AGENDA

Design Review Committee

September 8, 2021 – REGULAR MEETING

5:30 PM

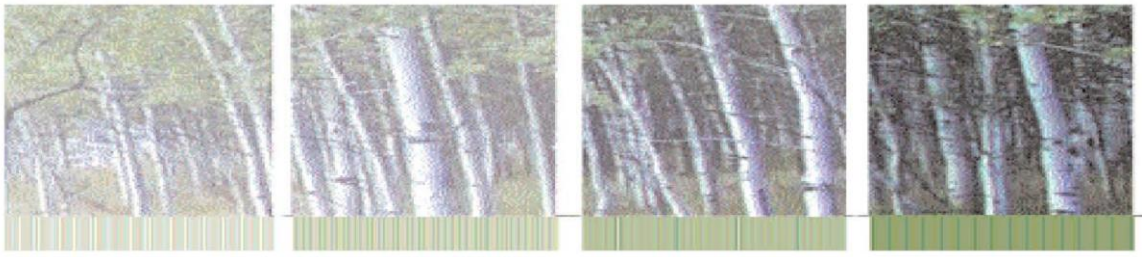
NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

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. P21-207 - 65 S Glenwood - Provisions 1-story restaurant/bar remodel and patio addition
   II. P21-208 - 175 Center St. Continuance - Kampai 3rd floor expansion and deck
   III. P21-082 - 105 E Broadway Conceptual Review - King of Broadway
   IV. P21-233 - 500 S Hwy 89 - Chase Bank exterior façade improvements
   V. P21-231 - 50 S Cache & 45 E Pearl - 3-story mixed use building
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: September 8, 2021
Item Number: P21-207
Applicant: Vera Iconica Architecture – Blair Costello
Property Owner: Jeff Neishabouri / JN One, LLC
Address: 65 S. Glenwood Ave.
Recommendations: Approval

Project Summary:

This project is presented for Committee approval following its conceptual review during the August 2021 meeting. The resubmittal specifically addresses Committee and Planning Department comments during the August 2021 meeting regarding:

- Pearl Avenue walk-up window and public right of way – Walk up window will no longer be planned for food service. Order pick up is in the restaurant interior instead.
- Landscape Plan – A separate landscape plan is included in resubmittal package.
- All Season Rendering/Rating – Renderings show winter representation of site and more in-depth structural calculations are provided to show ability of the enclosed patio to support snow load.
- Material Clarifications – Additional information provided for material selections for transparent greenhouse glass, exterior pavers, and black steel used for window frame, canopy and structure of patio enclosure. Mullions were added to renderings for visual clarification.
- Enclosed Patio Transparency – Transparent glass wall now makes the turn from east elevation to a portion of the north elevation.

The subject property is zoned DC-2 and located on 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 comprised 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.

Exterior paver material selection for the uncovered patio is a Belgard Plaza paver (24”x24”) in charcoal. Some building and site plan renderings show plank for the outdoor patio. However, Staff confirmed with the applicant that charcoal pavers are the final material selection. These samples are not yet available for view but are depicted on the proposed landscape plan.

Additional samples not yet available for view include black steel used for window frames, canopy and structure of patio enclosure as well as the transparent 4mm glass used for patio enclosure, bi-fold garage doors, entry doors, and transom. However, these are standard materials with which the Committee is likely very familiar.

Staff notes that the proposed overhead bi-fold windows on Pearl Avenue open into the public right of way via a vertical hinge design. This interaction with the public right of way will likely require an encroachment agreement with the Town or a possible change of window design. This information has been conveyed to the applicant.

Staff also notes that materials used for sidewalks in the public right of way will be decided by Public Works. This may impact the area where the boardwalk meets pavers shown in the public right of way at the eastern entrance of uncovered patio entrance. This information has been conveyed to the applicant.

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: +21' (approx.). Total height includes 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, Window Frames and Patio Frame: black steel
- Patio enclosure: Transparent 4mm glass panels
- Exterior Pavers: Belgard Plaza pavers in charcoal color

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.

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. 23, 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 23, 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. This project was submitted for conceptual review at the August 2021 DRC meeting. Comments have been integrated into this current package. 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.)

Required parking will be fulfilled by a combination of on-street parking, parking credits and fee-in-lieu payments.

Affordable housing mitigation will be required based on the increased seating, year-round use and generation of year-round employees. Housing mitigation fee will be calculated from submitted building plans during building permit review.

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 A.) 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, blackened steel, tempered safety 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.

ADDITIONAL INFORMATION:

We will work with local firm, Nelson Engineering, to ensure Greenhouse/Sunroom structure is accurately designed and constructed for local snow loads and wind requirements. We will further consult with an expert, such as Florian Greenhouse. Please see attached Exhibits B, C, and D.

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

VERA ICONICA
ARCHITECTURE

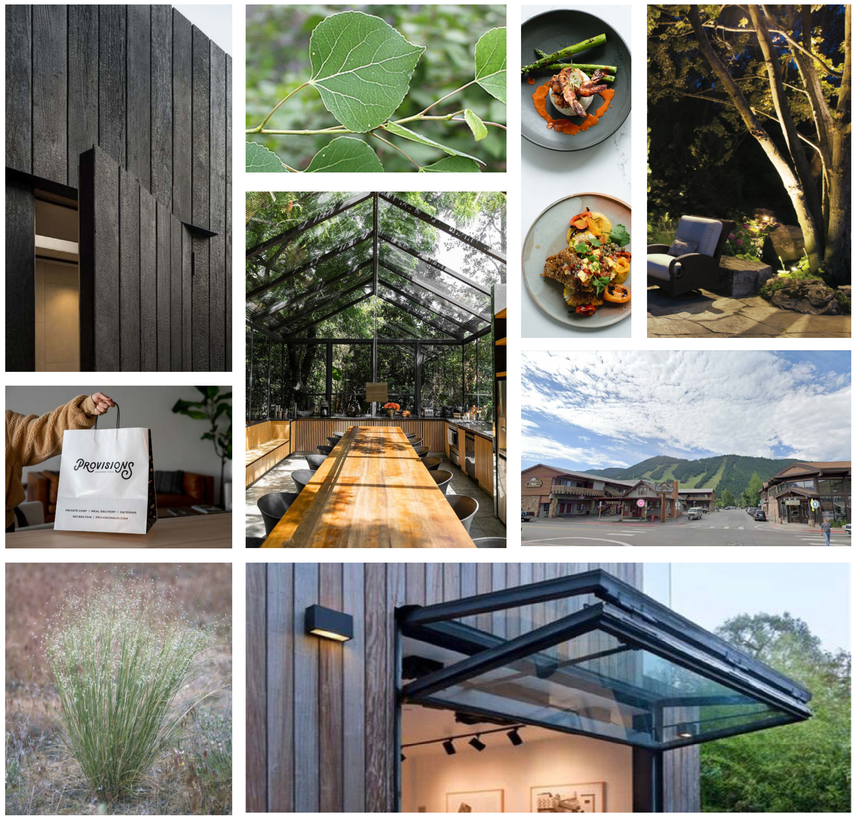
DESIGN REVIEW COMMITTEE SUBMITTAL
Aug 23, 2021

PROJECT:
Provisions Restaurant
65 S Glenwood St
Jackson, WY

LIST OF CHANGES FROM DRC CONCEPTUAL REVIEW

- Walk-up window has been relocated off Pearl Street, and into the restaurant's interior
- Separate landscape plan has been added for clarity
- Winter rendering added to demonstrate year-round use and warmth of dining facility
- Additional information on materials is noted on elevations
    1. "Transparent" panels on the enclosed patio are to be glass, to match window glass of restaurant
    2. Matching black steel will be used for window frames, canopy and structural shell of enclosed patio
    3. Mullions have been added to renderings to show desired "greenhouse" aesthetic of enclosed patio area and window patterning. Also see Exhibit B for more detailed information.
    4. Exterior paver material called out as Belgard Plaza Pavers, Charcoal.

PROVISIONS
JACKSON HOLE

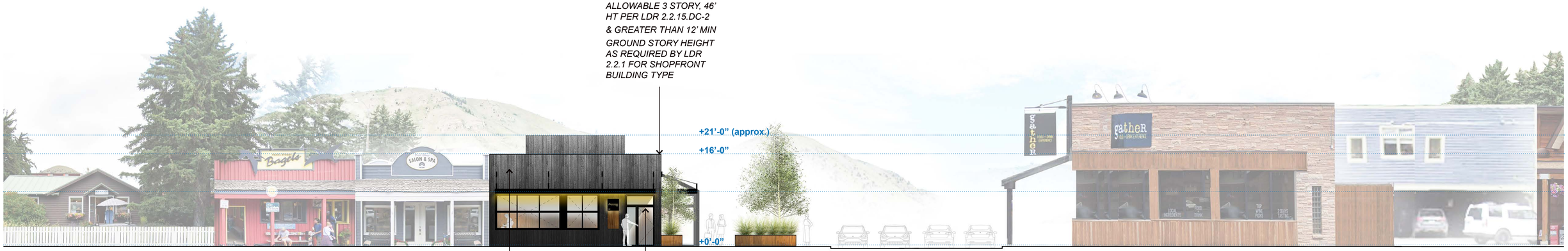


INSPIRATION IMAGERY

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



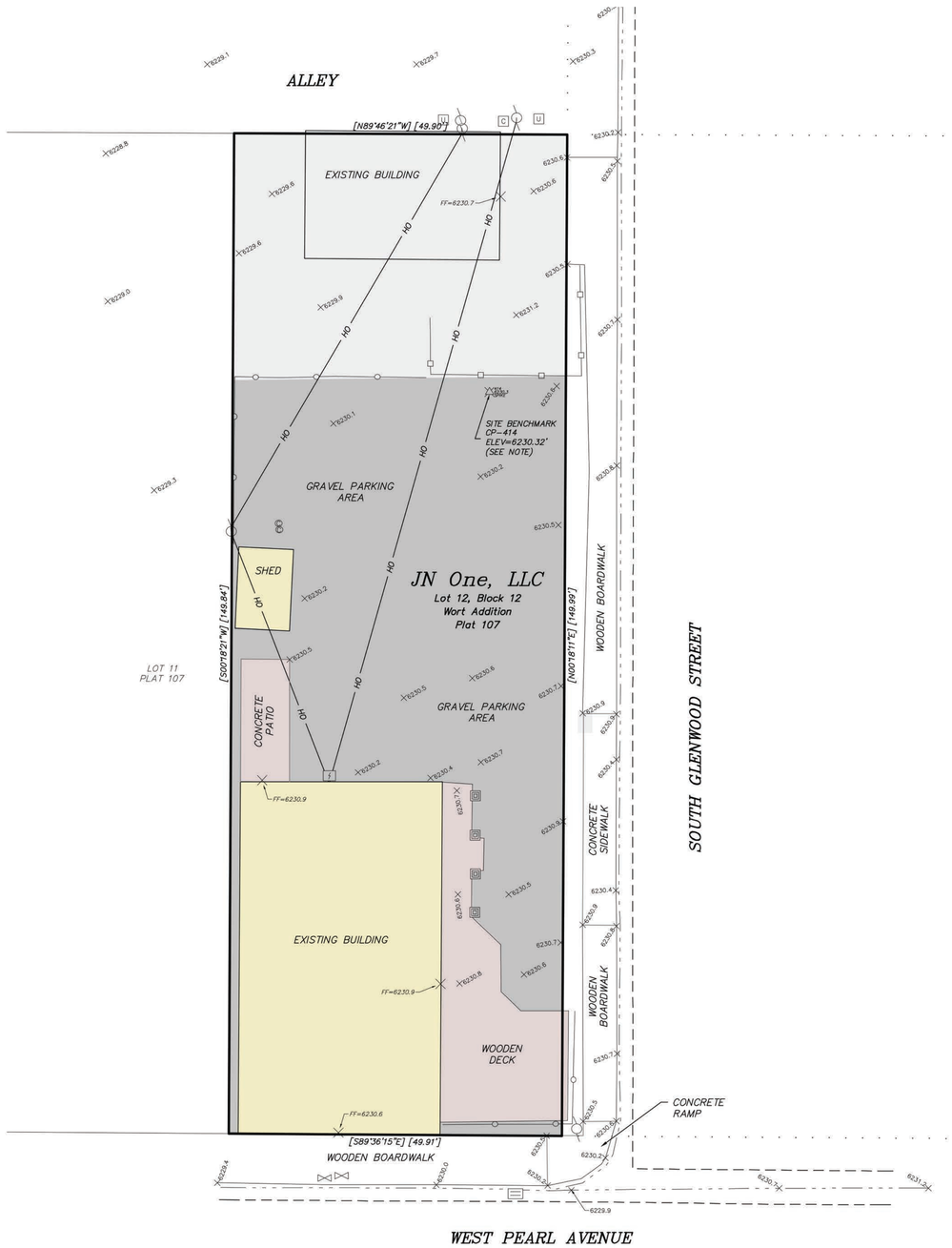
FIGURE GROUND DIAGRAM WITH SURROUNDING CONTEXT

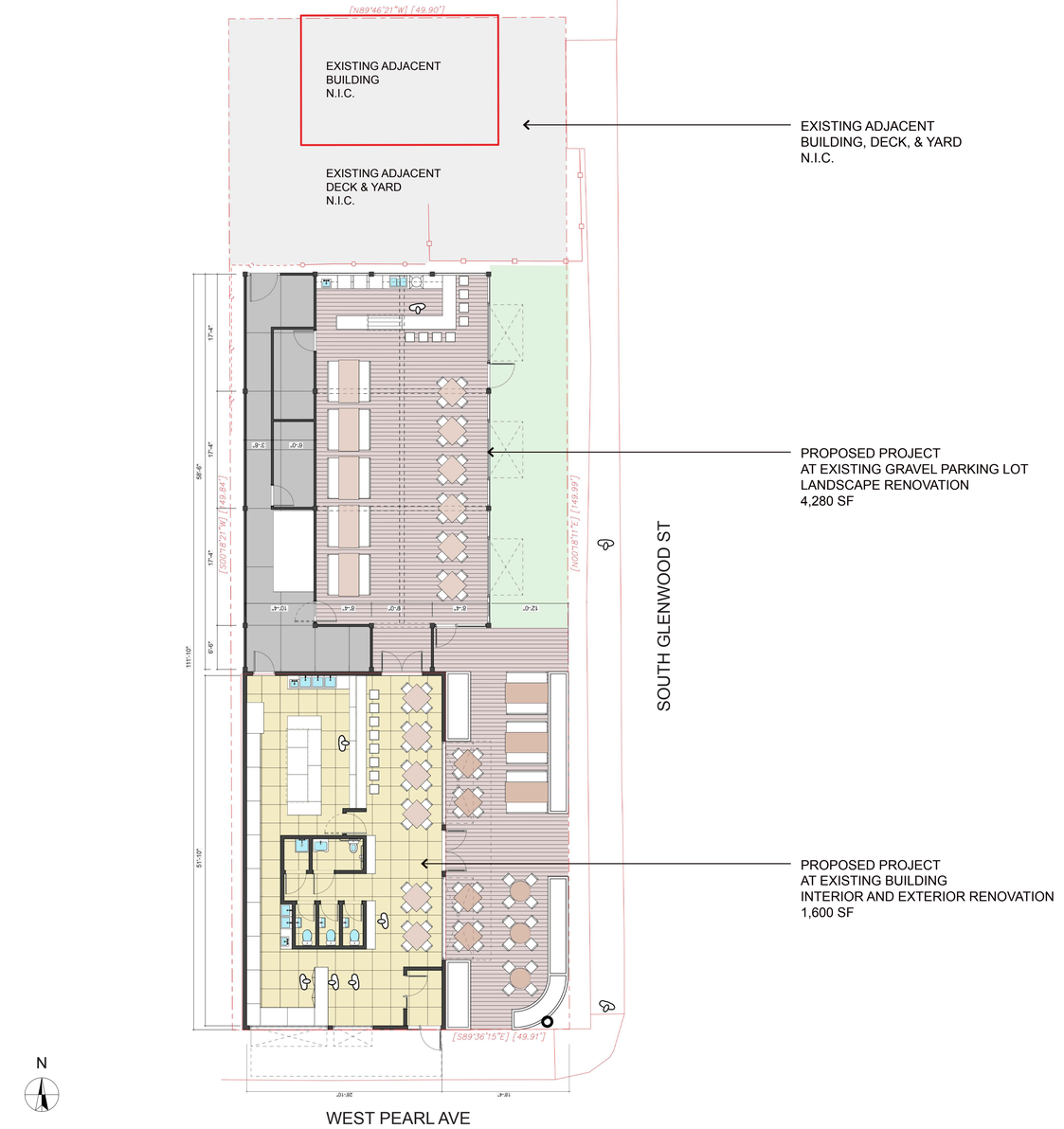


W PEARL AVE
TRANSVERSE STREET CROSS-SECTION



S GLENWOOD ST
LONGITUDINAL STREET CROSS-SECTION


ALLEY
[N89°46'21"W] [49.90']
EXISTING BUILDING
FF=6230.7
SITE BENCHMARK
OP-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']
CONCRETE PATIO
FF=6230.9
GRAVEL PARKING AREA
EXISTING BUILDING
FF=6230.9
WOODEN DECK
FF=6230.6
[S89°36'15"E] [49.91']
WOODEN BOARDWALK
[N00°18'11"E] [149.99']
WOODEN BOARDWALK
CONCRETE SIDEWALK
WOODEN BOARDWALK
CONCRETE RAMP
SOUTH GLENWOOD STREET
WEST PEARL AVENUE
N


[N89°46'21"W] [49.90']
EXISTING ADJACENT BUILDING N.I.C.
EXISTING ADJACENT DECK & YARD N.I.C.
EXISTING ADJACENT BUILDING, DECK, & YARD N.I.C.
PROPOSED PROJECT AT EXISTING GRAVEL PARKING LOT LANDSCAPE RENOVATION 4,280 SF
PROPOSED PROJECT AT EXISTING BUILDING INTERIOR AND EXTERIOR RENOVATION 1,600 SF
[S00°18'21"W] [149.84']
[N00°18'11"E] [149.99']
[S89°36'15"E] [49.91']
SOUTH GLENWOOD ST
WEST PEARL AVE
N

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

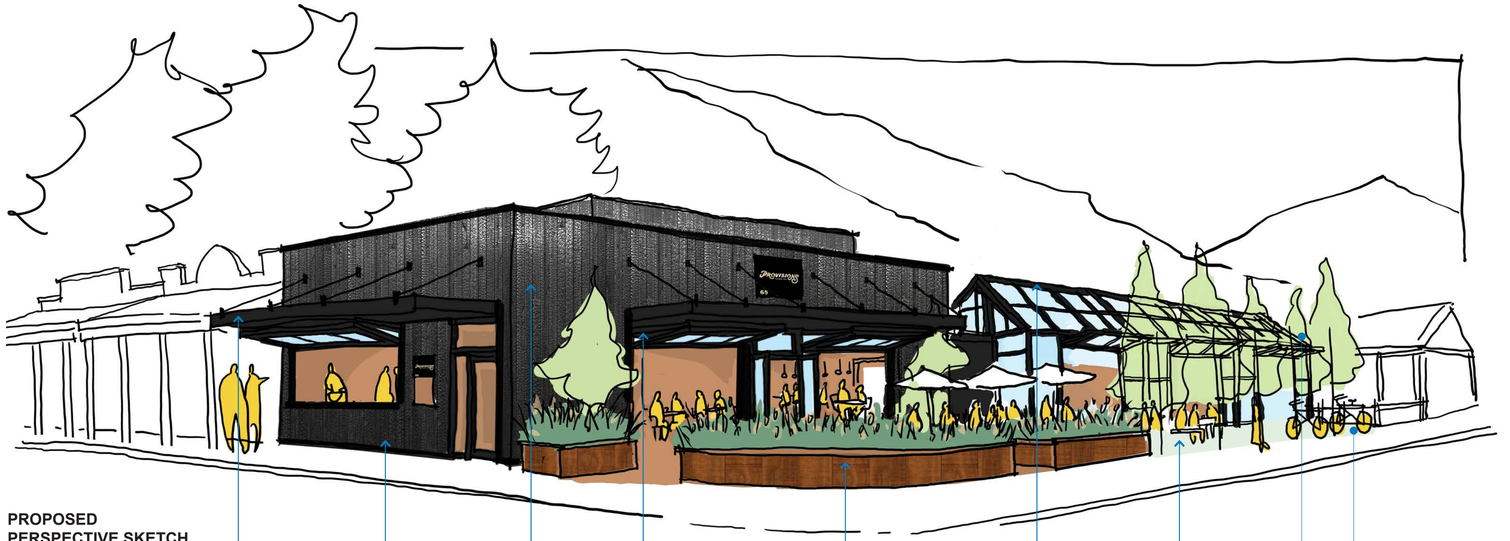
The goal of street wall in Town of Jackson is to continue the connected network of comfortable and inviting pedestrian paths... No voids in the street wall... At the corner, step back the street wall to create comfortable pedestrian areas.

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

A & C
New and modern canopy over sidewalk connecting with neighboring canopy

C
Maintain existing building mass and height

E
Resilient dark Shou Sugi Ban wood siding

A
New large overhead garage doors connecting indoor and outdoor

D
Ornamental grass in curved planter made with natural wood planks

B, C & E
New glass and structural steel frame to cover outdoor dining patio

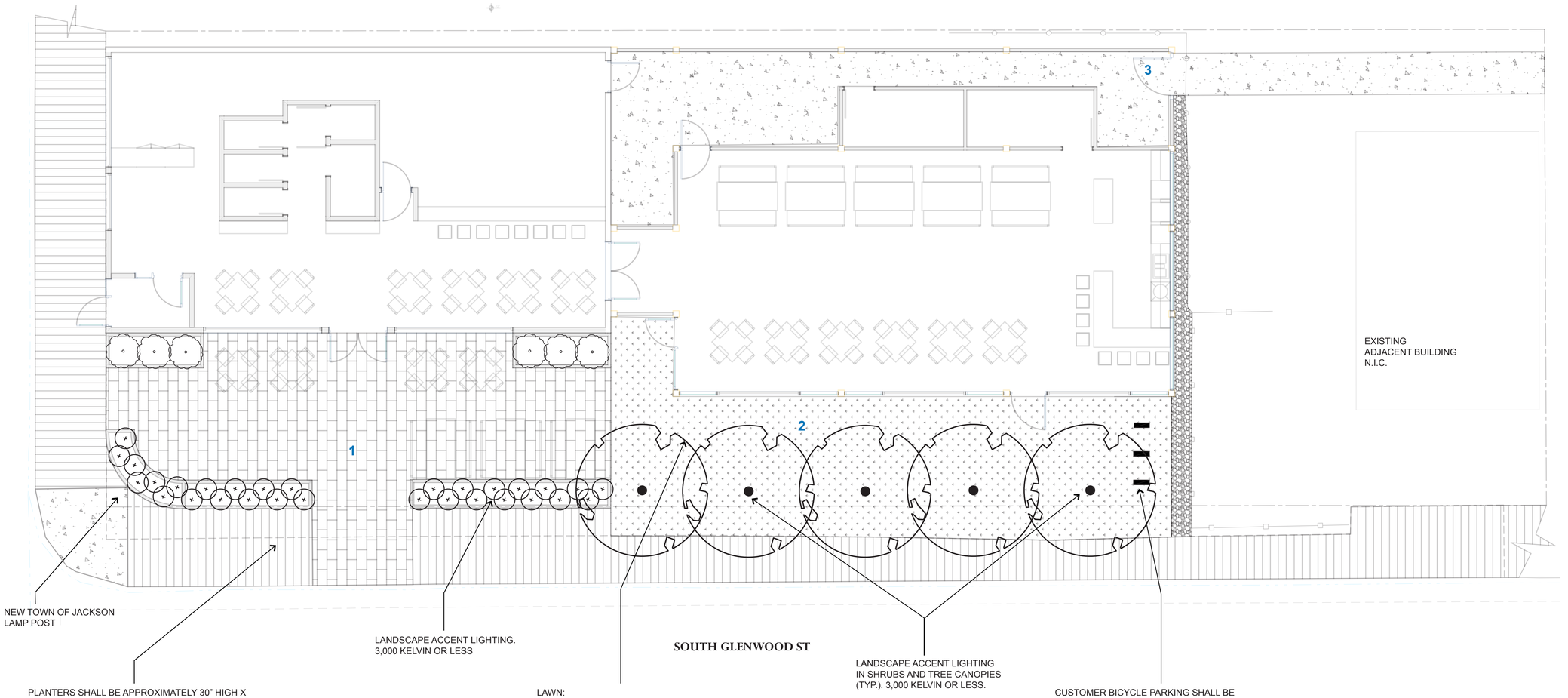
A & D
Activity lawn opens to sidewalk

D
Pervious screen of Aspen trees next to sidewalk

A
Bike racks accessible from sidewalk



PROPOSED
PERSPECTIVE SKETCH - WINTER



NEW TOWN OF JACKSON
LAMP POST

PLANTERS SHALL BE APPROXIMATELY 30” HIGH X 36” WIDE.

THE VENEER SHALL COMPLIMENT THE FINISHES SPECIFIED FOR THE BUILDING’S ARCHITECTURE.

IN-DECK PLANTERS CONTAIN
ORNAMENTAL GRASSES:
- INDIAN RICE GRASS
- *ACHNATHERUM HYMENOIDES*
- INSTALLED SIZE: 1 GALLON CONTAINER
- MATURA HEIGHT: 15”-18”
- MATURE SPREAD: 12”-18”

- BLUE GRAMA GRASS
- BOUTELQUA GRACILIS
- INSTALLED SIZE: 1 GALLON CONTAINER
- MATURE HEIGHT: 12”-18”
- MATURE SPREAD: 12”-18”

LANDSCAPE ACCENT LIGHTING.
3,000 KELVIN OR LESS

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.

LANDSCAPE ACCENT LIGHTING
IN SHRUBS AND TREE CANOPIES
(TYP.). 3,000 KELVIN OR LESS.

