

AGENDA
Design Review Committee
December 8, 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

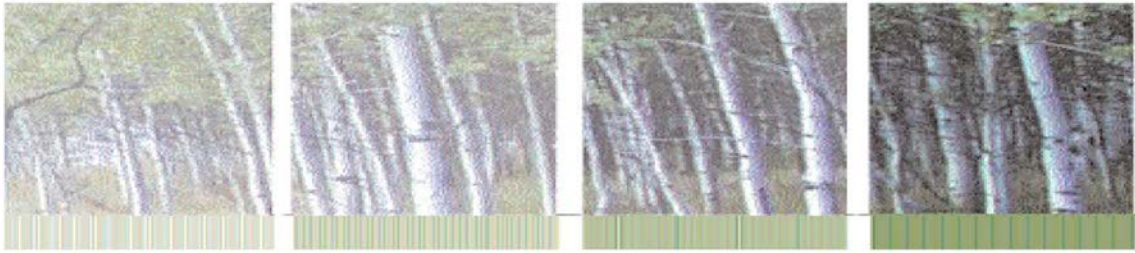
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

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 - King of Broadway - Final Review
 - II. P21-300: 1022 Gregory Lane - Unprocessed Kitchen - Final Approval
 - III. P21-301: 335 S Millward - Jackson Street Apartments (Red House) - Final Approval
 - IV. P21-299: 155 E Gill Ave. - Recreation Center - Conceptual Review
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: December 8, 2021

Item Number: P21-082

Applicant: Esteam Architecture, Rachel Ravitz, AIA

Address: 105 E. Broadway Avenue

Recommendations: Final Review

Project Summary: This item was last reviewed conceptually by the DRC on November 10, 2021. The applicant has resubmitted their application for **final review** in response to the DRC's feedback which is as follows:

- The spacing on the upper floor roof brackets needs more balance. The DRC suggested that the applicant either correct the spacing on the brackets or remove the brackets altogether.
- The spacing and configuration on the upper-level windows lacked consistency and harmony. The applicant should seek to simplify the types of windows to be more uniform.
- The ground-level bench seemed counterproductive to the retail space on the ground level as it created a viewing barrier. The applicant needs to revisit this element and consider reducing or removing the bench.
- The 3D models did not accurately represent the proposed materials/colors. The applicant should provide better 3D renderings.
- The applicant should include a stone band around the windows on the lower level because the stone feels out of place in the proposed locations.

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). 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 + 4,500 sf (retail, circulation, storage, mezzanine)
- **2nd floor:** 1,820 sf (2-bed Apartment) + 1,250 sf (3-bed Apartment) + 640 sf (circulation) + 1,245 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 CMU, gray barn wood siding, and charred wood siding.

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.



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. |



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@CoRRnice.com

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.

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?

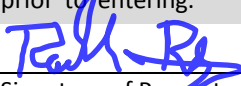
120 **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

Nov 22 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)



DRC NARRATIVE

KING of Broadway - 105 East Broadway

November 22 2021
(DRC meets Dec 8 2021)
Seeking Final Approval

Our building is named for its location at the north end of King Street, along East Broadway. Since our fourth DRC submission on November 10th, we have made the following revisions to our design for conceptual approval:

We have selected actual material finishes from regional manufacturers. Submitted are renderings showing those materials which correspond to the physical samples.

We eliminated the stone, reverting back to a black vertical siding on the base. We also have a narrow band of this siding above the Broadway windows, making them appear carved out of this surface.

A primary complaint from the October DRC review was too many varying window sizes. We altered the Broadway window width to better correspond to upper windows and wrapped the southwest transom and sill windows around the corner. We eliminated the doors at Apt A bedrooms and have instead punched windows in keeping with the others on the south facade. The southwest porch is slightly deeper, also making the windows more regular.

We eliminated brackets at the South porch/ cornice. High forehead or blank areas above windows, though extremely common in traditional architecture, are mitigated with sconces

Planting are eliminated, the south bench is reduced, and a bench is added at the southwest porch. We think these elements are friendly, yet not gratuitous.

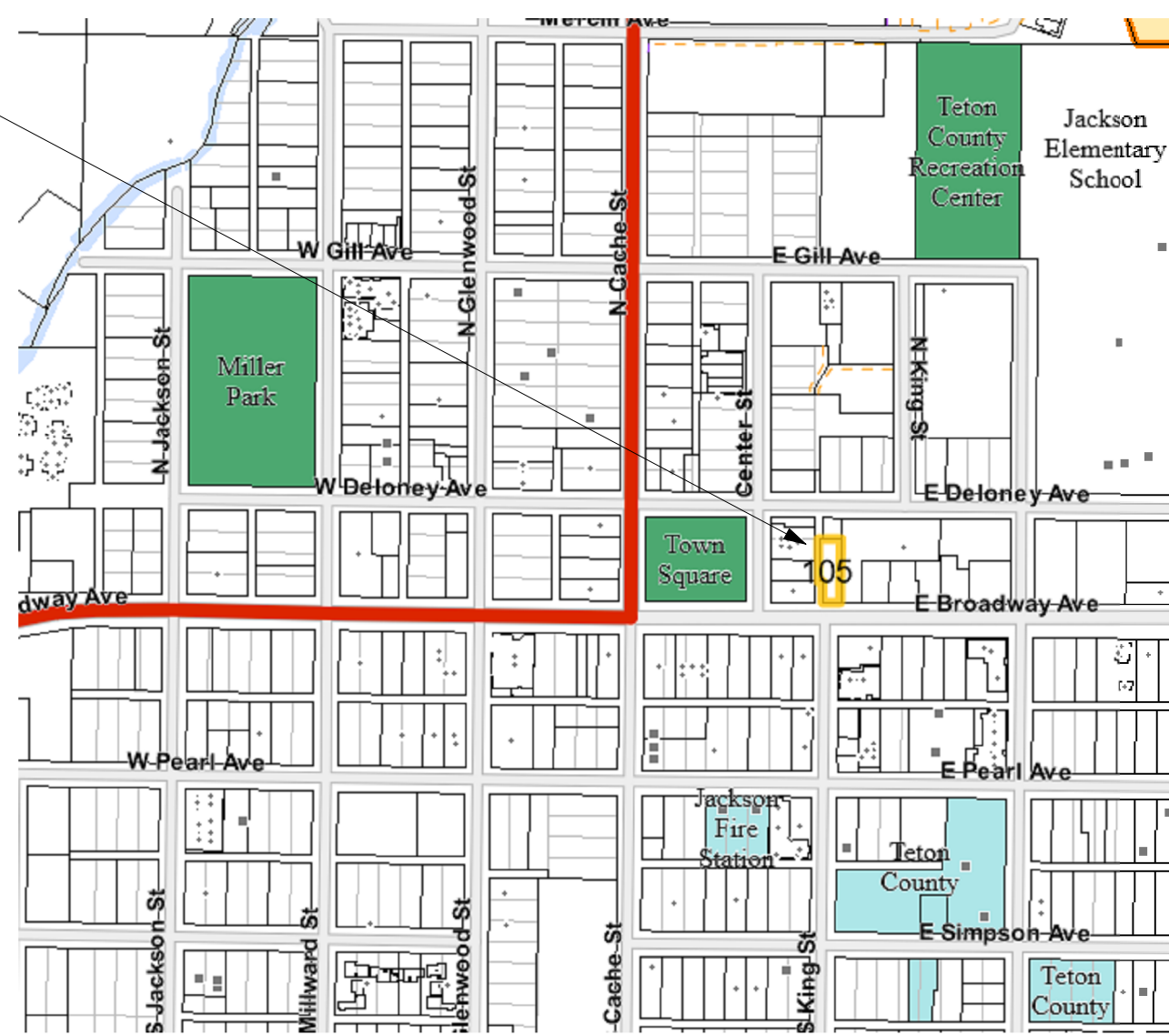
West Alley Balconies revised to a single, consistent depth. This does not adversely effect the Broadway facade.

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

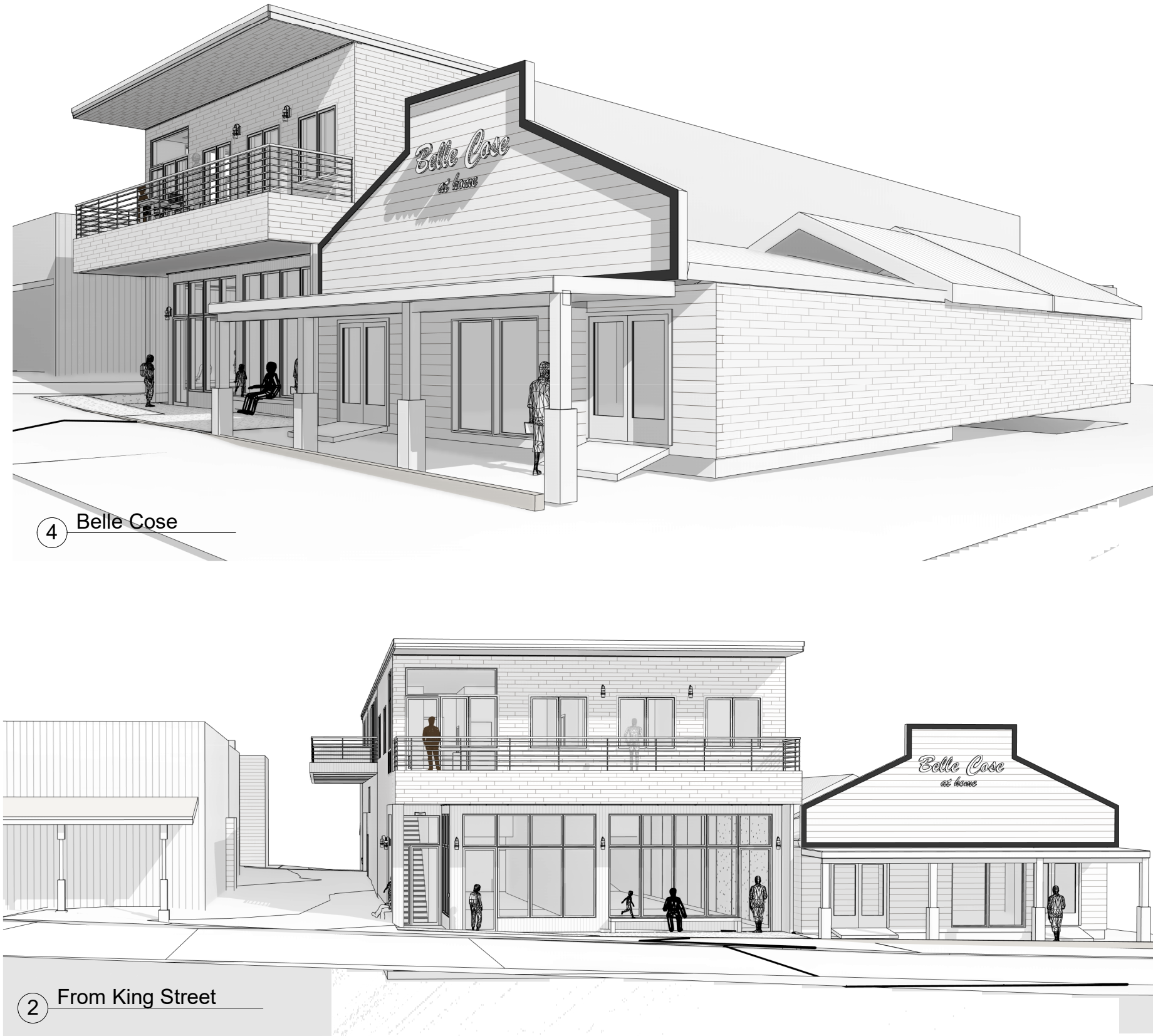
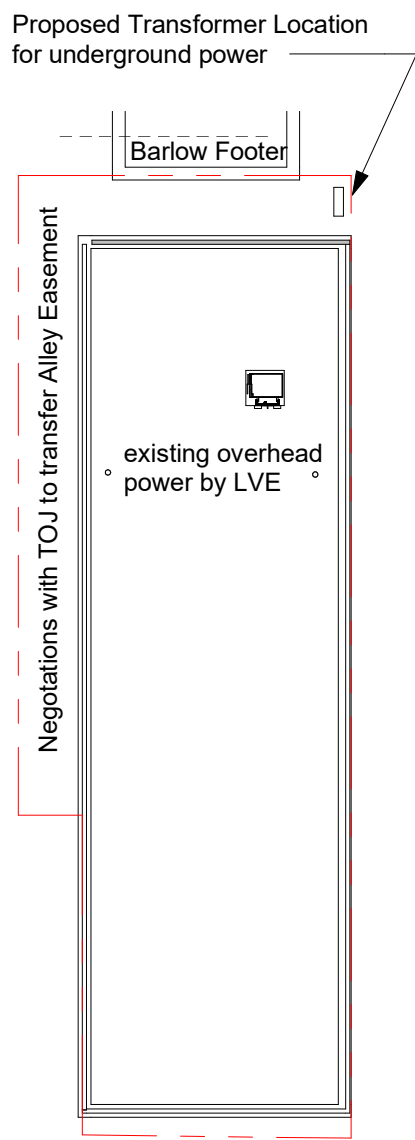
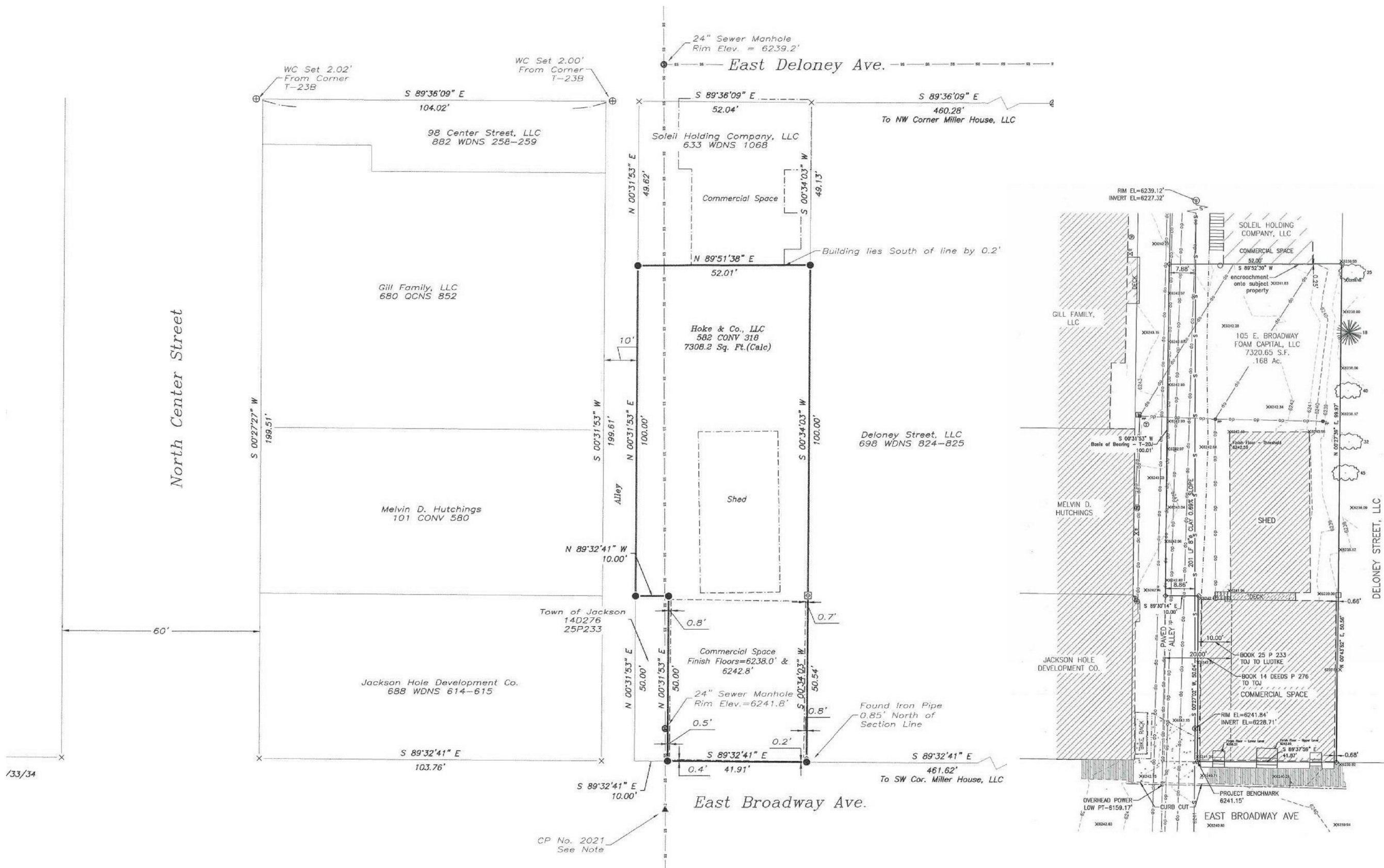
Thank you
Rachel Ravitz, AIA

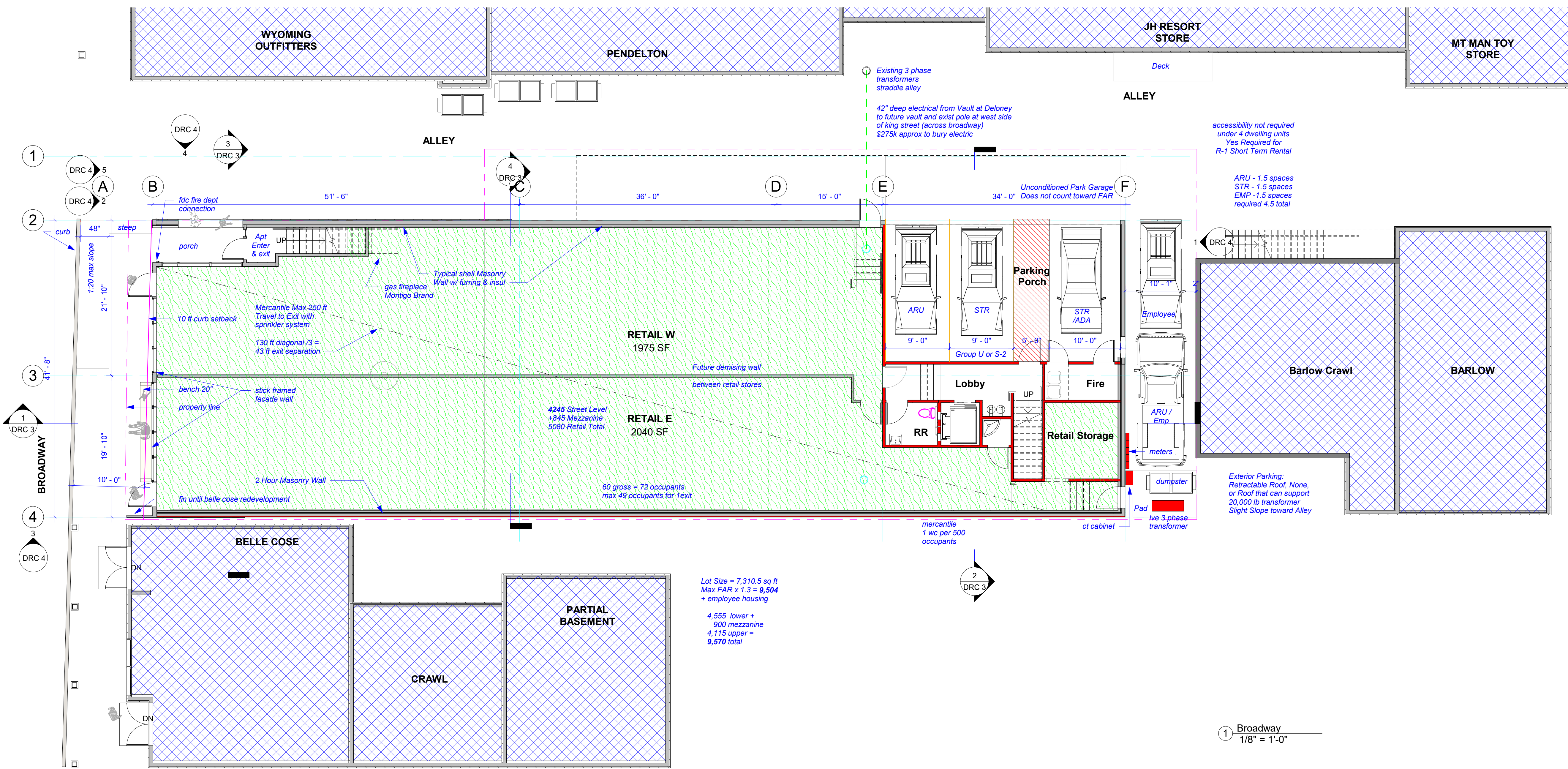
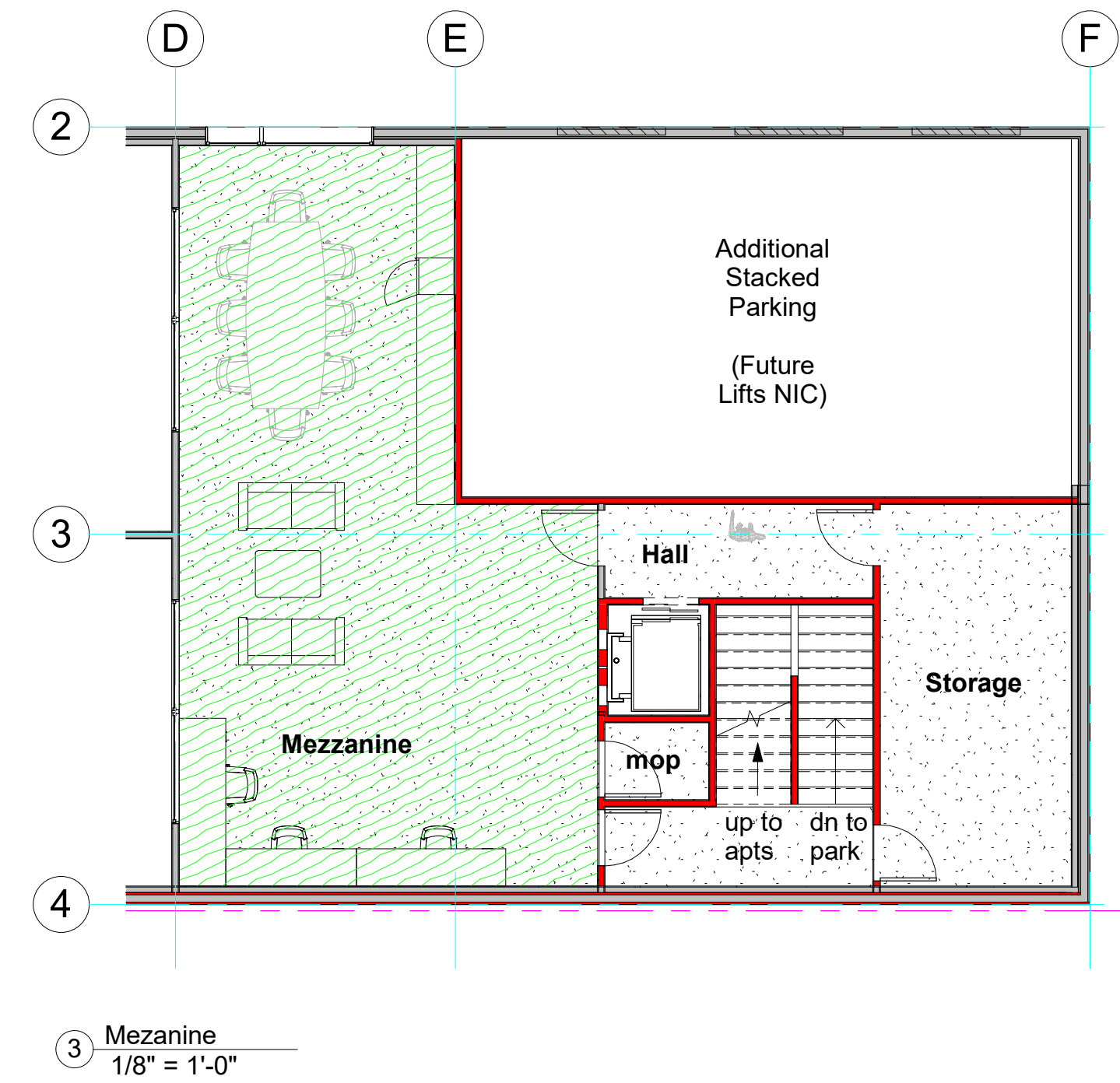
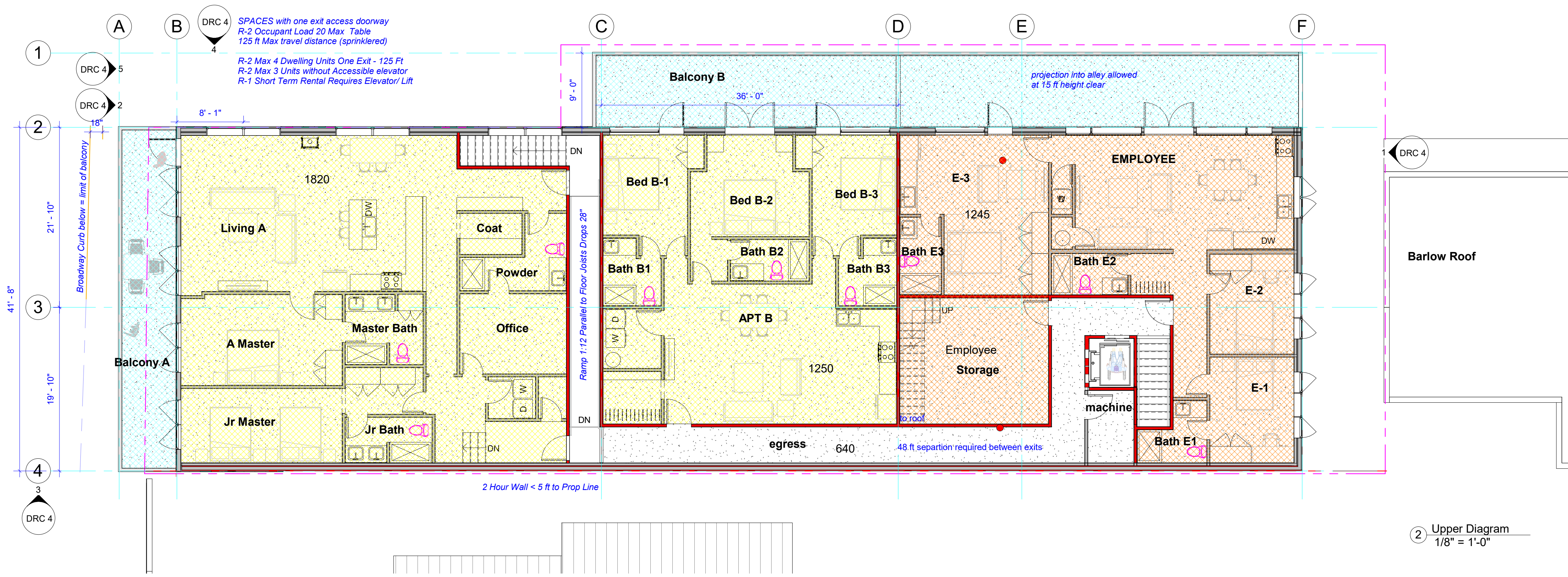


VICINITY

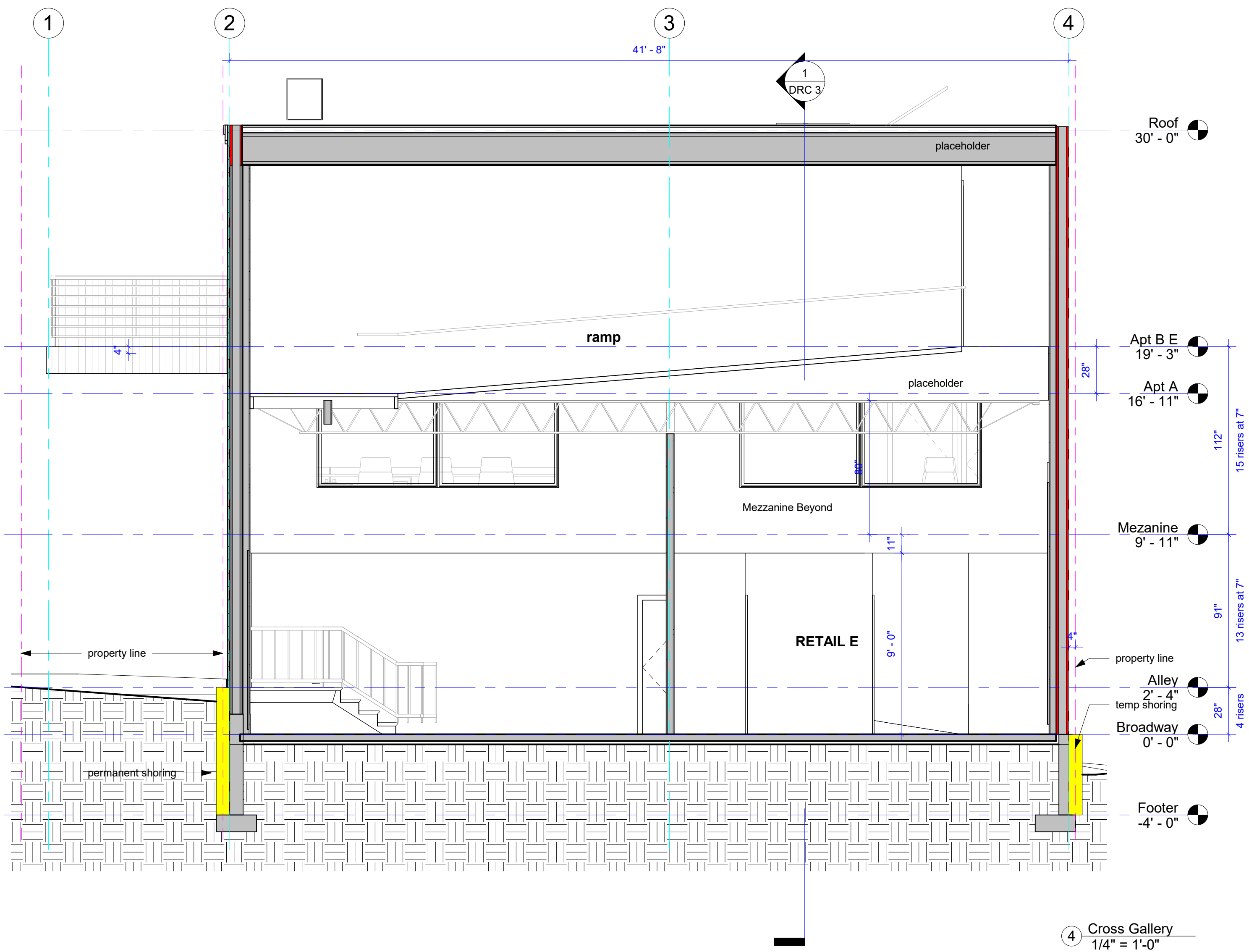
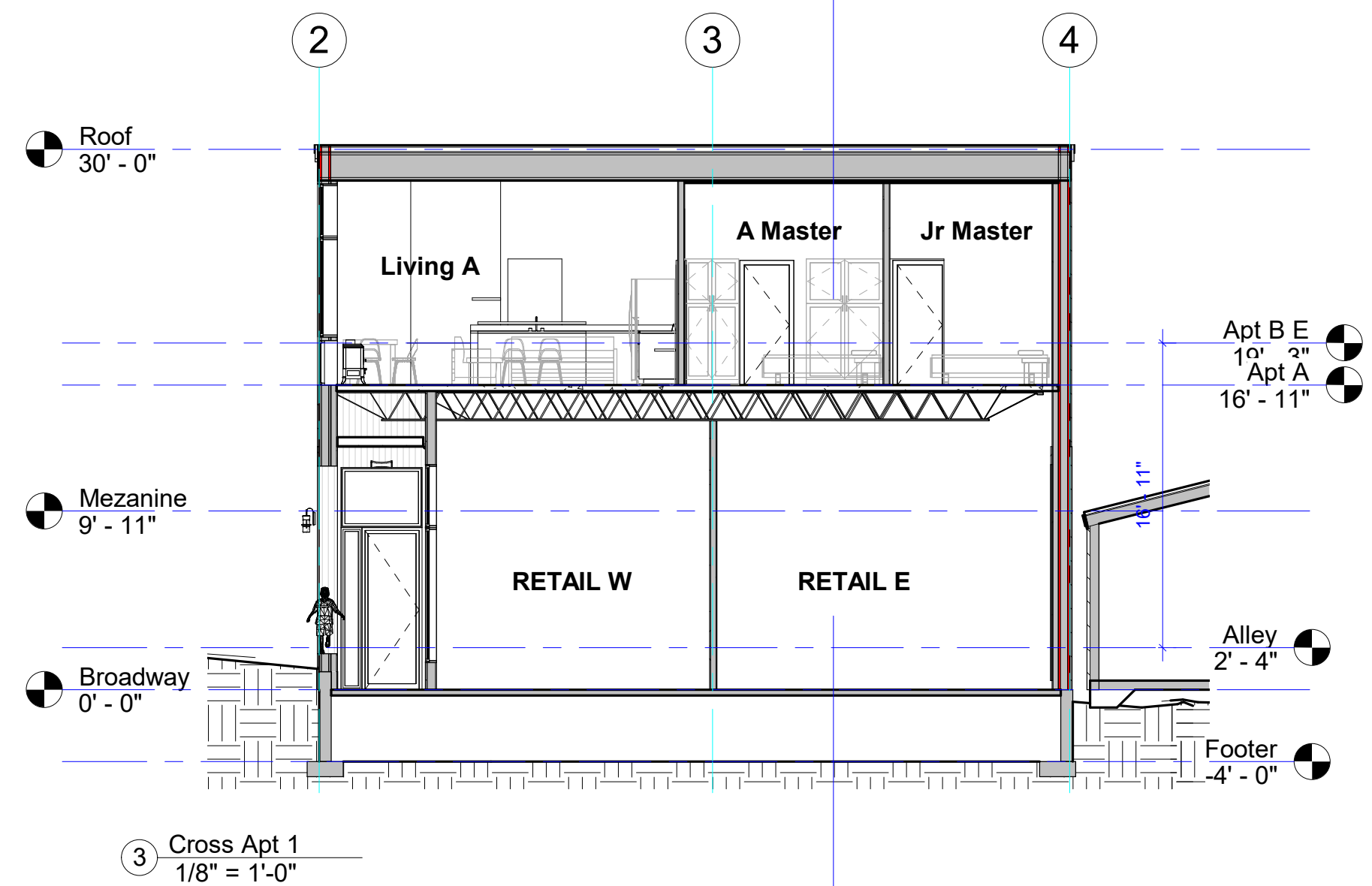
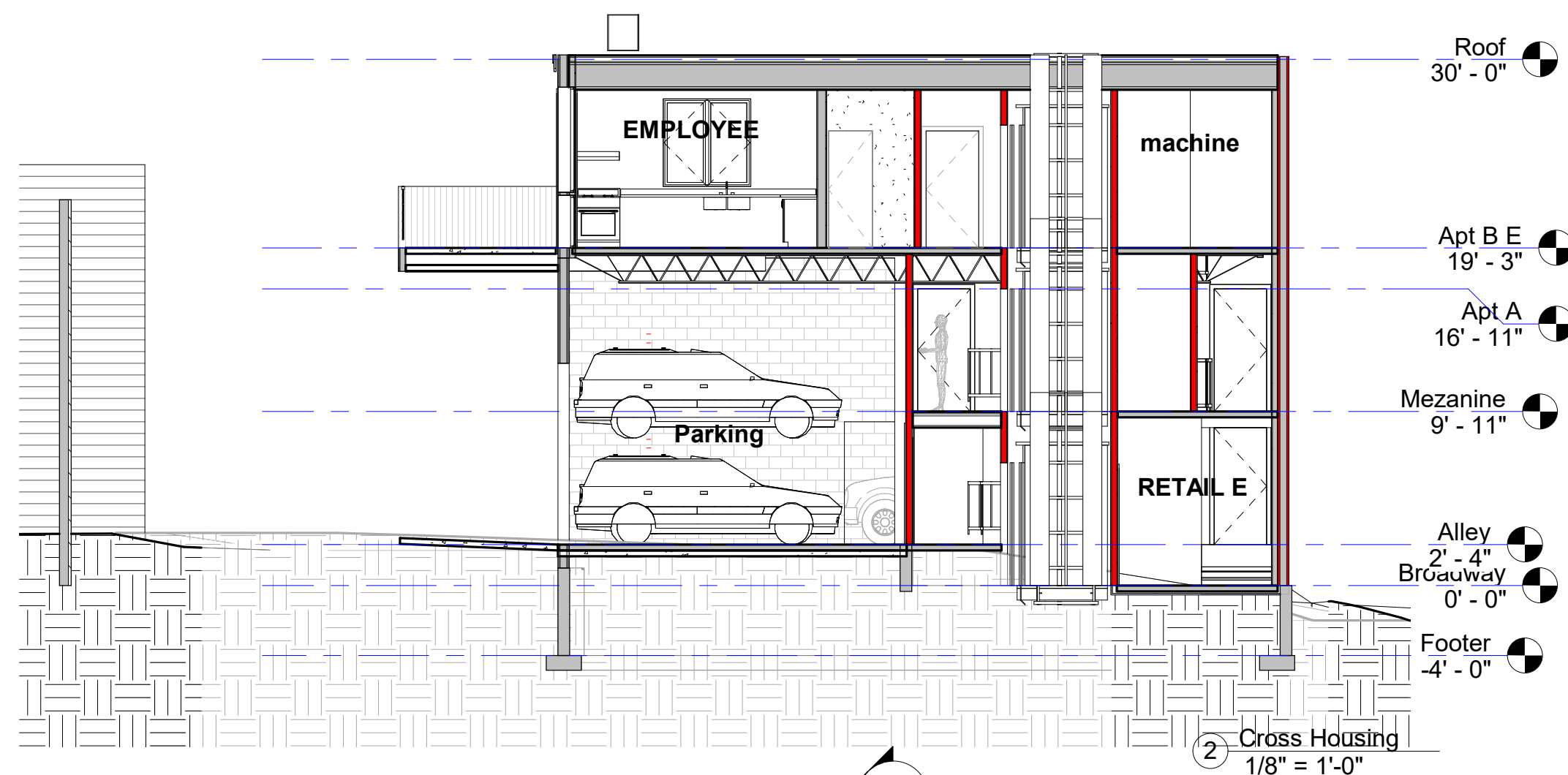
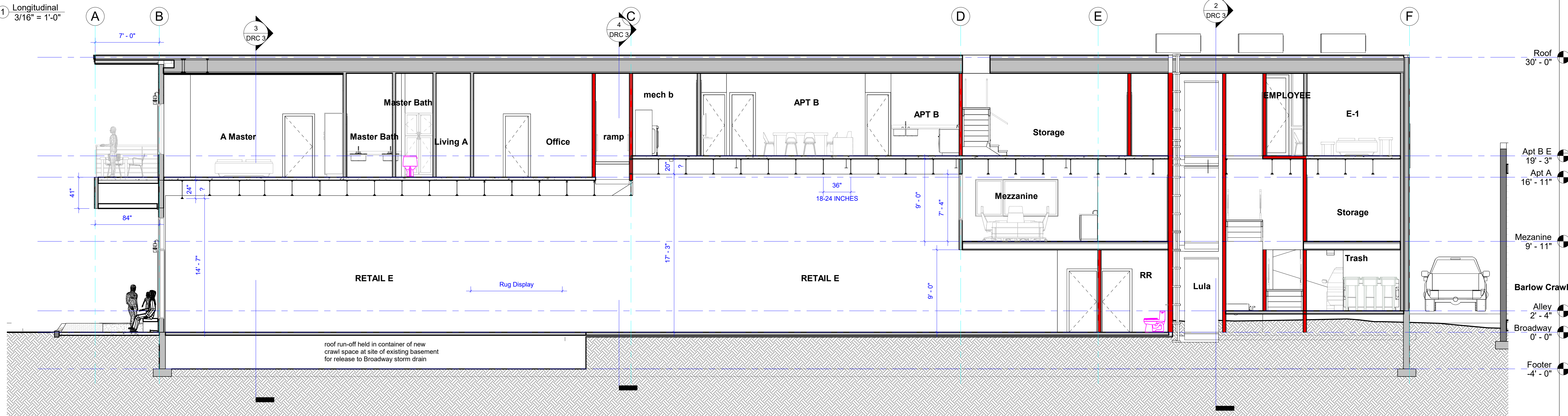


