AGENDA

Design Review Committee

August 11, 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

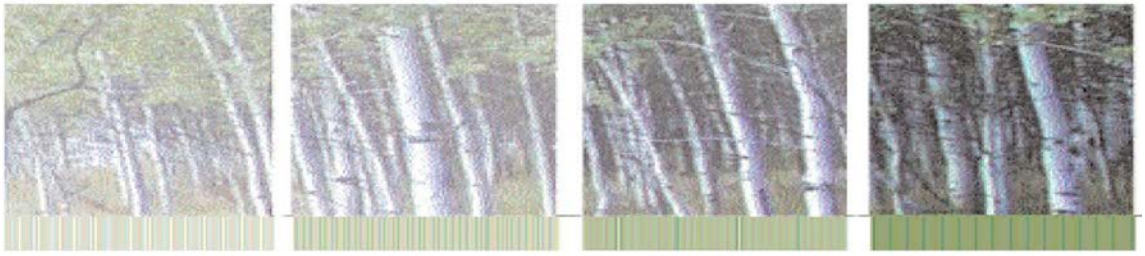
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO DRC MEETING

I Link to Zoom

. Meeting: https://us02web.zoom.us/j/88995726066?pwd=V3k4bTU5VWZsSXFpaUlwcndOSytTQT09

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
   I. P21-206 - 40 Jean St. -Modification to Exterior from 7/11/18 DRC Approval
   II. P21-049 - 105 Mercill Ave - Modification to Materials from 3/10/2021 DRC Approval
   III. P21-208 - 175 Center St. - 3rd Floor Expansion and Deck
   IV. P21-207 - 65 S Glenwood - Conceptual Review
   V.
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: August 11, 2021
Item Number: P21-206
Applicant: Chris Jaubert
Address: 40 S. Jean Street
Recommendations: Approval, Approval with Conditions or Denial

Background: On July 11, 2018, the DRC reviewed and approved a new 2-story office building at the above referenced address. The applicant is now proposing exterior changes which include:

- Modification to the amount/size of windows.
- Changing the wood color from natural wood to reclaimed gray.
- Removal of black metal on both levels and replacing it with wood siding.

Project Summary:
The subject property is a .10 acre lot (approximately 4,350 sf) located in the OR (Office Residential) zoning district. The lot has and existing 560 sf office building located in the back (east) of the site. The applicant is proposing to build a new 2,424 sf two-story office building with basement up against Jean Street and convert the existing 560 sf office into a deed-restricted workforce housing unit. Since this property is in the OR zone, on-street parking credits and shared parking amongst residential and non-residential uses are allowed. At this time the applicant has met their minimum on-site parking requirement of 4 spaces. Building height is proposed at 27'-4".

The following items are a checklist of general Design Guidelines for your convenience, however this request is limited to color selection:

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."

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.

PLANNING PERMIT APPLICATION

Planning & Building Department
Planning Division

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

For Office Use Only

Fees Paid_____

Check # _____ Credit Card_____ Cash_____

Application #s _____ _____ _____

PROJECT.

Name/Description: Little House - Office Building

Physical Address: 40 S. Jean St.

Lot, Subdivision: Lot S 60' W 1/2 Lot 1, Block 2, Van Vleck PIDN: 22-41-16-34-2-01-005

OWNER.

Name: Little House, LLC Phone: 307-413-4820

Mailing Address: PO Box 9016 Jackson, WY ZIP: 83002

E-mail: markpollard@onsitemanagement.com

APPLICANT/AGENT.

Name: Chris Jaubert - Atelier 43, LLC Phone: 307-200-1790

Mailing Address: 3970 Hawthorne Ln. Wilson, WY ZIP: 83014

E-mail: chris@a43design.com

DESIGNATED PRIMARY CONTACT.

_____Owner X_____Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.*

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Physical Development

_____Sketch Plan

_____Development Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Development Option/Subdivision

_____Development Option Plan

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

Amendments to the LDRs

_____LDR Text Amendment

_____Zoning Map Amendment

_____Planned Unit Development

X_____ Other: XDRC

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department.* ***If this application is amending a previous approval, indicate the original permit number.***

Pre-application Conference #: P18-141 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Provide* ***one electronic copy*** *(via email or thumb drive), and* ***two hard copies*** *of the submittal packet.*

Have you attached the following?

X **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.

X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

X **Response to Submittal Requirements**. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

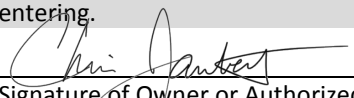
FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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

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



Signature of Owner or Authorized Applicant/Agent

08/02/2021
Date

Chris Jaubert
Name Printed

Architect
Title

LETTER OF AUTHORIZATION

Little House, LLC, "Owner" whose address is: 40 S. Jean St, Jackson WY 83001/PO Box 9016 Jackson WY 83002

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property more specifically legally described as: S 60' W 1/2 LOT 1, BLK 2, VAN VLECK

(If too lengthy, attach description)

HEREBY AUTHORIZES Atelier 43, LLC Chris Jaubert **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: M. M.

(SIGNATURE) (SIGNATURE OF CO-OWNER)

***Title*:** Owner

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

Krista LaPier - Notary Public
County of Lincoln
State of Wyoming
My Commission Expires February 23, 2020

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Mark Pollard this 14 day of June, 2018.

WITNESS my hand and official seal.

(Seal)

Krista LaPier

(Notary Public)

My commission expires:

Little House
40 S. Jean St
Jackson, WY

The project consists of a new 2 story (plus basement) 2424sf office building on a 0.10 AC lot in the OR-ToJ Zone.

The new office building will be set back from the street frontage with landscaping in front. Parking is located behind the building via alley access. All three floors of the building will contain Office use.

The existing 560sf cabin on the property, that currently serves as an office space, will be converted to a 1bedroom/1 bath deed-restricted workforce housing unit.

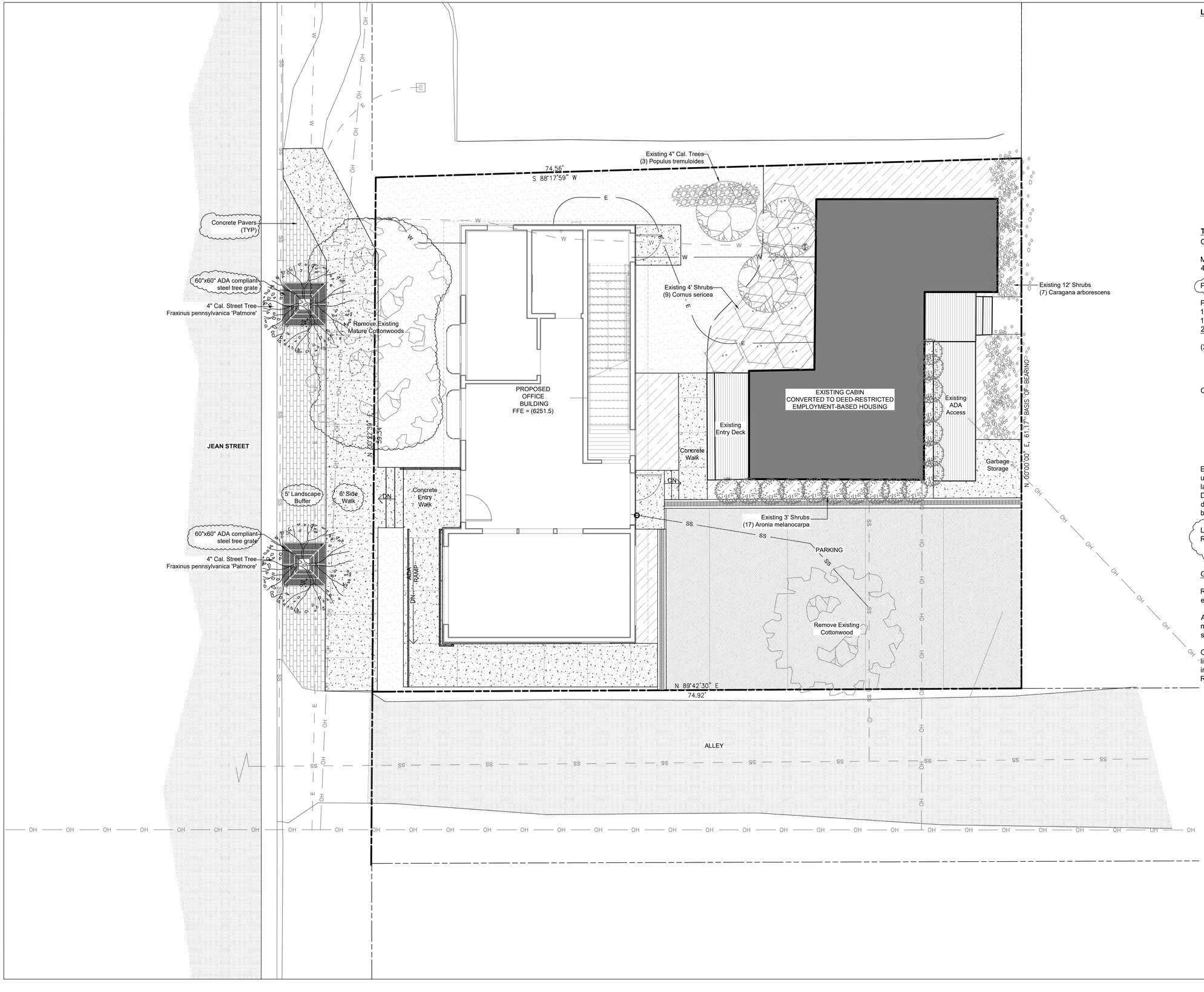
Public Space
With the restrictive site constraints, the available public space along Jean St. street is somewhat limited. The small area will be planted with sod and maintained during the non-winter months for outdoor enjoyment. There will also be a small area of landscaping between the new building and the existing cabin which will provide a more serene outdoor space.

Composition
We are utilizing a simplified palette of materials while relying on a variation of textures and orientations within those materials to promote visual interest. The entrances to the building are highlighted by both material changes and planar changes.

Massing
With the massing of the structure, we are attempting to bridge the gap between the small scale residential projects to the south and the larger scale commercial projects to the north, south, and east.

Street Wall
We have located the structure as near the street as possible to provide the sense of street wall while also respecting the existing mature vegetation and other site constraints.

Materials
We will be using all earth-toned siding materials that are respectful of the existing vernacular within the Town of Jackson. All siding will be installed as a rainscreen system to lengthen the lifespan of the materials.



LANDSCAPE LEGEND

- Proposed 4" Cal. Trees Fraxinus pennsylvanica 'Patmore'
- Existing 4" Cal. Trees Populus tremuloides
- Existing 12' Shrubs (9) Caragana arborescens
- Existing 4' Shrubs (9) Cornus sericea
- Existing 3' Shrubs (17) Aronia melanocarpa
- Proposed Landscape Surface Area

TOWN OF JACKSON LANDSCAPE REQUIREMENTS

OR : Office Residential Zone

MINIMUM LANDSCAPE SURFACE RATIO = 20%
4,502 sq.ft. lot requires 901 sq.ft. min. landscape area

PROPOSED LANDSCAPE SURFACE = 1,320 sq.ft.

PLANT UNITS REQUIRED
1 per 1,000 sq.ft. landscape area (min 1) - all uses
1 per 12 parking spaces (min 1)
2 Plant Units Required

(2) Plant Unit A =
- (2) 3" Caliper Trees - see a. below
- (12) 6'-8' Shrubs - see b. and b2 below
- (8) #5 Container Shrubs - see c. below

CREDIT EXISTING LANDSCAPE RETAINED
- a. (3) 4" Caliper Aspen
- b. (7) 12' Siberian Pea Shrub
- b2 (9) 4' Red Twig Dogwood
- c. (20) 3' Chokeberry
- existing mature Cottonwoods at Jean Street to be preserved. Removal possible depending on impact of construction activities.

Existing landscape retained meets or exceeds plant unit requirements for this development. No additional landscaping required per Town of Jackson Development Regulations other than reclamation of disturbed areas. All reclamation will be either bluegrass sod or cultivated garden beds.

LANDSCAPE BUFFER PLANTINGS
Required by TOJ Development Regs. Section 2.2.1.C.2

(2) 4" Caliper Patmore Ash

GENERAL NOTES

Refer to GEC submittal By Nelson Engineering for erosion control measures and construction fencing.

All landscaped areas, existing or proposed, will be maintained by an automatic underground irrigation system. Existing system to be modified as required.

Owner to maintain landscaped area between property line and back of curb or Town sidewalk including irrigation. Area not counted in Landscape Surface Ratio (LSR) or Plant Unit calculations.

Teton Heritage Landscaping
P.O. Box 1748
Wilson, Wyoming 83014
307-733-3775
info@tetonheritagelandcaping.com

Little House, LLC

40 S Jean Street Jackson, Wyoming - 22-41-16-34-2-01-005

Landscape Plan

DRAWING DATE 06.15.18
REVISION 1 09.25.18

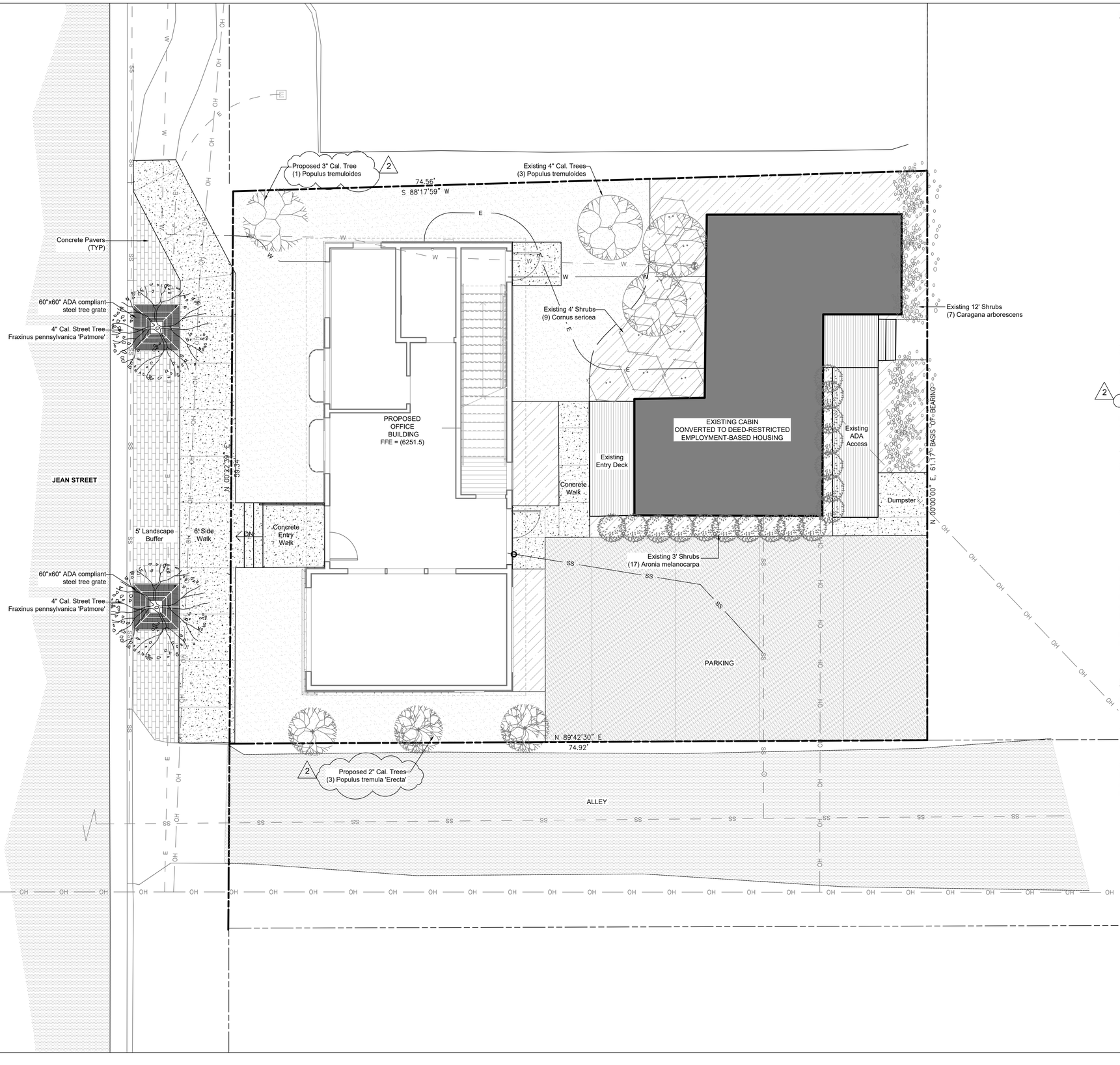
LICENSED LANDSCAPE ARCHITECT
JAMES HURLEY SMITH
LA-0160C
Date: 06.15.18
STATE OF WYOMING

NORTH

5 0 5 10

Little House, LLC

TOJ Landscape Plan



LANDSCAPE LEGEND

- Proposed 4" Cal. Trees
  Fraxinus pennsylvanica
  'Patmore'
- Proposed 3" Cal. Trees
  Populus tremuloides
- Proposed 2" Cal. Trees
  Populus tremula 'Erecta'
- Existing 4" Cal. Trees
  Populus tremuloides
- Existing 12' Shrubs
  (9) Caragana arborescens
- Existing 4' Shrubs
  (9) Cornus sericea
- Existing 3' Shrubs
  (17) Aronia melanocarpa
- Proposed Landscape
  Surface Area

TOWN OF JACKSON LANDSCAPE REQUIREMENTS

OR : Office Residential Zone

MINIMUM LANDSCAPE SURFACE RATIO = 20%
4,502 sq.ft. lot requires 901 sq.ft. min. landscape area

2 PROPOSED LANDSCAPE SURFACE = 1,545 sq.ft.

PLANT UNITS REQUIRED
1 per 1,000 sq.ft. landscape area (min 1) - all uses
1 per 12 parking spaces (min 1)
2 Plant Units Required

(2) Plant Unit A =
- (2) 3" Caliper Trees - see a. below
- (12) 6'-8' Shrubs - see b. and b2 below
- (8) #5 Container Shrubs - see c. below

CREDIT EXISTING LANDSCAPE RETAINED
- a. (3) 4" Caliper Aspen
- b. (7) 12' Siberian Pea Shrub
- b2 (9) 4' Red Twig Dogwood
- c. (20) 3' Chokeberry

Existing landscape retained meets or exceeds plant unit requirements for this development. No additional landscaping required per Town of Jackson Development Regulations other than reclamation of disturbed areas. All reclamation will be either bluegrass sod or cultivated garden beds.

