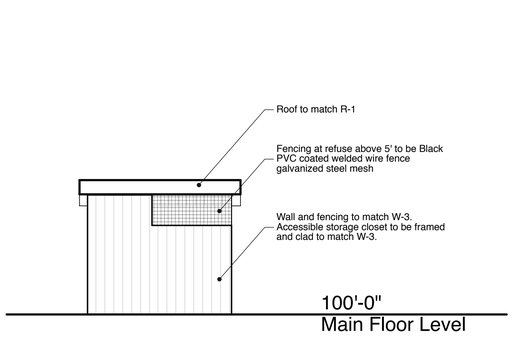
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## ASSEMBLY FINISH TYPES

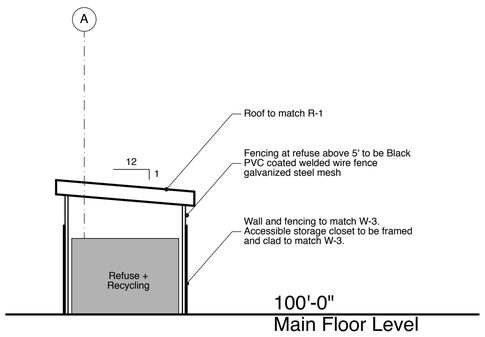
- F-1 Concrete slab-on-grade. acid etched and sealed
- F-2 Wood plank, or porcelain tile on wood framed structure
- F-3 Open wood plank decking
- W-1 Concrete foundation wall
- W-2 Metal siding, Bonderized steel
- W-3 Wood siding, Natural cedar, STK
- W-4 Interior Party Wall
- W-6 Interior 2x wall
- R-1 Standing seam membrane Roof
- R-2 Standing seam membrane roof at eaves, to match R-1

Metal siding changes to non reflective galvinized metal

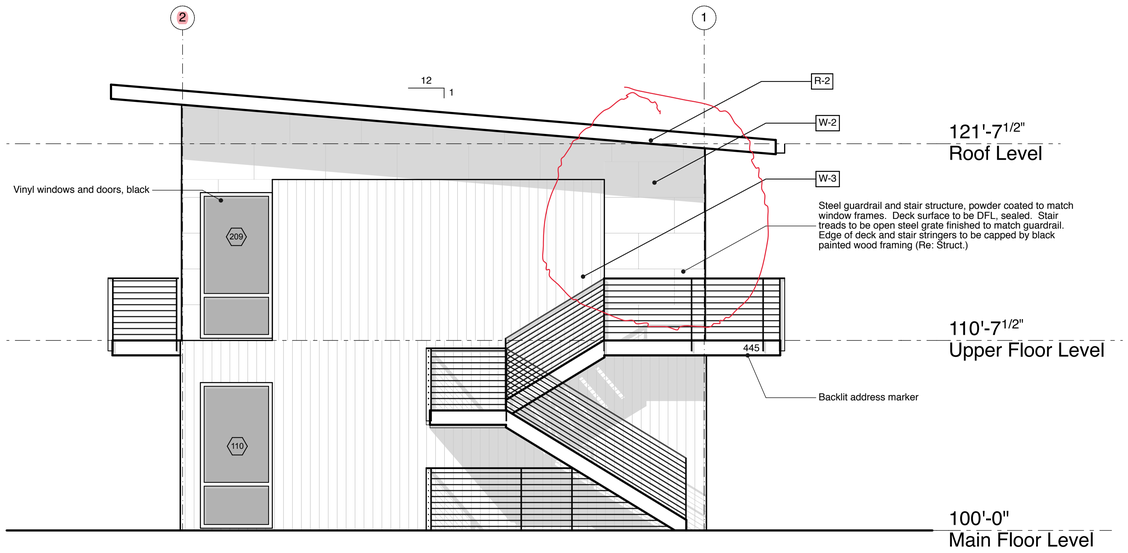
Wood siding changed to painted black cedar, STK