CALCULATIONS		10/31/2021	105 East Broadway & King
Areas to Inside Face of Walls for Housing Calcs	Lot Size	7311	Building Footprint
	1.3 Max FAR	9504	5707
	Parking	655	
	North Stair	65	
	Employee	1530	
	Not Towards FAR	2250	
4155	Retail	4400	
760	Mezzanine	700	
370	Various	475	Fire, Trash, Lula, Rest 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"



KING of BROADWAY
Foam Capital LLC

105 East Broadway, Jackson, WY 83001

SECTIONS

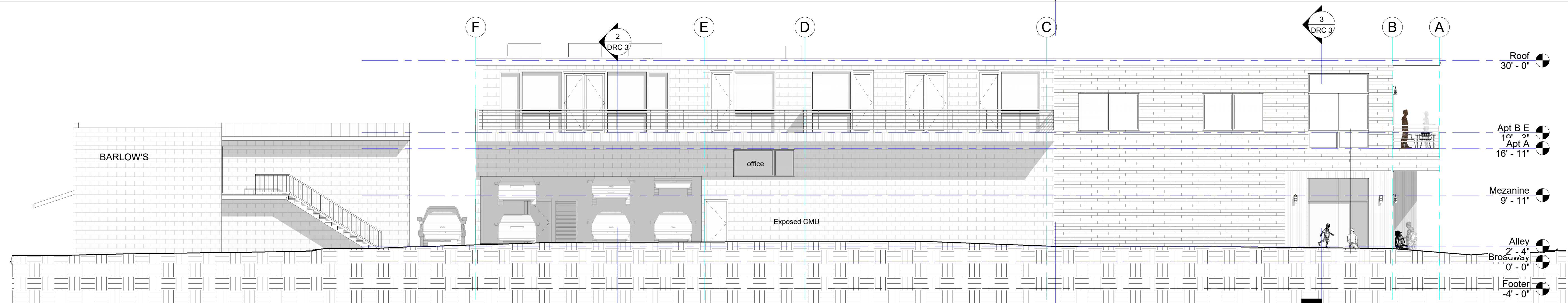
DRC
SUBMITTAL

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 22 2021

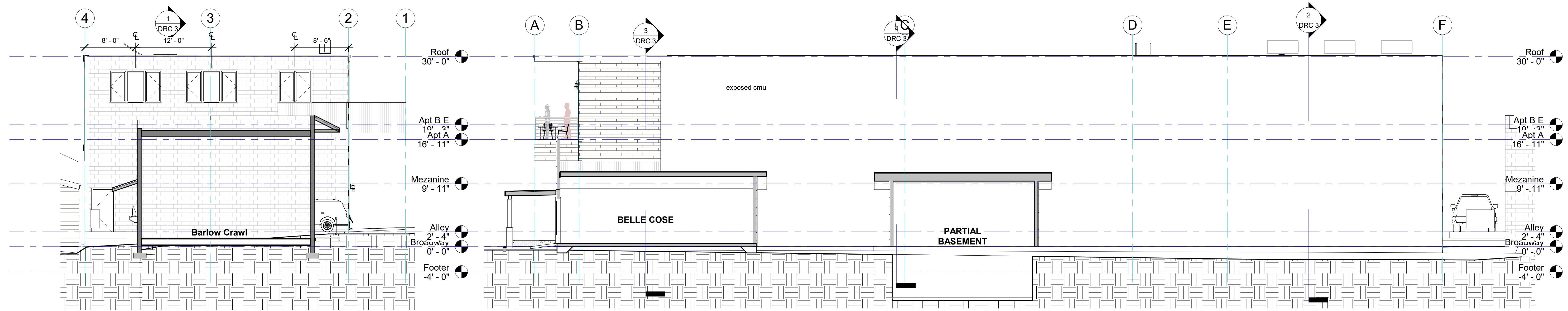
DRC 3

Scale As indicated



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

Lower Valley electrical posts supporting transformer lines across Alley & Property to be removed. Upgrade to Transformer & buried power by Owner



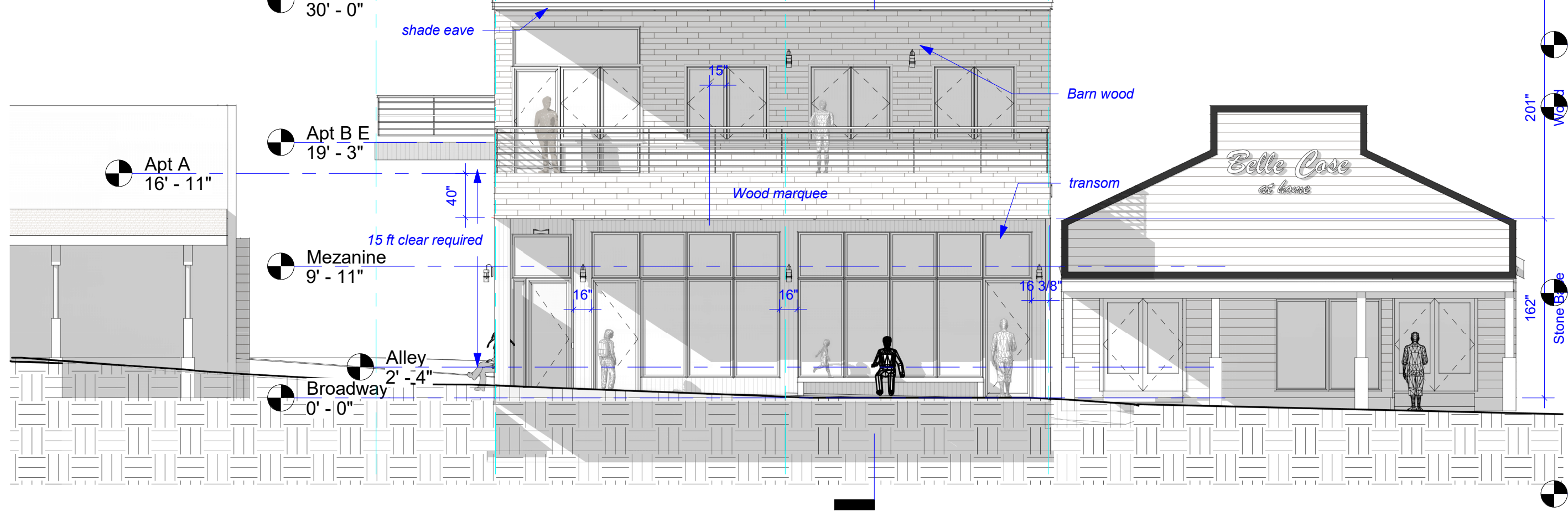
1 NORTH - BARLOWS
1/8" = 1'-0"

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

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

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"





"Barn Gray" 1x6 Shiplap Siding by Teton Windswept



Charred Wood "Kebony Half Gator" by Delta Millworks

recessed strip lighting



Example of wood siding wrapped to soffit surface

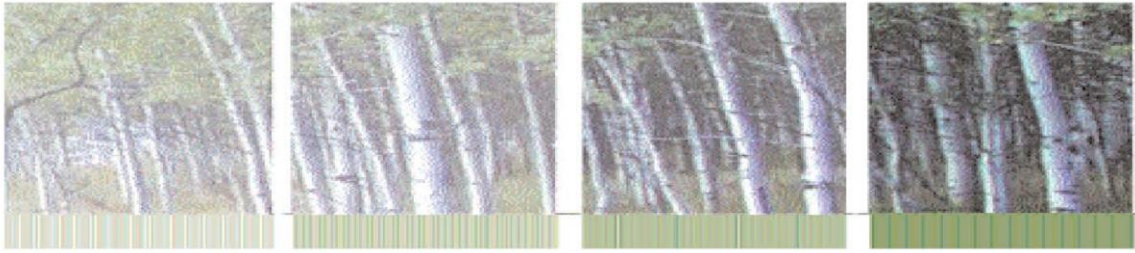












Town of Jackson Design Guidelines Checklist

Meeting Date: December 8, 2021

Item Number: P21-300

Applicant: Ward+Blake Architects – Mitch Blake

Property Owner: Alicia Brieger

Address: 1022 Gregory Lane

Recommendations: Approval

Project Summary:

The “Brieger Unprocessed Kitchen” is presented to the Committee for approval. This is its initial DRC meeting presentation.

The subject property – 1022 Gregory Lane PT. NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116. – is a 0.15 acre (6,500 SF) site located in the Business Park (BP). The parcel consists of one (1) 758 SF residential structure to remain and one (1) accessory storage structure slated for removal.

The proposed project seeks to add a new 612 SF commercial prep kitchen (Light Industry Use) with a 672 SF basement on the northern half of the property while making significant improvements to parking, curb cut, pedestrian access, and landscaping.

The new kitchen building is small by footprint comparison to the existing industrial and apartment buildings that surround it, but similar in size to the existing cabin on the same property. The height of the new kitchen building is within a reasonable vertical scale to the existing neighborhood and finished in materials that relate to the surrounding buildings.

The exterior siding is primarily corrugated painted metal (simulating rusted metal) running vertically to relate to the industrial metal siding buildings on the north and east of the project. This is accented by the recessed horizontal flat panel painted metal (simulating Shou Sugi Ban wood siding) at the southwest corner and above windows and doors. The roof is single-ply membrane and will not be visible from the street but possibly from the second story of adjacent apartment buildings. While a mild green color has been proposed for the roof membrane, the applicant is open to suggestions from this Committee.

Density: Proposed FAR 0.23 (1,370 SF). FAR max allowed in the BP zone is 0.41 (2,401.98 SF on this 0.15 acre lot after taking road access easement into account for adjusted site area)

Building Size Above Ground: 1,370 SF

- Existing Residential Use: 758 SF
- Proposed Light Industry Use: 612 SF ground floor + 672 SF basement

Parking: Four (4) spaces are proposed. Three (3) spaces are required for the entire site in compliance with LDR shared parking between residential and industrial uses (LDR Section 6.2.2.B).

Stories: 1

Building Height: 15'-5 1/2"

Materials: The listed materials are:

- Exterior Primary: Speckled Rust Corrugated Metal Siding
- Exterior Accent: "Burnt Wood" Metal Siding
- Roof Membrane (not visible to street level): Patina Green

Vision Statement:

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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:

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- ☐ 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.

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- ☐ 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: Brieger - Unprocessed Kitchen
Physical Address: 1022 Gregory Lane
Lot, Subdivision: _____ PIDN: 22-40-16-06-1-00-029

PROPERTY OWNER.

Name: Alicia Brieger Phone: 305-773-0088
Mailing Address: P.O. Box 13757, Jackson, WY ZIP: 83002
E-mail: alicia@unprocessedkitchen.com

APPLICANT/AGENT.

Name: Mitch Blake, Ward + Blake Architects Phone: 307-733-6867
Mailing Address: P.O. Box 10399, Jackson, WY ZIP: 83002
E-mail: mitchblake@wardblake.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

_____ 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 #: P21-272 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?

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

Yes **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>.

Yes **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

Mitch Blake

Name Printed

11-19-21

Date

Principal

Title

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.
 - ☐ **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.

Brieger – Unprocessed Kitchen

1022 Gregory Lane

Narrative:

The existing property is 0.15 Acres (6,500.04 s.f.) and has an old Pan Abode kit Cabin on the south end of the property. There is also temporary shed building on skids and an old abandoned well with a 4'-0" x 4'-0" x 3'-0" tall CMU structure around the well. The site requires a 20'-0" setback on the front and 10'-0" setbacks on the back and side property lines. In addition, there is a road & utility easement that encroaches on the west property line. There is existing water, sewer, power, gas, and cable/ phone utilities at the site. The site is very flat and the property gets narrower at the north end to create a triangular shaped lot. The site is in the Business Park Zone and borders the CR-3 Commercial Residential Zone on the east and north. Dusty Acres Road dead ends at the north end of the property. There are a few trees on the south end of the property that need to be removed for parking.

The neighborhood is a mixture of industrial buildings and apartments. There is a lot of parked equipment and industrial type junk on the properties directly to the east and south east of this site.

The Owner would like to keep the existing cabin on the property, remove the temporary shed building, demolish the abandoned well structure, and build a new Commercial Kitchen (Light Industrial) on the north end of the site. The Commercial Kitchen supports a business that provides catering services, pre-packaged healthy meals, and private cooking for individuals.

Because the site is small, it is necessary to build as close to the setbacks as possible in order to get enough space to support the needs of the Kitchen. In addition, it is necessary to stay a minimum of 10'-0" away from the existing cabin which further limits the space available for the project.

The new Kitchen Building is small by footprint comparison to the existing industrial and apartment buildings that surround it but similar in size to the existing cabin on the same property. The height of the the new Kitchen Building is within a reasonable vertical scale to the existing neighborhood and finished in materials that relate to the surrounding buildings.

The new building will be primarily used by kitchen employees and rarely visited by the general public. The new landscaping at the building and addition of sidewalk areas will significantly improve the public space and street front of the property by creating scale and relief to alley access and Dusty Acres Road.

The composition of the building is developed by articulating parapets in rhythm with windows and doors as well as articulating the siding by stepping in a section of wall 1 ½" at the southwest corner and stepping down the south end of the building to better relate to the existing cabin.

The massing is based on the space and volume needs of the Kitchen. It is broken up as mentioned in the composition to help it relate to the existing neighborhood. The drawings indicate the new building photoshopped to scale to show how it relates to its surroundings.

The exterior siding is primarily corrugated painted metal (simulating rusted metal) running vertically to relate to the industrial metal siding buildings on the north and east of the project. This is accented by the recessed horizontal flat panel painted metal (simulating Shou Sugi Ban wood siding) at the southwest corner and above windows and doors. The roof is single-ply membrane and will not be visible from the street but possibly from the second story of adjacent apartment buildings. We are planning on a tan or mild green color but are open to suggestions from the DRC.

The size of the site and nature of this project creates limited parking access. We are proposing 9'-0" wide by 20'-0" deep parking spaces, with a 2'-0" clear overhang from the pavement, that back into the private road along the west property line. We have provided 2 parking spaces for the Cabin and 2 parking spaces for the Kitchen. Our curb cut is less than 40% of the length of the west curb line.

Base Site Area = 6,500 s.f. less Road and Utility Easement 641.5 s.f. = Adjusted Site Area of 5,858.5 s.f.

FAR

Existing House	758.0 s.f.
New Kitchen Building	<u>672.0 s.f.</u>
	1,430.0 s.f. = 0.22 (Max. Allowed by LDR's 0.41)

Parking and Walks	1,245.4 s.f.
Paved S.W. Corner	20.0 s.f.

LSR (5,858.5 s.f. – 2695.4 s.f.) = 3,163.1 s.f. = 0.54 (Min. Allowed by LDR's 0.15)

Maximum Height 15'-5 1/2"

Street Setback	20'-0"
Side Yard Setback	10'-0"
Rear Yard Setback	10'-0"



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 10.21.2021

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Alicia Brieger is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 1022 Gregory Lane

Legal Description: Parcel 22-40-16-06-1-00-029

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Mitch Blake, Ward + Blake Architects

Mailing address of Applicant/agent: P.O. Box 10399, Jackson, WY 83002

Email address of Applicant/agent: mitchblake@wardblake.com

Phone Number of Applicant/agent: 307-733-6867

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

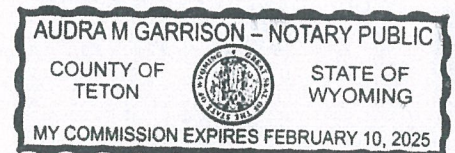
- ☐ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☐ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☒ Demolition Permit ☒ Other (describe) Pre-Application Conference, Basic Use Permit, Design Review Committee and any other applications or permits required for 1022 Gregory Lane.

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.

[Signature]
Property Owner Signature

Title 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 Alicia Brieger this 21
day of October, 2021. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 02.10.2025

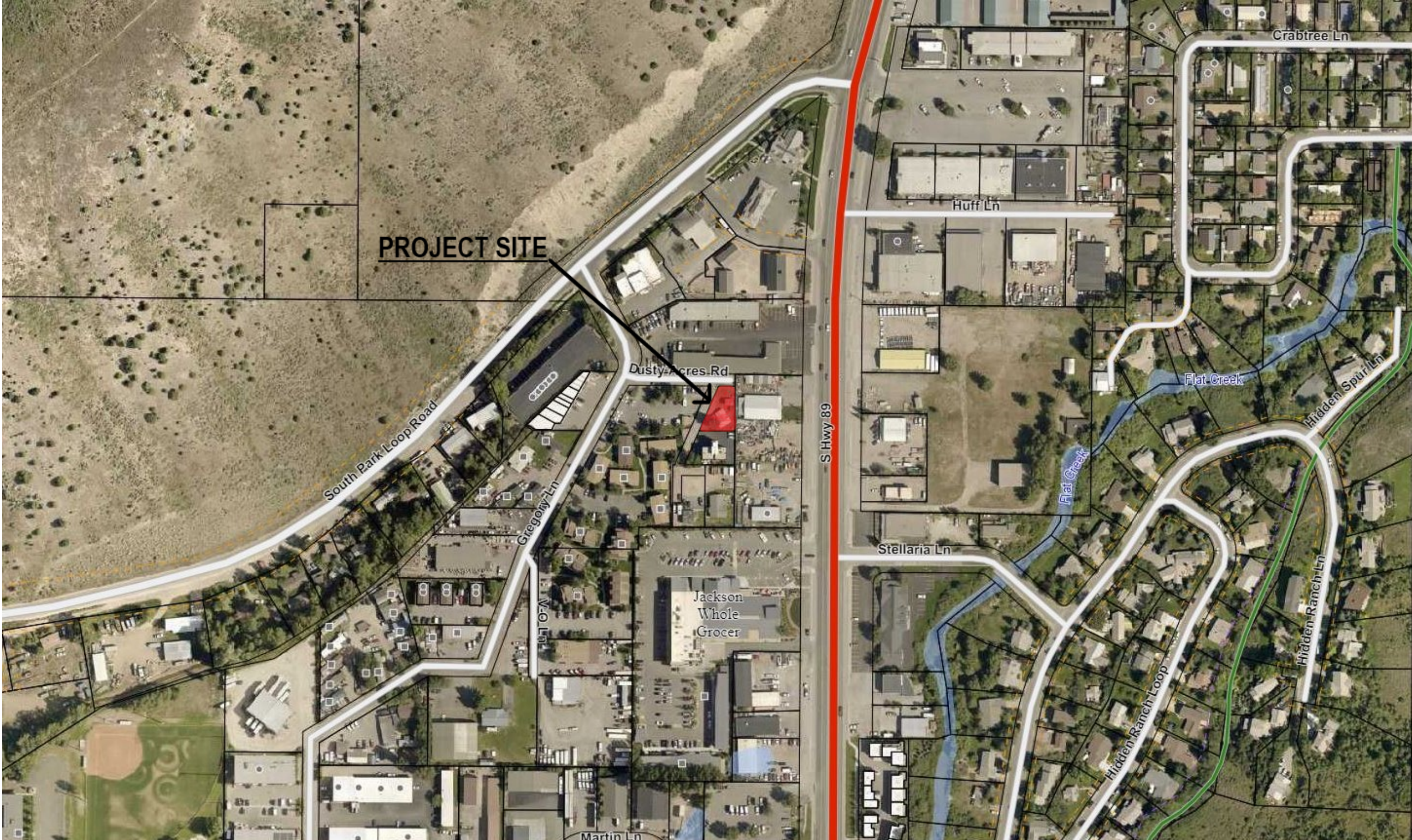
GENERAL NOTES
1) THIS PROJECT SHALL COMPLY WITH THE CURRENT VERSION OF THE INTERNATIONAL RESIDENTIAL CODE, AND /OR THE INTERNATIONAL BUILDING CODE. THE CURRENT VERSION OF THE TOWN OR COUNTY COMPREHENSIVE PLAN, AND ANY OTHER AUTHORITY HAVING JURISDICTION. THE CONTRACTOR, SUBCONTRACTOR, OR TRADES PERSON SHALL NOTIFY THE ARCHITECT (IN WRITTEN FORM) SEVEN DAYS PRIOR TO BID OF ANY CODE VIOLATIONS. FAILURE TO DO SO DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES.
2) CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY THE BUILDING AND FIRE DEPARTMENTS AND ANY OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
3) CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION AND TEMPORARY SEPTIC FACILITIES, WHICH SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
4) ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY. NO DEBRIS ARE TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES. PUBLIC ROADS SHALL BE MAINTAINED AND REMAIN FREE OF MUD OR DUST, EQUIPMENT AND MATERIAL.
5) CONTRACTOR SHALL INFORM ARCHITECT OF ANY AND ALL OWNER (OR OWNERS REPRESENTATIVE) REQUESTED CHANGE OR DIRECTIVES FOLLOWING OWNER (OR OWNERS REPRESENTATIVE) / CONTRACTOR CONVERSATIONS. CONTRACTOR SHALL NOT PROCEED WITH OWNER (OR OWNERS REPRESENTATIVE) REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR REVIEW FROM THE ARCHITECT.
6) GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION AND REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO CONSTRUCTION. ALL DRAWINGS ARE THE CONTRACT DOCUMENTS. NOTIFY ARCHITECTS OF ANY DISCREPANCIES PRIOR TO BID.
7) CONTRACTOR SHALL STORE ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8) CONTRACTOR SHALL CONTROL DUST AND NOISE DURING CONSTRUCTION TO GREATEST EXTENT POSSIBLE.
9) EXAMINATION OF BIDDING CONTRACT A. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND EACH BIDDER TO THOROUGHLY EXAMINE ALL OF THE BIDDING DOCUMENTS, AND NOT LATER THAN SEVEN DAYS PRIOR TO THE BID DATE, SHALL MAKE A WRITTEN REQUEST TO THE ARCHITECT FOR INTERPRETATION OR CORRECTION OF ANY DISCREPANCIES, AMBIGUITIES, INCONSISTENCIES, OR ERRORS THEREIN. THE ARCHITECT WILL ISSUE AN INTERPRETATION OR CORRECTION AS AN ADDENDUM OR WRITTEN DIRECTIVE. ONLY A WRITTEN INTERPRETATION OR CORRECTION BY ADDENDUM SHALL BE BINDING. IF DISCREPANCIES, AMBIGUITIES, INCONSISTENCIES, OR ERRORS ARE NOT COVERED BY ADDENDUM OR WRITTEN DIRECTIVE, CONTRACTOR SHALL INCLUDE IN HIS BID, LABOR MATERIALS AND METHODS OF CONSTRUCTION RESULTING IN HIGHER COSTS. AFTER AWARD OF CONTRACT, NO ALLOWANCE OR EXTRA COMPENSATION WILL BE MADE ON BEHALF OF THE CONTRACTOR DUE TO HIS FAILURE TO MAKE THE WRITTEN REQUESTS AS DESCRIBED ABOVE. B. FAILURE TO REQUEST CLARIFICATION DURING THE BID PERIOD OF ANY INADEQUACY, OMISSION, DISCREPANCY, OR CONFLICT DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES. THE SIGNING OF THE CONTRACT WILL BE CONSIDERED AS IMPLICITLY DENOTING THAT THE CONTRACTOR HAS A THOROUGH COMPREHENSION OF THE FULL INTENT AND SCOPE OF THE BIDDING CONTRACT.
10) ALIGN ALL VISIBLE EQUIPMENT (WHICH INCLUDES BUT IS NOT LIMITED TO, DIFFUSERS, OUTLETS, LIGHTS, SWITCHES, SMOKE DETECTORS, THERMOSTATS, FIRE PROTECTION, ETC.) EQUALLY BETWEEN OR DIRECTLY WITH ARCHITECTURAL FEATURES (WINDOWS, DOORS, ETC.) AND OTHER VISIBLE EQUIPMENT. REFRAME OR ADJUST STRUCTURAL FRAMING AS REQUIRED (CONTACT ARCHITECT PRIOR TO ADJUSTING FRAMING) (FOR POSSIBLE ADDITIONAL STRUCTURAL REQUIREMENTS). VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN INSTALLATIONS OF ANY SYSTEM OR EQUIPMENT. ANY ADJUSTMENTS IN THE FIELD PER ARCHITECT'S DIRECTION MAY BE REQUIRED AND SHALL BE INCLUDED IN THE BID.
11) ALL SUBMITTAL AND SHOP DRAWINGS SHALL BE 11" X 17" OR SMALLER FORMAT.
12) THE CONTRACTOR SHALL CONDUCT PRE-CONSTRUCTION AND/OR PRE-INSTALLATION MEETINGS BASED ON THE CONSTRUCTION SCHEDULE TO REVIEW THE REQUIREMENTS OF THE CONTRACT, DETERMINE AND POSSIBLY ADJUST SEQUENCING, POSSIBLY ADJUST TRADE LOCATIONS AND TO RESOLVE ANY CONFLICTS OR CODE ISSUES. IT IS THE RESPONSIBILITY OF ALL TRADES INVOLVED TO HAVE KEY PERSONNEL PRESENT AT THESE MEETINGS. IF A TRADE IS NOT PRESENT AND ADDITIONAL WORK AND MATERIAL IS REQ'D OF THE TRADE, BASED ON INFORMATION DISCUSSED (THAT WAS UNFORESEEN BY THOSE PRESENT), THE TRADE WILL BEAR THESE COSTS WITHIN THEIR BID.

2015 INTERNATIONAL RESIDENTIAL CODE NOTES

THE BUILDING SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL BUILDING CODE (WHEN APPLICABLE). THE GENERAL CONTRACTOR SHALL VERIFY THE BUILDING CONSTRUCTION CONFORMS TO CODE. IN PARTICULAR, THE FOLLOWING ITEMS SHALL CONFORM TO THE REFERRED SECTION OF THE CODE.
1) ALL OUTDOOR INTAKE & EXHAUST OPENINGS SHALL CONFORM TO SECTION R303.5
2) ALL STAIRWAY (INTERIOR & EXTERIOR) ILLUMINATION SHALL CONFORM TO SECTION R303.7-R303.8
3) ALL GLAZING SHALL CONFORM TO SECTION R308.
4) ALL BASEMENT (WITH HABITABLE SPACE) & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE & RESCUE OPENING CONFORMING TO SECTION R310.
5) ALL STAIR RISER SHALL NOT EXCEED 7 3/4" AND ALL TREADS SHALL NOT BE LESS THAN 10" -REFER TO SECTION R311.7 FOR ALL STAIRWAY REQM'TS.
6) ALL HANDRAILS SHALL CONFORM TO SECTION R311.7.8
7) ALL GUARDS (GUARD RAILS) SHALL BE MIN. 36" REFER TO SECTIONS R312
8) SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS. - IN EACH SLEEPING ROOM - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWL SPACES & UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS & NO AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJ. LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN 1 FULL STORY BELOW UPPER LEVEL. - ALL ALARMS SHALL BE INTERCONNECTED (WHEN ONE ALARMS THEY ALL ALARM) AND HARD WIRED. REFER TO SECTION R314.
9) ALL FOAM PLASTIC AND ALL INSULATION SHALL CONFORM TO SECTIONS R316. REFER AND CONFORM TO APPENDIX F FOR RADON CONTROL METHODS AND REQUIREMENTS

SITE SPECIFICATIONS

- 1) FINAL BUILDING STAKING AND ALL REQUIRED SURVEYING TO BE PERFORMED BY COMPETENT SURVEYOR AT CONTRACTOR'S EXPENSE.
- 2) CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY PROBLEMS WITH EXISTING SOIL CONDITIONS AS MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THIS PROJECT (PRIMARILY DURING EXCAVATION).
- 3) CONTRACTOR SHALL RESTORE ALL EXISTING LANDSCAPING WHICH IS DAMAGED DUE TO CONSTRUCTION.
- 4) CONTRACTOR SHALL COORDINATE AND SUPERVISE TRENCHING AND INSTALLATION OF ALL UTILITIES AND SERVICES TO AND FROM BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, INSTALLATION, AND BACK FILLING OF EACH UTILITY AS APPLICABLE TO PROJECT. SUCH COORDINATION SHALL INCLUDE GENERAL CONTRACTOR'S REASONABLE EFFORTS TO COMBINE AS MANY DIFFERENT UTILITIES IN COMMON TRENCHES AS PRACTICALITIES AND GOOD PRACTICE PERMIT.
- 5) EXCAVATION SHALL REVIEW & COMPLY TO ALL REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY ENGINEER
- 6) REMOVAL OF EXISTING TREES & BUSHES ON SITE, AND ANY OTHER ORGANIC MATERIAL CLEARED FOR PURPOSES OF CONSTRUCTION, IS THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL GET OWNER'S APPROVAL BEFORE REMOVING TREES, BUSHES OR ANY OTHER VEGETATION.
- 7) ALL EXCAVATED FILL AND DEMOLITION DEBRIS IS TO BE STOCKPILED IN THE CONSTRUCTION STAGING AREA ONLY.



VICINITY MAP

CONSTRUCTION OBSERVATION SITE VISITS

It shall be the responsibility of the Applicant, to request a site visit a minimum of seventytwo(72) hours prior to the time in which the site visit is required. The Applicant, or its Contractor, must be present at the time scheduled for the site visit. If the Applicant or Contractor fails to attend the site visit, at the option of the Committee representative, the site visit may be rescheduled. The Committee shall not be held responsible for any delay or damage incurred as a result of insufficient notice of site visit requirements, extraordinary circumstances or rescheduling due to failure of the owner or contractor to attend. For new construction projects the following site visits must be scheduled with the Committee:

1. First Site Visit: Shall be conducted after the construction survey has indicated property lines, setback lines, utility easements, utility lines, driveway location, building corners, retaining walls and protected vegetation. Trees to be removed should be clearly marked with ribbon. This site visit must be completed prior to start of construction, but after the installation of silt fence, construction fence and other erosion control measures.
2. Second Site Visit: Shall be conducted after contractor receives the Certificate of Placement from the surveyor. A copy of this document shall be provided to the Committee.
3. Third Site Visit: Shall be conducted when all rough framing is completed. All framed openings, roof sheathing, and foundation work shall have been completed.
4. Fourth Site Visit: Shall be conducted when the Applicant provides a permanent Certificate of Occupancy, all work is completed pertaining to external appearance including painting, roofing, line grading, landscaping/reclamation and clean-up of the entire site.

For remodels and additions the following site visits must be scheduled with the Committee:

1. First Site Visit: Shall be conducted after all changes have been laid out clearly indicating their proposed location.
2. Second Site Visit: Shall be conducted after all work is complete and site has been cleaned up.

BRIEGER - UNPROCESSED KITCHEN

ZONING DISTRICT	BUSINESS PARK
BUILDING OCCUPANCY/USE	BUSINESS GROUP B/ COMMERCIAL KITCHEN
LOT AREA	6,500 SQ. FT. - 0.15 AC.
TYPE	SINGLE-FAMILY RES.
TYPE OF CONSTRUCTION	TYPE VB
FIRE SPRINKLER	AT COMMERCIAL HOOD ONLY
EXISTING NO. OF STORIES	1 STORY
PROPOSED NO. OF STORIES	1 STORY
ALLOWABLE BUILDING HEIGHT	35'-0" FT.
ACTUAL BUILDING HEIGHT	15'-5 1/2" FT.
NEW BUILDING AREA CALCULATIONS	
BASEMENT:	672 SF
MAIN FLOOR:	612 SF
TOTAL:	1284 SF

ADJUSTED SITE AREA CALCULATIONS:
GROSS SITE AREA (GSA): 0.15 AC. (6,500 SQ. FT.)
LESS LAND WITHIN VEHICULAR ACCESS EASEMENTS: 0.00 SQ. FT.
LESS LAND BETWEEN LEVEES OR BANKS OF RIVERS/STREAMS: 0.00 SQ. FT.
LESS LAND WITHIN LAKES/PONDS WHEN THEIR TOTAL AREA > 1 ACRE: 0.00 SQ. FT.

6,500 SQ. FT.

ALLOWABLE SITE DEVELOPMENT:

15,000 S.F.

PROPOSED SITE DEVELOPMENT:
EXISTING HOUSE: 788 SQ. FT.
EXISTING WALKWAY: 109 SQ. FT.
NEW KITCHEN BUILDING: 672 SQ. FT.
NEW CONC. WALK: 120 SQ. FT.
NEW PARKING AREA: 720 SQ. FT.
PAVED S.W. CORNER AT STREET: 116 SQ. FT.

TOTAL = 2,488 SQ. FT.