LANDSCAPE BUFFER PLANTINGS
Required by TOJ Development Regs. Section 2.2.1.C.2

(2) 4" Caliper Patmore Ash

GENERAL NOTES

Refer to GEC submittal By Nelson Engineering for erosion control measures and construction fencing.

All landscaped areas, existing or proposed, will be maintained by an automatic underground irrigation system. Existing system to be modified as required.

Owner to maintain landscaped area between property line and back of curb or Town sidewalk including irrigation. Area not counted in Landscape Surface Ratio (LSR) or Plant Unit calculations.

NORTH

5 0 5 10

Teton Heritage Landscaping
P.O. Box 1748
Wilson, Wyoming 83014
307-733-3775
info@tetonheritagelandcaping.com

Little House, LLC

40 S Jean Street Jackson, Wyoming - 22-41-16-34-2-01-005
Landscape Plan

DRAWING DATE	06.15.18
REVISION 1	09.25.18
REVISION 2	08.02.21

LICENSED LANDSCAPE ARCHITECT
JAMES BURLEY SMITH
LA-0160C
Date 06.15.18
STATE OF WYOMING

Little House, LLC
TOJ Landscape Plan

MATERIAL SCHEDULE:

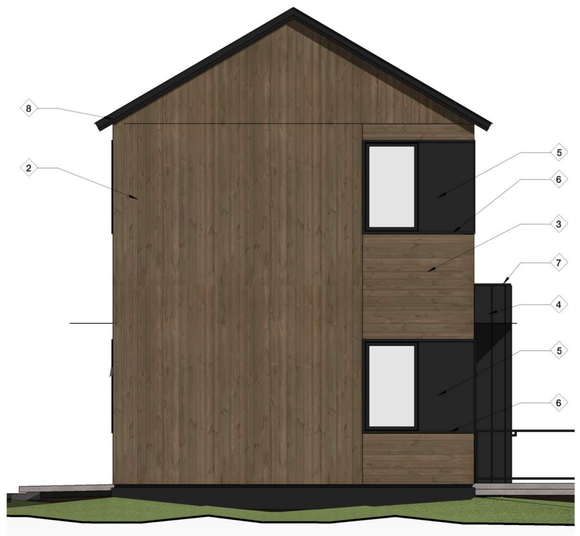
1	Asphalt Shingle roofing
2	Vertical cedar siding
3	Horizontal cedar siding
4	Vertical Standing Seam metal siding
5	Flat panel metal siding
6	Wood trim
7	Metal flashing
8	Metal fascia



2 South Elevation - Presentation
1/4" = 1'-0"



1 West Elevation - Presentation
1/4" = 1'-0"



4 North Elevation - Presentation
1/4" = 1'-0"



3 East Elevation - Presentation
1/4" = 1'-0"

Architect:
Atelier 43, LLC
mail 3970 Hawthorne Ln.
Wilson, WY 83014
office 2015 W. Gill Ave.
Jackson, WY 83001
phone 307.200.1790

Project:
Little House
40 S. Jean St.
Jackson, WY 83001

Client:
Little House, LLC

Structural:
Sargent Engineers
Kari Moulton
1200 Northwood Plaza Way
Driggs, ID 83422
307.733.2087

Civil:
Nelson Engineering
Josh Kilpatrick
430 N. Cache St.
Jackson, WY 83001
307.733.2087

Mechanical:

Drawing Title
BUILDING ELEVATIONS

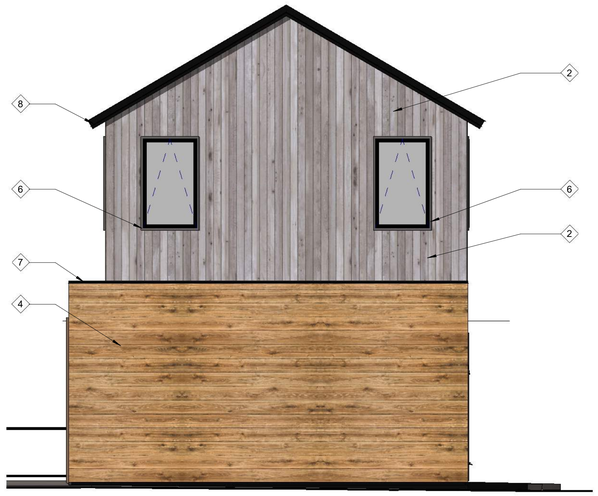
Date
2018.06.15

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ORIGINAL DESIGN

MATERIAL SCHEDULE:

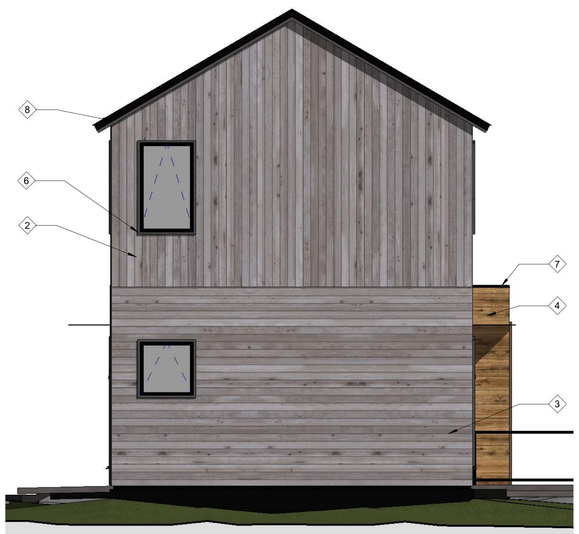
1	Asphalt Shingle roofing
2	Vertical cedar siding
3	Horizontal cedar siding
4	Horizontal cedar siding
5	Not Used
6	Wood trim
7	Metal flashing
8	Metal fascia



2 South Elevation - Presentation
1/4" = 1'-0"



1 West Elevation - Presentation
1/4" = 1'-0"



4 North Elevation - Presentation
1/4" = 1'-0"



3 East Elevation - Presentation
1/4" = 1'-0"

Date:
2018.06.15 - Building Permit
2018.09.25 - Building Permit Rev. 1
2021.06.21 - Building Permit Rev. 2
2021.07.01 - Building Permit Rev. 3

Drawing Title:
BUILDING ELEVATIONS

Mechanical:

Civil:
Nelson Engineering
Josh Kilpatrick
445 N. Cache St.
Jackson, WY 83001
307.733.2087

Structural:
Sargent Engineers
Kris Monlton
PO Box 1 Broadhead Plaza Way
Driggs, ID 83422
307.733.2087

Client:
Little House, LLC

Project:
Little House
40 S. Jean St.
Jackson, WY 83001

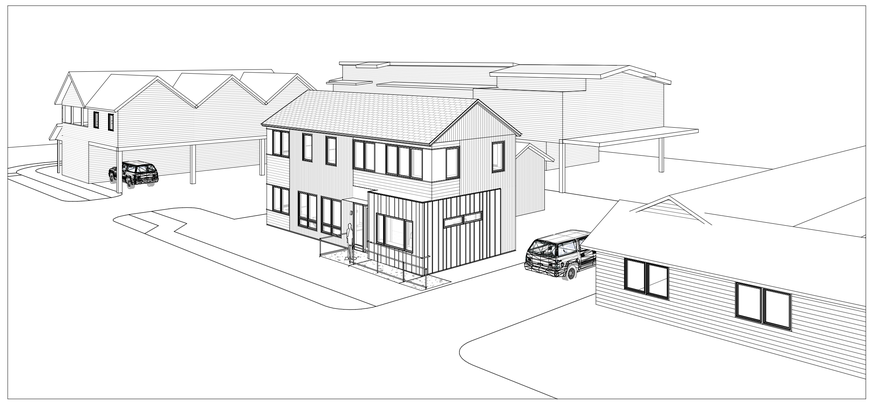
Architect:
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mail 3970 Hawthorne Ln.
Wilson, WY 83014
office 2015 W. Gill Ave.
Jackson, WY 83001
phone 307.200.1790

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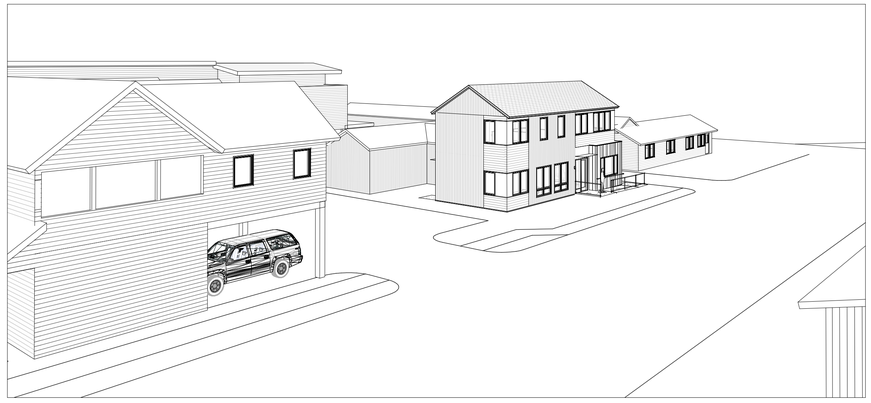
UPDATED DESIGN



1 LONGITUDINAL STREET ELEVATION
1/8" = 1'-0"



2 SW Birdseye



3 NW Birdseye



VIEW FROM JEAN ST.
1/4" = 1'-0"

Drawing Title
STREET ELEVATION & PERSPECTIVES

Date
2018.06.15

Mechanical:

Civil:
Nelson Engineering
Josh Kalpatrick
445 S. Cache St.
Jackson, WY 83001
307.733.2087

Structural:
Sargent Engineers
Kirk Moulton
1776 Westland Plaza Way
Driggs, ID 83422
307.733.2087

Client:
Little House, LLC

Project:
Little House
40 S. Jean St
Jackson, WY 83001

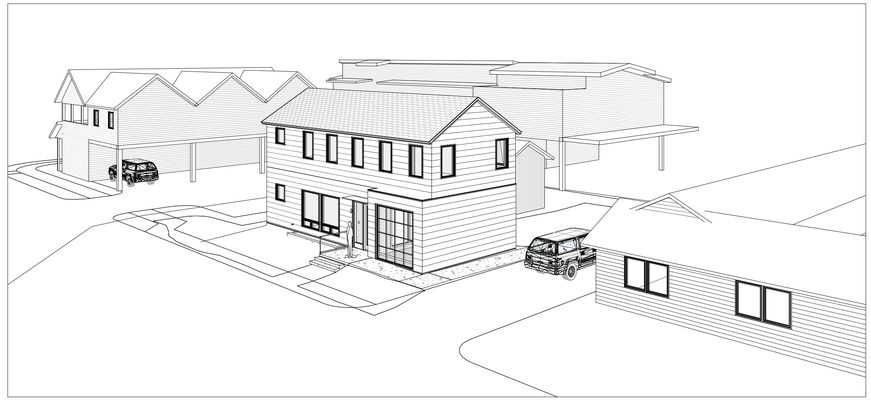
Architect:
Atelier 43, LLC
mail 3970 Hawthorne Ln.
Wilson, WY 83014
office 2015 W. Gill Ave.
Jackson, WY 83001
phone 307.200.1790

A10.2

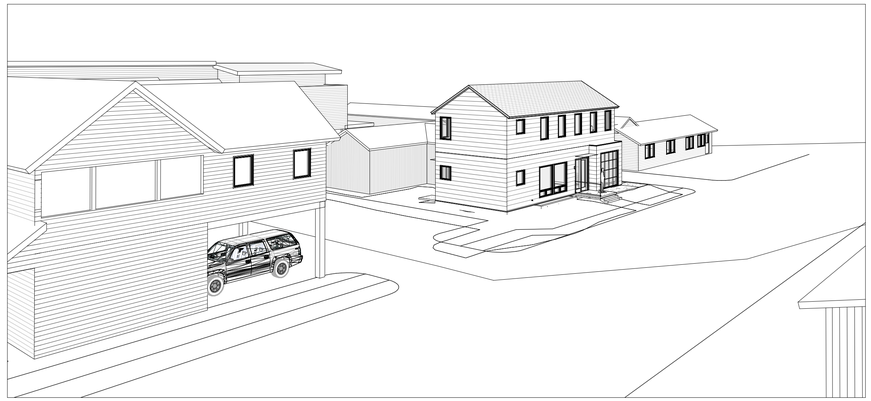
ORIGINAL DESIGN



1 LONGITUDINAL STREET ELEVATION
1/8" = 1'-0"



2 SW Birdseye



3 NW Birdseye



VIEW FROM JEAN ST.
1/4" = 1'-0"

UDPATED DESIGN

Date:
2020.06.15 - Building Permit
2105.09.25 - Building Permit Rev. 1
2021.06.21 - Building Permit Rev. 2
2021.07.01 - Building Permit Rev. 3

Drawing Title:
STREET ELEVATION & PERSPECTIVES

Mechanical:

Civil:
Nelson Engineering
Josh Kalpatrick
240 S. Jackson St.
Jackson, WY 83001
307.733.2087

Structural:
Sargent Engineers
Kerri Moulton
130 Jackson Hole Plaza Way
Driggs, ID 83422
307.733.2087

Client:
Little House, LLC

Project:
Little House
403 S. Jean St.
Jackson, WY 83001

Architect:
Atelier 43, LLC
mail 970 Hawthorne Ln.
Wilson, WY 83014
office 205 W. Gill Ave.
Jackson, WY 83001
phone 307.200.1790

A10.2

Submittal Checklist for Design Review Committee (DRC)

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

Required Submittal Checklist

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

☐ **New Submittal** ☑ **Resubmittal** (provide list of all changes & previous elevations)

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

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

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

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

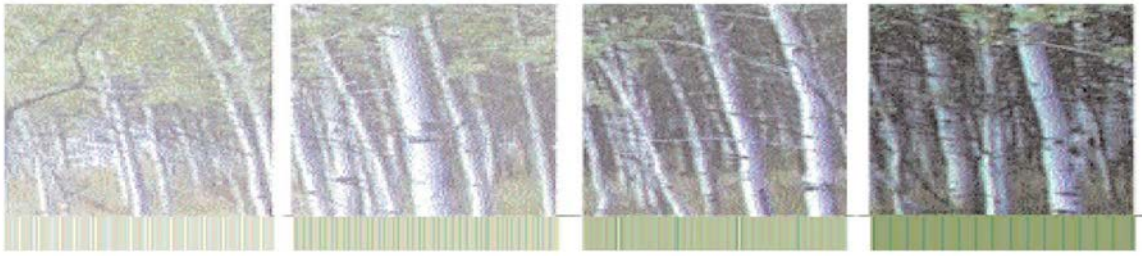
☑ **Adjacent Context:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations).

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

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

☐ **OPTIONAL:** **Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required by the DRC. The model may include either adjacent

buildings or full block, depending on direction from DRC or Planning Department; 3-D computer model substitute for this if it provides full detail.



Town of Jackson Design Guidelines Checklist

Meeting Date: August 11, 2021
Item Number: P21-049
Applicant: Design Associates Architects – Chris Lee
Address: 105 Mercill Avenue
Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: On March 10, 2021, the DRC reviewed and approved the 3-story, mixed use development at 105 Mercill Ave. The applicant is now seeking to replace the concrete on the ground level with a white/gray horizontal metal panel siding. The applicant has proposed two colors for the metal: Regal White and Zinc Gray. The horizontal metal will be location on the south, east, west and north elevations. There are no other changes to the design.

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) Materials

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

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: 105 Mercil Workforce Housing

Physical Address: 105 Mercil Ave, Jackson WY. 83001

Lot, Subdivision: PT LOTS 15-17, BLK 2 JR JONES PIDN: 22-41-16-28-4-02-012

PROPERTY OWNER.

Name: Teton County Phone: 307 732 0867

Mailing Address: PO Box 1727 ZIP: 83001-1727

E-mail: AHNorton@tetoncounty.gov

APPLICANT/AGENT.

Name: Design Associates Phone: 307 773 3400

Mailing Address: 130 W Broadway, Jackson WY ZIP: 83301

E-mail: Jason@dajh.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

X_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:**_____

_____ Environmental Analysis

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

Pre-application Conference #: P19-263 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

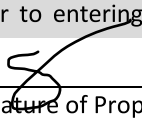
Y **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

Y **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF.