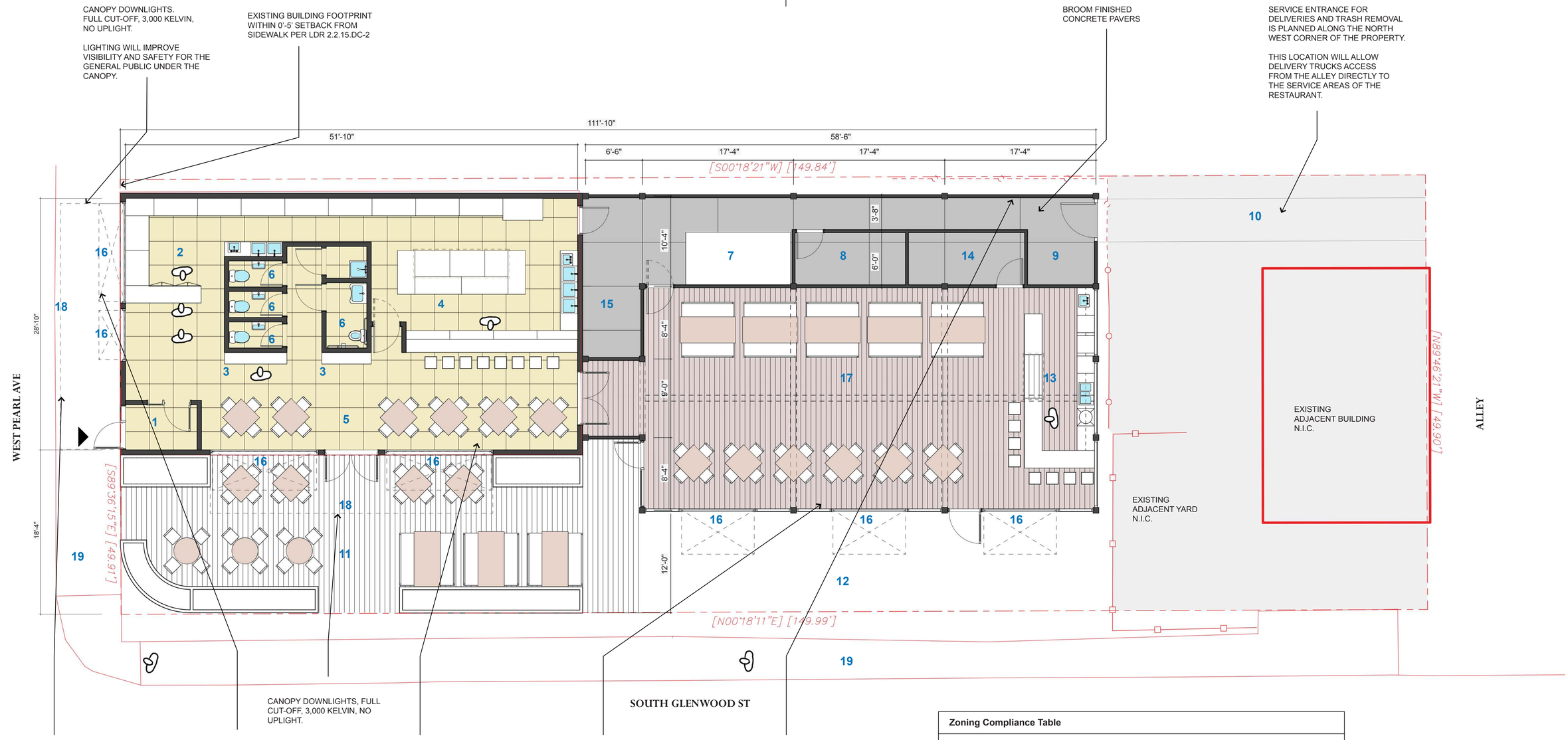
CUSTOMER BICYCLE PARKING SHALL BE PROVIDED FOR UP TO SIX BIKES, WITHIN THE PROPERTY BOUNDARY AND ACCESSIBLE FROM GLENWOOD ST.

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.

1 OUTDOOR PATIO
2 LAWN
3 SERVICE ALLEY & BOH



EXTERIOR PAVER
Belgard, Plaza Paver, Charcoal
24x24, ADA-compliane surface



NEW CANOPY ON WEST PEARL AVE SHALL BE AT THE SAME HEIGHT AND WIDTH AS THE NEIGHBORING CANOPY, PROVIDING A CONTINUOUS SHELTER FOR PEDESTRIANS.

DESIGNED TO WITHSTAND WIND AND SNOW LOADS, MADE WITH BLACKENED STEEL AND CABLES, OFFERING A MODERN TAKE ON THE PITCHED WOOD SHAKE CANOPY COMMONLY SEEN THROUGHOUT THE TOWN OF JACKSON.

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

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

TWO LARGE OVERHEAD GLASS BI-FOLD GARAGE DOORS ON SOUTH GLENWOOD STREET SHALL PROVIDE A SEAMLESS CONNECTION BETWEEN INDOOR AND OUTDOOR YEAR ROUND.

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

PEDESTRIAN CAN ALSO VIEW INTO THE RESTAURANT AND ENGAGE WITH THE LIVELY ACTIVITIES WITHIN THE RESTAURANT.

TEMPERED SAFETY GLASS AND BLACK STRUCTURAL STEEL FRAME WITH A GABLE ROOF RESTS LIGHTLY ON THE LANDSCAPE AND OFFERS A UNIQUE ENCLOSURE FOR A YEAR-ROUND 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 BACK OF HOUSE SERVICE ZONE WILL HOUSE ITEMS SUCH AS UTILITY, TRASH, RECYCLING, 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.

Zoning Compliance Table

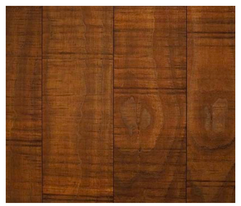
FAR	CD-2 zone : 1.3/acre @ .17 acres	9,627 sf allowable 2,932 sf proposed
Area	Interior Exterior uncovered/seasonal Exterior Covered (year-round)	1,590 sf 954 sf 1,342 sf
Setbacks	Primary Street : 0-5' Interior Side : 0' or 5'	Existing 0'-0" Existing 0'-0"
Height	3 Story max 46' allowable, 12' minimum	Existing 16' + 6' new HVAC enclosure
Fencing	4' max height, 1' setback	N/A
Parking	Estimated spaces required Existing Parking Credits Previous Fee-In-Lieu On-Street parking Additional spaces required (Fee-in-Lieu)	20.24 (2.52) (4) (7) 7 spaces

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

EXTERIOR MATERIAL PALETTE



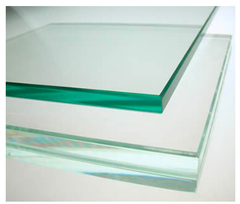
1
DELTA MILLWORKS
"ACCOYA SSB DELTA GATOR"
SIZE 1x6
LOCATION: MAIN BUILDING FACADE, MECHANICAL ENCLOSURE



2
DELTA MILLWORKS
"ACCOYA ROUGH SAWN, COPPER"
SIZE: 1x6
LOCATION: PLANTERS, SERVICE ALLEY WAY FENCE



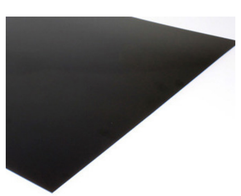
3
W FLANGE STRUCTURAL STEEL, BLACK: ALL WEATHER PATIO DESIGNED & COORDINATED WITH STRUCTURAL ENGINEER TO WITHSTAND SNOW & WIND LOADS FOR CLIMATE



4
TRANSPARENT, 4MM TEMPERED SAFETY GLASS
LOCATION: ALL WEATHER PATIO, BI-FOLD GARAGE DOORS, ENTRY DOORS, AND TRANSOM



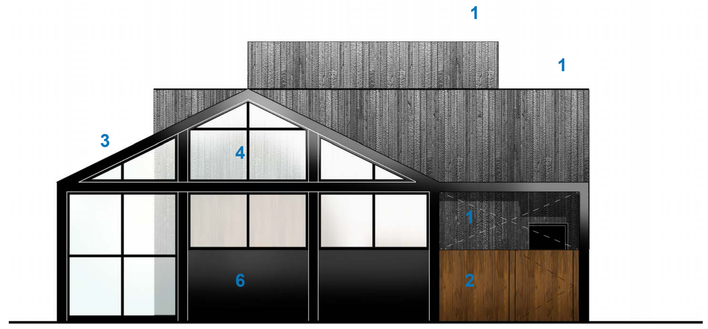
5
BLACK SHEET METAL WITH STRUCTURAL STEEL CABLES
LOCATION: CANOPY



6
BLACK METAL SHEET
LOCATION: NORTH FACADE GREENHOUSE, SIGNAGE, EXPOSED FLASHING, BIKE RACK



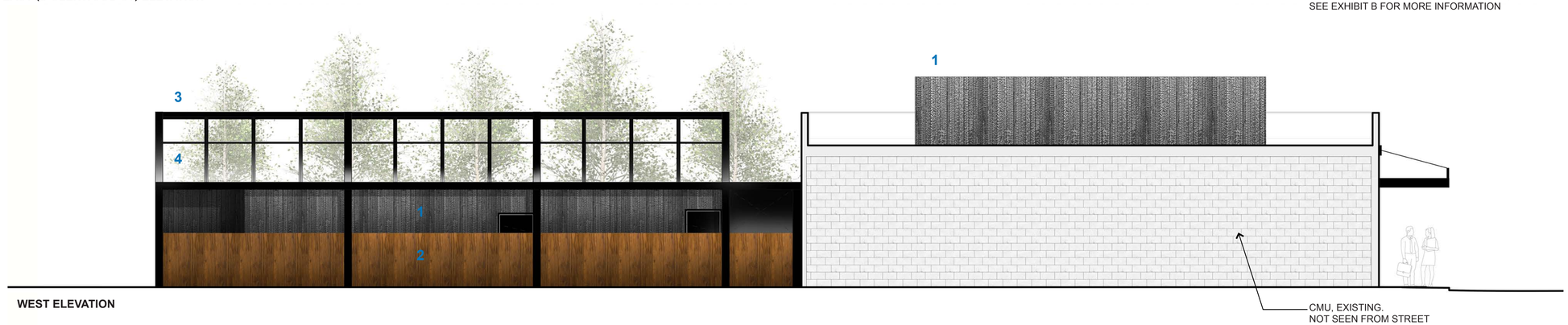
SOUTH (W PEARL AVE) ELEVATION



NORTH ELEVATION



EAST (S GLENWOOD ST) ELEVATION



WEST ELEVATION

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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Jackson, Wyoming 83001
t: 307-201-1642
e: chelsea@VeraIconicaArchitecture.com

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VERA ICONICA
ARCHITECTURE

DESIGN REVIEW COMMITTEE SUBMITTAL
Aug 23, 2021

PROJECT:
Provisions Restaurant
65 S Glenwood St
Jackson, WY

EXHIBIT B

FLORIAN GREENHOUSE:
The benefit of working with an outside greenhouse/sunroom consultant lies in trusting the experts. All Florian Greenhouses are engineered for local snow and wind loads.

A Florian greenhouse offers:
- A tamperproof nylon clip system, which gives the framing unbeatable energy efficiency for maximum comfort. Allows even pressure between frame, gasket, & glass. No screws to strip.
- Available Heat Repellent and self-cleaning glass keeps your room comfortable and bright all year.
- Heavy-duty 5-fin E.P.D.M rubber gasketing around each pane of glass. (Florian)

Relevant Examples:


Dorchester Brewing, Boston, MA


Ashbury Park Hotel, New Jersey

Per Narrative:

ADDITIONAL INFORMATION:
We will work with local firm, Nelson Engineering, to ensure Greenhouse/Sunroom structure is accurately designed and constructed for local snow loads and wind requirements. We will further consult with an expert, such as Florian Greenhouse. Please see attached Exhibit B.

The following pages contain Florian's "Sierra Room™ Standard Specifications Sheet" for reference.
To see examples of structural calculations conducted by Florian, follow this link.

SIERRA ROOM TM STANDARD SPECIFICATIONS SHEET

Part 1 PRODUCT

Insulated Glass Enclosure to be Sierra Room Model No._____, by Florian Solar Products, L.L.C., Georgetown, South Carolina (800) FLORIAN No other greenhouse system substitutes shall be allowed without written request for prior approval 10 days BEFORE the bid opening date. Any bid from a non-pre-approved greenhouse manufacturer may not be used or accepted by any bidding General Contractor.

1. Framework to be standard thermally-broken, extruded aluminum frame, pre-cut and pre-drilled consisting of curved dome roof, or straight eave, front wall and two gable ends.

2. Alloy and Temper of all framework members shall be of 6063-T5. Structural support members shall be as recommended for strength, corrosion resistance and application of required finish; ASTM B 221 for extrusions; ASTM B 209 for sheet/Plate. Strength of unit is to withstand a positive and negative wind loading of _____ pounds per square foot and a simulated (on exterior) snow loading of_____ pounds per square foot. Maximum deflection is not to exceed_____of the total unit span.

3. Glazing shall be: Hermetically sealed, factory insulated, 1/8" tempered-over- 1/8" tempered, dual sealed, 7/8" O.A. thick at all flat glass and curved glass applications, made with a molecular sieve desiccant, primary seal of polyisobutylene and a secondary seal of polyurethane. All glass to comply with the Insulated Glass Certification Council with ASTM E 773-83 and E 774-84a class CBA requirements (IGCC No. IGCC-514CBA) Option: 1. SunClean self-cleaning glass by PPG to be used on the outboard pane. 2. Laminated glass may be required by code for the inboard lite of the I.G. unit for overhead areas. (Choose roof & wall performance below):

Good: Clear tempered over clear tempered safety glass, dual sealed
Solar Heat Gain Co-efficient: no higher then .70
Outdoor visible reflectance: no higher then 15%
Visible light Transmittance: no higher then 79%

Better: ***Recommended for the vertical WALL area***
MC Low-E clear tempered over clear tempered safety glass, dual sealed.
Solar Heat Gain Co-efficient: no higher then .37;
Outdoor visible reflectance: no higher then 12%
Visible light Transmittance: no higher then 69%

Best: ***Recommended for the ROOF area***
Super MC Low-E clear tempered over clear tempered safety glass,
Solar Heat Gain Co-efficient: no higher then .23;
Outdoor visible reflectance: no higher then 32%
Visible light Transmittance: no higher then 47%
Triple: MC Low-E clear tempered / MC Low-E / clear tempered, dual sealed.
Solar Heat Gain Co-efficient: no higher then .33;
Outdoor visible reflectance: no higher then 15%
Visible light Transmittance: no higher then 56%

4. Glazing Gaskets shall be E.P.D.M. (Ethylene Propylene Diene Polymer).

5. Finish for all aluminum framing members and trim shall be manufacturer's standard high solids baked-on polycron enamel finish; either bronze or white color standard. Custom finishes available include: Dark bronze hard coat /electrochemical anodized finish, Clear hard coat anodized finish, and powder coat finishes.

6. Fasteners shall be aluminum, non-magnetic stainless steel, or other materials warranted by the manufacturer to be non-corrosive and compatible with aluminum components.

7. Bay Spacing to be 2' - 6 7/8" o.c. (30 7/8"), standard.

8. Glazing Bars are to be tubular extrusions. The vertical and horizontal extrusions shall have internal and external weep/condensation channels to direct moisture, which could collect on the

interior of the glass, to the exterior of the solarium. The sill member shall be sloped and weep channeled to the exterior to force moisture, which may be collected, to exit to the exterior. The moisture shall weep/exit through small hinged weep hole covers located periodically along the length of the sill member at the center of each bay. Interior and exterior sill trim covers will be included (Finish to be the same as the solarium aluminum). All fasteners are located within the structure of the unit and not visible to the exterior or interior of the unit. The Sierra Room solarium shall incorporate a screw-less, tamper-proof, commercial type nylon thermal glazing clip assembly system to secure glass units and outside glazing caps without a "metal-to-metal" contact. The solarium shall incorporate screwless flat exterior cap on horizontal roof bars and on horizontal wall/gable bars to allow flow-over of exterior rain-water on the upward side of the cap. Head members and sill members shall have a non-conductive poured thermal break incorporated to prevent "metal-to-metal" contact.

Part 2 OPTIONS

1. Access Doors shall be manufacturer's standard 60" wide x 80 3/4" high thermally-broken aluminum sliding door and frame, fully weather stripped with insulated tempered glass, privacy lockset, and sliding insect screen.
2. Access doors shall be: 36" (39 3/4" x 86" R.O.) commercial quality single swing door or 72" (75 3/4" x 86" R.O.) commercial quality double swing door; 1" o.a. glazing. Panic hardware and handicap hardware available. Notes: 1. Various other doors can be custom substituted. 2. Various custom rough openings can be supplied to meet specific needs.
3. Ventilation Windows shall be manufacture's standard lockable 13 3/4" single lite (AW1); 31" single lite (AW2); or 45 3/4" high triple lite (AW3) awning windows, glazed to match solarium unit. Insect screens included.

Part 3 EXECUTION

INSPECTION:

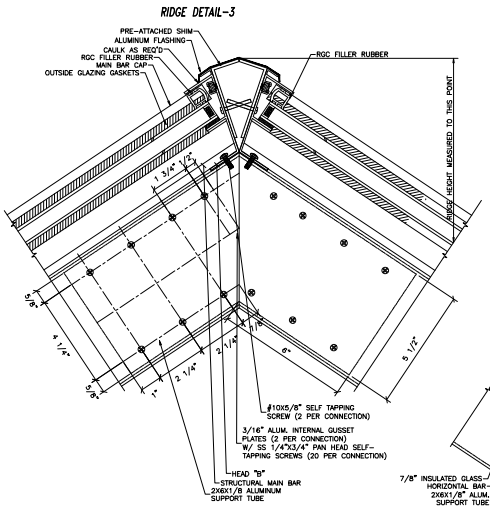
1. The installer must examine the substratum and the conditions under which the work is to be installed and notify the contractor, in writing of any conditions detrimental, to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected in the manner acceptable to the installer. Once materials are delivered, materials become property of the owner. Vandalism, theft, and damage is not the responsibility of Florian Solar Products, L.L.C.

INSTALLATION:

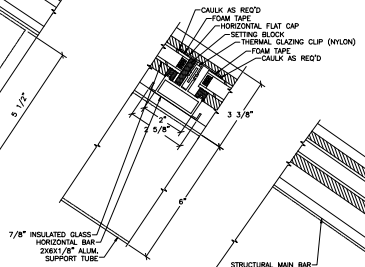
1. Set all items in their correct location as shown in the detail level, square, plumb, at proper elevations and in alignment with other work in accordance with the manufacturer's installation instructions and approved shop drawings.
2. All joints between framing and the building structure shall be flashed and sealed in order to secure a water tight installation.
3. Fasten all frame materials in place using backing masonry plugs or anchor straps as required.
4. Upon completion of the installation, it shall be the contractor's responsibility to make all necessary final adjustments to attain normal operation of each door, vent, accessory and their mechanical hardware.

REVISIONS AND APPROVAL			
REV	DESCRIPTION	DATE	APPROVED
1/sp	REVISED PER MARK UPS (REVISED DOORS & PANELBOARD)	4/15/19	
2/sp	REVISED NUMBER OF PANELBOARD PIECES	4/16/19	
3/nb	REVIEWED BY ENGINEERING	4/17/19	
4/nb	REVIEWED BY ENGINEERING	4/29/19	

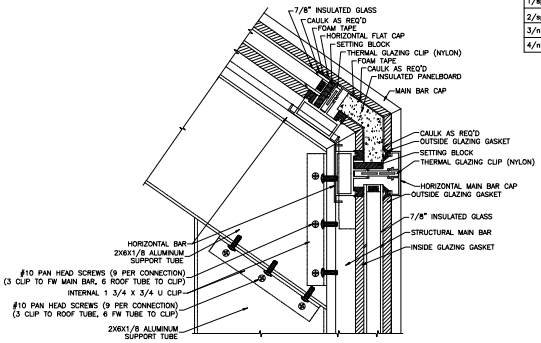
Typical details from Florian, for reference.



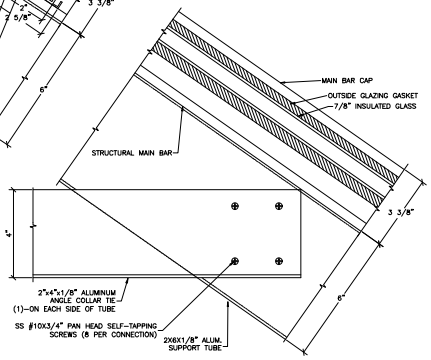
RIDGE DETAIL-3



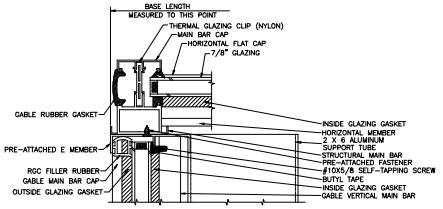
HORIZONTAL DETAIL-5



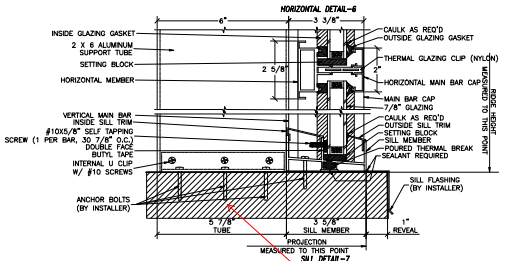
STRAIGHT EAVE DETAIL-9



COLLAR TIE DETAIL-4A



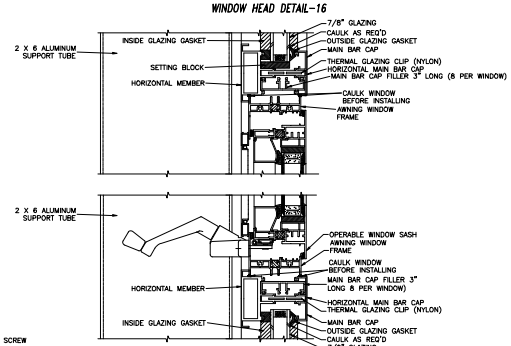
GABLE DETAIL-10



HORIZONTAL DETAIL-6

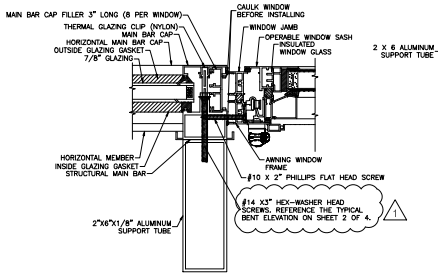
SILL DETAIL-7

SPECIFY ANCHORS

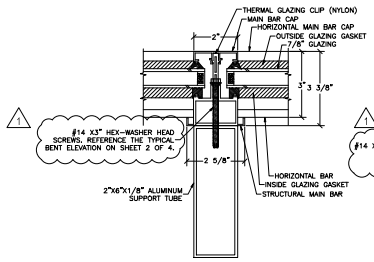


WINDOW HEAD DETAIL-16

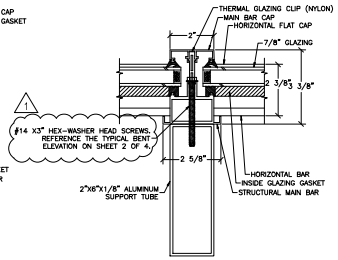
WINDOW SILL DETAIL-18



WINDOW JAMB DETAIL-17



VERTICAL DETAIL-8



VERTICAL DETAIL-8A

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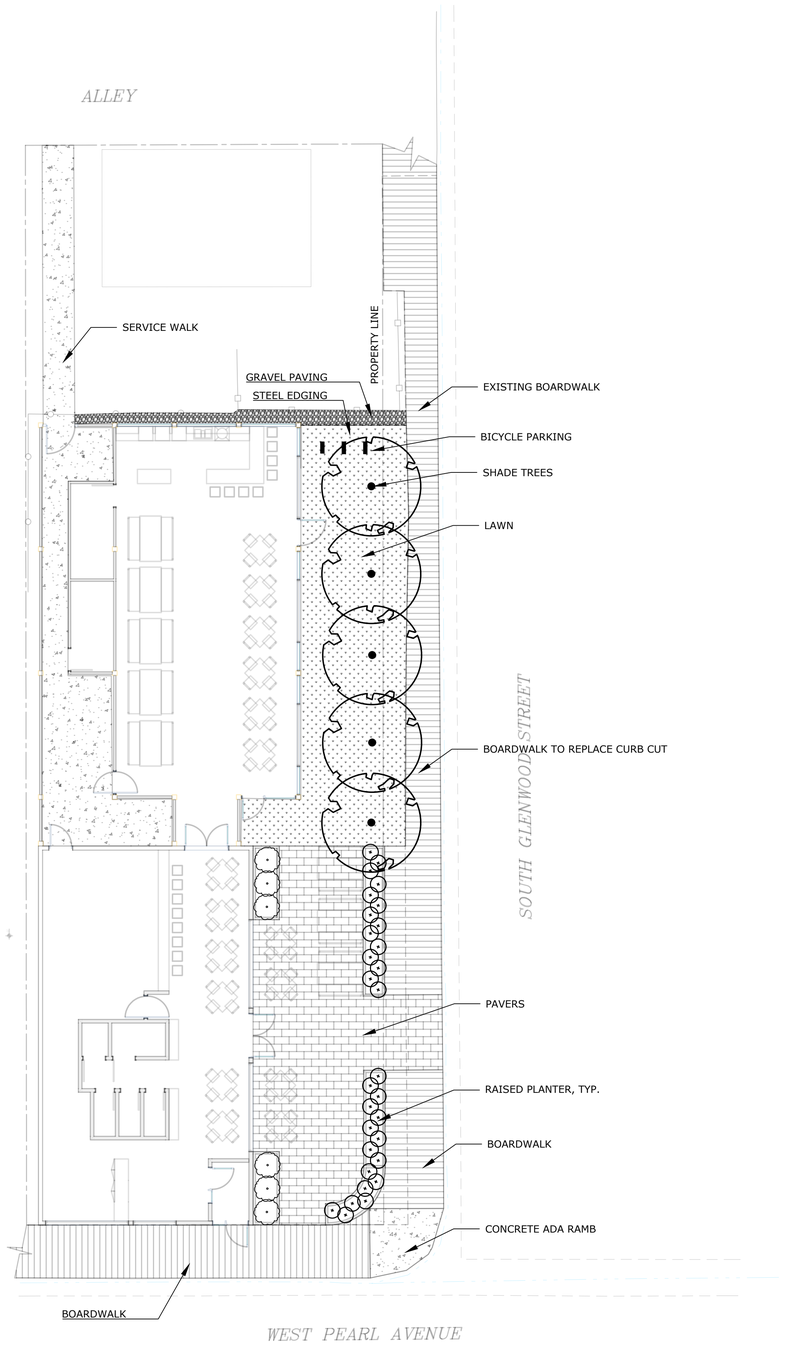
STRUCTURAL ONLY

1 04/29/2019 - RESPONSES TO COMMENTS

ECLIPSE ENGINEERING
1758 SW BLUFF DRIVE, SUITE 8
BEND, OR 97702
ECLIPSE-ENGINEERING.COM
(541) 385-9659
ECLIPSE ENGINEERING PROJECT #: 15-14-548

Florian Solar Products, L.L.C. Solariums Greenhouses Conservatories
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FAX (843) 520-4605

DRAWN/CHK'D: SGP ISSUED 4/1/19 CODE IDENT NO 15140-5480 DWG NO SP-5480	CUSTOMER: STACK & CO 555 EAST SECOND ST BOSTON, MA 02127	END USER: DORCHESTER BREWING COMPANY 1250 MASS AVE BOSTON, MA 02125
	SCALE: 3/8" = 1"	SHEET 4 OF 4



PROPOSED IMPROVEMENTS

SYMBOL	IMROVEMENT	DESCRIPTION	EST. QUANTITY
	BICYCLE RACK (2 BIKES)	INVERTED 'U' RACK	
		MADRAX U238-SF-P OR PRE-APPROVED EQUAL	3
	BOARDWALK	PER TOWN DETAILS	1,000 SQ.FT. +/-
	PAVERS	BELGARD PLAZA PAVERS	850 SQ.FT. +/-
	GRAVEL PAVING	3/ 4" CRUSHED GRAVEL, COMPACTED	80 SQ.FT. +/-
	CONCRETE PAVING	4" SLAB	630 SQ.FT. +/-
	LAWN SOD	*POA PRATENSE*, KENTUCKY BLUEGRASS	930 SQ.FT. +/-
	STEEL EDGING	1/ 8" X 6" STEEL	15 LIN.FT. +/-

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE/COND.	MATURE SIZE
	POPULUS TREMULOIDES	QUAKING ASPEN	3 - 3.5" CAL.	20'-50' H x 20'-30' W
SHRUBS				
	SORBARIA SORBIFOLIA 'SEM'	COMPACT URAL FALSE SPIREA	5 GAL.	3'-4' H x 3'-4' W
PERENNIALS / GROUNDCOVERS / WILDFLOWERS / SMALL SHRUBS				
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1 GAL.	12"-18" H x 12"-18" W
	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	1 GAL.	1'-2' H x 1'-2' W
LAWN SOD				
	POA PRATENSE	KENTUCKY BLUEGRASS	SOD	

0' 5' 10' 20'

Scale: 1"=10'

North

DRAWING SET TITLE
DATE
DRC REVIEW AUG. 23, 2021
DRAWN BY: PJE
CHECKED BY: BC
JOB #: 21108

Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES
y2consultants.com
307 733 2999

STAMP

PROVISIONS JACKSON HOLE

65 E. GLENWOOD
JACKSON WYOMING

LANDSCAPE PLAN

L1.0

LAST SAVED: 8/23/2021 10:49 AM BY: PATE PLOT BY: PATRICIA EHRMAN
F:\2021\21108_65-S-Glenwood\LA\Drawings\21108_Landsc_M.dwg

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.