CODES UTILIZED
2018 INTERNATIONAL BUILDING CODE (STRUCTURAL)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNAIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL ENERGY CODE
TETON COUNTY LAND DEVELOPMENT REGULATIONS

LANDSCAPING CONFORMING TO DIVISION 4100 OF THE TETON COUNTY LDR'S

EXTERIOR & SITE LIGHTING
SEE ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS
SEE FLOOR PLAN FOR LOCATIONS
SEE LIGHT SCHEDULE FOR FIXTURE DESCRIPTIONS

SITE DEVELOPEMENT SCHEDULE	
EXCAVATION	WINTER 2021
FOUNDATION POURED	WINTER 2021
UTILITIES INSTALLED BACKFILL COMPLETED	SPRING 2022
FRAME, ERECTED ROOF INSTALLED	SPRING 2022
DISTURBED AREAS RESEEDDED	FALL 2022

SITE INSPECTION SCHEDULE	
BUILDING & DRIVEWAY LOCATION	DECEMBER 2021
ROUGH GRADING & EXCAVATION	JANUARY 2022
ROUGH FRAMING & ROOF SHEATHING	MARCH 2022
COMPLETION OF EXTERIOR FINISHES & FINISH GRADING	JULY 2022



200 East Broadway
P.O. Box 10399
Jackson, Wyoming 83002
(307) 733-6867
fax (307) 733-4741
www.wardblakearchitects.com

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BRIEGER - UNPROCESSED KITCHEN
1022 GRGORY LANE
JACKSON, WYOMING

+ STRUCTURAL ENGINEERS

DCI Engineers
400 W. Main, Suite 206
Hamilton, MT 59840

+ MECHANICAL ENGINEERS

Musgrove Engineering
645 W. 25th Street
Idaho Falls, ID 83402

+ LANDSCAPE ARCHITECTS

Y2 Consultants
180 S. Willow Street
Jackson, WY 83001

REVISIONS:

DUSTY ACRES COUNTY ROAD No. 22-36

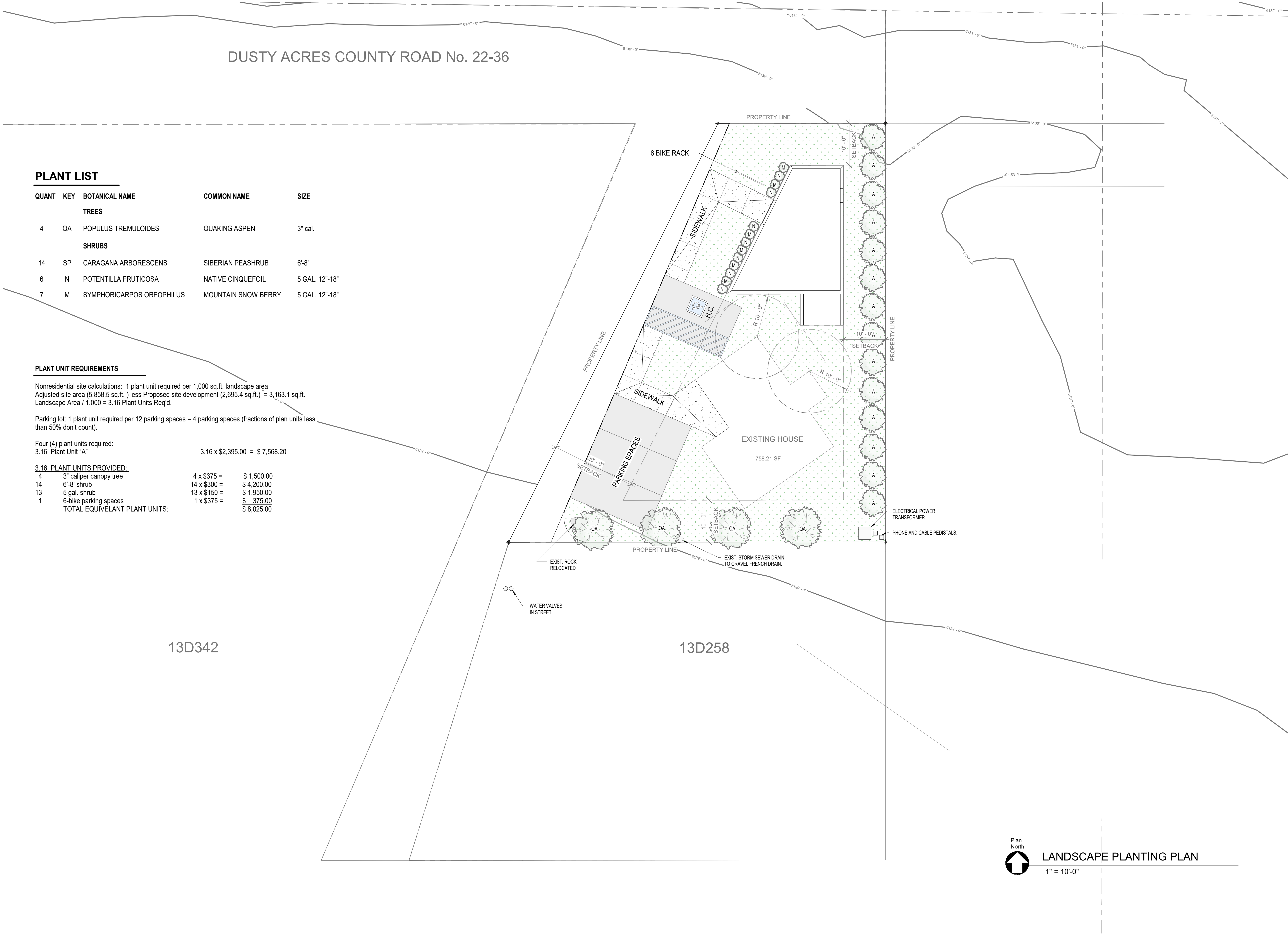
13D342

13D258



SITE PLAN

1" = 10'-0"



BRIEGER - UNPROCESSED KITCHEN

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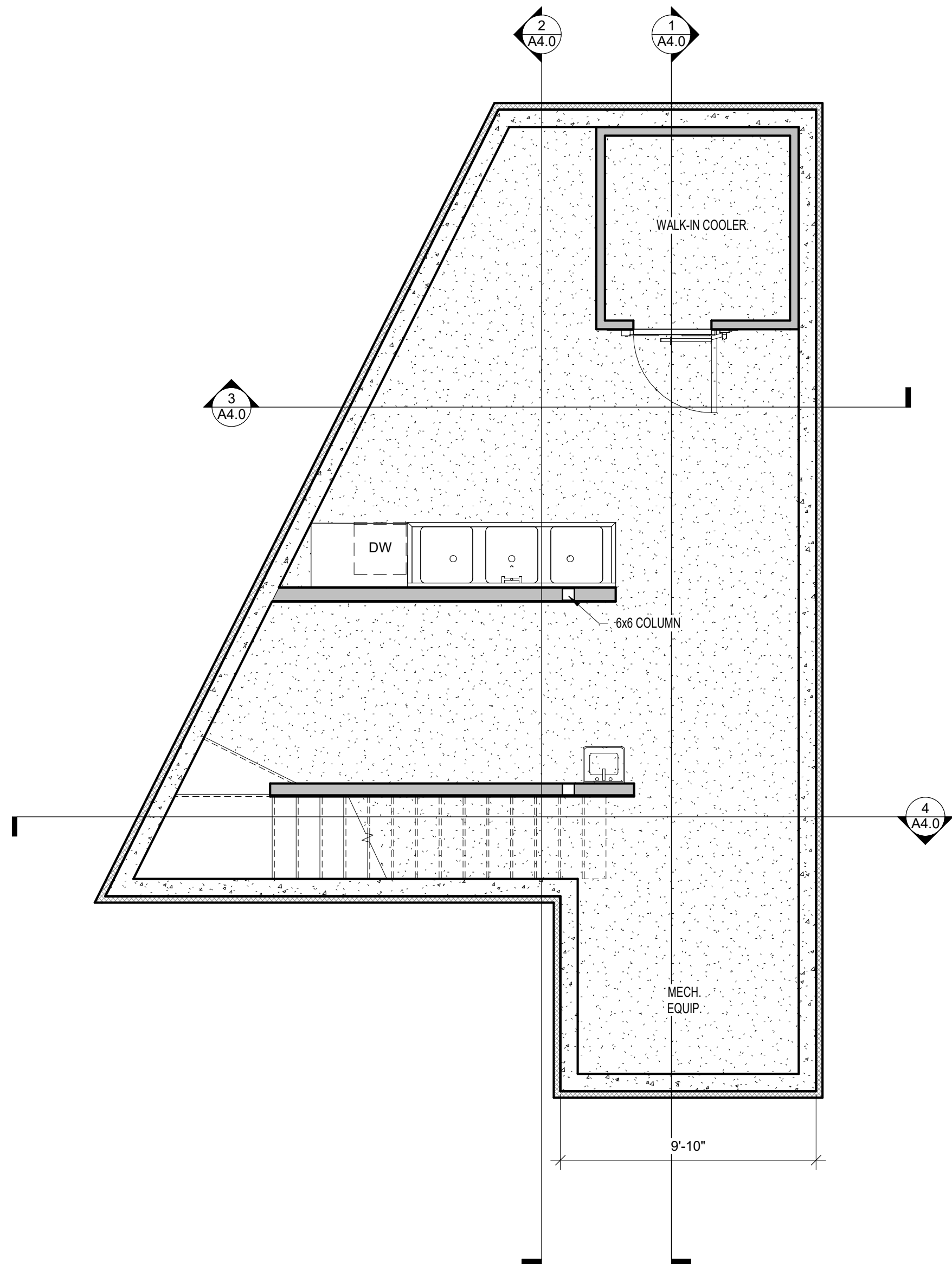
+ LANDSCAPE
ARCHITECTS

Y2 Consultants
180 S. Willow Street
Jackson, WY
83001

REVISIONS:

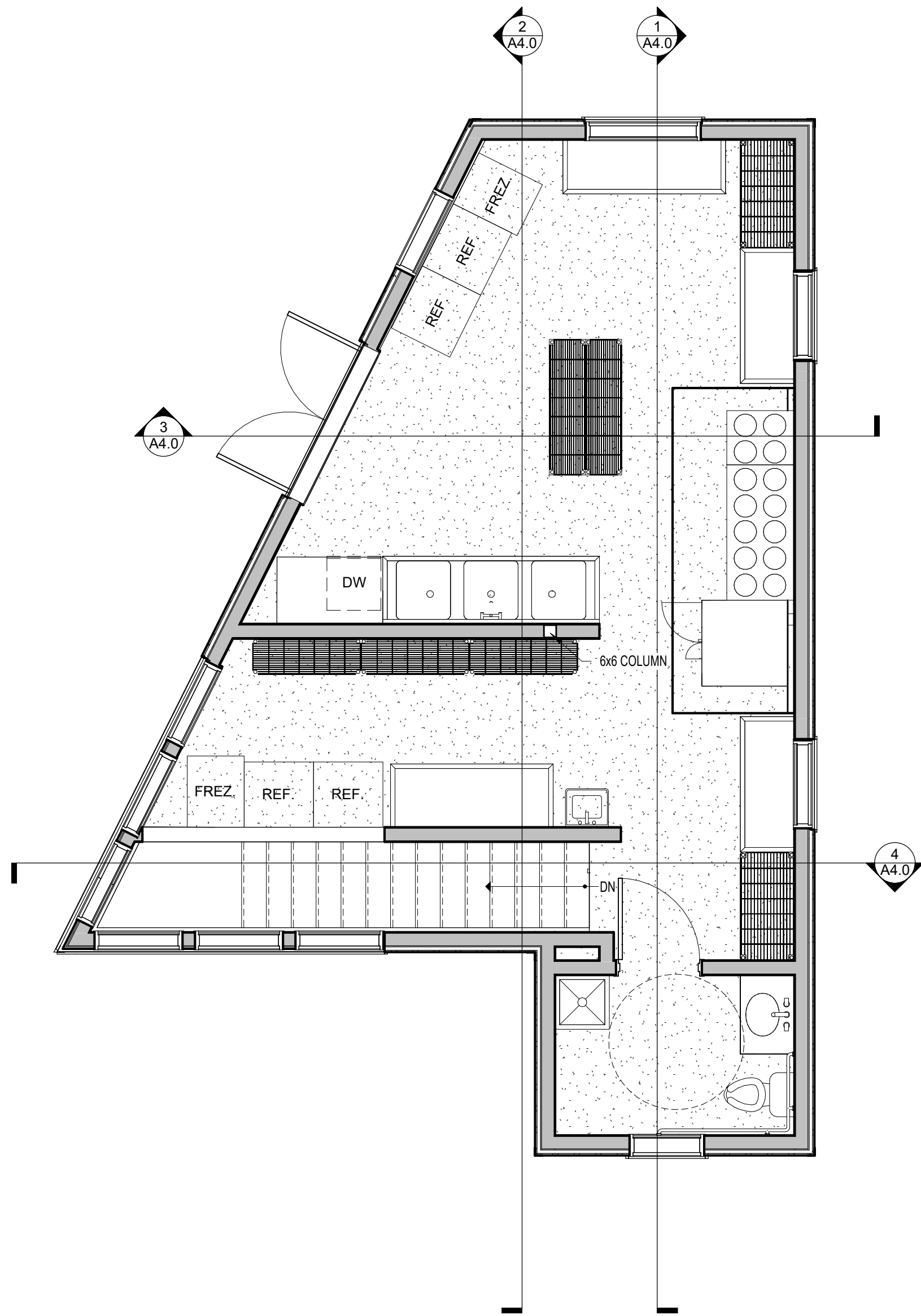
DATE: 10-08-2021
PROJECT NO:2021-0013

A1.1
FLOOR PLANS



FOUNDATION PLAN

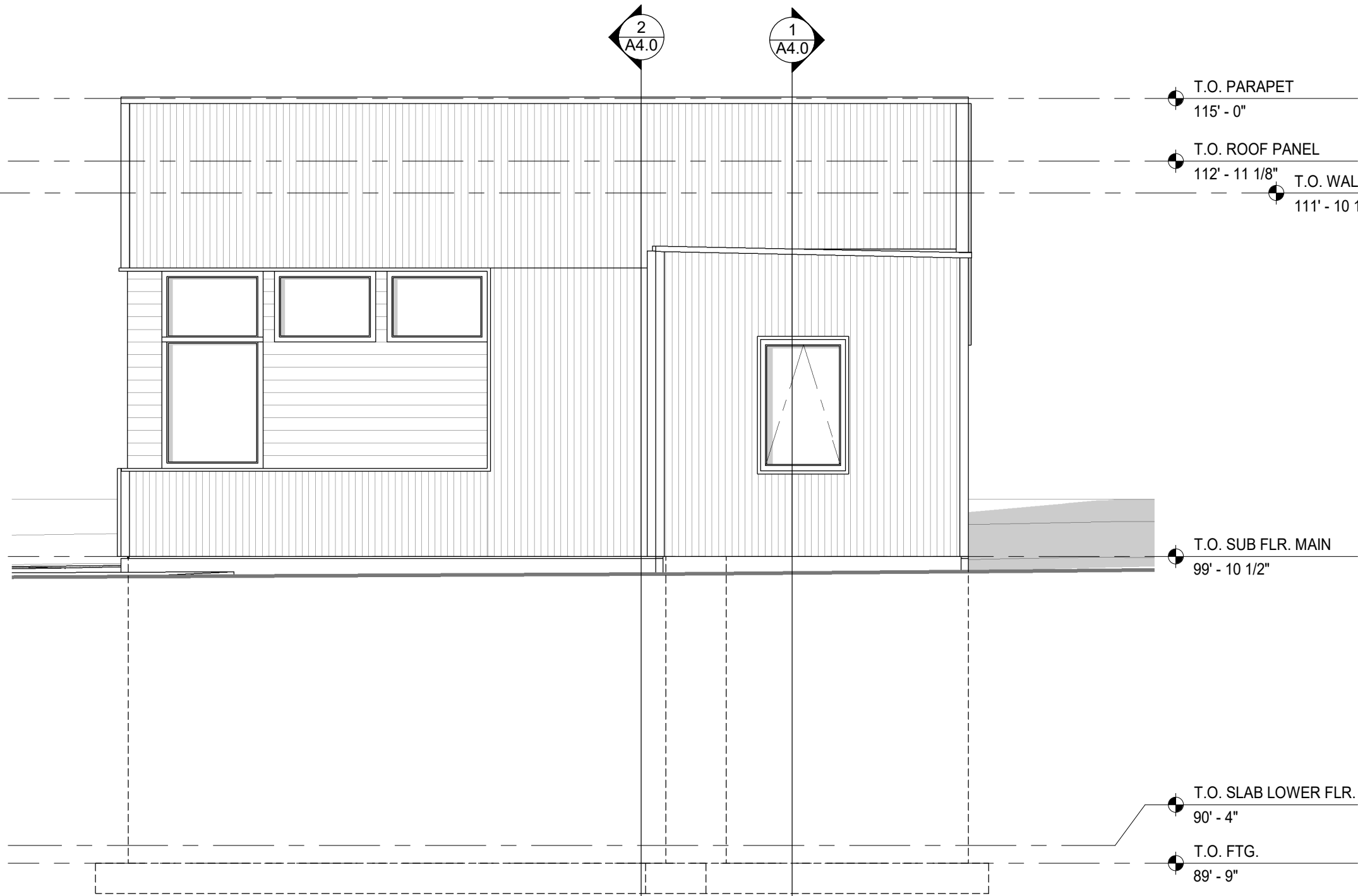
1/4" = 1'-0"



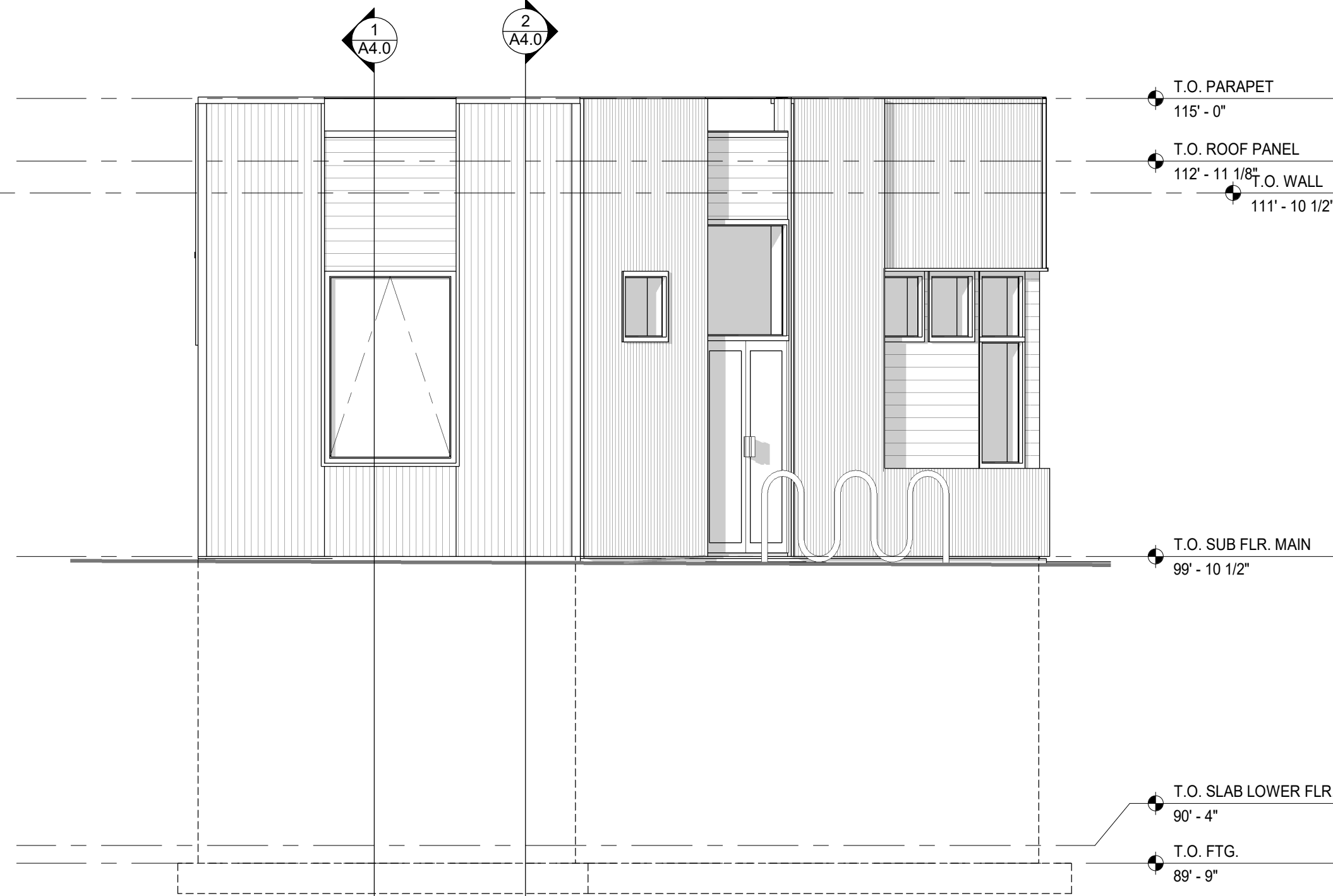
FIRST FLOOR PLAN

1/4" = 1'-0"

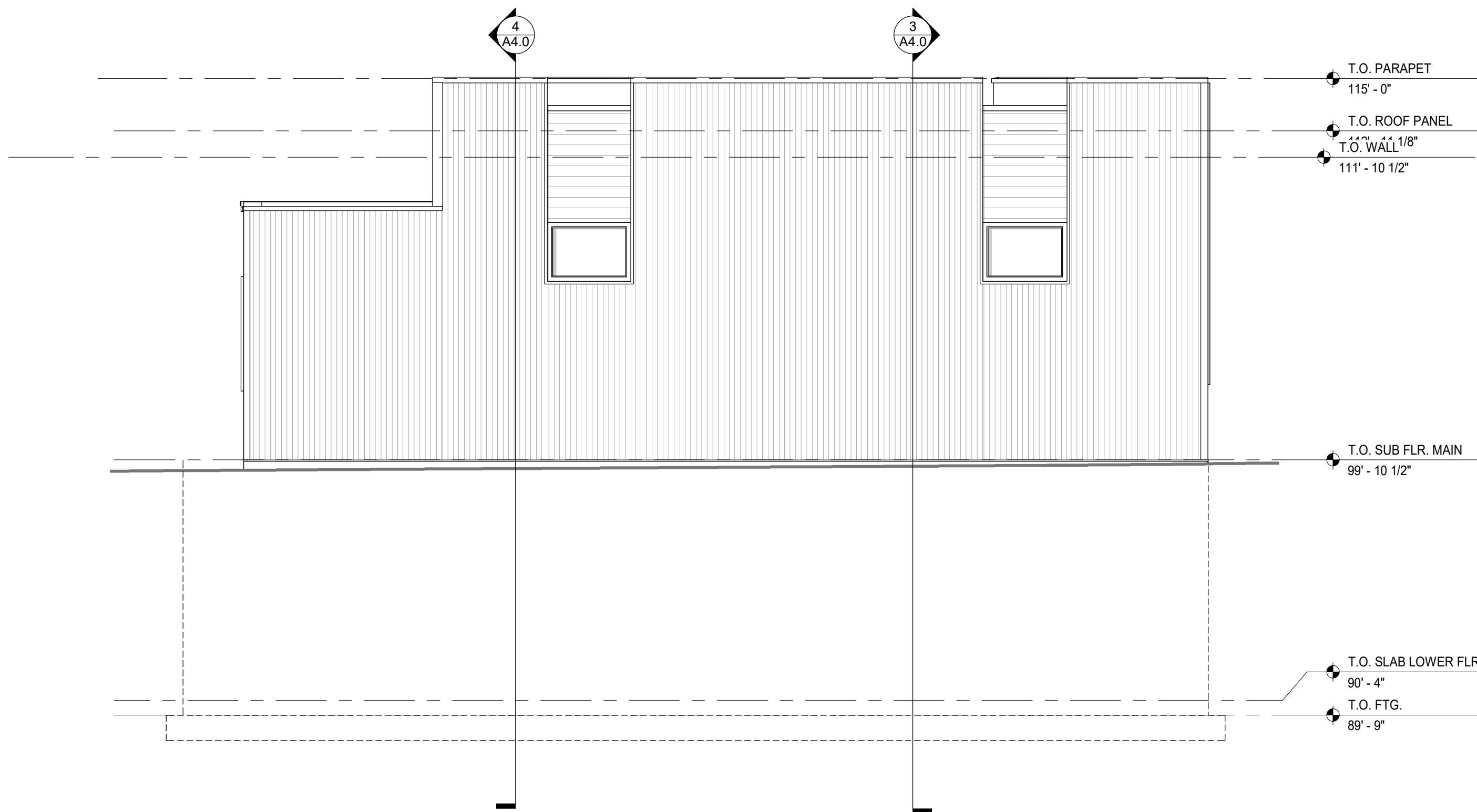
EXTERIOR MATERIAL SCHEDULE		
1	MEMBRANE ROOF	60 MIL TPO BY CARLISLE OVER 1/2" DENS DECK OVER 1/4" PER FOOT INSULFOAM XIV TAPER SYSTEM TO DRAINS. LAP MEMBRANE UP AND OVER PARAPET WALLS AS INDICATED IN DETAILS. LAP MEMBRANE UP PENETRATIONS, CURBS AND PROVIDE BOOTS AT PIPE PENETRATIONS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SUBMIT ALTERNATIVE MANUFACTURERS OR SYSTEMS TO ARCHITECT FOR APPROVAL PRIOR TO BIDDING.
2	CORRUGATED METAL SIDING	24 GA. STEEL 7/8" CORRUGATED METAL SIDING BY WESTERN STATES METAL ROOFING OR APPROVED EQUAL. COLOR TO BE "CORTEN A2P RAW". INSTALL PER MANUFACTURER'S RECOMMENDATIONS OVER 1 1/2" RIGID INSULATION OVER TYVEK DRAIN WRAP. INSTALL VERTICALLY AND INTEGRATE FLASHINGS AS DETAILED. FLASHING AT CORNERS, PARAPET, WINDOWS & DOORS TO MATCH COLOR OF CORRUGATED SIDING.
3	FLAT METAL SIDING	24 GA. STEEL T-GROOVE 8" WIDTH FLUSH WALL PANELS BY WESTERN STATES METAL ROOFING OR APPROVED EQUAL. COLOR TO BE "BURNT WOOD". INSTALL PER MANUFACTURER'S RECOMMENDATIONS DIRECTLY OVER TYVEK DRAIN WRAP. INSTALL HORIZONTALLY AND INTEGRATE FLASHINGS AS DETAILED. FLASHING AT PARAPET, PERIMETER AREAS, AND WINDOWS TO MATCH COLOR OF T-GROOVE SIDING.
4	FLASHING & TRIM	24 GA. STEEL FLASHING BY WESTERN STATES METAL ROOFING OR APPROVED EQUAL TO MATCH COLOR OF SIDING IT IS INTEGRATED WITH. SEE DETAILS.
5	CONCRETE WALK	4" THICK 4,000 PSI CONCRETE WITH #4 REINFORCING BARS AT 24" EACH WAY OVER 4" CRUSHED GRAVEL. PROVIDE LIGHT BROOM FINISH.
6	ASPHALT PAVEMENT	3" ASPHALT PAVEMENT OVER 4" ROAD BASE OVER 8" PIT RUN GRAVEL.
NOTE: SUBMIT ALTERNATE OR SUBSTITUTE FINISHES TO ARCHITECT FOR APPROVAL.		



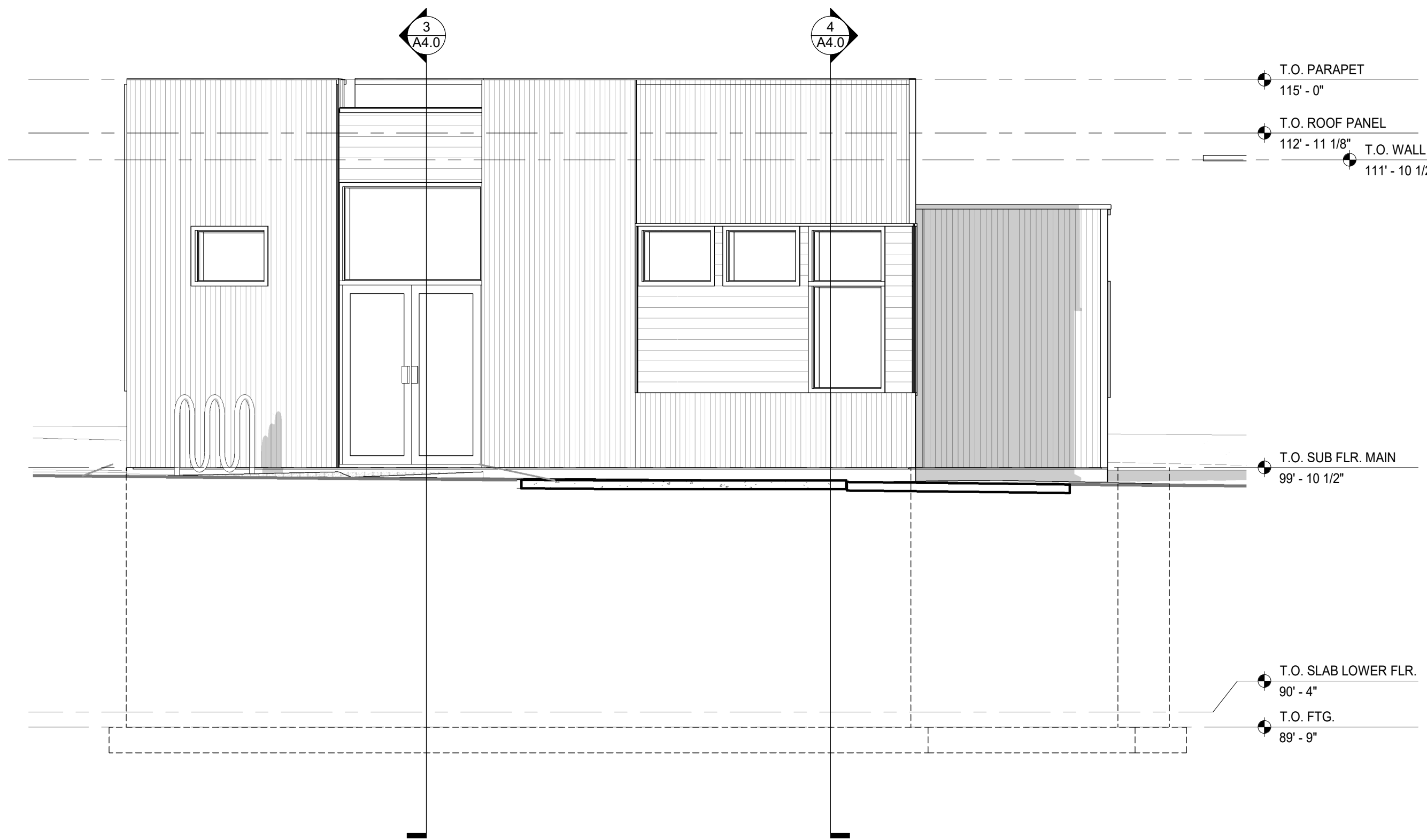
2 SOUTH ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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REVISIONS:

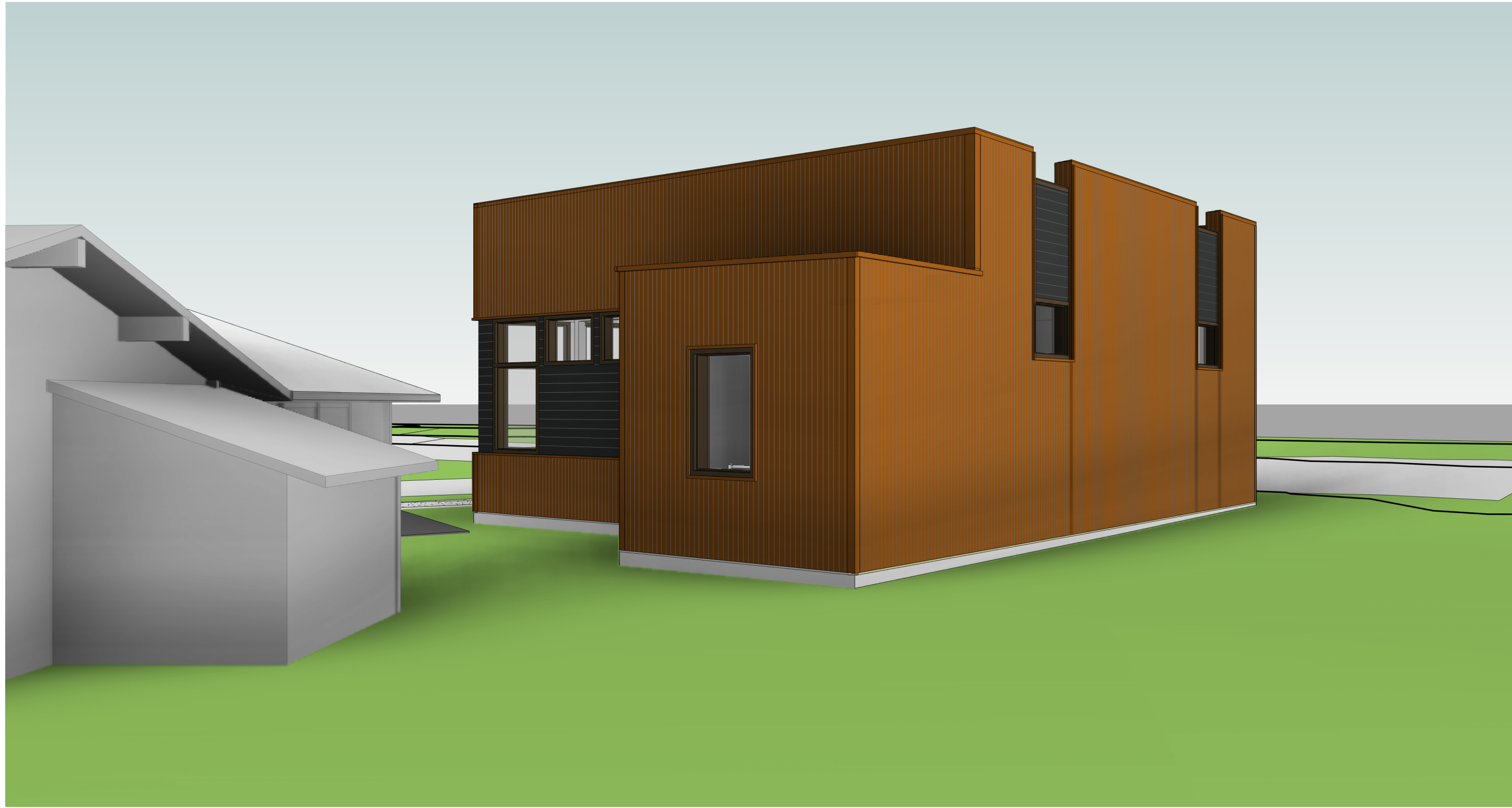
DATE: 10-08-2021
PROJECT NO:2021-0013

A3.1

Perspectives



① 3D View 1



③ 3D View 3



② 3D View 2

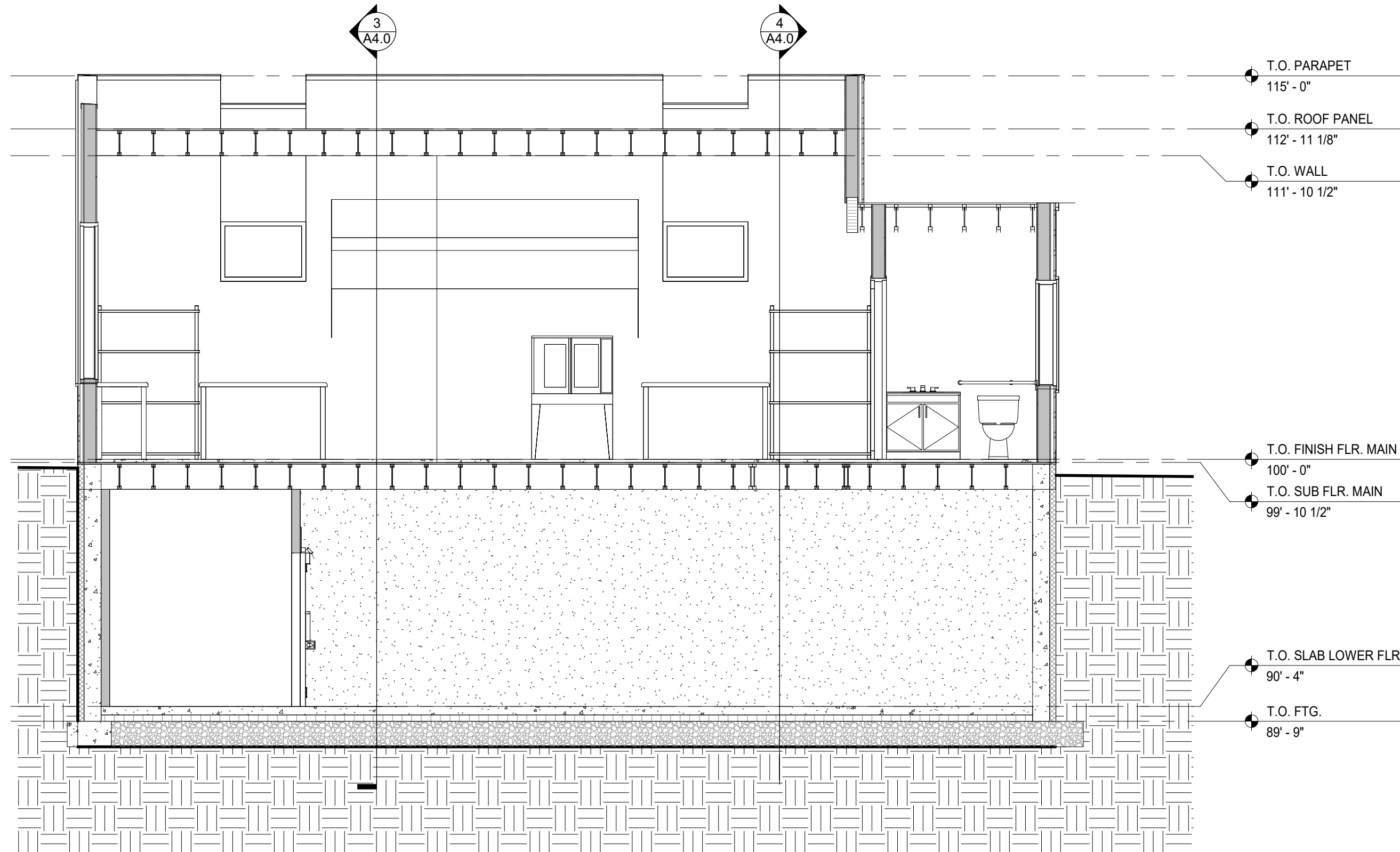
LOOKING AT THE BUILDING IN CONTEXT OF THE SITE