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

8-6-2021
Date

Jason MacKinnon
Name Printed

Project Architect
Title

LETTER OF AUTHORIZATION

TETON COUNTY ,"Owner" whose address is:

POB 1727 JACKSON, WY 83001-1727

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property more specifically legally described as: 105 MERCILL AVE. JACKSON, WY 83001
PARCEL 22-41-16-28-4-02-012

(If too lengthy, attach description)

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

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

OWNER:

April Norton

(SIGNATURE) (SIGNATURE OF CO-OWNER)

***Title*:** Jackson / Teton County Housing Director

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by April Norton this 6th day of November, 20 17.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:

Billi Jo Jennings - Notary Public
County of Lincoln
State of Wyoming
Commission Expires September 3, 2022

105 MERCILL

08.02.2021

UPDATED PROJECT NARRATIVE

Lot Info
Address: 105 Mercill Ave
PIDN: 22-41-16-28-4-02-012
Area: Full Site 1.15 acres (50,086 s.f.), Project Site .575 acres (25,005 s.f.) Zoning/Overlays: CR-2 - Lodging Overlay

Scale of Development
FAR: 1.41 (35,184 s.f.)
Allowed: .46 (11,502 s.f.)
Base FAR: .27 (6,862 s.f. office/retail)
2:1 Bonus: 1.13 (28,322 s.f.) - all deed restricted housing

Site Development: .88 (22,074 s.f.)
Allowed: .90 (22,505 s.f.)
Parking Spots: 50 (20 office/retail + 39 residential - 9 shared = 50 total req)

Existing Property Conditions
-1 historic log cabin to be moved off property, misc outbuildings to be moved or demoed
-Existing drive across N side of property to access to Children's Learning Center on W half of property to be demoed -Some trees on the property - to be removed
-Existing utilities/pedestals at NW corner of the property - overhead powerline to be buried

Character & Size of Development
-30 deed-restricted apartments including 2 ADA units on upper two floors with common courtyard above ground floor commercial spaces (office & retail).
-Units 310 (2br) & 205 (1br) will be affordable units to meet Housing Mitigation req. Remaining fee in lieu to be paid. -35,184 total habitable s.f. on three levels with two-level parking ramp (44 parking spots) and at grade (6 parking spots) -22,074 total s.f. of impervious surface
-New concrete ramp access off of Mercill along S side of property as well as off of Glenwood along E side of property -New utility connections as shown on Civil & MEP, existing overhead powerline to be buried
-New sidewalk and trees in grates to meet Town streetscape standards along Mercill and Glenwood, sidewalk on W side of property adjacent to the Children's Learning Center

Updates since DRC Approval - March '21 submission

We are showing a white horizontal metal panel siding shown in our renderings to be installed between the storefront glazing at the first-floor level in lieu of the previous rejected fiber cement siding.



105 MERCILL

105 MERCILL AVE - JACKSON, WY
DESIGN REVIEW
8-2-21

DESIGN ASSOCIATES ARCHITECTS
50 S KING ST, STE 201 JACKSON WY
(O) 307 733 3600
www.daih.com

PROJECT NO.: 19-08 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T. LEE
B-0228
4-28-21
STATE OF WYOMING

REVISION HISTORY

SYM	CHANGE	DATE
1	PERMIT SET	7-14-20
2	PERMIT SET	1-19-21
3	PRICING SET	2-16-21
4	PERMIT SET	3-8-21
5	ADDENDUM 1	4-28-21

105 MERCILL
105 MERCILL AVE JACKSON, WY

DESIGN REVIEW
8-2-21

A000

COVER

ELEVATION NOTES

1. METAL FLASHING
2. METAL SIDING
3. FLUSH PANEL METAL SIDING
4. SHEET METAL SIDING
5. PAVERS
6. METAL AWNING
7. VINYL WINDOWS & DOORS
8. ALUMINUM STOREFRONT WINDOWS & DOORS
9. METAL FENCING
10. 42" HIGH METAL GUARDRAIL
11. METAL STORAGE LOCKERS
12. BIKE RACK
13. CONCRETE FOUNDATION WALL
14. CONCRETE RAMP
15. CONCRETE WALK



NORTH ELEVATION

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



SOUTH ELEVATION

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

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03 2	ADDENDUM #1 4-28-21 PERMIT SET	04-28-21 7-15-21
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105 MERCILL
105 MERCILL AVE JACKSON, WY

DESIGN REVIEW
8-2-21

A400

ELEVATIONS

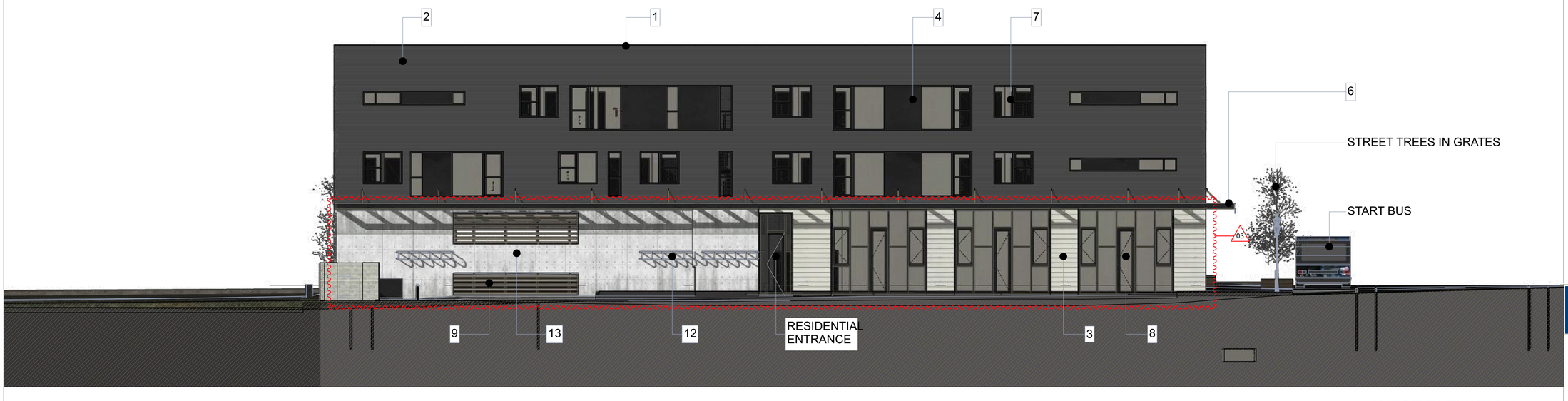
ELEVATION NOTES

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12	BIKE RACK
13	CONCRETE FOUNDATION WALL
14	CONCRETE RAMP
15	CONCRETE WALK



EAST ELEVATION

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



WEST ELEVATION

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

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B-0228
STATE OF WYOMING

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105 MERCILL

105 MERCILL AVE JACKSON, WY

DESIGN REVIEW
8-2-21

A401

ELEVATIONS



MERCILL & GLENWOOD STREEVIEW

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105 MERCILL

105 MERCILL AVE JACKSON, WY

DESIGN REVIEW
8-2-21

A900

RENDERINGS



MERCILL ELEVATION

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105 MERCILL

105 MERCILL AVE JACKSON, WY

DESIGN REVIEW
8-2-21

A901

RENDERINGS



GLENWOOD ELEVATION

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DESIGN REVIEW
8-2-21

A902

RENDERINGS



MERCILL STREETVIEW

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105 MERCILL

105 MERCILL AVE JACKSON, WY

DESIGN REVIEW
8-2-21

A903

RENDERINGS



GLENWOOD STREETVIEW

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105 MERCILL

105 MERCILL AVE JACKSON, WY

DESIGN REVIEW
8-2-21

A904

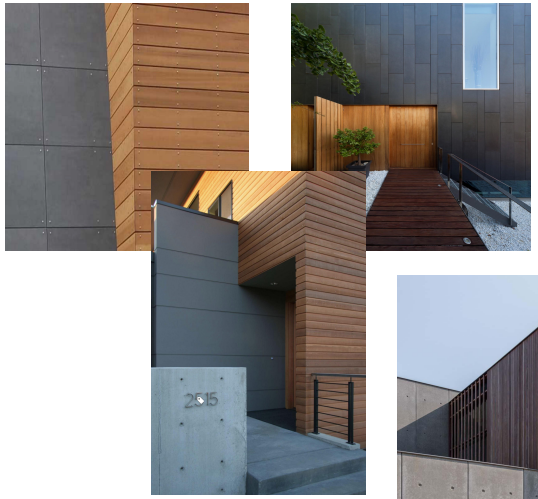
RENDERINGS

105 MERCILL

PREVIOUSLY APPROVED

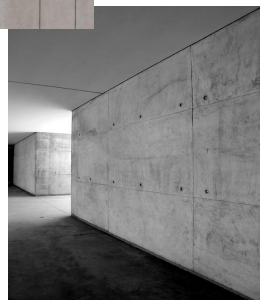
EXTERIOR MATERIALS

DARK GRAY METAL PANELS





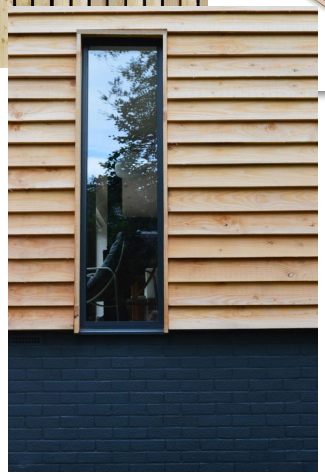




GRAY CONCRETE

LIGHT WOOD
COMPOSITE SIDING







GRAY METAL SIDING





105 MERCILL

UPDATED VERSION

EXTERIOR MATERIALS



MATTE BLACK
METAL PANELS
& TRIM



LIGHT WOOD COLORED
METAL SIDING





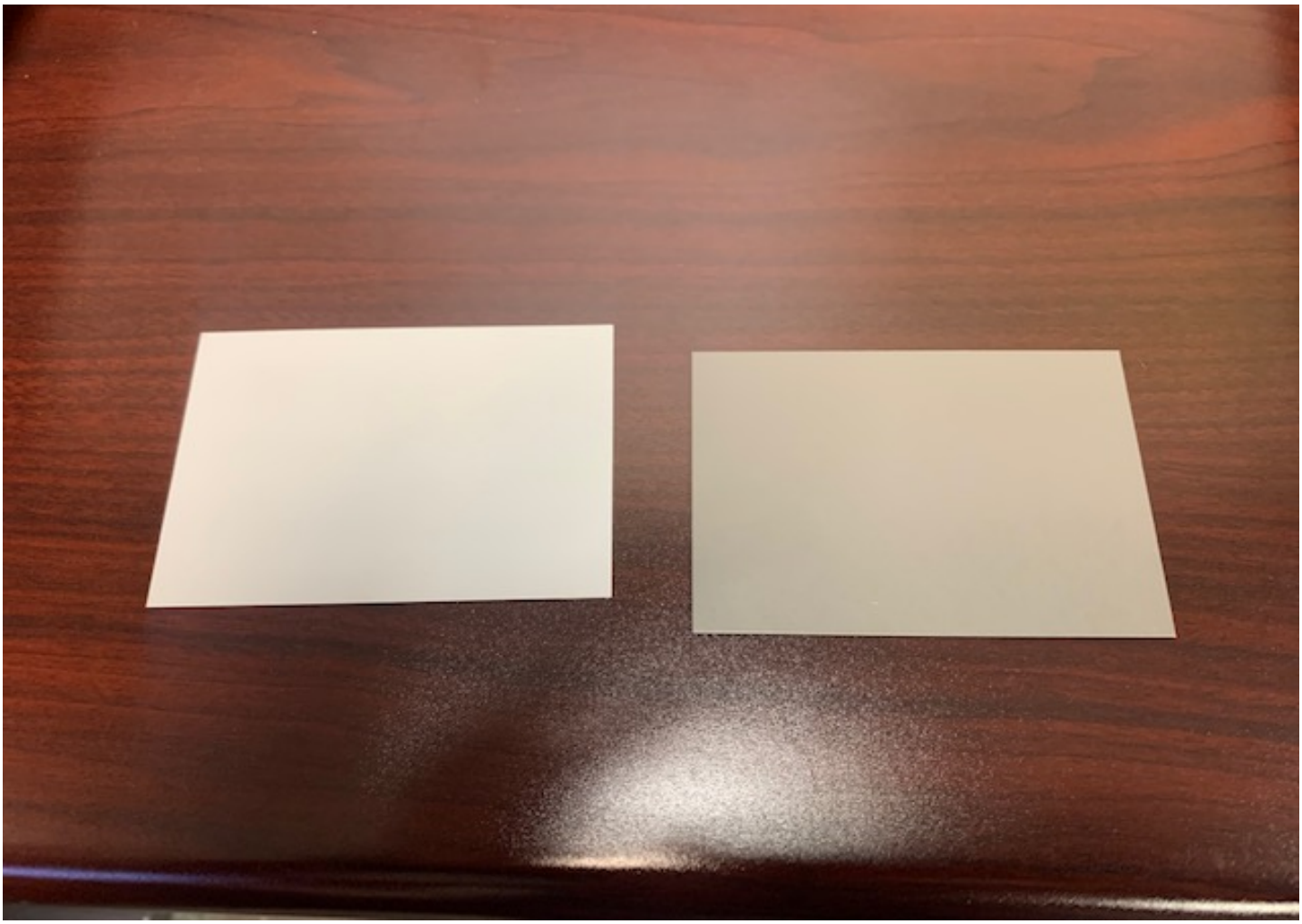


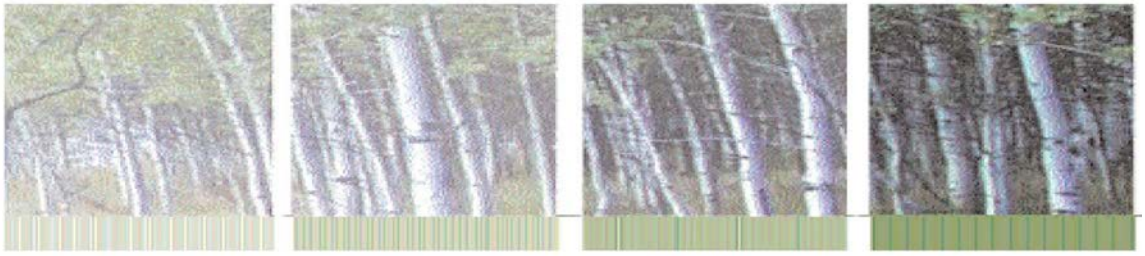
GRAY CONCRETE

WHITE HORIZONTAL
FLUSH METAL PANEL



ZINC GRAY CORRUGATED
METAL SIDING





Town of Jackson Design Guidelines Checklist

Meeting Date: August 11, 2021
Item Number: P21-208
Applicant: Workshop Collaborative LLC – Steve Kaness
Address: 175 Center Street – 3rd Floor Expansion and Deck
Recommendations: Approval, Approval with Conditions, Denial or Continuance

Background: On April 14, 2021, the DRC approved exterior changes to the existing building at the above referenced property. As you may recall, the 2-story building with basement was previously home to E.Leaven restaurant and the new property owner is remodeling the inside for a new sushi restaurant, Kampai.The building is currently under construction implementing the approved changes.

Project Summary:
The applicant is now seeking to expand the restaurant bar/dining area by adding a 3rd floor with an outdoor seating patio. The overall building height is withtin the 42' height limitation for flat roofs in the TS-2 zoning district. The new habitable square footage is 1,134 sf and the new outdoor patio is 813 sf. The proposed exterior siding, columns, windows, cladding and C-Channels will match the floors below. At this tme the applicant is not planning on enclosing or covering the exposed beams above the rooftop deck. If they future plan is to do so, then the 3rd floor step-back would need to be met which requires a 20' step-back for at least 60% of the 3rd floor.

Downtown Design Overlay (DDO). The Town adopted the DDO in February of 2021. The DDO includes additional design guidelines that apply to all properties within its boundary (generally the Town Square area). These additional design guidelines were added as an appendix to the existing Design Guidelines. The DDO is split into Area 1 and Area 2, with Area 1 requiring the higher level of "western character" design and Area 2 with a lesser level. The applicant's property is located in Area 2.

Vision Statement:
"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the

Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

1) Mass & Height:
   - ❑ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
   - ❑ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
   - ❑ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
   - ❑ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
   - ❑ Avoid large monolithic buildings.
   - ❑ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs

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

D) Street Wall

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

E) Materials

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

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: Kampai

Physical Address: 175 Center Street, Jackson Wyoming 83001

Lot, Subdivision: PT LOT8, BLK. 1, SMITH PIDN: 22-41-16-27-3-12-003

PROPERTY OWNER.

Name: Kampai RE Holdings LLC Phone: 307-200-2132

Mailing Address: PO Box 12136, Jackson Wyoming ZIP: 83002

E-mail: ncross@bamfunds.com

APPLICANT/AGENT.

Name: Workshop Collaborative LLC (Steve Kaness) Phone: 307-699-2205

Mailing Address: 755 South Hi Country Drive ZIP: 83001

E-mail: stevekaness@workshopc.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

X_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:**_____

_____ Environmental Analysis

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

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

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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

Steve Kaness — 08/02/2021

Signature of Property Owner or Authorized Applicant/Agent — Date

Steve Kaness — _____

Name Printed — Title

LETTER OF AUTHORIZATION

Kampai RE Holdings LLC ,"Owner" whose address is: 175 Center Street
PO Box 12136 Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Dmitry Balyasny , as the owner of property more specifically legally described as: 175 Center Street, Jackson, Wyoming; PT LOT8, BLK. 1, SMITH;
PID#: 22-41-16-27-3-12-003

(If too lengthy, attach description)

HEREBY AUTHORIZES Workshop Collaborative LLC (Steve Kaness) **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: Natalie Cross
(SIGNATURE) (SIGNATURE OF CO-OWNER)

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Natalie Cross this 17th day of February, 2021.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 11/23/22

(Seal)

ZACH SCRIVNER - NOTARY PUBLIC
County of Teton
State of Wyoming
Commission Expires 11/23/2022

DocuSign Envelope ID: 35678B67-A1DE-43E6-9289-8589928C6FAE

KAMPAI RE HOLDINGS LLC
CERTIFICATE OF AUTHORITY

I, Dmitry Balyasny, being the Managing Member of Kampai RE Holdings LLC ("Kampai"), a limited liability company duly organized and validly existing under the laws of Delaware, and having its place of business at 4020 W. Lake Creek Drive, 1st Floor, Wilson, WY 83014 ("Balyasny"), in the name and on behalf of Kampai, hereby:

(a) represent, and warrant that I am a duly authorized representative of Kampai and am authorized to execute this Certificate on behalf of Kampai;

(b) certify that below is a true, complete and correct copy of the written consent (the "Consent") duly adopted by me, as of November 19, 2020, which Consent has not been amended, modified, revoked or rescinded since its adoption to and including the date hereof;

RESOLVED, that, the persons listed below be, and hereby are, deemed to be authorized signatories of Kampai, each individually authorized to execute such agreements and documents as may be necessary to operate Kampai, including, but not limited to, documents related to the opening of bank accounts, utilities accounts and related operating accounts, as well as documents effecting the transfer of funds on behalf of Kampai. This current version supersedes all previous versions and prior lists:

Natalie Cross

(c) certify that the table below sets forth the authorized signatories of Kampai and their respective specimen signatures.