All DRC submittals must include the following required items:

(please check to indicate that each item has been addressed)

☐ **New Submittal** ☒ **Resubmittal** (provide list of all changes & previous elevations)
SEE ATTACHED LIST OF CHANGES FROM DRC CONCEPTUAL REVIEW 08/21

☒ **Application**: Signed application and notarized Letter of Authorization.

☒ **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 and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

☒ **Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.

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

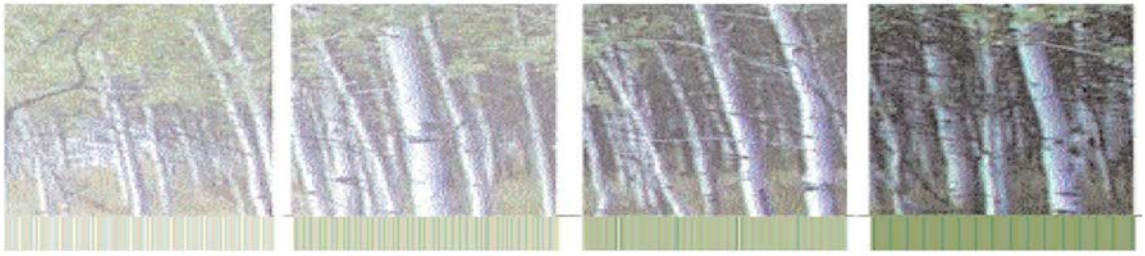
☒ **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

☒ **Adjacent Context/Public Realm:** 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). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.

☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.

☐ **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. Please inquire to staff.



Town of Jackson Design Guidelines Checklist

Meeting Date: September 8, 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: This item was continued from the August 11, 2021, DRC meeting. Much of the discussion revolved around the C-Channel beams above the roptop deck and whether these areas would be covered during summer months, to which the applicant confirmed the areas would be covered. This brought up a conflict with the 3rd floor setback requirement in the TS-2 zone. The beams alone without a covering do not conflict with the stepback requirement, but once covered, at least 60% of the 3rd level roof/covering and beams would need to be stepped back 20'. Covered or not covered, the DRC felt that the exposed beams were out of place and did not compliment the building overall. In the current proposal the applicant has removed the C-Channel beams over the open deck area.

The DRC also mentioned the exposed CMU wall on the 2nd floor of the southern elevation. The applicant has proposed covering the CMU with vertical cedar siding to match the rest of the building.

Project Summary: The applicant is seeking to expand the Kampai restaurant bar/dining area by adding a 3rd floor with an outdoor seating patio. The overall building height is within 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. The open deck will include removable unbrellas for seasonal dining.

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

PROJECT TEAM:

ARCHITECTS:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ELECTRICAL ENGINEER:	GENERAL CONTRACTOR
Workshop Collaborative, LLC 755 Hi Country Dr. Jackson Wyoming 83001 (307) 699-2205	IMEG Corp. 108 West Babcock Street Bozeman, MT 59715 Office (406) 586-2739	Musgrove Engineering, PA 234 S. Whispenwood Way Boise, ID 83709 Office (208) 384-0585	Musgrove Engineering 645 West 25P Street Idaho Falls ID. 83402 Office: 208-523-2862	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.

Sheet Issue Date:
8/23/2021 5:01:47 PM

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

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.

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

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

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUB 7.22.21
3. PROGRESS SET 8.9.21

DATE: 05-21-21

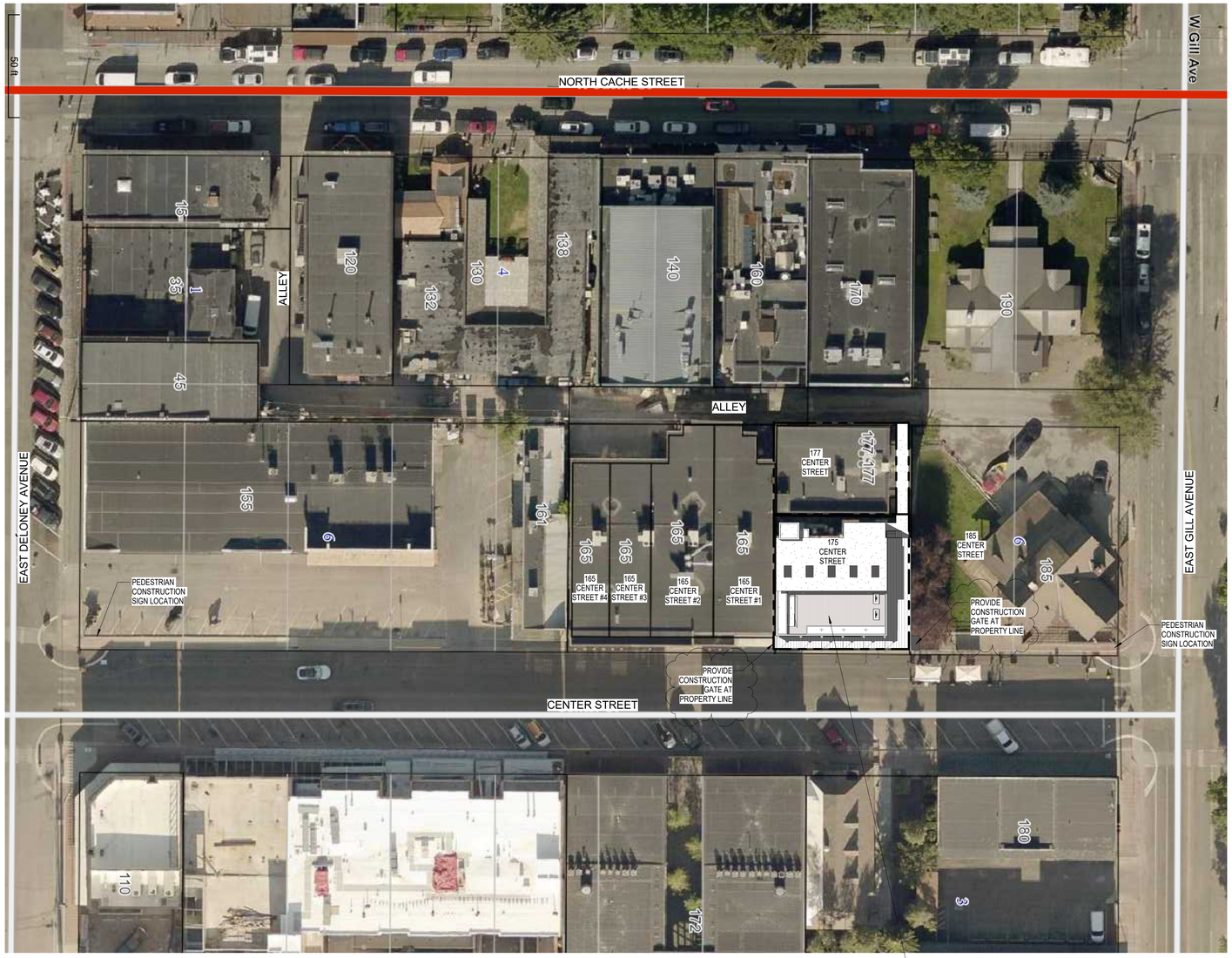
A000.1

COVER SHEET - DRC

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

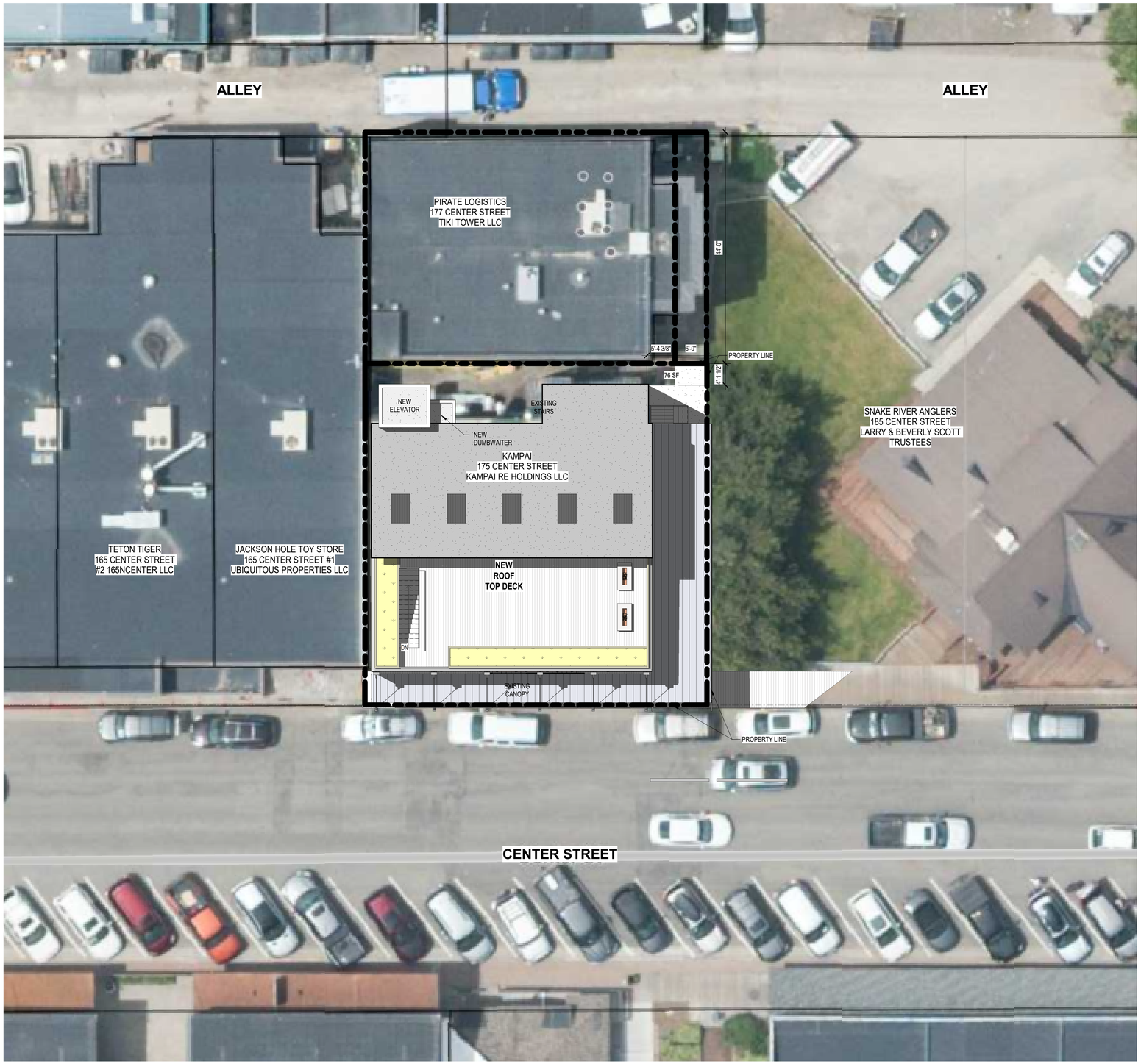
REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUB 7.22.21
3. PROGRESS SET 8.9.21

DATE: 05-21-21

A010

SITE CONTEXT

Sheet Issue Date:
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1 A012 NEW SITE PLAN

1" = 10'-0"

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

KAMPAI
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A012

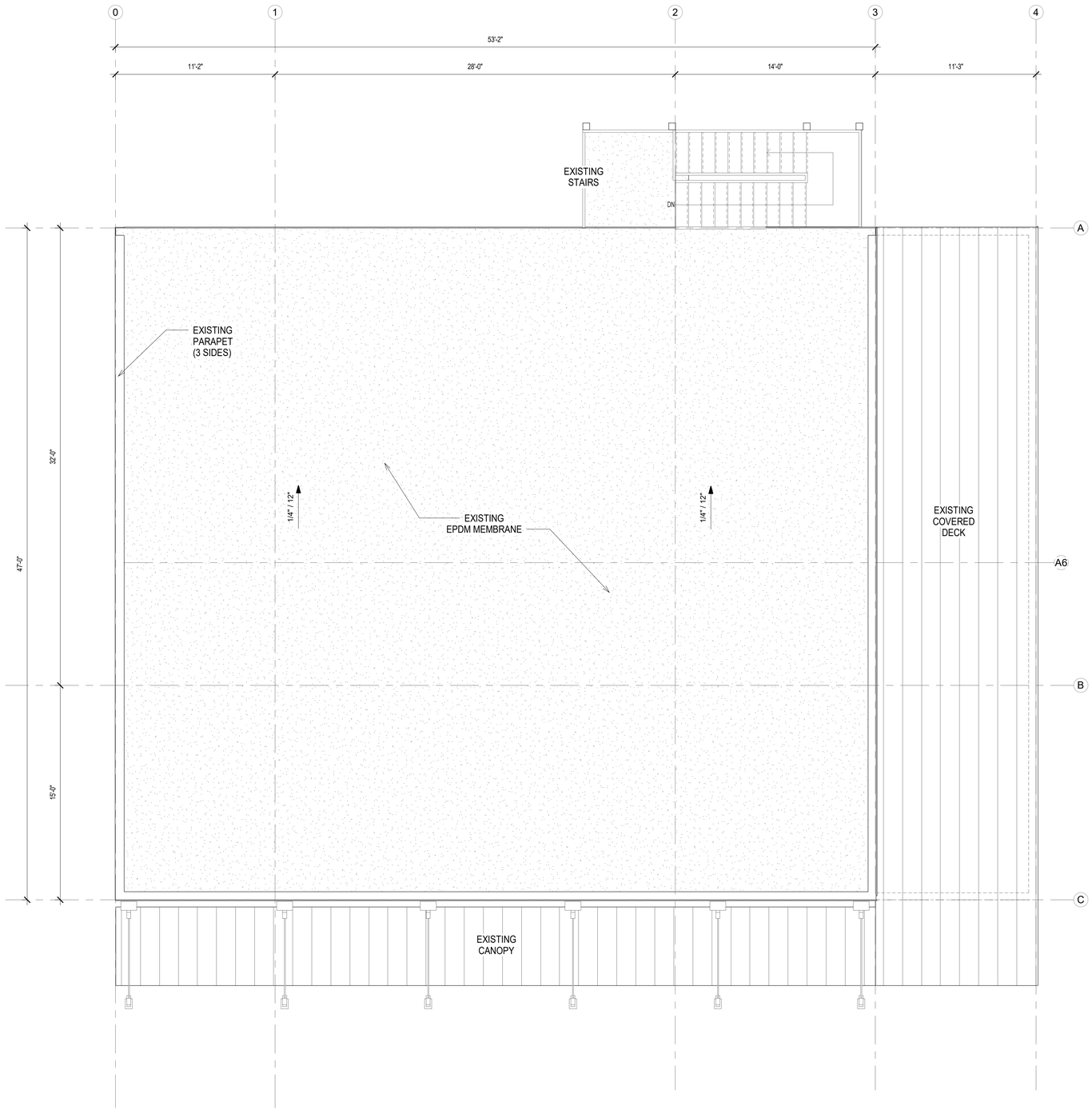
NEW SITE PLAN

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1 A104 EXST'G ROOF PLAN

1/4" = 1'-0"

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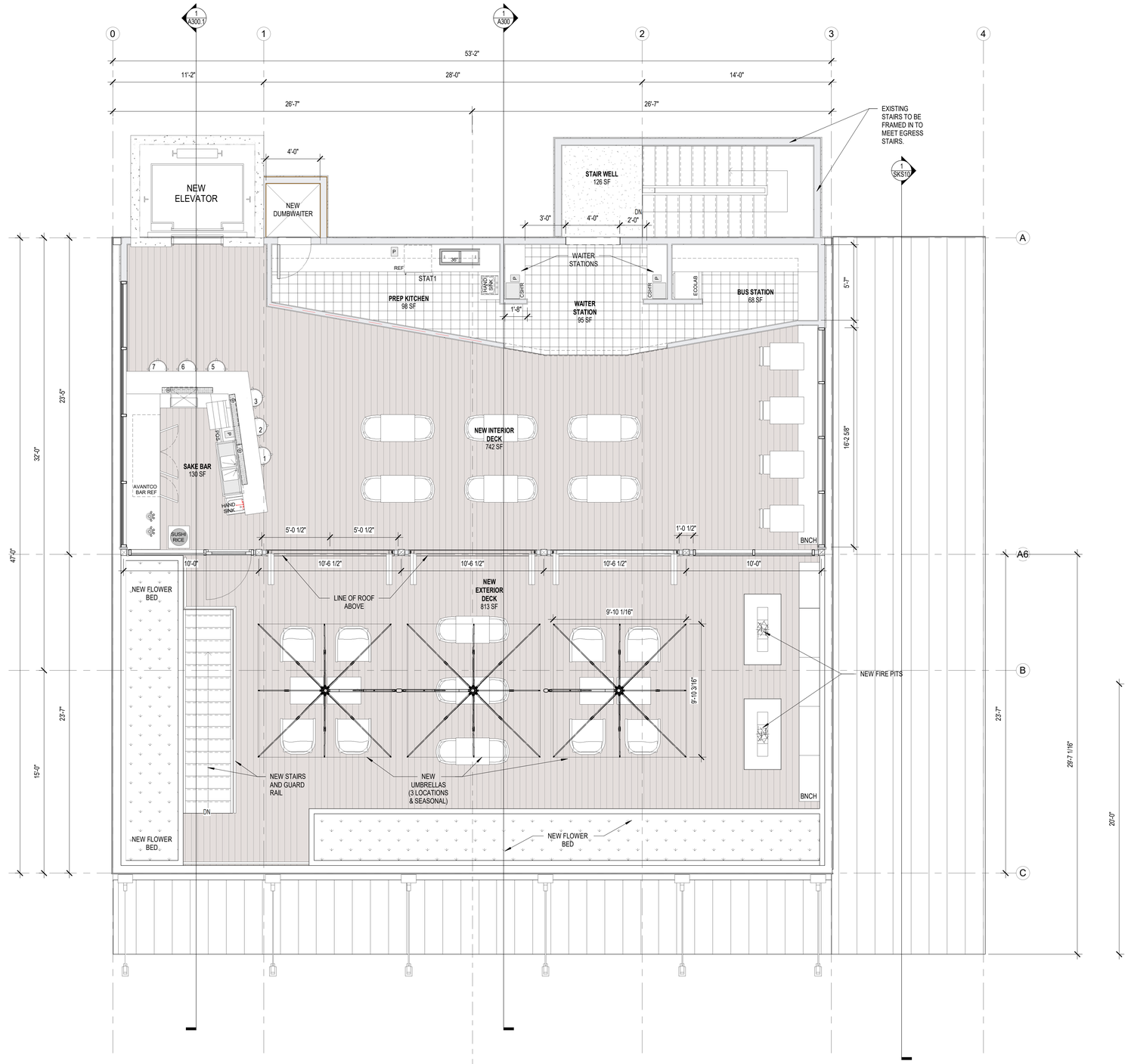
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A104

EXST'G ROOF PLAN

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1 A104.1 NEW ROOF DECK

1/4" = 1'-0"

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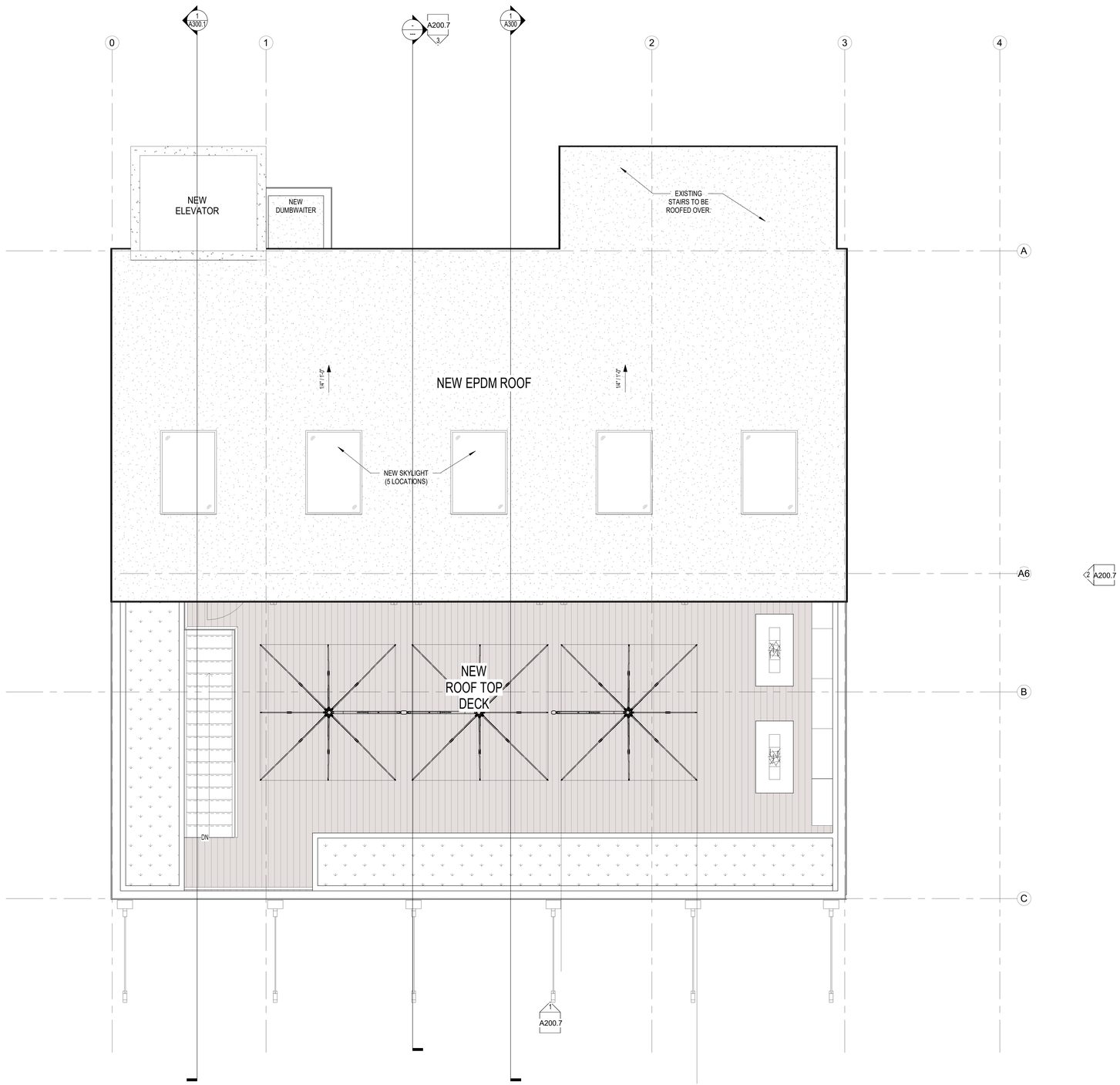
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DATE: 05-21-21

A104.1

NEW ROOF DECK PLAN



1 NEW ROOF PLAN
A104.2
1/4" = 1'-0"

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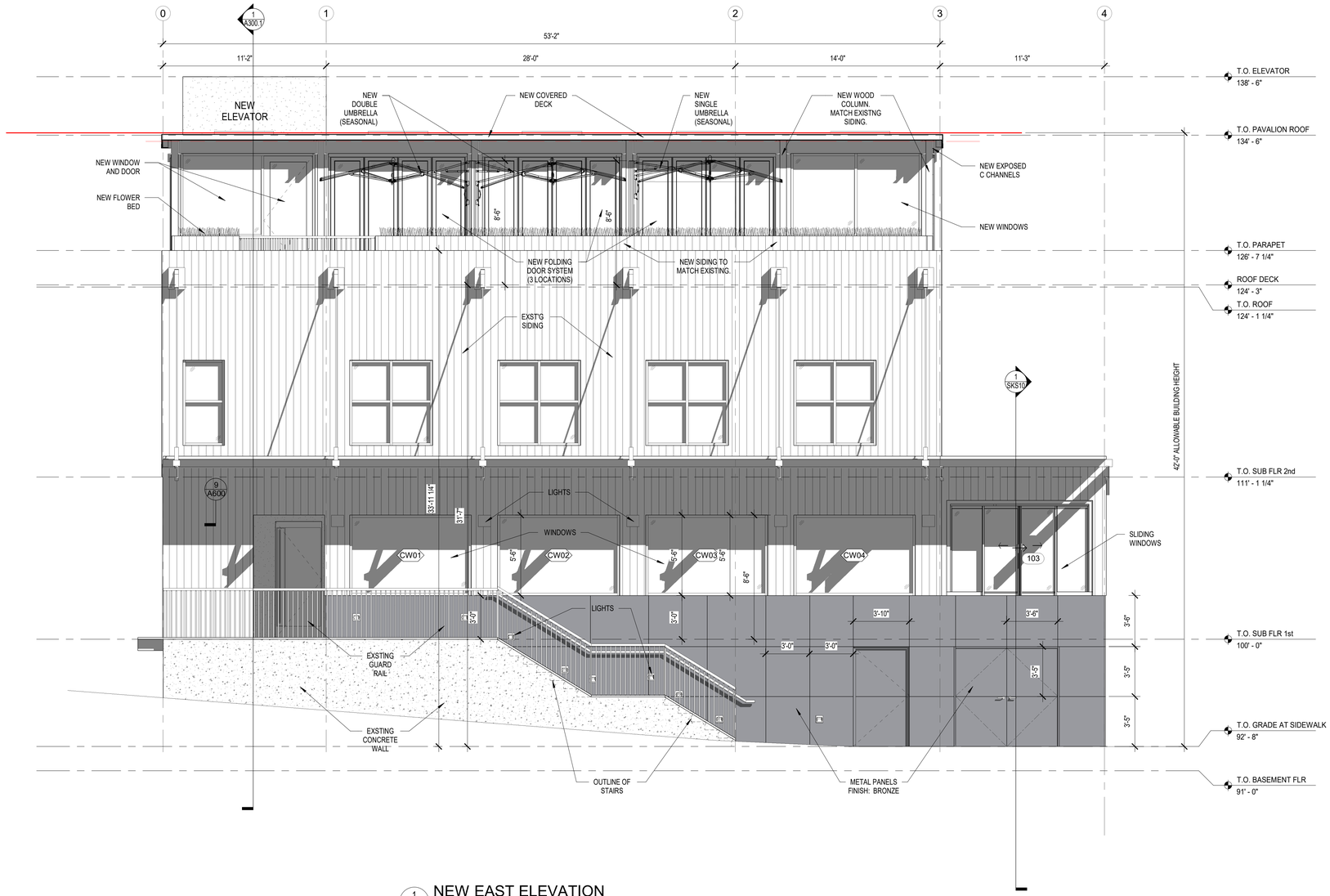
NEW ROOF PLAN