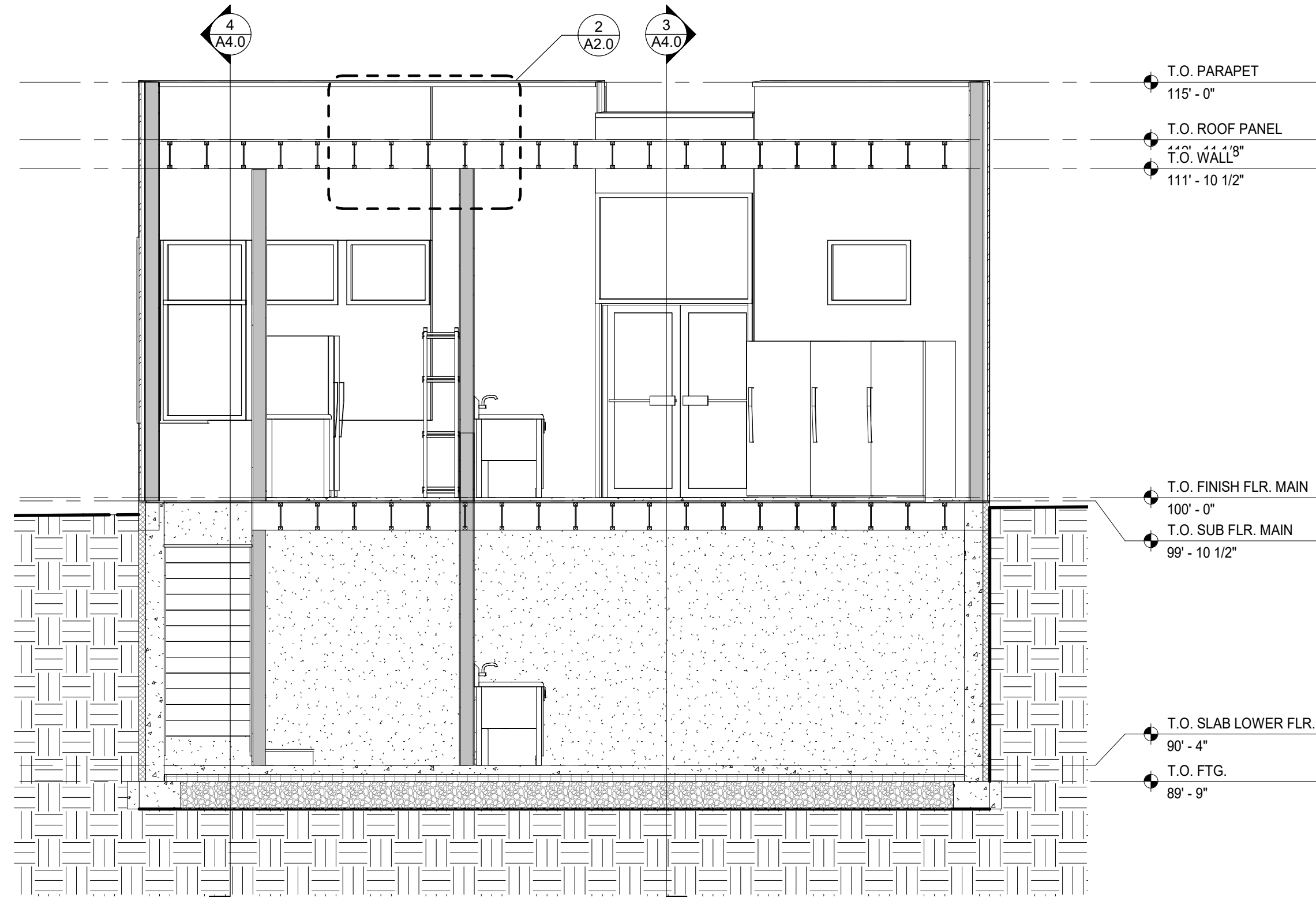
LOOKING SOUTH - EAST



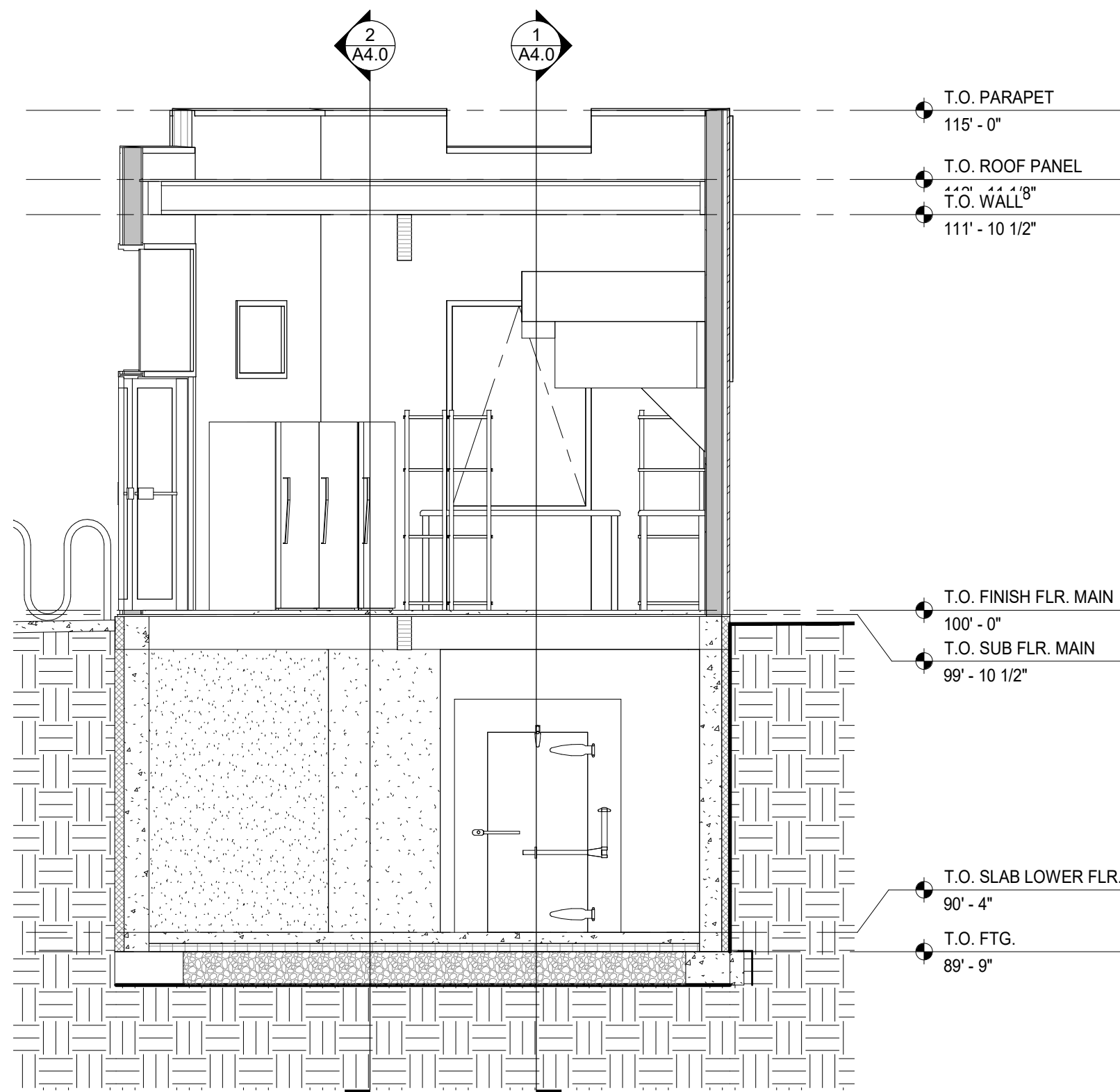
LOOKING NORTH - EAST



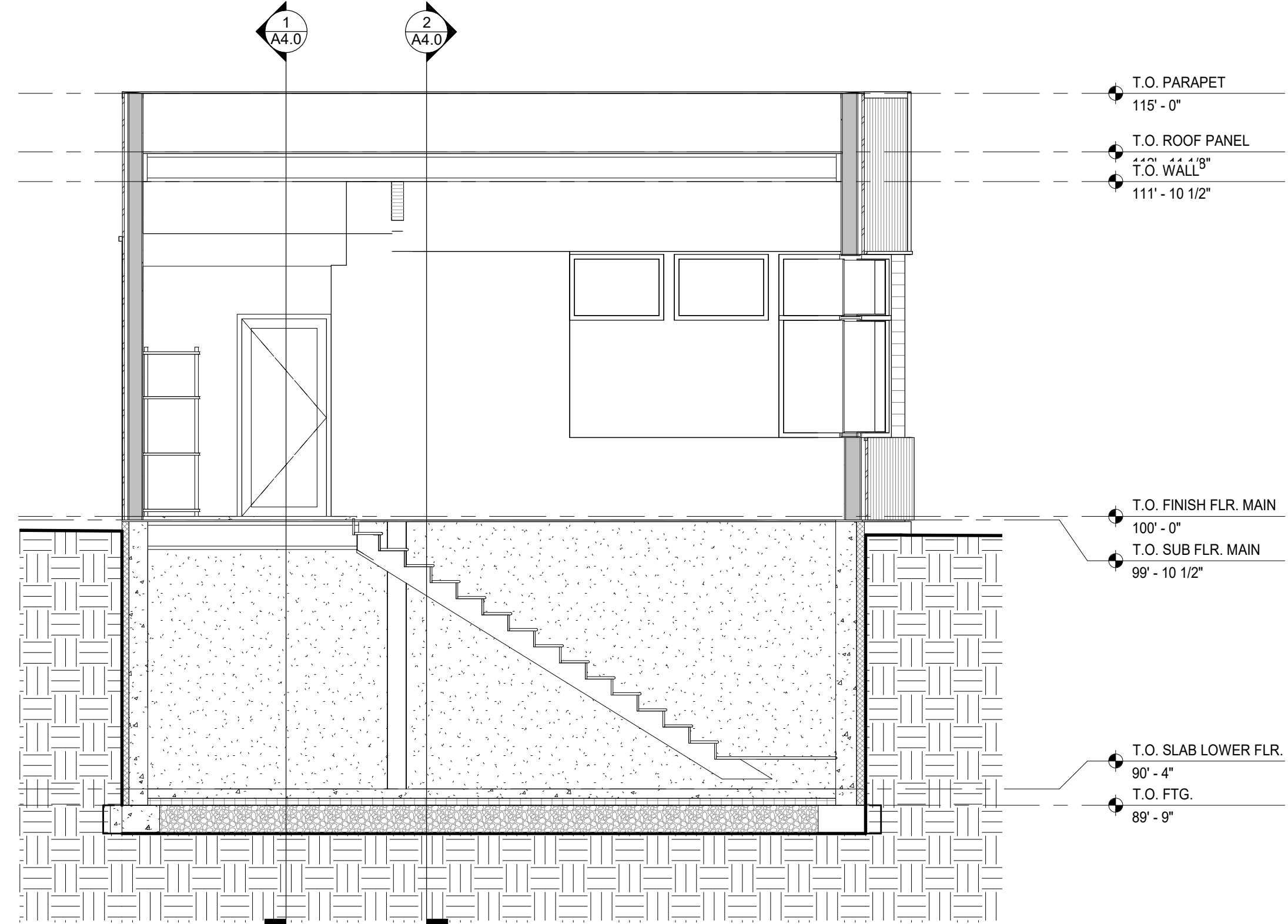
1
A4.0
SECTION A
1/4" = 1'-0"



2
A4.0
SECTION B
1/4" = 1'-0"



3
A4.0
SECTION C
1/4" = 1'-0"



4
A4.0
SECTION D
1/4" = 1'-0"

LOOKING AT THE BUILDING IN CONTEXT OF THE SITE



LOOKING SOUTH - EAST



LOOKING NORTH - EAST

LOOKING AT THE BUILDING IN CONTEXT OF THE SITE



LOOKING SOUTH



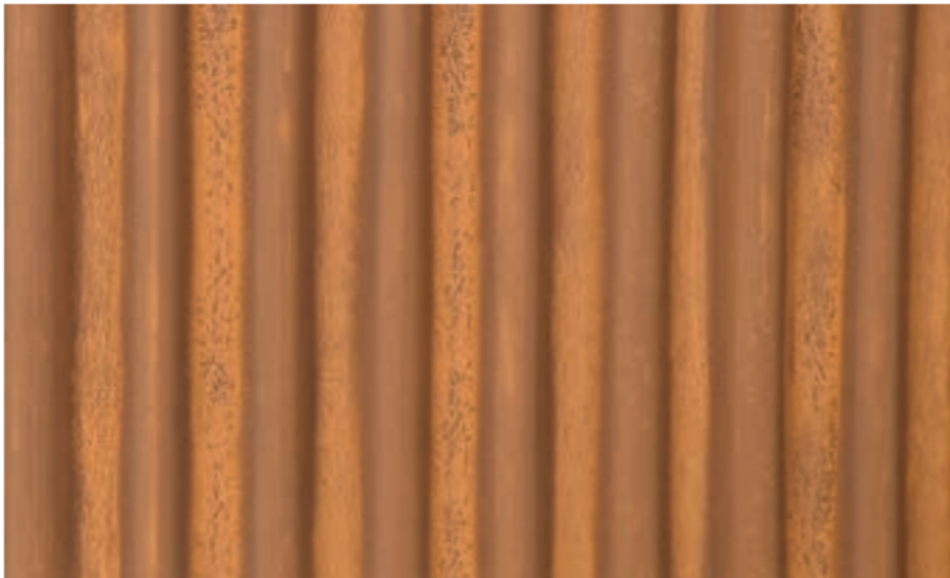
LOOKING SOUTH - EAST

Graphic Depiction of Exterior Materials

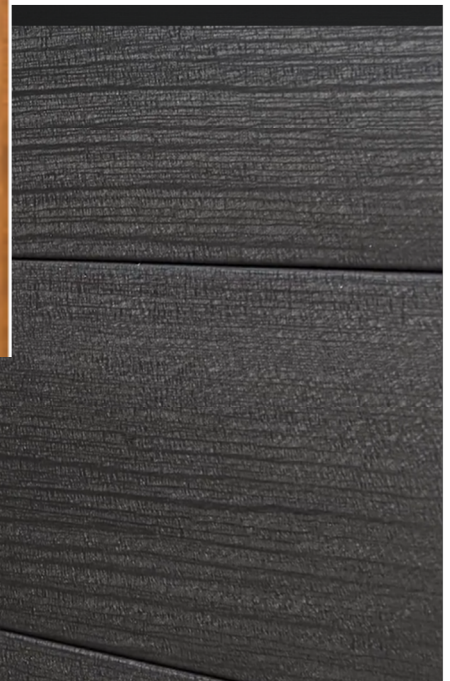
Brieger Unprocessed Kitchen



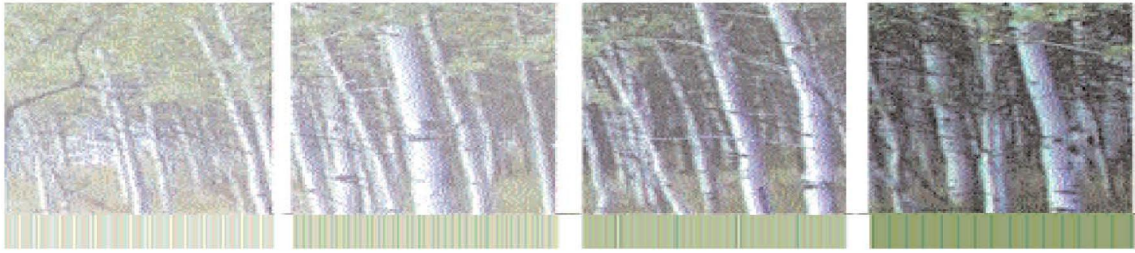
Patina Green Roof Membrane



Speckled Rust Corrugated Metal Siding



“Burnt Wood” Metal Siding



Town of Jackson Design Guidelines Checklist

Meeting Date: December 8, 2021

Item Number: P21-301

Applicant: Jackson Teton County Affordable Housing

Address: 335 S. Millward Street – Jackson Street Apartments

Recommendations: Final Approval

Project Summary: The applicant is seeking final approval for a new 57- unit deed-restricted affordable housing project. The project is split-zoned with the northern portion (6 lots) zoned Commercial Residential - 1 (CR-1) and the southern portion (4 lots) zoned Neighborhood High-Density-1 (NH-1). The northern properties are owned by a private entity Red House LLC, while the southern properties are owned by Teton County. This project is a joint public-private partnership to build affordable housing that will be managed by the Jackson Teton County Housing Department. All 64 parking spaces are provided as uncovered surface parking and are located on both sides of the alley internal to the site.

The CR-1 portion of the site consists of approximately 25,491 sf of development within four separate buildings. The units include 1br, 2 br, and 3 br units. The four structures are approximately 39' tall in height and exterior materials include a variety of brown stained wood siding, grey stone, and black metal panels. An exterior materials palette is provided in the packet and physical samples are available for inspection at the Planning Department office.

The NH-1 portion of the project consists of approximately 15,149 within two separate building that include a similar mix of 1br, 2 br, and 3 br units. The two structures are approximately 35' tall in height. The same exterior materials are proposed for these buildings as for the northern buildings.

The pedestrian frontage on the CR-1 portion of the project will be street trees with pavers while the NH-1 portion will be a trees in lawn frontage. There are no current sidewalks on part of the project so the new sidewalks will significantly improve pedestrian access and safety.

While a complete zoning compliance analysis has not been done, based on the application materials and staff's review, the project appears to comply with most LDRs. The applicant acknowledges, however, that two Administrative Adjustments will be requested to reduce the amount of parking from 86 spaces to 64 spaces

and to reduce the front setbacks on the Kelly Avenue frontage from 20' to 16' and Jackson frontage from 10' to 8 feet. The Administrative Adjustments will be formally submitted and reviewed as part of the building permit review.

This project does not require a Development Plan and so will go straight to building permit for review. However, due to the public land and partial funding of the project, the project will be presented to the Council in a public workshop on December 20.

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

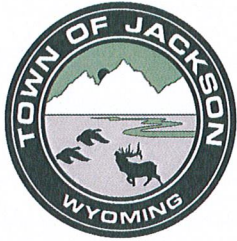
- 1) Connected Network of Comfortable and Inviting Pedestrian Paths
 - ☐ Project should generally be built to the property lines at the sides and along the street frontage.
 - ☐ There should be no voids in the street wall except for the circumstances described below.
 - ☐ It is appropriate to open up 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 Street Apartments (Red House)
Physical Address: See attached description
Lot, Subdivision: See attached description PIDN: See attached description

PROPERTY OWNER.

Name: Red House, LLC Phone: _____
Mailing Address: P.O. Box 4902, Jackson, WY ZIP: 83001
E-mail: patrick@aicpvt.com

APPLICANT/AGENT.

Name: Hoyt Architects Phone: 307.733.9955 x 1005
Mailing Address: P.O. Box 7364, Jackson, WY ZIP: 83002
E-mail: NealZ@HoytArchitects.Design

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use	☒ _____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	Miscellaneous
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ 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 #: TBD Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

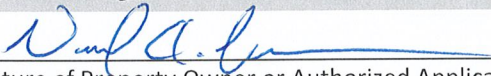
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **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>.
- ☒ **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
NEAL A. ZEREN

Name Printed

11.22.2021

Date
ARCHITECT

Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

PLANNING PERMIT APPLICATION

Planning & Building Department

PROPERTY DESCRIPTION

Parcel: 22-41-16-33-1-20-001

Address: 335 S. Millward Street, Jackson, WY 83001

Location: Lot 1, BLK. 9, Wort-2 (Map T-60A)

Parcel: 22-41-16-33-1-20-004

Location: Lot 2, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-005

Location: Lot 3, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-006

Location: Lot 4, BLK. 9, 2nd Wort Addition

Parcel: 22-41-16-33-1-20-002

Address: 270 W. Hansen Avenue, Jackson, WY 83001

Location: Lot 5, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-003

Address: 320 S. Jackson St., Jackson, WY 83001

Location: Lot 6, BLK. 9, Wort-2



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 11/23/2021

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Red House, LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: See attached description.

Legal Description: See attached description.

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Hoyt Architects

Mailing address of Applicant/agent: P.O. Box 7364, Jackson, WY 83002

Email address of Applicant/agent: NealZ@HoytArchitects.Design

Phone Number of Applicant/agent: 307-733-9955 x 1005

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☐ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☐ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☒ Demolition Permit ☒ Other (describe) DRC Submittal, Pre-Applications

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.

[Signature]

Property Owner Signature

Manager

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

STATE OF Utah)

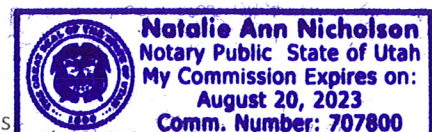
) SS.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me by Colby Rollins this 23rd day of November, 2021. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires
August 20, 2023





Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

LETTER OF AUTHORIZATION
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Location: Lot 3, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-006
Location: Lot 4, BLK. 9, 2nd Wort Addition

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Address: 270 W. Hansen Avenue, Jackson, WY 83001
Location: Lot 5, BLK. 9, Wort-2

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Address: 320 S. Jackson St., Jackson, WY 83001
Location: Lot 6, BLK. 9, Wort-2

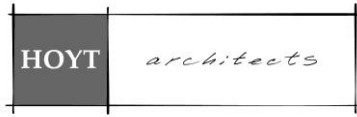
Submittal Checklist for Design Review Committee (DRC)

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

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. |



Red House Affordable Housing

Pre- App Conference

Project Narrative

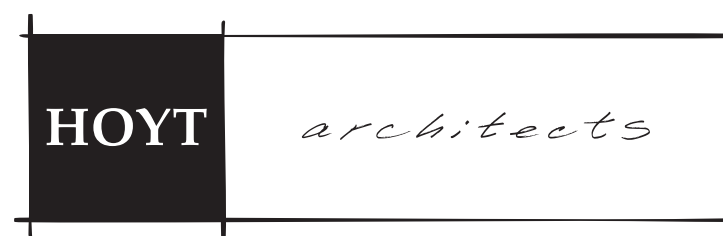
This proposed project is for the re-development of 10 lots within the Town of Jackson. The north six lots, described by the PIDN's as; 22-41-16-33-1-20-001, 22-41-16-33-1-20-002, 22-41-16-33-1-20-003, 22-41-16-33-1-20-004, 22-41-16-33-1-20-005, and 22-41-16-33-1-20-006, are zoned CR-2. The south 4 lots, described by the PIDN's as; 22-41-16-33-1-24-002, 22-41-16-33-1-24-003, 22-41-16-33-1-24-004, and 22-41-16-33-1-24-005, are zoned NH-1.

The project consists of redeveloping several existing structures and open spaces by constructing nine new buildings on the property. The project will include deed restricted, apartment style housing and will consist of 57 total units with a mix of one-, two-, and three-bedroom apartments. The proposed project will have 64 surface parking spaces. We are providing alternative transportation with 124 bike parking spots and internal storage units for each unit within each structure. The three buildings on the south lots respond to the NH-1 Zoning and neighborhood feel with shorter buildings, open green space, and community gardens. The north six buildings respond to the CR-2 zoning and current LDRs with structures pushed to the corners. The intent is to have all buildings constructed with durable materials inside and out. The exterior to be clad in natural wood, stone, and metal.

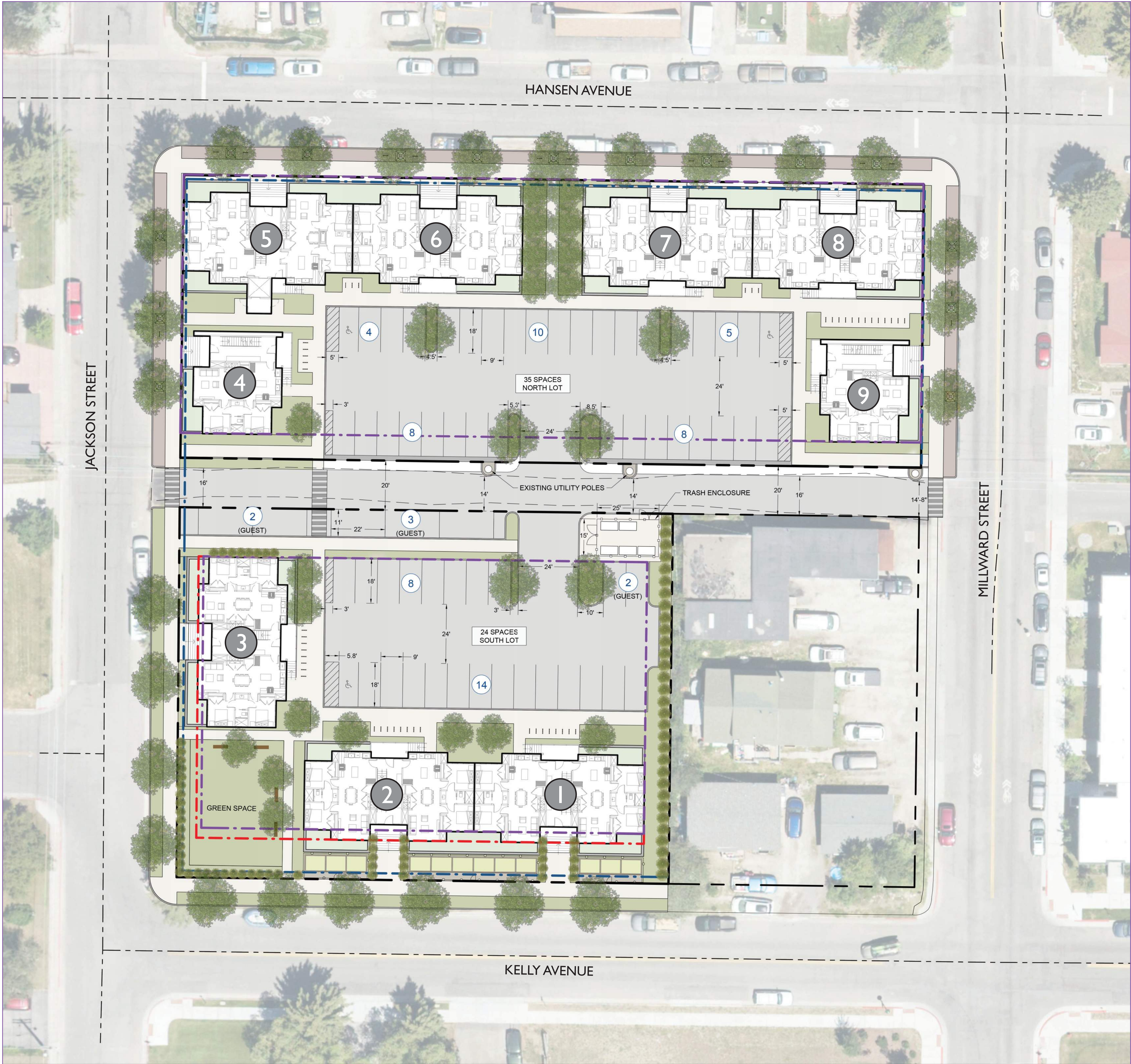
The objective of the conference is to ensure compliance with current LDRs, form-based code, and proposed administrative adjustments. A schematic design package, complete with site plan, landscaping plan, floor plans, and exterior perspective views, is attached.

JACKSON STREET APARTMENTS

jackson, wyoming



NOVEMBER 22, 2021 - DRC SUBMITTAL



JACKSON STREET APARTMENTS

PLANTING LEGEND

- Trees
- Shrubs
- Lawn
- Groundcover (Window Well)
- Garden Beds

LEGEND

- Property Boundary
- Existing LDR Setback
- Proposed Administrative Adjustment
- 13.5' Streetscape Setback

UNIT SUMMARY

ONE BEDROOM : 9 UNITS
TWO BEDROOM : 41 UNITS
THREE BEDROOM : 7 UNITS

TOTAL: 57 UNITS

PARKING SUMMARY

5 PARALLEL ALLEY SPACES
59 OFF-STREET SPACES
64 TOTAL PARKING SPACES

BIKE PARKING SUMMARY

28 ON-STREET SPACES
98 OFF-STREET SPACES
126 TOTAL BIKE PARKING SPACES

SNOW STORAGE SUMMARY

NORTH LOT : 13,200 SF x 2.5% = 330 SF MIN.
SOUTH LOT : 12,000 SF x 2.5% = 300 SF MIN.
(SEE CIVIL FOR LOCATIONS)

DRC SUBMISSION
November 22, 2021



0 20
SCALE 1" = 20' - 0"

JACKSON STREET APARTMENTS
JACKSON, WYOMING

ISSUE DATE: NOVEMBER 22, 2021
REVISIONS

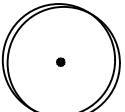
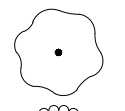
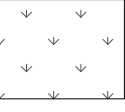
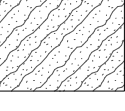
DRAWN: _____ REVIEWED: _MK / BHL

PROGRESS SET
NOT FOR
CONSTRUCTION

OVERALL SITE
PLANTING PLAN

L0.1

PLANT SCHEDULE (PLANT SYMBOLS NOT TO SCALE)

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Fraxinus pennsylvanica 'Patmore' / Patmore Green Ash or Other Approved TOJ Street Tree(s)	B & B	3" Cal.	31
	Populus tremuloides / Quaking Aspen	B&B	3" Cal.	19
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Spiraea betulifolia 'Tor Gold'	5 gal		56
	Syringa vulgaris / Common Lilac	5 gal		31
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Blue Grass Sod	SOD		11,650 sf
	Perennials / Ornamental Grasses Species TBD	1 gal.	18" o.c.	1,444
	Vegetable garden (By Community)	N/A		539 sf

LSR SUMMARY

North Lot (CR2 Zoning):
Gross Site Area: 34,488 SF
Proposed LSR: 5,566 SF
Minimum Required LSR: 10% (3,448 SF)
Proposed LSR: 16%

South Lot (NH-1 Zoning):
Gross Site Area: 30,011 SF
Proposed LSR: 8,104 SF
Minimum Required LSR: 21% (6,302 SF)
Proposed LSR: 27%

Minimum Required Landscaping in Front $\frac{1}{3}$ of Lot: 70% of Min. Req'd LSR (4,411 SF)
Proposed Landscaping in Front $\frac{1}{3}$ of Lot: 70% (4,411 SF)

PLANT UNIT SUMMARY

Plant Unit Requirements:
1 Plant Unit per 12 Parking Spaces (61 Parking Spaces Proposed) = 6 Plant Units
1 Plant Unit per 1,000SF of LSR (13,670SF of Proposed LSR) = 14 Plant Units
TOTAL PLANT UNIT REQUIREMENT = 20 PLANT UNITS

PLANT UNIT COST ESTIMATE

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon exceeds the monetary value of twenty (20) Plant Units, using an average cost per plant unit of \$2,600 (monetary value of (20) plant units is \$52,000). A bond for the 20 Plant Units and irrigation will be provided before Permits are issued. The bond amount is based off of the following cost estimate:

Plant Material	SIZE	UNIT COST	QTY	TOTAL
Patmore Ash	3" Cal.	\$495	31	\$15,345.00
Quaking Aspen	3" Cal.	\$495	19	\$ 9,405.00
Spiraea 'Tor Gold'	5 Gal.	\$75	56	\$ 4,200.00
Common Lilac	5 Gal.	\$75	31	\$ 2,325.00

Accepted Substitutions for Plant Units per LDR Section 5.5.3.E.3:
1) Garden Beds: 10SF of Garden Beds can count towards (4) #5 Shrubs. The proposed 539 SF of Garden Beds is equal to the equivalent of (212) #5 Shrubs (539/10 X 4 = 212);
Garden Beds (Shrub Equivalent):
5 Gal. \$75 212 \$15,900.00

2) Benches: Benches may be substituted for (1) canopy tree. The proposed 4 benches is equal to the equivalent of (4) Canopy Trees:
Benches (Canopy Tree Equivalent):
3" Cal. \$495 4 \$ 1,980.00

3) Bike Racks: Bike Racks accommodating 6 bikes may be substituted for (1) canopy tree. The proposed (14) bike racks that can accommodate 6 bikes is equal to the equivalent of (14) Canopy Trees:
Bike Racks (Canopy Tree Equivalent):
3" Cal. \$495 14 \$ 6,930.00

TOTAL LANDSCAPE PLANT (and substitutions) COST ESTIMATE \$56,035.00
TOTAL COST X 125% FOR BOND AMOUNT \$70,043.75

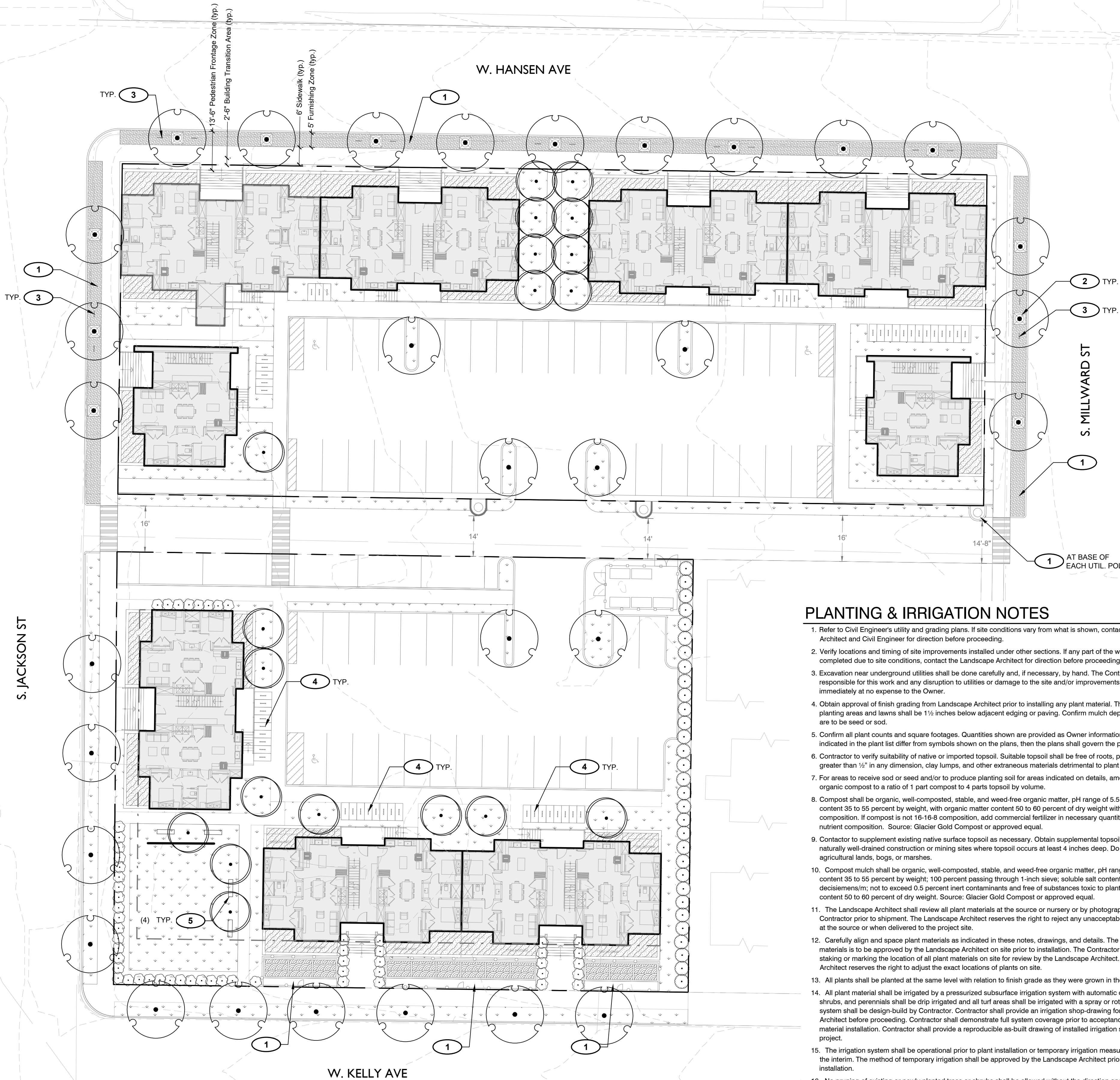
REFERENCE NOTES

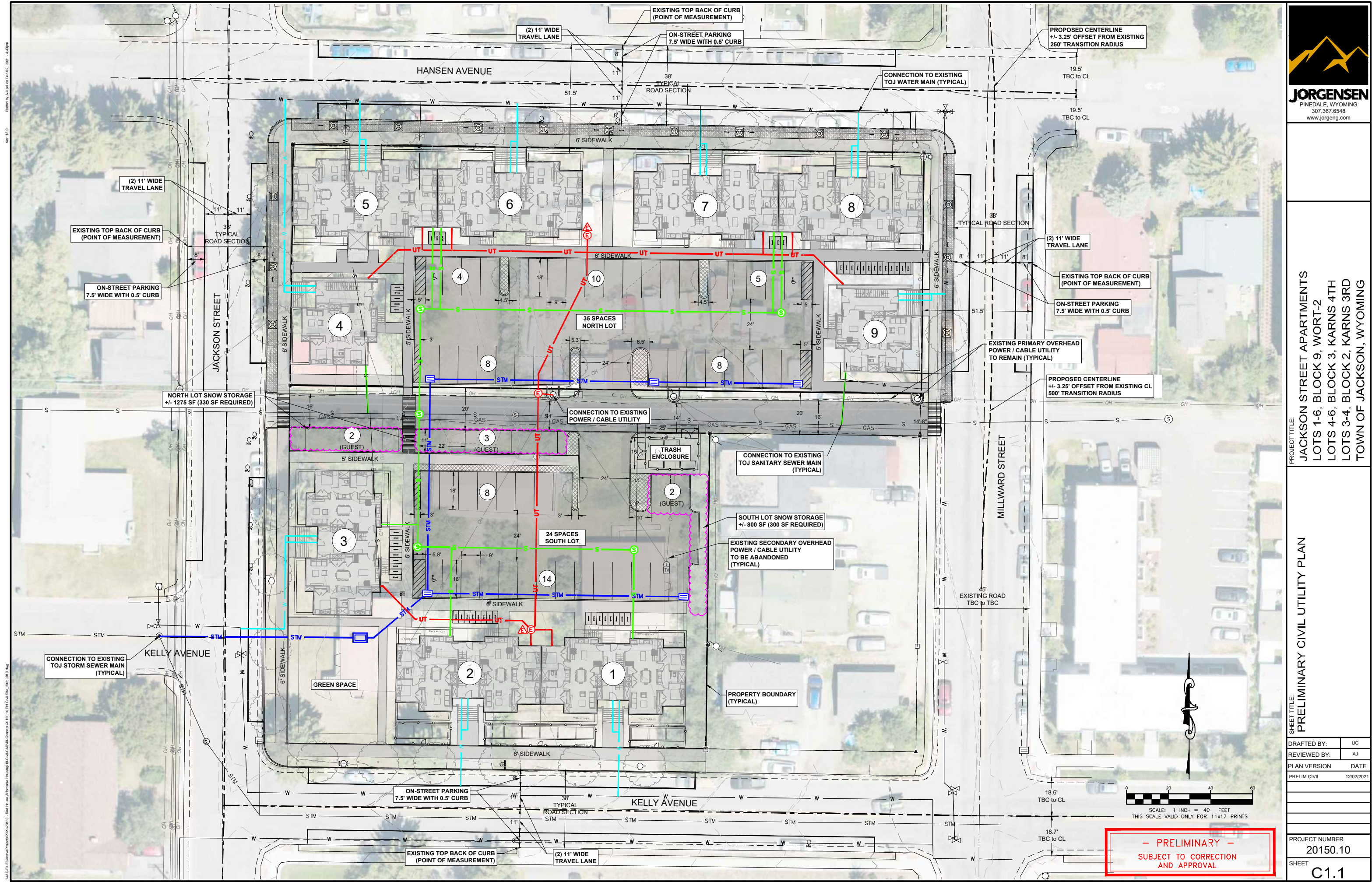
- 1 Pedestrian Frontage - TOJ brick pavers
- 2 Pedestrian Frontage - Trees in Grates w/ TOJ streetscape grates
- 3 Bike parking - on-street
- 4 Bike parking - off-street
- 5 Bench
- 6 Pedestrian Frontage - Trees in Lawn



PLANTING & IRRIGATION NOTES

1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
3. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1 1/2 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seeded or sod.
5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
6. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than 1/2" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
7. For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
8. Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
9. Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
10. Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 deciseimens/cm; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
11. The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
12. Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
13. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
14. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
15. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
16. No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
17. For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
18. All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
19. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
20. All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
23. Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.