AUTHORIZED PERSONS

NAME	TITLE	SIGNATURE
Natalie Cross	Authorized Signatory	Natalie Cross

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Authority on this 19th day of November, 2020.

KAMPAI RE HOLDINGS LLC

By: _____
Name: Dmitry Balyasny
Title: Managing Member



PROJECT SITE

SHEET INDEX	
A000.1	COVER SHEET - DRC
SITE PLAN	
A010	SITE CONTEXT
A012	NEW SITE PLAN
ARCHITECTURAL	
A104	EXISTING ROOF PLAN
A104.1	NEW ROOF DECK PLAN
A104	NEW ROOF PLAN
A200.2	EAST ELEVATIONS NEW
A200.4	NORTH ELEVATIONS NEW
A200.6	WEST ELEVATIONS NEW
A800.1	PRESENTAION DRAWINGS
A801	NEW EXTERIOR MATERIALS
A802	EXISTING PHOTOS

PROJECT NAME AND LOCATION:

KAMPAI

175 Center Street
Jackson, WY 83001

OWNER

KAMPAI RE HOLDINGS LLC
PO BOX 12136
JACKSON, WY 830002

AUTHORIZED AGENT

STEVE KANESS
WORKSHOP COLLABORATIVE - ARCHITECTURE & PLANNING
6575 WEST HIGHWAY 22
WILSON, WY 83014

WORKSHOP COLLABORATIVE
Architecture & Planning
755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAXWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING

ZONING DISTRICT	TS2-TOWN SQUARE-2
ZONING OVERLAY	ToJ - LODGING
BUILDING OCCUPANCY/USE	A-2, R-3, S-2
LOT AREA	4,356 SQ. FT - 0.10 AC.
TYPE	RESTAURANT
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLER	YES
EXISTING NO. OF STORIES	2
PROPOSED NO. OF STORIES	0
ALLOWABLE BUILDING HEIGHT	42' - 0" FT, 44'-2" USING THE 110% SLOPED SITE
ACTUAL BUILDING HEIGHT	41' - 10" FT.

PROJECT TEAM:

ARCHITECTS:
Workshop Collaborative, LLC
755 Hi Country Dr.
Jackson Wyoming 83001
(307) 699-2205

STRUCTURAL ENGINEER:
IMEG Corp.
108 West Babcock Street
Bozeman, MT 59715
Office (406) 586-2739

MECHANICAL ENGINEER:
Musgrove Engineering, PA
234 S. Whisperwood Way
Boise, ID 83709
Office (208) 384-0585

ELECTRICAL ENGINEER:
Musgrove Engineering
645 West 25P Street
Idaho Falls ID. 83402
Office: 208-523-2862

GENERAL CONTRACTOR
Serenity Development & Management, Inc.
1180 Gregory Lane
Jackson, Wyoming 83001
Office: 307-734-0927

PROJECT NARRATIVE

Existing Property
The existing property will be used as a restaurant and apartment. The property contains one 2 story building with a Commercial Kitchen in Basement and First Floor. Second floor consists of 3 Bedroom apartment.

Proposed Development
The proposed development consists of following.
- Add roof top deck consisting of 743 sf of enclosed Interior Deck and 813 sf of Extierior Deck.
  - Enclosed Interior Deck consist of Dining area, Sake Bar, Prep Kitchen, Bus Stations and (2) Waiter Stations.
  - Exterior Deck consists of New Egress Stairs, Flower Beds and (2) Fire Pits.
- Add New Elevator and Dumbwaiter in the southwest corner of building.
- Frame in existing stairs to make them Egress stairs.

DRC NARRATIVE

Existing Material
The existing elevations will consist of two primary materials. First being bonderized metal panels in an bronze color that runs from sidewalk/ ground up to bottom of window sills. The second being vertical1x6 cedar siding with a dark semi trans stain that runs from the first floor window sills up to parapet. Existing window clad and exposed metal channels & tie rods are a dark bronze finish with a canopy being rusted corten steel decking.

Proposed Material
The proposed materials consists of following:
- New Siding: 1x6 Vertical Cedar Siding. Siding and Finish to Match Existing Siding.
- New Roof: TPO Membrane Roof. Finish: Grey
- New Metal: C Channel (C12x25). Finish: Dark Bronze (match existing exposed C Channel).
- New Columns: 6x6 Cedar Columns. Finish to Match Exising Siding.
- New Windows: Aluminum Clad Windows & Doors. Finish: Dark Bronze (match existing window cladding).
- New Flower Beds: 1x6 Vertical Cedar Siding with Cedar Trim. Finish to Match Existing Siding.
- New Decking: Ipe Decking with Natural Finish.

SITE AREA CALCULATIONS

GROSS SITE AREA = BASE SITE AREA = 0.10 AC
SITE DEVELOPMENT:
ALLOWABLE SITE DEVELOPMENT = 15,000 SQFT
EXISTING SITE DEVELOPMENT = 3,599 SQFT
PROPOSED SITE DEVELOPMENT = 0 SQFT (INCLUDES EXISTING)
LANDSCAPE:
LANDSCAPE AREA MINIMUM = N/A
PROPOSED LANDSCAPE AREA = N/A

PARKING CALCULATIONS

PARKING REQUIREMENTS

TOTAL EXISTING PARKING (CREDIT)		26.33 SPACES
PARKING REQMNT (RESTAURANT)		
1/110SF	DINING AREA (DINING, ATRIUM)	1,036 SF (540/110 = 9.4 SPACES)
1/60 SF	BAR AREA (SUSHI, BEVERAGE)	534 SF (534/60 = 8.9 SPACES)
TOTAL REQ'D PARKING		18.3 SPACES (18.3 - 26.33 = 8.03)
TOTAL PARKING CREDIT EXCEEDING PROPOSED		**8.03 SPACES**

BUILDING GROSS AREA CALCULATIONS

EXISTING MAIN FLOOR	2,531 SF
EXISTING SECOND FLOOR	2,444 SF
EXISTING BASEMENT	2,345 SF
NEW MAIN FLOOR AREA (ATRIUM)	496 SF
NEW SECOND FLOOR AREA	0 SF
TOTAL EXISTING/NEW BUILDING ON SITE	**7,816 SF**

HOUSING CALCULATIONS & REQUIREMENTS

TOTAL NEW/EXISTING BLDG SF 7,816 SF
HOUSING REQMNT (RETAIL/SERVICE)
.06/1000SF .47
EMPLOYEE HOUSING REQUIREMENT 1 EMPLOYEE
EMPLOYEE HOUSING PROVIDE VIA DEED RESTRICTED APARTMENT LOCATED ON PROPERTY.

EXTERIOR & SITE LIGHTING
SEE ELECTRICAL PLANS FOR FIXTURE DESCRIPTION, LOCATIONS, MOUNTING HEIGHTS

CODES AND STANDARDS THIS PROJECT SHALL COMPLY WITH
2018 INTERNATIONAL BUILDING CODE (STRUCTURAL)
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
JACKSON/TETON COUNTY COMPREHENSIVE PLAN

LANDSCAPING CONFORMING TO DIVISION 5.5 OF THE J.T.C.L.D.R

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A000.1

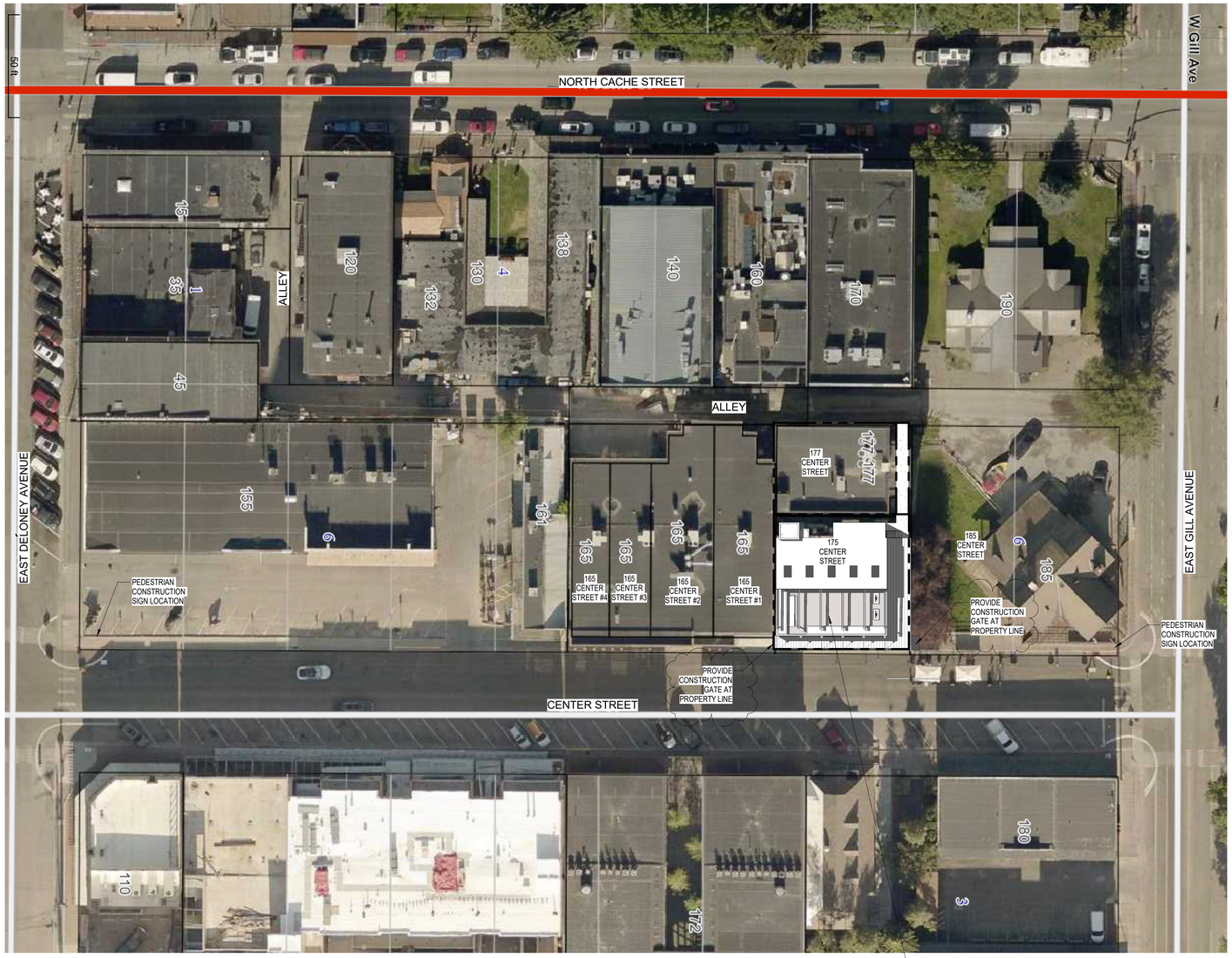
COVER SHEET - DRC

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WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING



1 SITE CONTEXT
1" = 30'-0"

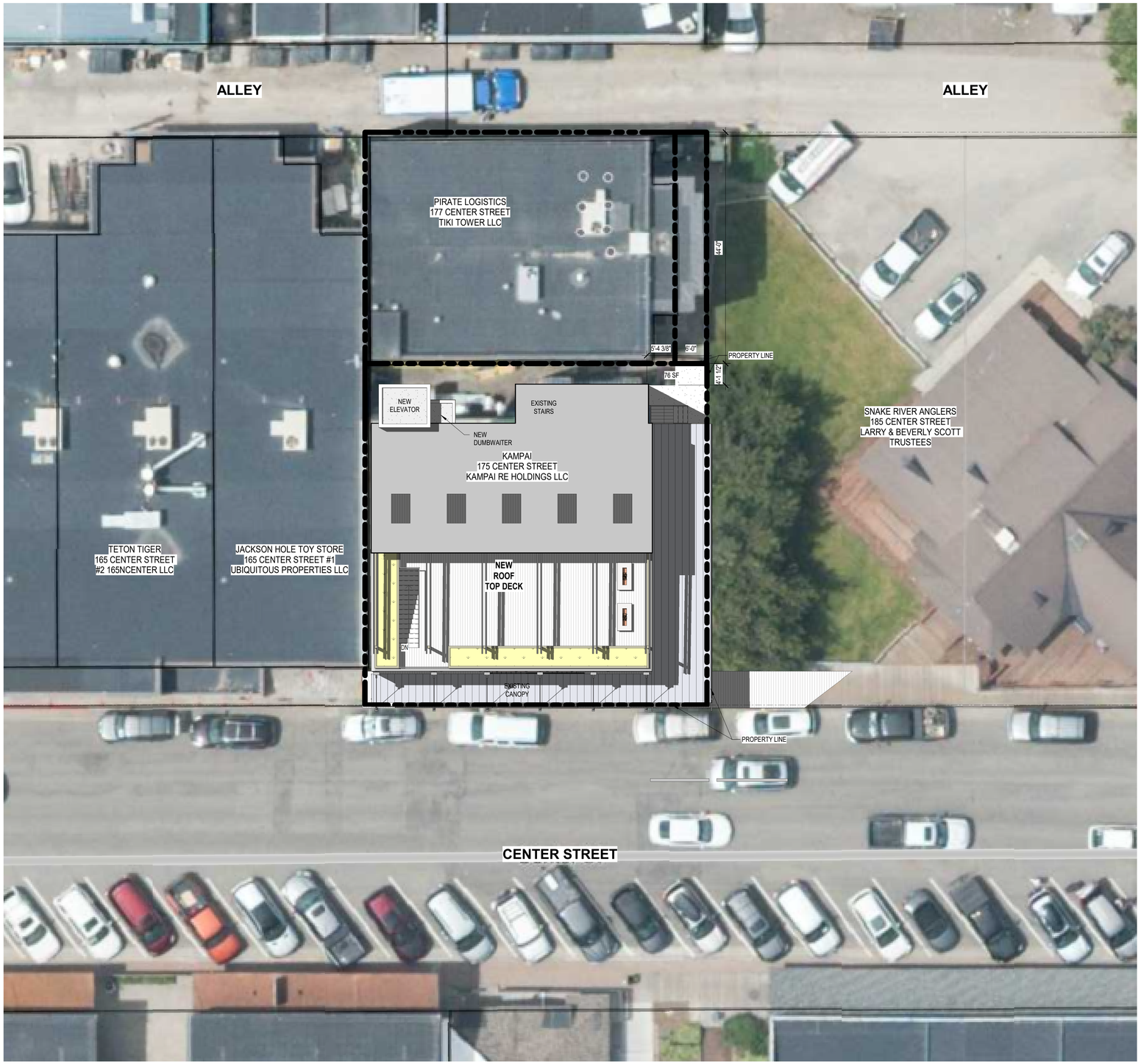
KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A010
SITE CONTEXT

Sheet Issue Date:
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1 A012 NEW SITE PLAN

1" = 10'-0"

WORKSHOP
COLLABORATIVE
Architecture & Planning
755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAMOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

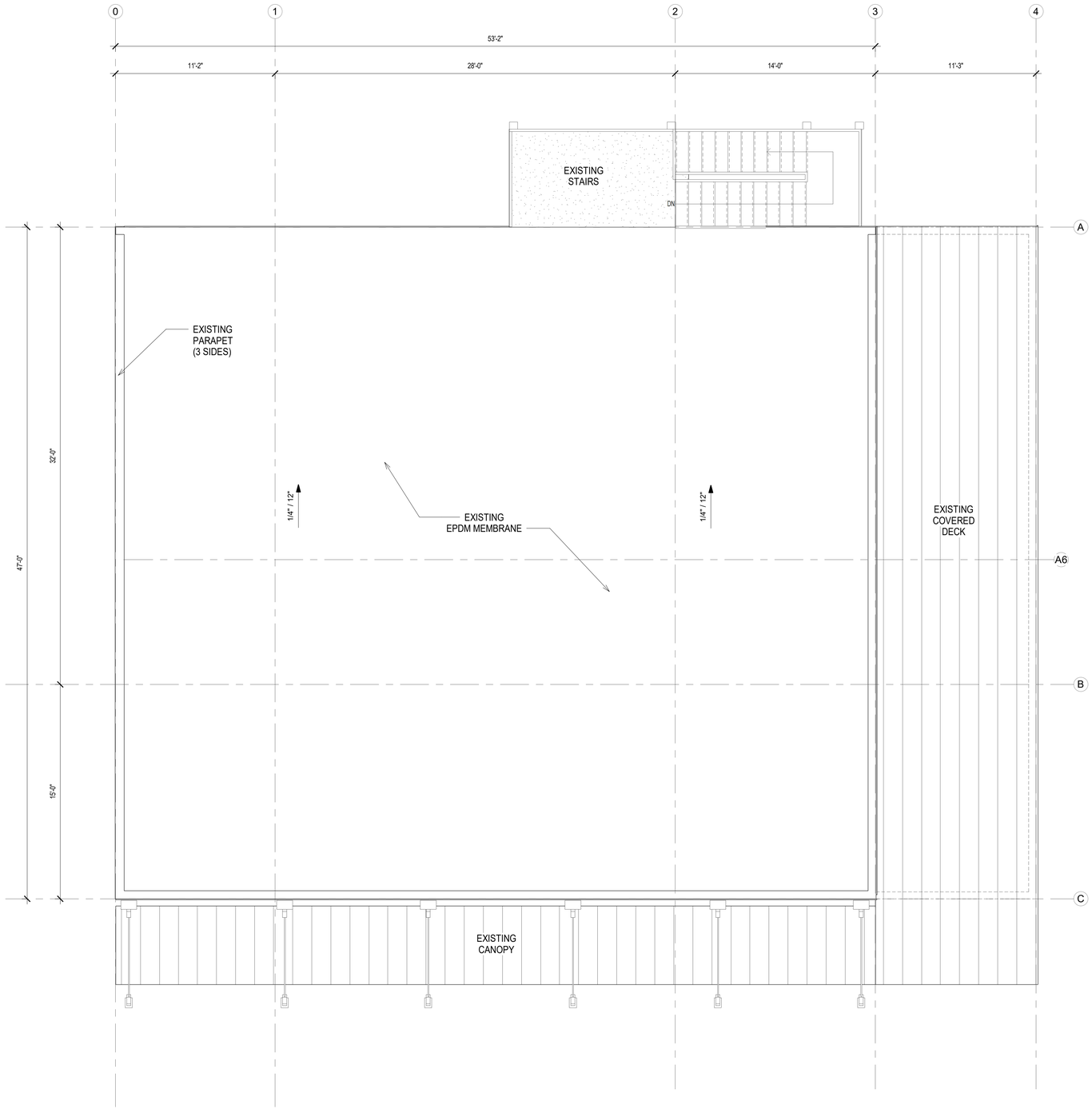
A012

NEW SITE PLAN

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WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031