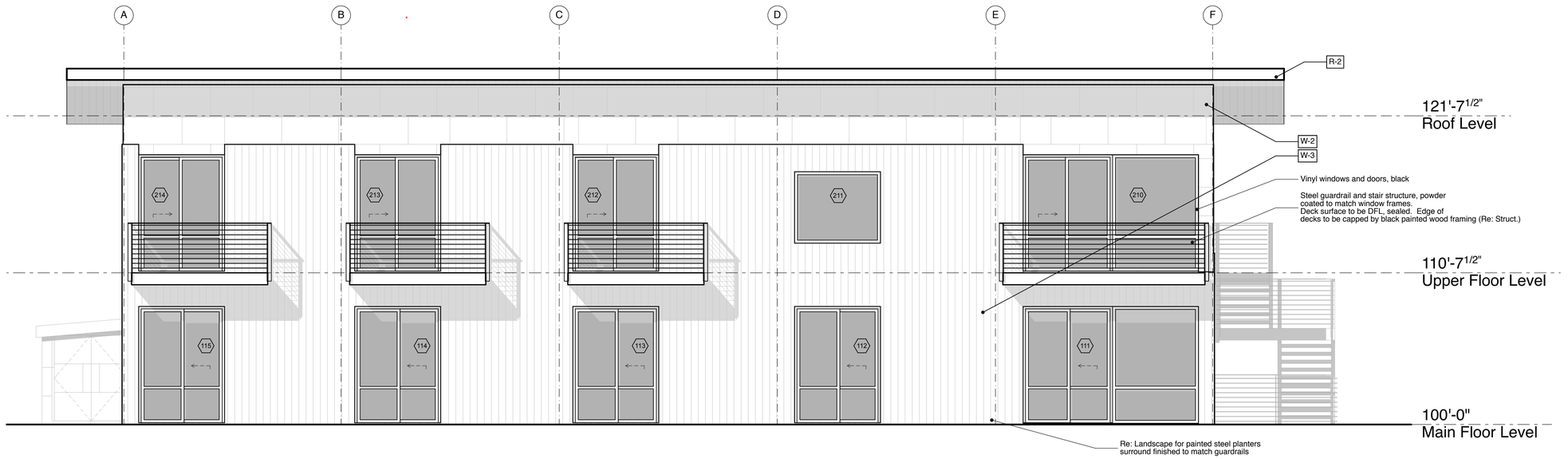

04 Refuse East
SCALE: 1/4" = 1'-0"




03 Refuse North
SCALE: 1/4" = 1'-0"




02 East Exterior Elevation
SCALE: 1/4" = 1'-0"




01 South Exterior Elevation
SCALE: 1/4" = 1'-0"

UNTITLED ARCHITECTURE
e. Brent.sikora1@gmail.com
c. 571.438.8877

19-4

LICENSED ARCHITECT
BRENT SIKORA
0-XXX0
STATE OF WYOMING

| Issue Date | Issue Title |
|---|---|
| 01.14.20 | SD Pricing Set |
| 02.07.20 | TOJ Development Plan |
| 08.07.20 | Permit Set |

