

AGENDA
Design Review Committee
October 13, 2021 – REGULAR MEETING
5:00 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

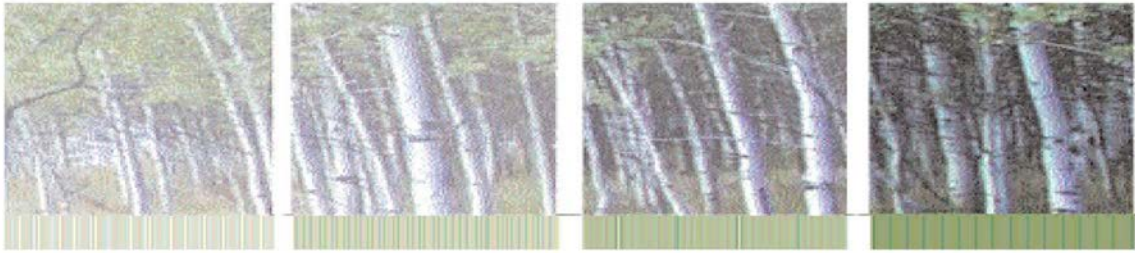
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

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. P21-082- 105 E Broadway Conceptual Review (Continuation) - King of Broadway
 - II. P21-231 - 50 S Cache & 45 E Pearl (Continuation) - 3-Story mixed use building
 - III. P21-260 - 175 E Broadway Conceptual Review - Jackson Hole Historical Society Museum
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: October 13, 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 last on September 8, 2021. The applicant has resubmitted their application in response to the DRC's feedback which are as follows:

- Pedestrian Frontage – the building did not meet the 13' pedestrian frontage setback measured from the back of curb. Staff met with Pathways and Engineering regarding the desired future of this area of Broadway and directed the applicant to apply for an Administrative Adjustment to reduce the pedestrian frontage from 13' to 10'.
- Too Simple – the DRC felt that the design was too simplified from the original design presented back in April of 2021.
- Windows – the windows on the lower level were not in line with the DDO guidelines and seemed too thin compared to the windows on the upper level. The upper window articulation should better match the residential uses. Also, the change in materials (i.e., vertical wood and vertical stamped metal) implies the building is split into two spaces side-by-side of each other. But the windows indicate the building is split into an upper and lower space, which conflicts with wood and stamped metal. If the intent is to break the building up, the windows and material changes should coordinate better. Also, the floor-to-ceiling windows in the second floor do not appear to be in line with western character. The DRC recommends smaller punched windows which are indicative of western character design.
- Building Split – the attempt to split the building into two side-by-side spaces was thoughtful, but the wood and metal bands were too thin. Also, the wood should continue to the ground level on both the western corner and down the middle similar to the metal.
- Alley - The alley corner, which is very visible, should be dipped in a material different than CMU. The DRC suggested the wood wrapping down the alley to the balcony.
- Balcony - The "Retail Sign 24" Letters" should be removed and the balcony design should not be driven by signage. Also, the DRC felt the balcony was too heavy and thick even though they understood the intention was to create

a better pedestrian experience by lowering the balcony ground clearance height. Ultimately the height of the balcony is being driven by the alley balconies which require a 15' clearance height.

- Pedestrian Experience – The pedestrian experience at the ground level was not well designed. There are no inviting features such as planters or benches to create a vibrant experience. Also, a kickplate is recommended and called out in the DDO 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 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.

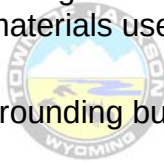
E) Materials

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.





PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: 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 ☒ _____ 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
☒ _____ 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?

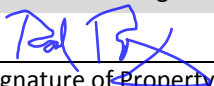
250 **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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.



Signature of Property Owner or Authorized Applicant/Agent
Rachel Ravitz

Name Printed

Sep 27 2021

Date
Architect

Title

DRC NARRATIVE

KING of Broadway - 105 East Broadway

September 26 2021
(DRC meets Oct 13 2021)

Our building is named for its location at the north end of King Street, along East Broadway. Since our second DRC submission in August and subsequent meeting on September 8th, we have made the following revisions to our design for conceptual approval:

As a clearly defined primary entrance is mentioned several times in the Western Design Character Overlay of the LDR's, we chose the duplex approach to serve 2 entrances into a space intended for 2 retail shops. The primary tenant wall is now rendered for clarity, with the demising wall not quite at mid span

Wood siding, as suggested, wraps the southwest corner to cover about one third of the Alley facade. Likewise, our metal balcony skirt also appears on the Alley Facade, along with a cornice extension.

Wood coverage is increased around the glazing, especially upper windows, so that they appear "punched" rather than as curtain walls. The same wood siding is carried into the balcony marquees.

Effort is made to align and proportion windows on the upper level with those on the lower level
The marquees height is reduced to help proportions top to bottom on the Broadway facade

Several approaches create depth in the facade, reducing its flatness: Projection of the east portion is increased from 6" to 12." Both the roof and balcony floor & railing on the east side are likewise projected proud of the west side. A lighter shading trellis is employed over the upper west side.

Black metal siding, similar to that found at the Cloudveil Bulding, replaces the tin tiles stamped with an antler pattern. Alley balconies are wrapped in a similar black skirt. This simplifies the facade and reduces the number of different materials.

A black metal bench fronting broadway is re-introduced to invite pedestrian engagement.

We hope you find these changes suitable and seek your conceptual approval on this project.

Thank you
Rachel Ravitz, AIA

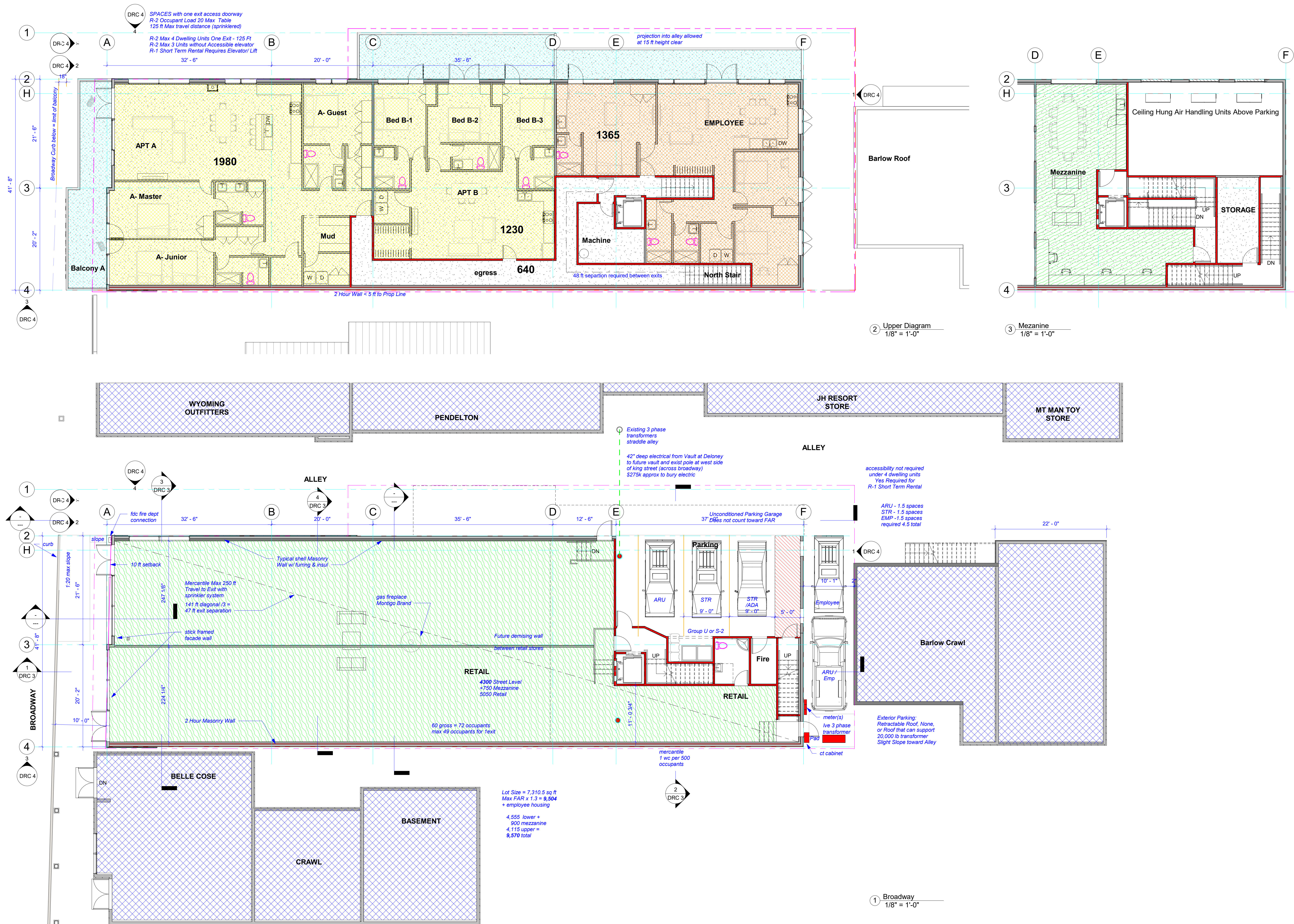


④ SouthWest Corner





AIA NCARB LEED AP
 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
MITTAL

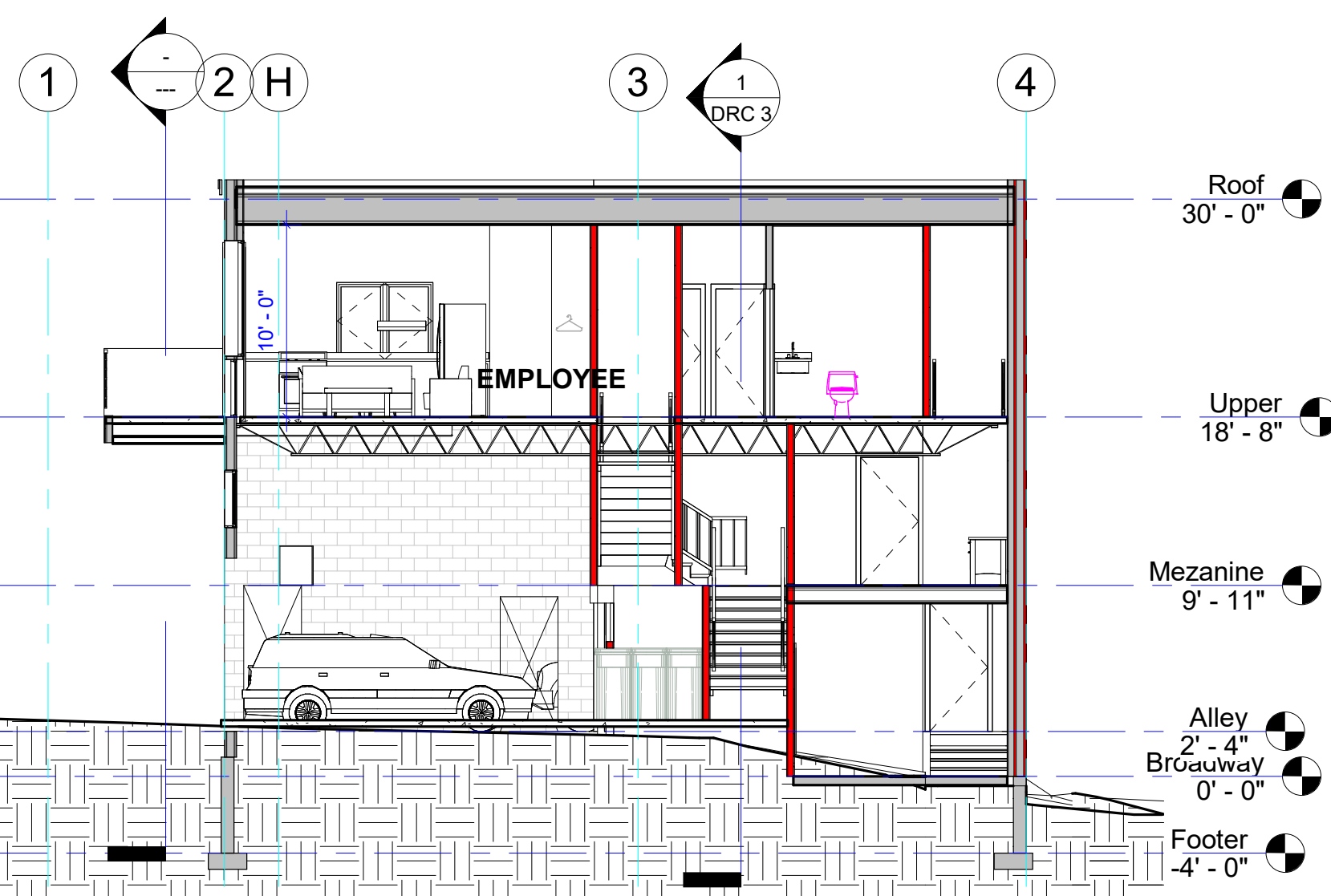
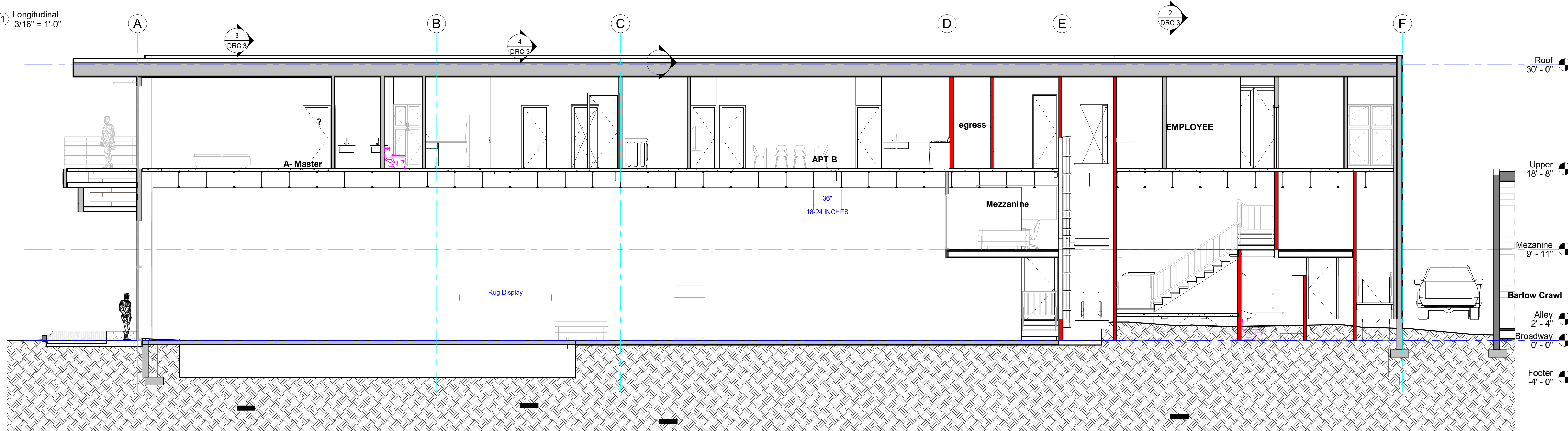
NOT FOR CONSTRUCTION
These Drawings Are Not
Stamped Professionally
esteAm Architecture, LLC
and Rachel Ravitz, AIA are
indemnified for any liability
due to errors & omissions

