

AGENDA
Design Review Committee
January 12, 2022 – 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

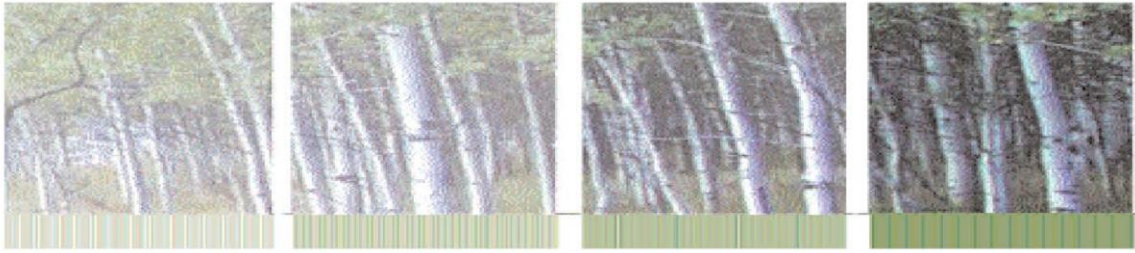
3. ROLL CALL

4. NEW BUSINESS

- I. P21-260: 175 E Broadway Ave. (Continuation) Jackson Hole Historical Society & Museum - Final Approval
- II. P21-299: 155 E Gill Ave. (Continuation) Recreation Center Expansion- Final Approval

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: January 12, 2022

Item Number: P21-260

Applicant: Jackson Hole Historical Society and Museum

Address: 175 East Broadway – History Museum

Recommendations: FINAL Approval

Project Summary: The applicant is seeking final approval for a new 13,300 sf history museum located at 175 E. Broadway. The DRC reviewed this project for conceptual approval on October 13, 2021. The DRC's comments, as provided by staff to the applicant, were the following:

1. **Transparency on first floor:** There was discussion on whether the large floor to ceiling windows on the Broadway frontage were consistent with design guideline 2.21 that speaks to transparency being consistent with "traditional buildings." This guideline, however, also allows greater transparency for an "accent feature" and the DRC generally concluded that the large windows met this exception because they were intended to provide a see-through view of the museum displays, including the Shane Cabin in the back. As such, while the applicant could continue to explore a pared down window treatment, this was not required in the DRC's estimation.

Applicant response: The large front (south) windows are largely left in place but an 8.5" metal base was added below the windows (see narrative and elevations).

2. **Exterior materials:** A variety of questions were asked about whether a final exterior wood material had been selected. There was some concern about how well a light colored cedar would weather and look over time in our climate, especially compared to the uniform color shown in the renderings. The applicant stated that they were considering a few different types of cedar, as well as a few different staining or wood treatment options. The DRC liked the wood scheme presented but wanted more detail on the final wood materials and treatment options. They also wanted to make sure that the renderings accurately match the actual proposed wood color.

Applicant response: A sample of the proposed Western Red Cedar with a bleaching stain was submitted to the Planning Department and is available for inspection (see narrative and materials palette).

3. **Plaza area:** Some DRC members inquired about how the plaza area in the front would be programmed with benches and/or other public amenities. More detail on this (including bike racks per staff) would be appreciated in the next review.

Applicant response: Benches and three bike racks have been included in the plaza area (see narrative and site plan).

4. **Mural:** The members liked the idea of the mural on the west wall and mentioned that they liked the placeholder mural in particular. However, they stated that care should be taken to make sure the mural(s) fits with the muted color scheme of the building (the implication seemed to be that a highly colorful mural might not be compatible with the building). One member mentioned that a metal mural (as the placeholder seems to appear) would be a fitting material.

Applicant response: The mural backing is the cedar siding so this elevation will either be this siding or likely some sort of painted mural directly on the siding (see narrative).

The applicant has provided updated visual materials and a more complete narrative that explains the changes that were made to the project.

Please note that this project went before the Council on October 18, 2012 at a workshop and was well received with no recommendations to make any significant changes to the building or site plan.

The below summary was provided as part of the previous conceptual review:

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

The lot is somewhat unique and constrained because it does not have alley access, thus making deliveries and trash pick up difficult in this downtown location.

The proposed solution is to add a 15-minute loading/unloading pull-out on Bruun Way. While the final design of the pull-out has not been decided, Town staff have worked closely with the applicant on potential designs and are supportive of the pull out as a general matter. No on-site parking is proposed and the existing curb cut and driveway off Broadway will be removed and replaced with on-street parking.

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

Vision Statement:

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

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

A. Public Space

1) Use

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

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.

- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

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

4) Scale & Variety

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

5) Screening

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



B) Composition

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

C) Massing

- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together.

Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
- ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

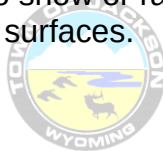
3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.

- ☐ Avoid large monolithic buildings.
- ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs

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

D) Street Wall



1) Connected Network of Comfortable and Inviting Pedestrian Paths

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

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.



Below is a narrative that responds to the DRC comments. Nothing has changed to our submittal except the added retractable canopy over the roof trellis, sign on north elevation and cantilevered 2nd level at north. We have included supplemental massing models and colored elevations as requested by the DRC. Please let me know if you need anything else. Thank you.

Jason

Town of Jackson Design Review Committee,

We are looking forward to the upcoming follow-up review with you on January 12th for the Jackson Hole History Museum.

Below is a narrated response to the primary items discussed during our first meeting with you. We would be happy to clarify and elaborate on these points during our time with you on the 12th:

Transparency on the first floor

During the last DRC review, it sounded like there was a general consensus that the large glass into the main exhibit gallery is in keeping with the intent of the guidelines to allow for accent features. In this case, the accent feature invites members of the public to see into and through the new museum towards Shane Cabin and the museum exhibits beyond the glass.

There was also discussion, and what seemed to be a general consensus, that the retail shelving up against the southeastern retail glass was appropriately “breaking-up” the appearance of the glazing. While retail is still open, warm, and welcoming, the result is that the primary transparent accent feature along Broadway Ave. would remain the exhibit gallery.

While maintaining the inviting transparency of the south elevation, we established a metal base below the window sills such that the bottom of the glass itself sits 8 ½” above the finished floor. This base extends below the wood siding as well to help minimize water staining on the wood over time.

Exterior materials

In response to the questions about the wood siding at the last DRC review, we’ve been studying a range of options. The sample that we ultimately selected as a team is Western Red Cedar with a bleaching stain that we have successfully used on a past project. In this past project, the Western Red Cedar looked beautiful on opening day. And over the last 10 years, the siding has continued to age beautifully into a light gray, very much in keeping with computer renderings we’ve shared with you for the new museum.

The bleaching stain helps to catalyze the natural aging of the wood, achieving a uniform weathered look in 3 to 6 months after the initial application during construction. As opposed to a colored stain that would need to be re-stained over time and often masks the warm natural grain variation within the cedar, this bleaching stain allows the cedar to continue to age naturally over time without requiring the re-application of the finish.

In acknowledging this building’s role in helping to share the history of Jackson Hole, the team and Owner are excited about the natural aging of the wood siding contributing to the larger story and mission of the history museum.

Plaza area

The front plaza, in addition to protecting the cottonwood trees in the 15’ Conservation Easement along Broadway Ave., is intended to be an extension of the boardwalk and public realm. We’ve included benches within the plaza in addition to now including bike racks.

The plaza could be used for informal gatherings, as well as cueing for larger groups (i.e. school groups) that are visiting the museum. The cottonwood trees and covered boardwalk provide the added benefit of shade and cover for sunny days or inclement weather.

Mural

We agree with the feedback that the west wall mural should be muted in color and fitting with the overall natural color scheme of the building. The base material for the west mural is the same wood siding as the rest of the building, so if for some unknown reason the mural wasn't added or complete at the end of construction, there is assurance that the west elevation will still be consistent with the overall natural palette of the rest of the building.

The mural is painted over the wood siding such that the joints and natural grain of the cedar add a nice base texture to the mural. The natural aging of the mural would be in keeping with the traditional Western aesthetic of painted letters or graphics over wood siding.

Thanks again for your careful review and for your overall contributions to upholding the rich character of the Town of Jackson.

Jackson History Museum Design Team



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

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

PROPERTY OWNER.

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

APPLICANT/AGENT.

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

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

☒ **Other:** DRC Final Review
_____ Environmental Analysis

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

Pre-application Conference #: P21-203 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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


Signature of Property Owner or Authorized Applicant/Agent
Jason Berning
Name Printed

12/26/21
Date
Owner's Representative
Title

LETTER OF AUTHORIZATION

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

Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

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

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

(If too lengthy, attach description)

HEREBY AUTHORIZES Jason Berning as

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

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

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

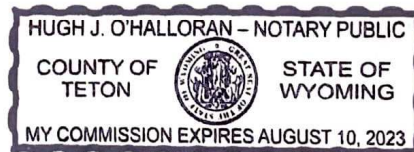
STATE OF Wyoming)
COUNTY OF Teton)SS.

