

AGENDA
Design Review Committee
November 10, 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
5. MATTERS FROM STAFF
6. ADJOURNMENT



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 Re-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.

TBD

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

Oct 25 2021

Date
Architect

Title

LETTER OF AUTHORIZATION

Foam Capital, LLC

Jackson WY 83001

, "Owner" whose address is: P.O. Box 2633

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jeff Neishabouri

, as the owner of property

more specifically legally described as: 105 East Broadway

Parcel 22-41-16-27-3-00-012

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

(If too lengthy, attach description)

HEREBY AUTHORIZES

Rachel Ravitz, AIA

as

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

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

OWNER:



(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Manager

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

STATE OF Wyoming

)
)SS.

COUNTY OF Teton

)

The foregoing instrument was acknowledged before me by Jeff Neishabouri this 19th day of March, 2021.

WITNESS my hand and official seal.

Melanie R. Hall

(Notary Public)

My commission expires:

(Seal)



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.

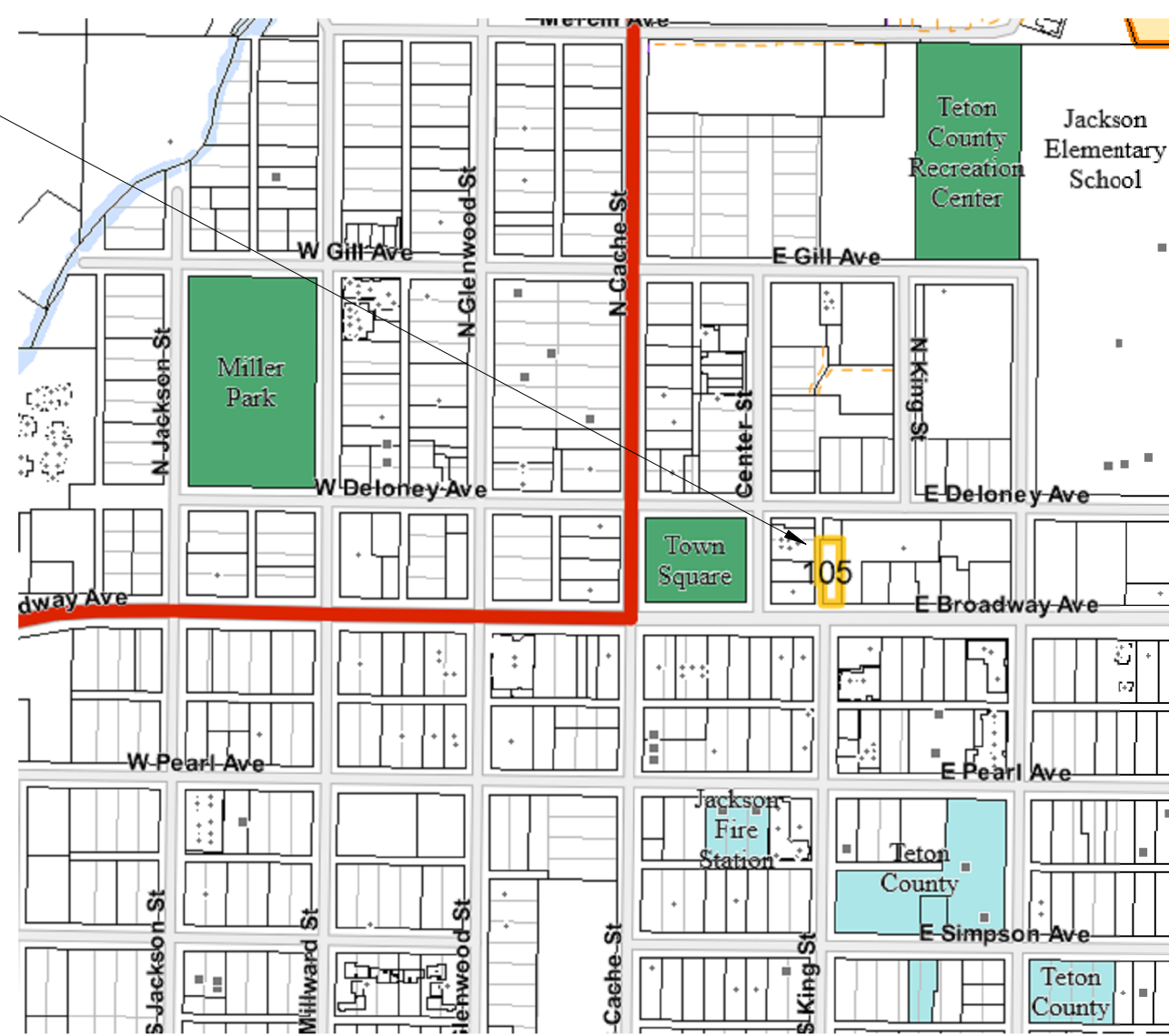
All DRC submittals must include the following required items:

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

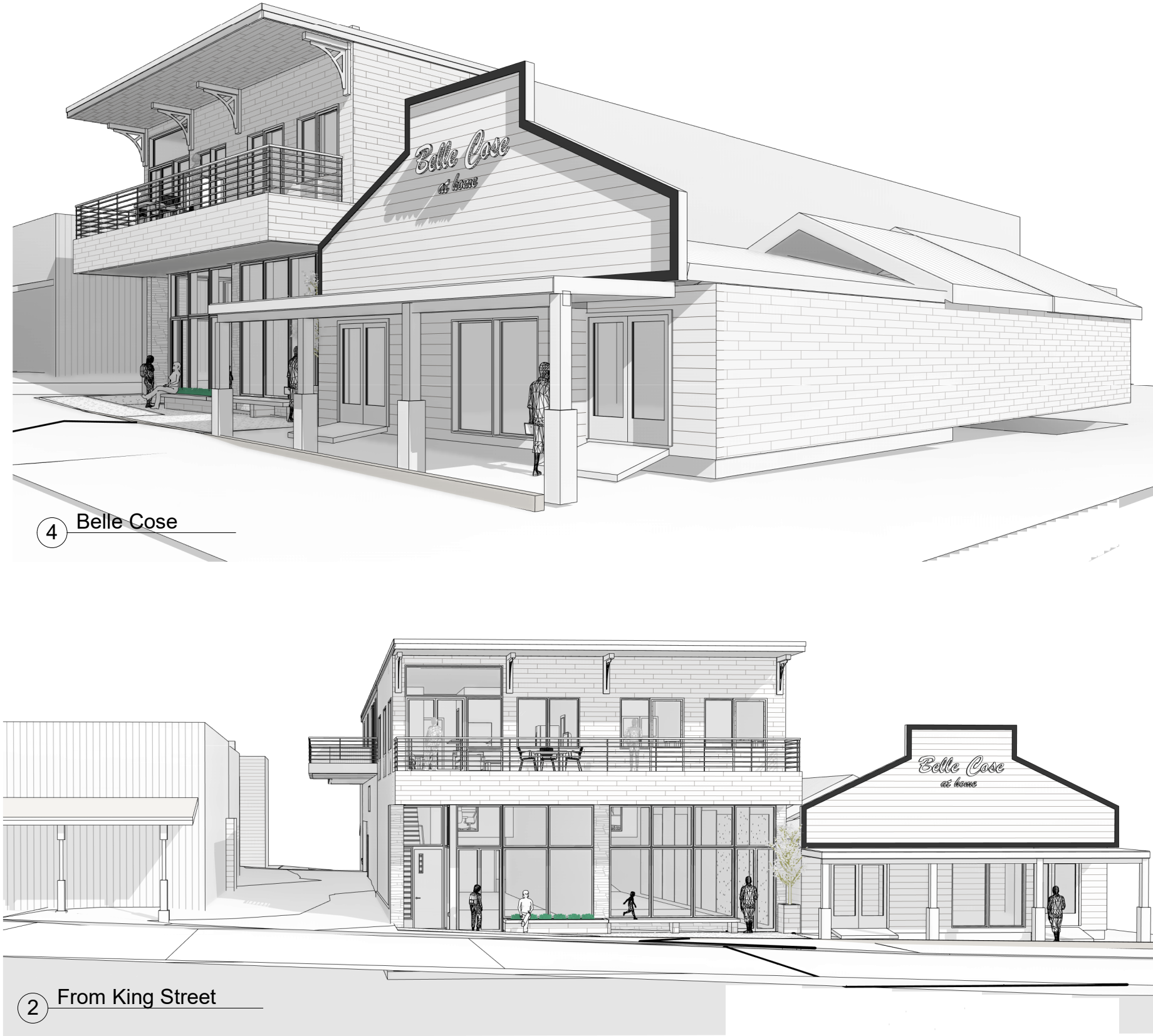
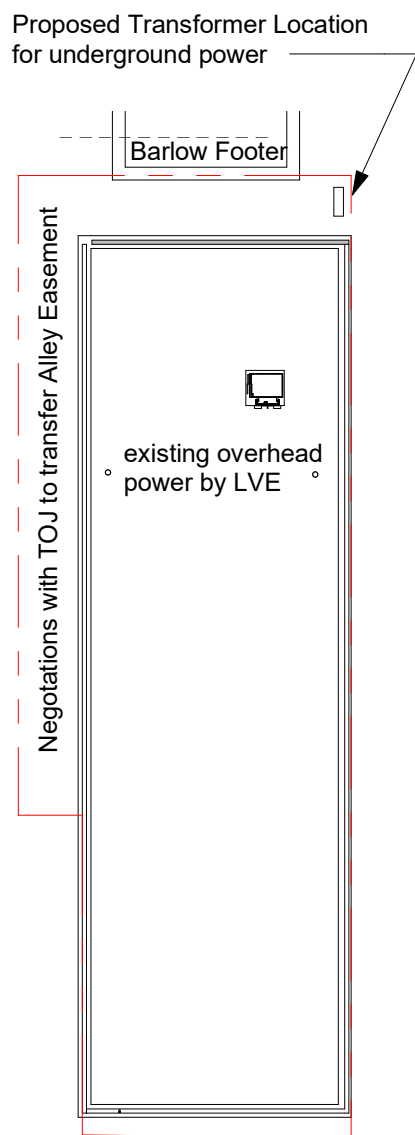
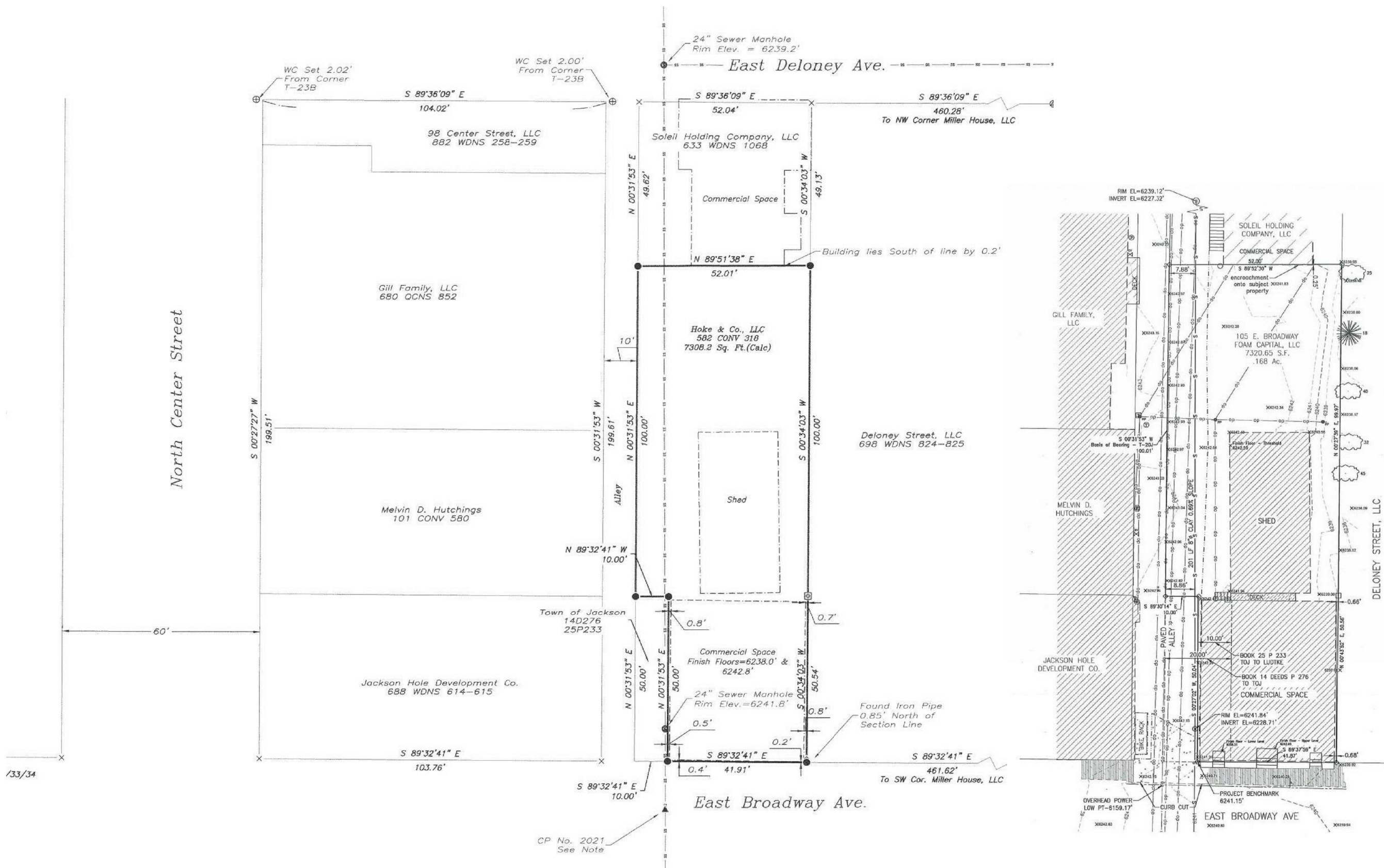
- | | | | |
|--------------------------|----------------------|-------------------------------------|--|
| ☐ | New Submittal | ☒ | Resubmittal (provide list of all changes & previous elevations) |
|--------------------------|----------------------|-------------------------------------|--|
-
- | | |
|-------------------------------------|---|
| ☒ | <u>Application:</u> Signed application and notarized Letter of Authorization. |
| ☒ | <u>Narrative:</u> A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials). |
| ☒ | <u>Elevations:</u> Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available. |
| ☒ | <u>Zoning Compliance:</u> 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. |
| ☒ | <u>Site Plan:</u> 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. |
| ☐ | <u>Landscape Plan:</u> Must show all proposed landscape areas and the size and type of all proposed vegetation. |
| ☒ | <u>Adjacent Context/Public Realm:</u> Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape. |
| ☒ | <u>Materials:</u> 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. |
| ☒ | <u>OPTIONAL: Conceptual Approval:</u> Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project. |
| ☐ | <u>OPTIONAL: Massing Model:</u> For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff. |