SEP 24 202

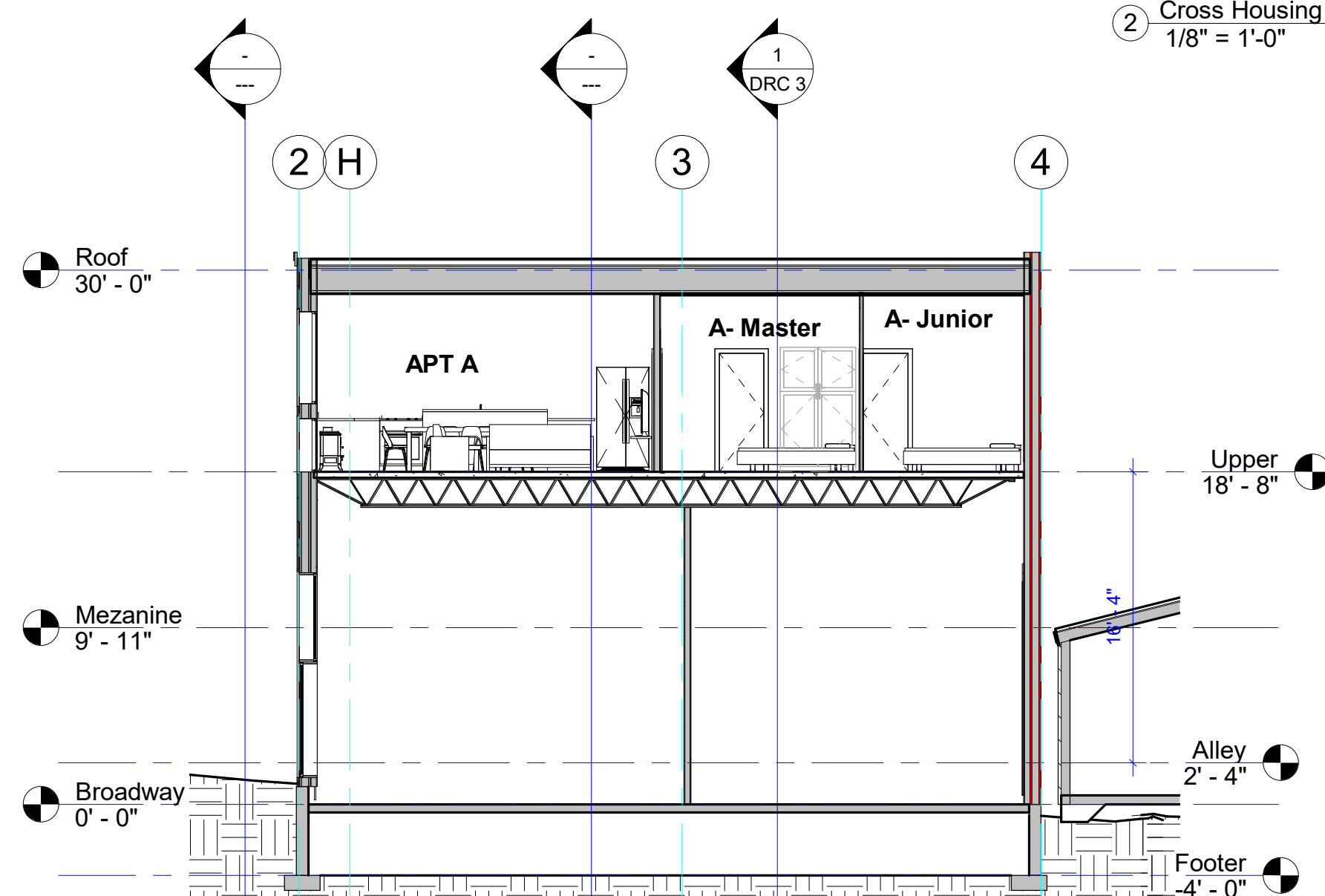
DRC 2

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

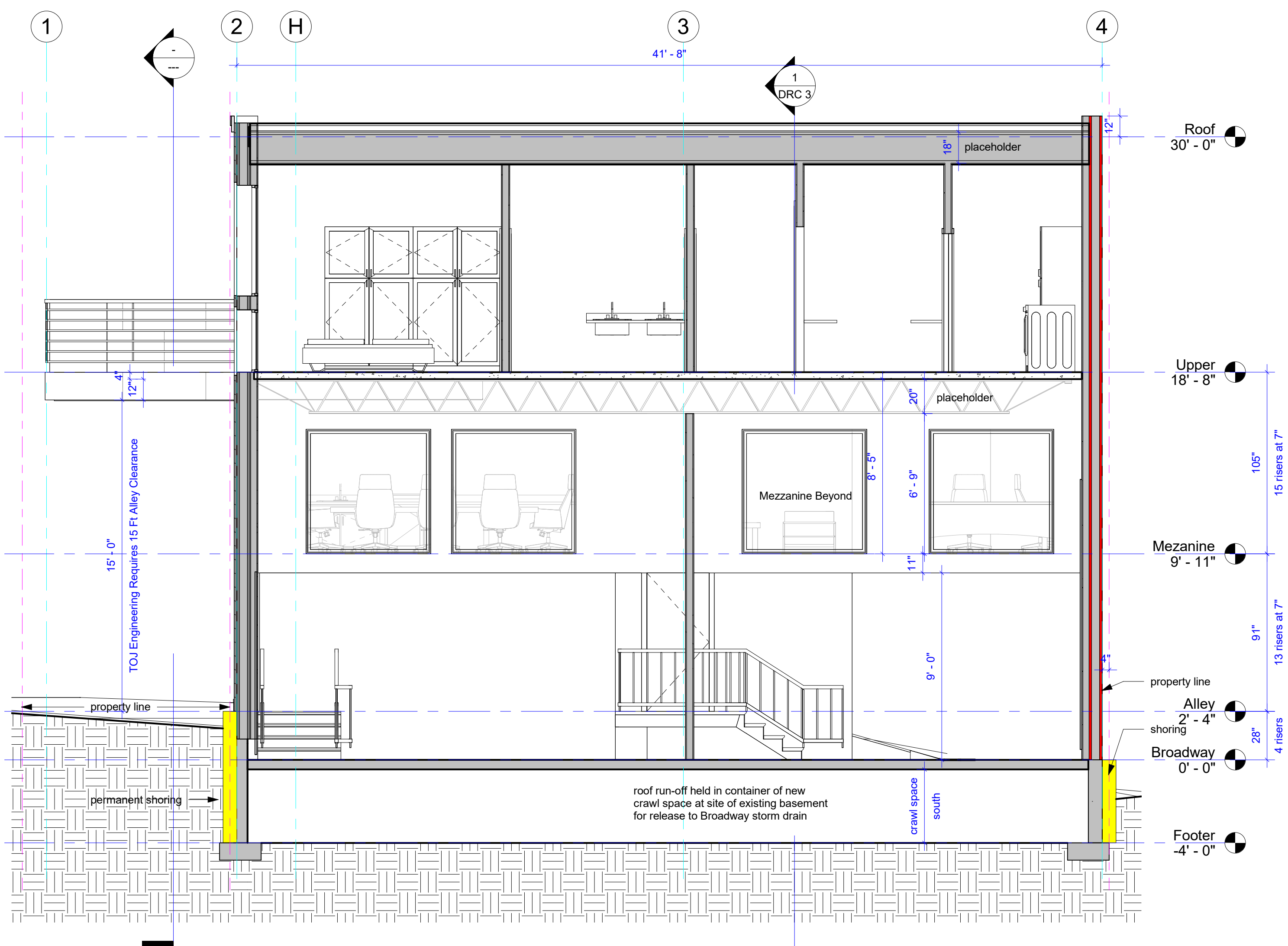
1 Longitudinal
3/16" = 1'-0"