1 A104 EXST'G ROOF PLAN

1/4" = 1'-0"

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:

1 PLAN RESUBMITTAL 4.9.21

2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

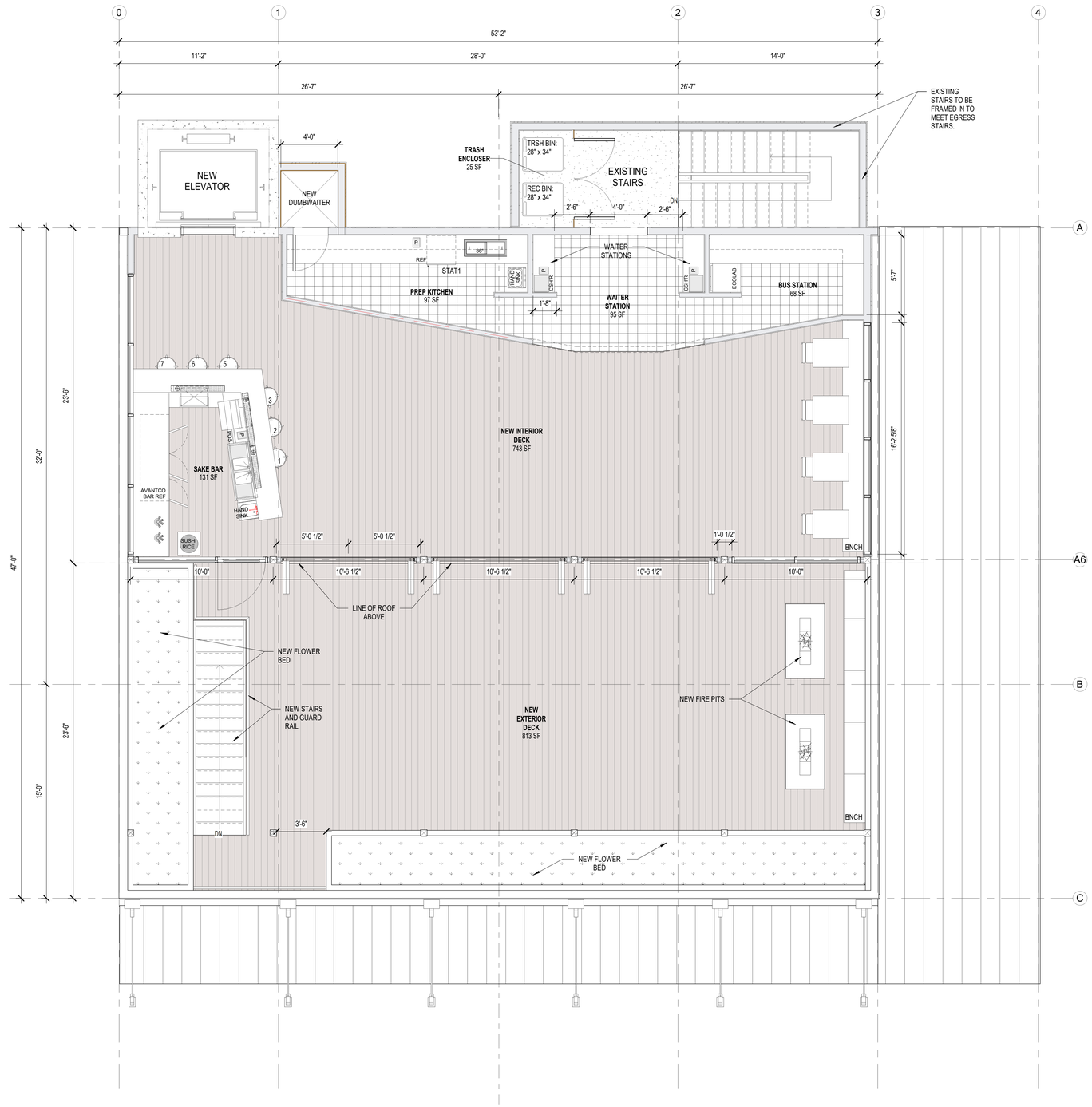
A104

EXST'G ROOF PLAN

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WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031



1 A104.1 NEW ROOF DECK

1/4" = 1'-0"

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:

1 PLAN RESUBMITTAL 4.9.21

2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A104.1

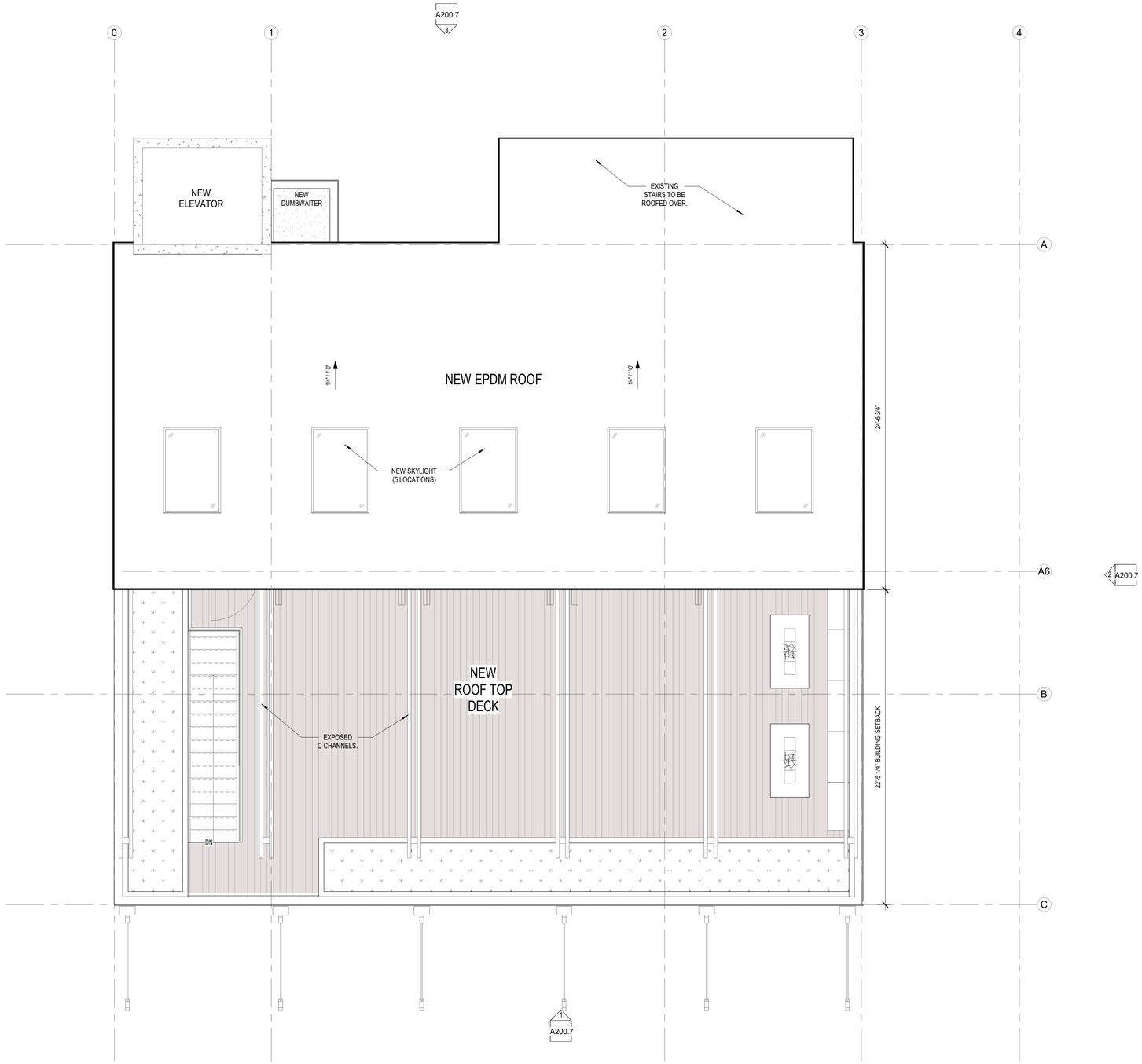
FUTURE ROOF DECK PLAN

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WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAXWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING



1 A104.2 NEW ROOF PLAN

1/4" = 1'-0"

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:

1 PLAN RESUBMITTAL 4.9.21

2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A104.2

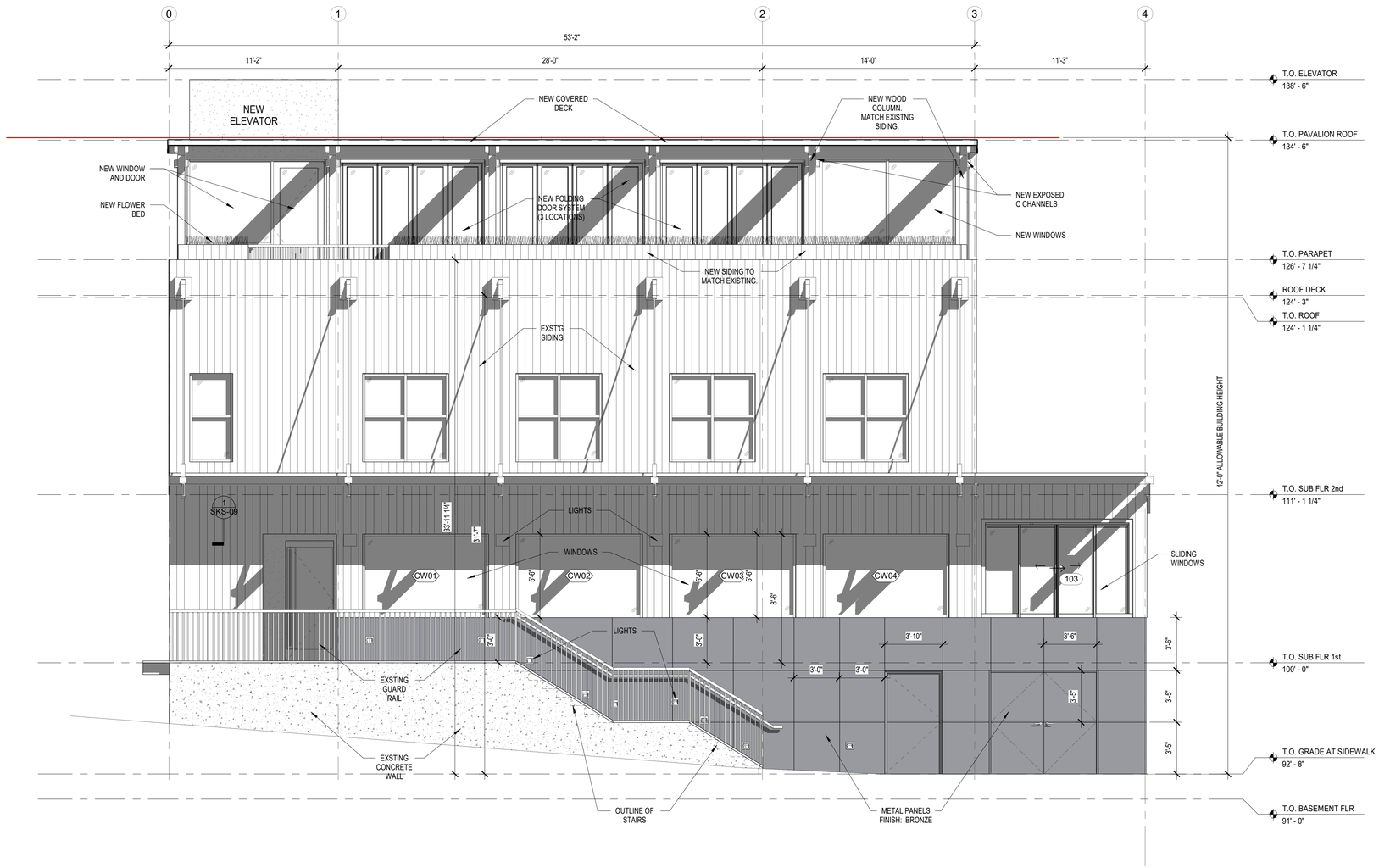
NEW ROOF PLAN

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WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAXWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING



1 / A200.2 NEW EAST ELEVATION

1/4" = 1'-0"

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A200.2

EAST ELEVATION NEW

Sheet Issue Date:
8/2/2021 4:51:07 PM

WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING



1 A200.4 NEW NORTH ELEVATION

1/4" = 1'-0"

Sheet Issue Date:
8/2/2021 4:51:13 PM

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

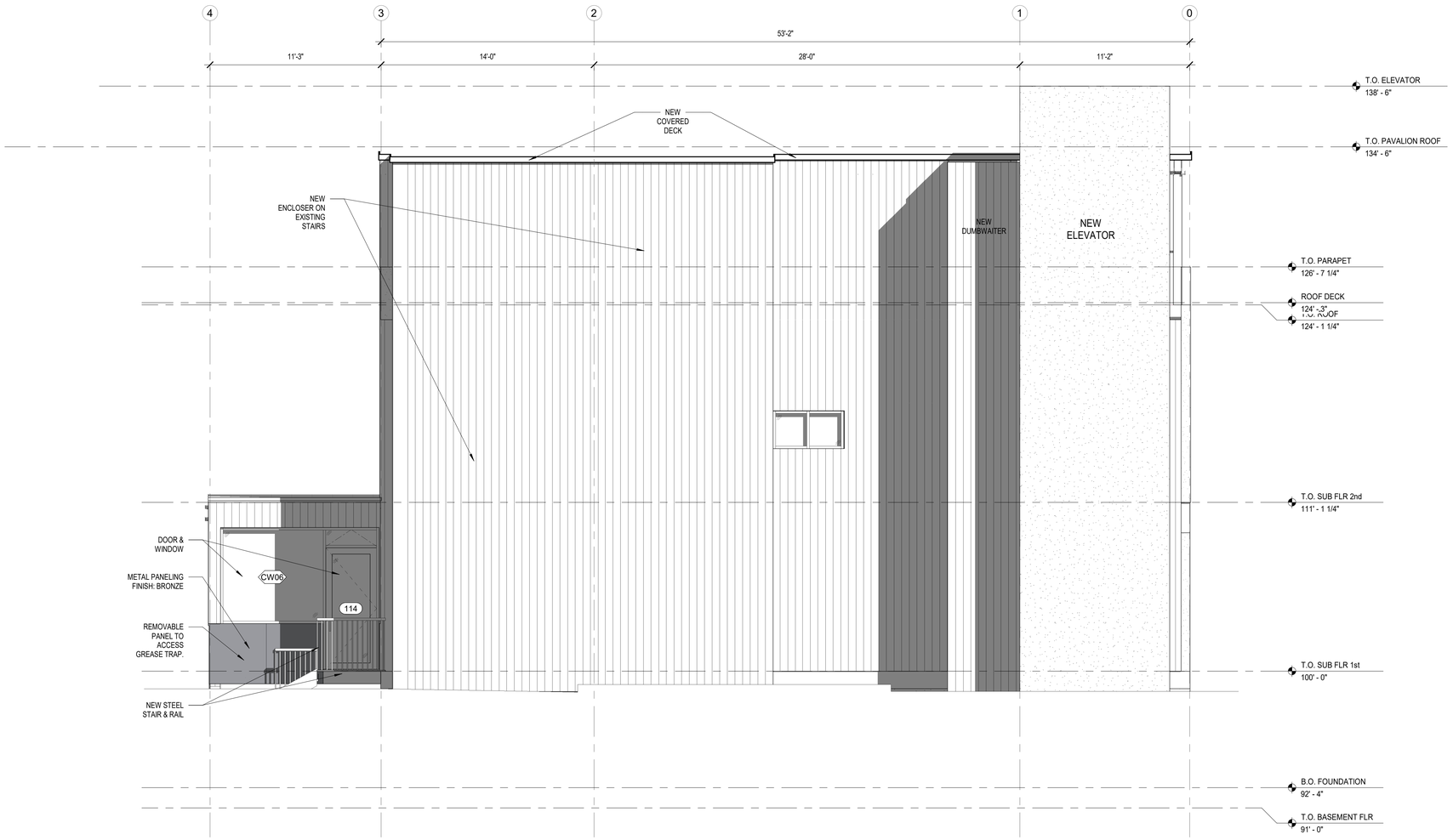
A200.4

NORTH ELEVATION NEW

WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAXWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING



1 / A200.6 NEW WEST ELEVATION

1/4" = 1'-0"

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A200.6

WEST ELEVATION NEW

Sheet Issue Date:
8/2/2021 4:51:17 PM

WORKSHOP
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755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAXWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING



2 VIEW LOOKING WEST



3 VIEW LOOKING NORTH FROM CENTER

1 VIEW LOOKING SOUTH FROM GILL

Sheet Issue Date:
8/2/2021 4:58:50 PM

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A800.1

PRESENTATION DRAWINGS

WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAXWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING