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

WITNESS my hand and official seal.

(Notary Public)

My commission expires:



Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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



New Submittal



Resubmittal (provide list of all changes & previous elevations)

- added sign to North elevation
- added retractable canopy to roof trellis
- providing siding physical sample
- north columns adjacent to park moved south to provide small cantilever of second level



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.



DESIGN REVIEW
COMMITTEE

HGA

Jackson Hole
Historical Society & Museum



Center St.

Broadway

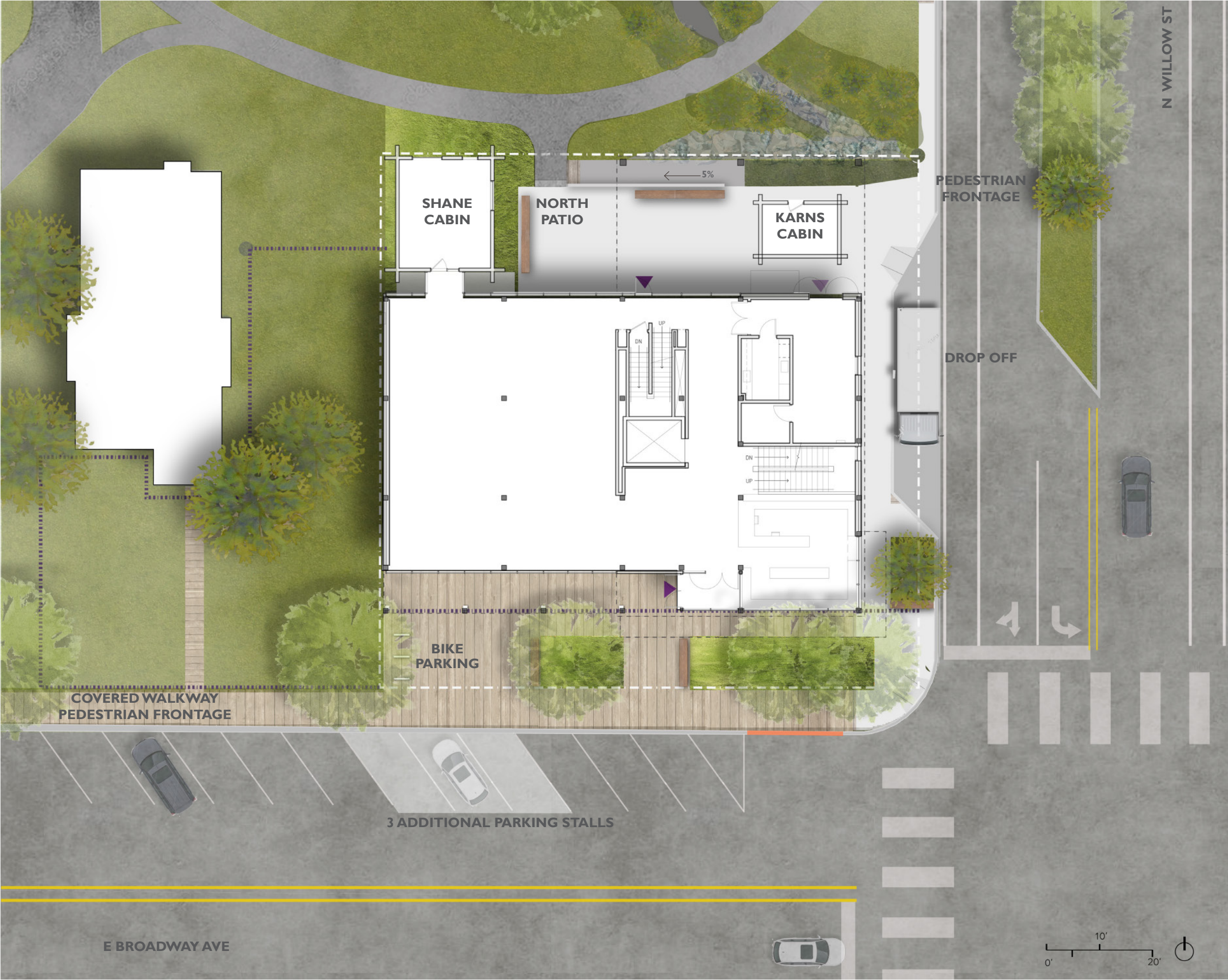
Willow / Bruun

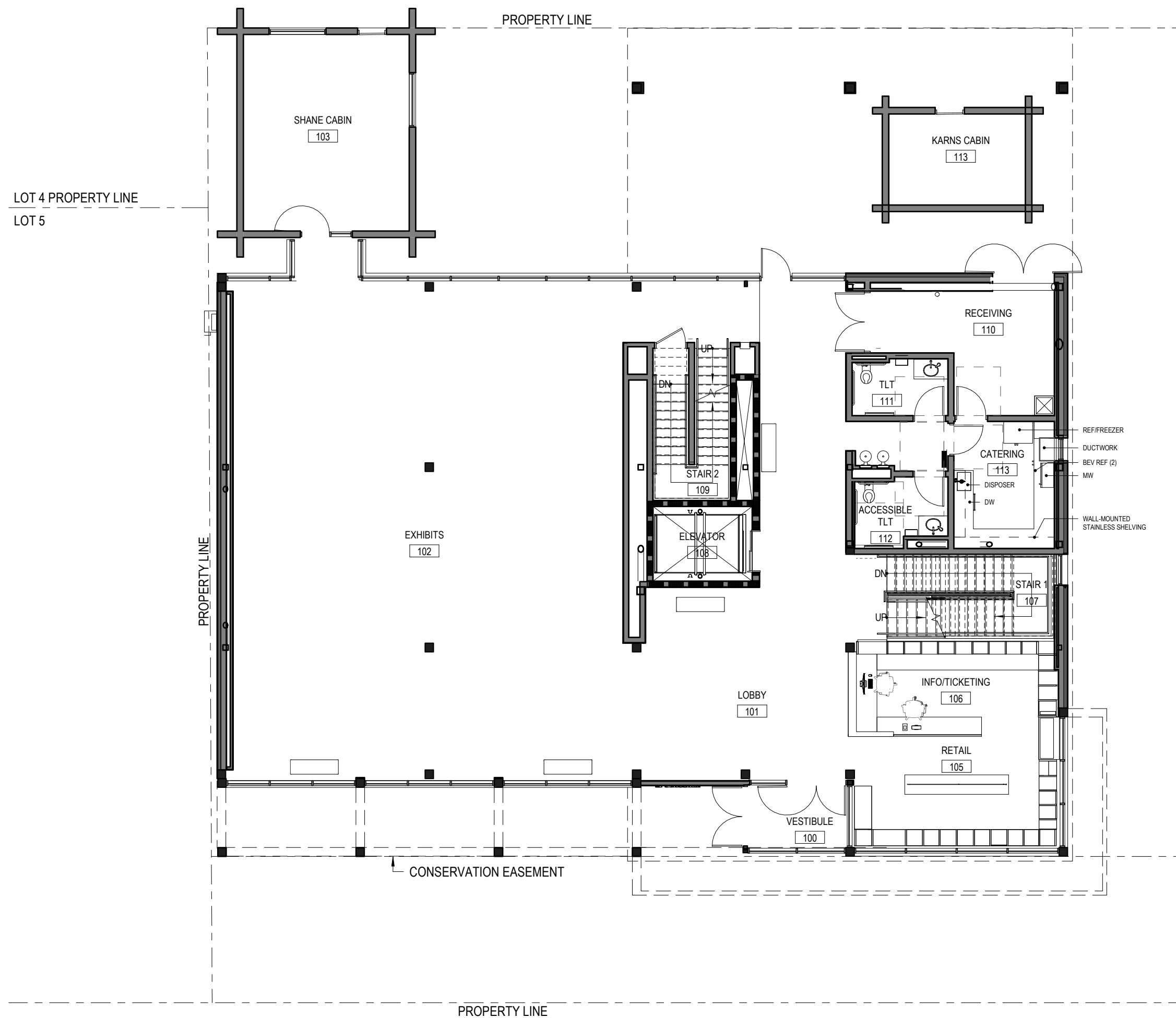
SHANE
CABIN

KARNS

JHHSM

SITE PLAN





Zoning Compliance:

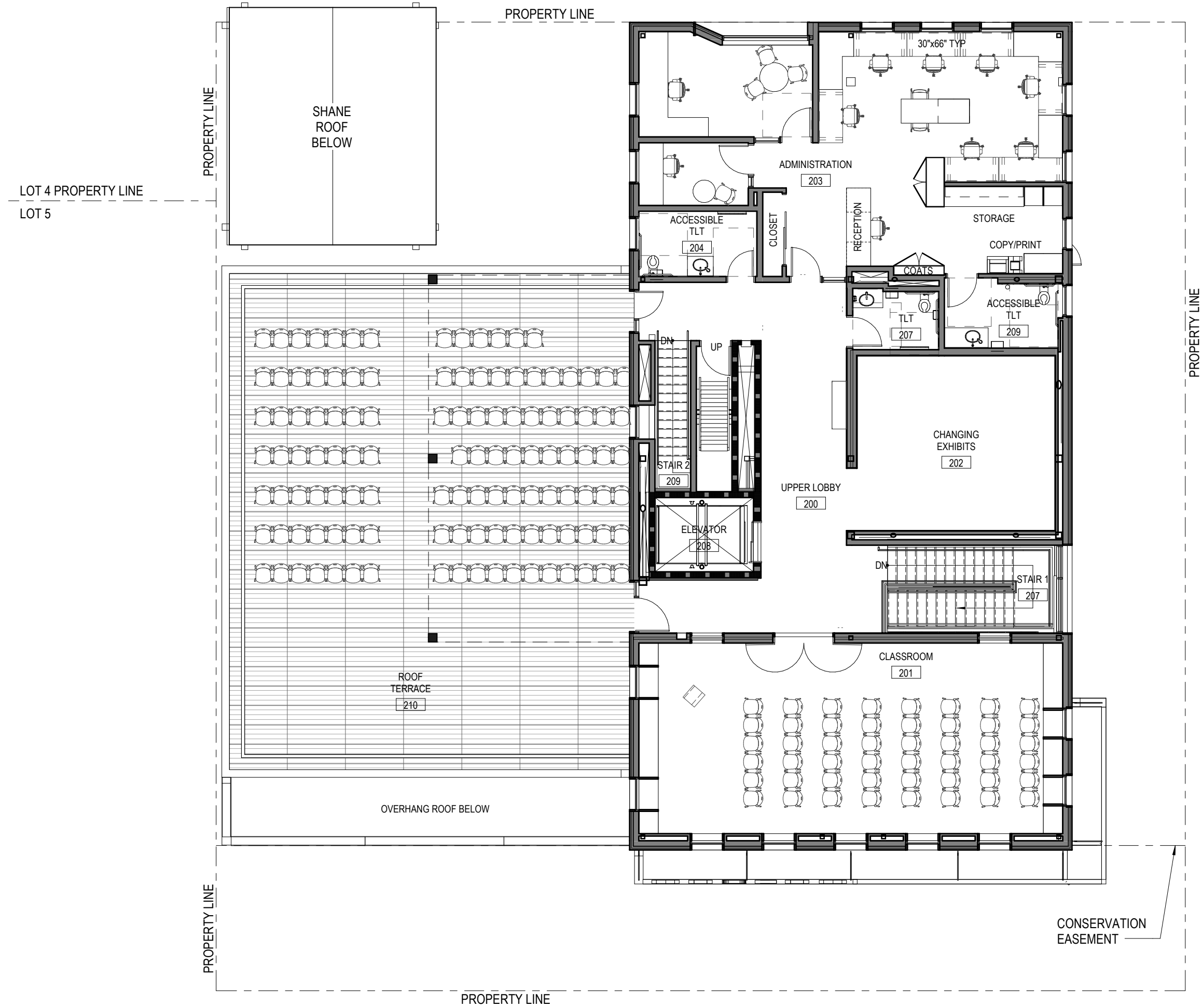
Height - 30'-0" Level 2 Parapet
34'-0" Mech. Screenwall
(See elevations)