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



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

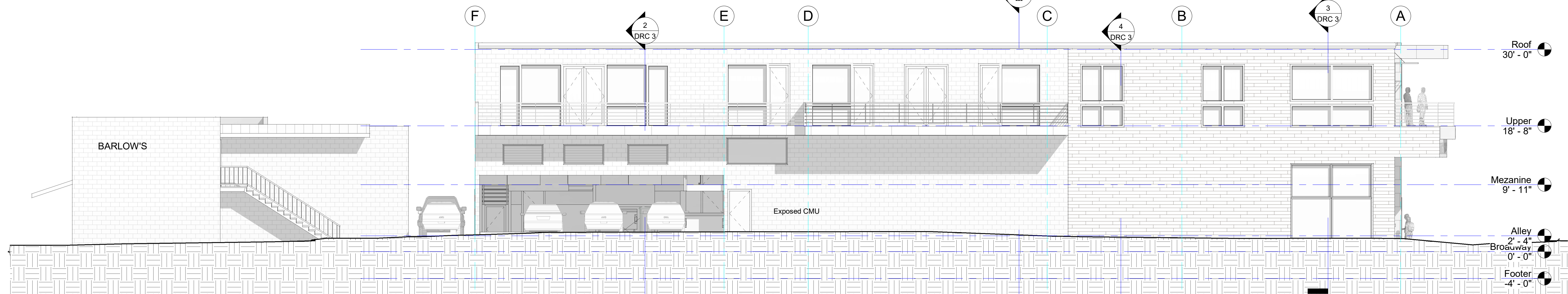


4 Cross Gallery
1/4" = 1'-0"

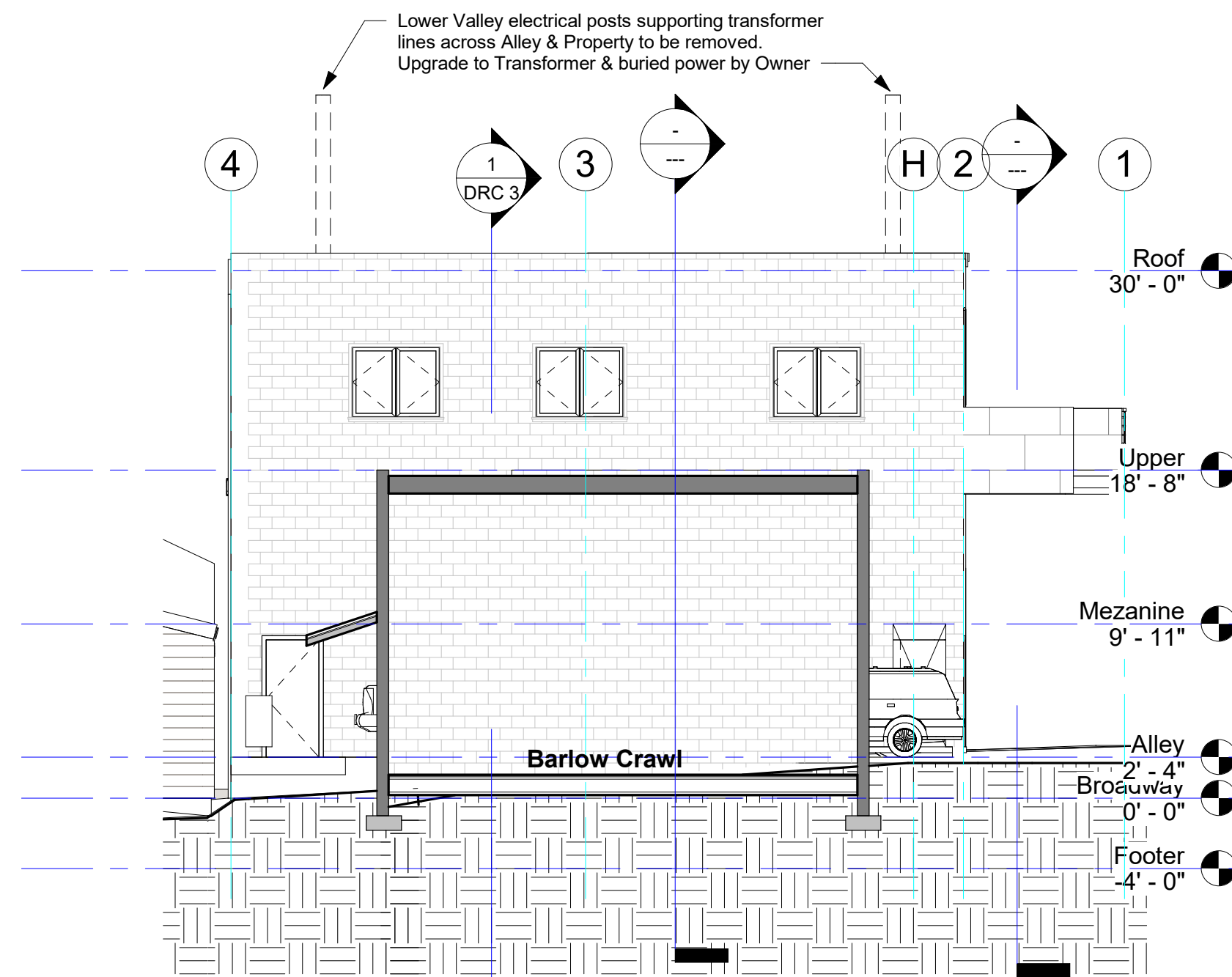
KING of BROADWAY
Foam Capital LLC

105 East Broadway, Jackson, WY 83001

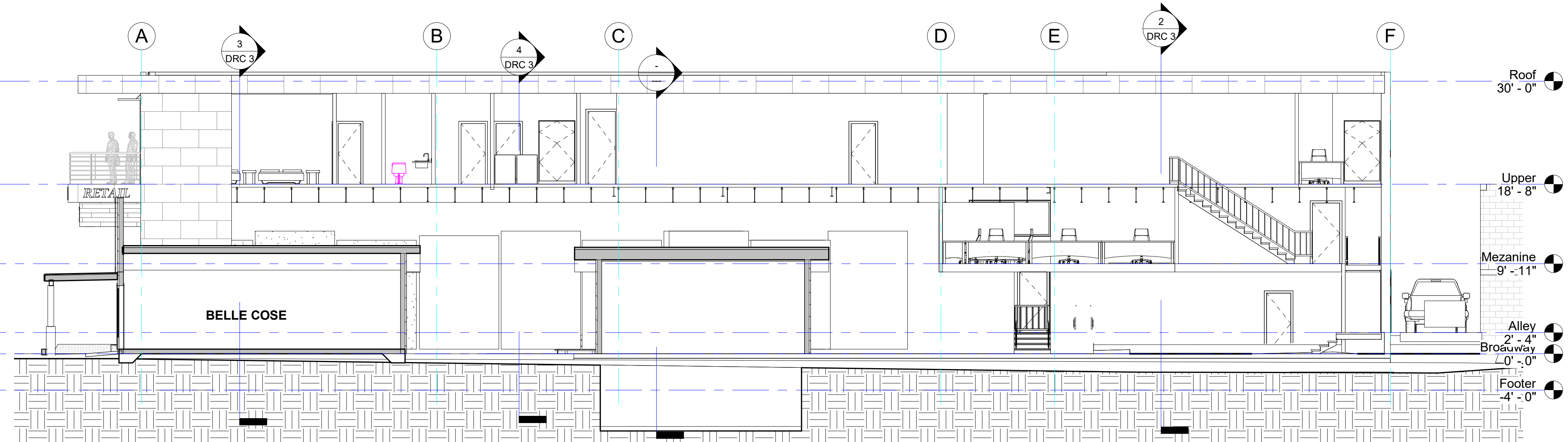
SECTIONS



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

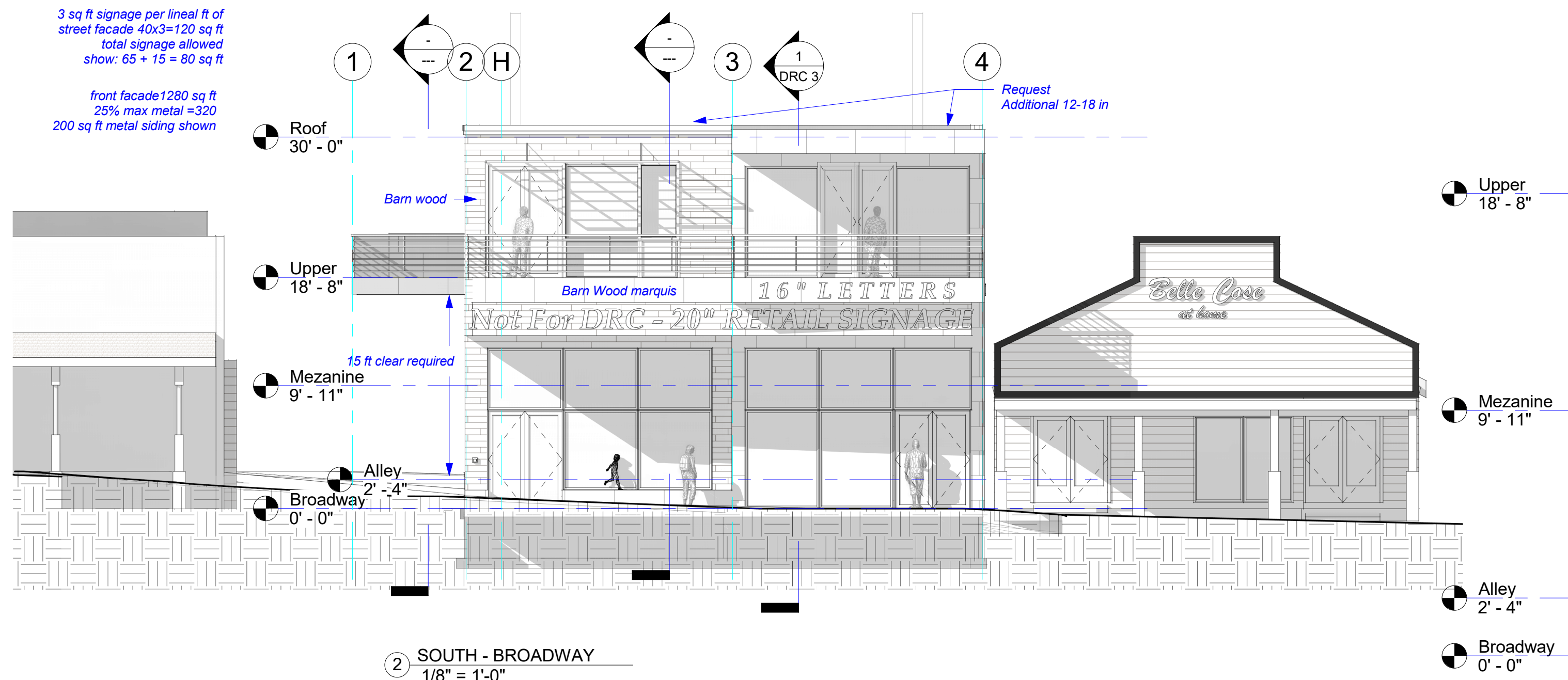


1 NORTH - BARLOWS
1/8" = 1'-0"



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

5 FRONT FACADE
1/4" = 1'-0"



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



KING of BROADWAY
Foam Capital LLC

105 East Broadway, Jackson, WY 83001

ELEVATIONS

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 SEP 24 2021

DRC 4

Scale As indicated



Cloudveil Buiding with black metal siding



Fireside JH Cabins with wood siding



Weathered Wood Siding

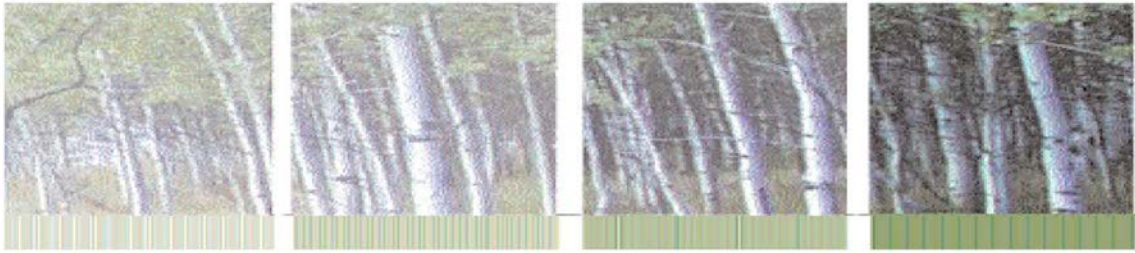


Bonderized Black



CMU





Town of Jackson Design Guidelines Checklist

Meeting Date: October 13, 2021

Item Number: P21-231

Applicant: Northworks

Address: 50 S. Cache St., 45 E. Pearl Ave., 75 E. Pearl Ave.

Recommendations: Formal Review

Overview: This item was continued from the September 8, 2021, DRC meeting. The applicant has resubmitted their design in an effort to address the concerns of the DRC which are as follows:

- The overarching conclusion by the DRC was that the building failed to meet several Town Design Guidelines and lacked a sense of western character according to the Area 2 Downtown Design Guidelines (DDO). The DRC strongly encouraged the applicant to revisit both sets of design guidelines as they play a crucial role in a development of this scale and size.
- Ground Level bays - The ground-level bays, or modules, were too large and monotonous/repetitive. The applicant should seek to provide some variation to these bays so that the pedestrian experience is not the same 3'x3' windows for 500' (350' on Pearl + 150' on Cache).
 - o Some members also commented that the horizontal modules/bays were too large and should be reduced to break up the scale of the building.
- Overall Theme - The design felt "factory-like" or "industrial" which are not suitable for this area of Town. The elevation perspectives were described as "brutal" and "relentless."
- Transition - Both ends of the building on the third floor should be stepped down to 2-stories to better transition with adjacent properties which are at 1-2 stories. The DRC specifically mentioned how the development is 3-stories at its eastern-most point on Pearl which is directly adjacent to the much smaller mostly 1-story historic Coe House cabin. Stepping the building down to 2-stories in this portion of the building would gesture a better transition between these two properties.
- Massing - Although the building was stepped back on portions of the 3rd floor (required by the LDRs), the building still felt long, continuous and monotonous, lacking the proper variation. The current design did not successfully break up the mass.
- Misuse of local historical buildings as models. While it is appreciated that the applicant used local historical buildings for inspiration, the repetition of,

- for example, a small, one-story building (Deloney commercial building) over the span of 500' feet and three stories is not acceptable.
- Entryway Articulation - The ground level entryways for both commercial and residential uses should include more articulation to differentiate them from each other. An example of articulation could be roof coverings, recessed entryways, lighting, plane change and/or material change. There should be a clear visual difference between the entry to a commercial space from residential space.
 - Sawtooth profile: There was a variety of opinions whether the mere presence of the third-story stepback was sufficient to meet the "sawtooth" roof profile mentioned in the design guidelines. Some felt that it might be ok while others did not.
 - Windows – The amount of window glazing is far more than existing development in the DDO, primarily on the 2nd and 3rd floors. The amount of glazing should not only be reduced to be consistent with existing development, but the window sizes and pattern should also be less repetitive. Also, the windows on the upper 2 floors, which serve residential condos, should be different from the ground level commercial windows. The upper level windows should also be punched-in similar to many western style buildings.
 - Possible Canopies - On Pearl Avenue, the DRC suggested the possible addition of some sidewalk coverings to address the lack of variation between the ground level and the floors above.
 - Variation – Both vertical and horizontal variation is lacking in the design. The applicant needs to address how the ground level differs from the floor above, while also providing horizontal change in the design to help lessen the length and scale of the building.

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.

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
 - o 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*).
 - o Connections: Consider how the proposed development connects with the street and other development on the same block.
 - o Massing: Volume Complexity:
 - Avoid large monolithic buildings (*comment: the long Pearl Street frontage has additive/subtractive elements*)
 - 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/subtractive elements but reads as one long building without interruption*)
 - o 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
 - o 1.6: In Area 2, develop the street level to provide visual interest to pedestrians and shelter - provide a clearly defined primary entrance(s).
 - o 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.
 - o 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.
 - o 1.22: Use vertical and horizontal articulation techniques to convey a sense of human scale in a building façade

Project Overview: 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 a clay panel, stone, 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).

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.



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

NORTHWORKS

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 2 nd 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 2 nd 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 $\geq 5/12$	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 3 rd story street façade or street façade over 30' (min.)	ToJ LDR Section 2.2.15.B.2	20'	20'	Yes

NORTHWORKS

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.)				

NORTHWORKS

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'		

NORTHWORKS

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	9,665	6 (TBD)	2.25 spaces per 1,000	22	21.74
Residential Use (Short Term)	46,855	17	1.5 per DU	34	25.5
Total Spaces Required: 43.74					

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 10,800 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 third floor 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. The building has been designed in a series of modules to breakdown the overall scale comparable to connected townhomes.

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.

NORTHWORKS

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 overhead canopies suspended 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 storefronts with covered 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 footprint features modules that vary in distance from the property setbacks to give variation along the façade. 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 both Cache and Pearl 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. The third floor recedes from the plan of the lower stories below in a range three to twenty feet and is clad in dark siding to give the building a feeling of a predominately two-story 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 stone veneer, clay tiles, stained wood siding and soffits, dark metal accents, 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

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

NORTHWORKS

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 2 nd 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 2 nd 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 $\geq 5/12$	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 3 rd story street façade or street façade over 30' (min.)	ToJ LDR Section 2.2.15.B.2	20'	20'	Yes

NORTHWORKS

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.)				

NORTHWORKS

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'		

NORTHWORKS

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	9,665	6 (TBD)	2.25 spaces per 1,000	22	21.74
Residential Use (Short Term)	46,855	17	1.5 per DU	34	25.5
Total Spaces Required: 43.74					

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 10,800 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 third floor 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. The building has been designed in a series of modules to breakdown the overall scale comparable to connected townhomes.

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.

NORTHWORKS

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 overhead canopies suspended 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 storefronts with covered 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 footprint features modules that vary in distance from the property setbacks to give variation along the façade. 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 both Cache and Pearl 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. The third floor recedes from the plan of the lower stories below in a range three to twenty feet and is clad in dark siding to give the building a feeling of a predominately two-story 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

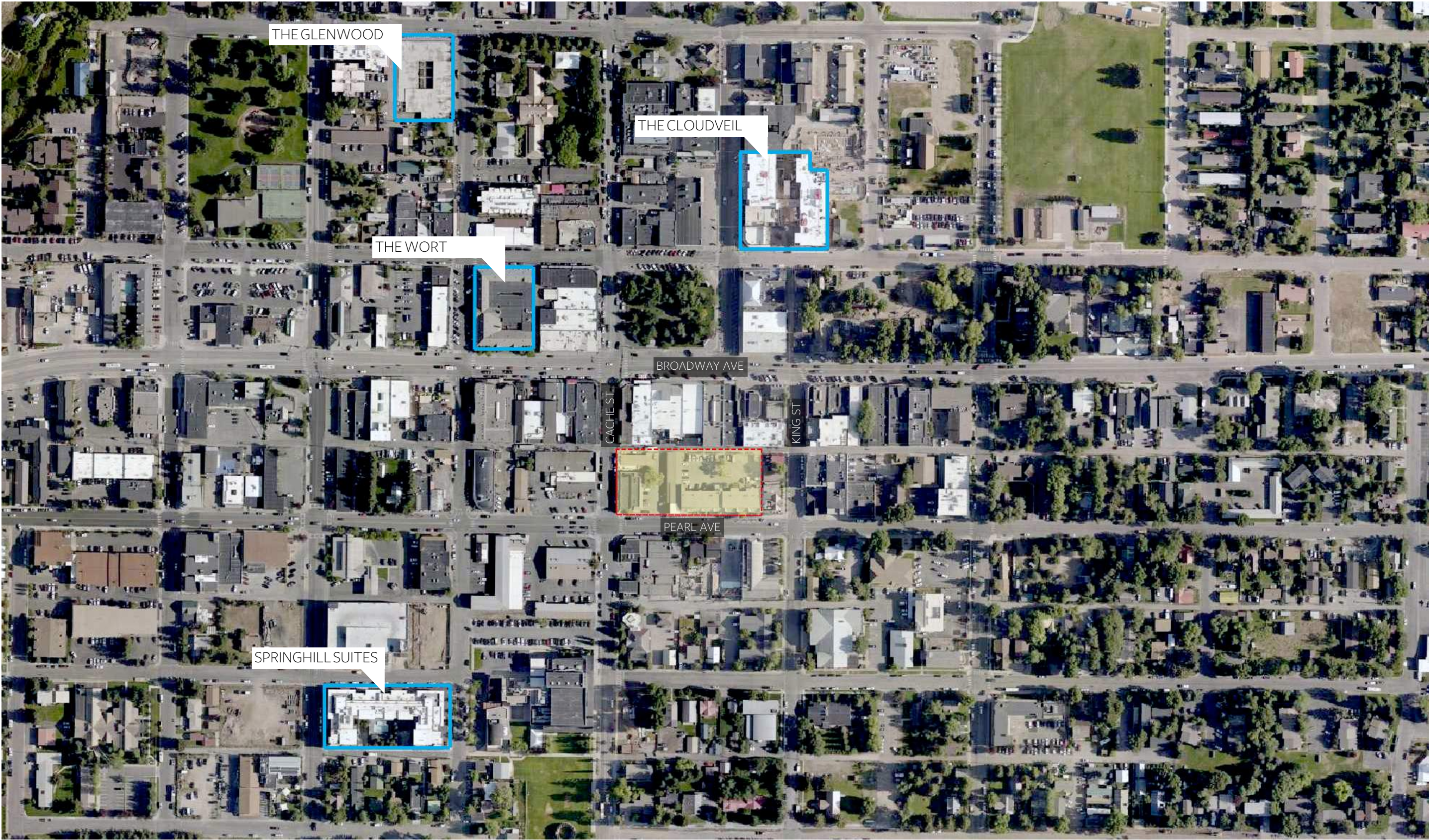
Application of Materials – The application of each building material serves to define certain building elements as unique spaces or components of the program while creating an attractive façade that has an overall sense of unity. **Material Selection** – The primary material palette for the building includes stone veneer, clay tiles, stained wood siding and soffits, dark metal accents, 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.

An aerial photograph of a town, likely Northfork, West Virginia, showing a grid of streets, various commercial and residential buildings, and parking lots. In the background, there are rolling hills and mountains under a hazy sky. The image is used as a background for a presentation slide.