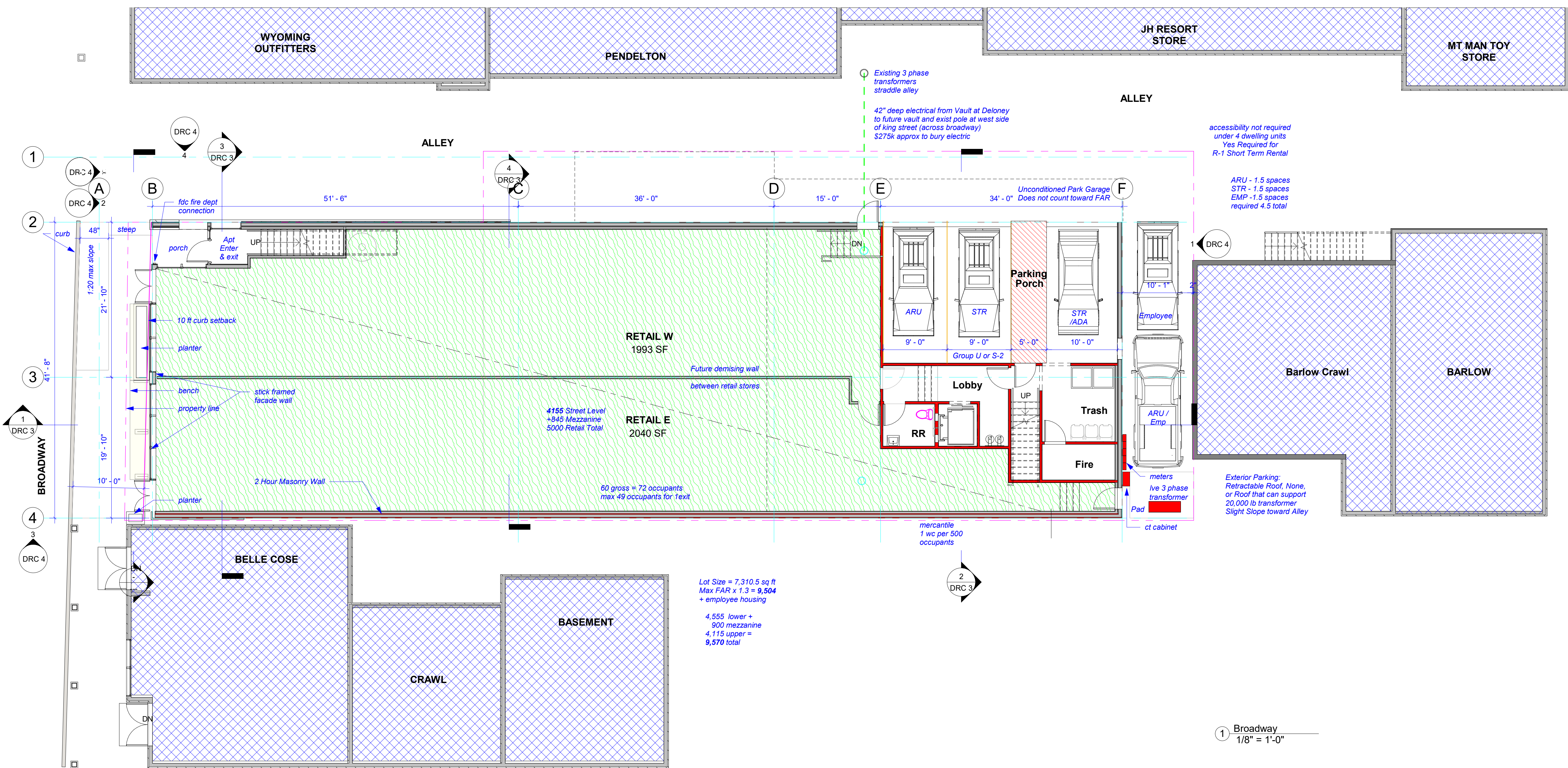
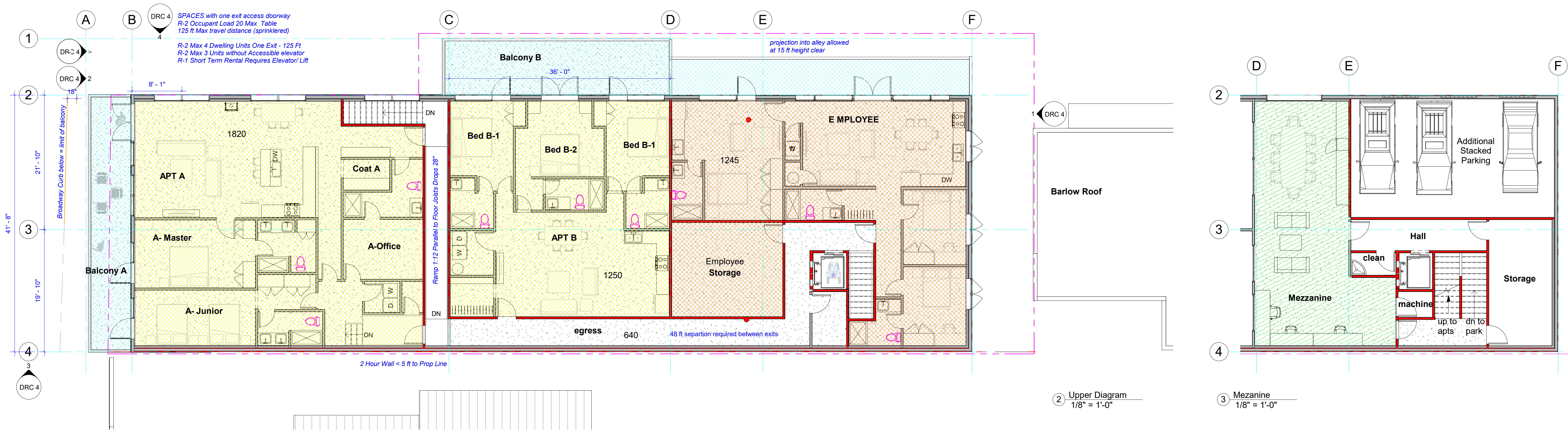