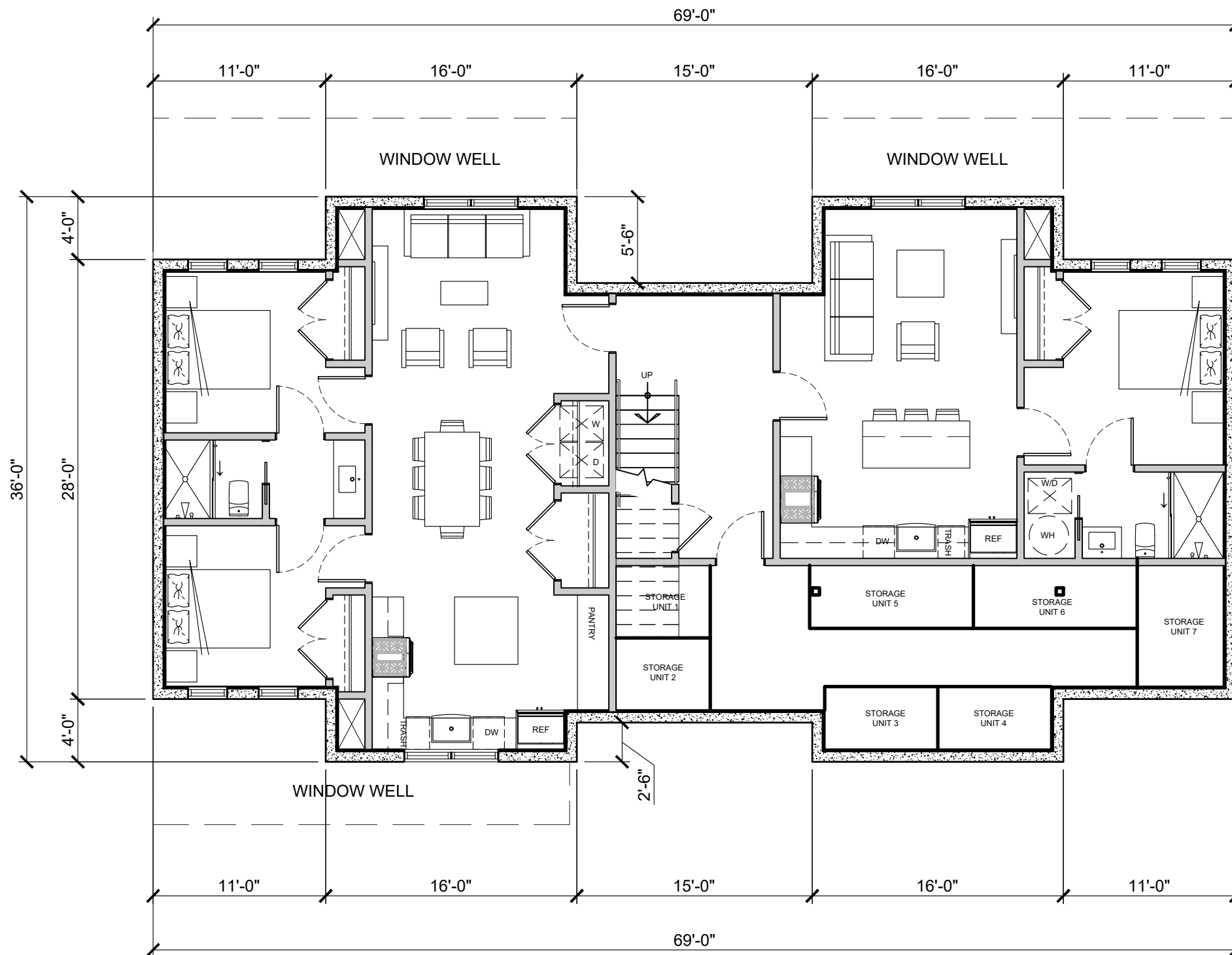


PROJECT TITLE:
JACKSON STREET APARTMENTS
LOTS 1-6, BLOCK 9, WORT-2
LOTS 4-6, BLOCK 3, KARNS 4TH
LOTS 3-4, BLOCK 2, KARNS 3RD
TOWN OF JACKSON, WYOMING

SHEET TITLE:
PRELIMINARY CIVIL UTILITY PLAN

DRAFTED BY:	UC
REVIEWED BY:	AJ
PLAN VERSION	DATE
PRELIM CIVIL	12/02/2021

PROJECT NUMBER
20150.10
SHEET
C1.1



FULL UNIT - GARDEN LEVEL PLAN -5'

1/8" = 1' - 0"

GARDEN LEVEL
PLATE: 2,188
UNIT (1 BED): 625.5
UNIT (2 BED): 934
CIRC/MECH/STORAGE: 628.5

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

A101

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Submittal

11.22.2021
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CHECKED BY |
REVISIONS

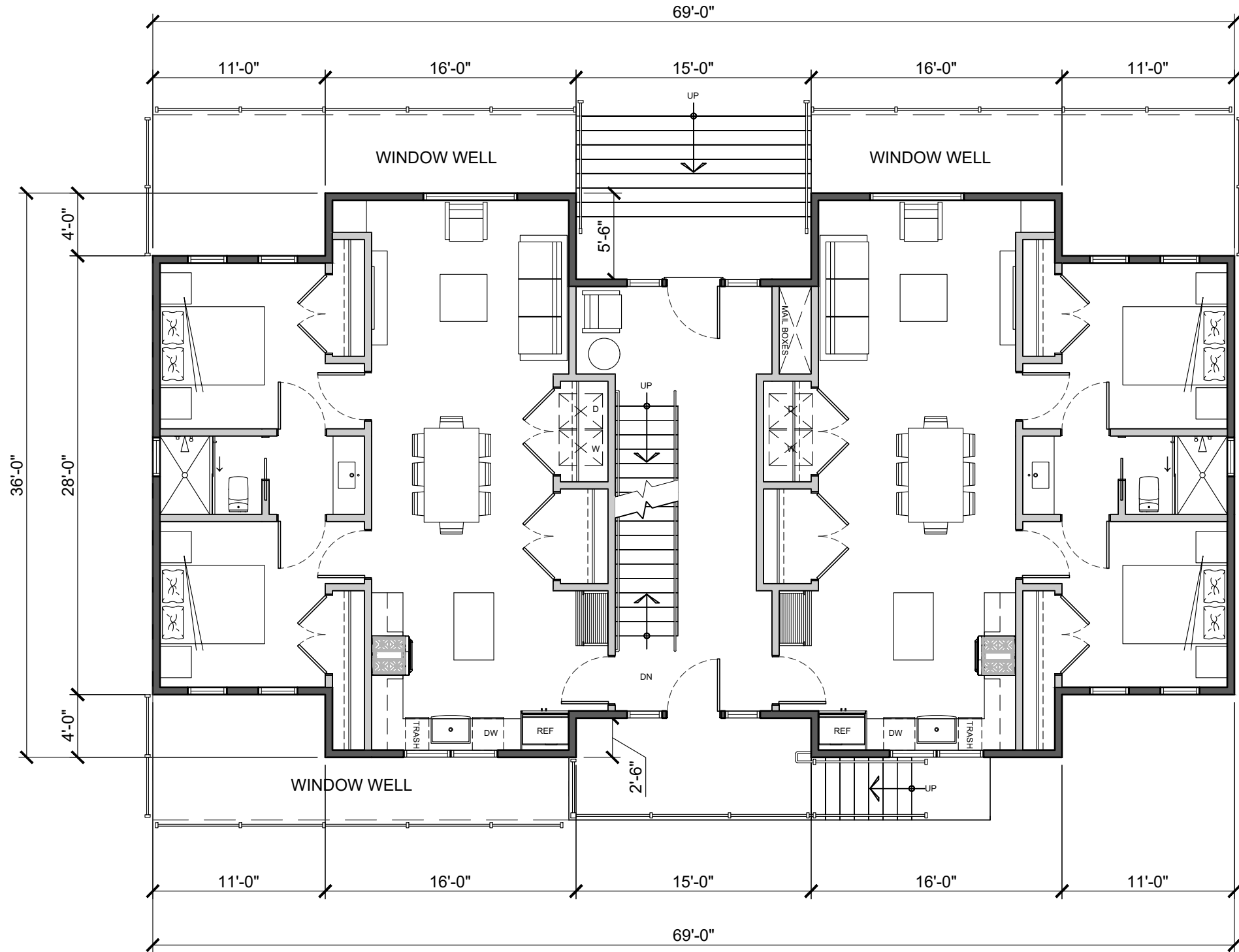
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APARTMENTS

Jackson Wyoming
hoytarchitects.design
307.733.9955

HOYT

hoytarchitects.design



FULL UNIT - FIRST LEVEL PLAN + 5'

1/8" = 1' - 0"

FIRST FLOOR
PLATE: 2,188
UNIT: (2) @ 919 = 1,838
CIRC/MECH: 350

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A102

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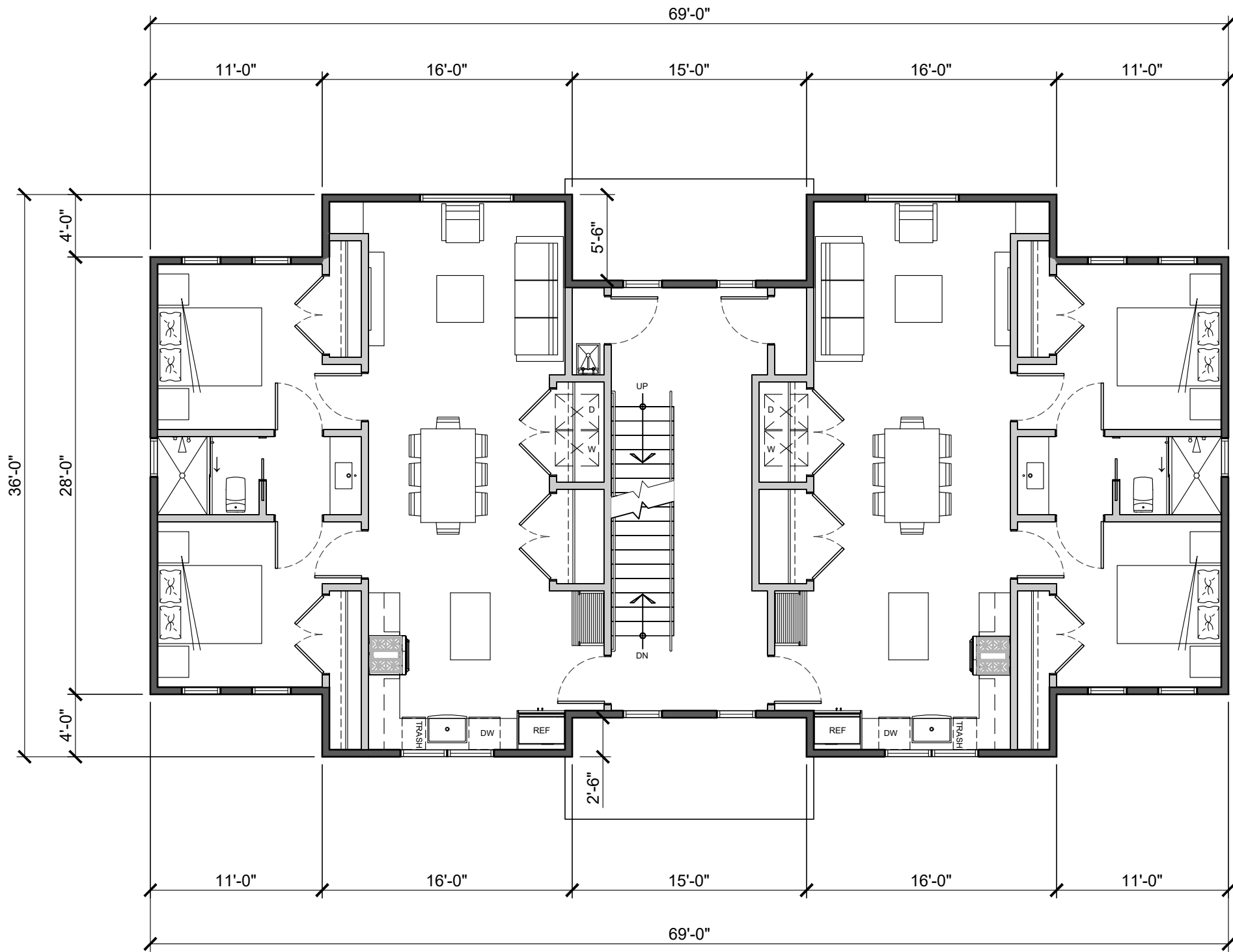
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HOYT





FULL UNIT - SECOND LEVEL PLAN + 15

1/8" = 1' - 0"

SECOND FLOOR
PLATE: 2,188
UNIT: (2) @ 919 = 1,838
CIRC/MECH: 350

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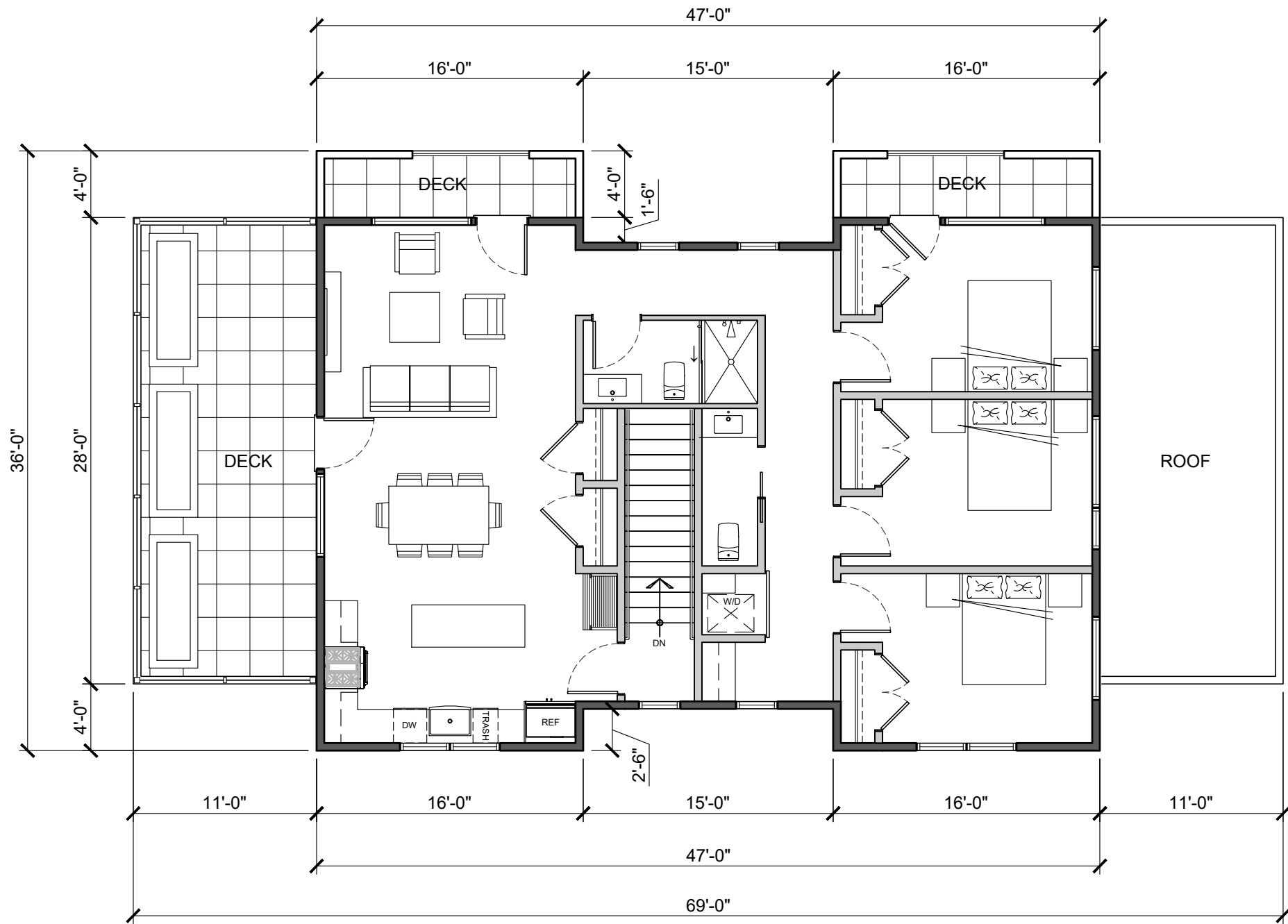
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FULL UNIT - THIRD LEVEL PLAN + 25'

1/8" = 1' - 0"

THIRD FLOOR
PLATE: 1,444
UNIT: 1,373.5
CIRC: 70.5
DECKS: 436

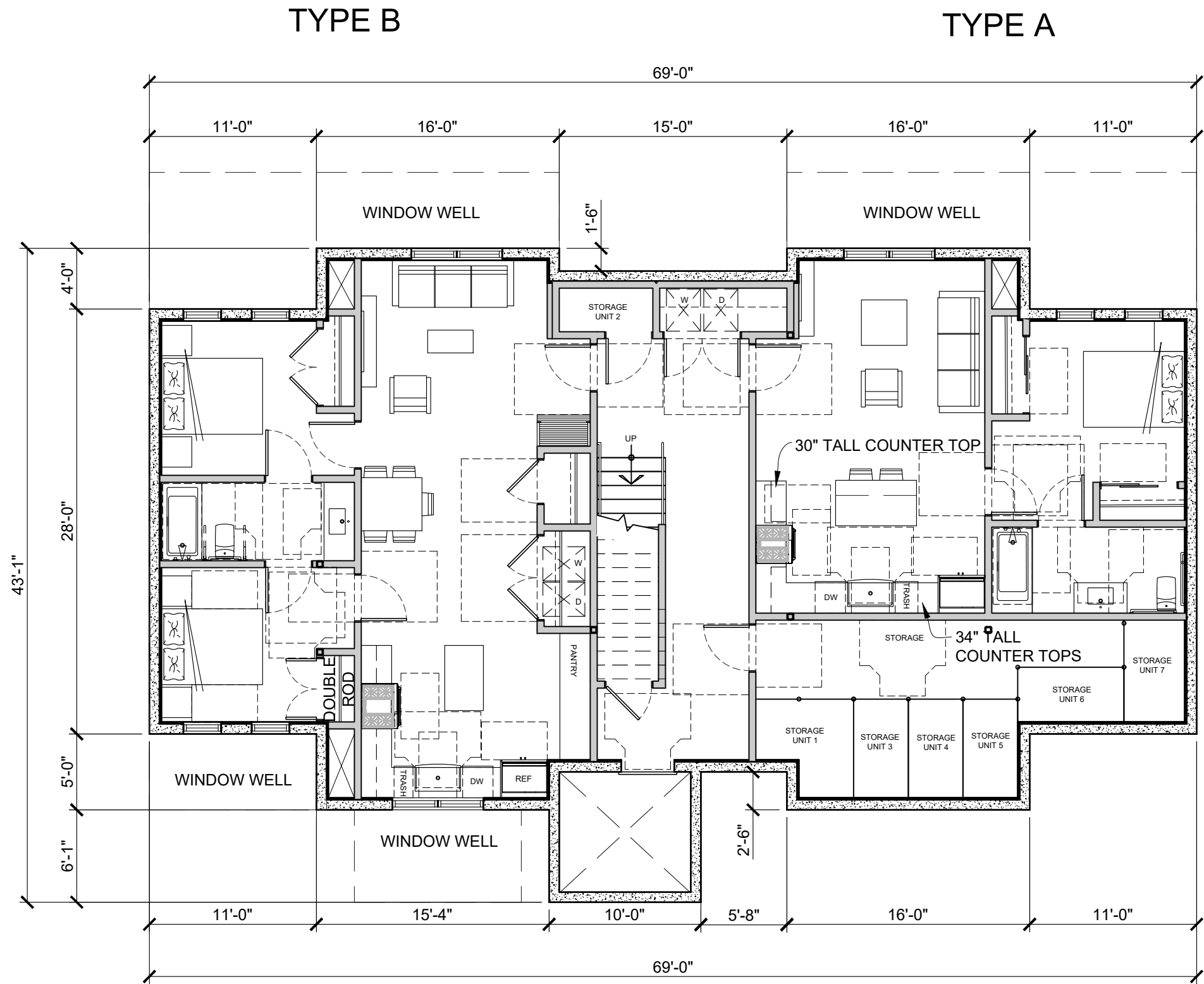
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ADA GARDEN LEVEL PLAN -5'

1/8" = 1' - 0"

GARDEN LEVEL ADA
PLATE: 2,379
UNIT (1 BED): 655
UNIT (2 BED): 950
CIRC/MECH/STORAGE: 774

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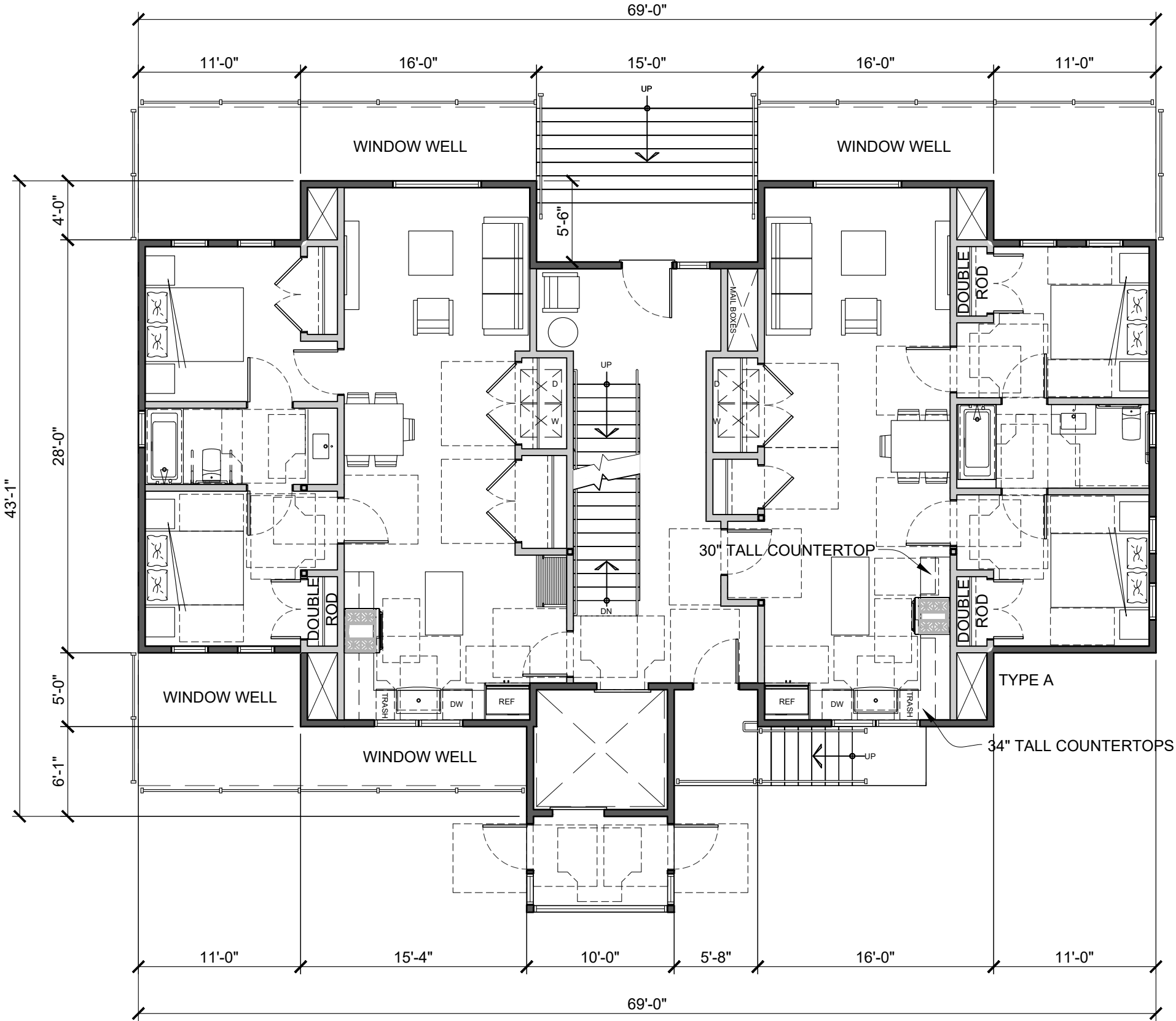
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A105

TYPE B

TYPE A



ADA FIRST LEVEL PLAN + 5'

1/8" = 1' - 0"

FIRST FLOOR
PLATE: 2,379
UNIT: 935
ADA UNIT: 920
CIRC/MECH: 524



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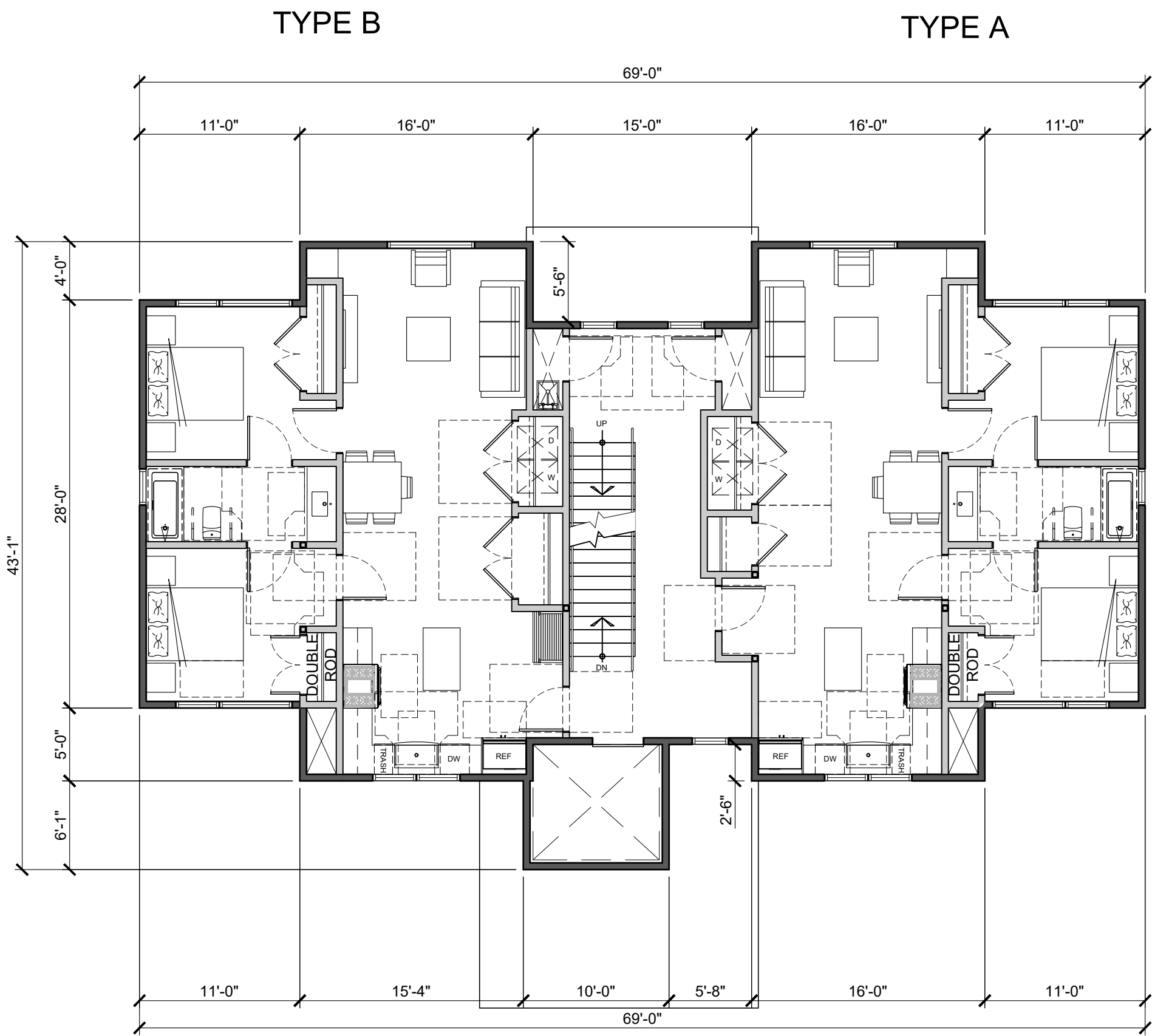
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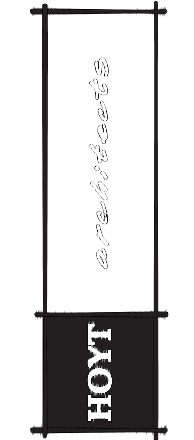


ADA SECOND LEVEL PLAN + 15

1/8" = 1' - 0"

SECOND FLOOR
PLATE: 2,319
UNIT: 935
ADA UNIT: 920
CIRC/MECH: 464

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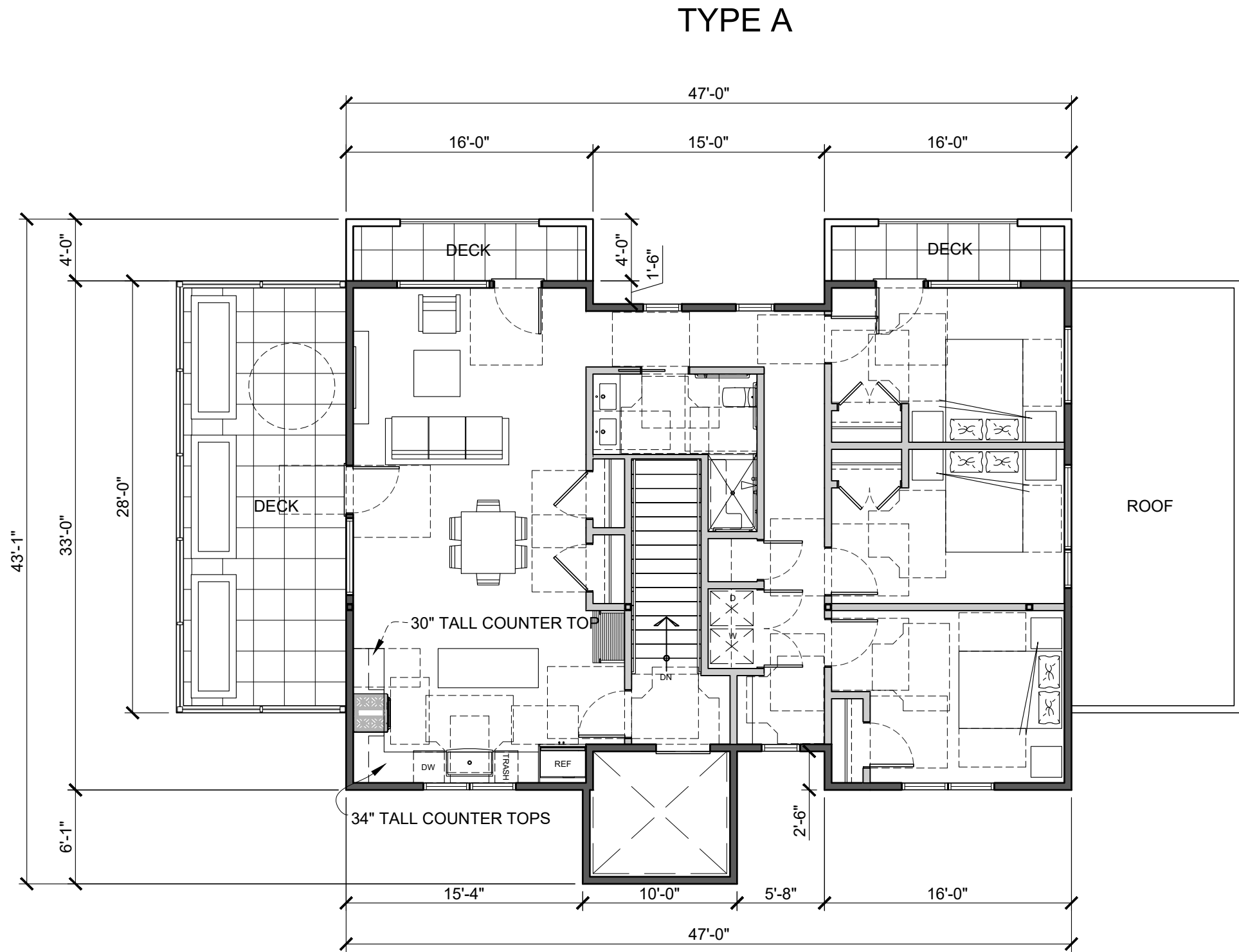
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A107



ADA THIRD LEVEL PLAN + 25'

1/8" = 1' - 0"

THIRD FLOOR
PLATE: 1,575
ADA UNIT: 1,399
CIRC: 176
DECKS: 436

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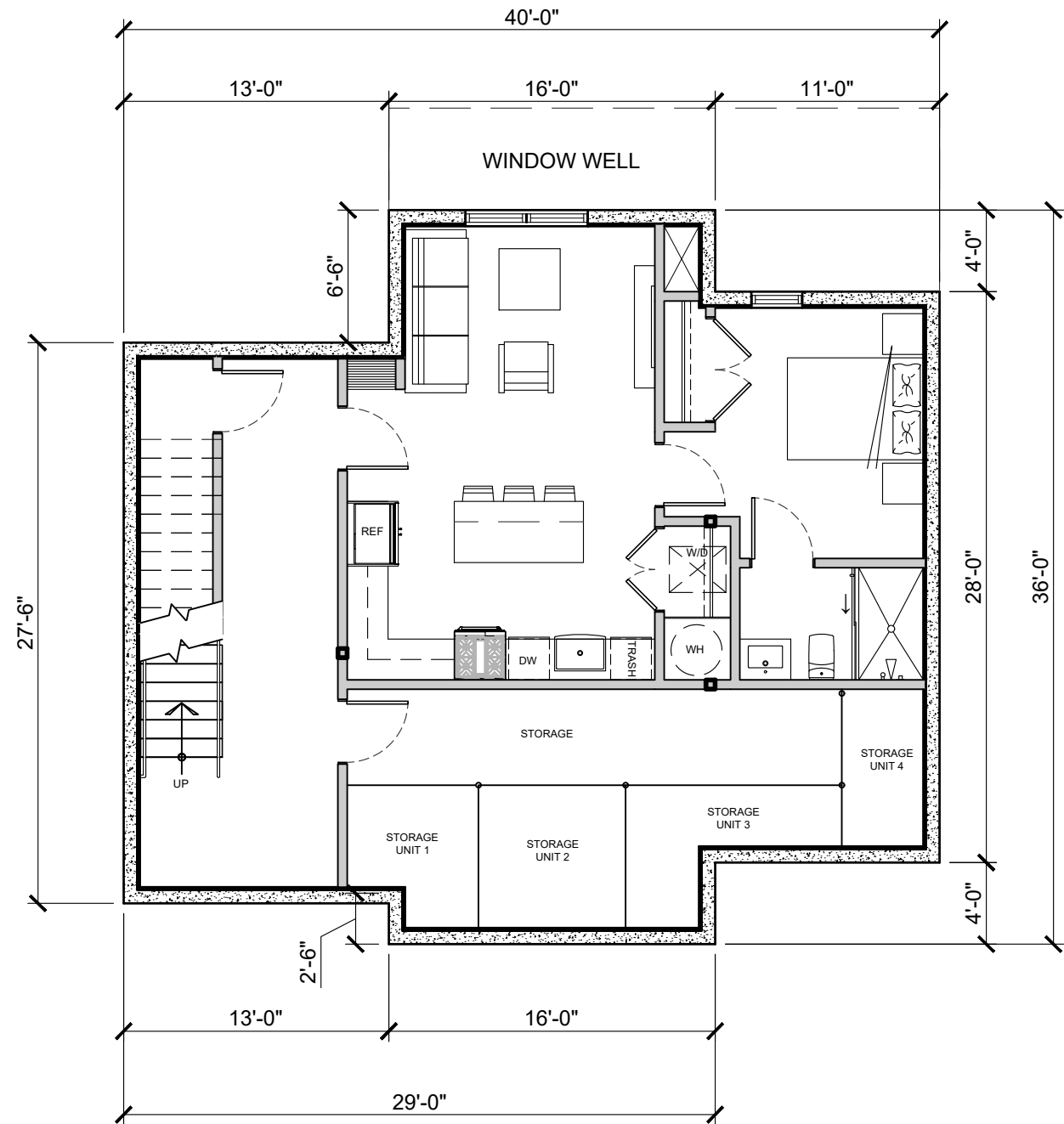
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HALF UNIT - GARDEN LEVEL PLAN -5'

1/8" = 1' - 0"

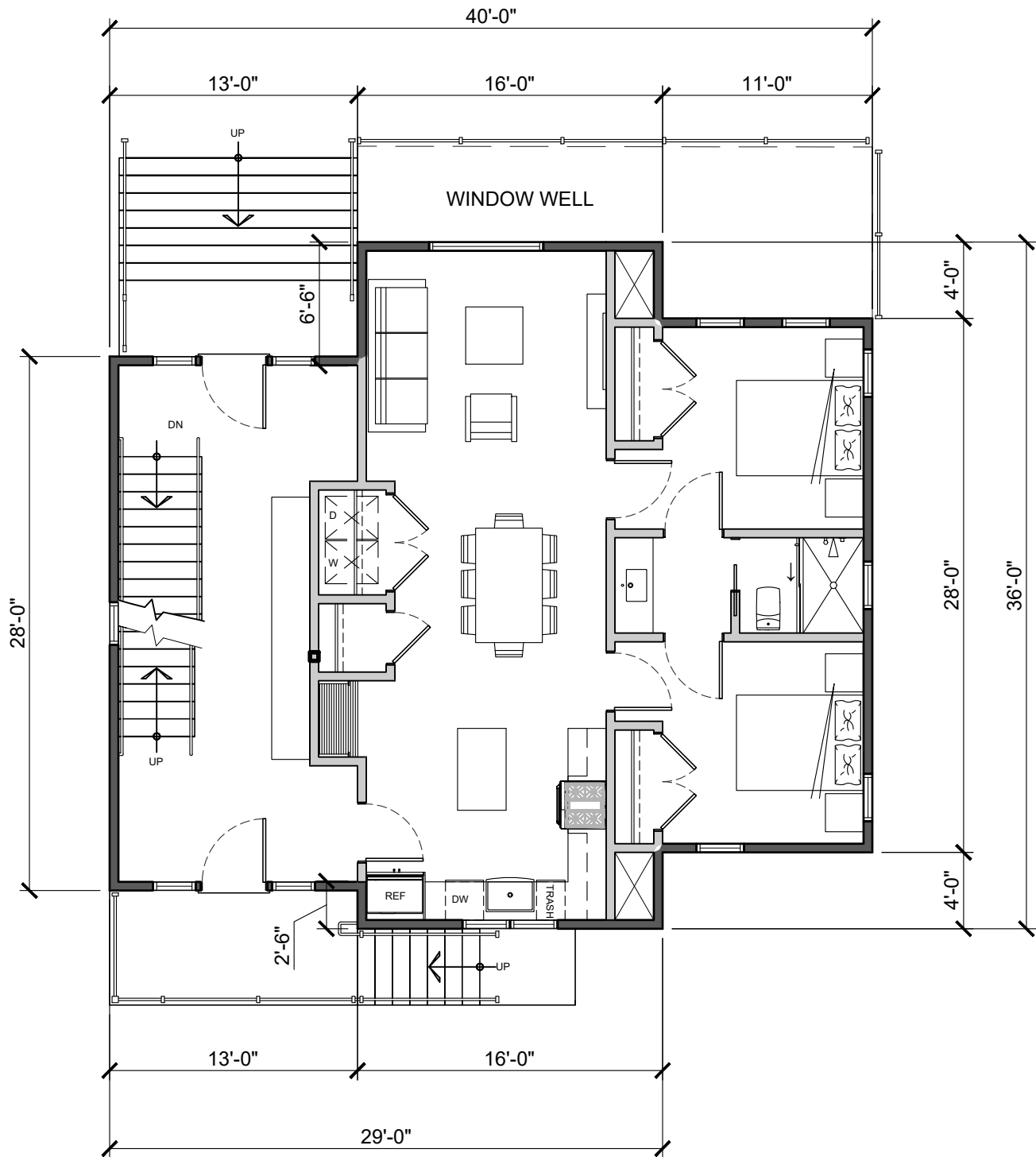
GARDEN LEVEL
PLATE: 1,234
UNIT (1 BED): 623
CIRC/MECH/STORAGE: 611

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HALF UNIT - FIRST LEVEL PLAN + 5'

1/8" = 1' - 0"