Allowable Property Setbacks:
North/West/East: 0'
South: 15' Conserv. Easement

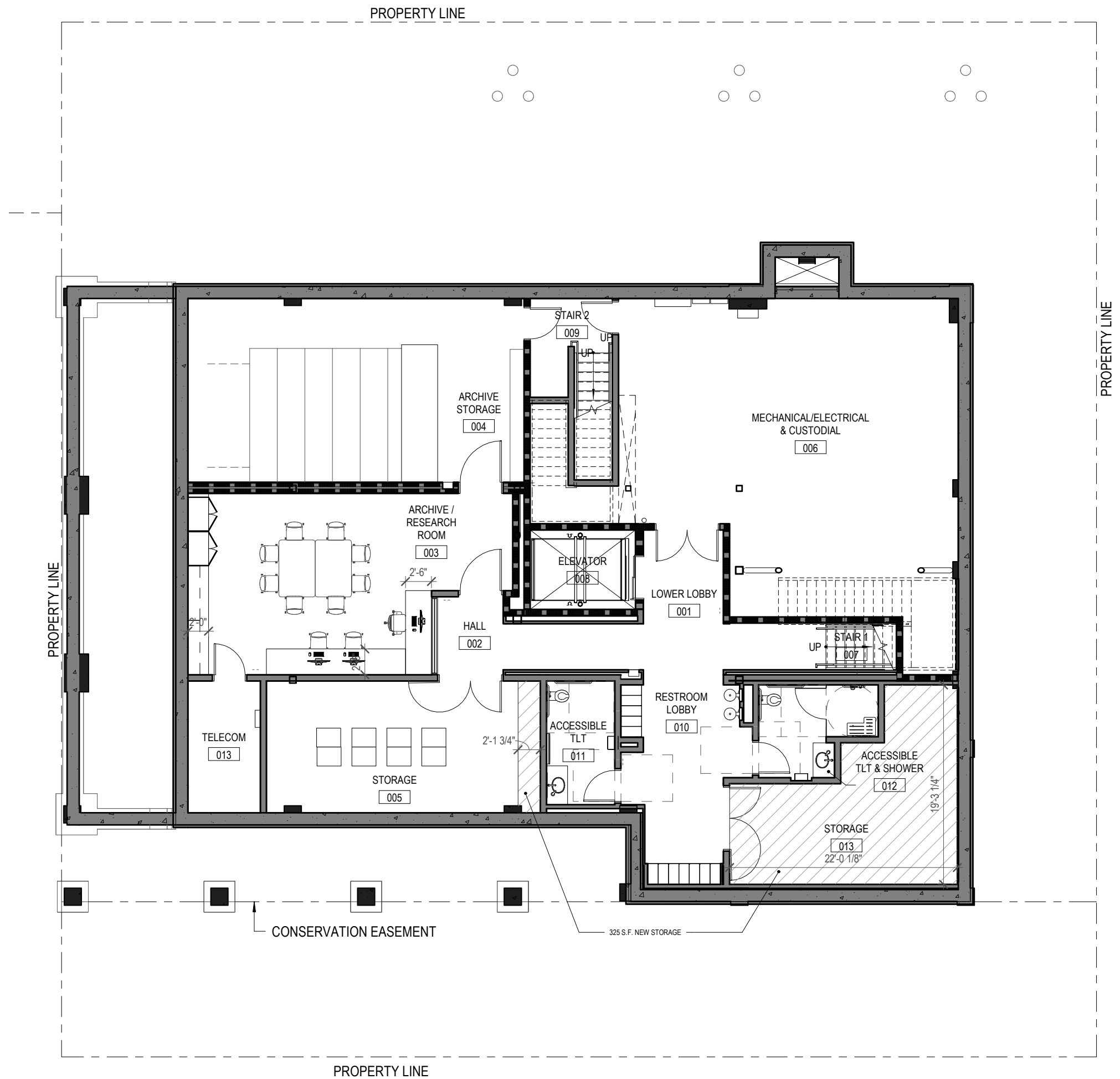
Site Area:
100' x 100' = 10,000 SF

Interior Area (to exterior face of wall):
Basement: 4,241 SF
Ground Level: 4,821 SF + 392 SF
for Shane Cabin
(Karns Cabin is 164 SF,
non-occupiable artifact)
Upper Level: 3,838 SF