VICINITY

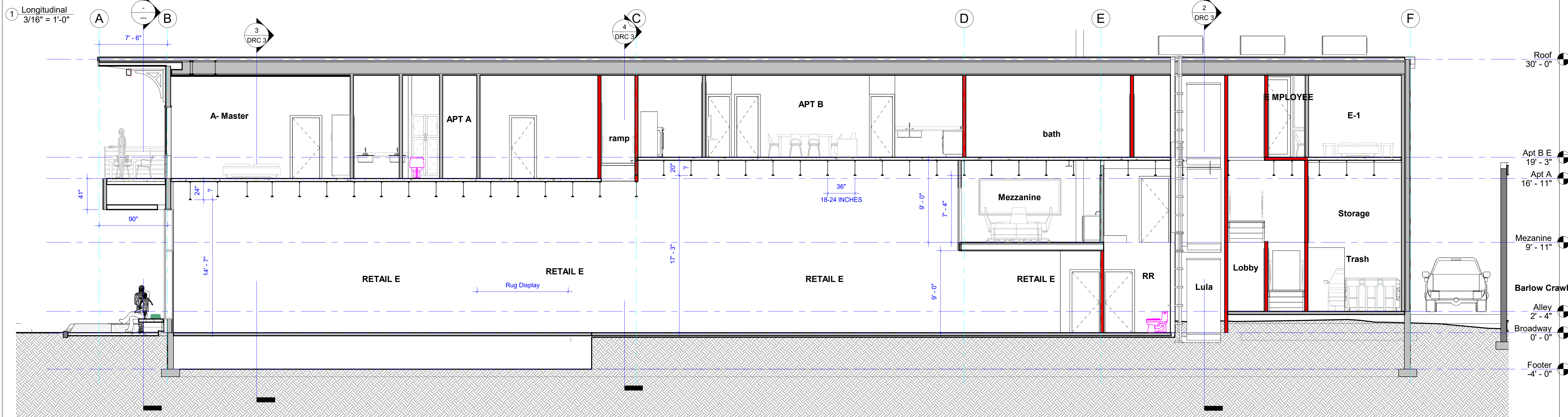


CALCULATIONS		10/31/2021	105 East Broadway & King
Areas to Inside Face of Walls for Housing Calcs	Lot Size	7311	Building Footprint
	1.3 Max FAR	9504	5707
	Parking	655	
	North Stair	65	
	Employee	1530	
	Not Towards FAR	2250	
4155	Retail	4400	
760	Mezzanine	700	
370	Various	475	Fire, Trash, Lula, Rest Room
500	Various	360	Mezz Storage & Circulation
	Lower FAR	5935	
1820	Apt A	1950	
1250	Apt B	1325	
300	Circulation	350	South Half dedicated to A & B
	Upper FAR	3625	
	Total FAR	9560	Excess shall be removed from mezzanine when FAR calculation methods are confirmed/ finalized
1824	Existing Retail to be demolished		