CONDOS AT CACHE & PEARL
DESIGN REVIEW COMMITTEE
10/07/2021



NORTHWORKS





DESIGN MODIFICATIONS KEY:

- ① UPPER LEVEL SETBACKS INTRODUCED ALONG ENTIRE LENGTH OF STREET-FACING ELEVATIONS TO LESSEN THE PERCEIVED BUILDING HEIGHT AND ENHANCE THE RELATIONSHIP WITH THE NEIGHBORING BUILDINGS
- ② ACCENTUATED CORNICES WITH ADDITIONAL ARCHITECTURAL DETAILING AND RELIEF
- ③ VARIED PLANE OF FACADE, WITH ALTERNATING PARAPET HEIGHTS, TO CREATE RHYTHM OF PROJECTING AND RECESSED BAYS AND MORE ARTICULATED BUILDING MASSING
- ④ STONE INTRODUCED AS A PRIMARY FACADE MATERIAL TO COMPLIMENT CLAY FACADE TILES (IN LIEU OF BRICK) AND FURTHER REDUCE THE PERCEIVED SCALE OF THE BUILDING MASSING
- ⑤ REDUCED AMOUNT OF GLAZING THROUGHOUT ELEVATIONS
- ⑥ ADDITIONAL VARIATION IN WINDOW TYPES AND SIZES PROVIDED THROUGHOUT. PUNCHED WINDOWS ADDED IN CERTAIN AREAS TO ENHANCE THE RESIDENTIAL CHARACTER OF THE FACADE
- ⑦ UNIQUE RESIDENTIAL ENTRY DOORS UTILIZED TO DIFFERENTIATE FROM RETAIL DOORS
- ⑧ ADDITIONAL DARK WOOD SIDING PROVIDED IN LIEU OF METAL PANEL AT TOP LEVEL RESIDENTIAL UNITS
- ⑨ ROOFTOP AMENITY DECK RELOCATED TO LEVEL 3 TO REDUCE THE OVERALL HEIGHT OF BUILDING AND FURTHER BREAK UP THE SCALE OF THE PEARL STREET ELEVATION



CACHE ELEVATION - PROPOSED



CACHE ELEVATION - PREVIOUS



DESIGN MODIFICATIONS KEY:

- | | | | |
|---|---|---|---|
| ① UPPER LEVEL SETBACKS INTRODUCED ALONG ENTIRE LENGTH OF STREET-FACING ELEVATIONS TO LESSEN THE PERCEIVED BUILDING HEIGHT AND ENHANCE THE RELATIONSHIP WITH THE NEIGHBORING BUILDINGS | ③ VARIED PLANE OF FACADE, WITH ALTERNATING PARAPET HEIGHTS, TO CREATE RHYTHM OF PROJECTING AND RECESSED BAYS AND MORE ARTICULATED BUILDING MASSING | ⑤ REDUCED AMOUNT OF GLAZING THROUGHOUT ELEVATIONS | ⑦ UNIQUE RESIDENTIAL ENTRY DOORS UTILIZED TO DIFFERENTIATE FROM RETAIL DOORS |
| ② ACCENTUATED CORNICES WITH ADDITIONAL ARCHITECTURAL DETAILING AND RELIEF | ④ STONE INTRODUCED AS A PRIMARY FACADE MATERIAL TO COMPLIMENT CLAY FACADE TILES (IN LIEU OF BRICK) AND FURTHER REDUCE THE PERCEIVED SCALE OF THE BUILDING MASSING | ⑥ ADDITIONAL VARIATION IN WINDOW TYPES AND SIZES PROVIDED THROUGHOUT. PUNCHED WINDOWS ADDED IN CERTAIN AREAS TO ENHANCE THE RESIDENTIAL CHARACTER OF THE FACADE | ⑧ ADDITIONAL DARK WOOD SIDING PROVIDED IN LIEU OF METAL PANEL AT TOP LEVEL RESIDENTIAL UNITS |
| | | | ⑨ ROOFTOP AMENITY DECK RELOCATED TO LEVEL 3 TO REDUCE THE OVERALL HEIGHT OF BUILDING AND FURTHER BREAK UP THE SCALE OF THE PEARL STREET ELEVATION |



CACHE ELEVATION



CACHE ELEVATION



PEARL ELEVATION



PEARL ELEVATION



CACHE ST - CURRENT CONTEXT ELEVATION



CACHE ST - PREVIOUS CONTEXT ELEVATION



PEARL AVE - CURRENT CONTEXT ELEVATION



PEARL AVE - PREVIOUS CONTEXT ELEVATION



PEARL STREET ELEVATION



CACHE STREET ELEVATION

CEDAR SIDING
BLACK SIDING AT THIRD FLOOR & REAR COURTYARD

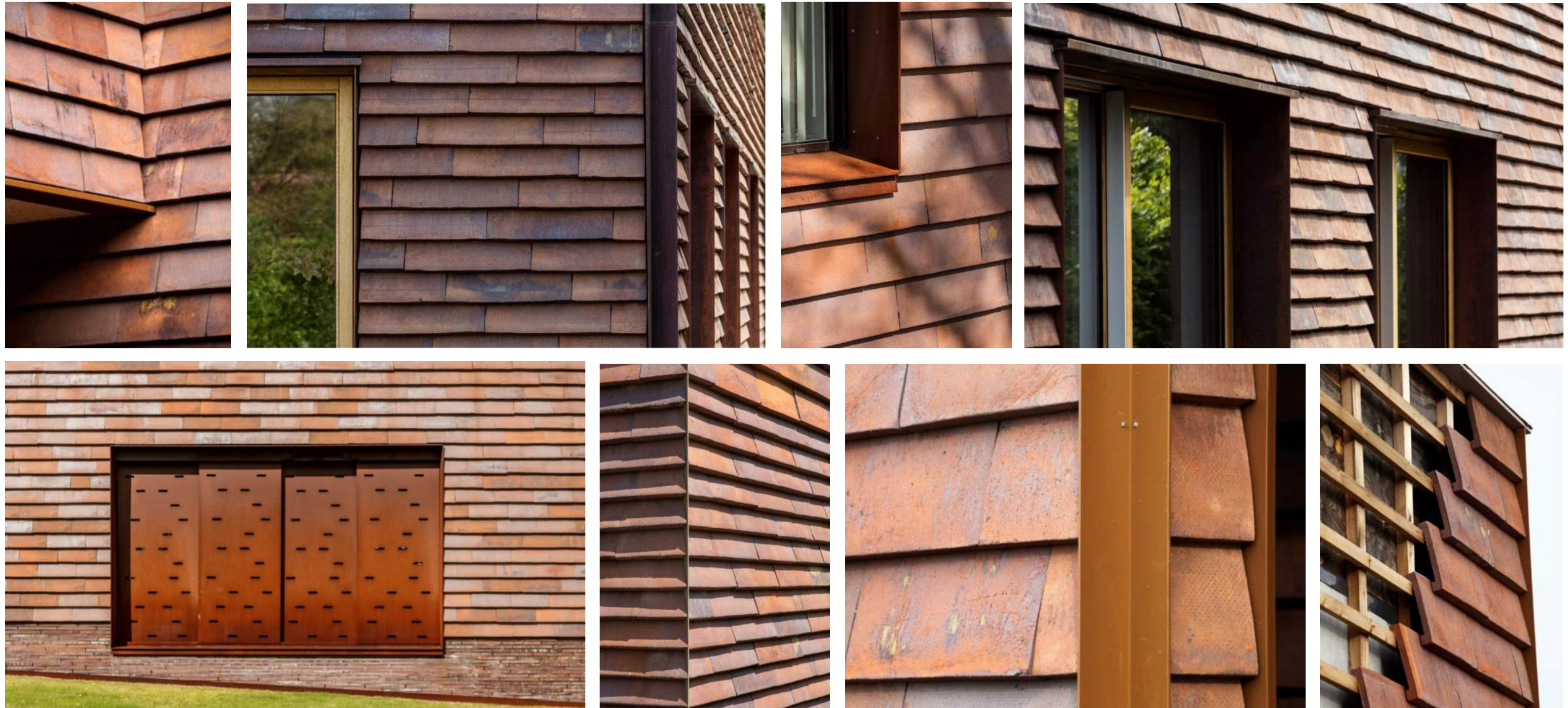


CLAY FACADE TILE
BUILDING WALL CLADDING AT LEVELS 1-2 RECESSED BAYS



STONE (TUXEDO GRAY LIMESTONE - SELECT STONE)
BUILDING WALL CLADDING AT LEVELS 1-2 PROJECTING BAYS

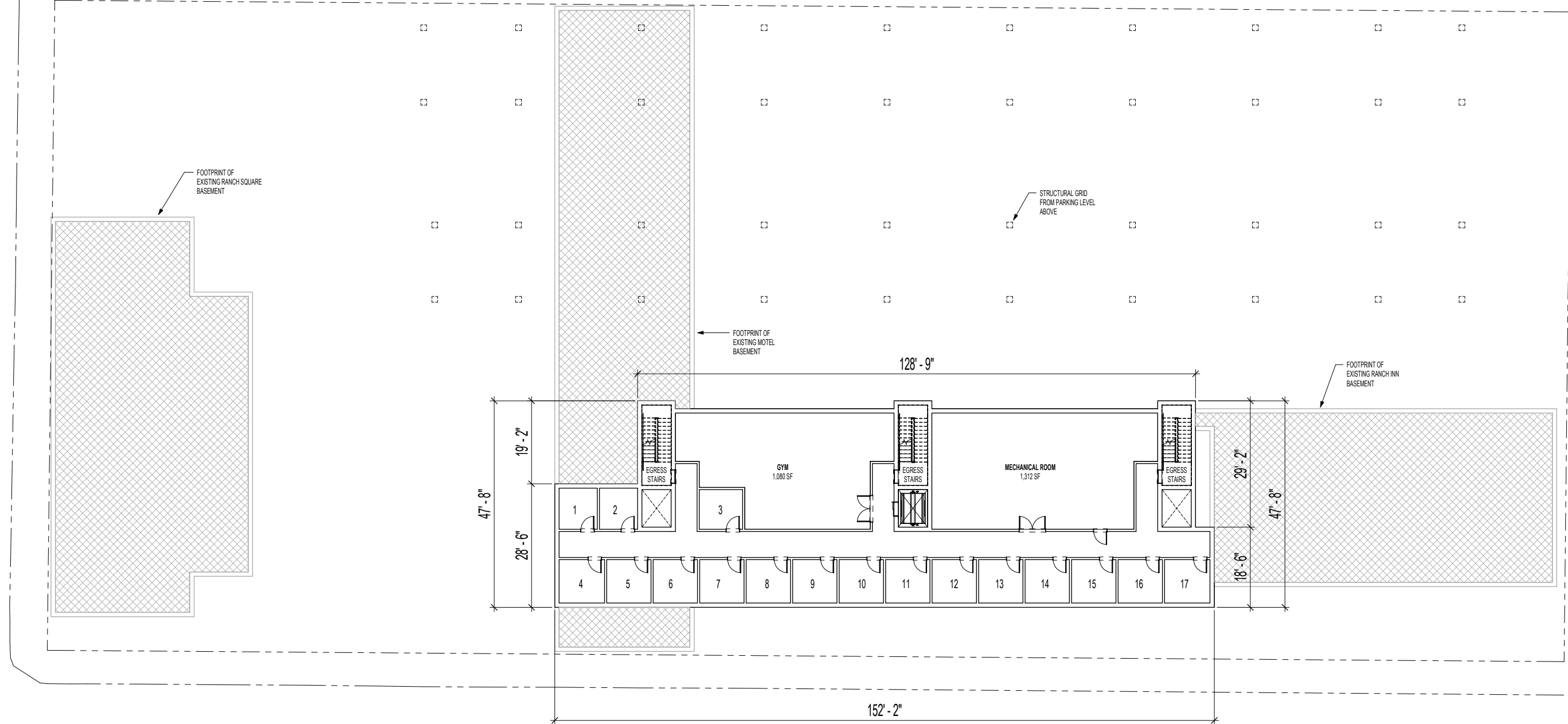








LEGEND	
(A)	EXISTING ASPHALT PAVING
(B)	PARALLEL PARKING
(C)	BOARDWALK
(D)	ARCHITECTURAL CANOPY
(E)	BENCHES
(F)	TRASH
(G)	BIKE RACK
(H)	PEDESTRIAN RAMP
(I)	PAVERS WITH TREES IN GRATES
(J)	PEDESTRIAN SIDEWALK
(K)	DRIVEWAY
(L)	COVERED PARKING

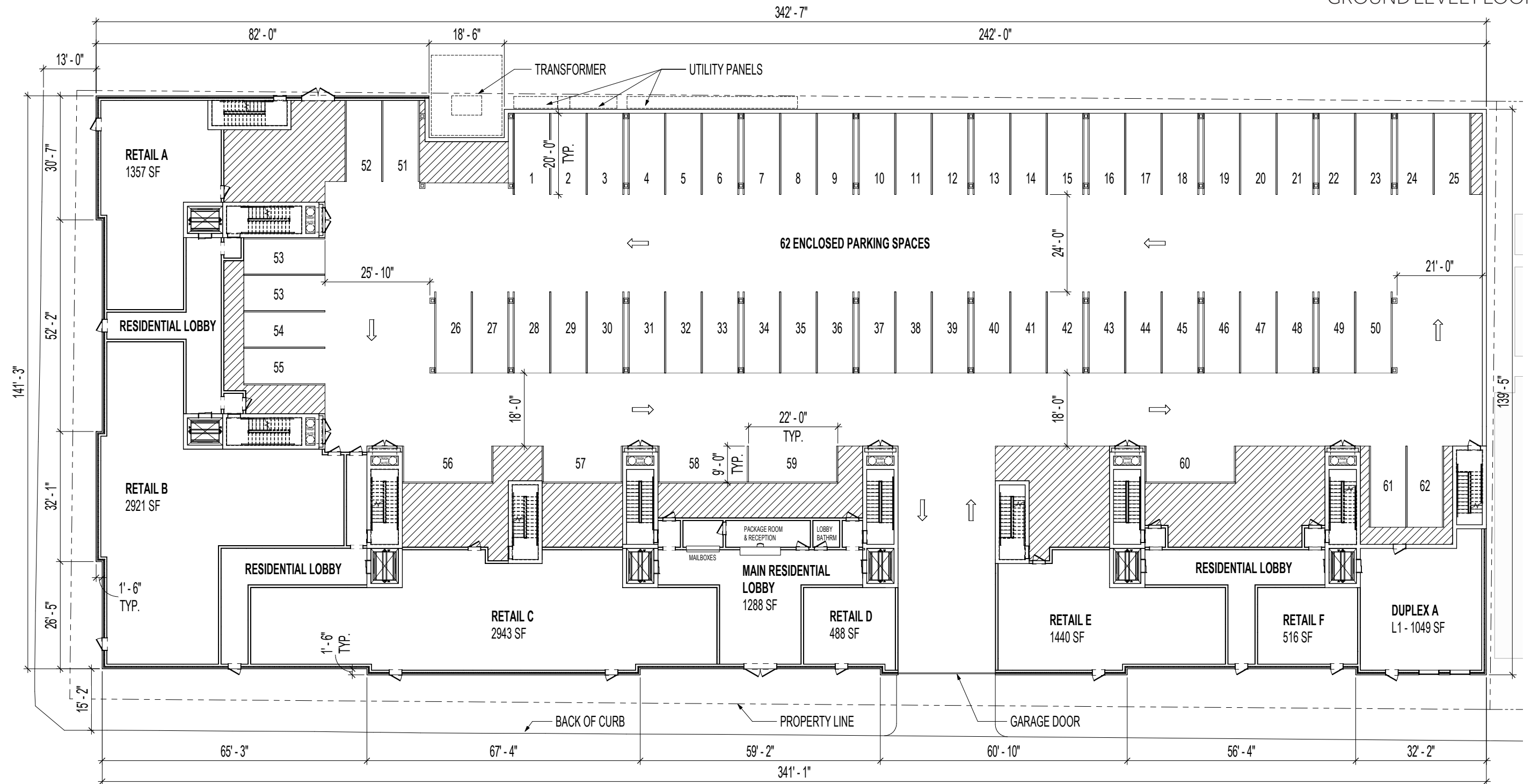


① BASEMENT PLAN

BASEMENT LEVEL
TOTAL SF - 6,572 SF

- (17) 100 SF STORAGE UNIT FOR EACH RESIDENTIAL UNIT
- (1) ELEVATOR HAS BASEMENT LEVEL ACCESS
- (3) EGRESS STAIRS HAVE BASEMENT LEVEL ACCESS