FIRST FLOOR
PLATE: 1,234
UNIT: 916.5
CIRC/MECH: 317.5



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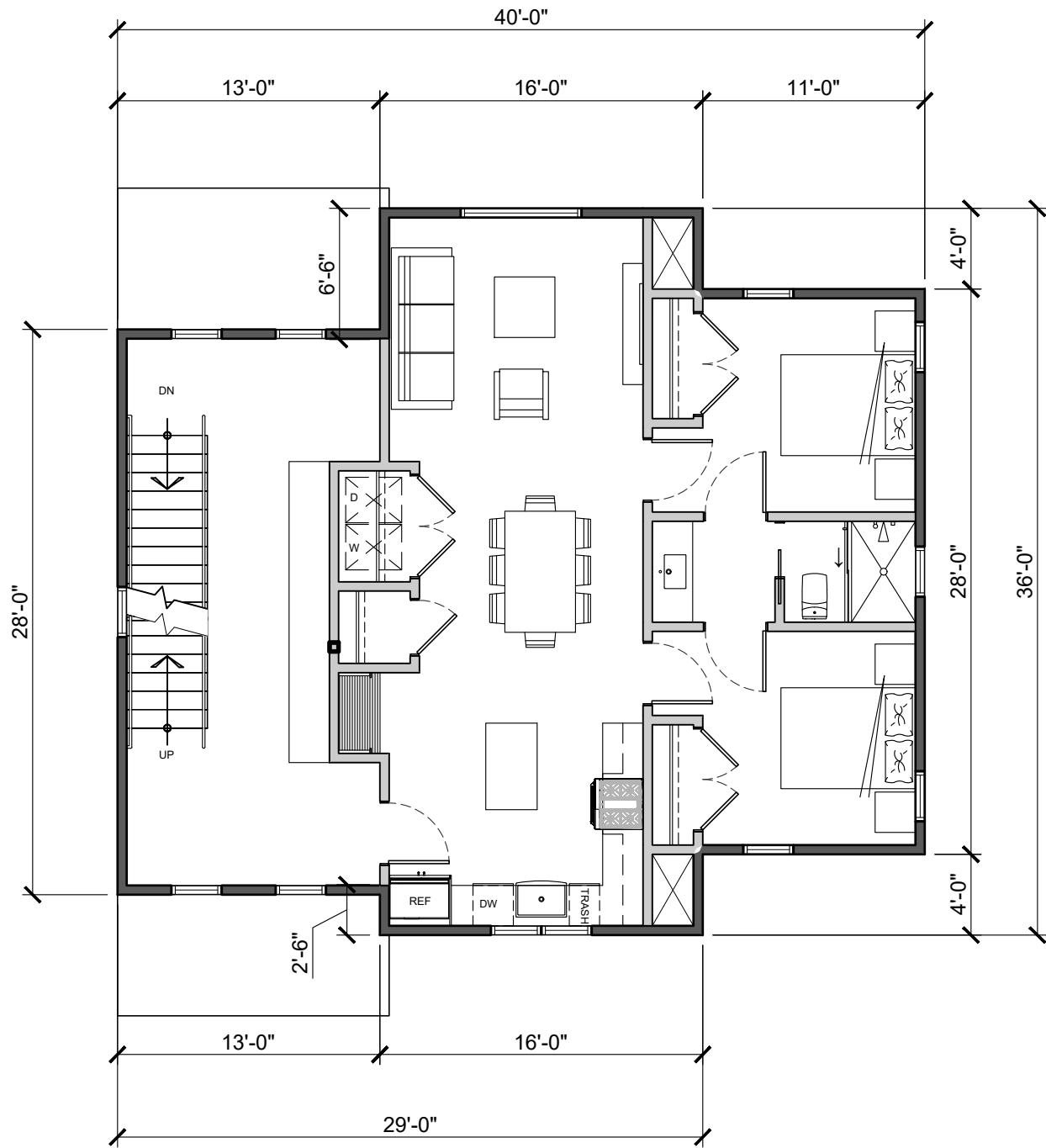
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HALF UNIT - SECOND LEVEL PLAN + 15

1/8" = 1' - 0"

SECOND FLOOR
PLATE: 1,234
UNIT: 916.5
CIRC/MECH: 317.5

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A111

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Submittal

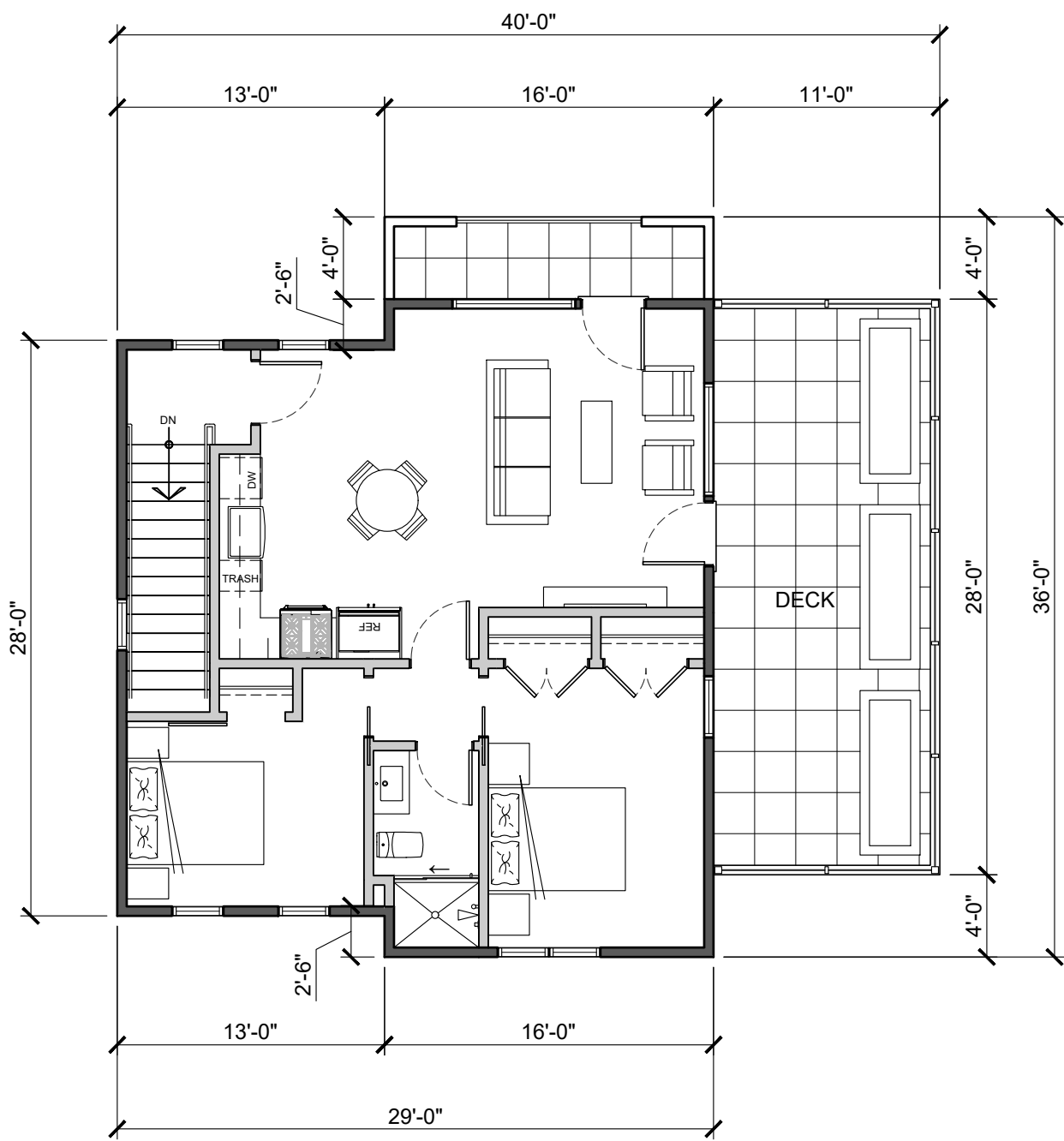
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HOYT ARCHITECTS



HALF UNIT - THIRD LEVEL PLAN + 25'

1/8" = 1' - 0"

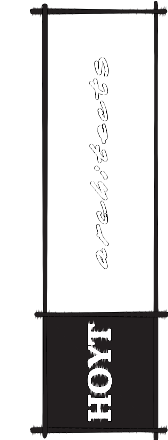
THIRD FLOOR
PLATE: 862
UNIT: 782
CIRC/MECH: 80
DECKS: 372

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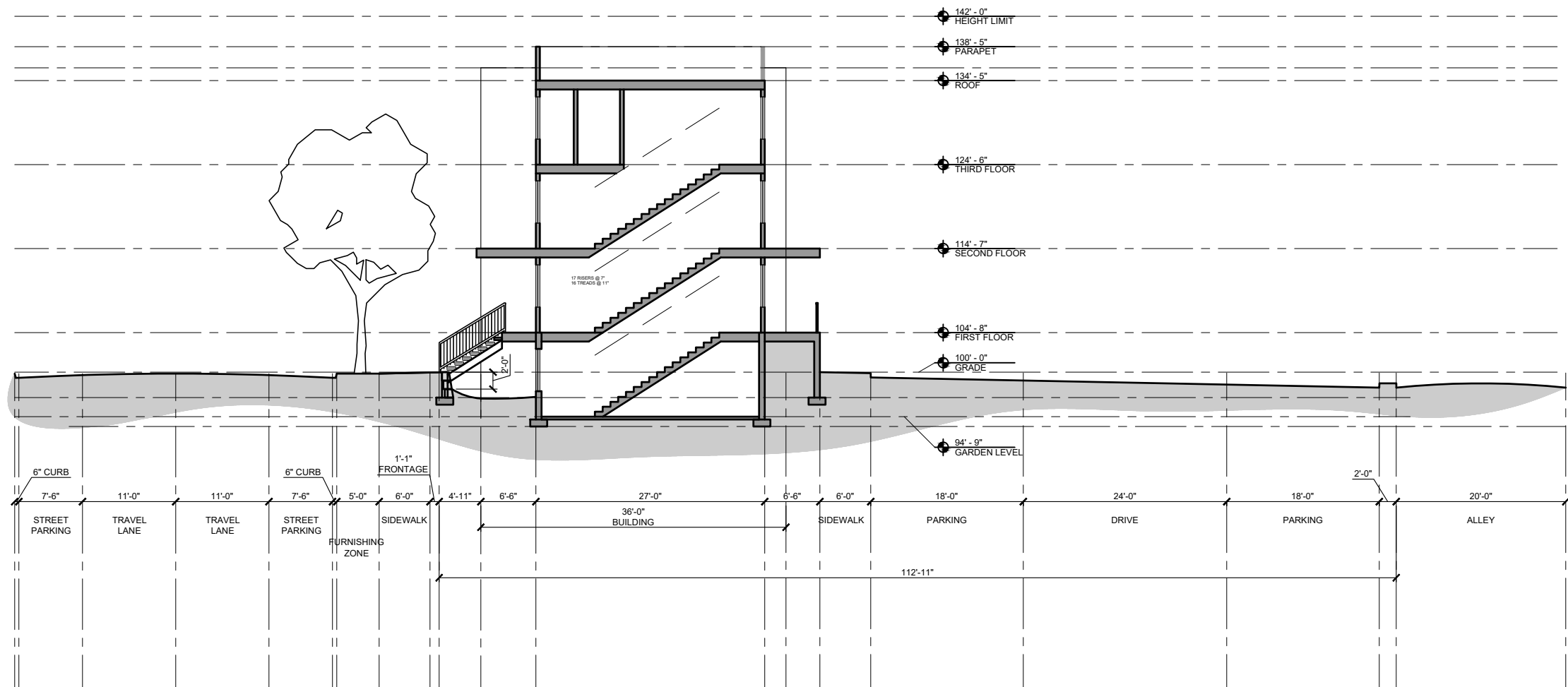
FULL UNIT - NORTH LOT - NORTH ELEVATION

3/32" = 1' - 0"

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FULL UNIT - NORTH LOT - SOUTH ELEVATION

3/32" = 1' - 0"



SITE SECTION

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

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APARTMENTS

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142' - 0"

HEIGHT LIMIT

139' - 7"

PARAPET

124' - 6"

THIRD FLOOR

114' - 7"

SECOND FLOOR

104' - 8"

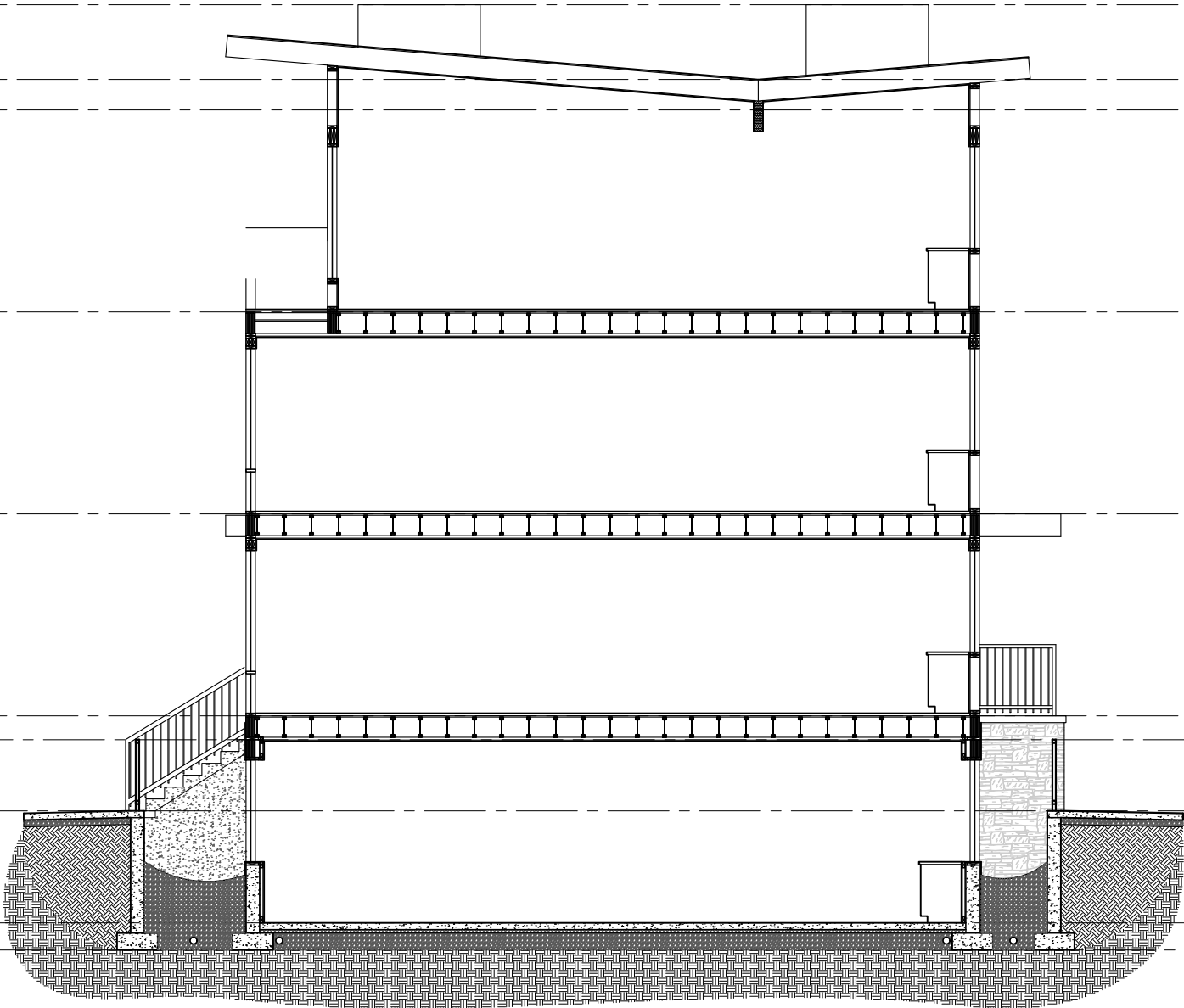
FIRST FLOOR

100' - 0"

GRADE

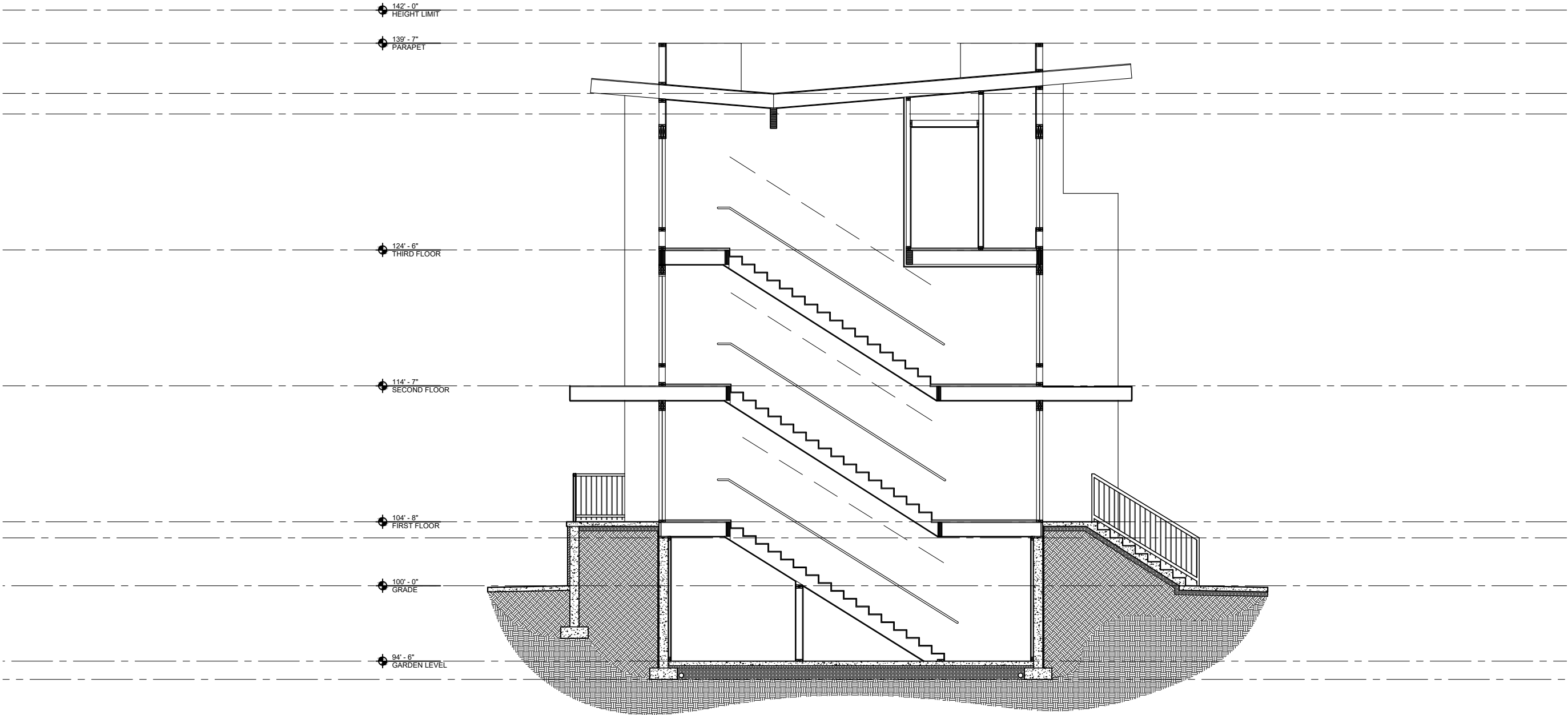
94' - 6"

GARDEN LEVEL



FULL UNIT - NORTH LOT - SECTION

1/8" = 1' - 0"



FULL UNIT - NORTH LOT - SECTION

1/8" = 1' - 0"

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

142' - 0"
HEIGHT LIMIT

139' - 7"
PARAPET

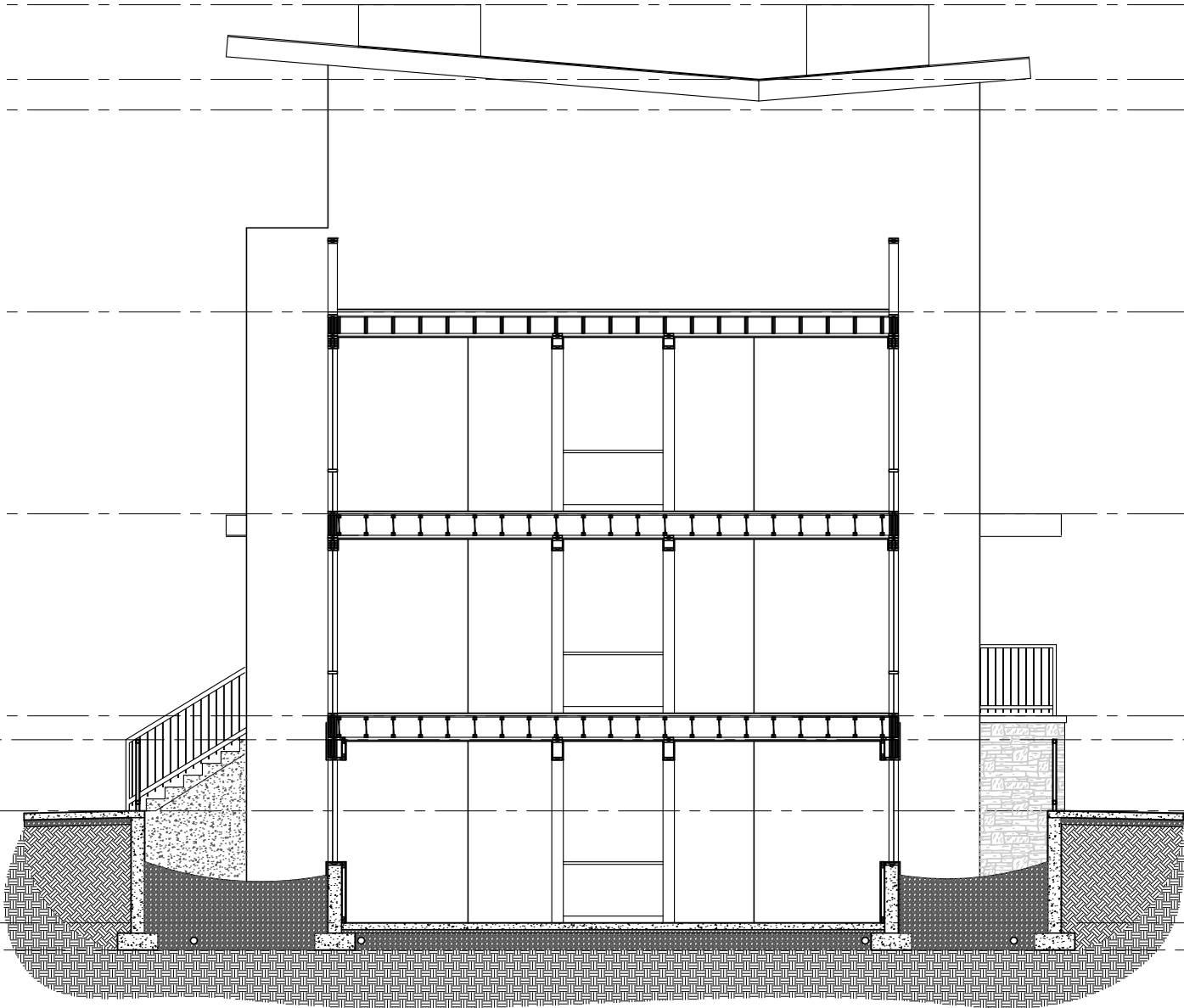
124' - 6"
THIRD FLOOR

114' - 7"
SECOND FLOOR

104' - 8"
FIRST FLOOR

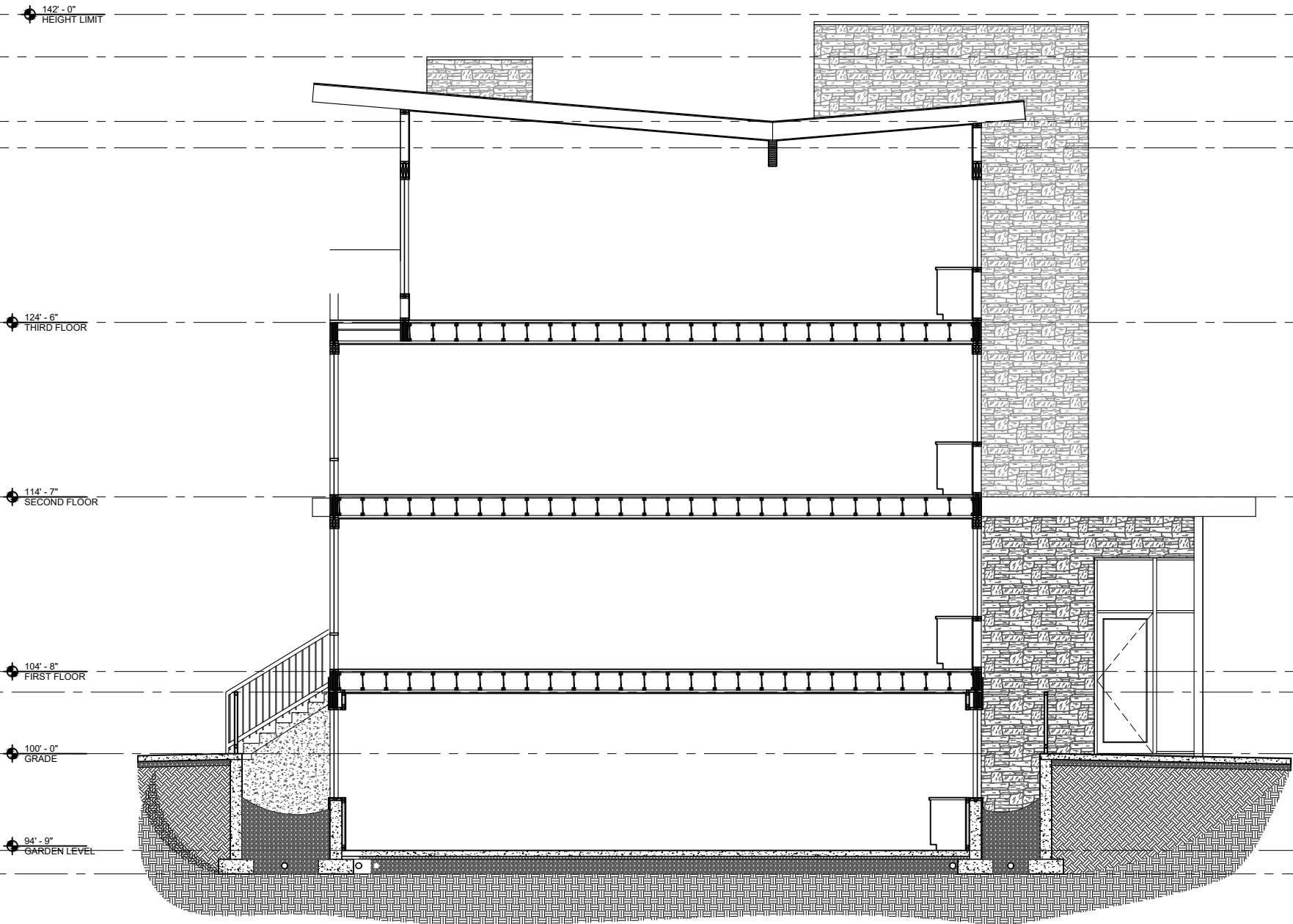
100' - 0"
GRADE

94' - 6"
GARDEN LEVEL



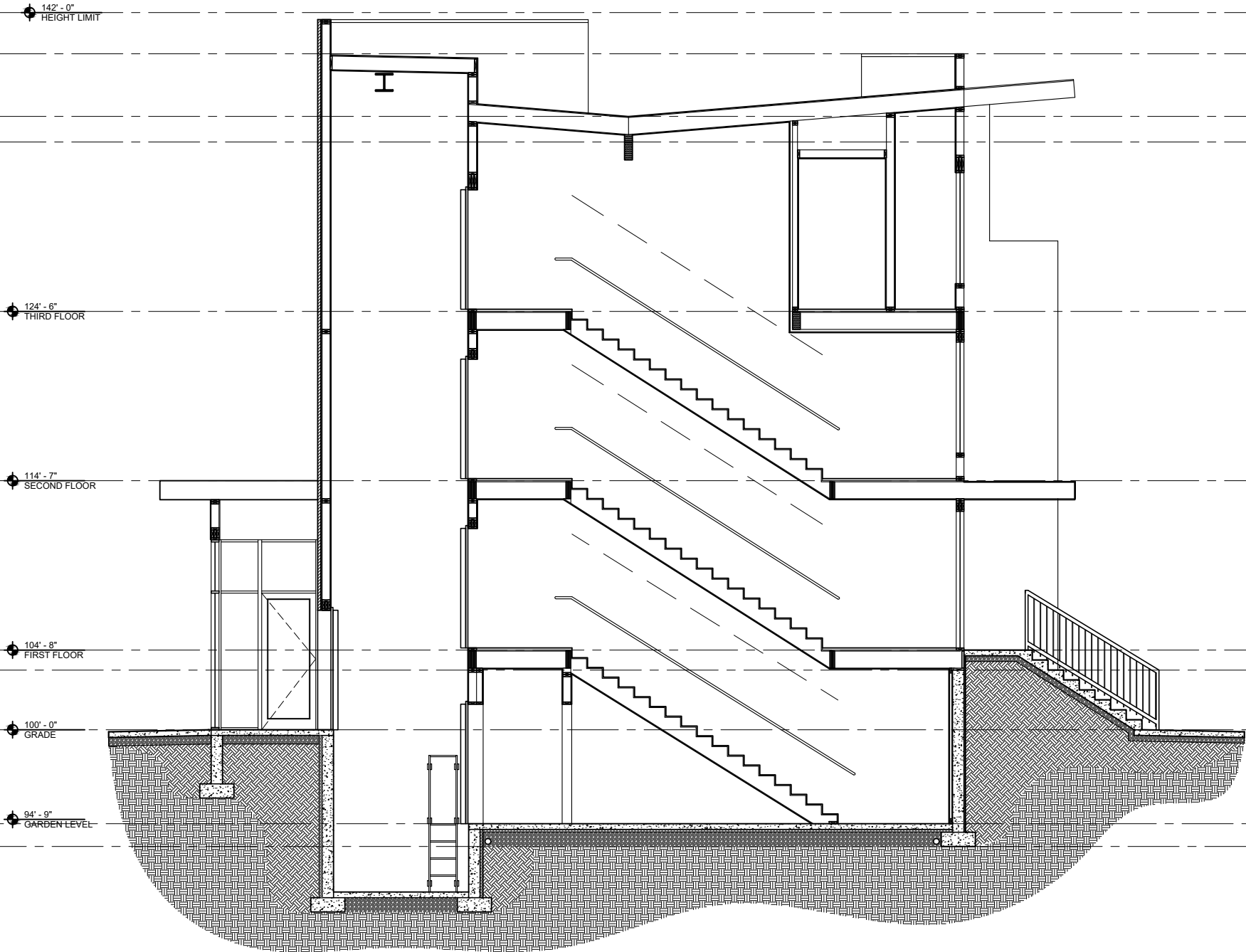
FULL UNIT - NORTH LOT - SECTION

1/8" = 1' - 0"



ADA UNIT - SECTION

1/8" = 1' - 0"



ADA UNIT - SECTION

1/8" = 1' - 0"

JACKSON STREET
APARTMENTS

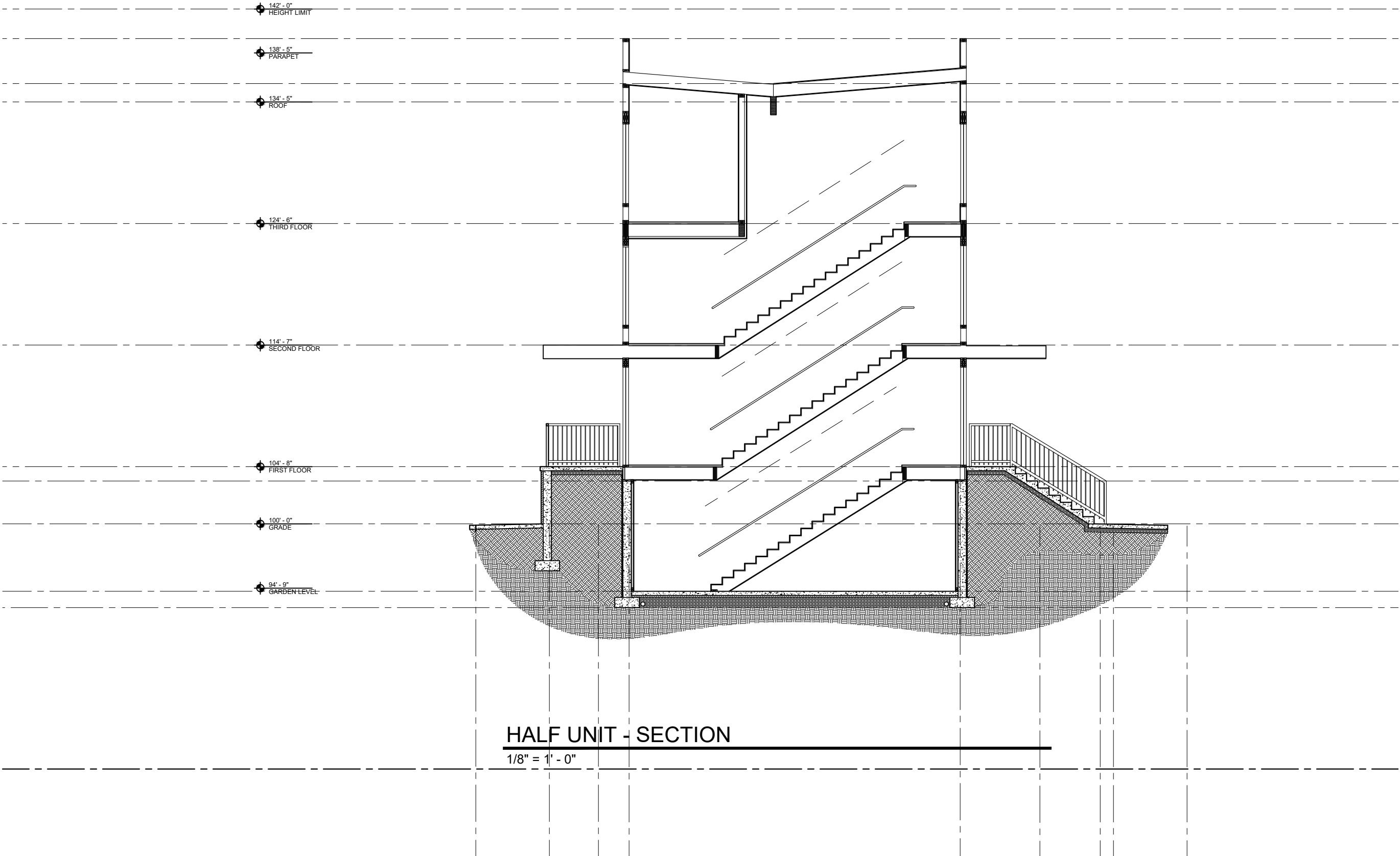
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DRC
Submittal

11.22.2021
DRAWN BY |
CHECKED BY |
REVISIONS

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

A307



142' - 0"
HEIGHT LIMIT

138' - 5"
PARAPET

134' - 5"
ROOF

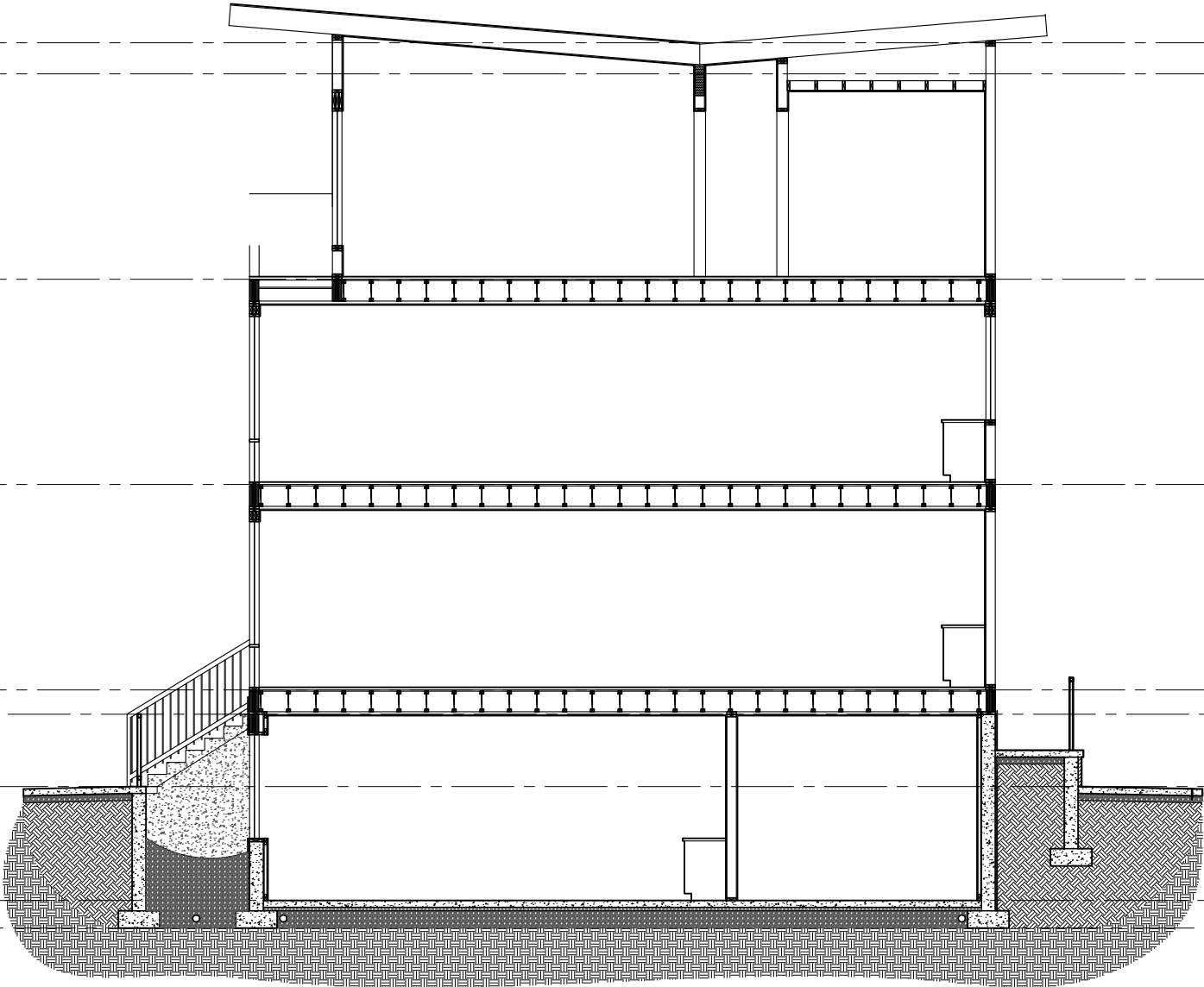
124' - 6"
THIRD FLOOR

114' - 7"
SECOND FLOOR

104' - 8"
FIRST FLOOR

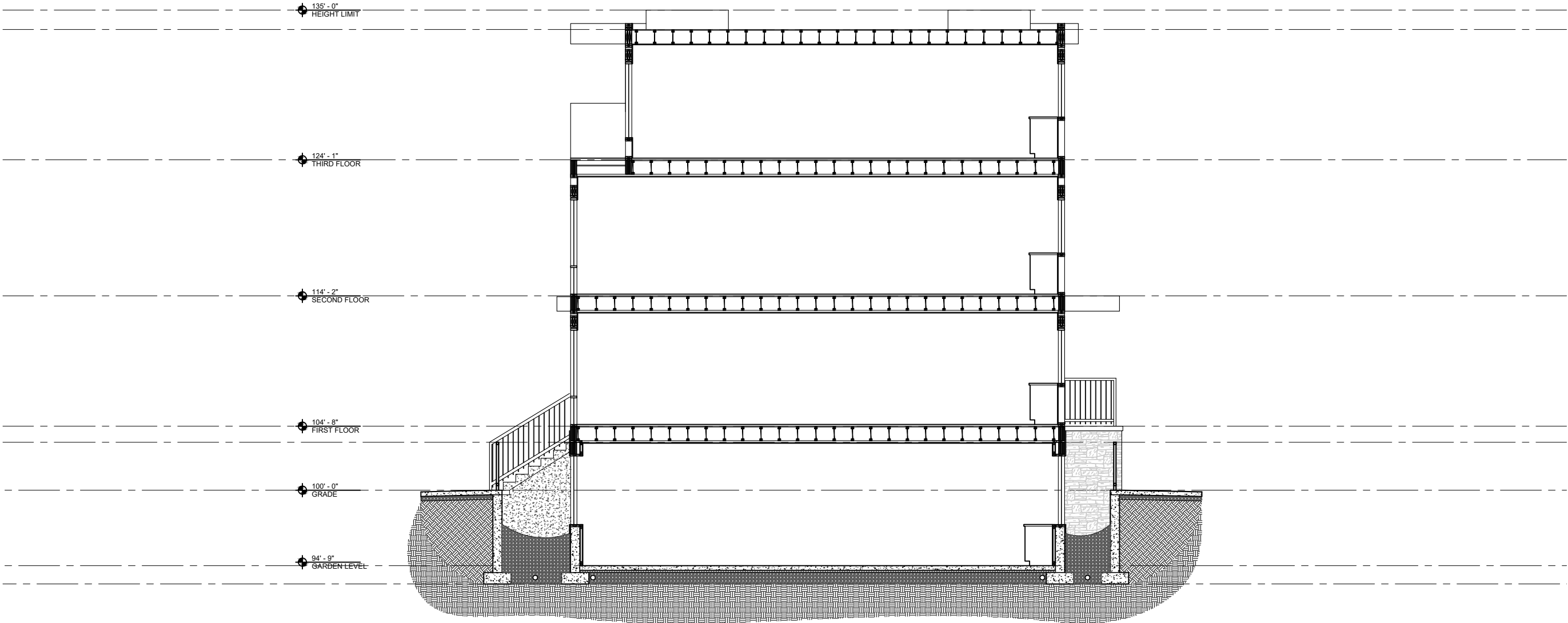
100' - 0"
GRADE

94' - 9"
GARDEN LEVEL



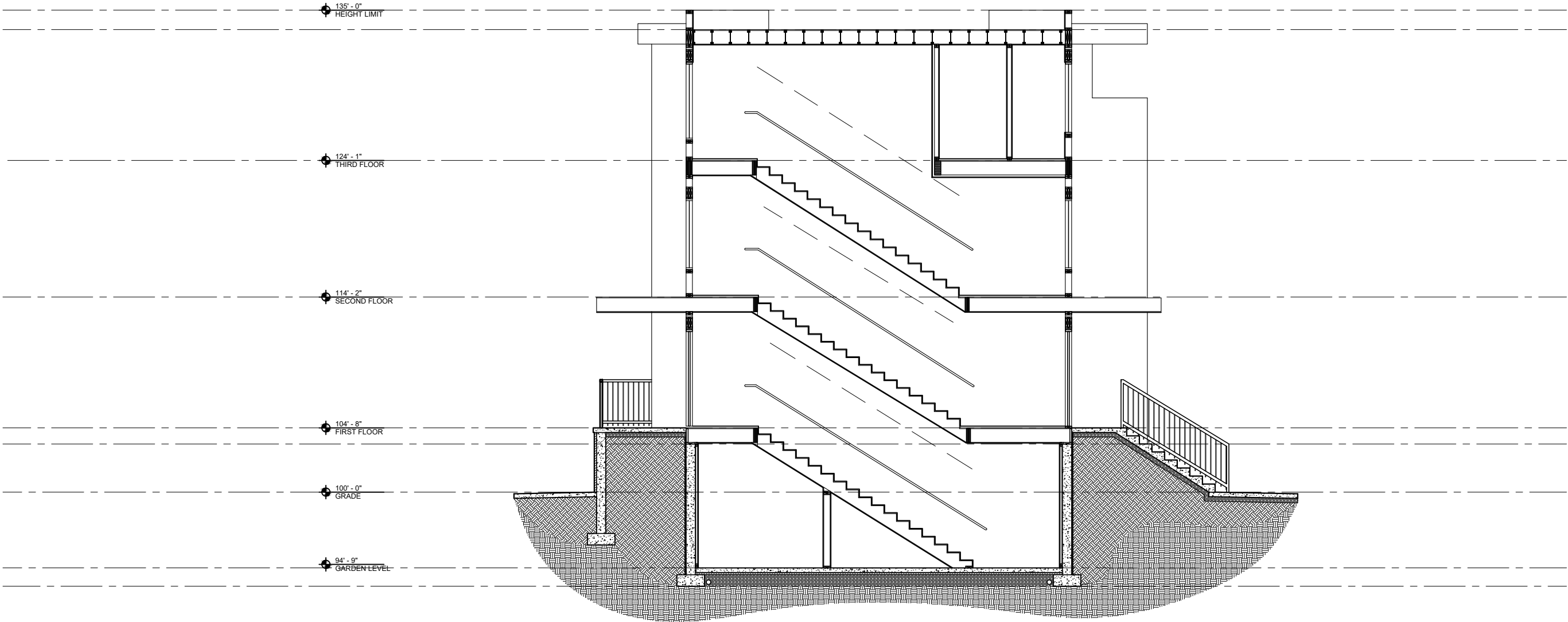
HALF UNIT - SECTION

1/8" = 1' - 0"