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1 A200.2 NEW EAST ELEVATION

1/4" = 1'-0"

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REVISIONS:
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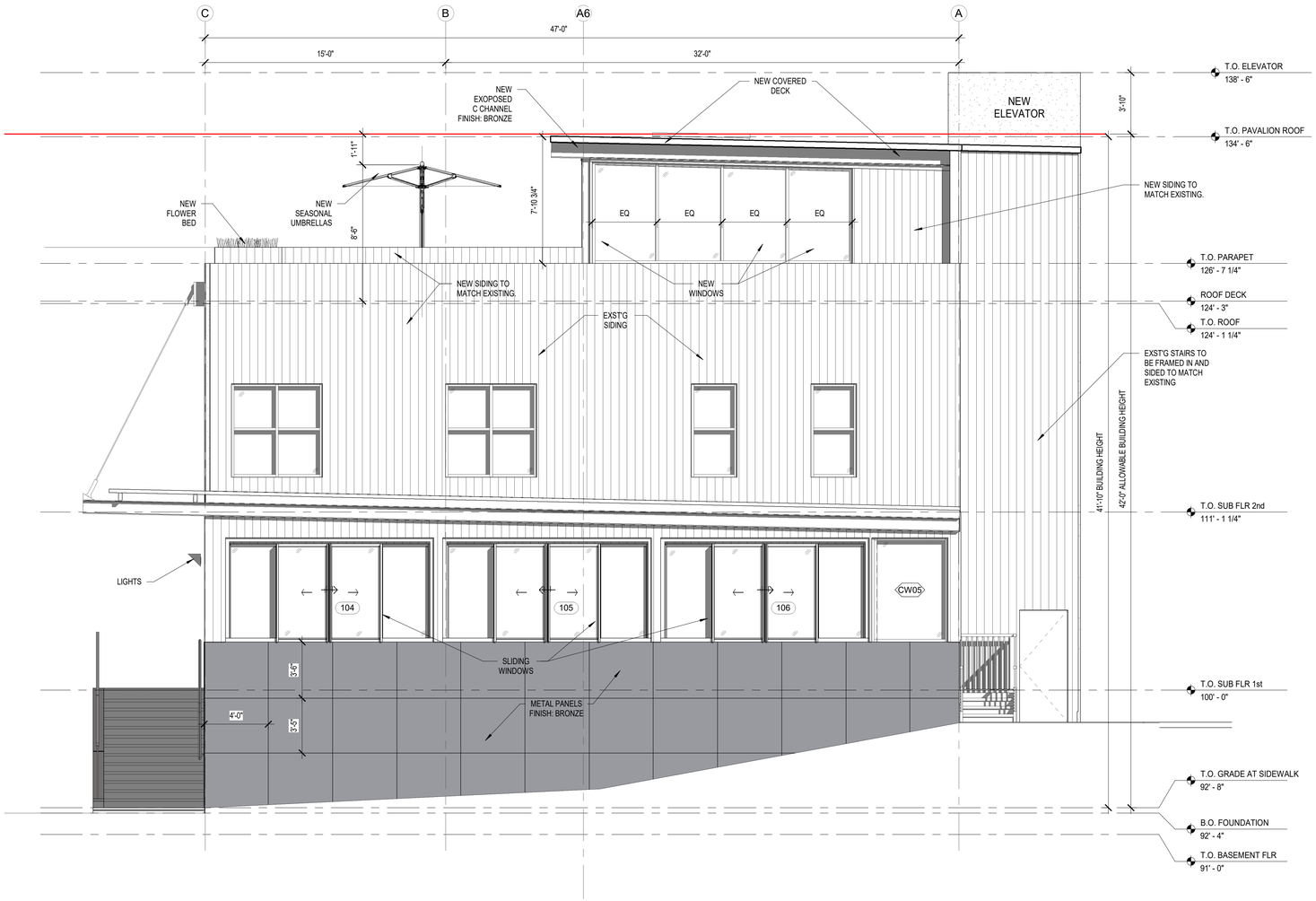
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EAST ELEVATION NEW

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1 A200.4 NEW NORTH ELEVATION

1/4" = 1'-0"

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A200.4

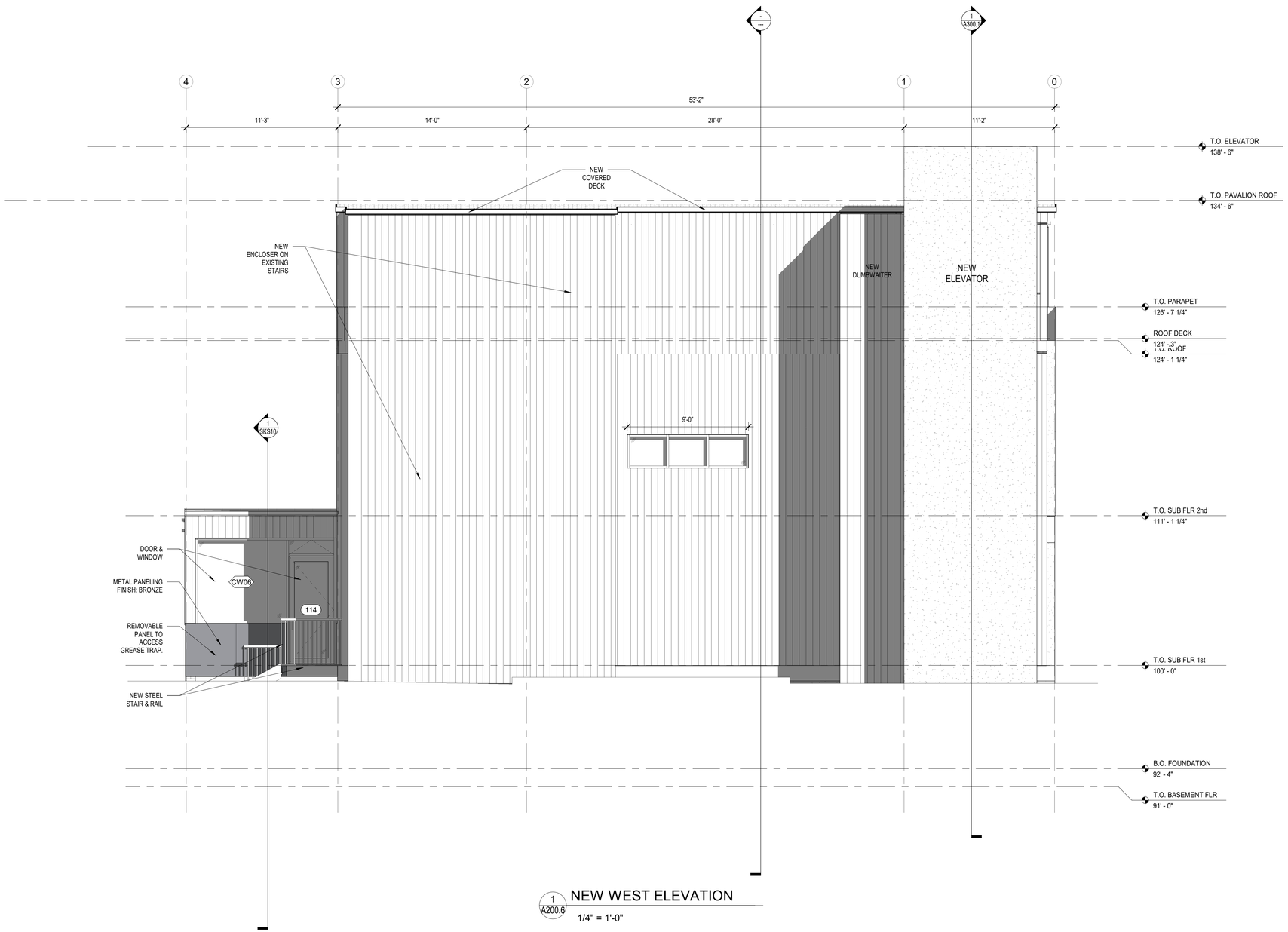
NORTH ELEVATION NEW

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(B-0222)
Date: 05-21-21
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1 A200.6 NEW WEST ELEVATION

1/4" = 1'-0"

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A200.6

WEST ELEVATION NEW

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DATE: 05-21-21

A801

EXTERIOR MATERIALS

Sheet Issue Date:
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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

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:
1 PLAN RESUBMITTAL 4.9.21
2 ADDENDUM SUB 7.22.21
3. PROGRESS SET 8.9.21

DATE: 05-21-21

A802

EXISTING PHOTOS

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VIEW LOOKING NORTH FROM CENTER STREET



VIEW LOOKING WEST ACROSS CENTER STREET



VIEW LOOKING SOUTH FROM EAST GILL AVE

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

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Jackson, WY 83001

REVISIONS:
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DATE: 05-21-21

A800

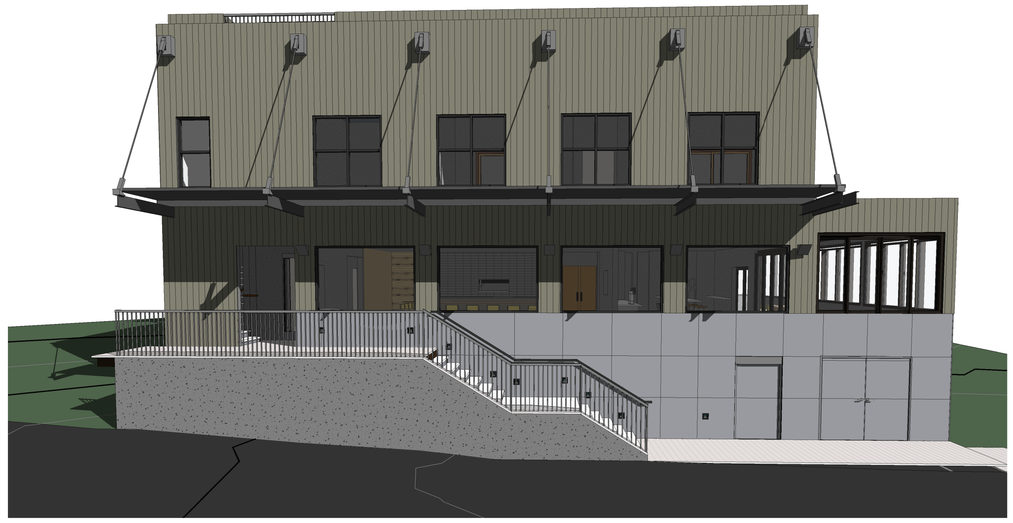
PRESENTATION
DRAWINGS

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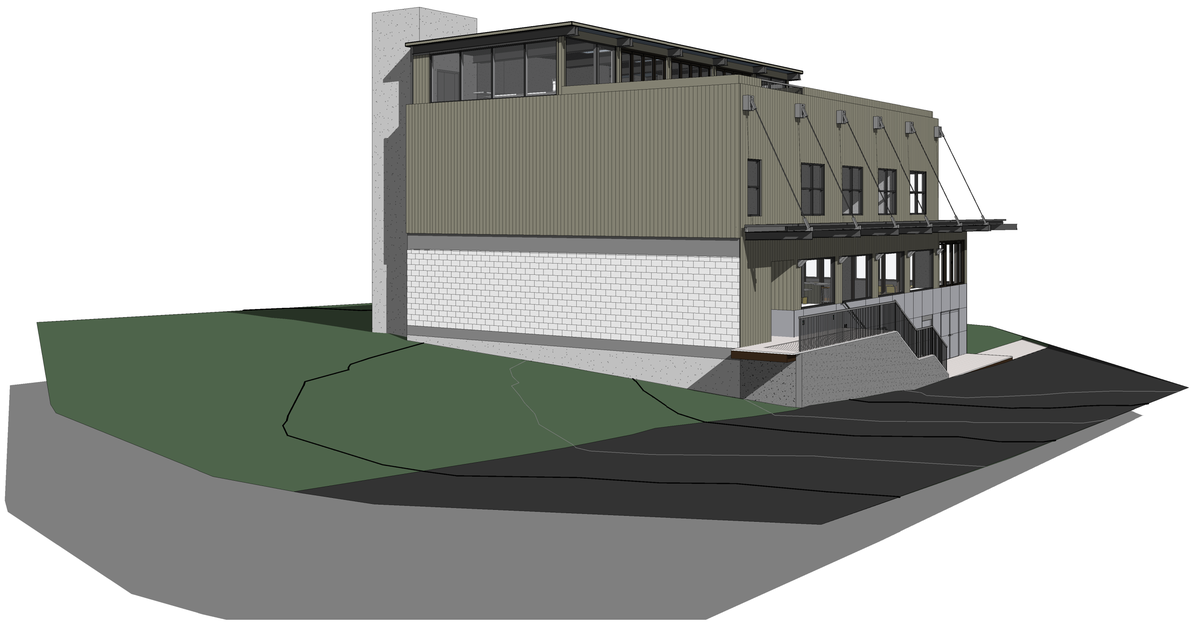
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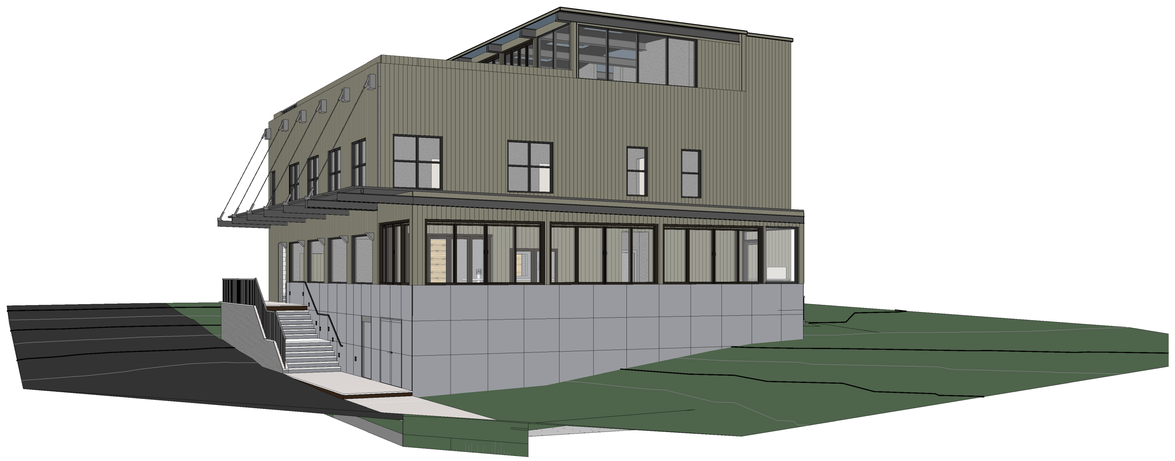
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(B-0222)
Date: 05-21-21
STATE OF WYOMING



2 VIEW LOOKING WEST



3 VIEW LOOKING NORTH FROM CENTER



1 VIEW LOOKING SOUTH FROM GILL

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REVISIONS:
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3. PROGRESS SET 8.9.21

DATE: 05-21-21

A800.1

PRESENTATION
DRAWINGS




ENGEL & VÖLKERS
SNAKE RIVER ANGLER



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)

[X] **New Submittal** [ ] **Resubmittal** (provide list of all changes & previous elevations)

[X] **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).

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

[X] **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.

[NA] **Landscape Plan**: A landscape plan that shows all proposed landscape areas and vegetation.

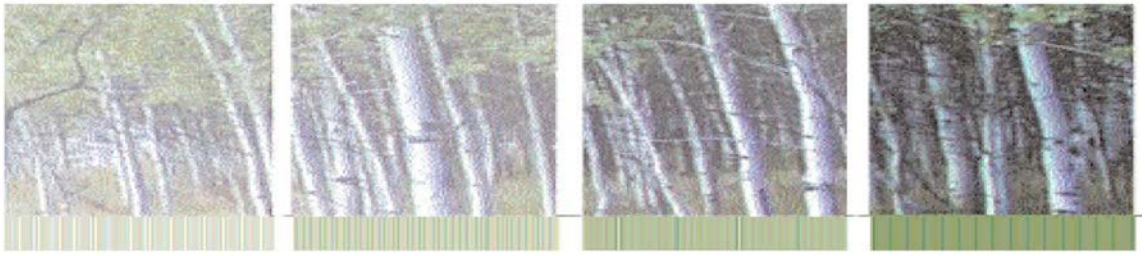
[X] **Adjacent Context:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations).

[X] **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.

[NA] **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.

[NA] **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: September 8, 2021
Item Number: P21-082
Applicant: Esteam Architecture, Rachel Ravitz, AIA
Address: 105 E. Broadway Avenue
Recommendations: Conceptual Review

Project Summary: This item was reviewed conceptually by the DRC on April 14, 2021. The DRC provided the following feedback:

- Balcony – The balcony needs to be revised so that it is parallel with the curb and not at an angle.
- Too many materials – The DRC felt that the building had too many materials and seemed to busy. The DRC recommended simplifying the material palette. Additionally, the DRC was not given specific material samples so it was difficult to provide a recommendation on the various metals shown in the packet.
- Signage – The DRC questioned whether signage was driving the design of the balcony façade due to its thickness. This wasn't a design flaw, but rather a question of curiosity. As a point of reference, staff can confirm that the total allowed signage is 120 sf which could allow a 3' tall by 40' long sign similar in size to what is shown on the renderings.
- Parking – The site was short 1 parking space.
- Western Character – Similar to the feedback about the 'busy look' of the building, the DRC had ongoing discussions about how the character of the building falls within the western character design guidelines.

The property is zoned DC-2 and within Area 2 of the Downtown Design Overlay and is subject to new Design Guidelines that address "western character" (see below for more detail). At this time the applicant is seeking conceptual DRC review and requests feedback. Below is a brief description of the project:

Use: Mixed-Use (retail, residential, short-term rental)
Size: Approximately 9,400 sf above ground habitable.

- 1st floor: 5 parking spaces + 5,360 sf (retail, circulation, storage, mezzanine)
- 2nd floor: 1,750 sf (3-bed STR unit) + 1,240 sf (3-bed STR unit) + 714 sf (circulation) + 1,230 sf (3-bed deed restricted unit)

Parking: 5 required. 5 provided. (Note: this property has enough parking credits to fully cover the parking required for the retail use).

Stories: 2
Building Height: +/-31'
Materials: The listed materials are weathered barn wood siding, bondersized black metal, decorative stamped metals and CMU. Since this item is conceptual, material samples have not yet been provided.

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.

DRC NARRATIV

KING of Broadway - 105 East Broadway Aug 23 2021

KING of Broadway is named for its location at the north end of King Street, just off Jackson's Town Square. Our Resubmittal application to the Design Review Committee for Conceptual Approval follows Town of Jackson's Pre-application process and subsequent correspondence. We have incorporated comments from TOJ Planners, Engineers, Lower Valley Power, and DRC members since last submittal. The building program has been revised to include more residential on the second floor.

As previous, the building's primary intent is to provide a generous gallery space for the display and sale of fine, imported rugs. The secondary intent is to provide support spaces for that business, such as parking, office, storage, mechanical, etc. Finally, the building will provide fairly generous employee housing, plus downtown living quarters for business executives and visitors.

This proposed development is scaled back from the owner's submittal to the Town of Jackson in winter of 2020. The building does not push the lot's potential FAR with extensive housing and lodging bonuses allowed by land development regulations. Instead, it will maximize commercial FAR, with slightly more employee quarters than is required. With a lot size of 7,310 sq ft, the max FAR at 1.3 allows for 9,504 sq ft + employee housing. The applicant will likely deed restrict the employee unit on site, rather than pay the fee in lieu. See attached calculations

Per TOJ LDR's, 13 parking spots are generated by the various uses, with 4.5 of these designated for residential use. 105 East Broadway has nearly 15 Town of Jackson parking credits, so is only required to accommodate 5 housing spots on site; commercial parking for retail and office will be absorbed by these credits. There is a request for a variance in height along Broadway by 2 ft in order to accomoodate Town equipment along the west alley and keep the building simple. The building adheres to all other current land development regulations.

The overall shell design is rather simple: a well-proportioned box, with an elegant custom facade along Broadway. There is a shift since last submittal away from a premanufactured steel buidling, toward a masonry shell. The building will challenge Jackson's reputation for extremely expensive construction by striving for simplicity and efficiency.

Western Design Character

105 East Broadway sits in Area 2, the outer square donut of the downtown core. As such, it should display western character, but may do so a bit more broadly. It does not imitate a historic style, but attempts to genuinely reference western design characteristics. The Gayle Building at 105 East Pearl, cited as a good example in the design guidelines, helped guide our choices.

The building will fit well into the local fabric, with generous glazing at the retail level. Guidelines encourage large areas of glass display or transparency at the lower level, with punched windows above. The Broadway facade is broken into two smaller facades, like a retail duplex, each with a primary entrance.

One component of traditional western character is an "entrance which is clearly defined, often with double doors." The primary entrance to 105 East Broadway is enhanced by stepping forward and is framed with decorative stamped metal tiles. This rectilinear tiled 'arch' is intended to pay homage to the square's antler arches, without being an imitative copy. Interlocking antler shapes will be embossed onto metal. Notably, "stamped metal panels over wood framing were common" in historical examples. The antler frame also extends to become a parapet at the front facade, hiding the flat roof which drains internally to contain surface runoff before deposition in the storm water drains along Broadway. Likewise, a convetional cornice will be employeed at the western half of the Broadway Facade. Per defined standards of character, it will appear instead as a "flat roof with simple cornice," another example defined in the standards.

Facade materials will be chosen for their heartiness and suitability to our downtown core. "More variety in building material is appropriate here [Area 2], but still should be within the range of those seen traditionally." We aim for natural materials, with matte rustic finishes. Barn wood, black metal, stamped gray metal

Although covered walkways are not required in Area 2, King of Broadway indeed continues the covered boardwalk of the adjacent shop, but differs by cantilever rather than columns. Its signage wall is a flat canopy for the pedestrian sidewalk below. Likewise, it maintains a 2 story facade at the street, with zero setback, although it is not required to do so. King of Broadway's upper balcony with railing continues a tradition encouraged by many examples in the design guidelines. This balcony will help animate the pedestrian experience. To meet the height required in the Alley for clear Town equipment access, while also dropping down for pedestrian scale along Broadway, the result is a deep balcony skirt, with 2 sections.

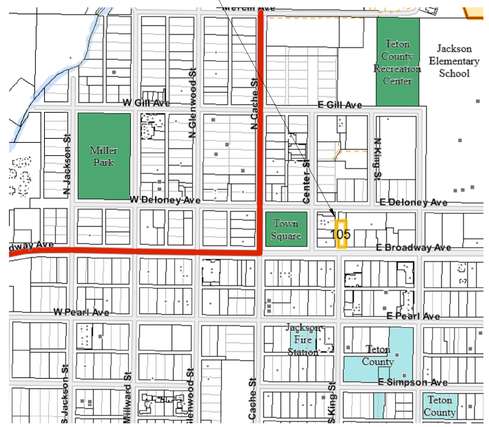
King of Broadway building will fit tightly within its property boundaries, snug against neighbors to the east and north, with adherence to the town's alley along the west side. Site Electrical, Sewer, and water Runoff were discussed at the pre-application conference. We look forward to the Committee's design input.