First Floor Plan



Second Floor Plan



Basement



WESTERN CHARACTER

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



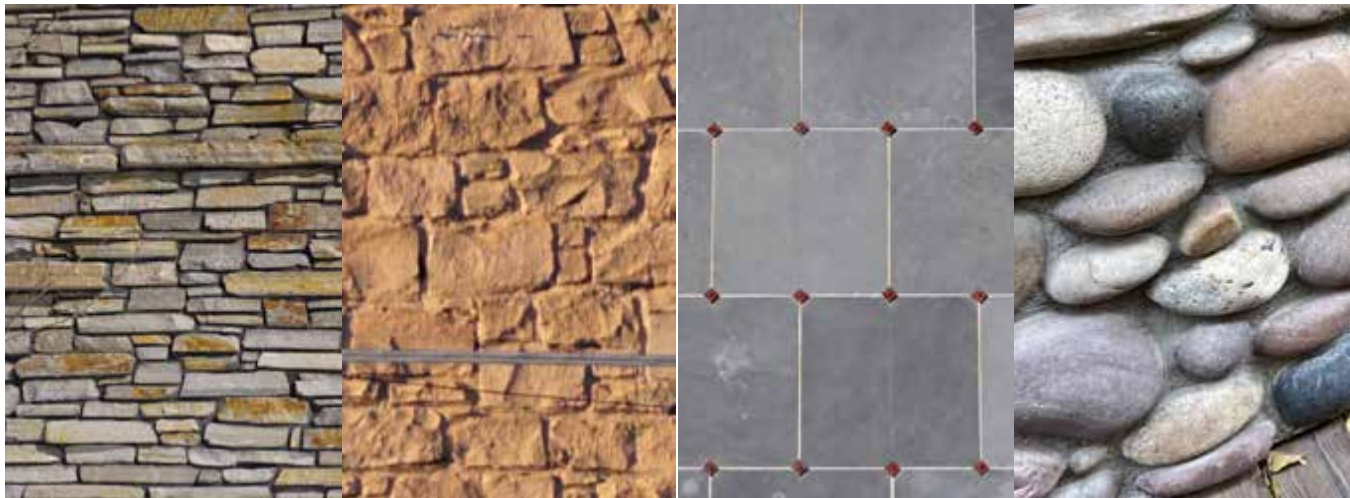


Storefronts

Materials Chart



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



Natural stone Natural stone Slate tiles River rock



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

Materials Chart



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



Chinked logs Stained wood lap Natural wood lap Burl wood



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

Material Standards



Broadway Ave.



Metal

Wood Siding

MUSEUM

Jack
Hole
Hist
Soc
& M

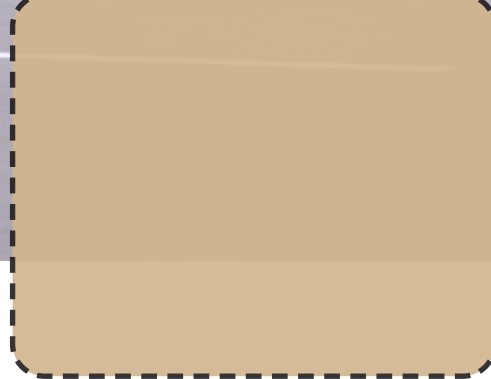
Broadway Ave.