NEW SIDING &
COLUMNS TO MATCH
EXISTING SIDING



NEWEPDM MEMBRANE
ROOF.
FIN: GREY

NEW WINDOW
CLADDING TO MATCH
EXISTING WINDOW
CLADDING.
FIN: DARK BRONZE

NEW C CHANNELS TO
MATCH EXISTING
C CHANNEL.
FIN: DARK BRONZE

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A801

EXTERIOR MATERIALS

Sheet Issue Date:
8/2/2021 4:51:23 PM

WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAXWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTH



VIEW LOOKING SOUTHWEST



VIEW LOOKING WEST



VIEW LOOKING NORTHWEST

Sheet Issue Date:
8/2/2021 4:51:25 PM

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A802

EXISTING PHOTOS

WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAXWOOD
(B-0222)
Date: 05-21-21
STATE OF WYOMING



2 VIEW LOOKING WEST



3 VIEW LOOKING NORTH FROM CENTER

1 VIEW LOOKING SOUTH FROM GILL

Sheet Issue Date:
8/2/2021 4:58:50 PM

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUBMITTAL 7.22.21

DATE: 05-21-21

A800.1

PRESENTATION DRAWINGS


ENGEL & VÖLKERS
SNAKE RIVER ANGLER



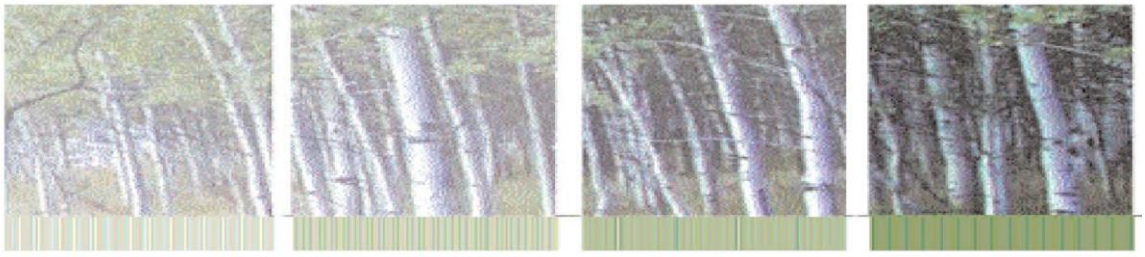









10)
PO coated metal available
Rock Brown
Slate Gray
Terra Cotta
Patina Green
VersiWeld TPO Colors In Stock
White
Gray
Tan
inted here are approximations. For actual colors, request a sample of TPO Special Color Membrane.
ThinkPad



Town of Jackson Design Guidelines Checklist

Meeting Date: August 11, 2021
Item Number: P21-207
Applicant: Vera Iconica Architecture – Blair Costello
Property Owner: Jeff Neishabouri / JN One, LLC
Address: 65 S. Glenwood Ave.
Recommendations: Conceptual Review

Project Summary:

The subject property is zoned DC-2 and located on the LOT 12, BLK. 2, WORT-1 The parcel consists of 2 primary structures and an accessory storage structure. The accessory structure will be removed per plans. The parcel contains addresses 125 W. Pearl, 55 S. Glenwood, and 65 S. Glenwood.

The project scope is limited to 65 S. Glenwood and the existing restaurant use will remain. The proposed project seeks to remodel and expand the existing restaurant SF of 1,590 SF interior, 80 SF exterior covered seating, and 448 SF exterior uncovered seating area.

The proposed scope remodels the interior SF and expands exterior SF to 954 SF of uncovered patio (seasonal use) and 1,342 SF of covered/enclosed patio (year-round use). Seating will expand to 156 total: 32 interior, 60 uncovered (seasonal), and 64 in the covered/enclosed patio (year-round use).

Alterations will occur to each façade of the building with the intent of balancing modern materials and local design vernacular while creating an inviting and comfortable social space consistent with the vibrancy of the DC-2 zone.

An important aspect of this design review will cover material selection as the project scope consists of significant exterior alterations. Material for the main building façade and north and west facades of the covered seating area is a burned accoya wood panel with a clear finish. Planter boxes incorporating landscaping on the property are a copper stained accoya. These samples are provided by the applicant at the Planning Department.

Black steel is utilized for the canopy and patio frame structure. It is unclear if this same black steel is used for window and door frames on the main building. A

material still to be determined is the transparent panel material for the covered patio which makes up a large portion of the eastern façade of the covered patio. These samples are not yet provided to the DRC

Staff notes that the proposed location of a “walk-up” retail window on the Pearl Ave façade is not feasible due to its impact on the public right of way (sidewalk). Applicant shall move or remove this retail window in program updates.

Density: Exact FAR to be determined. Current plans show approximately 2,932 SF of year-round enclosed space plus circulation and storage space on the western façade of the covered patio structure.

- FAR max allowed in the DC-2 zone is 1.30 (9,626.8 sf of 0.17 ac lot)

Size: 2,932 SF of year-round enclosed space

- Interior: 1,590 SF restaurant/bar
- Exterior uncovered (seasonal): 954 SF restaurant/bar
- Exterior covered/enclosed (year-round): 1,342 SF restaurant/bar

Parking: Note - This property has not yet been fully reviewed for overall parking compliance as it relates to the proposed program. Required parking may be fulfilled by a combination of parking credits, on-street parking, and fee-in-lieu payment.

The proposed program includes removal of 6 existing onsite spaces to provide for additional seating and greenspace. This will leave zero parking spaces onsite. The property has 2.52 parking credits from the previous Town parking study and 4 previously purchased fee-in-lieu spaces. Parking required for Restaurant/bar use is 1 space per 110 SF dining area plus 1 space per 60 SF bar area.

SF of uncovered patio seating will not count toward parking requirement; however, the covered patio seating will count toward the parking requirement under the same calculation as interior seating because the covered patio will be utilized year-round.

Stories: 1

Building Height: +16’. Total height does not include the proposed HVAC enclosure on current plans. The HVAC enclosure is estimated by the applicant to be 5'-6".

Materials: The listed materials are:

- Main building and Patio enclosure: burned accoya wood panels
- Landscape Planters: Stained copper accoya wood panels
- Canopy and Patio Frame: black steel
- Patio enclosure: TBD transparent panels
- Exterior Pavers: TBD

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

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

1) Mass & Height:
   - ❑ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
   - ❑ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
   - ❑ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
   - ❑ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
   - ❑ Avoid large monolithic buildings.
   - ❑ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

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

D) Street Wall

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

E) Materials

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

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: PROVISIONS GLENWOOD

Physical Address: 65 S GLENWOOD STREET, JACKSON WY 83001

Lot, Subdivision: LOT 12, BLOCK 2, WORT-1 PIDN: _____

PROPERTY OWNER.

Name: Jeff Neishabouri Phone: 307-690-1500

Mailing Address: PO BOX 6368, JACKSON WY ZIP: 83002-6368

E-mail: jeff@kismetrugs.com

APPLICANT/AGENT.

Name: Vera Iconica - Blair Costello Phone: 307-201-1642

Mailing Address: 115 E. Pearl Ave, Suite 100 ZIP: 83001

E-mail: blair@veraiconica.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

X Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:** _____

_____ Environmental Analysis

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

Pre-application Conference #: NA

Environmental Analysis #: NA

Original Permit #: NA

Date of Neighborhood Meeting:

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

Have you attached the following?

X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees. $240 TO BE PAID 08/03/21 WHEN PLANNING OFFICE COORDINATOR IS AVAILABLE

X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF.

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

Aug. 2, 2021
Date

Blair Costello
Name Printed

Designer
Title

LETTER OF AUTHORIZATION

JN One LLC ,"Owner" whose address is:

PO BOX 6368 JACKSON, WY 83002-6368

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jeff Neishabouri , as the owner of property more specifically legally described as: 65 S GLENWOOD STREET, LOT 12, BLK. 2, WORT-1

(If too lengthy, attach description)

HEREBY AUTHORIZES Vera Iconica Architecture (PO Box 4793, Jackson WY 83001, 307-201-1642) as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: manager

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

STATE OF WYOMING)
)SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by JEFF NEISHABOURI this 9TH day of JULY, 2021

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires: 9/23/21

R. DAVISON - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires September 23, 2021

VERA ICONICA
ARCHITECTURE

DESIGN REVIEW COMMITTEE SUBMITTAL
Aug 2, 2021

PROJECT:
Provisions Restaurant
65 S Glenwood St
Jackson, WY

PROJECT NARRATIVE

INTENT:
The intent is to acquire DRC approvals for a remodel and exterior patio addition to the existing restaurant located at 65 S Glenwood St. An application for Building Permit will be submitted once DRC approvals are in place.

PROJECT:
The proposed project is a new restaurant concept that will occupy the existing building and exterior space located on the lot. The scope of work documented in the attached submittal includes a remodel of the existing building, including an interior remodel and an updated building facade. It also includes a landscaped exterior patio and an unconditioned covered patio structure for expanded seating. The use of the property will remain the same as the current restaurant use.

The existing structure's footprint is 1590 SF, with 80 SF of additional covered wood deck, and 448 SF of additional deck. The existing building will be remodeled, but the conditioned building footprint will remain the same. Outside, the project will add 954 SF of uncovered patio along the secondary street frontage, along with1342 SF of covered patio at the rear of the lot for year-round use.

The current restaurant has seating for approximately 50 patrons on the interior, and approximately 30 patrons outside (approximate total: 80). The proposed new design increases seating overall to 156: 32 inside the existing structure, 64 in the covered patio, and 60 in the uncovered patio. (See plans.)

The new, outdoor, covered patio will be placed on a zero setback line at the side and rear lot lines. It is 1-story, which all applies to the DC-2 Zone. (See elevations.)

Parking requirements are handled through parking credits. The site has enough parking credits to remove all on-site parking and still have 3 parking credits to spare. (See Exhibit A).

Within this submittal, you will find a site plan that clearly illustrates a curated new experience that invites the public in from both the Primary (Pearl) and Secondary streets (Glenwood), with modern materials and details that highlight an innovative, balanced relationship with more historic, local architectural vernacular.

CONFORMITY TO DESIGN GUIDELINES:

Looking toward the future of the Town of Jackson, public spaces that are inviting, comfortable, and proportional play a pivotal role. Proposed design modifications to 65 S Glenwood touch upon all desired qualities of the current Design Guidelines, in addition to enhancing the vibrancy of the Downtown Core 2 Zone (Sec. 2.2.15). As stated in the Town of Jackson's Land Development Regulations, "The intent of the Downtown Core-2 (DC-2) zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and buildings close to the sidewalk." (2-102, ToJ LDRs)

A. PUBLIC SPACES:

Adhering to the 2004 Design Guidelines, our outdoor lawn areas are fully designed and functional for casual gathering amidst trees and grasses. In addition, this public space improves the pedestrian experience. Our concept proposes a street corner that now affords additional public sidewalk area at the intersection, buried utilities, and a Town of Jackson, dark-sky compliant green lamp post. Additional dark sky-compliant down lights are discretely integrated into the building's awnings, planters, and trees to bring subtle warmth and liveliness to the streetscape. With these transformations, we are able to utilize an existing back alley access for trash, recycling, and service deliveries. (Approval from owner shown in Exhibit B.) These strategically planned features optimize natural daylight and views, while simultaneously screening the users from parking, utilities and garbage. (per Design Guidelines, Public Spaces)

B. COMPOSITION:

This proposed design has an inviting presence to both its Primary and Secondary streets established through canopies, storefront windows and doors, low planters and clear pathways. Neighboring storefronts have connected awnings. Our proposed awning ties into these and mimics their forms with a modern interpretation using steel beams and cables. (See Elevations) The overall composition of this site includes a fresh-faced building, enclosed patio, outdoor patio, and welcoming green space; all of which promote visual interest, function as a unified whole, and result in a timeless visual asset to the DC-2 zone. (per Design Guidelines, Composition)

C. MASSING:

The DC-2 Zone allows for 3-story buildings on 0' setbacks. We are maintaining the existing 1-story building and foot print, and adding a 1-story structure with 0' setbacks to the Rear (C) and Side (D) thereby ensuring an exciting, vital experience that is engaging and stimulating. (See Plans and Elevations)

This proposed design maintains the aesthetic form of the existing structure, while simultaneously paying homage to the historic sawtooth profile with a new, glass enclosure at the covered patio, which falls to the back of the lot toward the Town Square. The enclosed patio addition provides visual interest and volume complexity, "increasing the size of the [existing] building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together." (per Design Guidelines, Massing)

D. STREET WALL:

Enclosed you will see a property that offers an opening in the street wall, creating areas of public open space, thereby identifying the entrances and pedestrian connections. In addition, we will preserve the current streetscape scale by renovating the existing structure and maintaining the single story, primary restaurant space and increasing outdoor public space interest. Our patio structure will compliment the established proportions, and create an airy and light counterpoint on the site, emphasizing natural elements and outdoor experiences.

Along the Secondary Street (Glenwood), pedestrians experience subtle screening through a natural sequence of Aspen trees, allowing filtered views of a warm, welcoming patio, and views of Snow King Mountain rising beyond to the south. Wood planters with ornamental grasses lead you around the corner to Pearl Ave. Dining flows from indoor to outdoor, providing leisurely places for users to gather amid the spectacular natural environment of our town. There will also be an orchestrated pickup sequence for carry-out food, to avoid additional queuing and crowding in the public way.

E. MATERIALS:

This restaurant's architectural details showcase a modern take on adjacent historic storefronts. We've carefully selected materials and textures that go one step further with inherent resilient finishes, such as Shou Sugi Ban wood, Accoya wood, glass, concrete pavers, and Kentucky Blue Grass. Shou Sugi Ban, for example, is a traditional Japanese process used to preserve the wood by charring it. Amazingly, the heavily-charred surface makes the wood fire retardant onto of being resistant to rot, insects and decay. The innovative materials and aesthetics at 65 S Glenwood sustain a tie to the local vernacular through texture and scale. The material applications take into account all public views of the building, and provide transparency, visual interest, and scale at the pedestrian/street level.

Our project has potential to enliven this location and become a cornerstone of activity and attraction, for both locals and tourists alike, in the town of Jackson.

Sincerely,

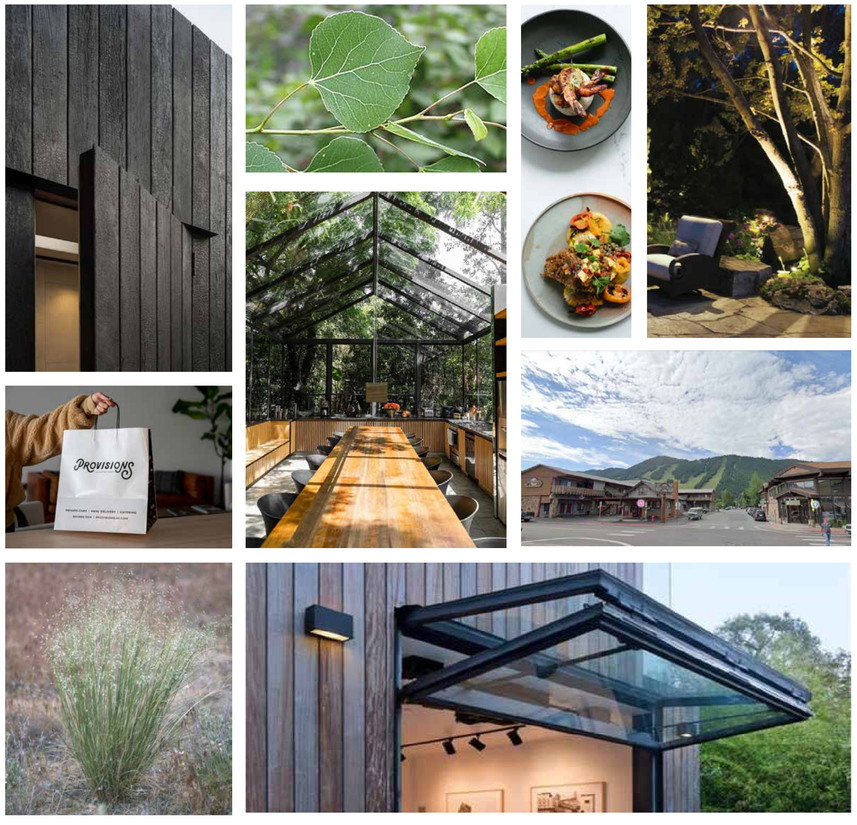


Blair Costello

Vera Iconica Architecture

PROVISIONS
JACKSON HOLE

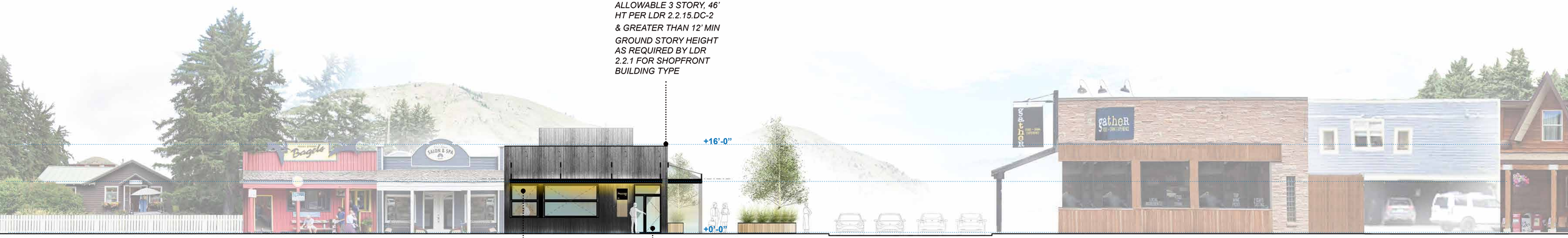
Parcel: 22-41-16-33-1-02-008
Map Number: 00107
Mailing Address: JACKSON, WY 83002-6368
Street Address: 65 S GLENWOOD STREET
Location: LOT 12, BLK. 2, WORT-1
Acreage: 0.17
County: Teton County
County Zoning: Downtown Design Area 2
Town of Jackson Zoning: DC-2 Downtown Core 2