Sincerely,

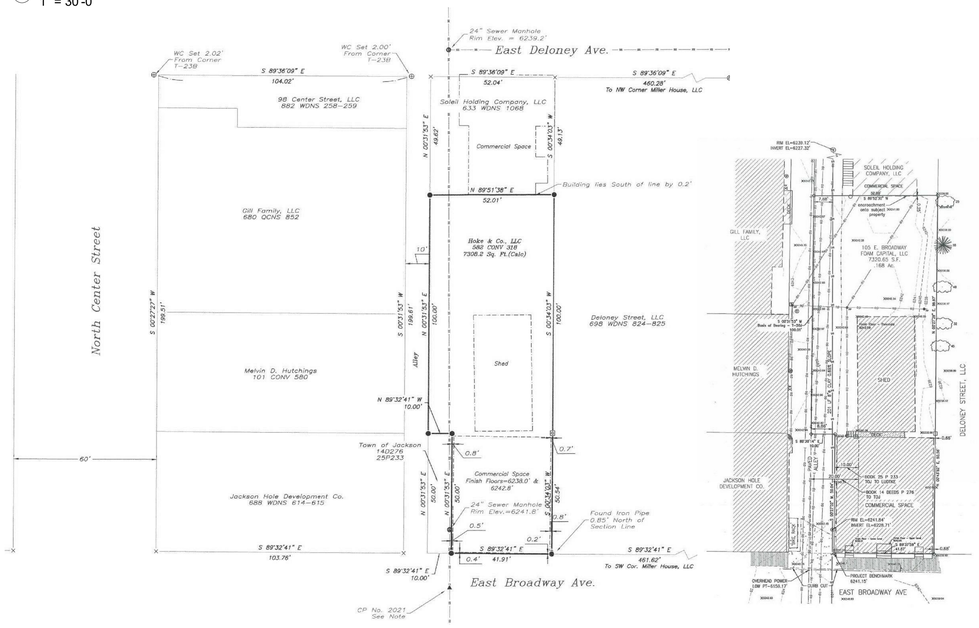
Rachel Ravitz, AIA

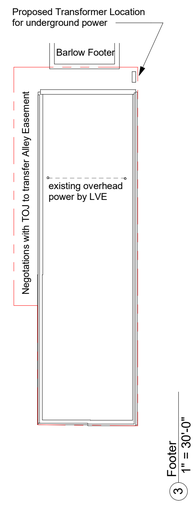


VICINITY



1 Block Plan
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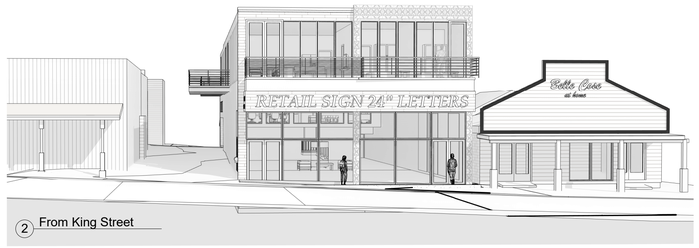




3 Footer
1" = 30'-0"



4 Belle Cose



2 From King Street

ESTEAM ARCHITECTURE

AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design

KING of BROADWAY
Foam Capital LLC

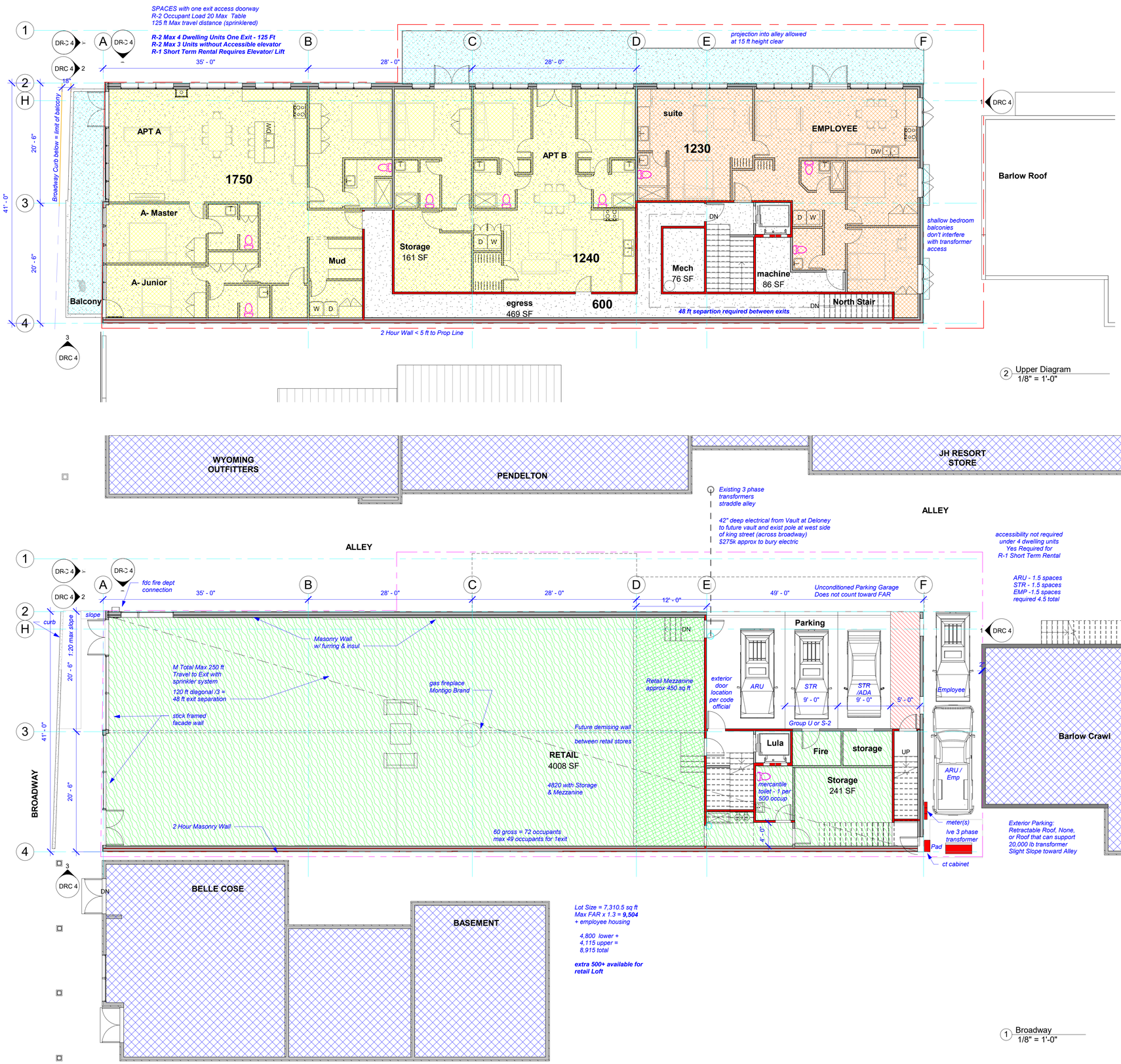
105 East Broadway, Jackson, WY 83001

SITE & VICINTY PLANS

DRC SUBMITTAL

NOT FOR CONSTRUCTION
These Drawings Are Not Stamped Professionally esteAm Architecture, LLC and Rachel Ravitz, AIA are Indemnified for any liability due to errors & omissions

Date	Aug 23 2021
DRC 1	
Scale	1" = 30'-0"



ESTEAM ARCHITECTURE
AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design

KING of BROADWAY
Foam Capital LLC
105 East Broadway, Jackson, WY 83001

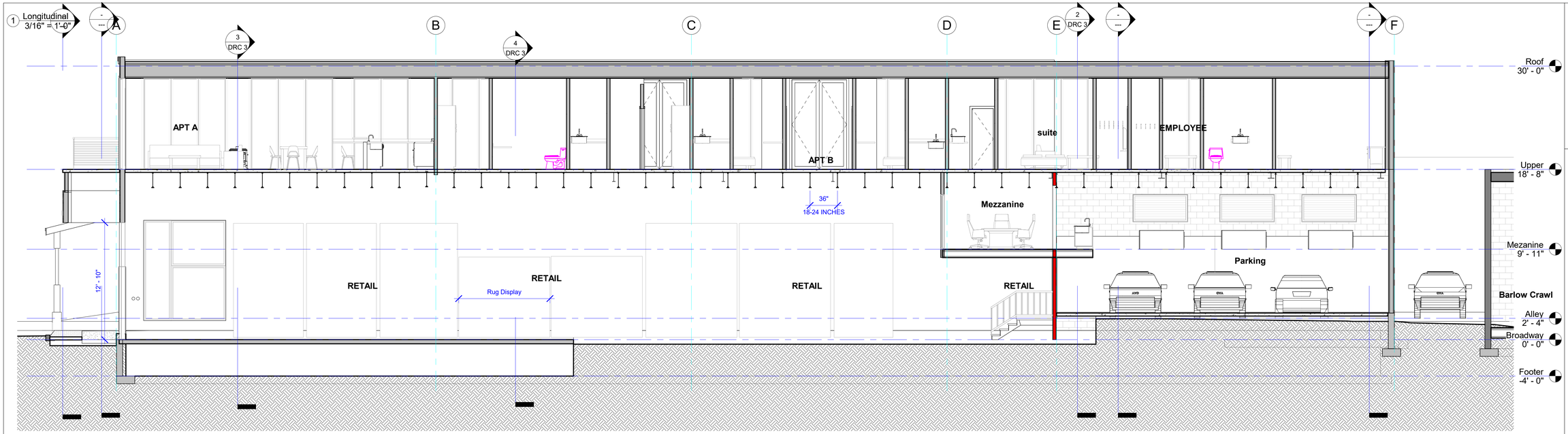
FLOOR PLANS

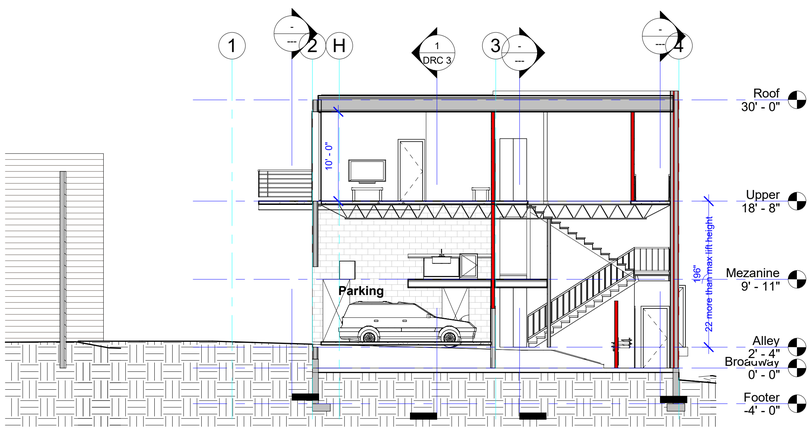
DRC SUBMITTAL

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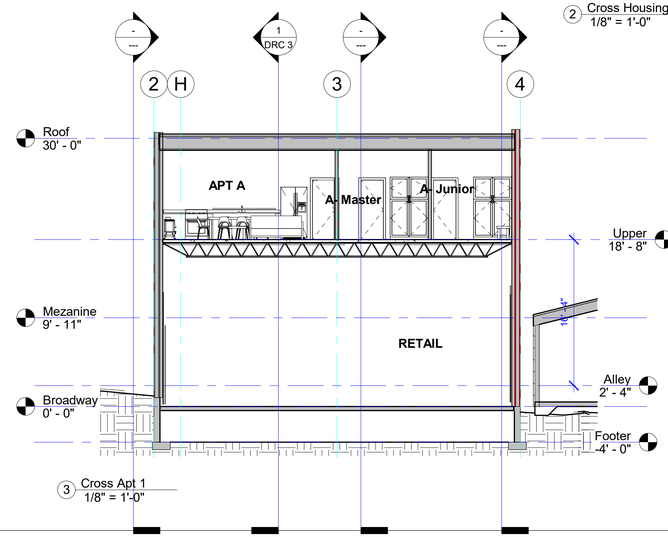
Date	Aug 23 2021
DRC 2	
Scale	1/8" = 1'-0"

1 Longitudinal
3/16" = 1'-0"

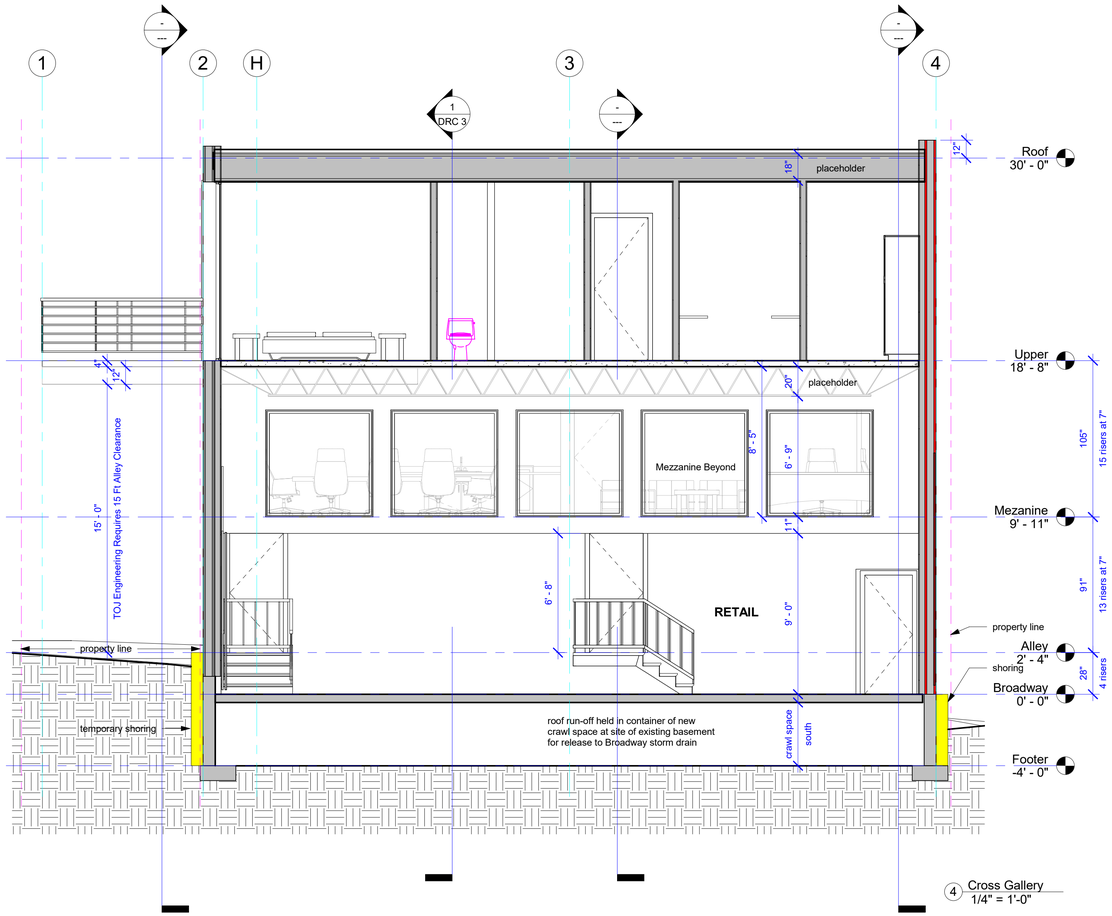




2 Cross Housing
1/8" = 1'-0"



3 Cross Apt 1
1/8" = 1'-0"



4 Cross Gallery
1/4" = 1'-0"

ESTEAM
ARCHITECTURE

AIA NCARB LEED AP
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(307) 699-2454
Rachel@esteAm.design

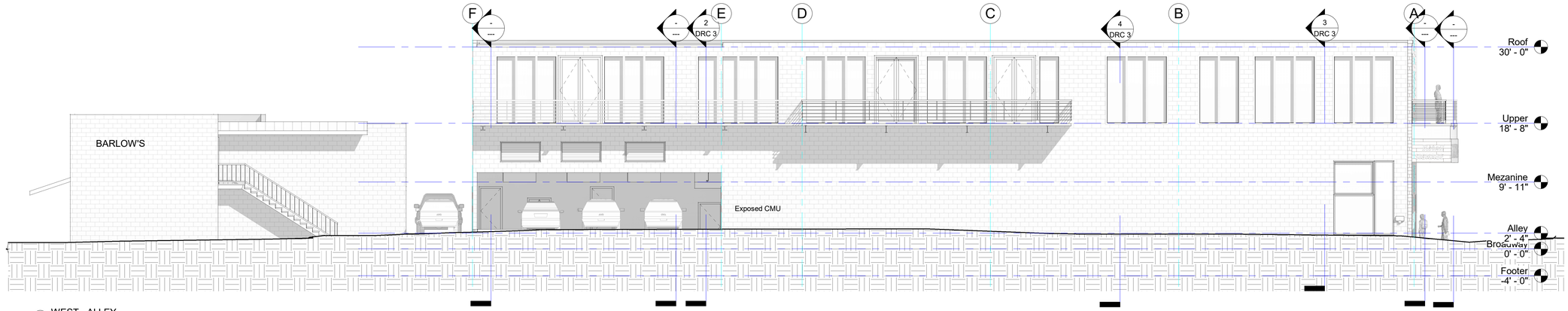
KING of BROADWAY
Foam Capital LLC
105 East Broadway, Jackson, WY 83001

SECTIONS

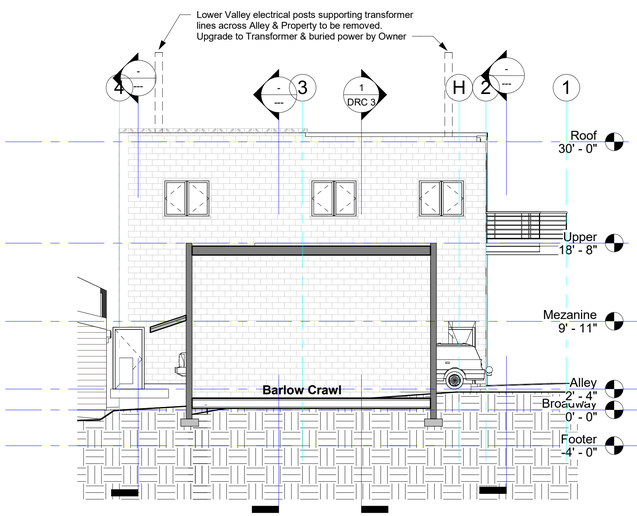
DRC
SUBMITTAL

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These Drawings Are Not Stamped Professionally esteAm Architecture, LLC and Rachel Ravitz, AIA are Indemnified for any liability due to errors & omissions

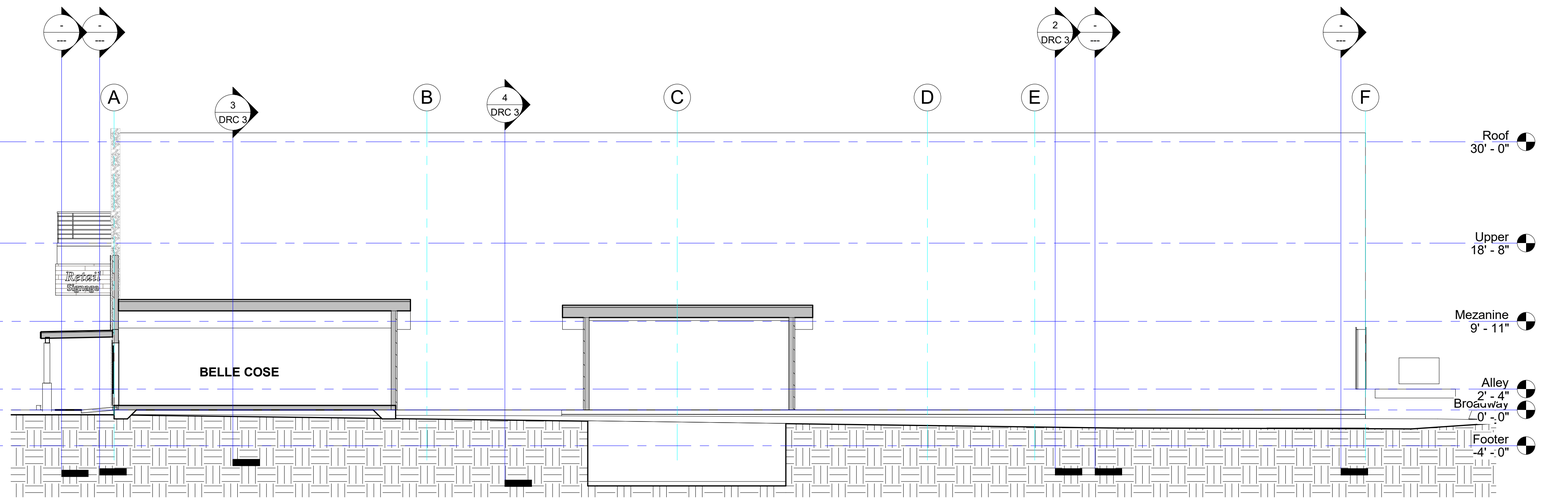
Date	Aug 23 2021
DRC 3	
Scale	As indicated



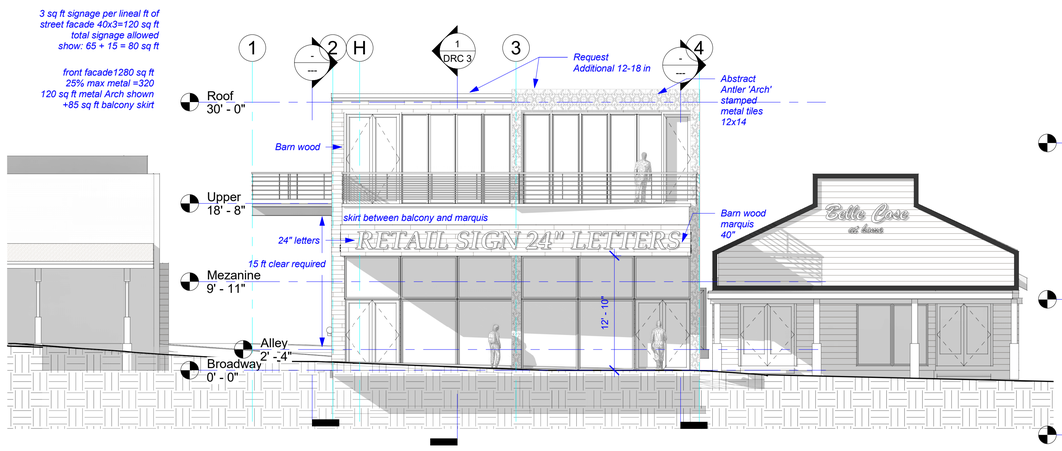
4 WEST - ALLEY
1/8" = 1'-0"



1 NORTH - BARLOWS
1/8" = 1'-0"



3 EAST - INTERIOR
1/8" = 1'-0"



2 SOUTH - BROADWAY
1/8" = 1'-0"



ESTEAM ARCHITECTURE

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(307) 699-2454
Rachel@esteAm.design

KING of BROADWAY
Foam Capital LLC
105 East Broadway, Jackson, WY 83001

ELEVATIONS

DRC SUBMITTAL

NOT FOR CONSTRUCTION
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Date	Aug 23 2021

DRC 4

Scale	As indicated

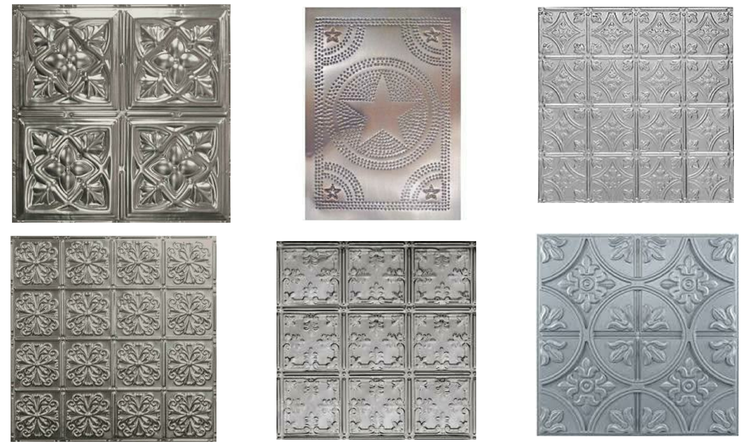


3 South East Corner



4 SouthWest Corner

Stamped Metal Examples



Bonderized Black



Black Metal Skirt



Weathered Wood Siding



ESTEAM
ARCHITECTURE

AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design

KING of BROADWAY
Foam Capital LLC

105 East Broadway, Jackson, WY 83001

VIEWS

DRC
SUBMITTAL

NOT FOR CONSTRUCTION
These Drawings Are Not Stamped Professionally
esteAm Architecture, LLC and Rachel Ravitz, AIA are Indemnified for any liability due to errors & omissions

Date Aug 23 2021

DRC 5

Scale

Areas to Wall Insides For Housing Calculations	**CALCULATIONS**	8/23/2021	**105 East Broadway & King**
	Lot Size	7311	Footprint 5880
	1.3 Max FAR	**9504**	
	Parking	740	All Areas to outside face of Walls
	North Stair	175	
	Employee	1345	
	Not Towards FAR	**2260**	
4048	Retail	4218	
505	Mezzanine	550	
390	Various	592	Fire, Storage, Lula, South Stair
	Lower FAR	**5360**	
1800	Apt A	1870	
1260	Apt B	1300	
160	Storage	245	Revise this to Office ?
600	Circulation	714	Egress, Mechanical, Machine
	Upper FAR	**4129**	
	Total FAR	**9489**	
1824	Existing Retail		

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: KING OF BROADWAY Multi-Use Building

Physical Address: 105 East Broadway

Lot, Subdivision: PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PIDN: 22-41-16-27-3-00-012

PROPERTY OWNER.

Name: Foam Capital LLC - Jeff Neishabouri Phone: (307)690-1500

Mailing Address: P.O. Box 2633 Jackson WY ZIP: 83001

E-mail: FoamCapitalLLC@gmail.com

APPLICANT/AGENT.

Name: Rachel Ravitz, AIA Phone: (307)699-2454

Mailing Address: P.O. Box 2406 - Jackson WY 83001 ZIP: 83001

E-mail: Rachel@esteAm.design

DESIGNATED PRIMARY CONTACT.

_____Property Owner X Applicant/Agent

DRC Conceptual Submittal

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 #: Valentine April 2021 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?

250 **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.

	Aug 23 2021
Signature of Property Owner or Authorized Applicant/Agent	Date
Rachel Ravitz	Architect
Name Printed	Title

LETTER OF AUTHORIZATION

Foam Capital, LLC ,"Owner" whose address is: P.O. Box 2633
Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jeff Neishabouri , as the owner of property

more specifically legally described as: 105 East Broadway
Parcel 22-41-16-27-3-00-012

PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116

(If too lengthy, attach description)

HEREBY AUTHORIZES Rachel Ravitz, AIA 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 19th day of March, 2021.

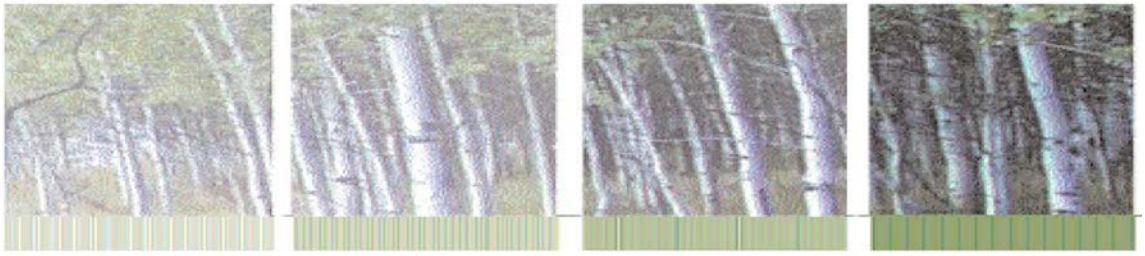
WITNESS my hand and official seal.

Melanie R. Hall (Seal)

(Notary Public)

My commission expires:

MELANIE R. HALL - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires October 26, 2021



Town of Jackson Design Guidelines Checklist

Meeting Date: September 8, 2021
Item Number: P21-233
Applicant: PM Design Group
Address: 500 S. Highway 89 – Chase Bank Exterior Façade Remodel
Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: The applicant is seeking exterior façade improvements to the existing building located at 500 S. Highway 89. The new tenant, Chase Bank, has been issued a Basic Use Permit and building permit to make interior changes to one of the two tenant spaces and construction is currently underway. The proposed façade change will be for the entire building. The exterior façade changes include 1) painting existing wood siding a new dark brown, 2) replacing the existing wood shingle canopy roof with standing seam metal roof, and 3) adding a new stone veneer wainscot to replace existing wood siding at base of building. The applicant states in their application that the darker wood paint and new stone veneer will be similar to the exterior of the Target building. No additional floor area or exterior massing elements are proposed.

The original K-Mart plaza was approved in 1991 as a Conditional Use Permit. That CUP included 21 conditions of approval that are still valid and applicable. Relevant to the DRC's review is the following condition (summarized).