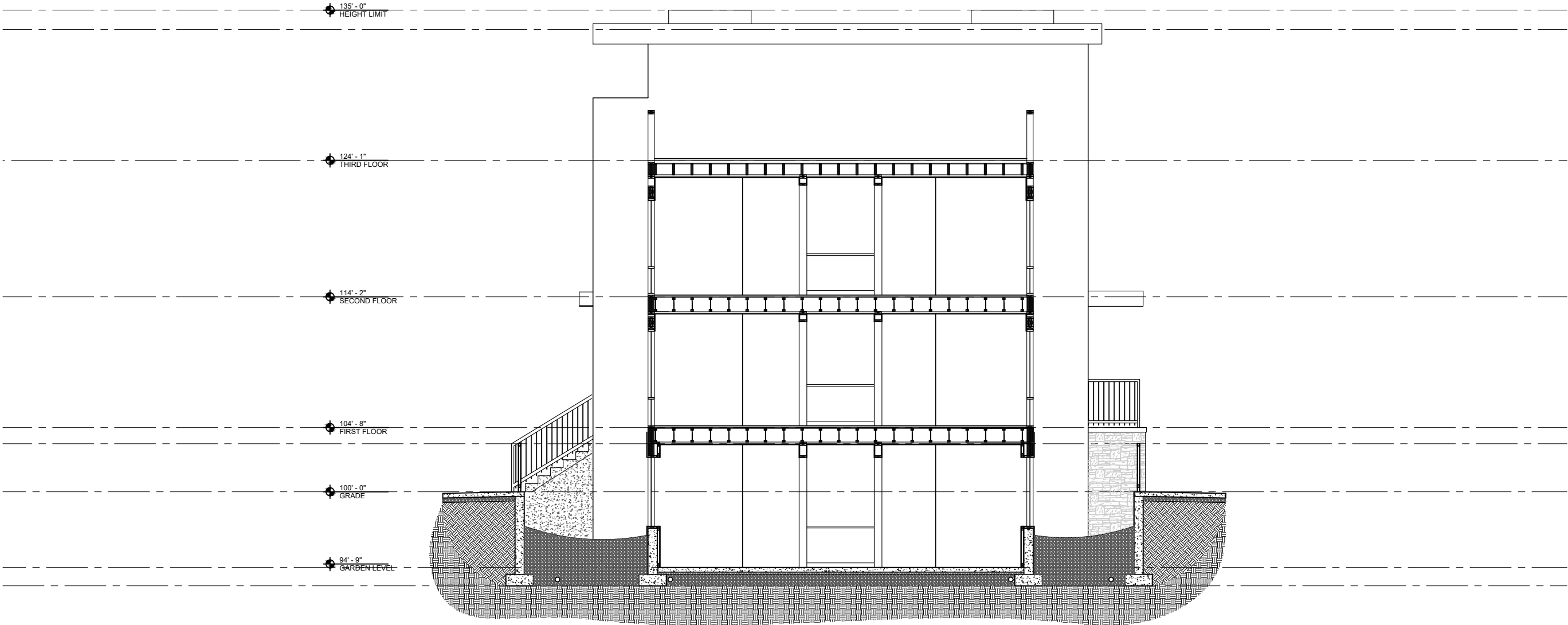
FULL UNIT - SOUTH LOT - SECTION

1/8" = 1' - 0"



FULL UNIT - SOUTH LOT - SECTION

1/8" = 1' - 0"



FULL UNIT - SOUTH LOT - SECTION

1/8" = 1' - 0"



Sierra Pacific | H3 | Aluminum Clad | Black 23



Delta Millworks - Accoya | Barnwood | Old Town Grey



Delta Millworks - Accoya | Barnwood | Light Ivory



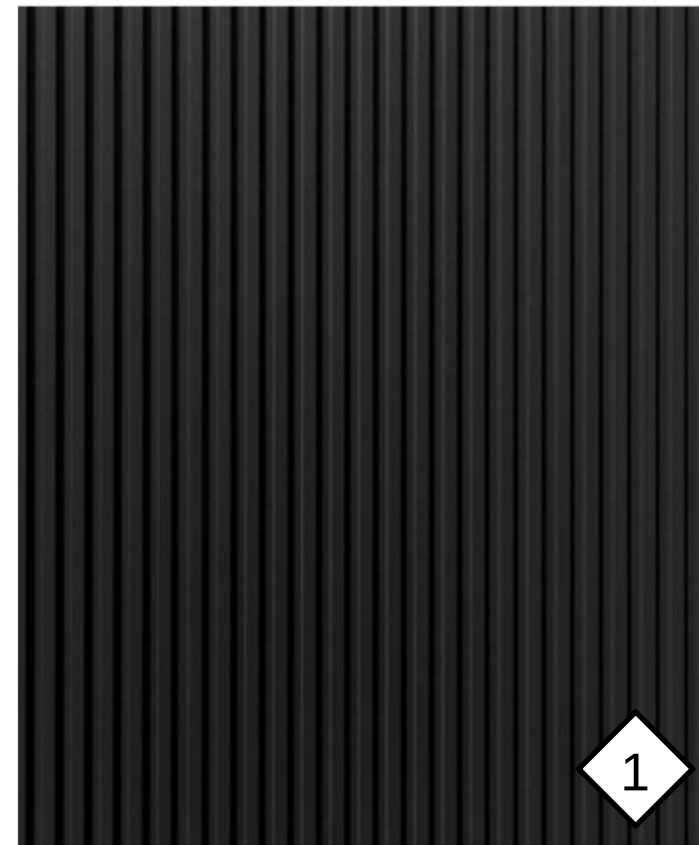
Delta Millworks - Thermo Oak | Smooth | Unfinished



Delta Millworks - Accoya | Colorado Barnwood | Pueblo



Delta Millworks - Old Souls | Cheyenne



Bridger Steel | 24 gauge | Coal Black | Rawhide



Merrill Stone | Delta Grey | 2-4-6



Exposed Ferrous Metals | Black | Alkyd Urethane Enamel



North
Aerial Perspective
N.T.S.

JACKSON STREET
APARTMENTS

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East
Aerial Perspective
N.T.S.

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South
Aerial Perspective
N.T.S.

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West
Aerial Perspective
N.T.S.

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REVISIONS



North Perspective

N.T.S.



West Perspective

N.T.S.



South Perspective

N.T.S.



East Perspective

N.T.S.



Northeast Perspective
N.T.S.

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

JACKSON STREET
APARTMENTS

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REVISIONS



Southwest Perspective
N.T.S.

JACKSON STREET
APARTMENTS

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DRC
Submittal

11.22.2021
DRAWN BY |
CHECKED BY |
REVISIONS

This project complies with all applicable development limitations and requirements of the Town of Jackson Land Development Regulations (LDRs) with two exceptions, Parking and Setbacks. The project follows all rules applicable to neighborhood character zones, floor area summaries (scale of development), and height. This is detailed on pages 2-4 of this summary. LSR and plant units comply and are detailed on the Planting Plan (Sheet LO.1).

The Jackson Apartments will require Administrative Adjustments to be approved by the planning director to reduce the requirement for Parking and Street yard setbacks in the NH-1 Zone.

Parking

All units are required by the LDRs to have 1.5 parking spaces. The unit mix depicted below generates a parking requirement of 86 parking spaces where 64 will be provided (1.12 per unit). Parking will be managed on site by the property manager. Each unit will be provided 1 parking spot. With 57 total apartments this leaves 7 spots for guests. The applicant requests the planning director to approve this administrative adjustment to the parking requirements for this project to prioritize generating total affordable housing units over parking. This reduction will be mitigated by multimodal options such as a pedestrian friendly streetscape to encourage walking, providing 126 bicycle parking spots, and two Start Town Shuttle stops located nearby at the corner of Pearl and Jackson (775 feet away) and the corner of Pearl and Glenwood (1,125 feet away).

Unit Type	Quantity	Parking Requirement
1 Bedroom	9	13.5
2 bedroom	41	61.5
3 bedroom	7	10.5
<i>Total Spaces Required</i>		85.5
Spaces Provided		64
Per units		1.12

NH-1 Setbacks

The Jackson Street Apartments is a dual zoned project. It is located in both the CR-2 and NH-1 Zoning Districts. To create a more cohesive site plan and street scape, administrative adjustments are required to bring the buildings in the NH-1 Zone closer to the street, like the portion of the project that is in the CR-2 Zone that has no street setback. This request also helps with increasing the internal space adjacent to the alley to allow for more parking, circulation of vehicles, bike parking, and increased circulation between buildings for pedestrians. Therefore, the applicant requests the planning director to approve these administrative adjustments to reduce the 20 foot primary street yard setback on Kelly Avenue by 20% to 16 feet and to reduce the 10 foot secondary street yard setback on Jackson Street by 20% to 8 feet.

JACKSON STREET APARTMENTS - CR-2 Zone

2. BULK STANDARDS

	NORTH LOT CR-2	CR-2
	ALLOWED	PROPOSED
STREET FAÇADE		
Width of ground and 2nd story in primary street setback range	70%	Compliant
Length from Street Corner (Min)	30'	Compliant
Width of ground and 2nd story in Secondary street setback range	35%	Compliant
Length from Street Corner (Min)	30'	Compliant
BUILDING HEIGHT		
Height (Max) if roof pitch < 5/12	42'	39'-7"
Stories (Max)	3	3
Stories or Height (Min) in any street setback range	2 or 24'	28'-7"
BUILDING STEP BACK		
Stepback for any 3rd story street façade or street façade over 30' (min)	10'	EXEMPT
Encroachment in stepback (max % of overall façade width)	60%	EXEMPT
A building with only residential use that has at least 4 units is exempt from the stepback requirement.		

	ALLOWABLE			PROPOSED
	NORTH LOT CR-2			CR-2
	RATIO	SITE	TOTAL ALLOWED	
SCALE OF DEVELOPMENT				
FAR (MAX)	0.46	34,488	15,864	EXEMPT
Additional FAR for lodging use	-	-	-	
Deed Restricted Housing Exemption	ALL UNITS TO BE DEED RESTRICTED			25,491

CR-2

ALLOWED

PROPOSED

4. RESIDENTIAL

STORY HEIGHT

Ground Story Height (Min)	9'	9'-11"
Upper Story Height (Min)	9'	12'-1"
Ground Floor Elevation (Min-Max)	0'-5'	4'-8"

TRANSPARENCY

Ground Story, Primary Street (Min)	20%	27%
Ground Story, Secondary Street (Min)	20%	21%
Upper Story, Primary (Min)	20%	34%
Upper Story, Secondary (Min)	20%	20%

BLANK WALL AREA

Blank Wall Area, Primary Street (Max)	35'	12'-6"
Blank Wall Area, Secondary Street (Max)	50'	18'-6"

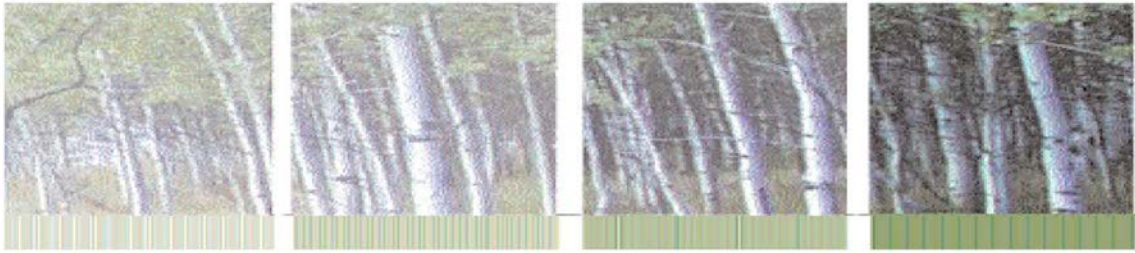
PEDESTRIAN ACCESS

Entrance Facing Primary Street	Required for each ground floor unit	Yes
--------------------------------	-------------------------------------	-----

JACKSON STREET APARTMENTS – NH-1 Zone

3. BULK & MASS STANDARDS

	SOUTH LOT NH-1			NH-1
	ALLOWED			PROPOSED
PRIMARY BUILDING HEIGHT				
Height (max): roof pitch <3/12	3 Stories, not to exceed 35'			35'
	SOUTH LOT NH-1			NH-1
	RATIO	SITE	TOTAL ALLOWED	
SCALE OF DEVELOPMENT				
FAR (MAX)	0.4	30,011	12,004	EXEMPT
Additional FAR for lodging use	-	-	-	
Deed Restricted Housing Exemption	ALL UNITS TO BE DEED RESTRICTED			15,149
Workforce Housing Floor Area Bonus				



Town of Jackson Design Guidelines Checklist

Meeting Date: December 8, 2021

Item Number: P21-299

Applicant: Berning Project Management, Jason Berning

Address: 155 E. Gill Avenue

Recommendations: Conceptual Review

Project Summary: In November of 2019, voters of Teton County and the Town of Jackson approved a SPET ballot item to expand the Teton County Recreation Center. The expansion improvements include wellness and fitness, indoor walking and jogging, indoor climbing, drop-in daycare, an additional gymnasium, an outdoor aquatic splash pad, and associated space to support these services. In addition, the project was approved to complete the Cache tube stormwater connection, develop the extension of King Street from Gill Avenue north to Mercill Avenue, and provide infrastructure for stormwater treatment for the Town of Jackson.

The proposed improvements consist of a 40,000 sf addition and 3,700 sf renovation of existing space resulting in a total square footage of approximately 67,000 sf including existing space. The new addition will be 2 stories. Concerning site improvements, the project includes the extension of King Street inclusive of a paved pathway, modified and expanded parking facilities, and associated circulation, landscaping, and site amenities. The primary materials include Gilded Rust metal panels, fiber cement wall cladding, and ample amounts of glass windows. Since this project is located in the Public/Semi-Public (P/SP) zoning district, physical development is exempt from several standards such as FAR, setbacks, building height, landscaping, etc.

The applicant has recently submitted a Development Plan application which is required in the P/SP zoning district for a project of this size. After receiving feedback from this conceptual review, the applicant plans to resubmit at the next DRC meeting for final review.

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.

**Design Review Committee (DRC)
for
Jackson Recreation
Center Improvements

Teton County, Wyoming

155 East Gill Avenue**

Applicant:

Teton County/Jackson Parks & Recreation
PO Box 811
Jackson, WY 83001-1727

Submittal Date: November 22, 2021
Project No. 15063

Prepared by:



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. There are no other buildings on the same block |
| ☒ | <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. |



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: Teton County / Jackson Recreation Center Improvements
Physical Address: 155 E. Gill Ave.
Lot, Subdivision: _____ PIDN: 22-41-16-27-3-00-025 & 22-41-16-27-3-00-017

PROPERTY OWNER.

Name: Town of Jackson Phone: 307-733-3932
Mailing Address: P.O. Box 1687 ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Berning Project Management, attn: Jason Berning Phone: 307-699-3733
Mailing Address: 313 Mountainside Blvd., 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

☒ Other: Conceptual 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 #: P21-228 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

November 22, 2021
Date
Owner's Representative
Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 155 E. Gill Ave

Legal Description: 22-41-16-27-3-00-017/PT. SW1/4SW1/4 SEC. 27, TWP. 41, R. 116 Parcel A & B
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jason Berning

Mailing address of Applicant/agent: PO Box 485 / Victor, ID 83455

Email address of Applicant/agent: berningpm@gmail.com

Phone Number of Applicant/agent: 307-699-3733

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application
☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
☐ Demolition Permit ☐ Other (describe) _____

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.

[Signature]
Property Owner Signature

Title 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 Larry Pardee this 29th day of November, 2021. WITNESS my hand and official seal.

[Signature]
Notary Public



My commission expires: 5.2.24

SECTION 1 – PROJECT BACKGROUND AND OVERVIEW

A. PROJECT HISTORY & BACKGROUND

The TCJRC is an important public facility constructed in 1994. The facility serves a wide array of residents and guests throughout the community. TCJRC provides recreational, social and wellness programs, and services for the average of 60,000 unique visitors per year. In November of 2019 voters of Teton County and the Town of Jackson approved a ballot to expand our facility to increase these offerings to include wellness and fitness, indoor walking and jogging, indoor climbing, drop-in day care, an addition gymnasium, outdoor aquatic splash pad, and associated space to support these services. In addition, the project was approved to complete the Cache tube stormwater connection, develop the extension of King Street from Gill Ave. north in a complete streets format, and provide infrastructure for stormwater treatment for the Town of Jackson. The project will further assist the department in the delivery of our mission “to serve the community through safe and enjoyable parks and recreation opportunities”, and the general purpose of the Recreation Center to provide, maintain and manage quality of life programs and resources that encourage healthy lifestyles, social and cultural engagement, and community pride according to the needs of our residents and guests.

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & APPLICANT

Teton County/Jackson Parks & Recreation
155 East Gill Avenue
PO Box 811
Jackson WY 83001
307-733-5056

OWNERS REPRESENTATIVE

Wember, Inc.
305 Sparrow Drive
Evanston, WY 82930
307-677-2219

Berning Project Management
313 Mountainside Blvd.
Victor, Idaho 83455
307-699-3733

ENGINEERING & LAND PLANNING

Jorgensen Associates, Inc.

1315 Highway 89 South, Suites 201 & 203; 83001
 P.O. Box 9550
 Jackson, Wyoming 83002
 307-733-5150

ARCHITECT

Perkin & Will .
 475 Lincoln Street, Suite 100
 Denver CO 80203

ASSOCIATE ARCHITECT

Hoyt Architects
 1110 Maple Way
 Jackson, Wyoming 83001

LANDSCAPE ARCHITECT

Inside Out
 5263 Torrence Road
 Wilson, Wyoming 83014

C. NARRATIVE

a. Project Description

The project is for the renovation and expansion of the existing Teton County / Jackson Recreation Center ("TCJRC") located at 155 East Gill Ave., Jackson, Wyoming. The project was identified by Teton County and the Town of Jackson as a priority and placed in front of the voters for capital funding consideration. In November 2019 the voters of Teton County approved the project based upon a conceptual program.

The project design consists of a 40,000 sqft addition and 3,700 sqft renovation and will provide a total square footage of approximately 67,000 sqft including existing space. The project includes the extension of King Street inclusive of a paved pathway, the extension of the Cache tube stormwater system, modified and expanded parking facilities, and associated circulation, landscaping, and site amenities.

The project team was brought on board in the Spring of 2021. The team developed and estimated a design that built upon the recreation center program while integrating elements responding to community engagement through stakeholder meetings, surveys, and a public open house.

The current civil design is at a 95% construction document level and the architectural and engineering design is at a 50% design development level. The design will be progressing to construction documents with a plan to submit for building permit in early 2022 paving the way for

an optimal Spring construction start. A Guaranteed Maximum Price Contract will be provided for approval from the Town Council and County Commissioners in the Spring of 2022.

The project is planned to be completed in one phase starting in Spring 2022 and the completion in the summer of 2023 with a Grand Opening in the Fall.

b. Vision Statement

The project meets the Town of Jackson Design Guidelines Vision Statement by expanding and updating an existing facility that improves the quality of life for both residents and visitors alike. By remodeling and adding to the existing Recreation Center, instead of building a new, stand-alone facility, the new project utilizes the existing property owned by the Town of Jackson and conserves resources. The design team has selected building materials and a color palette that is complementary to the Town of Jackson and the regional vernacular.

c. Public Space

As a public building, the project provides both interior and exterior space that is open to the public. The primary exterior public space is located on the west side of the building and is the transitional space from the parking lots and public sidewalk and bike path to the primary building entrance. In addition to the entrance plaza, there are open, landscaped spaces on the west and south portions of the building site and adjacent to the parking lot. Landscaping is utilized between, and adjacent to the bike path along King Street. Landscaping is also utilized at the entrance plaza, along King Street to help direct pedestrian traffic to sidewalks and the parking lot.

d. Composition

The design team is utilizing the same palette of exterior building materials on all elevations of the building that are seen by the public. A rhythm is established with the storefront glazing at the entrance on the west elevation that is carried around to the north elevation at the workout and gymnasium spaces. In addition, storefront glazing is utilized to identify the entrance and public lobby space within the building.

e. Massing

Due to the large interior volume of the program spaces in the new recreation center project (gymnasium, climbing gym, work-out studios) the design team has utilized exterior building materials to help break up the large massing of the building. The building is not located on the property lines and is set back from parking lots and public sidewalks allowing pedestrians to approach the larger mass areas of the building from a distance. In addition, the new large-volume spaces are to be built adjacent to the existing large volume gymnasium space. There will be no additions to the build at the south elevations where the swimming pool area is located. There will be a new exterior splash pad landscaped area between the existing to remain south parking lot and the existing portion of the recreation center. This landscape area will help visually buffer the building from the south.

The use of the Pure+Freeform metal panels on the façade of the large-volume spaces on the west and north elevation will help to break up the large monolithic look of the building.

Due to the large interior spaces required by the building program, the roofs of the new addition are flat with parapets. Roof height over different program areas varies in height to help break up the overall mass of the building.

f. Street Wall

Because the building is located on an existing site, not in the downtown core, and has landscaped buffer areas between the building and property lines, the new addition also is not built out to the property line.

g. Materials

The building materials for this project have been selected based on their durability, and availability while maintaining the project budget. All of the materials selected are being used in their appropriate application. The same palette of materials will be used on all elevations of the building that are visible to the public.

D. ZONING COMPLIANCE

This project is in direct alignment with the Teton County Comprehensive Plan as it is specifically identified as a use in Subarea 2.4 Public/Civic Campus which identifies this Subarea for institutional facilities such as the Davey Jackson Elementary School, the Teton County/Jackson Recreation Center, and the various State and Federal Agencies along North Cache Street. This area is identified to continue to provide these essential public services in a central location consistent with the sustainability and community service policies of the Plan. The improvements to the Recreation Center are necessary to continue providing and enhancing the essential recreational opportunities this facility provides to the community. The project's location is within the Comprehensive Plan District 2 – Town Commercial Core, Subarea 2.4 – Public/Civic Campus.

The project complies with all relevant standards for the LDR's and other Town Ordinances. The 4.91-acre site provides enough space to develop the proposed improvements to fit the programming and circulation needed for this important community facility. Setbacks are not applicable in the P-SP. The building location, bulk, and scale generally conform to requirements of the LDR's when pertaining to the P-SP Zoning District. The project also conforms to the purpose of the P-SP Zoning District in that the project needs the flexibility intended for this zone and is under the control of the local government. There are no zone-specific standards within the zone of Public/Semi-Public.

Zoning Requirements			
Jackson / Teton Recreation Center Project			
155 E. Gill Avenue			
Zone: Public/Semi-Public - Town			
	Existing sf	Addition sf	Total
Floor Area	39,896	27,060	66,756
FAR or maximum floor area	n/a	n/a	n/a
Site Development	n/a	n/a	n/a
Landscape Surface Area	n/a	n/a	n/a
Landscape Surface Ratio	n/a	n/a	n/a
Lot Coverage (max)	n/a	n/a	n/a
Street Setback (min)	n/a	n/a	n/a
Side Setback (min)	n/a	n/a	n/a
Rear Setback (min)	n/a	n/a	n/a
Height (max)	n/a	n/a	n/a
Stories (max)	n/a	n/a	n/a
Stories (LO) (max)	n/a	n/a	n/a

SECTION 2 –DRAWINGS

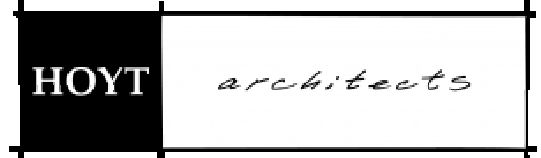
- **Architectural Drawings**
- **Rendering / Material Palette**
- **Civil / Landscape Drawings**

EXTERIOR ELEVATION
GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.

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ISSUE CHART

DATE	ISSUE
2021-08-24	ISSUE FOR SCHEMATIC DESIGN
2022-01-11	ISSUE

Job Number TITLE

EXTERIOR ELEVATIONS

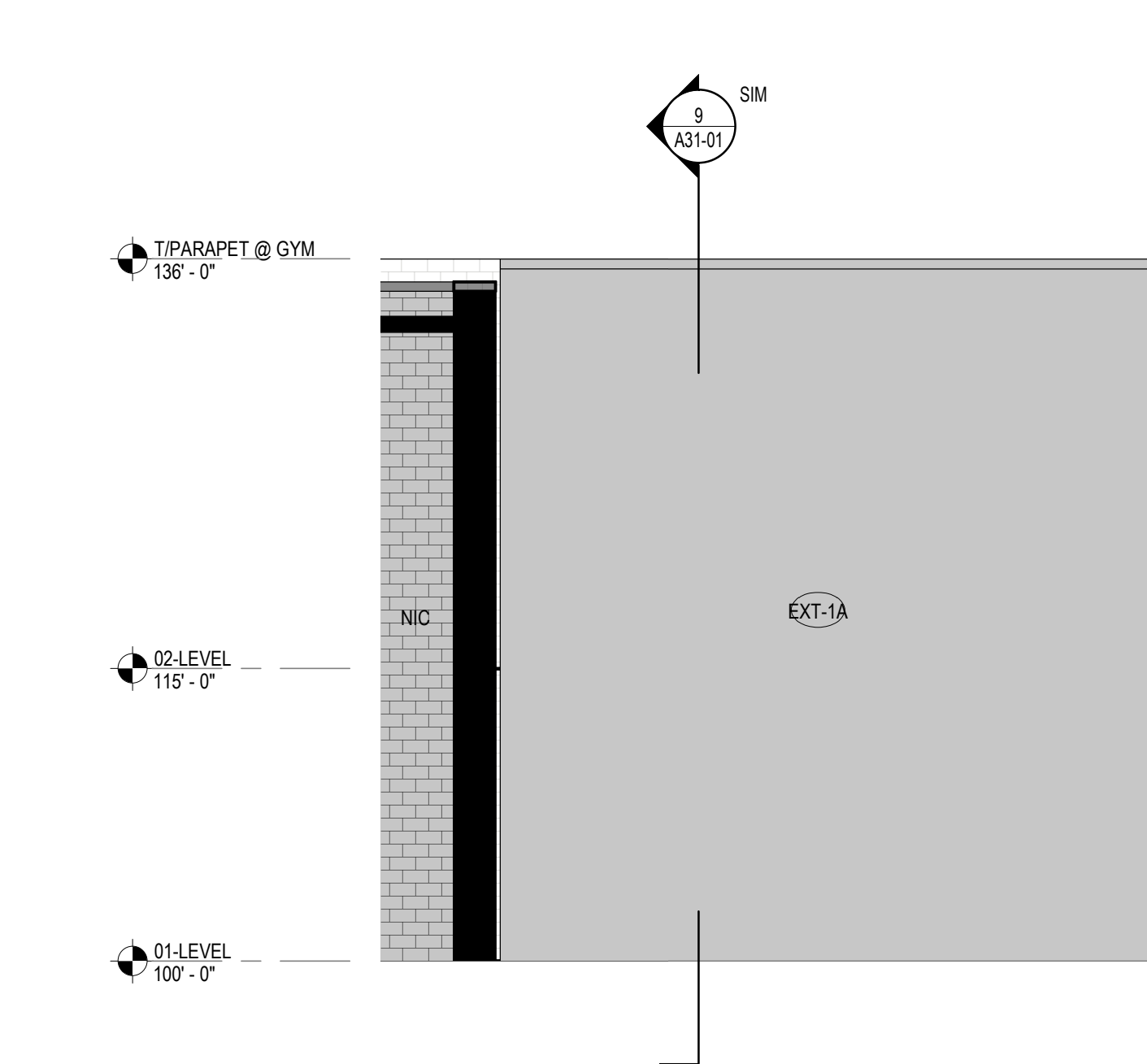
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A20-01

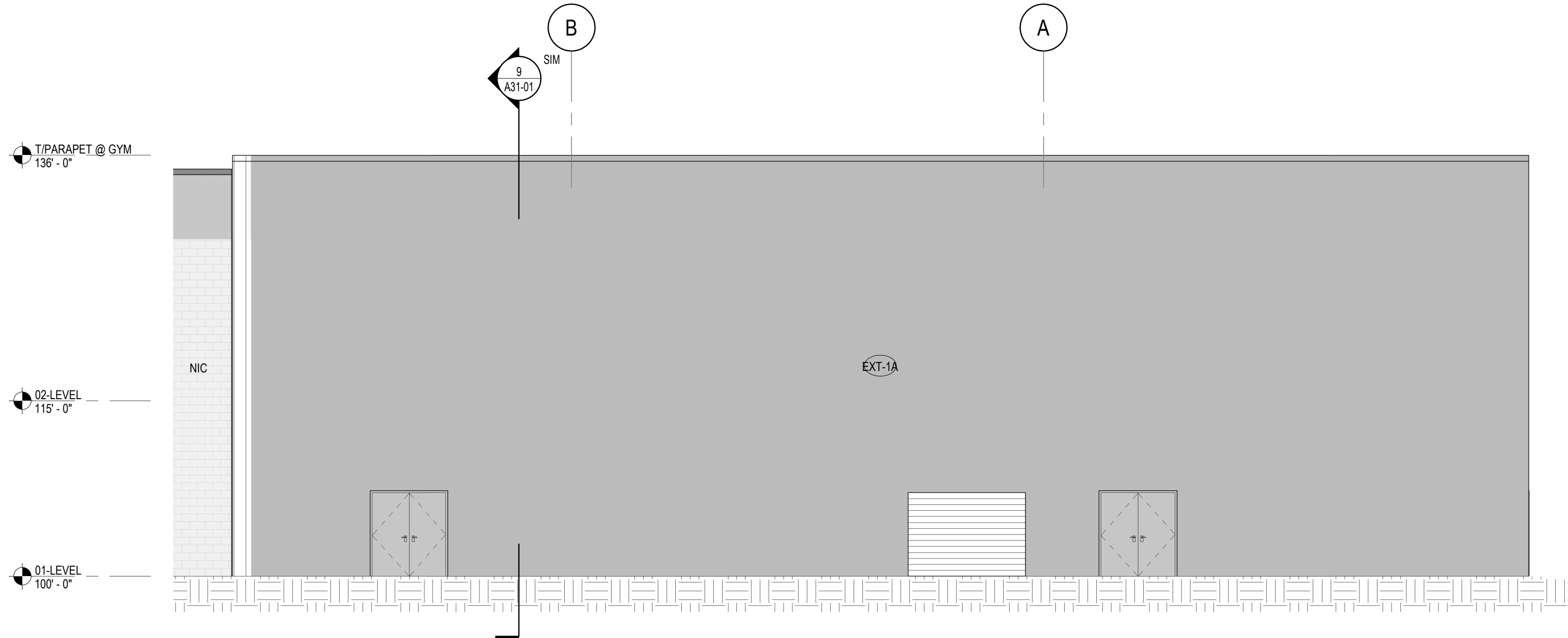
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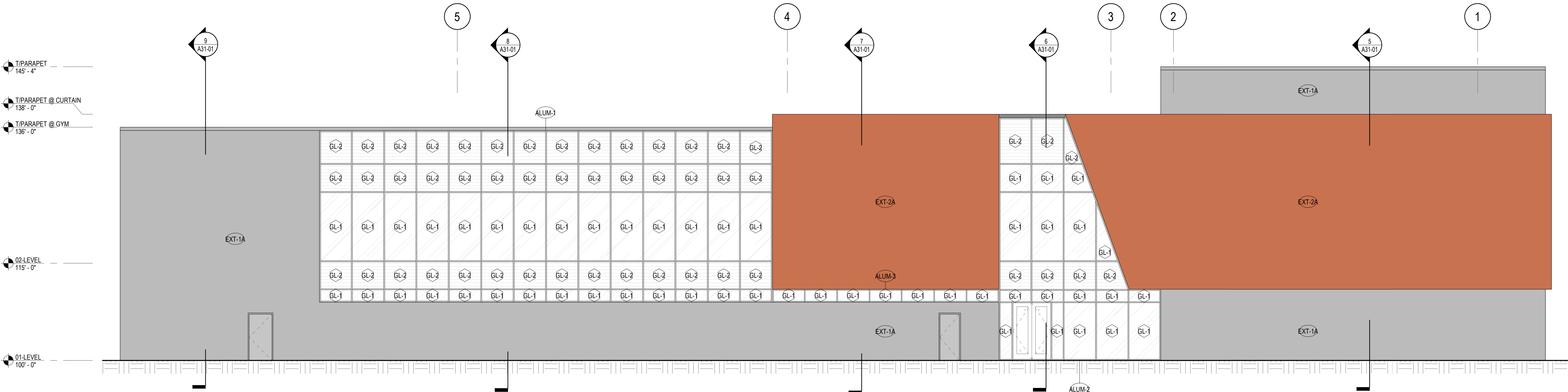
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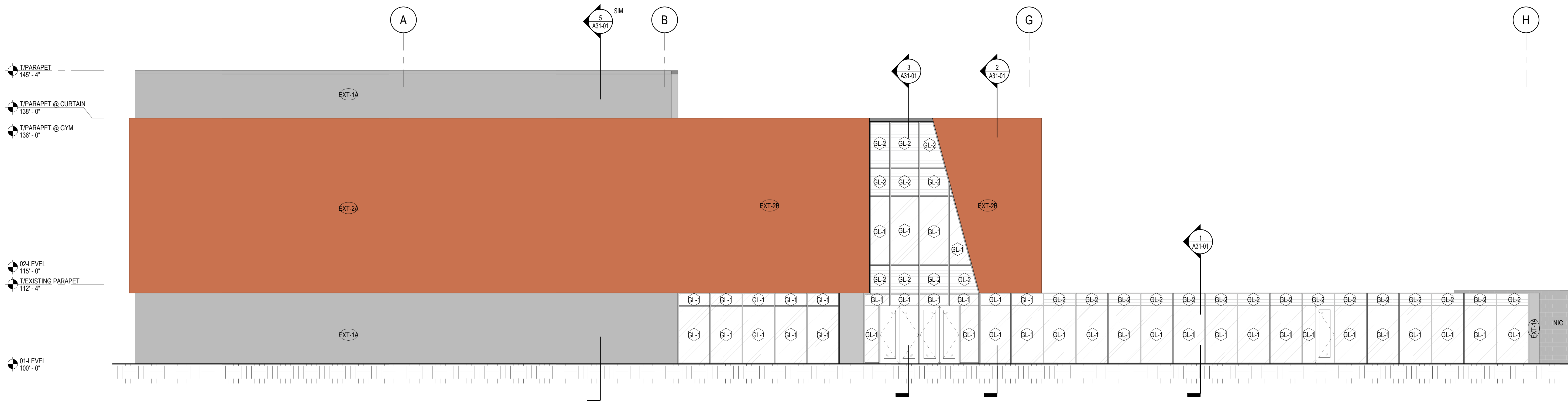
5 ELEVATION - SOUTH EXTERIOR
1/8" = 1'-0"