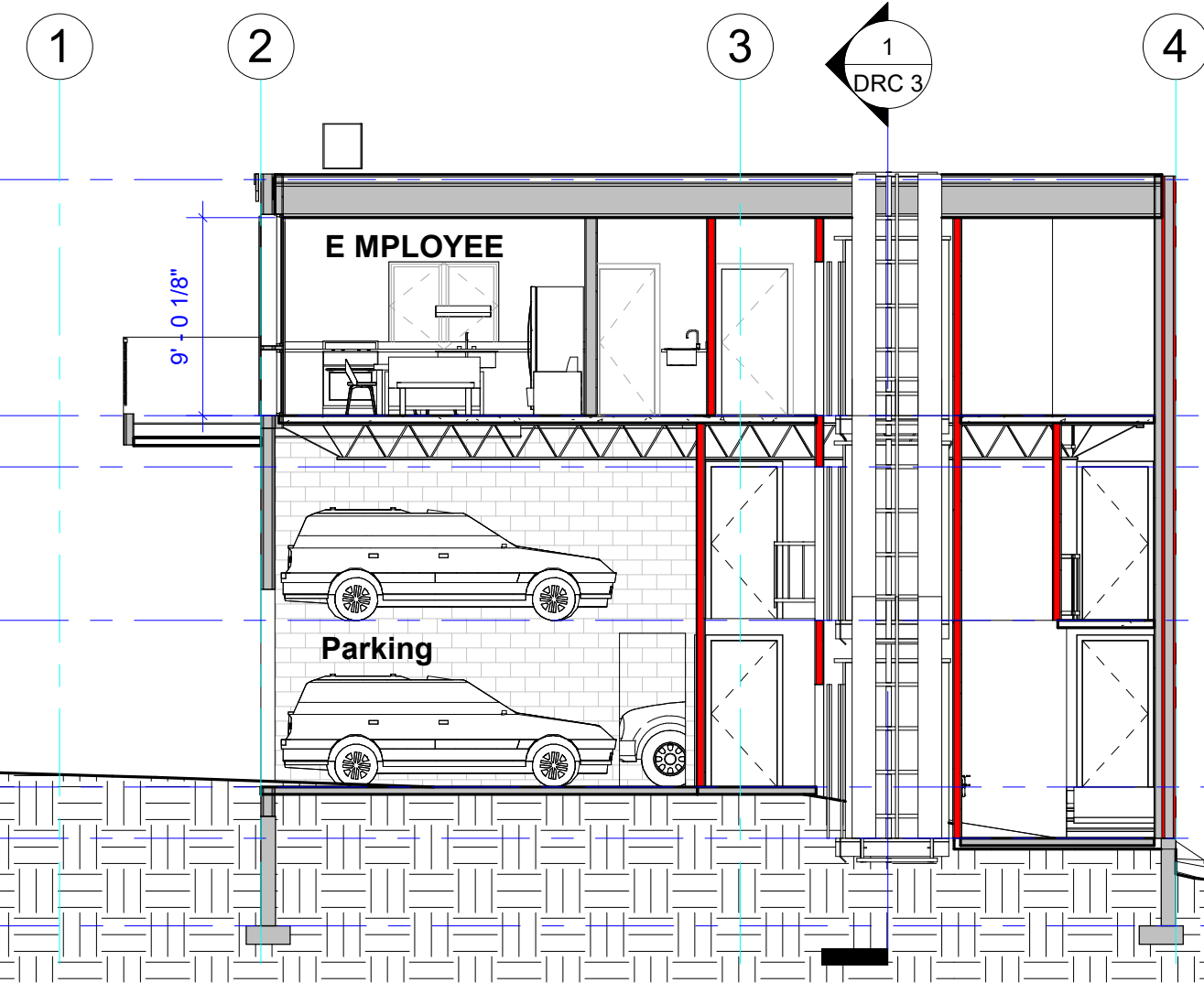
1 Longitudinal
3/16" = 1'-0"