- Condition #18 (all buildings in the plaza must be "architecturally compatible");

This condition that requires "architectural consistency" between all the buildings in the plaza is critical for the DRC to consider. The key is to find an appropriate way to "update" the building while making sure that it still blends well with the existing character of the buildings in the plaza.

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

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

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

- ❑ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.

- ❑ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

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

C) Massing

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

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

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

4) Roofs
   - ❑ Parapet, flat, sloping or barrel vaults.
   - ❑ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.

- ❑ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) <u>Street Wall</u>

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

E) <u>Materials</u>

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

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: Chase Bank Exterior Facade Remodel

Physical Address: 500 S Hwy 89 (Suite B)

Lot, Subdivision: 22-41-16-32-4-10-001 PIDN: _____

PROPERTY OWNER.

Name: Jackson Shopping Village LLLP Phone: 818.880.1800

Mailing Address: 26135 Mureau Rd, Suite 200, Calabasas CA ZIP: 91302

E-mail: jabrams@mallc.com

APPLICANT/AGENT.

Name: Ariane Sanders, PM Design Group Phone: 707-731-7394

Mailing Address: 3860 Broadway Street, American Canyon CA ZIP: 94503

E-mail: asanders@pmdginc.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?

_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees. $240 fee to be paid over phone

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent — Date: 11/3/20

Judd Abrams Trustee of the Judd Steven Abrams Family Trust — Name Printed

General Partner — Title

LETTER OF AUTHORIZATION

Jackson Shopping Village LLLP ,"Owner" whose address is:

26135 Mureau Road Calabasas CA, 91302

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jackson Shopping Village LLLP , as the owner of property more specifically legally described as: 500-530 South US Hwy. 89 Jackson, Wyoming 83001

(If too lengthy, attach description)

HEREBY AUTHORIZES PM Design Group 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: Jackson Shopping Village LLLP

Judd Abrams

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: GENERAL PARTNER

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

STATE OF California)

)SS.

COUNTY OF Los Angeles) Judd Abrams

The foregoing instrument was acknowledged before me by Judd Abrams this 3 day of NOV, 20 20

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires: 08-19-2021

JOSEPH MINA
Notary Public – California
Los Angeles County
Commission # 2206645
My Comm. Expires Aug 19, 2021

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)

[X] **New Submittal** [ ] **Resubmittal** (provide list of all changes & previous elevations)

[X] **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).

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

[X] **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.

[N/A] **Landscape Plan**: A landscape plan that shows all proposed landscape areas and vegetation.

[X] **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).

[X] **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.

PM Design Group, Inc.
3860 Broadway Street, Suite 110
American Canyon, CA 94503

August 11, 2021

Town of Jackson
Planning Department
150 E Pearl Avenue
Jackson, WY 83001

RE: **CHASE BANK MAPLE WAY & US HWY 89**
500 S US Hwy 89
Jackson, WY 83001
Chase OVP No. 38200P369001
PMDG JOB NO. JPM20023.0

Project Description:

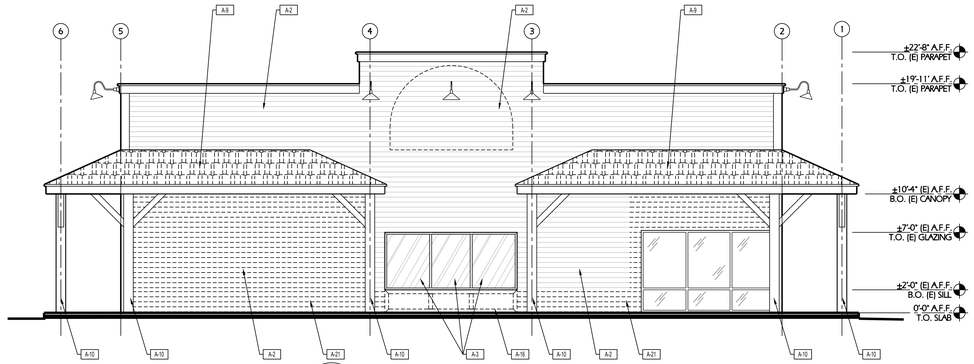
This application including architectural drawings and documents is being submitted by PM Design Group Inc. on behalf of JP Morgan Chase and pertains to the property located at 500 S US Highway 89(Suite B), Taxlot: 22-41-16-32-4-10-001 and zoned: CR-3 (Commercial Residential).

Chase is requesting approval for Design Review for improvements to building exterior façade with the following items: a) new paint, b) replacing existing canopy wood roof shingles for new standing seam metal roof, c) new stone veneer wainscot. All these new finishes are to match new Target building design.

Please let us know if you have any questions.

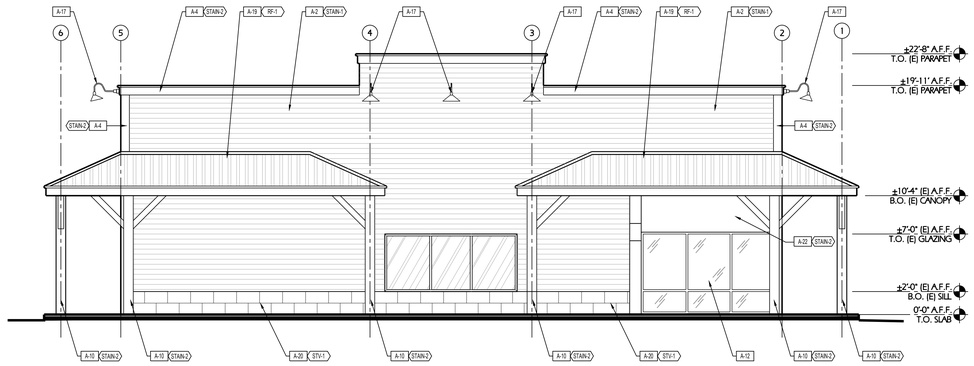
Respectfully,

Ariane Sanders, Architect
Project Manager
PM Design Group, Inc.
3860 Broadway Drive Suite #110
American Canyon, Ca. 94503
P: 707.655.4320
asanders@pmdginc.com



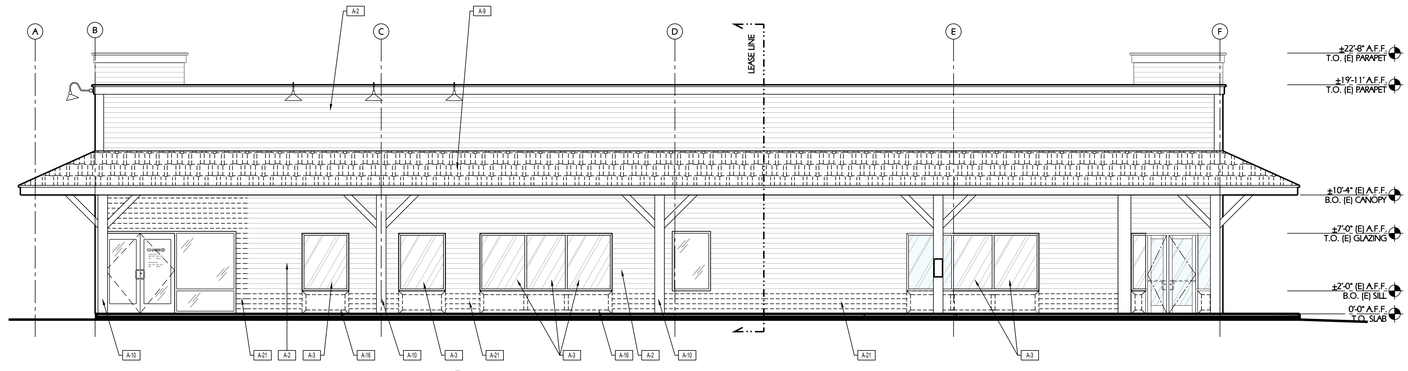
4 A2.1 **WEST ELEVATION - EXISTING**

3/16"=1'-0"



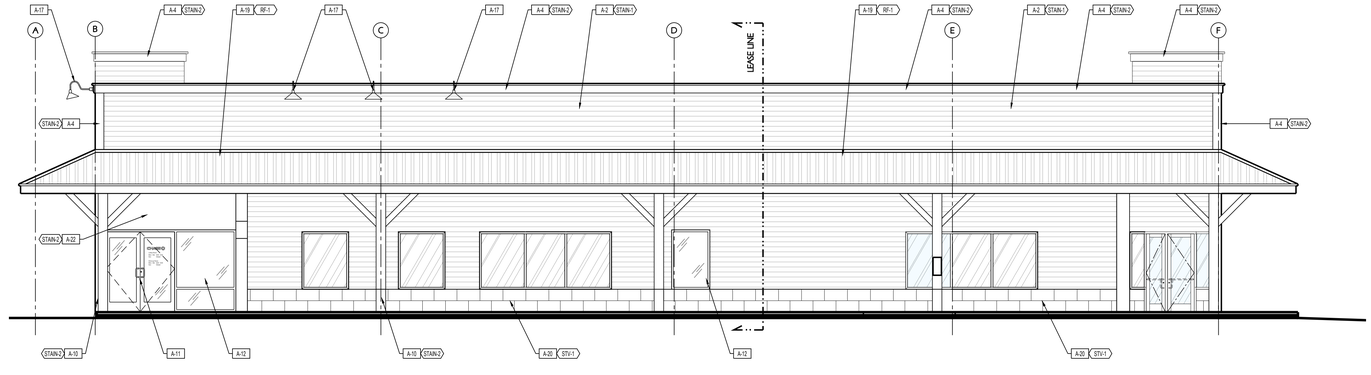
3 A2.1 **WEST ELEVATION - PROPOSED**

3/16"=1'-0"



2 A2.1 **SOUTH ELEVATION - EXISTING**

3/16"=1'-0"



1 A2.1 **SOUTH ELEVATION - PROPOSED**

3/16"=1'-0"

EXTERIOR FINISH MATERIALS		
STAIN-1	EXTERIOR PAINT	
	MANUFACTURER	OLYMPIC
	COLOR	ESPRESSO SEMI-TRANSPARENT
STAIN-2	EXTERIOR PAINT	
	MANUFACTURER	OLYMPIC
	COLOR	FIR / PINE SEMI-TRANSPARENT
STV-1	STONE VENEER	
	MANUFACTURER	HARRIS STONE
	COLOR	50% DAKOTA GREY & 50% BUCK SKIN
RF-1	METAL ROOF	
	MANUFACTURER	REAL STEEL / 1-1/2" MECHANICAL LOCK STANDING SEAM PANEL
	COLOR	WESTERN RUST (SRI23)

EXTERIOR ELEVATION KEYNOTES

A-1	(E) ELECTRICAL SERVICE CT / METER CABINET, SEE ELECTRICAL DRAWINGS
A-2	(E) WOOD FINISH, PAINT
A-3	(E) WINDOW
A-4	(E) EXTERIOR HORIZONTAL & CORNER TRIM, PAINT
A-5	(E) GAS METER
A-6	NOT USED
A-7	NOT USED
A-8	NOT USED
A-9	(E) WOOD ROOF SHINGLES TO BE REMOVED
A-10	(E) WOOD POST
A-11	(E) BLACK ANODIZED STOREFRONT DOOR.
A-12	(E) HOLLOW METAL EGRESS DOOR.
A-13	(E) BLACK ANODIZED STOREFRONT WINDOW.
A-14	NOT USED
A-15	(E) EMERGENCY TRANSFER SWITCH, SEE ELECTRICAL DRAWINGS.
A-16	(E) WINDOW KICK-PLATE TO BE REMOVED.
A-17	(E) EXTERIOR GOOSENECK LIGHT FIXTURE AT SIGNAGE.
A-18	NOT USED
A-19	NEW STANDING SEAM METAL ROOF OVER (E) CANOPY.
A-20	NEW STONE VENEER.
A-21	(E) EXTERIOR SIDING TO BE REMOVED.
A-22	NEW WOOD PANEL, PAINT

PREPARED FOR:

CHASE

CHASE OVP # 38200P368150
LINEAR MEDIUM
(STANDARD PALETTE)
500 S US HWY 89, SUITE B
JACKSON, WY 83001

ARCHITECT/ ENGINEER OF RECORD

PM DESIGN
Architectural Solutions Group
6930 Destiny Drive, #100
Rocklin, CA. 95677

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SEAL

ISSUE	DATE	DESCRIPTION
	08/24/21	DRC SUBMITTAL

PROJECT INFORMATION BLOCK

JOB #	JPM20023.0
DATE:	11/10/2020
DRAWN BY:	PM
CHECKED BY:	AS

MODEL

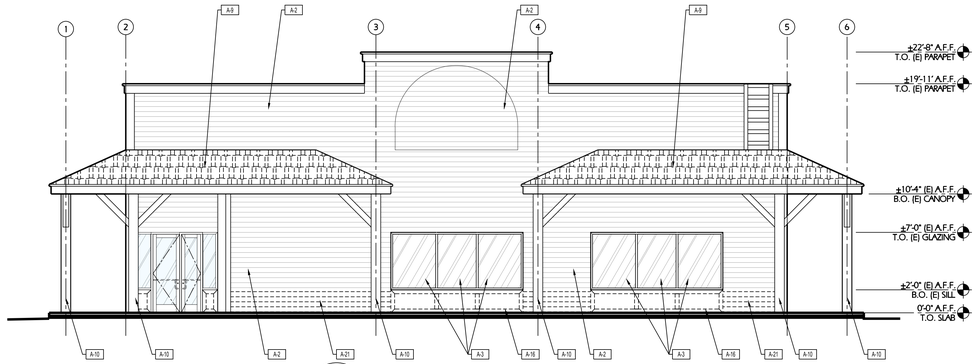
DRAWING STANDARDS v20.2

SHEET TITLE

EXTERIOR ELEVATIONS

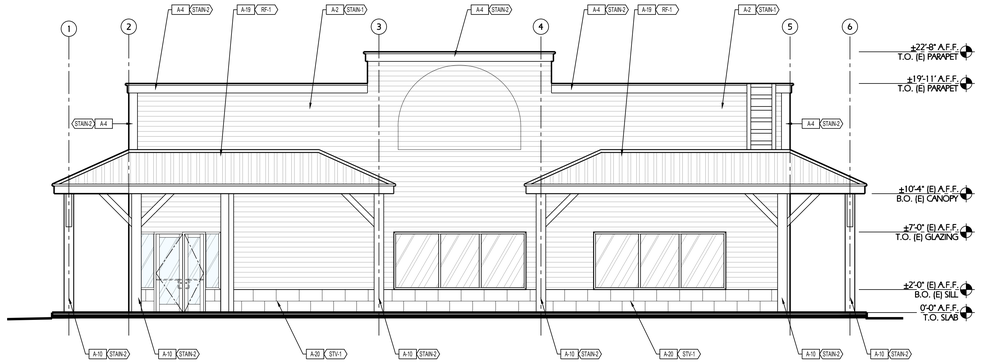
SHEET NUMBER

A2.1



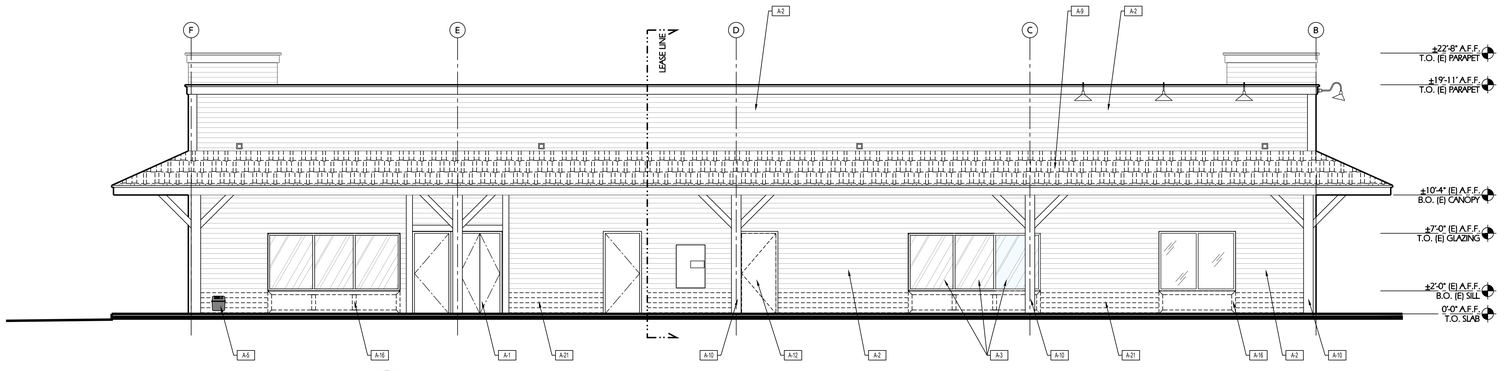
4 A2.2 **EAST ELEVATION - EXISTING**

3/16"=1'-0"



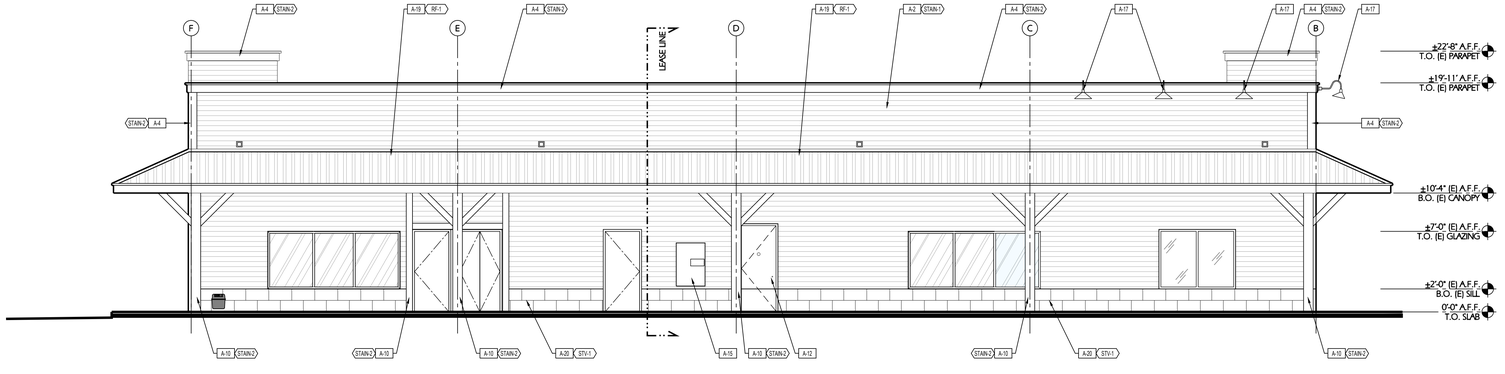
3 A2.2 **EAST ELEVATION - PROPOSED**

3/16"=1'-0"



2 A2.2 **NORTH ELEVATION - EXISTING**

3/16"=1'-0"



1 A2.2 **NORTH ELEVATION - PROPOSED**

3/16"=1'-0"

EXTERIOR FINISH MATERIALS		
STAIN-1	EXTERIOR PAINT	
	MANUFACTURER	OLYMPIC
	COLOR	ESPRESSO SEMI-TRANSPARENT
STAIN-2	EXTERIOR PAINT	
	MANUFACTURER	OLYMPIC
	COLOR	FIR / PINE SEMI-TRANSPARENT
STV-1	STONE VENEER	
	MANUFACTURER	HARRIS STONE
	COLOR	50% DAKOTA GREY & 50% BUCK SKIN
RF-1	METAL ROOF	
	MANUFACTURER	REAL STEEL / 1-1/2" MECHANICAL LOCK STANDING SEAM PANEL
	COLOR	WESTERN RUST (SRI23)

EXTERIOR ELEVATION KEYNOTES

A-1	(E) ELECTRICAL SERVICE CT / METER CABINET, SEE ELECTRICAL DRAWINGS
A-2	(E) WOOD FINISH, PAINT
A-3	(E) WINDOW
A-4	(E) EXTERIOR HORIZONTAL & CORNER TRIM, PAINT
A-5	(E) GAS METER
A-6	NOT USED
A-7	NOT USED
A-8	NOT USED
A-9	(E) WOOD ROOF SHINGLES TO BE REMOVED
A-10	(E) WOOD POST
A-11	(E) BLACK ANODIZED STOREFRONT DOOR.
A-12	(E) HOLLOW METAL EGRESS DOOR.
A-13	(E) BLACK ANODIZED STOREFRONT WINDOW.
A-14	NOT USED
A-15	(E) EMERGENCY TRANSFER SWITCH, SEE ELECTRICAL DRAWINGS.
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A-17	(E) EXTERIOR GOOSENECK LIGHT FIXTURE AT SIGNAGE.
A-18	NOT USED
A-19	NEW STANDING SEAM METAL ROOF OVER (E) CANOPY.
A-20	NEW STONE VENEER.
A-21	(E) EXTERIOR SIDING TO BE REMOVED.
A-22	NEW WOOD PANEL, PAINT

PREPARED FOR:

CHASE

CHASE OVP # 38200P368150
LINEAR MEDIUM
(STANDARD PALETTE)
500 S US HWY 89, SUITE B
JACKSON, WY 83001

ARCHITECT/ ENGINEER OF RECORD

PM DESIGN
Architectural Solutions Group

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SEAL

ISSUE	DATE	DESCRIPTION
	08/24/21	DRC SUBMITTAL

PROJECT INFORMATION BLOCK

JOB #	JPM20023.0
DATE:	11/10/2020
DRAWN BY:	PM
CHECKED BY:	AS

MODEL

DRAWING STANDARDS v20.2

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.2



PROPOSED EAST EXTERIOR ELEVATION — 3/16" = 1'-0" — 4



PROPOSED NORTH EXTERIOR ELEVATION — 3/16" = 1'-0" — 3



PROPOSED WEST EXTERIOR ELEVATION — 3/16" = 1'-0" — 2



PROPOSED SOUTH EXTERIOR ELEVATION — 3/16" = 1'-0" — 1

Legend:
Stain 1(main) - Olympic
color: Espresso semi-transparent
Stain 2(accent) - Olympic
color: Fir/Pine semi-transparent
Stone veneer - Harris Stone
Color: 50% Dakota Grey & 50% Buck Skin
Metal roof - Standing Seam Real Steel
1-1/2" mechanical; color: Western Rust

CHASE

PREPARED FOR:

CHASE OVP # 38200P368150
LINEAR MEDIUM
(STANDARD PALETTE)
500 S US HWY 89, SUITE B
JACKSON, WY 83001

ARCHITECT/ ENGINEER OF RECORD

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ISSUE	DATE	DESCRIPTION

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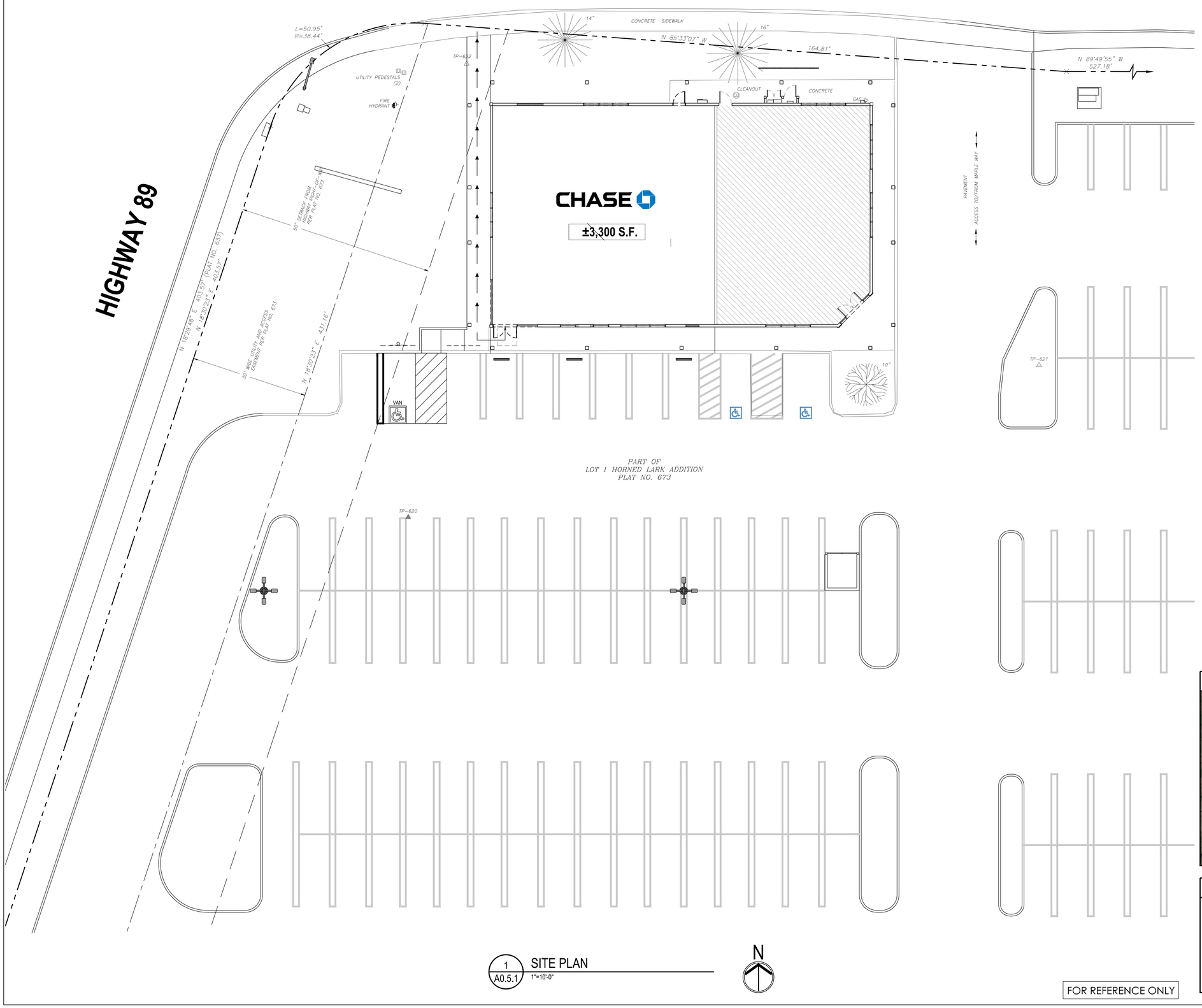
PROJECT INFORMATION BLOCK

JOB #	PM20210-3
DATE	11/16/2020
DRAWN BY:	PM
CHECKED BY:	AS

MODEL: DRAWING STANDARDS v20.2

SHEET TITLE: COLOR EXTERIOR ELEVATIONS

SHEET NUMBER: A2.0



1 A0.5.1 SITE PLAN
1"=10'-0"

N

FOR REFERENCE ONLY

AERIAL MAP:



LEGEND:

4' WIDE ACCESSIBLE ROUTE. 5% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.