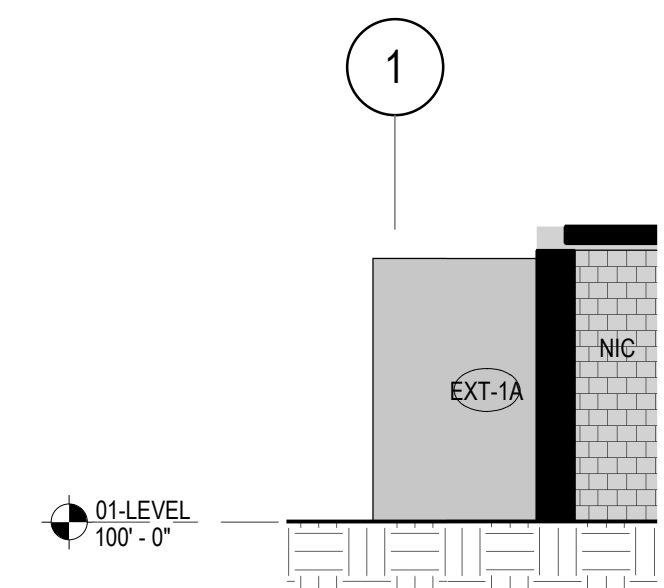
4 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

GENERAL NOTES
SECTOR PLANS

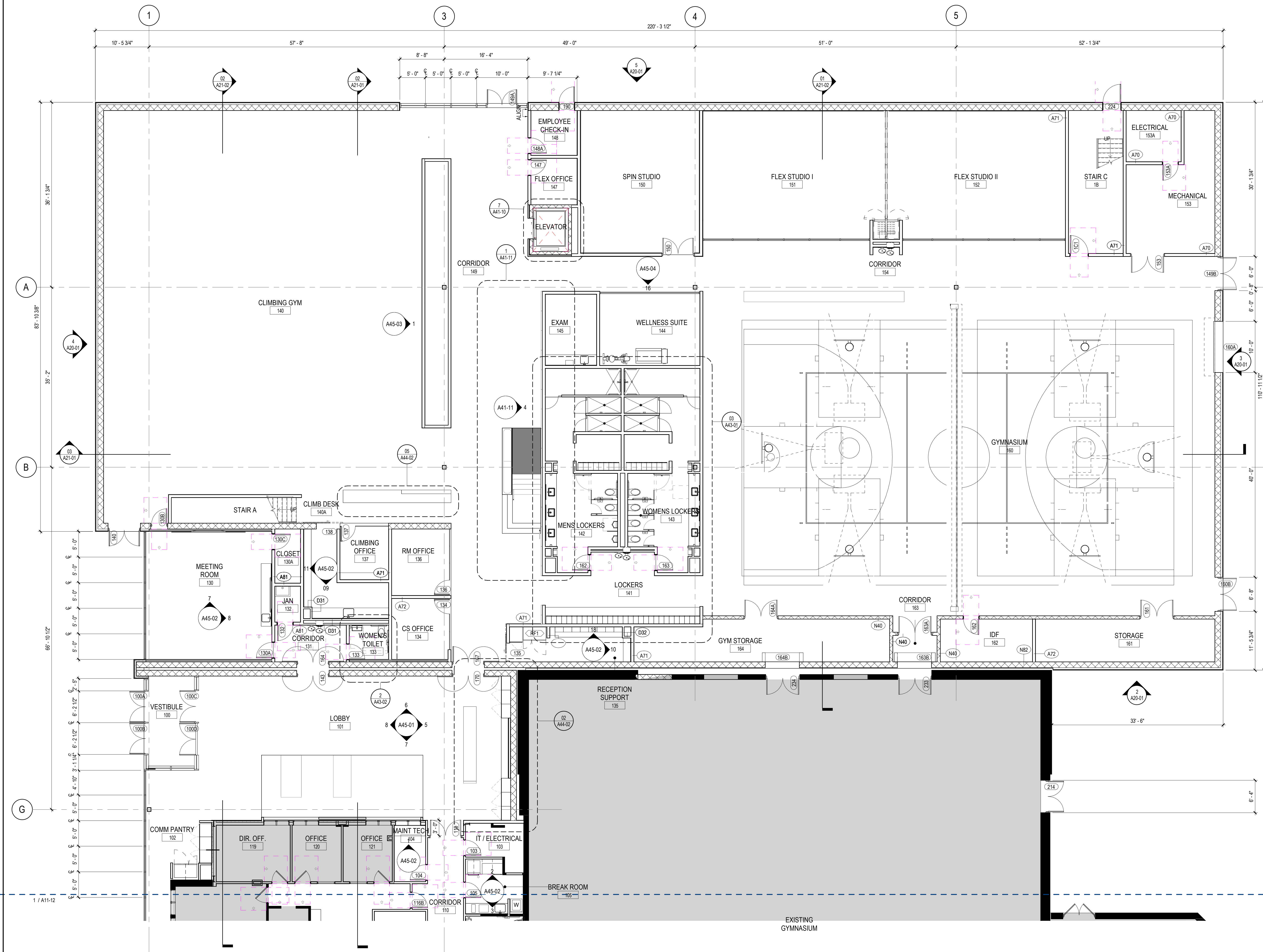
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2. SINKS AND LAVATORIES SHALL BE 1'-4" MINIMUM FROM THEIR CENTER LINE TO THE FINISHED SURFACE OF THE SIDE WALL.
3. CENTER VANITY MIRROR AND LIGHT FIXTURES OVER THE LAVATORY.
4. FLUSH CONTROLS SHALL BE MOUNTED ON THE OPEN SIDE OF TOILETS, NO MORE THAN 44 INCHES ABOVE FINISHED FLOOR. ACCESSIBLE TOILETS SHOULD USE MODIFIED FLUSH KITS TO MEET GRIP CLEARANCE CRITERIA FOR GRAB BARS.
5. ALL INTERIOR PARTITIONS TO BE GYPSUM BOARD ASSEMBLIES UNLESS NOTED OTHERWISE.

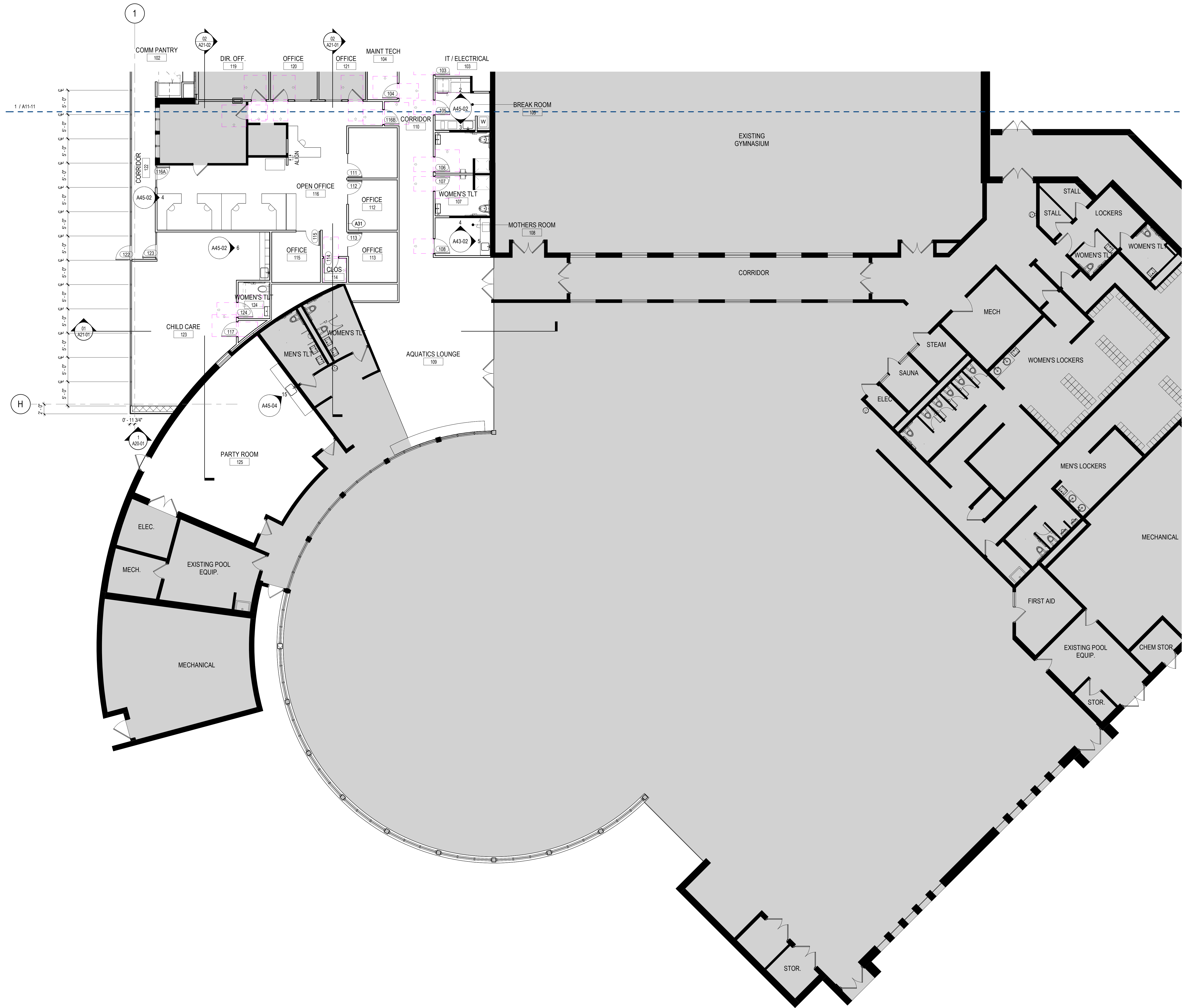
FLOOR PLAN

- BUILDING EXPANSION JOINT
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- EXTERIOR ELEVATION TAG
- WALL SECTION TAG
- BUILDING SECTION TAG
- EXTERIOR GLAZING SYSTEM TAG REF: A33-0X SERIES FOR SCHEDULE
- INTERIOR GLAZING REFER: A63-0X SERIES FOR SCHEDULE
- DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.
- PARTITION TAG REF: A61-0X SERIES FOR CHARTS
- FLOOR DRAIN
- OWNER FURNISHED EQUIPMENT ITEM
- AREA NOT IN CONTRACT

FLOOR PLAN
NOTES BY NUMBER

<<< Indicates Sheet Keynote on Plan





1 LEVEL 01 - SECTOR 2
1/8" = 1'-0"

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SECTOR PLANS

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FLOOR PLAN

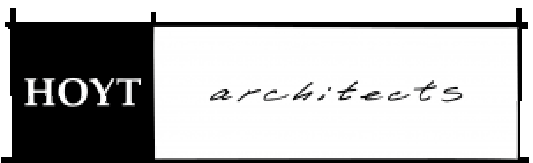
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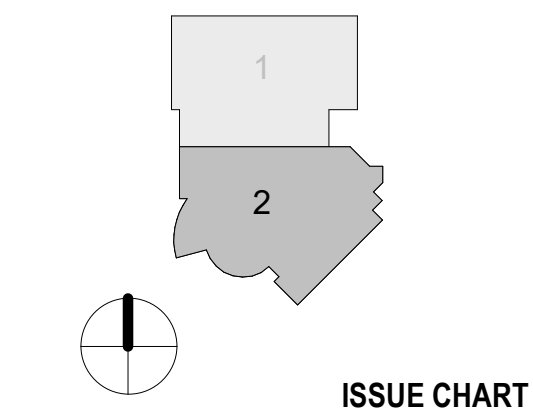
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ISSUE CHART

ISSUE FOR SCHEMATIC DESIGN	2021-08-24
DATE	DATE
Job Number	222011
TITLE	

FLOOR PLAN - LEVEL 01
- SECTOR 2

SHEET NUMBER

A11-12

GENERAL NOTES
SECTOR PLANS

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FLOOR PLAN

- BUILDING EXPANSION JOINT
- EXISTING PARTITION TO REMAIN
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- PARTITION TAG REF: A61-0X SERIES FOR CHARTS
- FLOOR DRAIN
- OWNER FURNISHED EQUIPMENT ITEM
- AREA NOT IN CONTRACT

FLOOR PLAN
NOTES BY NUMBER

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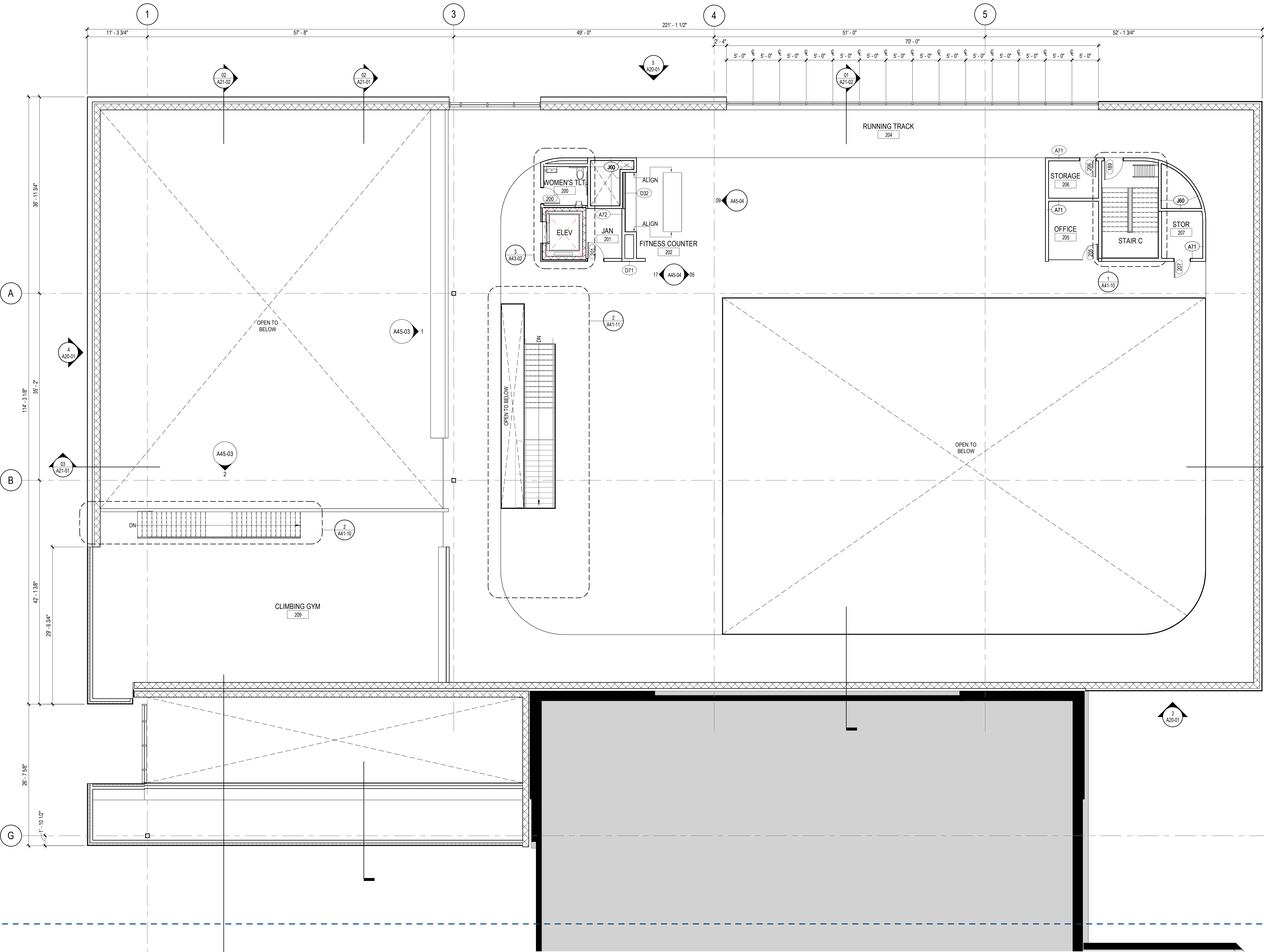
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222011	2021-08-24
Job Number	TITLE

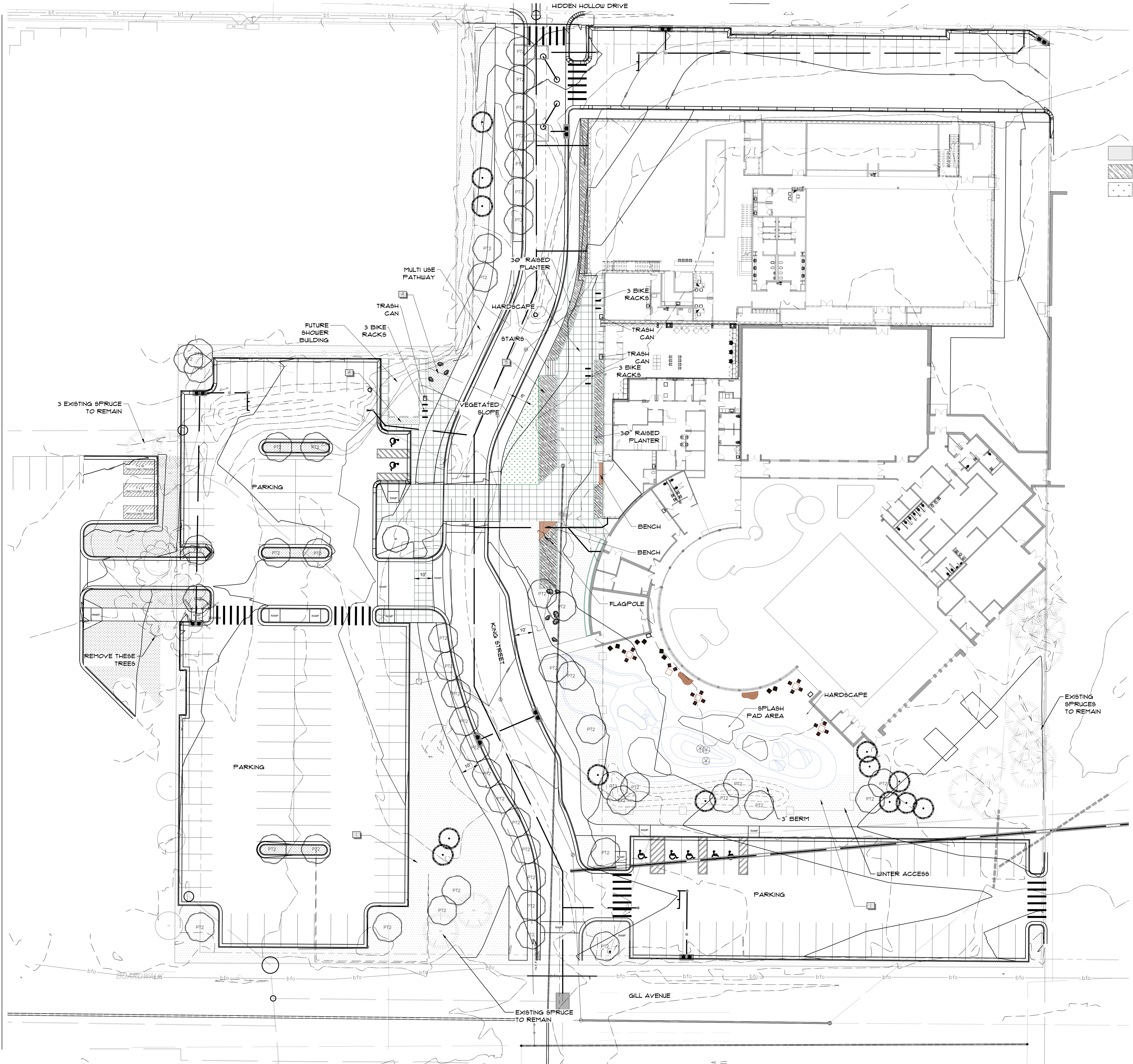
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- SECTOR 1

SHEET NUMBER

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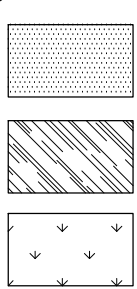
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DESIGN DEVELOPMENT 12.03.21





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
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[Symbol]	RAISED PLANTER	1,598 sf	
[Symbol]	AT GRADE PLANTER	271 sf	



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AQUATICS AQUATIC DESIGN GROUP 2226 FARADAY AVE., CARLSBAD, CA 92008
OWNER TETON COUNTY/JACKSON PARKS & RECREATION 155 E. GILL AVE, JACKSON, WY 83001 OWNER'S REPRESENTATIVE WEMBER 7525 S. JASMINE CT., CENTENNIAL, CO 80112
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KEYPLAN

ISSUE CHART

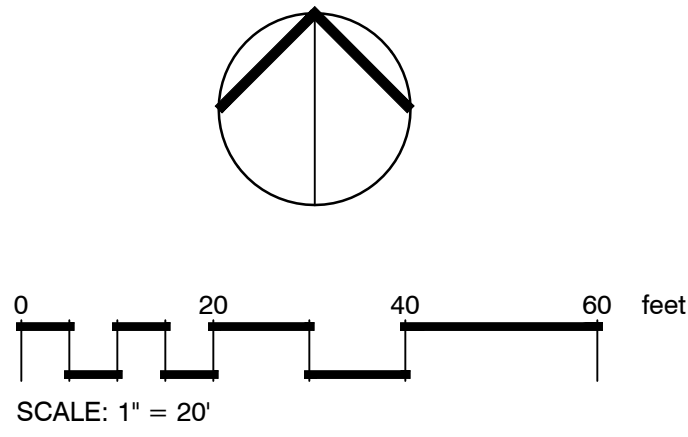
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SCHEMATIC DESIGN	08.24.21
DATE	DATE
Job Number	222011

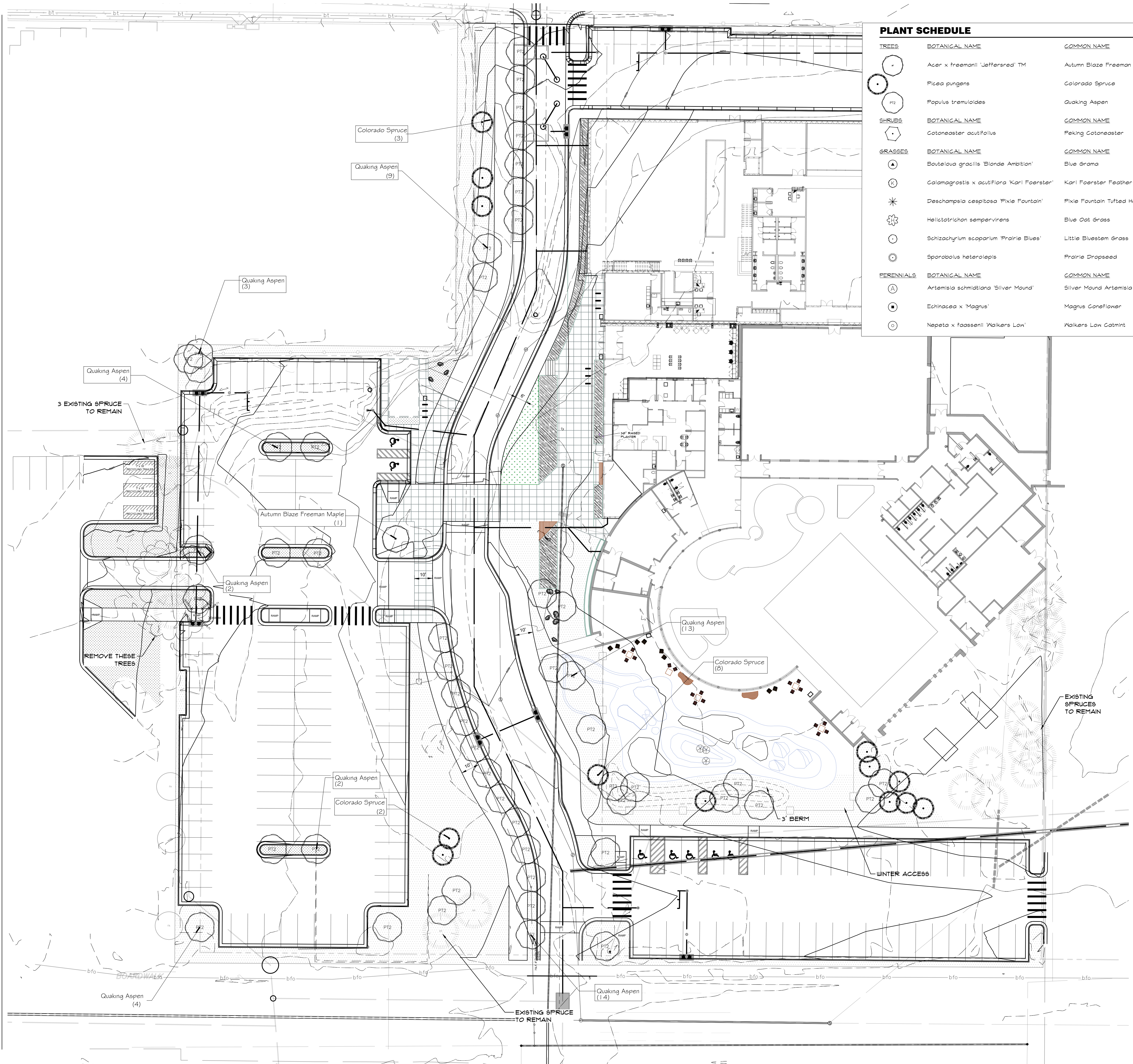
OVERALL
SITE
PLAN

SHEET NUMBER

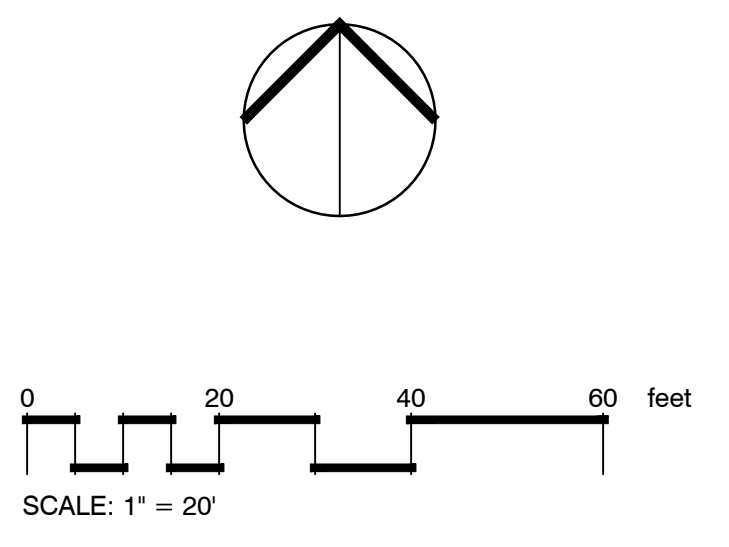
L201

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PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	QTY
PT1	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	B & B	3' Gal		1
PT2	Picea pungens	Colorado Spruce	B & B		14'-15'	13
	Populus tremuloides	Quaking Aspen	B & B	3' Gal		51
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Cotoneaster acutifolius	Peking Cotoneaster	B & B	4' min.		14
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal			14
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal			182
	Deschampsia cespitosa 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass	1 gal			73
	Helictotrichon sempervirens	Blue Oat Grass	1 gal			78
	Schizachyrium scoparium 'Prairie Blues'	Little Bluestem Grass	1 gal			87
	Sporobolus heterolepis	Prairie Dropseed	1 gal			74
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Artemisia schmidtiana 'Silver Mound'	Silver Mound Artemisia	1 gal			1
	Echinacea x 'Magnus'	Magnus Coneflower	1 gal			32
	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal			8



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ISSUE CHART

90% DD	11.19.21
SCHEMATIC DESIGN	08.24.21
DATE	DATE

Job Number 222011

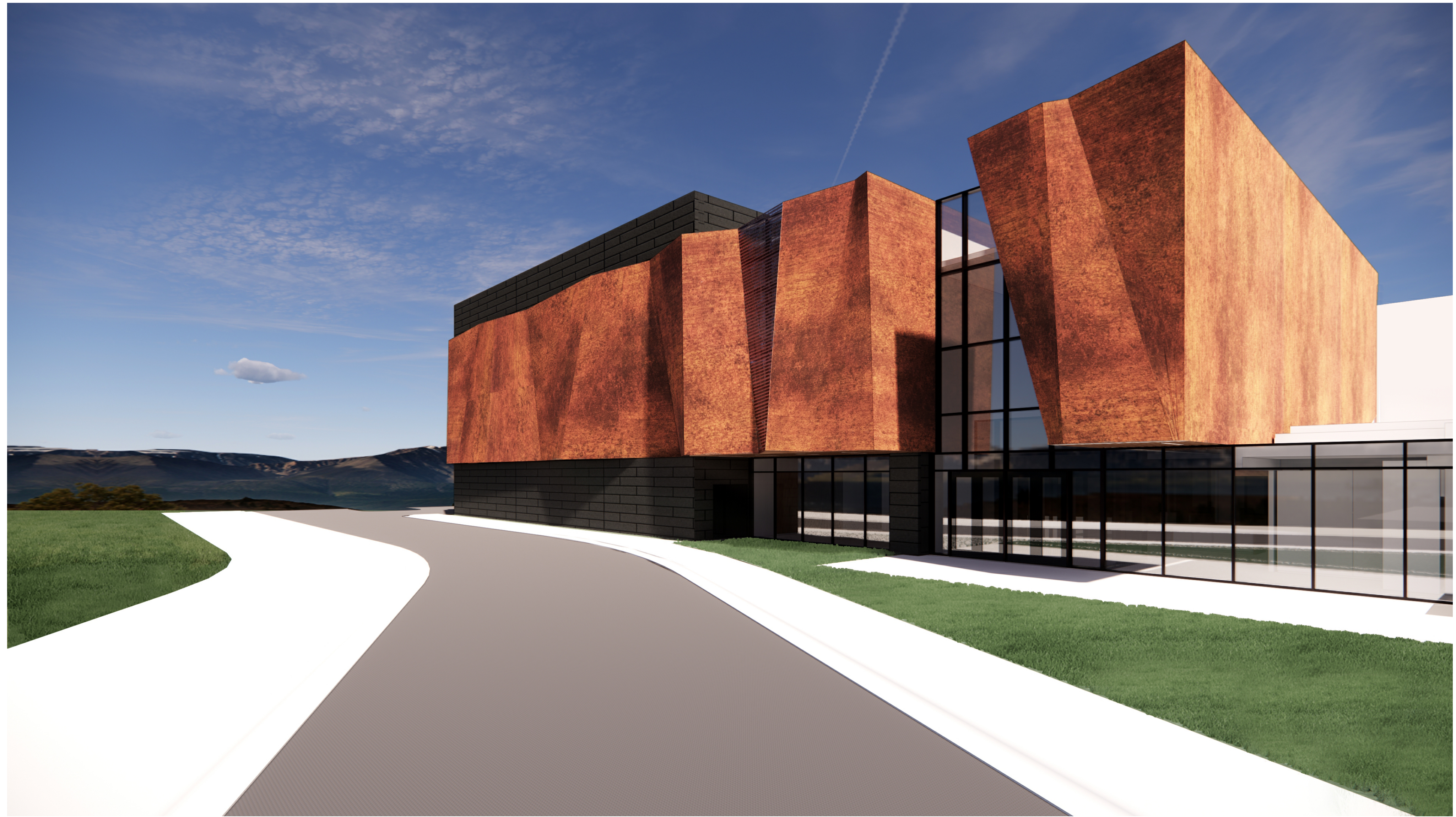
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OVERALL
LANDSCAPE
PLAN

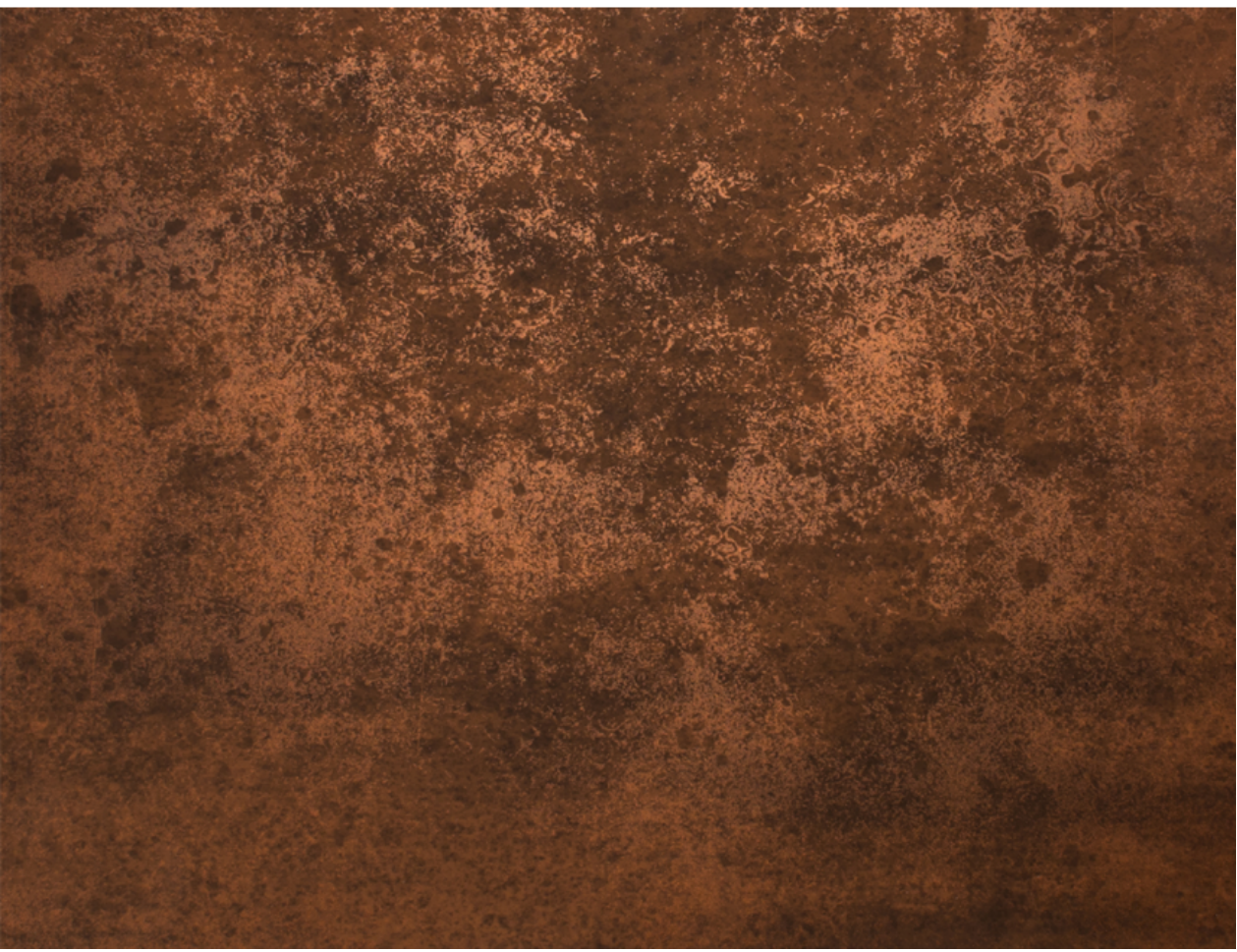
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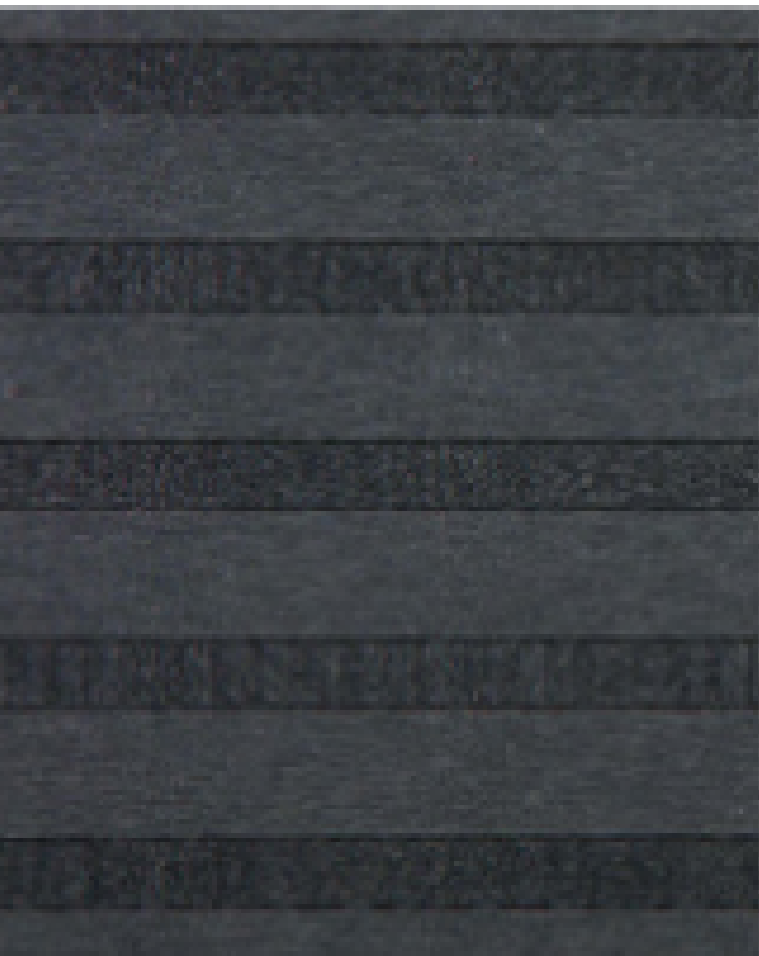
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METAL PANEL (MTL-1)
 BOD: MANUFACTURER: PURE+FREEFORM
 STYLE/COLOR: GILDED RUST



FIBER CEMENT WALL CLADDING (FCP-1)
 BOD: MANUFACTURER: AMERICAN FIBER CEMENT
 STYLE/COLOR: 070 FLINT (INLINE)



GLASS
 BOD: MANUFACTURER: VIRACON
 STYLE/COLOR: VEI-2M



SPANDREL (GL-2)
 BOD: MANUFACTURER: VIRACON
 STYLE/COLOR: V953 MEDIUM GRAY



PAINT/MULLION COLOR (PT-1)
 BOD: MANUFACTURER: VIRACON
 STYLE/COLOR: V953 MEDIUM GRAY



MATERIAL IMAGES ARE FOR INTENT ONLY AND ARE NOT TO SCALE