445 Vine Street
Jackson, WY 83001

Corner of Vine

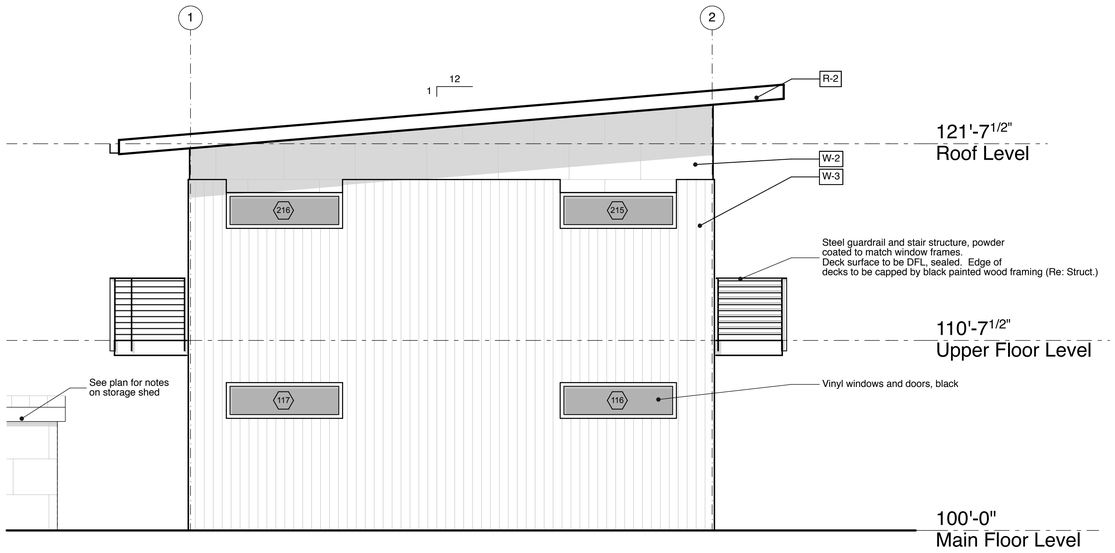
Exterior Elevations

A3.1

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## ASSEMBLY FINISH TYPES

- F-1 Concrete slab-on-grade. acid etched and sealed
- F-2 Wood plank, or porcelain tile on wood framed structure
- F-3 Open wood plank decking
- W-1 Concrete foundation wall
- W-2 Metal siding, Bonderized steel — Metal siding changes to non reflective galvinized metal
- W-3 Wood siding, Natural cedar, STK — Wood siding changed to painted black cedar, STK
- W-4 Interior Party Wall
- W-6 Interior 2x wall
- R-1 Standing seam membrane Roof
- R-2 Standing seam membrane roof at eaves, to match R-1




02 West Exterior Elevation
SCALE: 1/4" = 1'-0"




01 North Exterior Elevation
SCALE: 1/4" = 1'-0"

UNTITLED ARCHITECTURE
e. Brent.sikora1@gmail.com
c. 571.438.8877

19-4

LICENSED ARCHITECT
BRENT SIKORA
13-XXX
STATE OF WYOMING

| Issue Date | Issue Title |
|---|---|
| 01.14.20 | SD Pricing Set |
| 02.07.20 | TOJ Development Plan |
| 08.07.20 | Permit Set |

445 Vine Street
Jackson, WY 83001

Corner of Vine

Exterior Elevations

**A3.2**

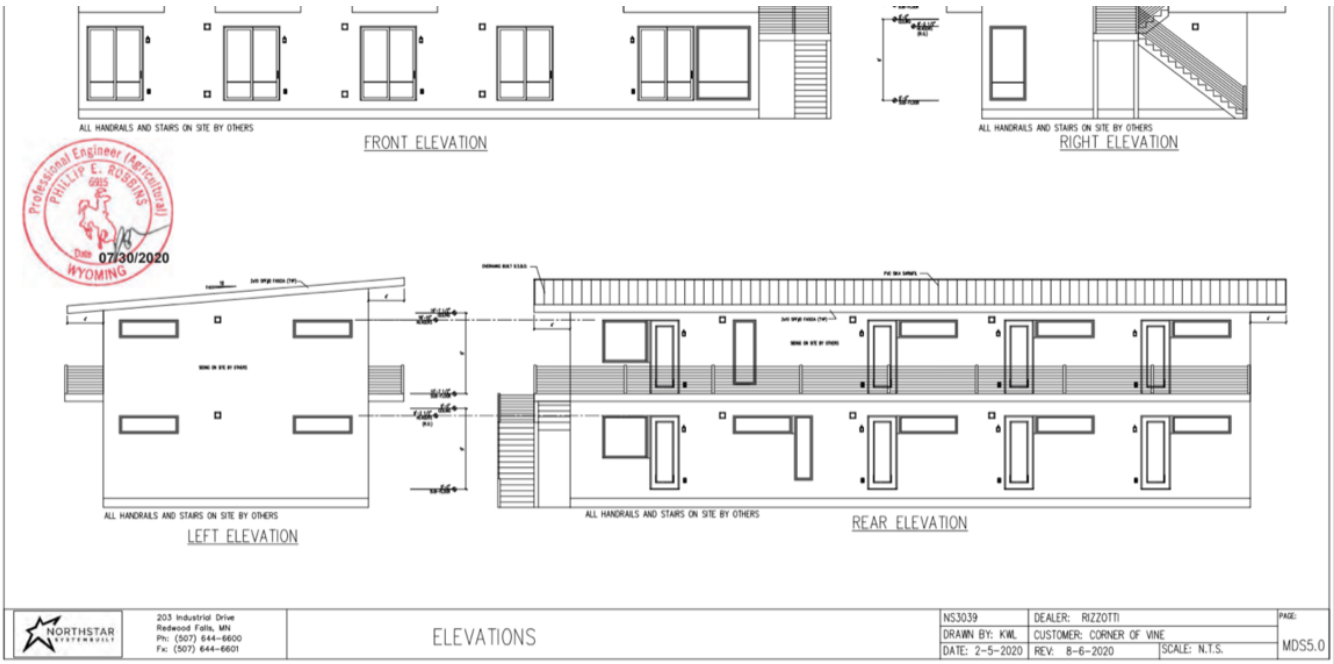
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NORTHSTAR SYSTEMBUILT
203 Industrial Drive
Redwood Falls, MN
Ph: (507) 644-6600
Fx: (507) 644-6601