INSPIRATION IMAGERY



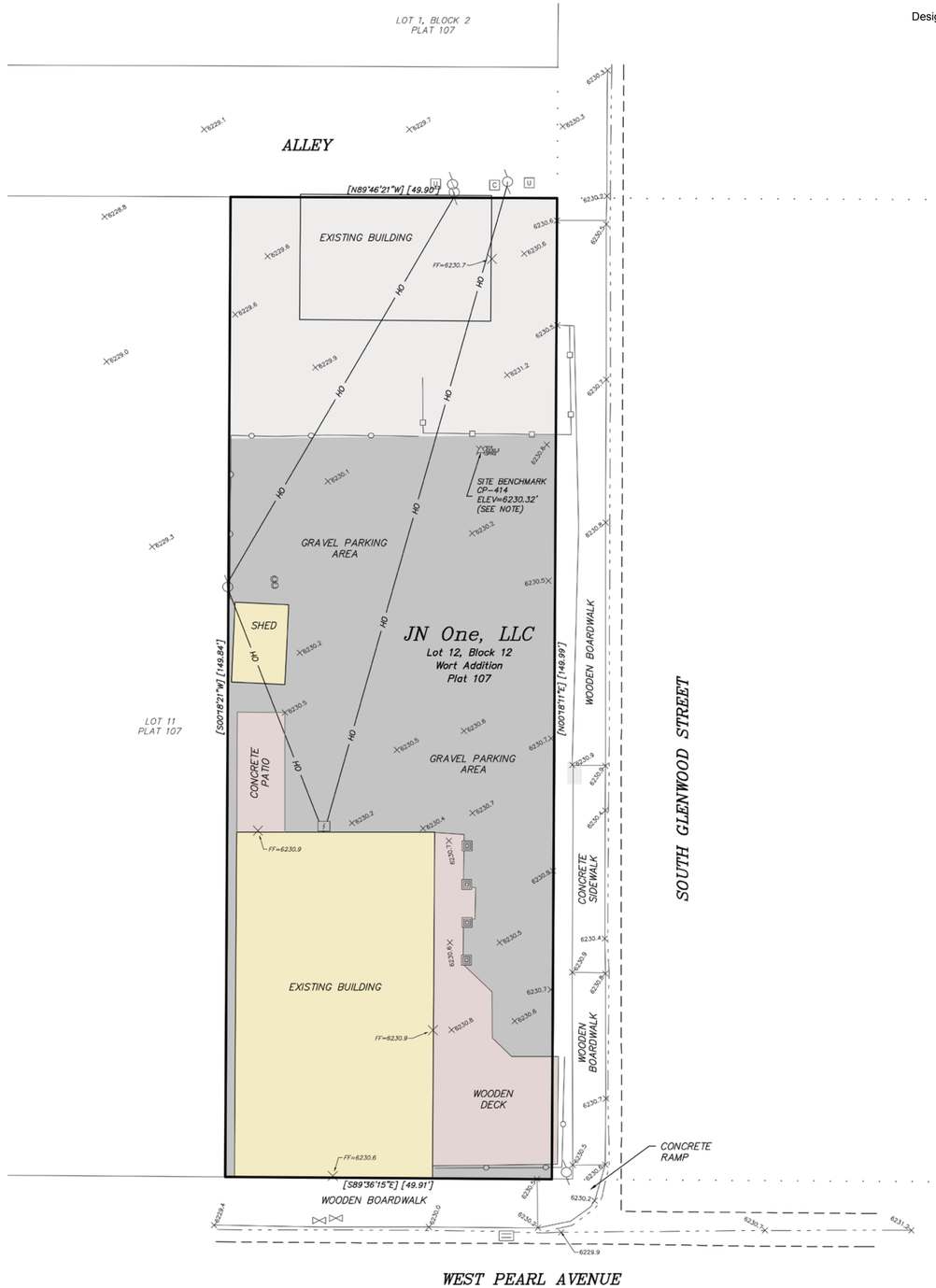
FIGURE GROUND DIAGRAM WITH SURROUNDING CONTEXT

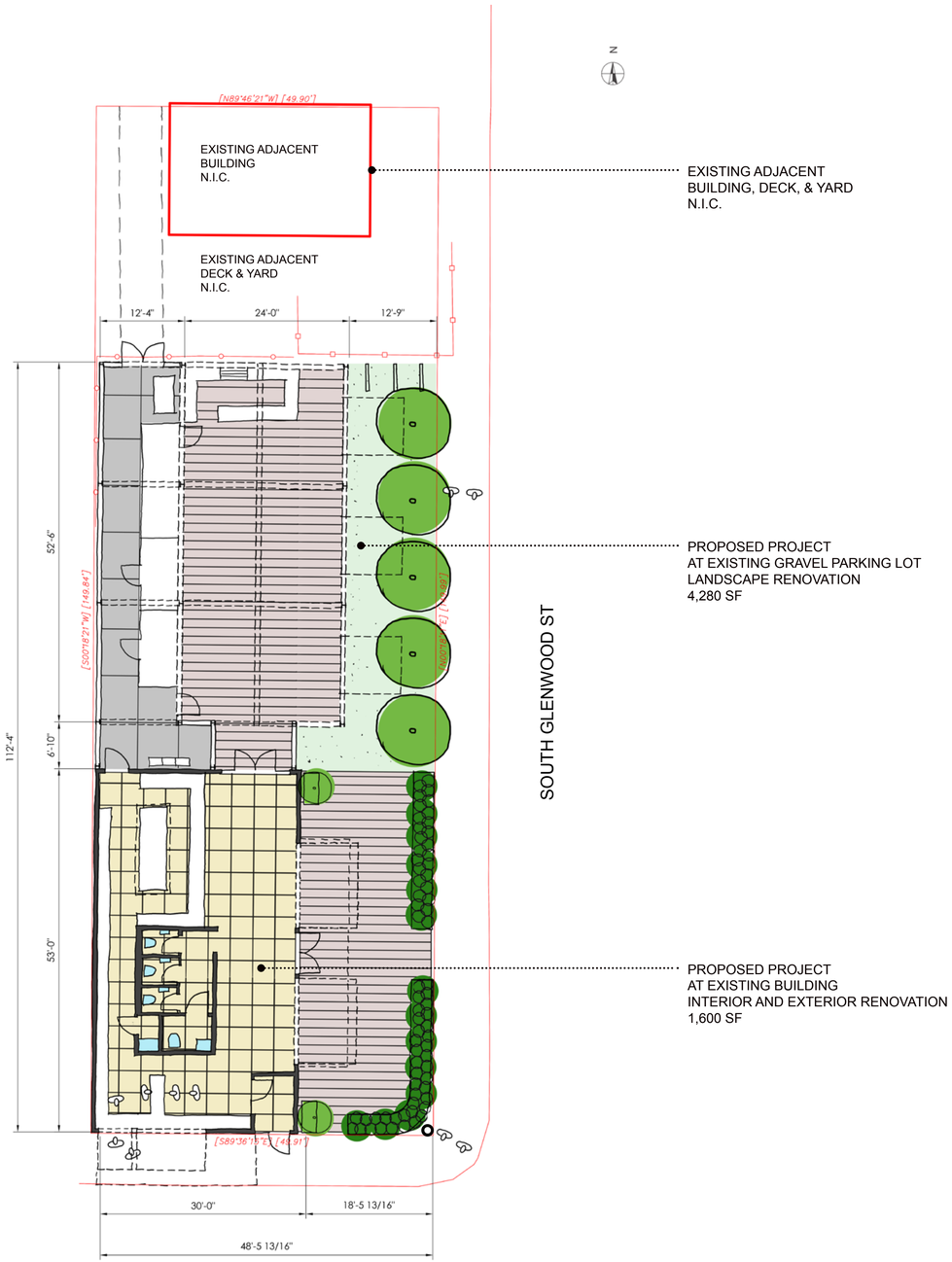


W PEARL AVE
TRANSVERSE STREET CROSS-SECTION



S GLENWOOD ST
LONGITUDINAL STREET CROSS-SECTION


LOT 1, BLOCK 2
PLAT 107
ALLEY
[N89°46'21"W] [49.90']
EXISTING BUILDING
FF=6230.7
SITE BENCHMARK
CP-414
ELEV=6230.32'
(SEE NOTE)
GRAVEL PARKING AREA
SHED
JN One, LLC
Lot 12, Block 12
Wort Addition
Plat 107
LOT 11
PLAT 107
[S00°18'21"W] [149.84']
[N00°18'11"E] [149.99']
WOODEN BOARDWALK
CONCRETE PATIO
FF=6230.9
GRAVEL PARKING AREA
CONCRETE SIDEWALK
SOUTH GLENWOOD STREET
EXISTING BUILDING
FF=6230.9
WOODEN DECK
FF=6230.6
[S89°36'15"E] [49.91']
WOODEN BOARDWALK
CONCRETE RAMP
WEST PEARL AVENUE
0
10
20
30
SCALE: 1 INCH = 10' FEET
THIS SCALE VALID ONLY FOR 24x36 PRINTS


N
[N89°46'21"W] [49.90']
EXISTING ADJACENT BUILDING
N.I.C.
EXISTING ADJACENT BUILDING, DECK, & YARD
N.I.C.
EXISTING ADJACENT DECK & YARD
N.I.C.
12'-4"
24'-0"
12'-9"
52'-6"
[S00°18'21"W] [149.84']
PROPOSED PROJECT
AT EXISTING GRAVEL PARKING LOT
LANDSCAPE RENOVATION
4,280 SF
[N00°18'11"E] [149.99']
SOUTH GLENWOOD ST
112'-4"
6'-10"
53'-0"
PROPOSED PROJECT
AT EXISTING BUILDING
INTERIOR AND EXTERIOR RENOVATION
1,600 SF
[S89°36'15"E] [49.91']
30'-0"
18'-5 13/16"
48'-5 13/16"
WEST PEARL AVE

TOWN OF JACKSON DESIGN GUIDELINES

A. Public Spaces

Public Space should be usable and diverse in size and function and create a more diverse and enjoyable pedestrian experience throughout the town... Using trees, canopies, or other building elements... Engage the interior of the building... Create habitable space

B. Composition

Address the elemental design tools of composition, proportion, and rhythm... to provoke visual interest... create a sense of entry and a sense of place... to address adjacent building.

C. Massing

Appropriate massing to create a gentle transition between adjacent zoning areas with no abrupt changes in height or massing of adjacent structure. Reaching a balance between old and new. Height of building should not overwhelm people walking in vicinity of buildings.

D. Street Wall

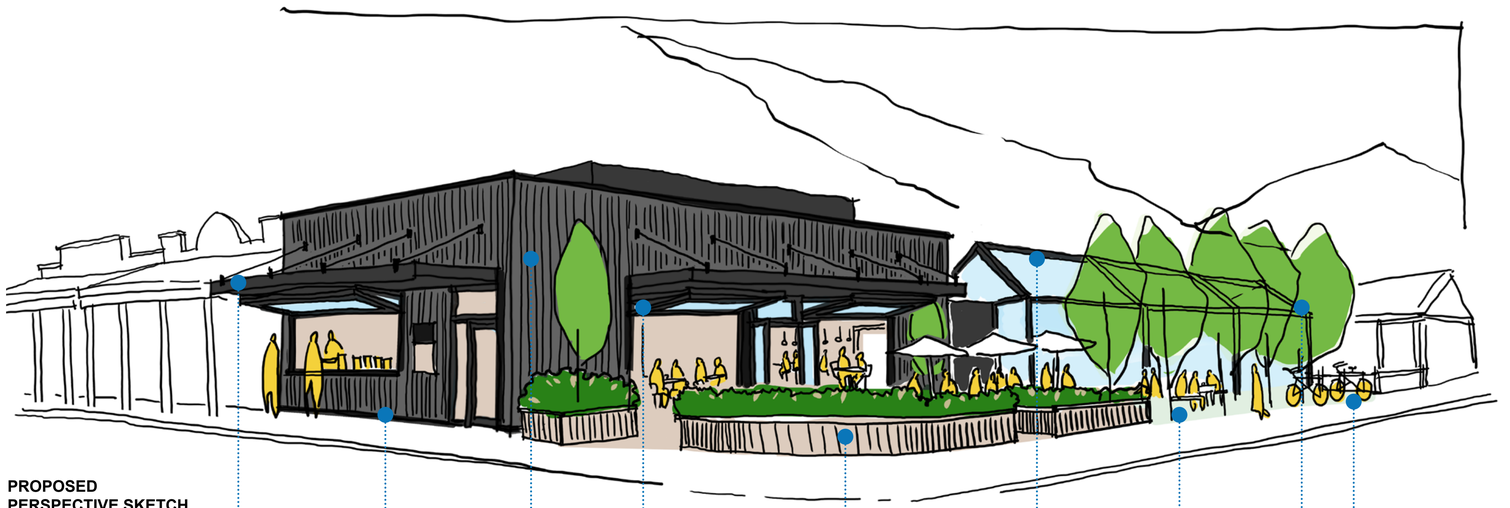
The goal of street wall in Town of Jackson is to continue the connected network of comfortable and inviting pedestrian paths... No voids in the street wall... At the corner, step back the street wall to create comfortable pedestrian areas.

E. Materials

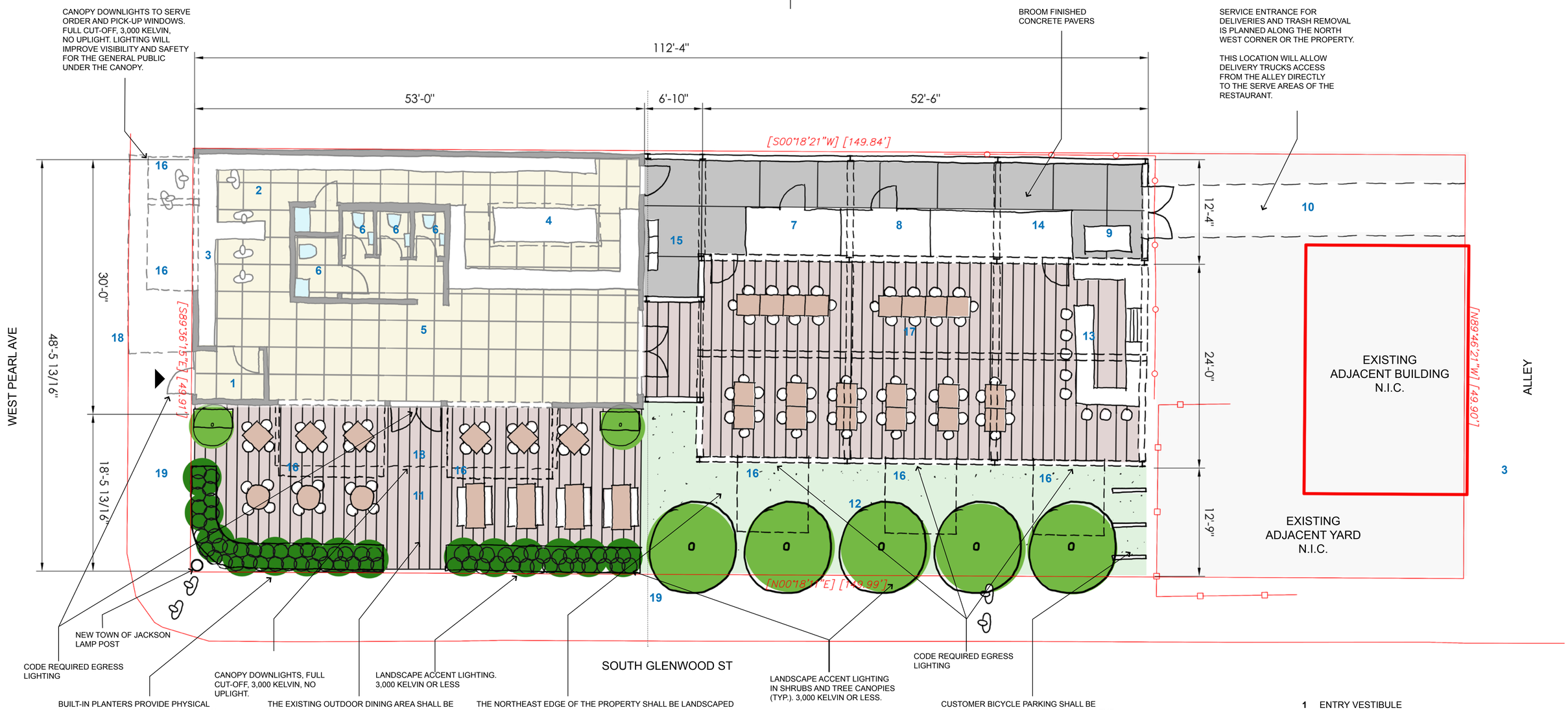
Choose building materials that reflect the region / natural context in which we live in... Address issues such as weather protection, durability, and maintenance...



EXISTING
SITE PHOTO



PROPOSED
PERSPECTIVE SKETCH



BUILT-IN PLANTERS PROVIDE PHYSICAL SEPARATION BETWEEN THE PEDESTRIAN TRAVELWAY AND THE PRIVATE DINING AREA, WHILE ALLOWING A VISUAL CONNECTION BETWEEN THE TWO TO CREATE A VISUALLY PERMEABLE EDGE AND BRING LIFE TO THE PUBLIC SPACE.

PLANTERS SHALL BE APPROXIMATELY 30" HIGH X 36" WIDE.
THE VENEER SHALL COMPLIMENT THE FINISHES SPECIFIED FOR THE BUILDING'S ARCHITECTURE.

PLANTINGS ARE ANTICIPATED TO BE LOW-MEDIUM HEIGHT ORNAMENTAL GRASSES.

IN DECK PLANTERS:
INDIAN RICE GRASS
ACHNATHERUM HYMENOIDES
INSTALLED SIZE: 1 GALLON CONTAINER
MATURA HEIGHT: 15"-18"
MATURE SPREAD:
12"-18"

THE EXISTING OUTDOOR DINING AREA SHALL BE IMPROVED AND EXPANDED.