GROUND LEVEL FLOOR PLAN



1ST FLOOR PLAN

BUILDING TOTALS

GROSS SF - 66,862
SELLABLE SF - 56,519
EFFICIENCY - 84.5%

LEVEL 1

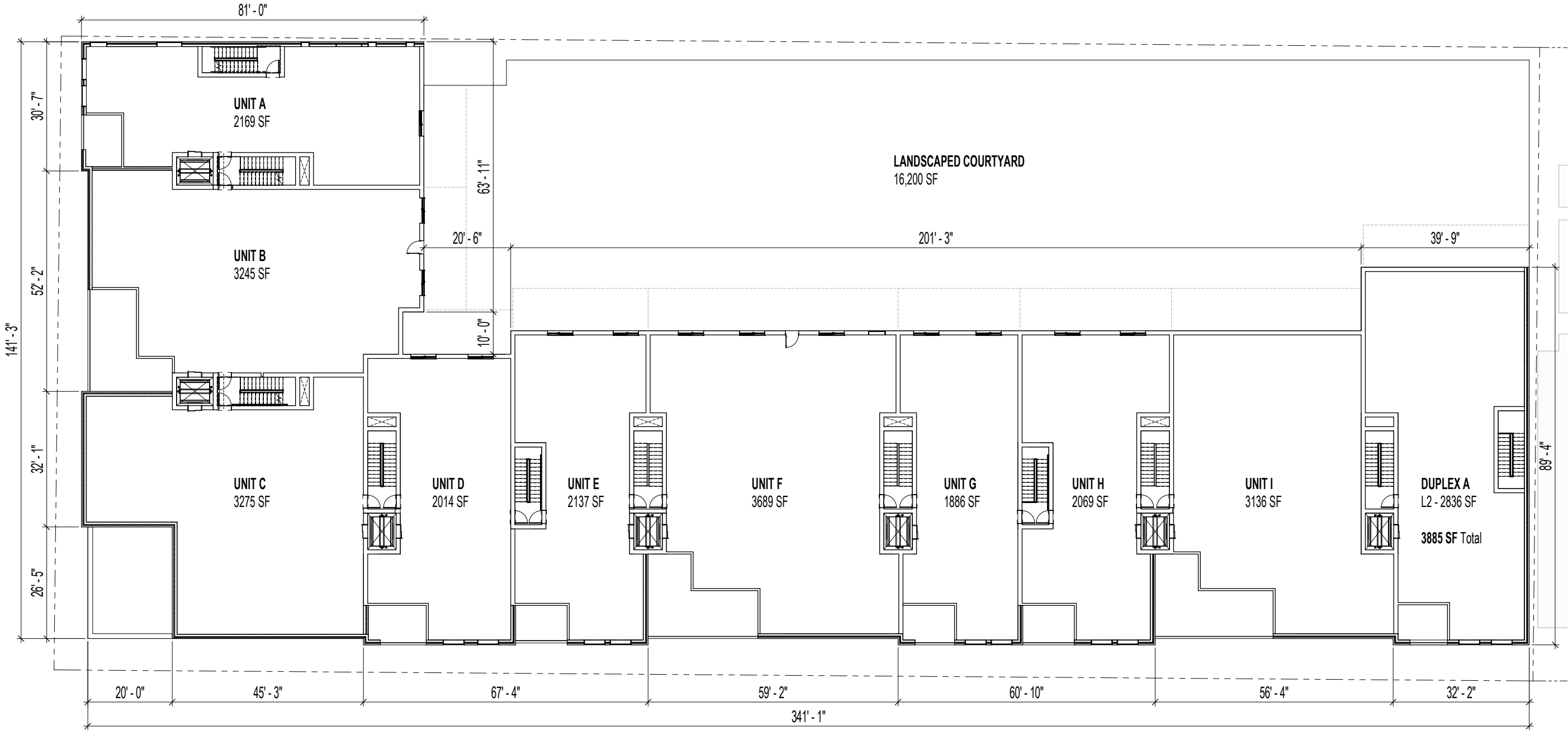
GROSS SF - 16,594
SELLABLE SF - 10,714

NORTHWORKS

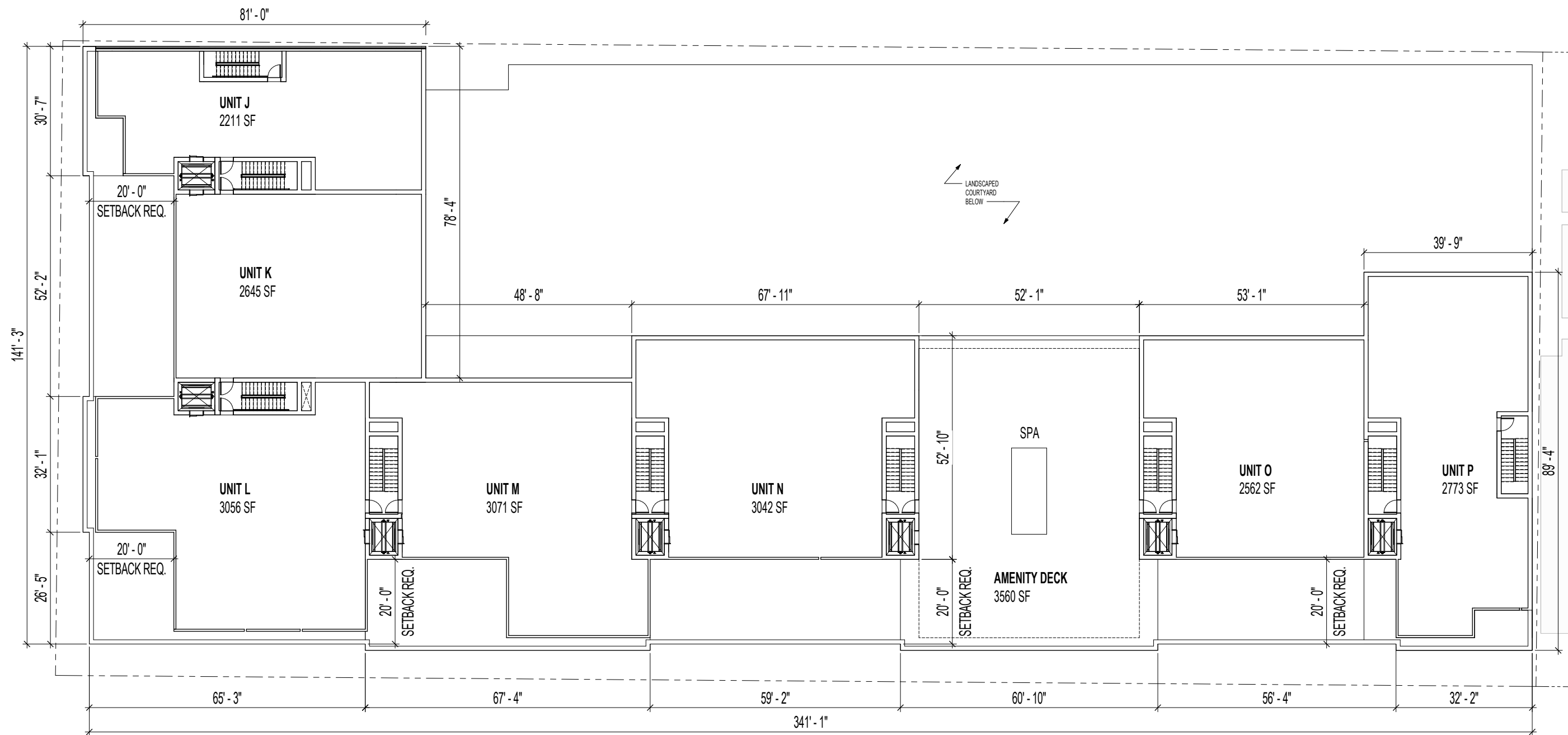


TOWN OF JACKSON
DESIGN REVIEW COMMITTEE

CONDOS AT CACHE & PEARL
JACKSON, WYOMING



① 2ND FLOOR PLAN	<u>BUILDING TOTALS</u>		<u>LEVEL 2</u>	
	GROSS SF - 66,862		GROSS SF - 28,795	
	SELLABLE SF - 56,519		SELLABLE SF - 26,445	
	EFFICIENCY - 84.5%			



BUILDING TOTALS

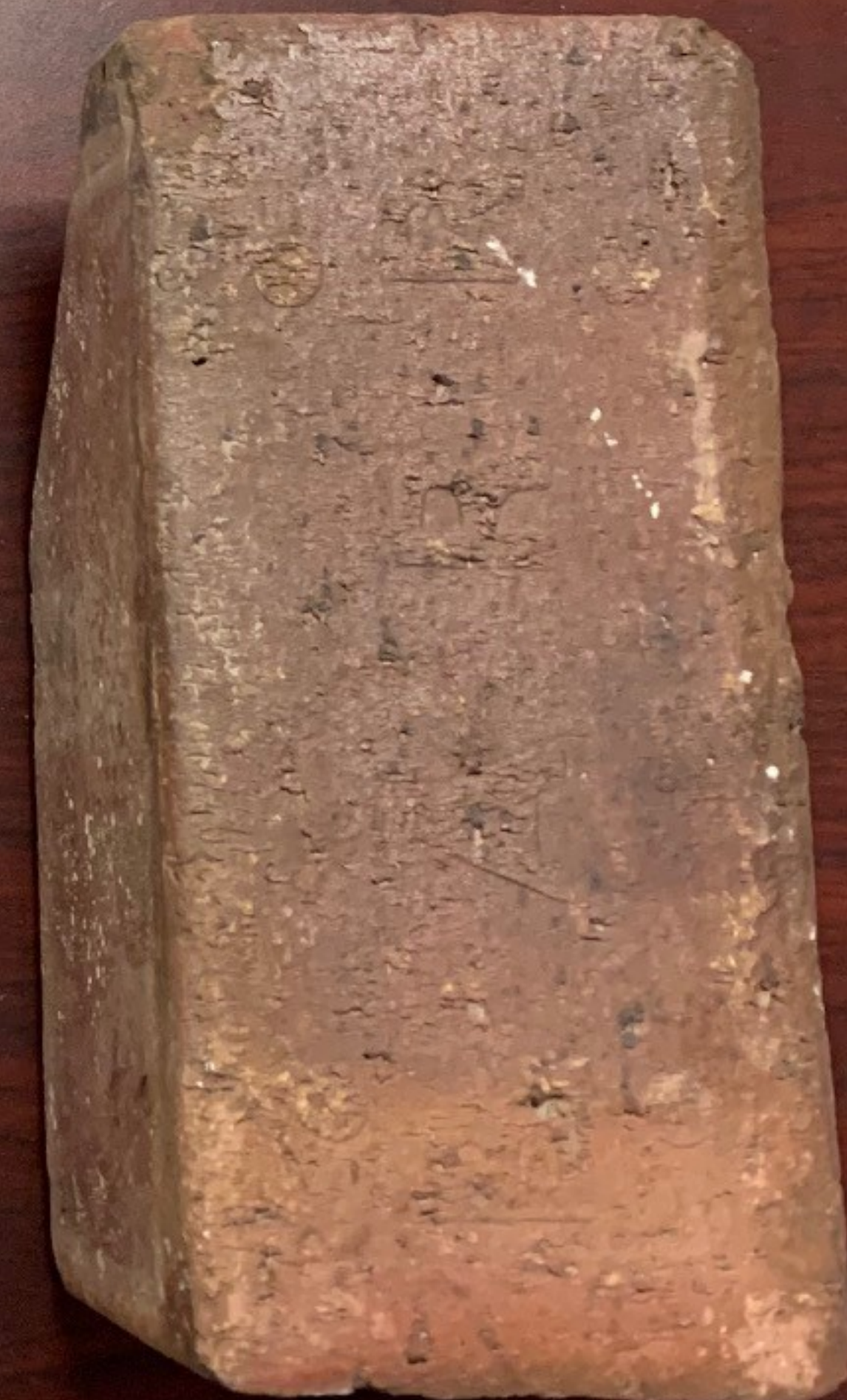
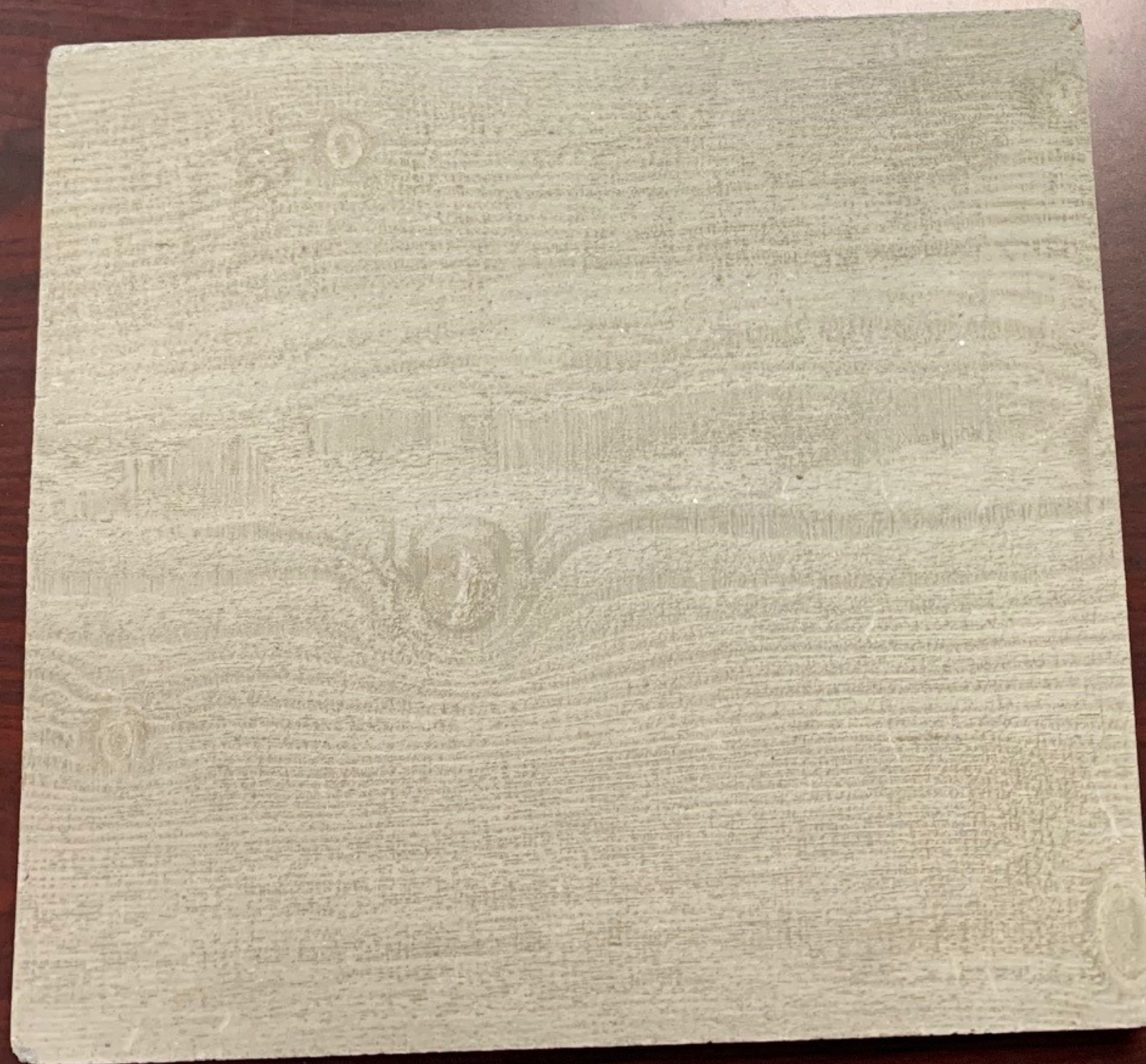
GROSS SF - 66,862
SELLABLE SF - 56,519
EFFICIENCY - 84.5%