ELEVATIONS

| | | | |
|---|---|---|---|
| NS3039 | DEALER: RIZZOTTI | | PAGE: MDS5.0 |
| DRAWN BY: KWL | CUSTOMER: CORNER OF VINE | | |
| DATE: 2-5-2020 | REV: 8-6-2020 | SCALE: N.T.S. | |

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05/13/2021

APPROVED TOJ 5/20/2021

Town of Jackson
Planning & Building Dept.
150 E Pearl Ave
Jackson, WY 83001
Attn: Kelly Bowlin

RE Addendum to Permit #B20-0537

Dear Kelly,

Based on DRC meeting on 5/12/2021 ant the review of 2 changes to the as built project noted above, I am respectfully submitting Building Permit Addendum Application and required documents. Attached please find Building Permit Addendum Application, revised sheets A3.1 & A3.2, with clouded changes in the upper left hand corner of these 2 pages, as well as as built photos. This addendum is the result of changes to only 2 items: the exterior siding color was changed from natural cedar to black stained cedar; the bonderized metal was changed to galvanized metal. The galvanized metal was requested by the DRC on 5/12/21 to be non reflective, and samples of galvanized metal showing non reflective surface will be presented to the DRC on their 6/6/21 meeting. Build 22 has provided an estimate to repaint the cedar in a natural cedar color at $5,600; and dulling the corrugated metal surface to be non reflective at a cost of $1,500. The total cost of these 2 changes is $7,100.

Thank you for your assistance in this matter.

Please let me know the required fee and bond cost.

Sincerely,

DocuSigned by:
Ken Rizzotti
AC5801CBB14C449...

Ken Rizzotti, HR 28 LLC Manager

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APPROVED TOJ 5/20/2021

**BUILDING PERMIT ADDENDUM APPLICATION**
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0520
P.O. Box 1687 |
Jackson, WY 83001 | www.townofjackson.com

**RETURN YOUR ADDENDUM SUBMITTAL WITH THIS FORM AS THE COVER PAGE TO THE BUILDING DEPARMENT FOR REVIEW**

**If you do not have following information we cannot accept your submittal.**

1. **DATE:** 04/13/2021
2. **CONTACT PERSON:** Ken Rizzotti **PHONE NUMBER:** 307 413-2294
3. **EMAIL ADDRESS:** krizzotti@gmail.com
4. **PERMIT #** B20-0537
5. **ADDRESS:** 445 Vine Street, Jackson, WY 83001
6. X **Submit only the revised sheets.**
7. X **Summary page/transmittal of the changes and page numbers where changes are shown.**
8. X **Changes must be clouded on the plan sheet(s).**
9. X **Email all submittal material to townbuilding@jacksonwy.gov**