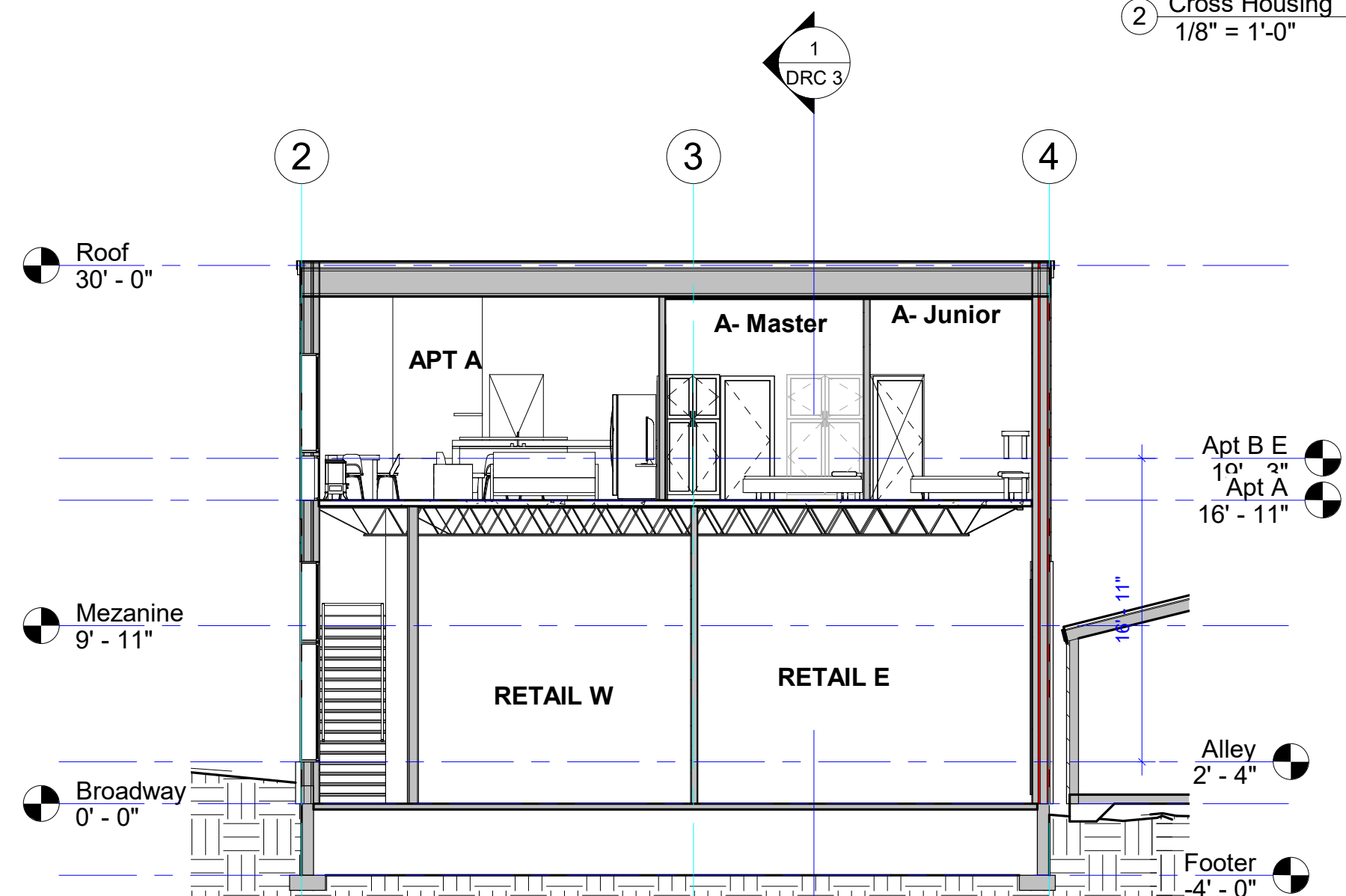
REGIONAL RELEVANCE

CORRNICE
ARCHITECTURE

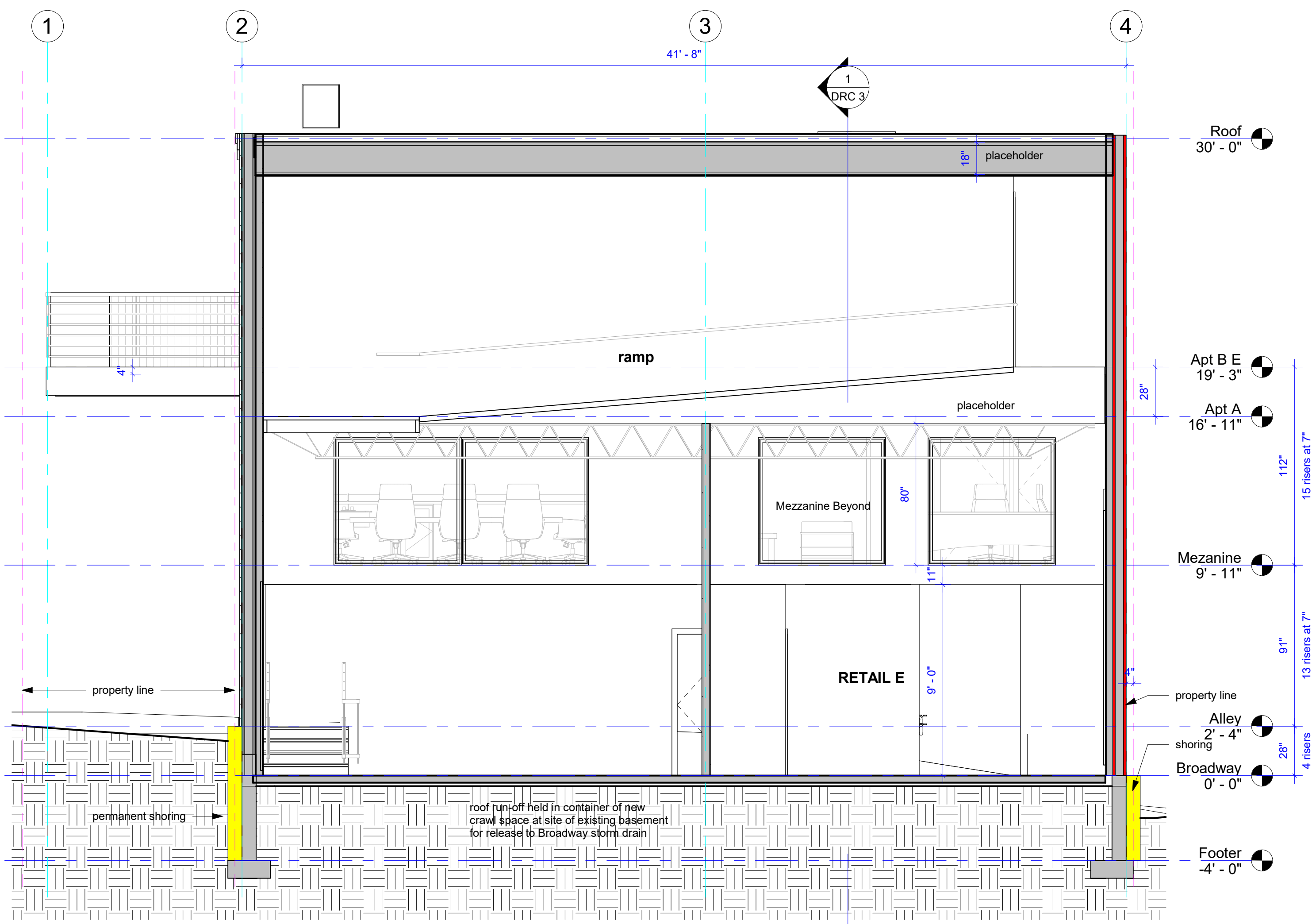
AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@coRRnice.com