LEVEL 3

GROSS SF - 21,473
SELLABLE SF - 19,360

① 3RD FLOOR PLAN

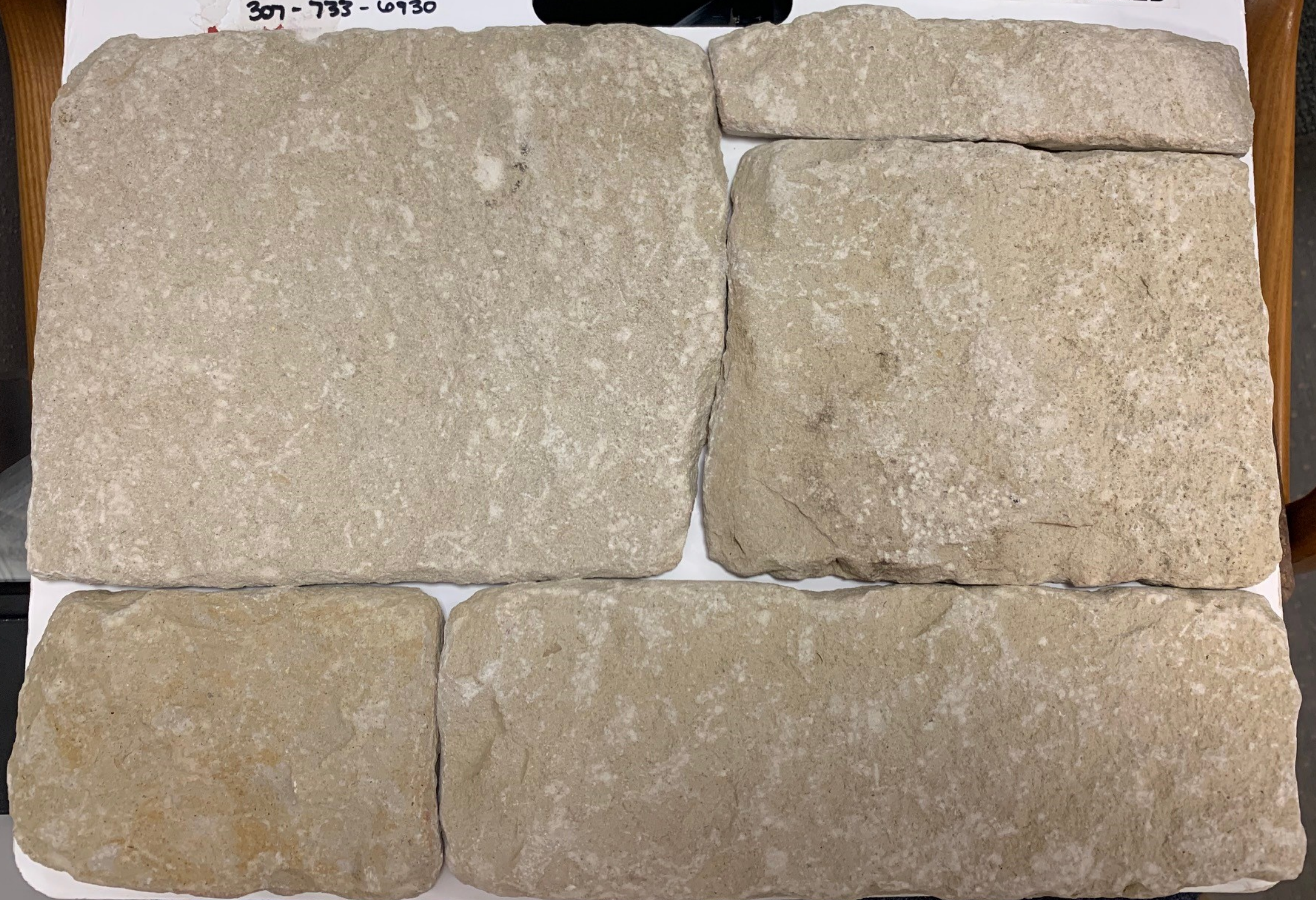


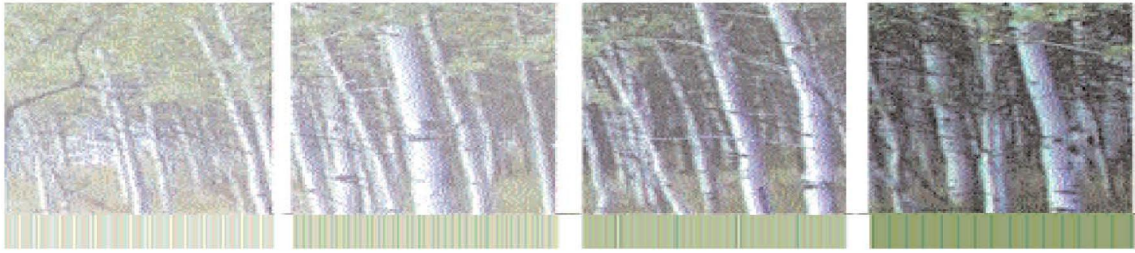




Rocky Mountain Supply
1125 GREGORY LANE
307-733-6930

LUEDERS GRAY TUMBLED





Town of Jackson Design Guidelines Checklist

Meeting Date: October 13, 2021

Item Number: P21-260

Applicant: Jackson Hole Historical Society and Museum

Address: 175 East Broadway – History Museum

Recommendations: Conceptual Approval

Project Summary: The applicant is seeking conceptual approval for a new 13,300 sf history museum located at 175 E. Broadway. This project is part of the Genevieve Block “master plan” – i.e., this project was anticipated as part of the build out of this block as allowed under the preservation easement protecting the historic structures on the block. The existing residential house on the .23-acre lot will be demolished. The proposed structure is a combination of one and two stories and approximately 30’ in height. SPET funding is providing a large proportion of the funds for the project, thus the project has been conceptually approved by the public for this use at this location. This project does not require a Development Plan and so will go straight to building permit for review. However, due to the public funding of the project, the project will be presented to the Council in a public workshop on October 18.

The lot is somewhat unique and constrained because it does not have alley access, thus making deliveries and trash pick up difficult in this downtown location. The proposed solution is to add a 15-minute loading/unloading pull-out on Bruun Way. While the final design of the pull-out has not been decided, Town staff have worked closely with the applicant on potential designs and are supportive of the pull out as a general matter. No on-site parking is proposed and the existing curb cut and driveway off Broadway will be removed and replaced with on-street parking.

The large existing cottonwood trees fronting Broadway are protected by a 15’-wide conservation easement and so they will be preserved as part of this project. This easement also results in the building being set back farther from Broadway than would be otherwise allowed. The site plan includes the relocation and integration of the Shane Cabin and Karns Cabin as part of the historic educational program.

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

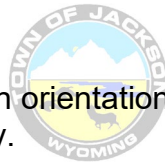
- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

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. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: Jackson Hole Historical Society & Museum
Physical Address: 175 E Broadway
Lot, Subdivision: Lot 6, Genevieve Block Addition PIDN: 22-41-16-27-3-35-006

PROPERTY OWNER.

Name: Jackson Hole Historical Society & Museum Phone: 307-733-2414
Mailing Address: PO Box 1005, Jackson, WY ZIP: 83001
E-mail: Executive Director, Morgan Jaouen - morgan@jacksonholehistory.org

APPLICANT/AGENT.

Name: Jason Berning, Berning Project Management Phone: 307-699-3733
Mailing Address: PO Box 485, Victor, ID ZIP: 83455
E-mail: berningpm@gmail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

X _____ other: DRC Concept Review
_____ 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 #: P21-203 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?

N/A **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

Jason Berning

Name Printed

10-8-21

Date

Owner's Representative

Title

LETTER OF AUTHORIZATION

Jackson Hole Historical Society and Museum, "Owner" whose address is: PO Box 1005
Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as:

22-41-16-27-3-35-006 - Lot 6 Plat 001412 - Genevieve Block Addition

(If too lengthy, attach description)

HEREBY AUTHORIZES Jason Berning 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:

Morgan A. Gabner
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Executive Director Jackson Hole Historical Society & Museum
(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

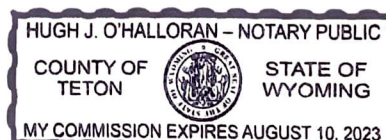
STATE OF Wyoming)
COUNTY OF Teton)SS.

The foregoing instrument was acknowledged before me by June this 22nd day of
2021.

WITNESS my hand and official seal.

Hugh J. O'Halloran (Seal)
(Notary Public)

My commission expires:



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) |
|-------------------------------------|----------------------|--------------------------|--|
-
- ☒ **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. **Samples to be provided at final approval**
 - ☒ **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.



HGA

Jackson Hole
Historical Society Museum

Center St.