THE SPACE SHALL PROVIDE A CLEAR VIEW OF THE RESTAURANTS SIGNATURE AND MAIN ENTRY FROM THE SIDE WALK, AND AN EXPANDED AREA FOR SEASONAL OUTDOOR DINING.

THE EXPANDED OUTDOOR PATIO WILL BE SOFTENED WITH TWO AT-GRADE PLANTERS AT THE BUILDING, AND FRAMED WITH ELEVATED BUILT-IN PLANTERS AROUND THE PERIMETER.



EXTERIOR PAVER
TBD

THE NORTHEAST EDGE OF THE PROPERTY SHALL BE LANDSCAPED AND PLANTED IN LAWN, IN ANTICIPATION OF SPONTANEOUS PICNICS, GROUP DINING, ETC.

THE LAWN SHALL SWEEP UNINTERRUPTED FROM THE EDGES OF THE DECKS TO THE GLENWOOD ST SIDEWALK.

LAWN:
KENTUCKY BLUEGRASS
POA PRATENSE
INSTALLED CONDITION: SOD

THE STREETWALL SHALL CONTINUE WITH A ROW OF COLUMNAR TREES PARALLEL TO THE PROPERTY LINE.
THE TREES SHALL CREATE A CLEAR BOUNDARY, WHILE ALLOWING VISUAL AND PHYSICAL CONNECTIONS BETWEEN THE PEDESTRIAN TRAVELWAY ON THE SIDEWALK AND THE INVITING ACTIVITY OF THE "INTERIOR".

TREES:
QUAKING ASPEN
POPULUS TREMULOIDES
INSTALLED SIZE: 3" CALIPER B&B
MATURE HEIGHT: 20-'50'
MATURE SPREAD: 20'-30'

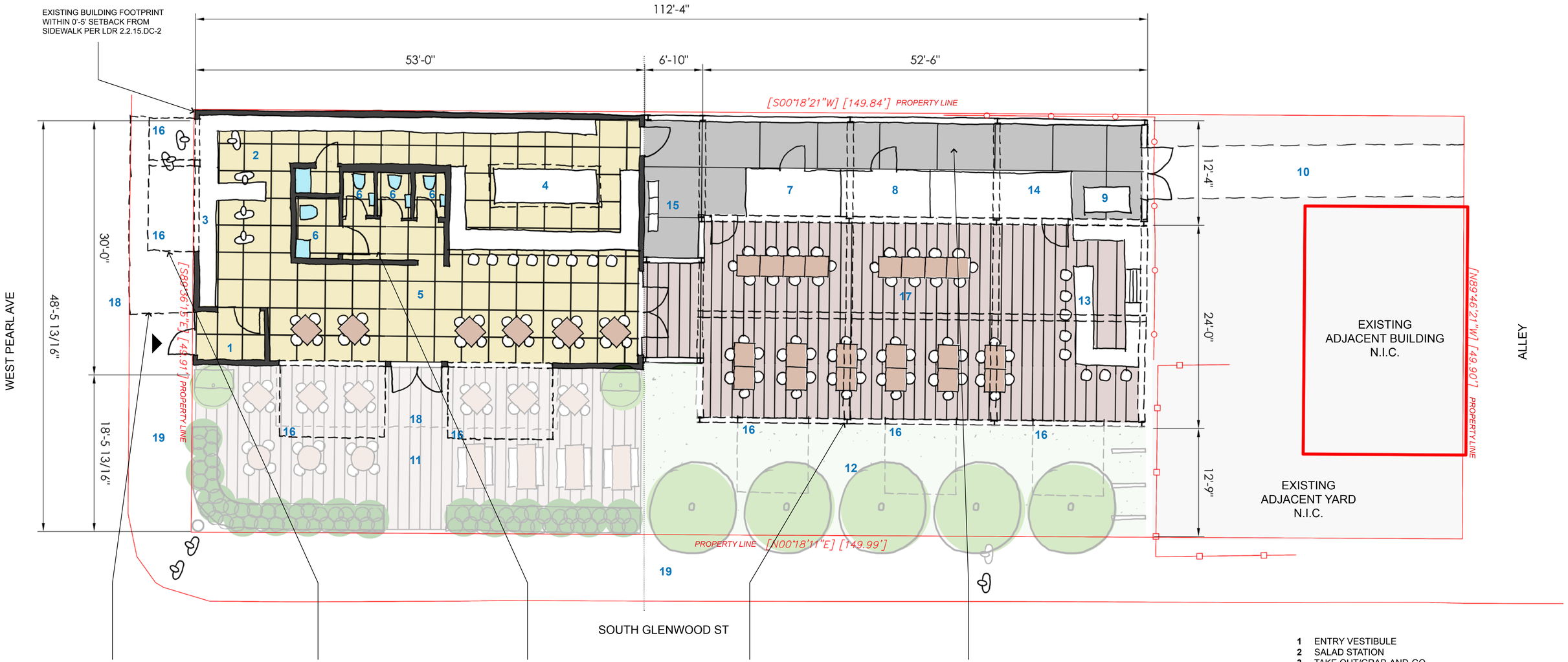
INDIRECT "MOONLIGHTING" SHALL BE PROVIDED WITH DOWNLIGHTS IN THE TREES. ALL LANDSCAPE LIGHTING SHALL BE DARK SKY COMPLIANT.

CUSTOMER BICYCLE PARKING SHALL BE PROVIDED FOR UP TO SIX BIKES, WITHIN THE PROPERTY BOUNDARY AND ACCESSIBLE FROM GLENWOOD ST.

THE BICYCLE PARKING STANDS SHALL BE THE INVERTED "U" FORMS, OR EQUAL PROVIDING SOLID OPPORTUNITIES FOR "D" LOCKS AND TWO POINTS OF CONTACT WITH BIKE FRAMES, AS REQUIRED BY THE TOWN.

PROPERTY VEHICLE PARKING CREDITS ALLOW FOR CONVERSION OF GRAVEL LOT INTO GREEN SPACE, WITH 3 ADDITIONAL PARKING CREDITS TO SPARE.

1 ENTRY VESTIBULE
2 SALAD STATION
3 TAKE OUT/GRAB-AND-GO
4 OPEN KITCHEN (RANGE HOOD ISLAND)
5 CAFE / DINING ROOM
6 TOILET
7 COLD STORAGE
8 DRY STORAGE
9 TRASH
10 SERVICE ALLEY
11 OUTDOOR PATIO
12 LAWN
13 PATIO GRILL AREA
14 FURNITURE STORAGE
15 UTILITY
16 OVERHEAD BI-FOLD GARAGE DOOR
17 ALL WEATHER PATIO
18 CANOPY
19 SIDEWALK



NEW CANOPY ON WEST PEARL STREET SHALL BE MADE WITH BLACKENED STEEL AND CABLES AT THE SAME HEIGHT AND WIDTH AS THE NEIGHBORING CANOPY, PROVIDE A CONTINUING SHELTER FOR THE PEDESTRIANS COMING DOWN THE AVENUE. MADE WITH BLACKENED STEEL AND CABLES, THE NEW CANOPY WILL BE DESIGNED TO WITHSTAND WIND AND SNOW LOADS, AT THE SAME TIME BRING A MODERN TAKE ON THE PITCHED WOOD SHAKE CANOPY COMMONLY SEEN AROUND THE TOWN'S SIDEWALK SCENERY.

BOTTOM OF THE CANOPY SHALL PROVIDE WEATHERPROOF LED DOWNLIGHTS TO WASH THE SIDEWALK AT NIGHTTIME WITH WARM COLORS AND CREATE AN INVITING ENVIRONMENT FOR THE PEDESTRIAN AND TOWN'S NIGHTTIME ACTIVITY ON THE STREET.

TWO OVERHEAD GLASS BI-FOLD WINDOWS ON WEST PEARL AVE SHALL BE BUILT AT APPROXIMATELY 34 INCHES ABOVE SIDEWALK, ENGAGE THE PEDESTRIAN WITH AN EYE-LEVEL PANORAMIC VIEW INTO THE RESTAURANT AND THE OUTDOOR DINING PATIO ON SOUTH GLENWOOD STREET THROUGH OUT THE SEASONS.

DURING WARMER SEASONS, WINDOWS CAN ALSO PROVIDE QUICK GRAB-AND-GO FOR RESTAURANT PATRONS WHO ORDERED THEIR FOOD AHEAD OF TIME, BRINGING NEW ACTIVITIES ON THE STREET TO LIFE.

TWO LARGE OVERHEAD GLASS BI-FOLD GARAGE DOORS ON SOUTH GLENWOOD STREET SHALL PROVIDE A SEAMLESS CONNECTION BETWEEN THE INDOOR AND OUTDOOR THROUGH OUT THE SEASONS.

DURING WARM SUNNY DAYS, GARAGE DOORS WILL BE FULLY OPENED SO DINING PATRONS CAN ENJOY FRESH AIR, LIGHT, AND VIEWS INTO THE STREET ACTIVITIES.

PEDESTRIAN CAN ALSO VIEW INTO THE RESTAURANT AND ENGAGE WITH THE LIVELY ACTIVITY WITHIN THE RESTAURANT'S OPEN KITCHEN AND BAR.

NEW GLASS AND BLACK STRUCTURAL STEEL FRAME WITH A GABLE ROOF LIGHTLY REST ON THE LANDSCAPE AND PROVIDE A SEMI-ENCLOSED COVER FOR THE PROPOSED OUTDOOR DINING PATIO AND BAR.

THE WEST EDGE OF THE BUILDING, AWAY FROM BOTH STREETS AND BEHIND THE GLASS STRUCTURE, WILL BE DEDICATED AS A SEMI-ENCLOSED SERVICE ZONE BETWEEN THE ALLEY AND RESTAURANT.

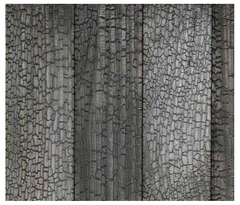
THE SERVING ZONE WILL HOUSE ITEMS SUCH AS UTILITY, TRASH CAN, AND ADDITIONAL STORAGE FOR THE PROPOSED RESTAURANT.

THESE ITEMS WILL BE FENCED WITH WOOD PANELS ATTACHED TO THE STEEL COLUMNS UP TO 4-5 FT IN HEIGHT, SCREENING THE VIEW FROM THE PEDESTRIAN AND DINING PATRONS.

1 ENTRY VESTIBULE
2 SALAD STATION
3 TAKE OUT/GRAB-AND-GO
4 OPEN KITCHEN (RANGE HOOD ISLAND)
5 CAFE / DINING ROOM
6 TOILET
7 COLD STORAGE
8 DRY STORAGE
9 TRASH
10 SERVICE ALLEY
11 OUTDOOR PATIO
12 LAWN
13 PATIO GRILL AREA
14 FURNITURE STORAGE
15 UTILITY
16 OVERHEAD BI-FOLD GARAGE DOOR
17 ALL WEATHER PATIO
18 CANOPY
19 SIDEWALK

N

EXTERIOR MATERIAL PALETTE



1
DELTA MILLWORKS
“ACCOYA SSB DELTA GATOR”
SIZE 1x6
LOCATION: MAIN BUILDING FACADE



2
DELTA MILLWORKS
“ACCOYA ROUGH SAWN, COPPER”
SIZE: 1x6
LOCATION: PLANTERS



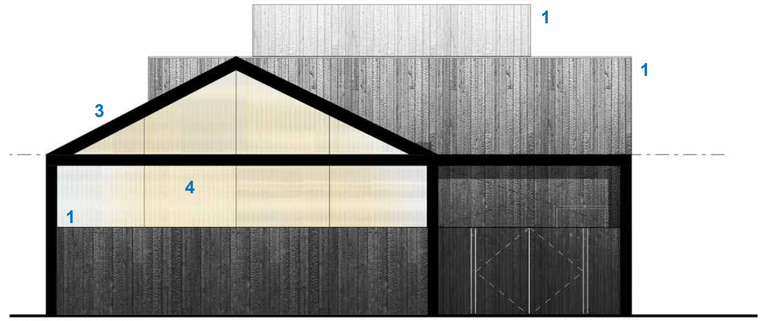
3
BLACK STEEL CANOPY & PATIO
FRAME STRUCTURE
LOCATION: ALL WEATHER PATIO



4
TRANSPARENT PANELS
LOCATION: ALL WEATHER PATIO



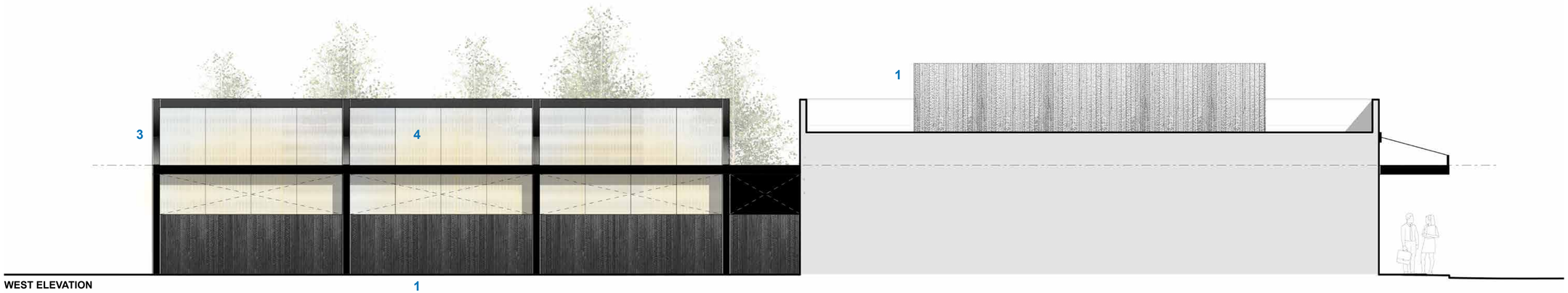
SOUTH (W PEARL AVE) ELEVATION



NORTH ELEVATION



EAST (S GLENWOOD ST) ELEVATION



WEST ELEVATION

VERA ICONICA
ARCHITECTURE

Blair Costello <blair@veraiconicaarchitecture.com>

Glenwood alley access

Chelsea Thompson <chelsea@veraiconica.com> Sun, Aug 1, 2021 at 1:54 PM
To: Mekki Jaidi <mj@outpostjh.com>
Cc: Chelsea Thompson <chelsea@veraiconica.com>, Shane Salisbury <shane@veraiconica.com>, Blair Costello <blair@veraiconica.com>

Great news! Thanks for the confirmation!

Chelsea Thompson
Project Architect | *AIA, LEED AP*
Manama, Bahrain
Sun-Thurs | 4:00am - 9:00am MST

VERA ICONICA
ARCHITECTURE

Vera Iconica Architecture
115 East Pearl Avenue Suite 100 (FedEx/UPS)
PO Box 4793 (USPS only)
Jackson, Wyoming 83001
t: 307-201-1642
e: chelsea@VeraIconicaArchitecture.com

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On Sun, Aug 1, 2021 at 8:16 AM Mekki Jaidi <mj@outpostjh.com> wrote:

> He said this would not be a problem!
>
> Cheers,
>
> Mekki



OUTPOST
JACKSON HOLE, WYOMING

MEKKI JAIDI
BROKER & OWNER

307.690.4790
JACKSON, WY

PROPERTY MANAGEMENT • O2 CLEANING • OUTPOST MEDIA

On Jul 26, 2021, at 10:29 AM, Chelsea Thompson <chelsea@veraiconica.com> wrote:

Hi Mekki,

Do you know, or could you check with the landlord at the Glenwood property, if we would be able to cut a service access behind the art gallery, directly from the alley to our site? It would really help our planning efficiency if we could avoid having to cart things down the boardwalk on Glenwood and cut in from there.

This will make a big difference in the exterior planning we are submitting to the DRC next Monday, so thanks in advance for helping us get this info quickly!

Best,
Chelsea

<image.png>
<image.png>

Chelsea Thompson
Project Architect **|** *AIA, LEED AP*
Manama, Bahrain
Sun-Thurs **|** 4:00am - 9:00am MST

VERA ICONICA
ARCHITECTURE

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t: 307-201-1642
e: chelsea@VeraIconicaArchitecture.com

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VERA ICONICA
ARCHITECTURE

Blair Costello <blair@veraiconicaarchitecture.com>

Fwd: San Juan Parking

Mekki Jaidi <mj@outpostjh.com> Mon, Jul 19, 2021 at 3:23 PM
To: Blair Costello <blair@veraiconica.com>

See parking convo here!

Sent from my iPhone... please excuse typos!



OUTPOST
JACKSON HOLE, WYOMING

MEKKI JAIDI
BROKER & OWNER

307.690.4790
JACKSON, WY

PROPERTY MANAGEMENT • O2 CLEANING • OUTPOST MEDIA

Begin forwarded message:

From: Tyler Valentine <tvalentine@jacksonwy.gov>
Date: October 27, 2020 at 9:23:53 AM MDT
To: Mekki Jaidi <mj@outpostjh.com>
Subject: RE: San Juan Parking

Mekki,

So I just ran the parking requirement for this property based on the current uses. All said and done, the site has enough parking credits to remove all on-site parking and still have 3 parking credits to spare. So yes, you can convert the parking lot a green space. The process would be a basic use permit so we can track the changes to the site.

-Tyler V

From: Mekki Jaidi [mailto:mj@outpostjh.com]
Sent: Monday, October 26, 2020 5:18 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: San Juan Parking

Hey Tyler,

Hope you have been well!

Would it be allowed to turn the parking lot where San Juan is currently located into a green space much like the Brew Pub did with their parking lot?

Cheers,

Mekki

MEKKI JAIDI
BROKER & OWNER

307.690.4790
JACKSON, WY

PROPERTY MANAGEMENT • O2 CLEANING • OUTPOST MEDIA

~WRD000.jpg
1K