PREPARED FOR:

CHASE

CHASE OVP # 38200P368150
LINEAR MEDIUM
(STANDARD PALETTE)
500 S US HWY 89, SUITE B
JACKSON, WY 83001

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SEAL

ISSUE	DATE	DESCRIPTION
	08/24/21	DRC SUBMITTAL

PROJECT INFORMATION BLOCK

JOB #	JPM20023.0
DATE:	11/10/2020
DRAWN BY:	PM
CHECKED BY:	AS

MODEL

DRAWING STANDARDS v20.2

SHEET TITLE

SITE PLAN

SHEET NUMBER

A0.3.1

ADJACENT CONTEXT PHOTO REPORT

Project Site:	Maple and Hwy 89
Address:	500 S Hwy 89 (Suite B)
City, State:	Jackson, WY 83001
Chase project No.:	OVP 38200P369001

AERIAL



N

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PHOTO 1
East side
of building.



PHOTO 2
View toward
southeast corner of
building.



PHOTO 3
View toward south of neighboring building



PHOTO 4
View toward southeast of neighboring building

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PHOTO 5
View toward northeast corner of gas station on Maple Way.



PHOTO 6
View toward northeast of neighboring property on\ Maple Way.

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PHOTO 7
View toward southeast corner of building on Maple Way.



PHOTO 8
View toward East of neighboring Motel 6 on US Hwy 89.



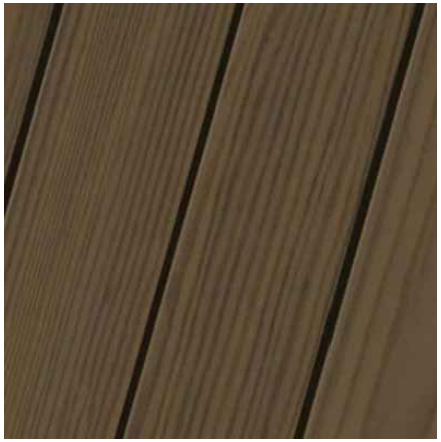
STANDING SEAM REAL STEEL PANEL (RF-1)
"WESTERN RUST"
1-1/2" MECHANICAL LOCK



STONE VENEER (STV-1)
"DAKOTA GREY"
HARRIS STONE



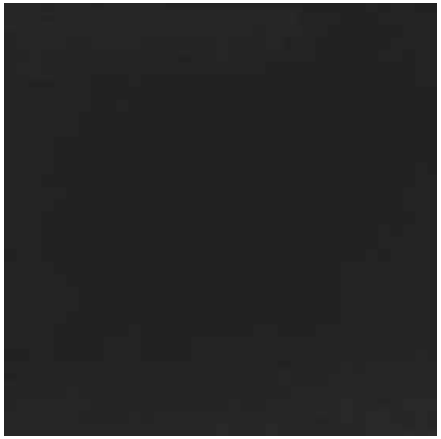
STONE VENEER (STV-1)
"BUCK SKIN"
HARRIS STONE



EXTERIOR PAINT (STAIN-1)
"ESPRESSO SEMI-TRANSPARENT"
OLYMPIC



EXTERIOR PAINT (STAIN-2)
"FIR / PINE SEMI-TRANSPARENT"
OLYMPIC



STOREFRONT - Aluminum Finish
"BLACK ANODIZED"

CHASE

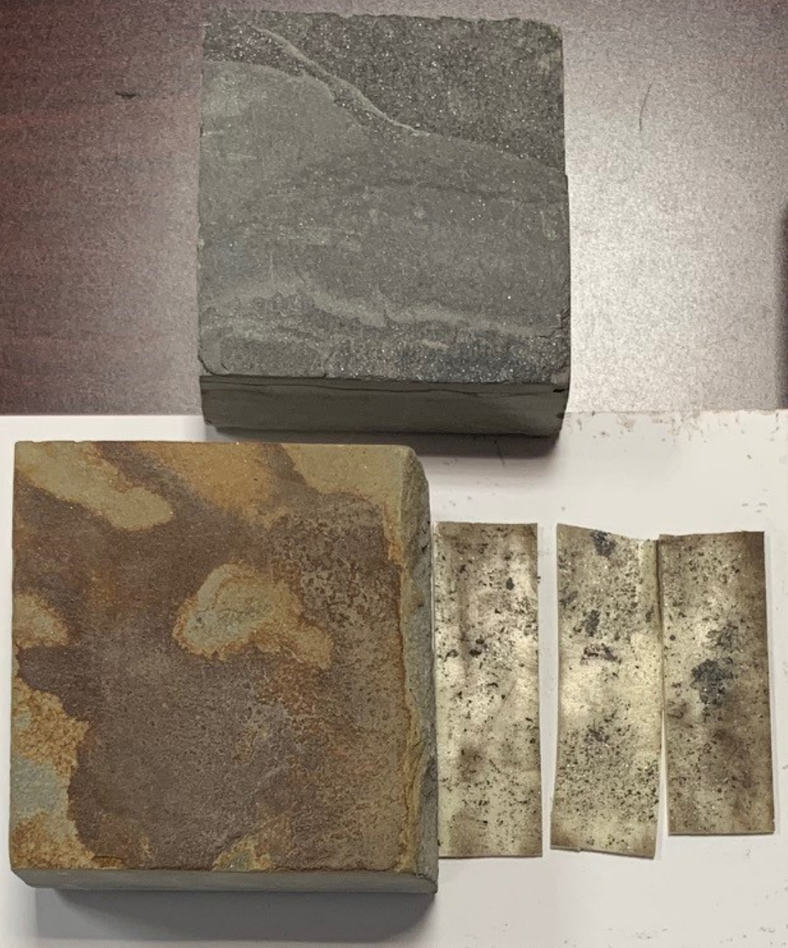
Chase Bank
500 S US HWY 89, SUITE B
JACKSON, WY 83001

PM DESIGN
Architectural
Solutions Group

DATE: 7/26/2021



STANDING SEAM REAL STEEL PANEL (RF-1)
"WESTERN RUST"
1-1/2" MECHANICAL LOCK



STONE VENEER (STV-1)
"DAKOTA GREY"
HARRIS STONE



STONE VENEER (STV-1)
"BUCK SKIN"
HARRIS STONE



EXTERIOR PAINT (STAIN-1)
"ESPRESSO SEMI-TRANSPARENT"
OLYMPIC



EXTERIOR PAINT (STAIN-2)
"FIR / PINE SEMI-TRANSPARENT"
OLYMPIC



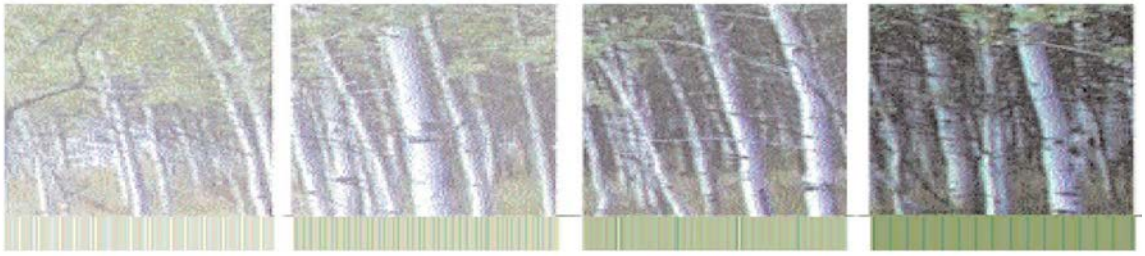
STOREFRONT - Aluminum Finish
"BLACK ANODIZED"

CHASE

Chase Bank
500 S US HWY 89, SUITE B
JACKSON, WY 83001

PM DESIGN
Architectural
Solutions Group

DATE: 8/27/2021



Town of Jackson Design Guidelines Checklist

Meeting Date: September 8, 2021
Item Number: P21-231
Applicant: Northworks
Address: 50 S. Cache St., 45 E. Pearl Ave., 75 E. Pearl Ave.
Recommendations: Formal Review

Project Summary: The property is zoned DC-2, within Area 2 of the Downtown Design Overlay, and subject to new Design Guidelines that address "western character" (see below for more detail). The applicant is proposing to remove all existing buildings and construct a new 3-story, mixed-use building over the span of 7 lots. The project site is currently home to the Ranch Inn, various retail shops, motel and Thai Me Up but does not include 81 S. King Street which is home to the historic Coe House (i.e. old Sweetwater restaurant). The size of this project will require a Sketch Plan and Development Plan approval. Although a Sketch Plan has not yet been submitted, the applicant is seeking formal conceptual review and recommendation. Below is a brief description of the project:

Development Potential: 54,784 sf (site area) x 1.3 (FAR) = 71,219 sf max habitable.
Use: Mixed-Use (retail, office and short-term rental)
Size: Approximately 49,101 sf above ground habitable.

- 1st floor: 57 covered parking spaces + 9,567 sf (retail)
- 2nd & 3rd floor: 39,534 sf (18, 2 & 3-bed short-term rentals)

Parking: 49 required. 57 covered spaces provided.
Stories: 3
Building Height: 42'
Materials: The primary materials include brick, aluminum composite material (ACM) panels, stained wood soffits, dark metal accents, cast in place concrete, and burnished block for structured parking along the alley. Material samples are available for inspection at the Planning Department.
Access: All vehicular access is taken off Pearl Ave. No proposed alley access.
Pedestrian Frontage: Covered boardwalk on Cache (13' from back of curb). Trees in grates on Pearl (13.5' from back of curb).

Staff Feedback on LDR Compliance: This DRC review is required for Sketch Plan approval but DRC review will be required again as part of the final

Development Plan process. As such, Sketch Plan review is intended to address the overall design at a conceptual level. Sketch Plan review will also include Council review and input that may result in additional architectural changes to the proposed design that will then need to be reviewed during the Development Plan process.

After a preliminary review, staff finds that the project appears to generally comply with nearly all LDR standards for the DC-2 zone. There is, however, one LDR-related aspect of the design that has architectural implications that staff would like the DRC to weigh in on, which is the visibility of the two rooftop elevators. The elevators as seen from the Pearl Street elevation do not appear to meet the height exemption in LDR Sec. 9.4.9.C.1. This secton states that structures used exclusively for elevator or stairway access to a roof can exceed the height limit provided they do not exceed the maximum height by more than 10 feet, do not occupy more than 20% of the roof area, and **are not visible from ground level view from a contiguous street.** It appears both elevators are visible as viewed from Pearl Avenue.

Downtown Design Overlay (DDO). The Town adopted the DDO in February of 2021. The DDO includes additional design guidelines to ensure that all structures within its boundary (generally the Town Square area) incorporate and address "western character" in their final design. 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.

Because this proposed development spans over 7 lots (350' frontage on Pearl Ave.) and is designed as a single building that is much larger than typical downtown development, staff finds that compliance with the Town's design guidelines, especially the DDO, is critically important. Specifically, staff has identified the following design guidelines that we strongly encourage the DRC to address and applicant to further clarify.

- Town Design Guidelines
    - Composition: Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place *(comment: most, if not all, door entrances appear to be in same plane as front walls without any recessed space. This is contrast with nearly all Town Square businesses that have distinctive recessed doorways that significantly add to sense of entry and place)*.
    - Connections: Consider how the proposed development connects with the street and other development on the same block.
    - Massing: Volume Complexity:

        - Avoid large monolithic buildings *(comment: the long Pearl Street frontage has additive/substractive elements but they repeat in a monolithic/repetitive pattern in staff's opinion)*
        - Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development (*comment: the long Pearl Street frontage has additive/substractive elements but reads as one long building without interruption)*
    - Street Wall: At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas *(comment: the design would be improved in staff's opinion if the building's corner was "cut" to soften the corner and create additional pedestrian space at this very congested corner.)*
- Downtown Design Overlay Guidelines
    - 1.6: In Area 2, develop the street level to provide visual interest to pedestrians and shelter - provide a clearly defined primary entrance(s).
    - 1.16: Express a traditional base, middle and cap composition with well defined ground or lower floors and a distinctive but not overly ornate "cap" element framing middle building floors *(comment: it is not apparent how this guideline is being followed in the design)*.
    - 1.21: In Area 2, use a transparency-to-wall ratio similar to that found on traditional buildings in the area; however, using an accent feature with more transparency is appropriate (*comment: proposed design shows significantly more transparency than traditional buildings, particularly on the second and third levels where floor to ceiling windows are proposed, which is not a traditional design).*
    - 1.22: Use vertical and horizontal articulation techniques to convey a sense of human scale in a building façade *(comment: it is not clear that enough has been done, especially on the Pearl frontage, to meet this guideline).*

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

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

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

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

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

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

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

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

E) Materials

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

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: Condos at Cache & Pearl

Physical Address: 50 S. Cache Stree, 45 East Pearl

Lot, Subdivision: N 1/2 LOT 14-16, BLK. 1, CACHE-1, LOT 12-13, S 1/2 LOTS 14-16 BLK. 1, CACHE-1 PIDN: 22-41-16-34-2-05-006, 22-41-16-34-2-05-007

PROPERTY OWNER.

Name: CCCs Ranch Inn, LLC Phone: 307-733-4733

Mailing Address: PO Box 844, Jackson WY ZIP: 83001

E-mail: jeanne@crystalcreekcapital.com

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

X Property Owner _____Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

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.

N/A **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at 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 — Date: August 23, 2021

Name Printed: James D Walter — Title: President

NORTHWORKS

Condos At Cache and Pearl

Zoning Compliance Verification

PROJECT INFORMATION

N 1/2 LOT 14-16, BLK. 1, CACHE-1

50 S Cache Street

Jackson, WY 83001

PIDN: 22-41-16-34-2-05-006

Lot Size: 0.344 Acres (13,557 sf)

LOT 12-13, S 1/2 LOTS 14-16 BLK. 1, CACHE-1

45 East Pearl Avenue

Jackson, WY 83001

PIDN: 22-41-16-34-2-05-007

Lot Size: 0.602 Acres (26,238 sf)

LOT 10-11, BLK. 1, CACHE-1

75 East Pearl Avenue

Jackson, WY 83001

PIDN: 22-41-16-34-2-05-008

Lot Size: 0.344 Acres (14,989 sf)

2.2.15. DC-2: Downtown Core -2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec 9.4.8.)				
General	**Source**	**Notes**	**Proposed**	**Complies**
Primary street setback range (min.-max)	ToJ LDR Section 2.2.15.B.1	0’ – 5’	0’ – 5’	Yes
Secondary street setback range (min.-max)	ToJ LDR Section 2.2.15.B.1	0’ – 5’	0’ – 5’	Yes
Side interior (min.)	ToJ LDR Section 2.2.15.B.1	0’ or 5’	0’	Yes
Rear (min.)	ToJ LDR Section 2.2.15.B.1	0’ or 5’	0’	Yes
Abutting protected zone	ToJ LDR Section 2.2.15.B.1	10’		n/a
Landscaping (Div. 5.5.)				
Landscape surface ratio (min.)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Plan units (min.)	ToJ LDR Section 2.2.15.B.1	n/a		Yes

Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.15.B.1	4’		n/a
Height in rear yard (max)	ToJ LDR Section 2.2.15.B.1	6’		n/a
Setback from pedestrian frontage	ToJ LDR Section 2.2.15.B.1	1’		n/a
Setback from side or rear lot line (min.)	ToJ LDR Section 2.2.15.B.1	0’	0’	Yes
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min.)	ToJ LDR Section 2.2.15.B.1	30’		n/a
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.15.B.1	30’		n/a
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.15.B.1	0’	40’	Yes
Access				
Curb cut width (mx)	ToJ LDR Section 2.2.15.B.1	24’	24’	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11.)				
Width of ground and 2nd story in primary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min.)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.15.B.2	30’		Yes
Width of ground and 2nd story in secondary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min.)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.15.B.2	30’		Yes
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch ≥5/12	ToJ LDR Section 2.2.15.B.2	46’		n/a
Height (max) if roof pitch <5/12	ToJ LDR Section 2.2.15.B.2	42’	42’	Yes
Stories (max)	ToJ LDR Section 2.2.15.B.2	3	3	Yes
Height (min.) in any street setback range	ToJ LDR Section 2.2.15.B.2	16’	16’	Yes
Building Stepback (Sec. 9.4.12.)				
Stepback for any 3rd story street façade or street façade over 30’ (min.)	ToJ LDR Section 2.2.15.B.2	20’	20’	Yes

Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.15.B.2	40%	40%	Yes
A building with only residential use that has at least 4 units is exempt from stepback requirement	ToJ LDR Section 2.2.15.B.2			n/a
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.15.B.2	1.3	GSA (1.29 Acres) 54,784 * **1.3** = **71,219.2 sf**	Yes
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.15.B.2			n/a
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.15.B.2			n/a
3. Form Standards				
Pedestrian Frontage				
Covered walkway	ToJ LDR Section 2.2.15.B.3	See Sec 2.2.1.C.1	Cache Street	Yes
Trees in grates	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.C.2	Pearl Ave.	Yes
Building Frontage Options				
Shopfront	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.2	Shopfront	Yes
Residential	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.4.		n/a
Lodging	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.5.		n/a
Parking Type Options				
On-street parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.1	Yes	Yes
Surface parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.2.		n/a
Tuck-under parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.4		n/a
Enclosed parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.3.		n/a
Structured parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.5.	Yes	Yes
Underground parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.6.		n/a
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.15.B.4	20’		n/a
Flat Creek north of Hansen	ToJ LDR Section 2.2.15.B.4	25’		n/a
Flat Creek south of Hansen	ToJ LDR Section 2.2.15.B.4	50’		n/a
Wetland	ToJ LDR Section 2.2.15.B.4	30’		n/a
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				

Irrigation Ditch	ToJ LDR Section 2.2.15.B.4	15’		n/a
Natural Resource Overlay (NRO)(Sec. 5.2.1.)				
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)				
Light trespass is prohibited	ToJ LDR Section 2.2.15.B.5			Yes
All lights over 600 lumen shall be fully shielded.	ToJ LDR Section 2.2.15.B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.15.B.5	3	TBD	Yes
Lumens per site (max)	ToJ LDR Section 2.2.15.B.5			Yes
All fixtures		100,000		Yes
Unshielded fixtures		5,500		Yes
Light color	ToJ LDR Section 2.2.15.B.5	<3000 Kelvin		Yes
Scenic Resource Overlay (SRO)(Sec. 5.3.2.)				
6. Natural Hazards to Avoid				
Steep Slopes (Sec 5.4.1.)				
Development prohibited	ToJ LDR Section 2.2.15.B.6	Slopes>25%		n/a
Hillside CUP required	ToJ LDR Section 2.2.15.B.6	Parcel with average cross-slope > 10%		n/a
Areas of Unstable Soils (sec. 5.4.2.)				
Fault Area (sec. 5.4.3.)				
Floodplains (sec 5.4.4.)				
Wildland Urban Interface (sec. 5.4.5.)				
7. Signs (nonresidential) (Div. 5.6.)				
Number of signs (max)	ToJ LDR Section 2.2.15.B.7	3 per business year	TBD	TBD
Background color	ToJ LDR Section 2.2.15.B.7	No white or yellow	TBD	Yes
Sign Area				
Total sign area (max)	ToJ LDR Section 2.2.15.B.7	3 sf per linear ft of street façade width up to 150 sf	TBD	Yes
Penalty	ToJ LDR Section 2.2.15.B.7	10% per projecting and freestanding sign		
Sign Type Standards				
Canopy Sign	ToJ LDR Section 2.2.15.B.7			TBD
Clearance (min)	ToJ LDR Section 2.2.15.B.7	7’6” from average grade		
Setback (min)	ToJ LDR Section 2.2.15.B.7	18” from back of curb		
Freestanding sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)	ToJ LDR Section 2.2.15.B.7	6’		
Setback (min)	ToJ LDR Section 2.2.15.B.7	5’		

Projecting sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)	ToJ LDR Section 2.2.15.B.7	24' above grade		
Clearance (min)	ToJ LDR Section 2.2.15.B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.15.B.7	18" from back of curb		
Window Sign	ToJ LDR Section 2.2.15.B.7			
Window surface coverage (max)	ToJ LDR Section 2.2.15.B.7	25% up to 16 sf		
Temporary signs	ToJ LDR Section 2.2.15.B.7	(sec 5.6.1.)		
8. Grading, Erosion Control, Stormwater				
Grading (sec 5.7.2.)				
Erosion Control (sec 5.7.3.)				
Erosion shall be controlled at all times	ToJ LDR Section 2.2.15.B.8			Yes
Stormwater Management (sec.5.7.4.)				
No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.15.B.8			Yes

9. Physical Development Permits Required							
Physical Development	**Sketch Plan (Sec. 8.3.1.)**	**Development Plan (Sec. 8.3.2.)**	**Building Permit (Sec. 8.3.3.)**	**DRC Review (Sec. 8.2.6.)**	**Sign Permit (Sec. 8.3.5.)**	**Grading Permit (Sec. 8.3.4.)**	**Floodplain Permit**
>39,000 sf	X	X	X	X		Sec.5.7.2.	n/a
Sign					X		

1. Allowed Uses				**2. Use Requirements**	
Use	**Permit**	**Individual Use (max)**	**Density (max)**	**Parking (min.) (Div. 6.2.) (E.1.)**	**Affordable Workforce Housing Units (min) (Div.6.3.)**
Lodging					
Short-term rental Unit (6.1.5.c.)	B(LO)	n/a	n/a	1/DU if <2 bedrooms and <5090 sf; otherwise 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B(LO)	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B(LO)		n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B(LO)		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf

NORTHWORKS

Parking Study					
Use	**Square Footage**	**Number of Units**	**Parking Required**	**Number of Spaces**	**Spaces Required**
Retail	9,567	7 (TBD)	2.25 spaces per 1,000	21.25	22
Residential Use (Short Term)	39,534	18	1.5 per DU	27	27
Total Spaces Required: 49					

NORTHWORKS

CONDOS AT CACHE AND PEARL

The proposed project is located on Pearl Street and South Cache Street, one block south of the Jackson Town Square. For purposes of this application, we are referring to the project as, "The Condos at Cache and Pearl" or ("CCP"). CCP is a mixed-use building with approximately 10,000 sf of commercial space located at the ground level and 18 two- and three-bedroom condo units on the second and third stories. Each condominium has access to private balconies along South Cache and Pearl Avenue. Second floor residential units have direct access to a heavily landscaped green space that serves the dual purpose of the roof for the parking garage and a common area element for residential owners. A portion of the roof will include a shared amenity for condominium owners and their guests. Parking is located at grade, fully enclosed, and accessed via a curb cut on Pearl Street Avenue approximately 200 feet from the south-east corner of Cache and Pearl.
Northworks has been tasked with creating an exceptional design with the objective of creating an excellent quality, highly attractive mixed-use building that adheres to the ToJ regulations, the Teton County Comprehensive Plan, and the design guidelines. We believe we have achieved this goal which is represented in the materials attached.

TOWN OF JACKSON DESIGN GUIDELINES

PUBLIC SPACE

Use – CCP incorporates open space using a variety of methods including an attractive pedestrian frontage along Cache and Pearl Streets, recessed balconies at the second and third floors on all public faces of the building, a shared private greenspace at the second level of inner courtyard, and roof deck.
In adherence with the Teton County Comprehensive Plan, the re-designed public right-of-way includes the potential for increased walking area up to 13'-6" in width, new street trees and canopies, and pedestrian scaled lighting to enhance the public experience and create an inviting entry way into each commercial space and ground floor access point for the condominium units. The design of the building, particularly at the street level will support the future desired characteristics of the district to "create a vibrant pedestrian-oriented mixed-use district with a variety on non-residential and residential uses."
Location- The common entry and lobby from Pearl Street is the primary shared space within the building and provides efficient circulation space to the units above and interior access to the parking garage at the rear of the building.

Connections- The lobby is connected to the pedestrian experience through an access point on Pearl Avenue as well as from the parking garage at the north of the building. All units will be accessed from individual stairwells and elevators that connect to the exterior of the building and in some cases the shared lobby. The entries for the condo units and commercial spaces will prove to be activated by daily use, and will increase the pedestrian activity throughout the building – not just from the private parking garage.
Scale & Variety – The development provides an appropriate level of public space for its downtown location. The massing of the building and the public spaces along Cache Street and Pearl Avenue is maximized for its commercial use and adequately sized to provide a comfortable pedestrian experience.
Screening – The design will use street trees along Pearl Avenue to screen pedestrians from the street and will utilize planters along the building to provide separation between the commercial spaces and surrounding area. Additionally, architectural and interior design features will support flexibility between privacy and daylighting.

COMPOSITION

Composition, Proportion, Rhythm, Surfaces & Massing – The design uses material changes and massing elements to create visual interest at the scale of the pedestrian, bicycle and automobile.
Sense of Entry & Place - Several aspects in the design of the building create a sense of entry and place. The entryways into each ground level commercial space and to the shared lobby are highlighted by exterior landscape elements and recessed from the building facade provide a clear indication of entry, embraces the street, and supports a general sense of procession into the building.

Adjacent Buildings – The composition of the building addresses the adjacent buildings through the use of complimentary materials. The variation in the building height is similar to the other major developments around the Town Square.

MASSING

Mass & Height – The building mass and height are similar to nearby structures in the surrounding area and utilize several features such as canopies, recessed entries, changes in building height, subtractive second and third story balconies and landscaping to break up the façades and give the building a human scale. The proposed building adheres to the height standards outlined by the TOJ LDRs – reinforcing a sense of appropriate scale within the existing neighborhood context and benefiting the pedestrian experience.

Additive & Subtractive Massing – The building elevations have several areas where additive and subtractive massing methodologies are used. The ground level entries into the commercial spaces along Cache and Pearl are recessed (subtracted) and feature canopies along Cache Street (additive). Exterior terraces at the second and third levels are recessed along the south and west sides of the building to create interest and a sense of layering along the visible elevations of the building.

Volume Complexity – The design of the building allows for the appropriate density on site, and includes a variable building mass that clearly defines appropriate transitions from the public realm to the private. The differentiation of the building elevations on each of the public facades speaks to the differing programmatic requirements of the building and uses a variety of design elements, material and pattern relative to the specific frontage each elevation is addressing.

Roofs – The building will have flat roofs at varying elevations. All snow from roofs will be contained on and within the structure.

STREET WALL

The design of the building provides an attractive street wall along Cache and Pearl. Recesses in the street wall will provide access to the parking garage, circulation into the lobby and commercial spaces, and will provide interior access points to the condos above. In this manner, the building balances the articulation of the façade to create a rhythm that holds the streetscape and defines the public realm while breaking up the mass of the building and creating visual interest for the streetscape experience.

MATERIALS

Application of Materials – The application of each building material serves to define certain building elements as unique spaces or components of the program while creating an attractive façade that has an overall sense of unity.

Material Selection – The primary material palette for the building includes brick, aluminum composite material (ACM) panels, stained wood soffits, dark metal accents, cast in place concrete, and burnished block for structured parking along the alley. The materials are in harmony with other building materials used on nearby buildings and throughout downtown Jackson.

NORTHWORKS

JACKSON DOWNTOWN DESIGN OVERLAY GUIDELINES – AREA 2

Conceptually, CCP is a direct response to the Town of Jackson's adopted "Downtown Design" guidelines. As the guidelines state, "western character is a broad set of characteristics that are a part of the design traditions of the community and that appear in a variety of earlier building types and styles. It includes building forms, materials and details that may be combined in a variety of ways." The intent of CCP is to contribute to the character of downtown Jackson by taking cues from historically significant building styles and construction methodologies without being an imitation of a particular historic style.