Willow / Bruun

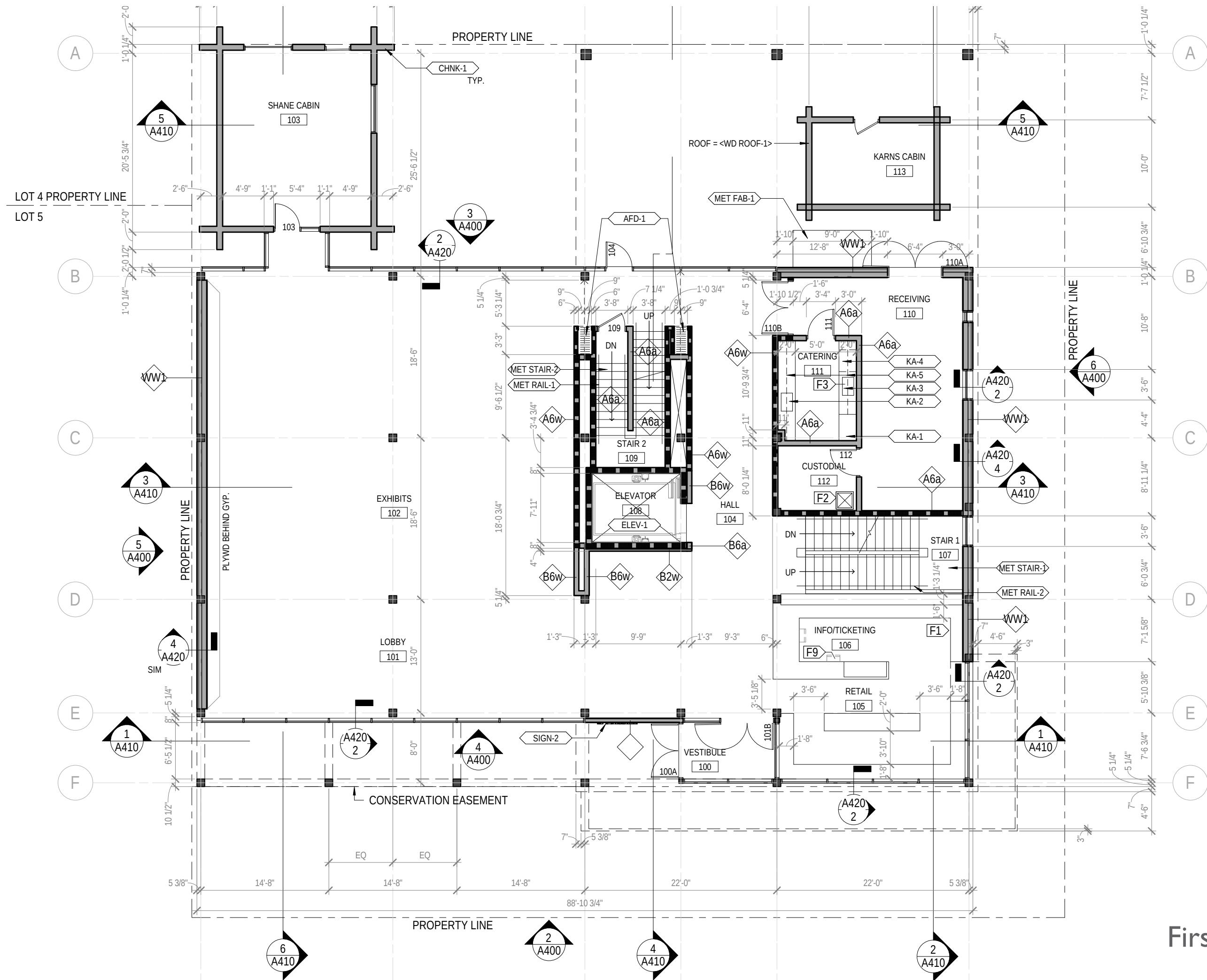
SHANE CABIN

KARNS

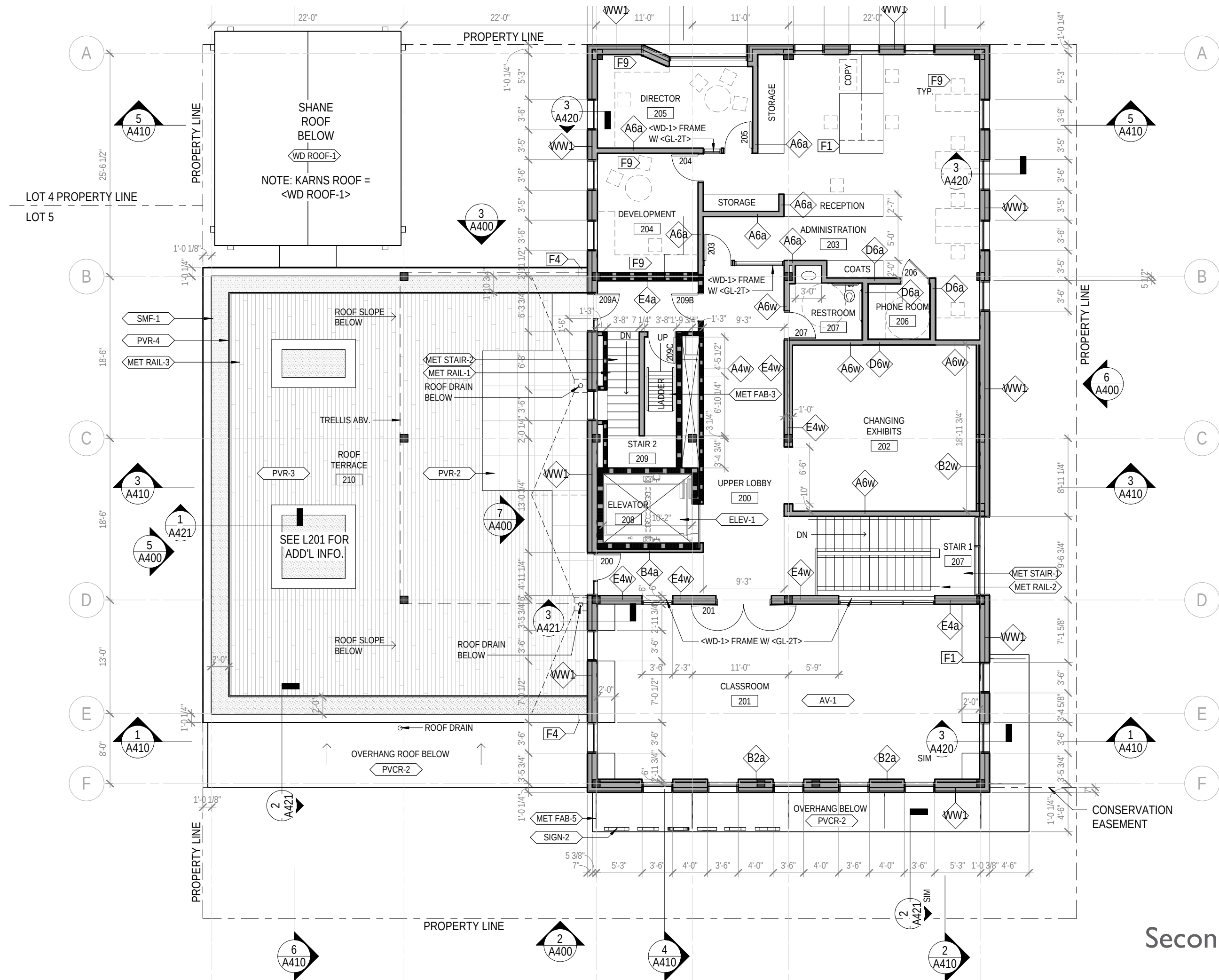
JHHSM

SITE PLAN

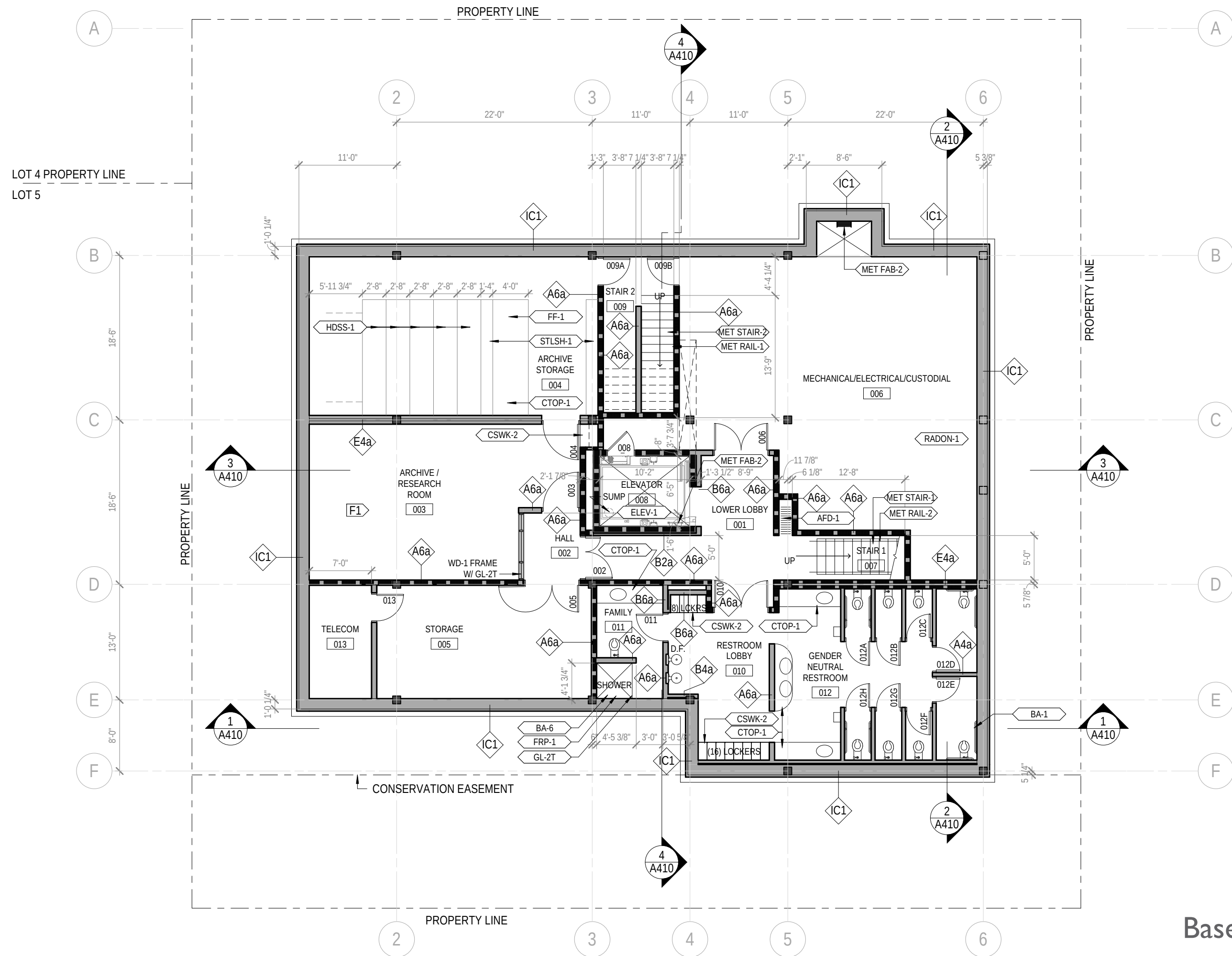




First Floor Plan



Second Floor Plan



Basement Level



WESTERN CHARACTER

- Building forms were simple and functional (details and ornamentation used sparingly)
- Awnings and canopies sheltered walkways
- Buildings conveyed a sense of community by orienting to the street and scaled for walking
- Buildings connected to the street through storefronts and porches
- Buildings had a sense of human scale (i.e. repetition of storefronts, canopies and windows)
- Materials were natural with muted, rustic finish



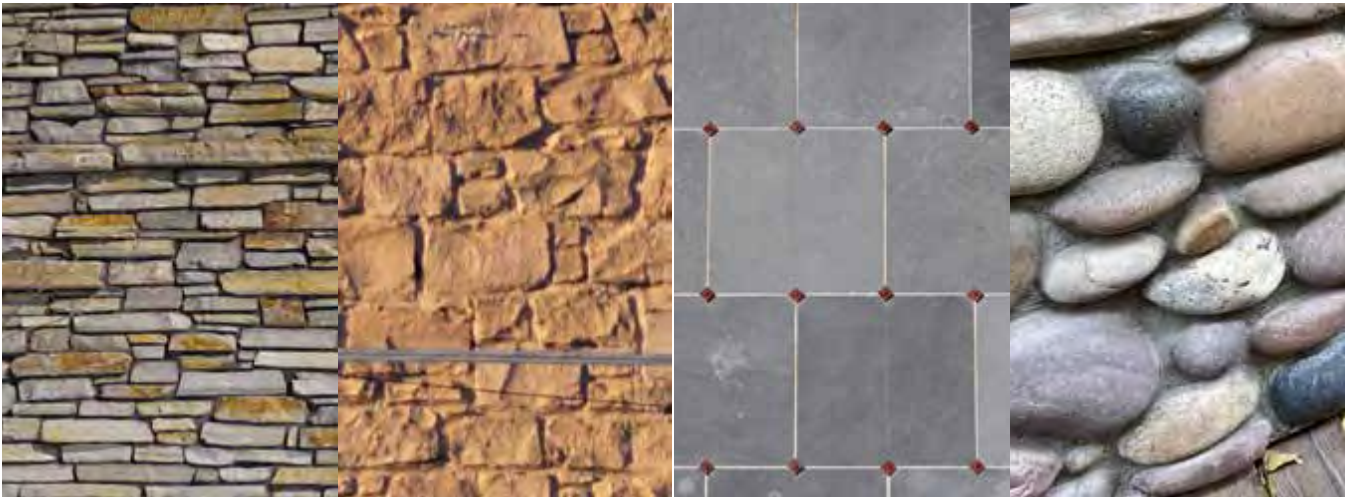


Storefronts

Materials Chart



Formed concrete (wood-like) Cast concrete (artistic) Formed concrete (artistic) Formed concrete (colored blocks)



Natural stone Natural stone Slate tiles River rock



Metal panel (crimped battens) Corrugated metal (rusticated) Metal lap Metal panel (rusticated)

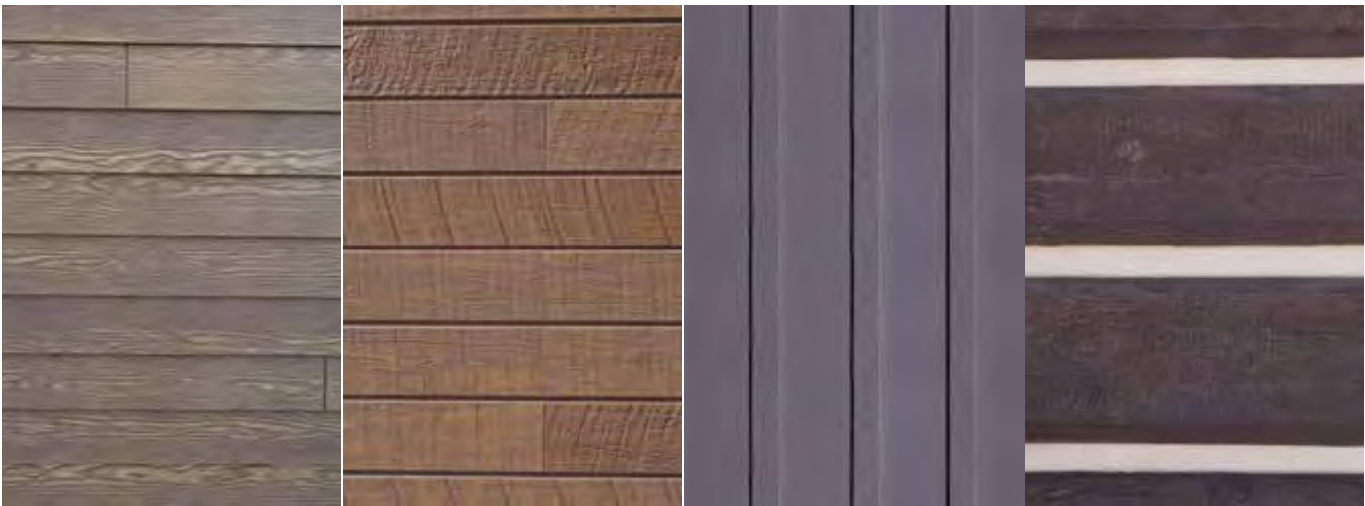
Materials Chart



Timber Wood slat Vertical boards (stained) Vertical boards (weathered)



Chinked logs Stained wood lap Natural wood lap Burl wood



Cement board (lap) Cement board (grooved) Cement board (board & batten) Cement board (timber-like)