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

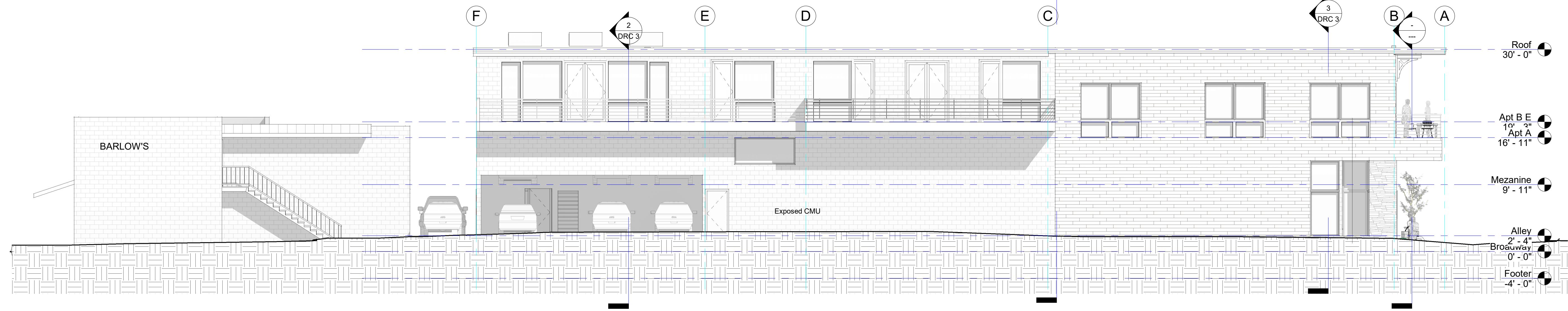
DRC
SUBMITTAL

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

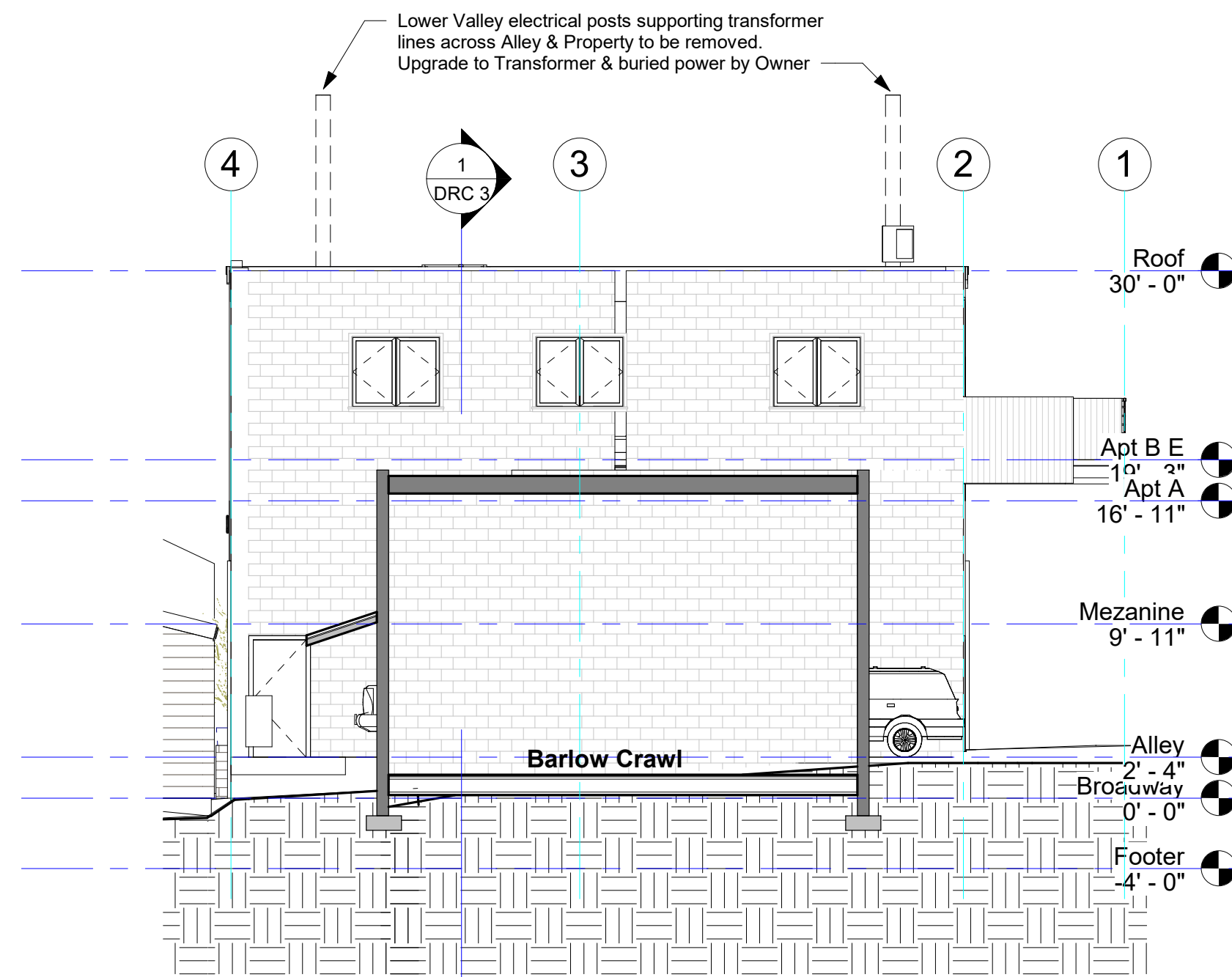
Date NOV 1 2021

DRC 3

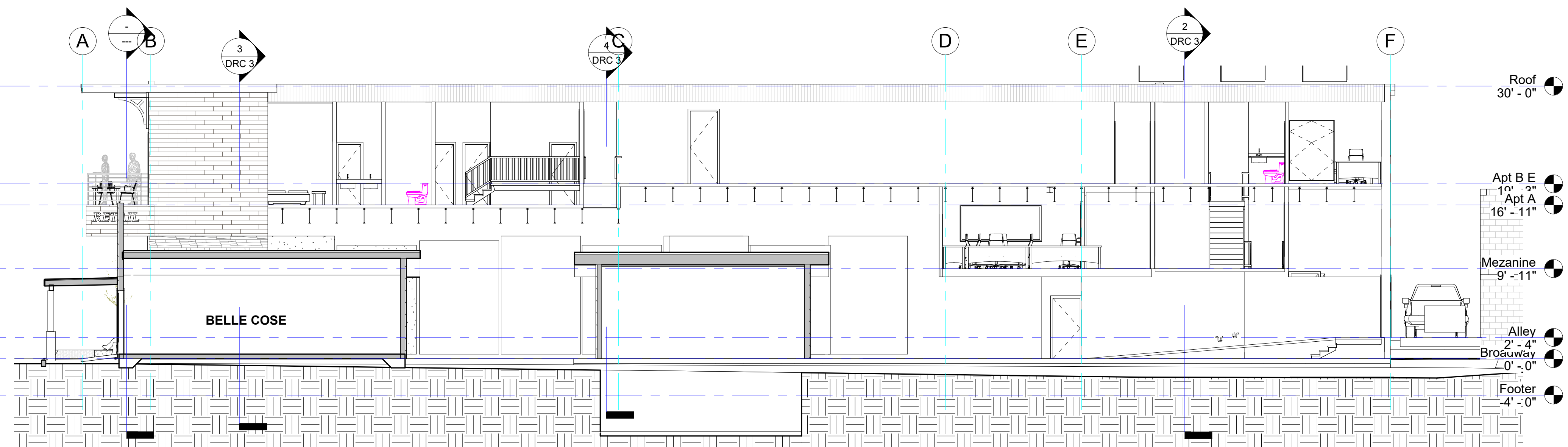
Scale As indicated



④ WEST - ALLEY
1/8" = 1'-0"