**NOTE: Additional plan review required by changes, additions, or revisions to approved plan will incur a minimum 1-hour charge - $100.00 per hour. Building permit fees will be assessed for additional square footage. Inspections cannot be requested until addendum is approved and paid for.**

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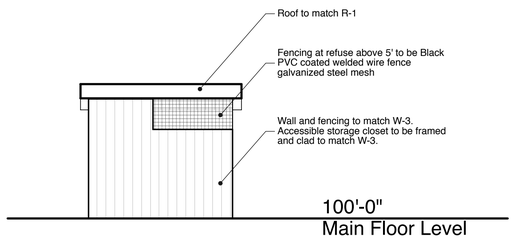
## ASSEMBLY FINISH TYPES

- F-1 Concrete slab-on-grade. acid etched and sealed
- F-2 Wood plank, or porcelain tile on wood framed structure
- F-3 Open wood plank decking
- W-1 Concrete foundation wall
- W-2 Metal siding, Bonderized steel
- W-3 Wood siding, Natural cedar, STK
- W-4 Interior Party Wall
- W-6 Interior 2x wall
- R-1 Standing seam membrane Roof
- R-2 Standing seam membrane roof at eaves, to match R-1

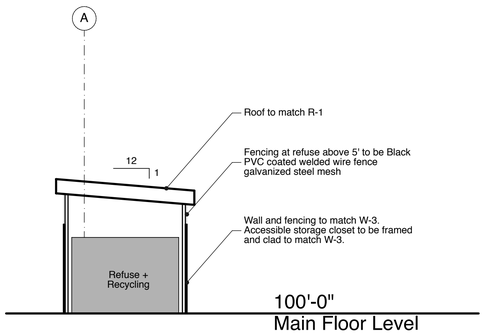
Metal siding changes to non reflective galvinized metal