Broadway Avenue



Metal

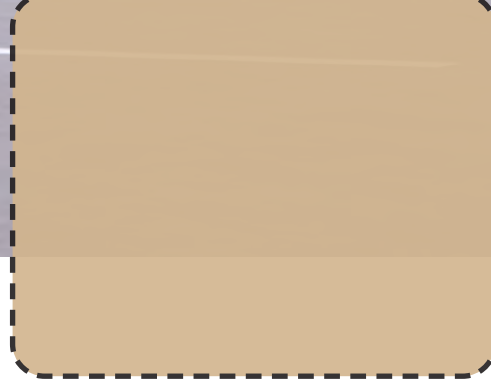
Wood Siding



Mural



Glass



Metal

Broadway Avenue



Broadway Mural



Broadway Mural



Broadway Plaza



Museum Covered Walkway



Museum Front Door



Museum Vestibule



Ticketing and Gift Shop





View from Park

Wood Siding



Glass



Wood Logs



Metal



Wood Logs



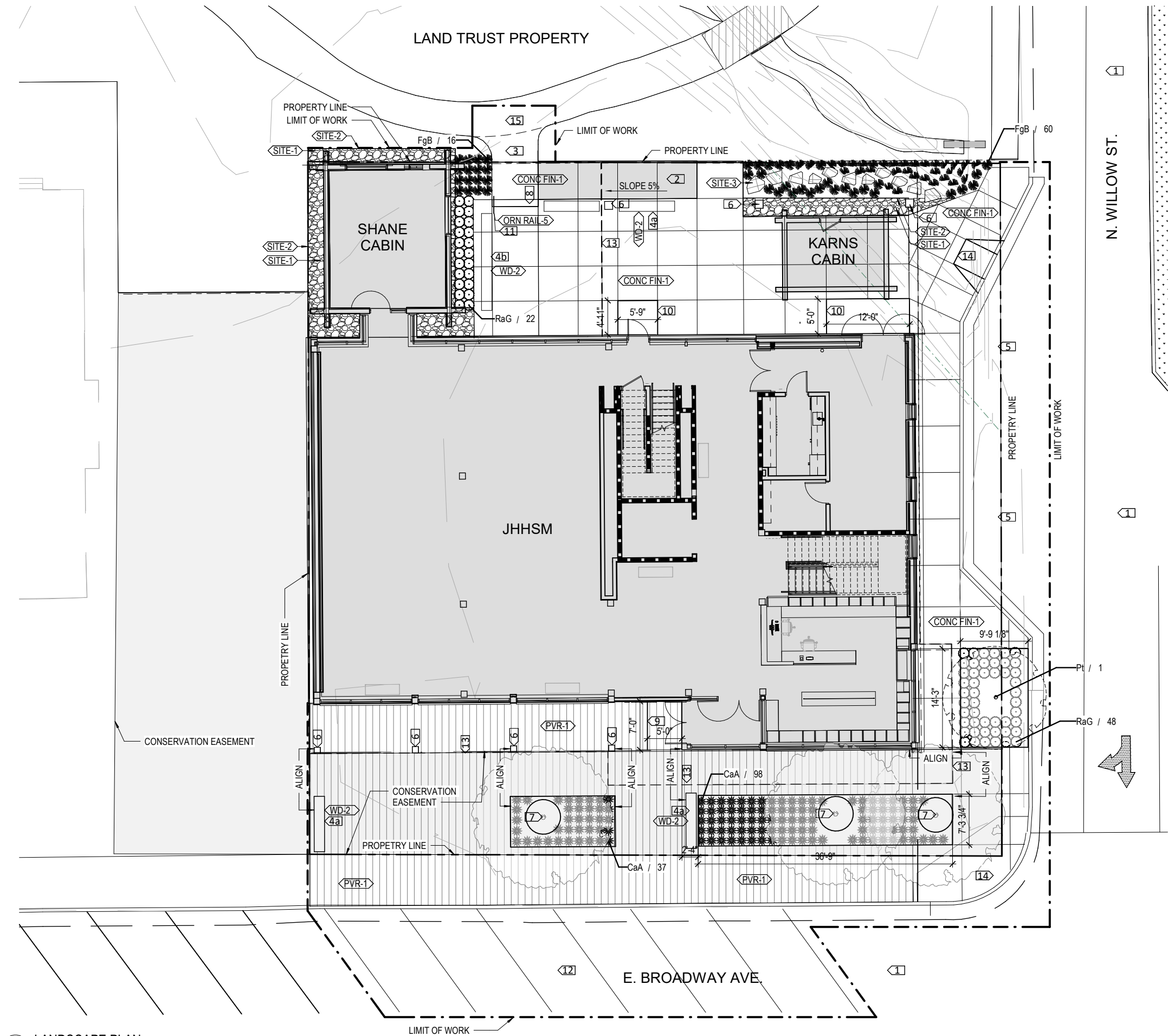


Willow and Deloney





Broadway Avenue



LEGEND - LAYOUT & MATERIALS

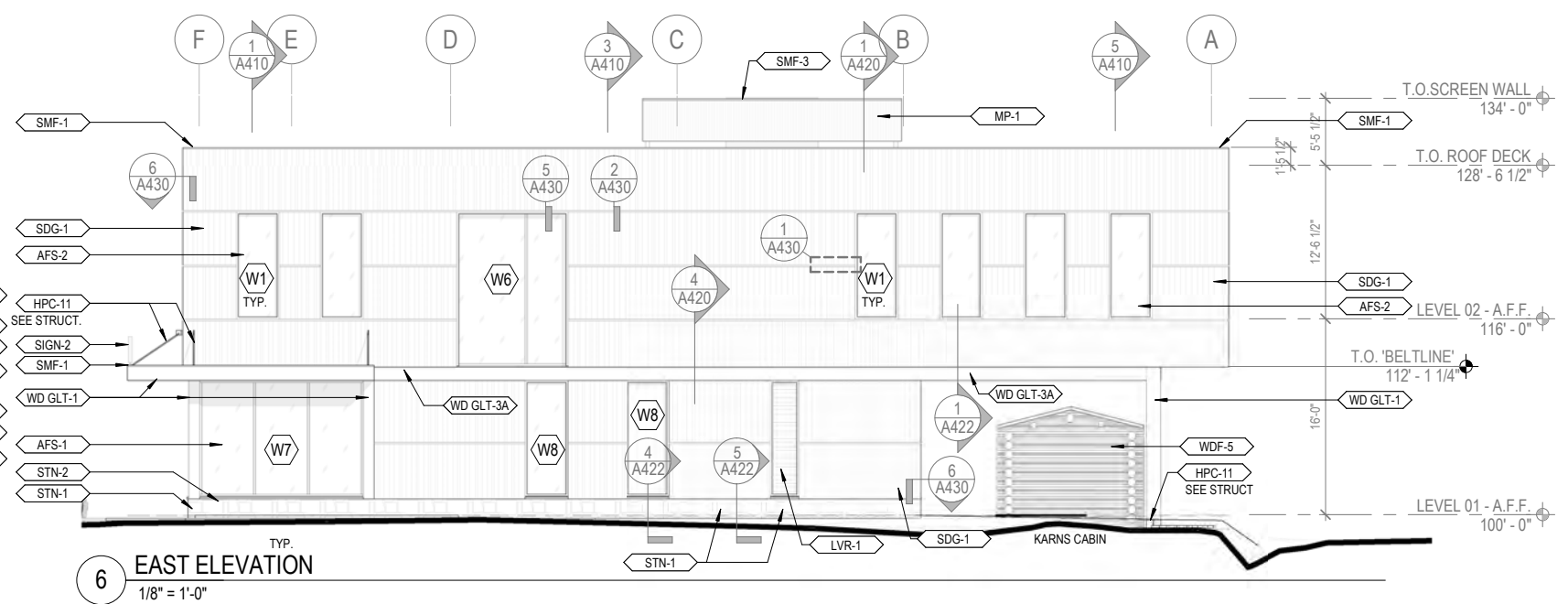
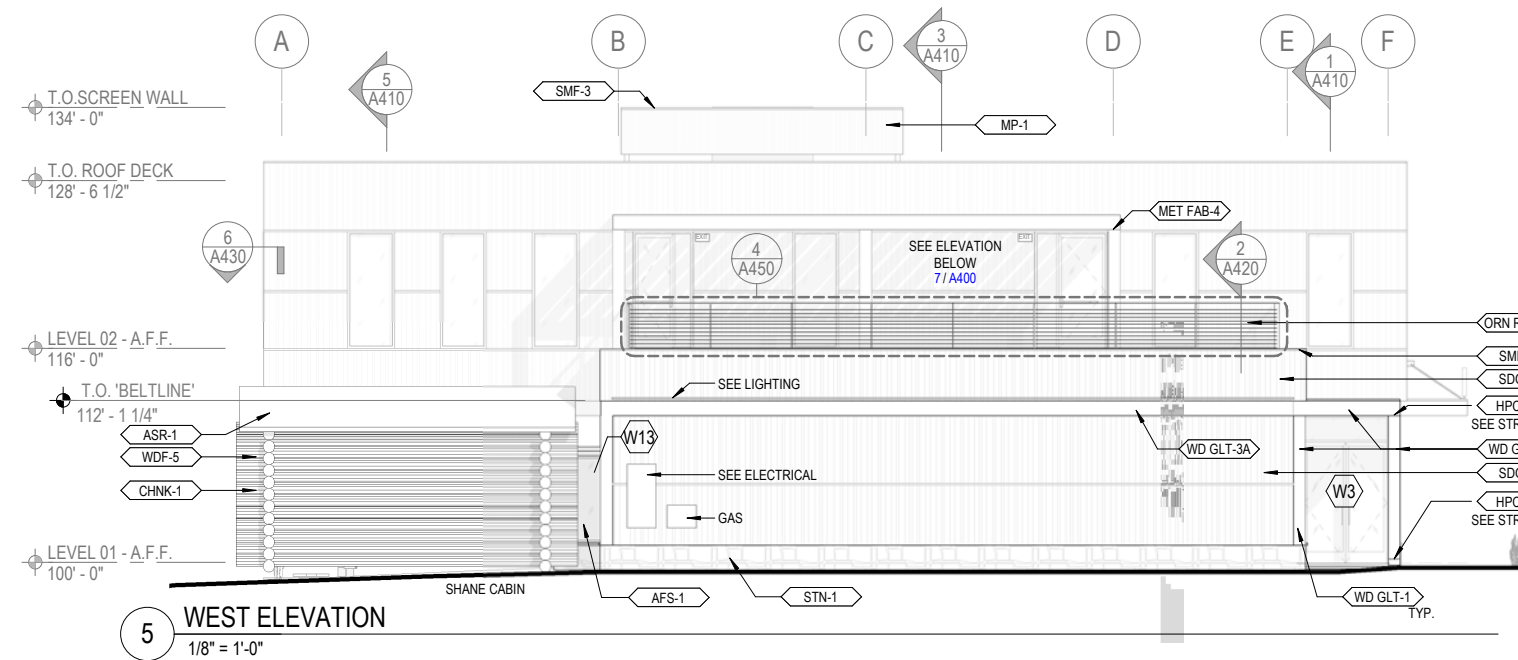
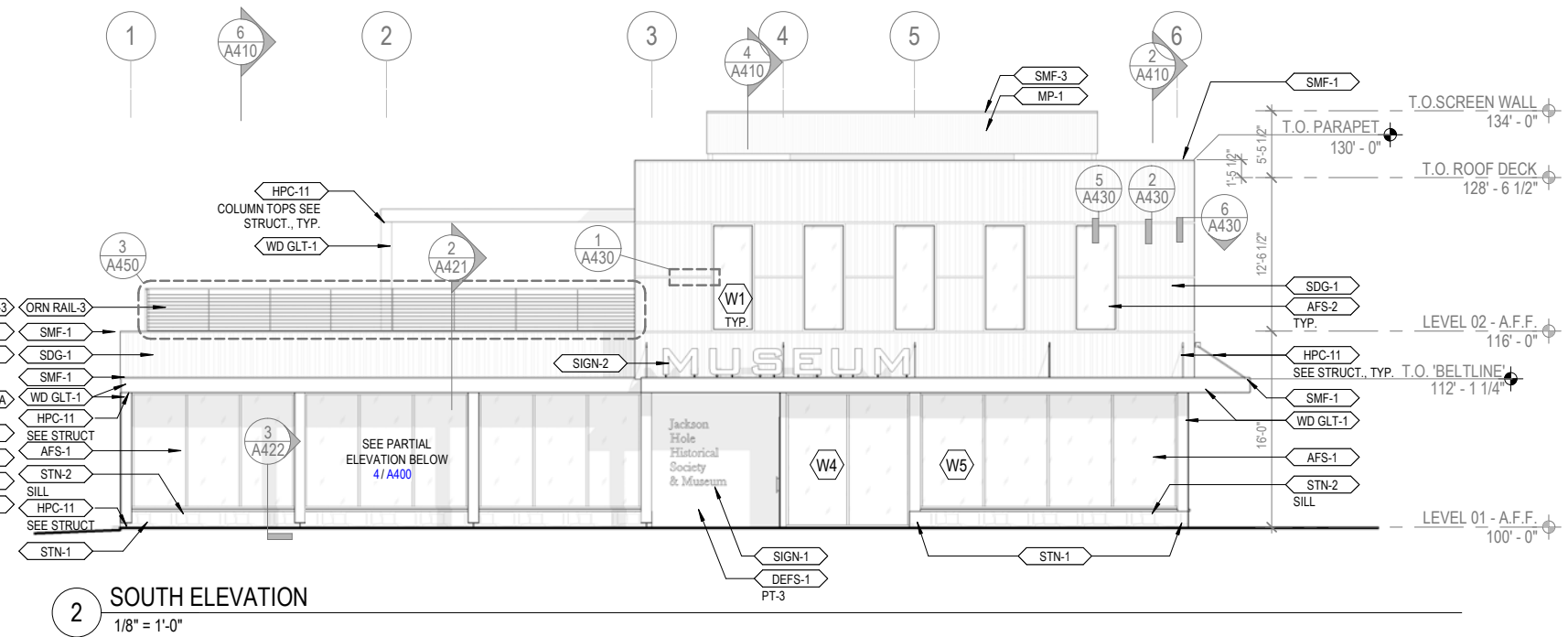
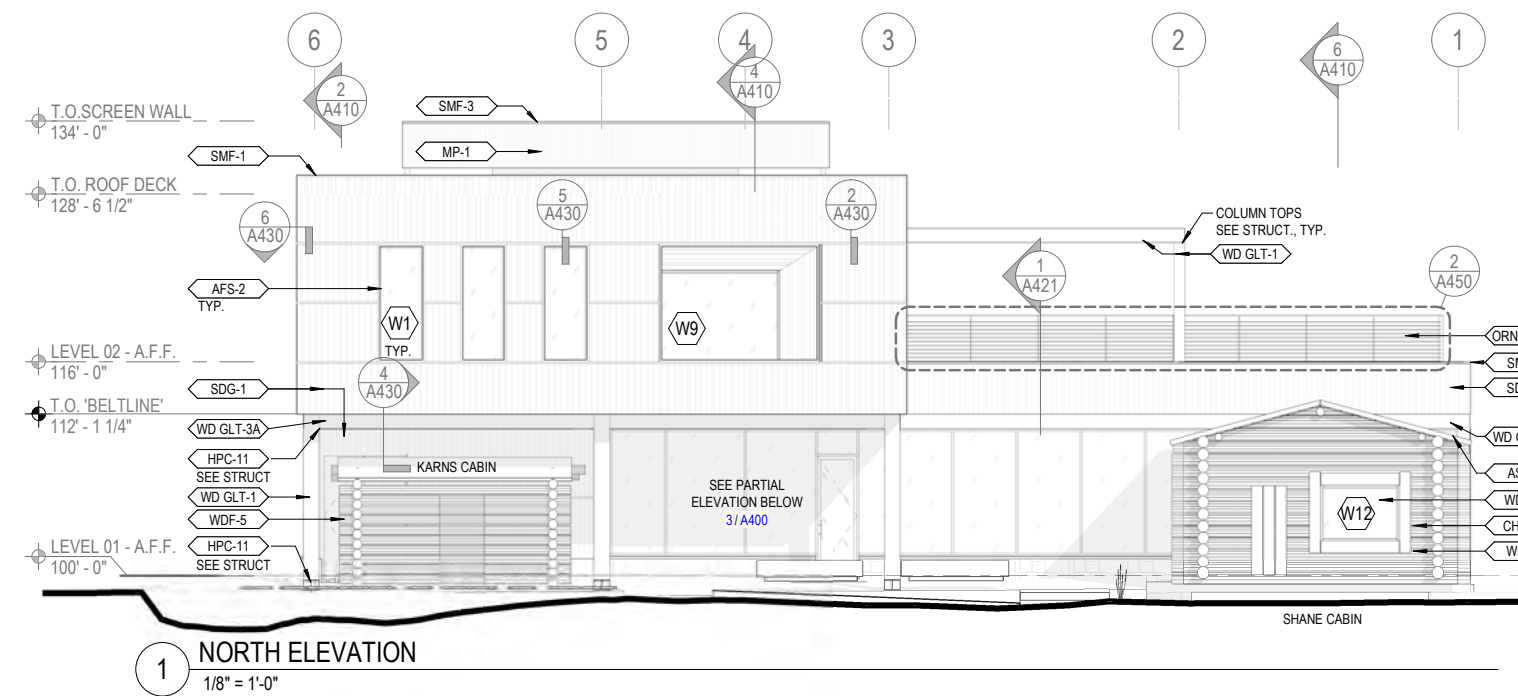
- STONE SURFACING <SITE-1>
SEE L900-5
- EDGING <SITE-2>
SEE L900-5
- PLANK BOARDWALK <PVR-1>
SEE CIVIL AND L901-3
- FLAGSTONE STEPPING STONE <SITE-3>
SEE L900-6

KEYNOTES - LAYOUT & MATERIALS PLAN

#	DESCRIPTION
1	EXISTING BITUMINOUS PAVING TO REMAIN
2	ADA SLOPED WALKWAY <CONC FIN-1>
3	CONCRETE CONNECTION TO PARK WALKWAY; SEE CIVIL
4a	CUSTOM TIMBER BENCH; TYPE 1; REFER TO 1/L901 AND 2/L901 <WD-2>
4b	CUSTOM TIMBER BENCH; TYPE 2; REFER TO 1/L901 AND 2/L901 <WD-2>
5	BITUMINOUS PAVING; SEE CIVIL
6	BUILDING COLUMN; SEE ARCHITECTURE
7	EXISTING TREE TO REMAIN; ON SITE VERIFICATION OF TREE TRUNK LOCATION REQUIRED, SEE L100
8	CONCRETE STEPS; SEE L901-4
9	RECESSED STOOP; SEE STRUCTURAL AND L901-3 <CONC FIN-1>
10	STOOP; SEE STRUCTURAL
11	HANDRAIL; SEE L901-4 <ORN RAIL-5>
12	RESTRIIP PARKING; SEE CIVIL
13	BUILDING ABOVE; SEE ARCHITECTURE
14	CONCRETE ADA RAMP; SEE CIVIL
15	PARK WALKWAY TO REMAIN

PLANT MATERIALS SCHEDULE

Key	Quantity	Common Name	Scientific Name	Size	Spacing	Notes
	1					
DECIDUOUS SHRUB						
RaG	70	Gro-Low Fragrant Sumac	<i>Rhus aromatica</i> 'Gro-Low'	#5	As Shown	
DECIDUOUS TREES						
Pt	1	Quaking Aspen	<i>Populus Tremuloides</i>	4" cal.	As Shown	
GRASSES						
CaA	135	'Avalanche' Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Avalanche'		As Shown	
FgB	76	'Boulder Blue' Fescue	<i>Festuca glauca</i> 'Boulder Blue'		As Shown	





JACKSON HOLE HISTORICAL SOCIETY & MUSEUM



July 20, 2021

Paul Anthony
Planning Director, Jackson Planning Department
150 E Pearl Ave / P.O. Box 1687
Jackson, WY 83001

RE: Pre-Application Conference – Jackson Hole Historical Society and Museum, 175 E. Broadway

Dear Paul,

Please accept this Pre-Application Conference Request (“PAP”) for Jackson Hole Historical Society and Museum (“JHHSM”) on 175 East Broadway. The purpose of the PAP is to meet the requirements for Physical Development Permit in advance of submitting for building permit, currently scheduled for early 2022. We also are requesting feedback from the Town of Jackson staff, Town Council, and Design Review Board on the schematic design drawings and narrative. The schematic drawings are not set in stone. The design will be evolving in parallel with community feedback, updated construction cost estimates and fundraising. The following materials propose a development of a new Museum utilizing current Town of Jackson Land Development Regulations and which honors both the historic and contemporary character of Jackson.

The new JHHSM campus will be a cultural hub with a variety of engaging spaces for history education and community gathering; a place for connection and conversation rooted in the past, present, and future of Jackson Hole. Purchasing this parcel and developing the campus helps create a sustainable future for the organization that is forward-thinking and fun, where JHHSM can pursue purpose-designed and built space and focus on local outreach and the visitor experience.

The JHHSM has made great strides toward designing and building a new Museum on the Genevieve Block – a key site in the history and future of Jackson Hole. JHHSM has secured significant funding sources, including the \$4.4 million SPET ballot initiative approved by Teton County voters in 2019, and continues to fundraise to complete the project. We have brought on a stellar project team that consists of HGA, Prospect Studio, Nelson Engineering, Gallagher & Associates, Aufderheide Construction Management, Michelle Pacifico, and Berning Project Management. The building and exhibit design responds to ongoing community engagement outreach including online surveys and



JACKSON HOLE HISTORICAL SOCIETY & MUSEUM



community stakeholder meetings. Adjacent neighbors to the north and west have reviewed and provided comments to the museum design and construction management plan. JHHSM will continue to reach out to surrounding neighbors in the coming months and public presentations/workshops are scheduled throughout the summer.

As part of the Pre-Application Conference Request, JHHSM requests the following clarifications and confirmations from the Town of Jackson. These requests are based on the most efficient construction schedule and safest logistics while minimizing public impact.

1. Request a waiver of all fees on the project included in Resolution 1998 Fee Waiver for Public Projects.
2. Request to provide 4 additional on-street parking stalls in place of the existing driveway access along Broadway.
3. Request to provide a service and loading drive off Willow Street for public use and JHHSM operations including but not limited to exhibit deliveries, trash pick-up, and disabled visitor drop off.
4. As a 501c3 nonprofit that serves the Jackson Hole community and will work with the town to provide the greatest public benefit possible with this site, JHHSM requests waiver of all other fees not included in Resolution 1998 Fee Waiver for Public Projects with the exception of the required affordable/employee housing mitigation.
5. Request use of the Southeastern portion of the adjacent Town of Jackson Deloney Parking Lot for Construction Staging and Management for a period of 18 months starting as early as Spring of 2022.
6. Request to be on agenda for Design Review Board Meeting on October 13th and Town Council Workshop on October 18th.

We look forward to meeting with you and appreciate your support in reviewing the pre-application documents for JHHSM. If you have any questions, please feel free to reach out to Jason and Morgan as the main point of contacts for JHHSM.

Sincerely,

Jason Berning
Owner's Representative / Project Manager
Berning Project Management

Morgan Jaouen
Executive Director
JH Historical Society & Museum