PEDESTRIAN ACCESS AND CONNECTIVITY

The design of the building provides an attractive street wall along Cache and Pearl. Recesses in the street wall will provide access to the parking garage, circulation into the lobby and commercial spaces, and will provide interior access points to the condos above. Both storefronts and residential entry points have doors that open directly into the public space. The entryways into each ground level commercial space and to the shared lobby are highlighted by exterior landscape elements and recessed from the building facade provide a clear indication of entry, embraces the street, and supports a general sense of procession into the building. The L-shaped footprint allows for a parking shielded from the public way. Further, this arrangement provides for a secondary walkway that connects parking to rear entry points, as well as functional elements like refuse and mechanical equipment to be out of the public view with protected access.



EXAMPLE IMAGE FROM TOWN GUIDELINES SHOWING SIMILAR APPROACH TO PEDESTRIAN ACCESS AND CONNECTIVITY. ENTRY POINTS WILL BE DEFINED BY TRANSPARENT GLAZING, SUSPENDED CANOPIES, AND APPROPRIATELY SCALED SIGNAGE.

STREET AND GROUND LEVEL INTEREST & SHELTER

The ground level features a façade comprised of brick, concrete, and a metal and glass storefront system. This façade is broken into a series of modules that define each internal retail space, subdivided by monumental brick and concrete piers. The storefronts feature a deep setback from the face of the pier to both break the plane, as well as provide protection for the displays and entry points. Vertical transparency is maximized by expanding the glazing from the top of the concrete base to the bottom of the first story ceiling. Doing so, provides full visibility into the building interior along the street-facing façade, which is one of the distinct goals of the design guidelines. Storefronts along the Cache Street façade are defined by 8-foot-deep suspended metal and wood canopies above the boardwalk pathways, which will provide further protection for the pedestrian user. Along Pearl, trees line the walkway, while suspended canopies define the residential lobby and parking garage entry points.



SIMILAR PIERS AND WINDOW DISPLAY ABOVE CONCRETE BASE FROM DESIGN GUIDELINES. GROUND FLOOR DESIGN INTRODUCES THIS ARRANGEMENT TO ALLOW FOR FULL VISIBILITY INTO THE BUILDING

NORTHWORKS

ARCHITECTURAL CHARACTER

The building has been designed as reflection of contemporary architectural design, while preserving the scale and massing reflective of the surrounding buildings and general context. Brick, a timeless and quality material, is the predominate surface of the overall building. This grounds the building in its site, while punctured and lightened by a series of glass and metal accents. The brick piers have stepped articulation to provide detail, shadow, and interest, and a similarly stepped cornice lines the top edge of all brick walls, a classic feature with contemporary form. The wood and metal canopies reflect similar architectural features found in the neighboring context, and metal panel cladding introduces a modern take on siding.



TRADITIONAL CHARACTER FROM TOWN GUIDELINES SHOWING PRECEDENTS OF MODULAR MASONRY, FLAT ROOF WITH DECORATIVE CORNICE, AND GROUND LEVEL TRANSPARENCY WITH DIVIDED WINDOW PANES

BUILDING HEIGHT/STORIES

While the overall building stands at 3-stories, it has been designed with the façade stepping back at the upper levels to give the appearance of a predominantly 2-story structure. The overall building is stepped down along Pearl to maintain maximum allowable building height with respect to the street slope.

BUILDING AND ROOF FORM

Simple rectilinear boxes inform the overall massing of the building. Varying heights, as well as additive and subtractive massings provide character and variation. There are setbacks at each level along the primary facades, as well as more significant setbacks at the upper levels to break down the scale of the overall massing. All roofs are flat, with cornice lined parapet walls to provide variation and architectural detail.



Use a simple building form for a new building or addition. This building would be an appropriate design in Area 2.

SIMILAR BUILDING MASSING FROM TOWN GUIDELINES

BUILDING ARTICULATION

While the massing is based on rectilinear forms, articulation has been introduced using a number of methods. Rather than using plane sheet glass windows, the glazing is broken down in scale using mullions and muntins to provide a traditional window grid. The brick façade is detailed with a stepping pattern at each pier, as well as stepped cornice at the top of walls. Ground floor canopies provide horizontal variety across the façade as well as functional protection. Aluminum panels clad secondary façades, and introduce a joint reveal rhythm in line with other planes and edges of the building. Recessed terraces at the upper levels further break the building plane by way of subtractive massing. Glass and metal railing repeat the glass and metal materials elsewhere on the building, while providing an additional layer of scale, detail, and protection.



Appropriate articulation techniques that could be employed for a larger building in Area 2 include:

- *building step down (3 to 2-story)*
- *change in color to define modules*
- *horizontal banding*
- *horizontal canopies*
- *horizontal window patterns*
- *upper story stepback*
- *wall offsets*

SIMILAR BUILDING ARTICULATION AND HEIGHT DESIGN FROM TOWN GUIDELINES

BUILDING MATERIALS

The primary material palette for the building includes brick, aluminum composite material (ACM) panels, stained wood soffits, dark metal accents, cast in place concrete, and burnished block for structured parking along the alley. The materials are in harmony with other building materials used on nearby buildings and throughout downtown Jackson.

ARCHITECTURAL DETAIL

Architectural detail is thread throughout the overall design of the building. Stepped brick piers march along the Cache and Pearl facades, while stepped cornices line the top of brick wall locations. Metal and wood canopies are suspended along both street fronts as previously described, and metal bands define the beginning of each floor level. Material changes are subtly woven throughout, from the board form concrete storefront base transitioning to storefront glass, to the stained wood panels clad to the underside of the canopies and upper-level terrace ceilings.



In Area 2, contemporary interpretations of traditional designs and details are encouraged, such as this canopy and storefront system.

SIMILAR BUILDING ARTICULATION, MATERIALS, AND DETAILS FROM TOWN GUIDELINES

CONDOS AT CACHE & PEARL

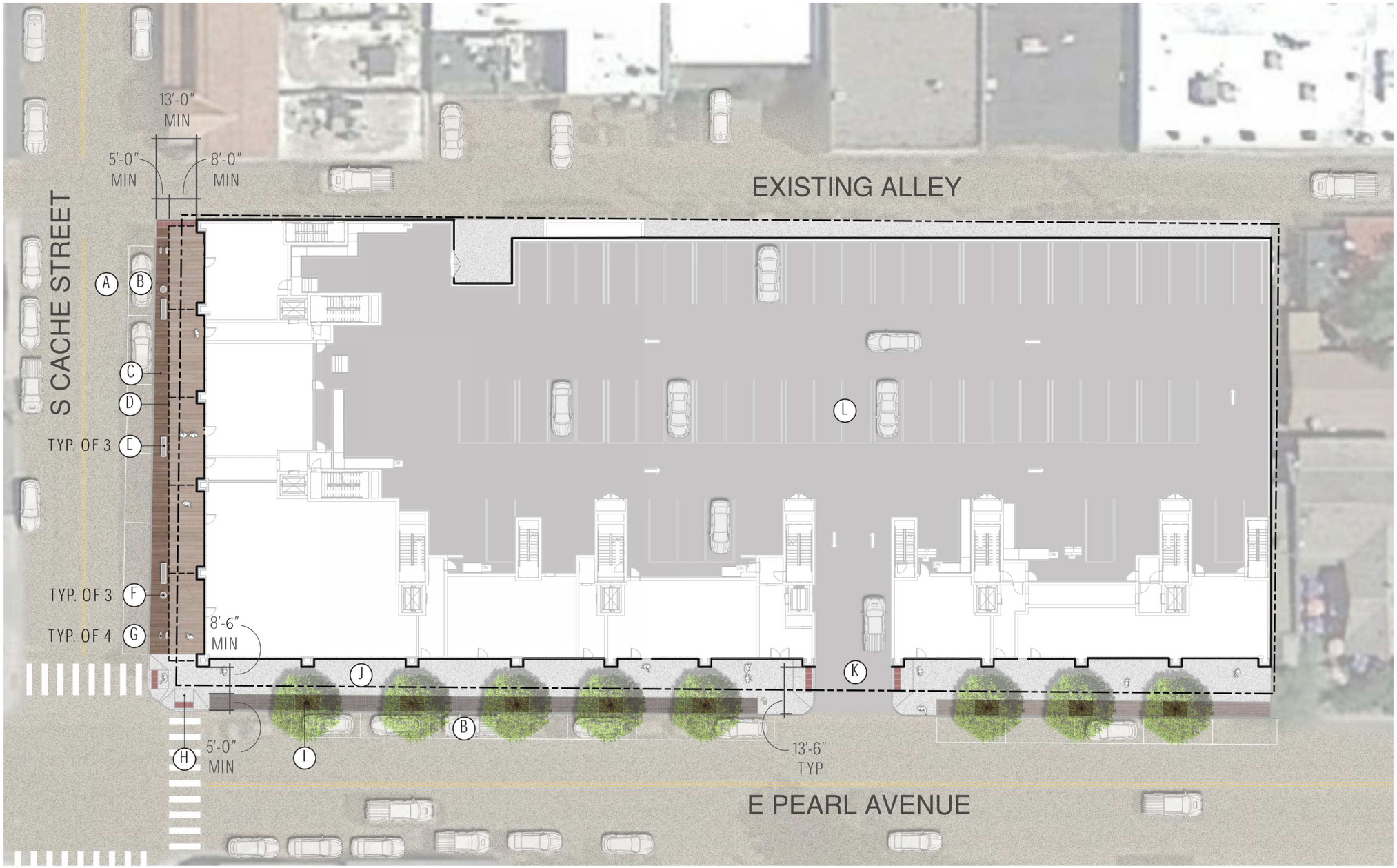
DESIGN REVIEW COMMITTEE



CRYSTAL CREEK CAPITAL
REAL ESTATE ADVISORS

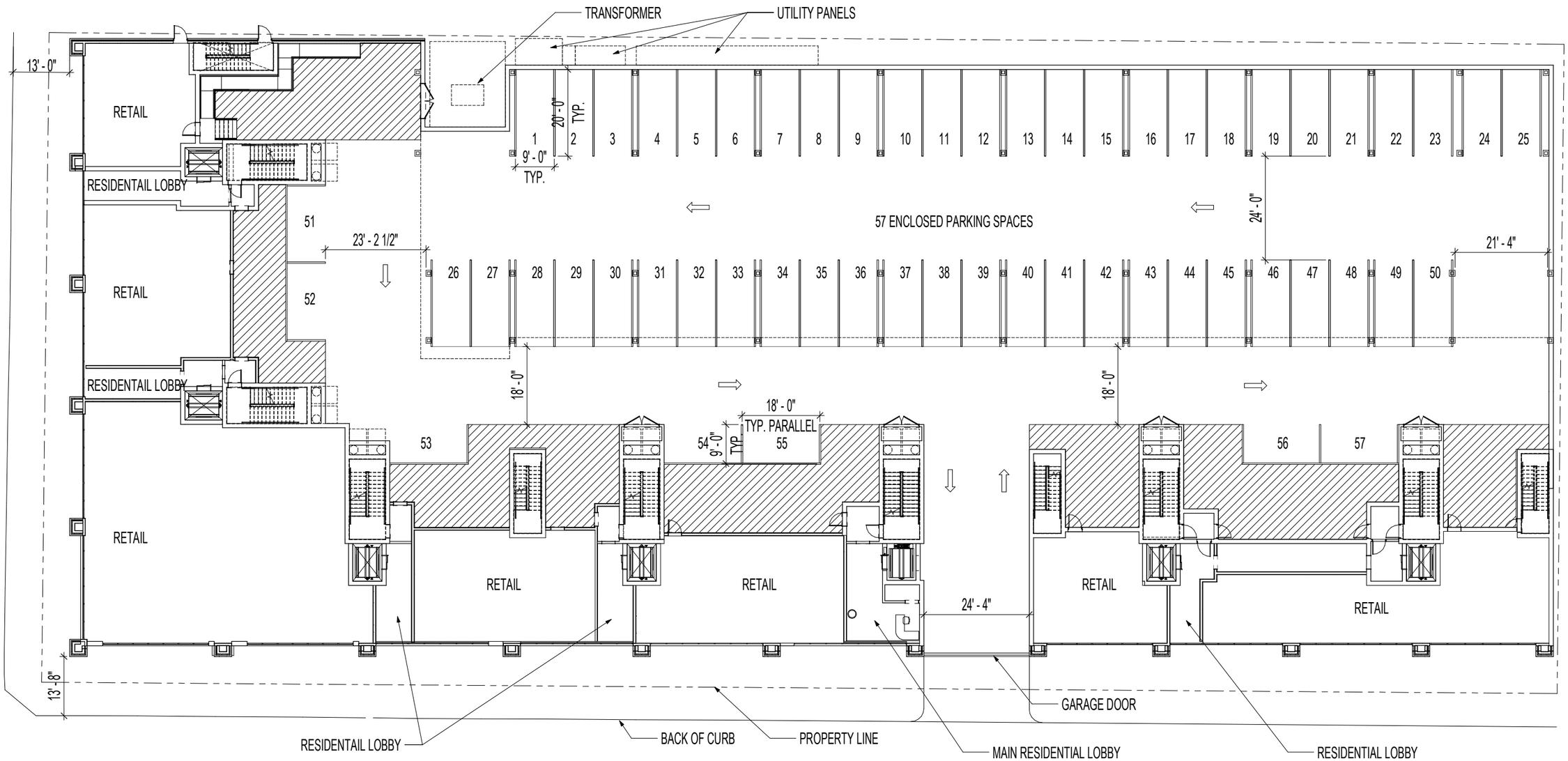
NORTHWORKS

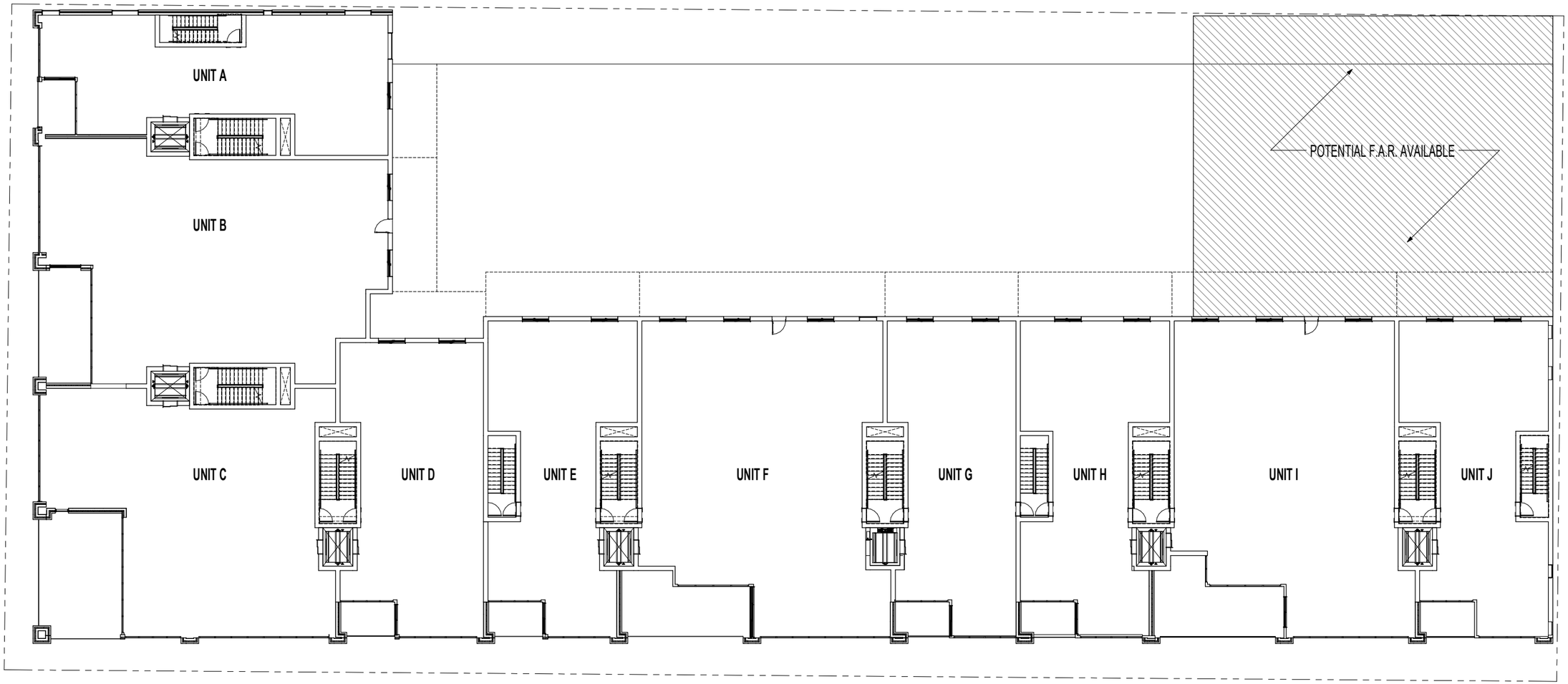
SITE PLAN

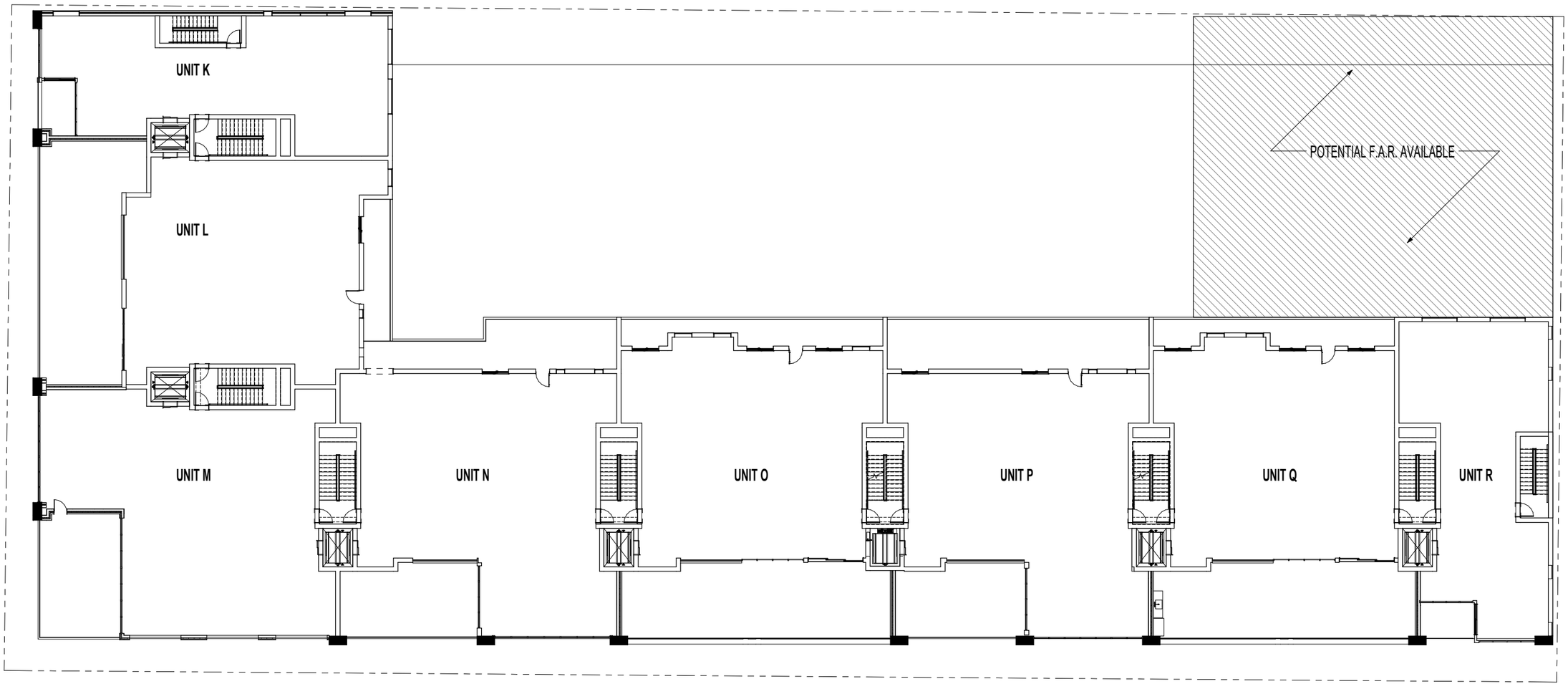


LEGEND

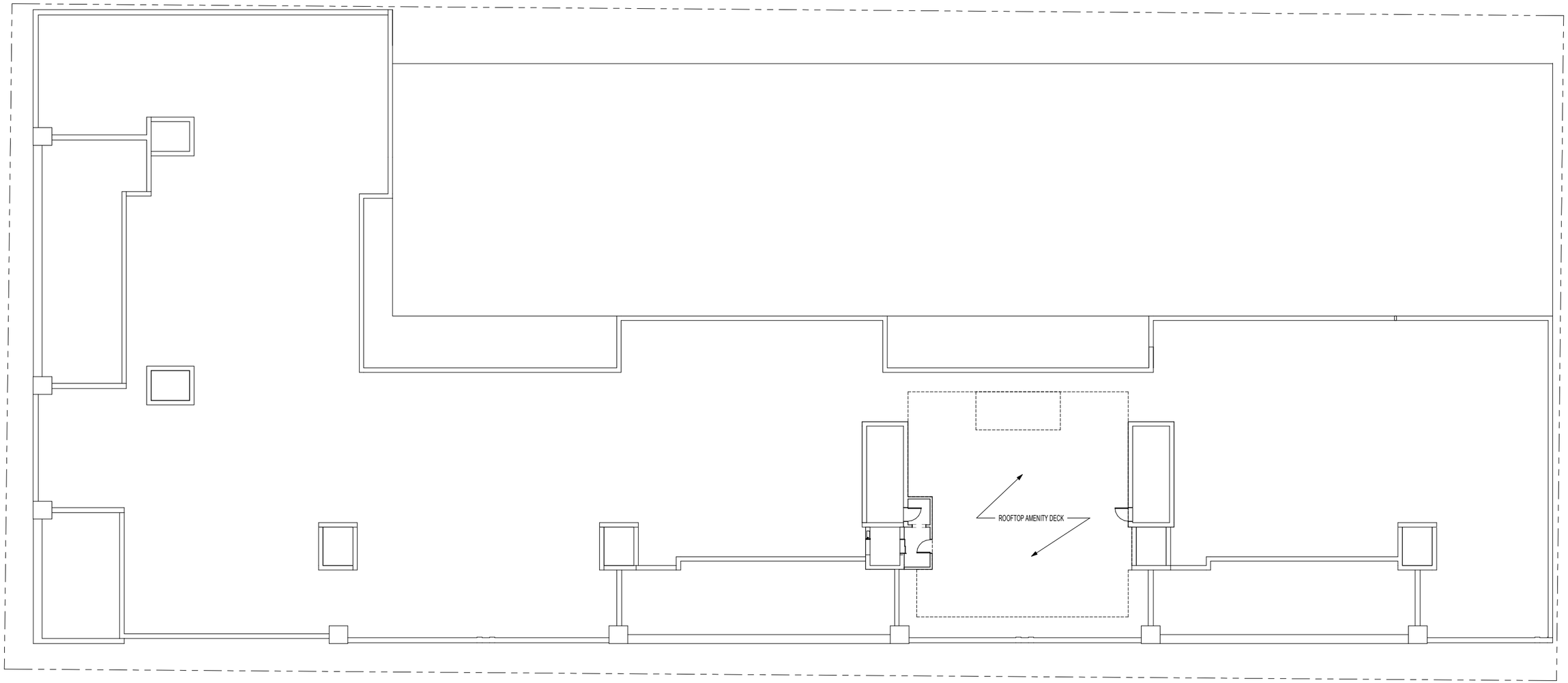
- (A) EXISTING ASPHALT PAVING
- (B) PARALLEL PARKING
- (C) BOARDWALK
- (D) ARCHITECTURAL CANOPY
- (E) BENCHES
- (F) TRASH
- (G) BIKE RACK
- (H) PEDESTRIAN RAMP
- (I) PAVERS WITH TREES IN GRATES
- (J) PEDESTRIAN SIDEWALK
- (K) DRIVEWAY
- (L) COVERED PARKING


TRANSFORMER
UTILITY PANELS
13' - 0"
RETAIL
RESIDENTAIL LOBBY
RETAIL
RESIDENTAIL LOBBY
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
20' - 0" TYP.
9' - 0" TYP.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25
57 ENCLOSED PARKING SPACES
24' - 0"
21' - 4"
51
52
53
54
55
56
57
23' - 2 1/2"
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50
18' - 0"
18' - 0"
18' - 0"
TYP. PARALLEL
9' - 0" TYP
24' - 4"
13' - 8"
RESIDENTAIL LOBBY
BACK OF CURB
PROPERTY LINE
MAIN RESIDENTIAL LOBBY
GARAGE DOOR
RESIDENTIAL LOBBY


UNIT A
UNIT B
UNIT C
UNIT D
UNIT E
UNIT F
UNIT G
UNIT H
UNIT I
UNIT J
POTENTIAL F.A.R. AVAILABLE


UNIT K
UNIT L
UNIT M
UNIT N
UNIT O
UNIT P
UNIT Q
UNIT R
POTENTIAL F.A.R. AVAILABLE

ROOF PLAN





SOUTH ELEVATION - PEARL



WEST ELEVATION - CACHE



NORTH ELEVATION - ALLEY



EAST ELEVATION



CORNER OF CACHE AND PEARL



ENTRANCE ALONG PEARL STREET



STREETSCAPE VIEW

ADJACENT CONTEXT DIAGRAMS



PEARL STREET STREETSCAPE VIEW



CACHE STREET STREETSCAPE VIEW

BOARD-FORMED CONCRETE

PLANTER WALLS

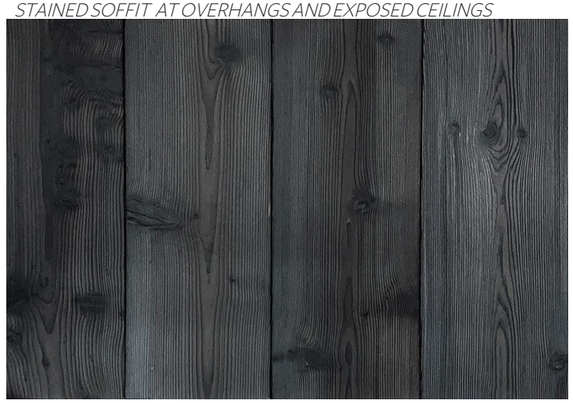




CEDAR SIDING AND SOFFIT

BLACK SIDING AT REAR COURTYARD

STAINED SOFFIT AT OVERHANGS AND EXPOSED CEILINGS





BRICK

MAIN BUILDING WALL CLADDING



METAL PANEL RAINSCREEN

WALL CLADDING, REYNOBOND OR SIM.