Wood siding changed to painted black cedar, STK

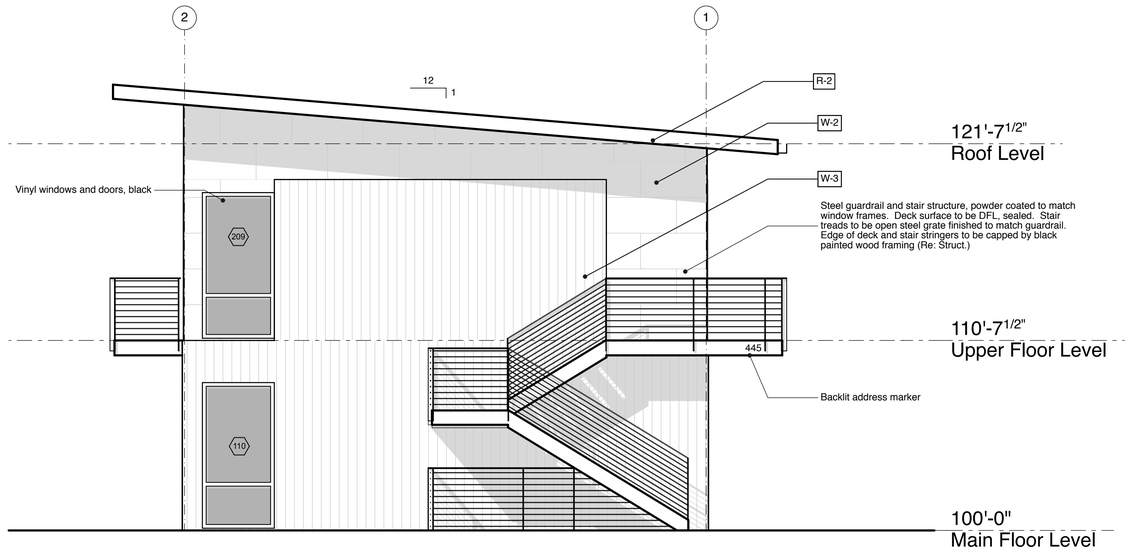
APPROVED TOJ 5/20/2021



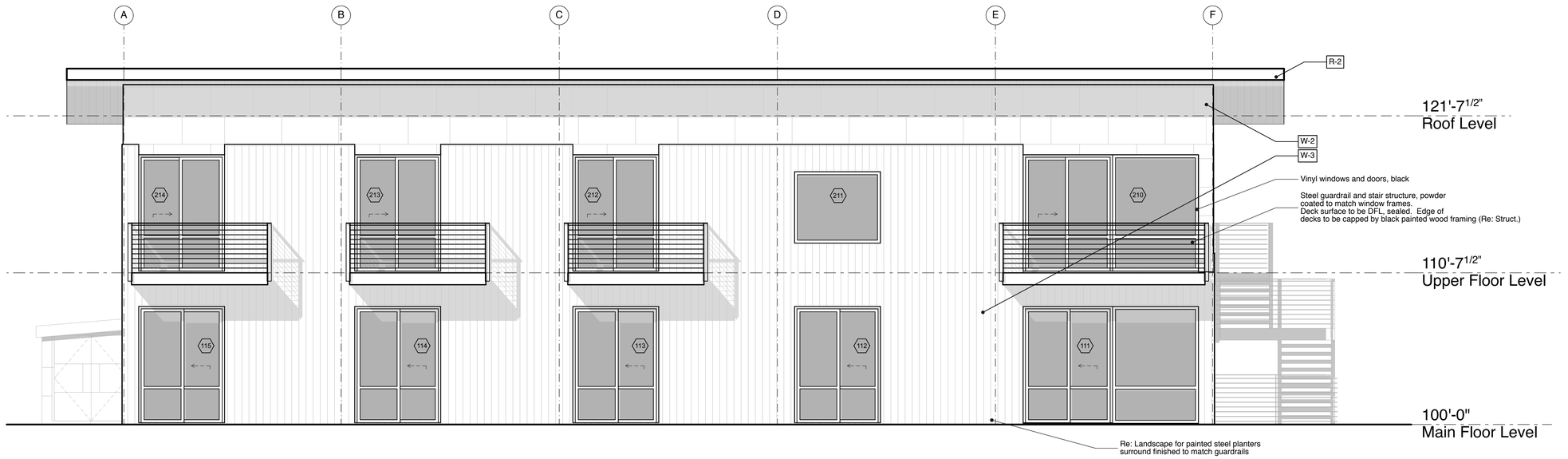

04 Refuse East
SCALE: 1/4" = 1'-0"




03 Refuse North
SCALE: 1/4" = 1'-0"




02 East Exterior Elevation
SCALE: 1/4" = 1'-0"




01 South Exterior Elevation
SCALE: 1/4" = 1'-0"

UNTITLED ARCHITECTURE
e. Brent.sikora1@gmail.com
c. 571.438.8877

19-4

LICENSED ARCHITECT
BRENT SIKORA
STATE OF WYOMING

| Issue Date | Issue Title |
|---|---|
| 01.14.20 | SD Pricing Set |
| 02.07.20 | TOJ Development Plan |
| 08.07.20 | Permit Set |