① NORTH - BARLOWS
1/8" = 1'-0"



③ EAST - INTERIOR
1/8" = 1'-0"

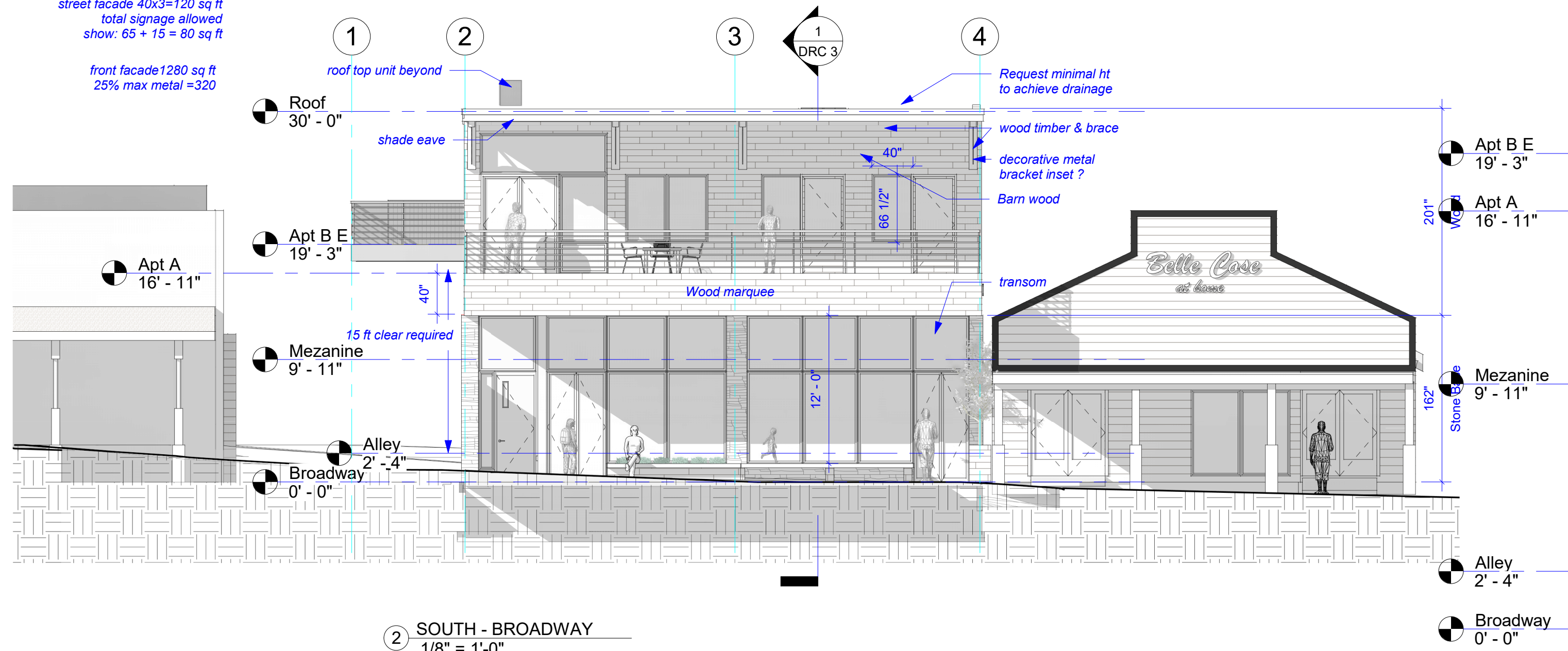
⑤ FRONT FACADE
1/4" = 1'-0"

Area 1 Design Guidelines:
1.20 In Area 1, use a transparency-to-wall ratio similar to that found on traditional buildings in the area.
a. Provide more transparency at the ground floor, with "punched" window openings provided in the upper floor walls.
b. Using large areas of glass is inappropriate on an upper floor.

Area 2 Design Guidelines:
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.
a. Glazing should be detailed to convey a sense of human scale.

3 sq ft signage per lineal ft of street facade 40x3=120 sq ft total signage allowed show: 65 + 15 = 80 sq ft

front facade 1280 sq ft 25% max metal =320



② SOUTH - BROADWAY
1/8" = 1'-0"





Cloudveil Buiding similar Stone



1 Apt A to Snow King



Weathered Wood Siding



Bonderized Black



DRC NARRATIVE

KING of Broadway - 105 East Broadway

November 1 2021
(DRC meets Nov 10 2021)

Our building is named for its location at the north end of King Street, along East Broadway. Since our third DRC submission on October 13th, we have made the following revisions to our design for conceptual approval:

Submitted are renderings showing more realistic materials that we hope are helpful in evaluating the building's curb appeal. As the primary complaint from the October DRC review was poor proportions and scale, we made changes to address these concerns.

We abandoned the duplex approach, highlighting instead the top and base with wood and stone. Metal siding has been eliminated at the Broadway facade. We also dropped the floor of Apartment A, by introducing an internal ramp, thus dropping the balcony along Broadway and reducing its thickness. The marquee clad in wood clearly belongs to the upper portion, and helps the facade approach a classical ratio of 1/3 base and 2/3 top. On the street level, we revised the storefront glazing from 3 bays to 4, to scale the glass more narrowly to a pedestrian. Upper windows are punched more emphatically into the wood clad walls.

We revised the balcony's roof canopy away from a modern cantilever to appear as a generous cornice, dressed in timber and wood brackets in a "new west" style. A south west porch entry is introduced to take pedestrians up to the apartments more efficiently and pleasantly.

The bench fronting Broadway is made wider and deeper, with low plantings introduced. Likewise, a tree adjacent to Belle Cose is added.

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

Thank you
Rachel Ravitz, AIA

Solid wall above window heads increased.

Accent glazing at upper SW corner encouraged by LDR 1.21 page 27. Captures view toward Snow King at terminus of King Street

Apt A Dropped 28" with internal ramp, lowering Broadway Balcony

Balcony Roof detailed as robust cornice with timber & metal supports

Windows expressed as punched into wall, especially at upper level

Duplex approach abandoned. Wood over Stone both sides

Marquee in same wood as upper cladding helps proportions approach 1/3 base, 2/3 top. Thickness reduced.

Metal cladding revised to stone bench & planter in wood

Lower level Glazing width reduced for pedestrian scale