445 Vine Street
Jackson, WY 83001

Corner of Vine

Exterior Elevations

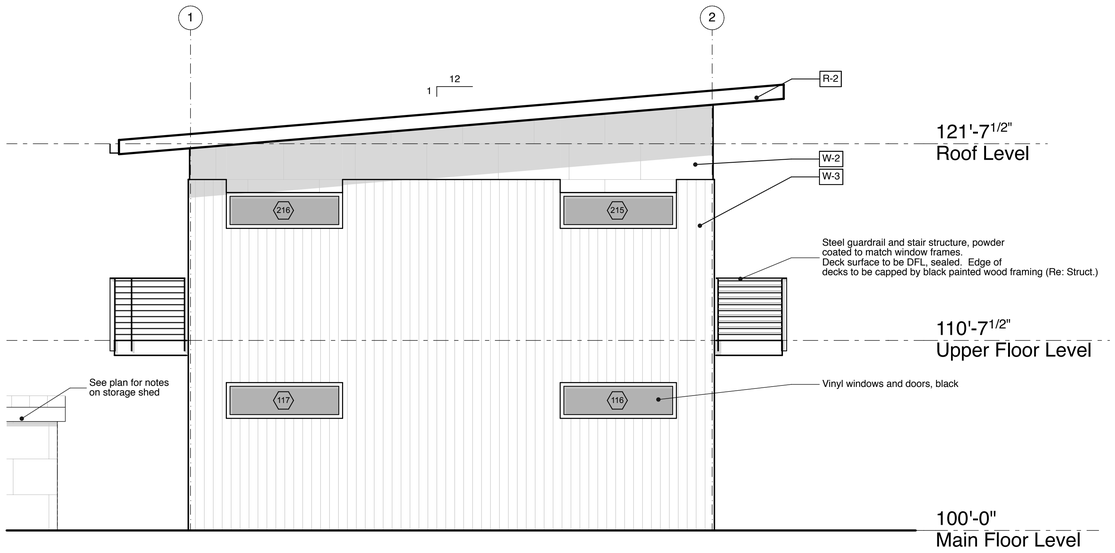
**A3.1**

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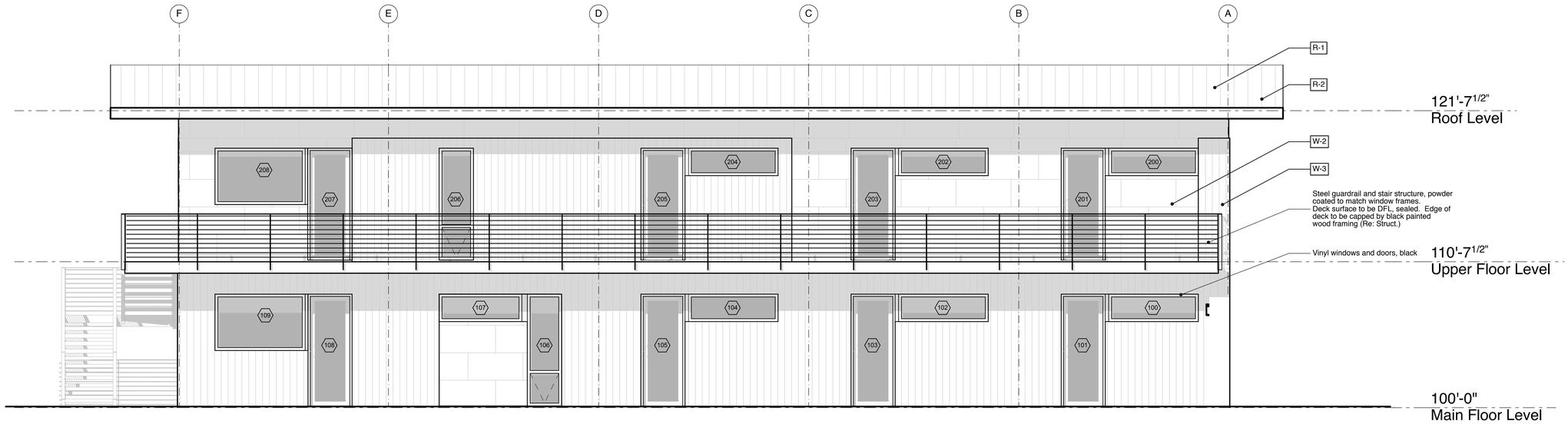
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- W-6 Interior 2x wall
- R-1 Standing seam membrane Roof
- R-2 Standing seam membrane roof at eaves, to match R-1

APPROVED TOJ 5/20/2021




02 West Exterior Elevation
SCALE: 1/4" = 1'-0"




01 North Exterior Elevation
SCALE: 1/4" = 1'-0"

UNTITLED ARCHITECTURE
e. Brent.sikora1@gmail.com
c. 571.438.8877

19-4

LICENSED ARCHITECT
BRENT SIKORA
13-XXX
STATE OF WYOMING

| Issue Date | Issue Title |
|---|---|
| 01.14.20 | SD Pricing Set |
| 02.07.20 | TOJ Development Plan |
| 08.07.20 | Permit Set |

445 Vine Street
Jackson, WY 83001

Corner of Vine

Exterior Elevations

**A3.2**

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