Mural



Glass



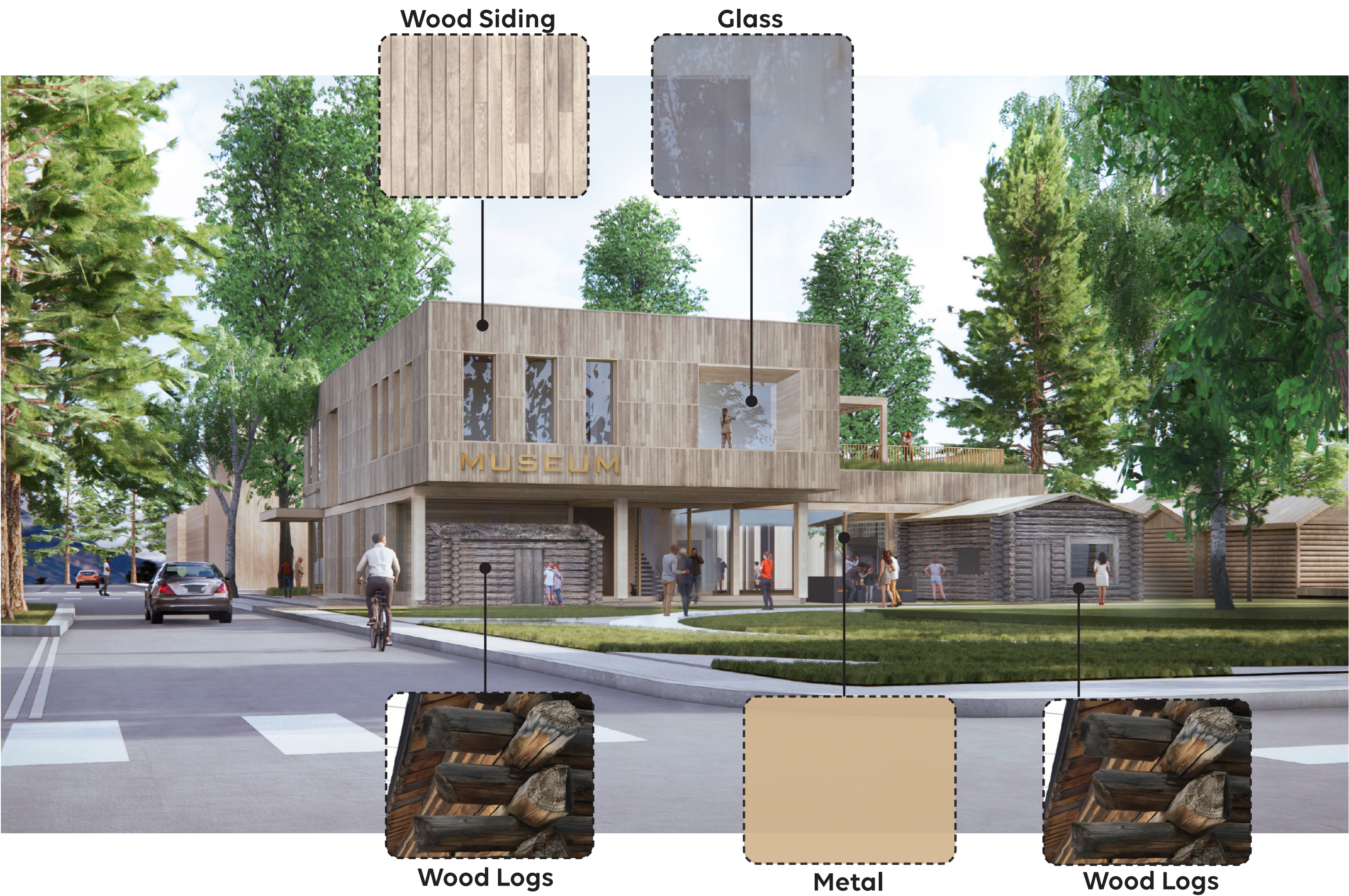
Metal



Corner of Broadway & Willow/Bruun



Corner of Deloney & Willow/Bruun



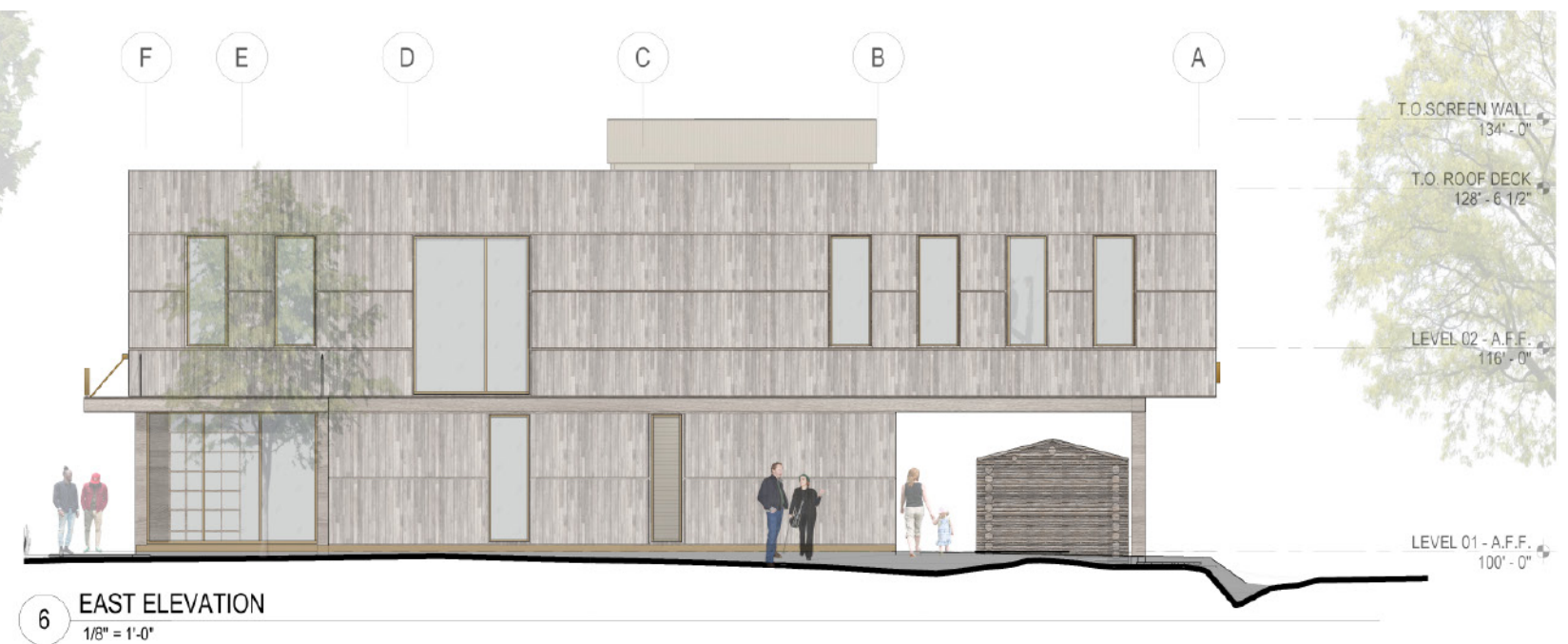
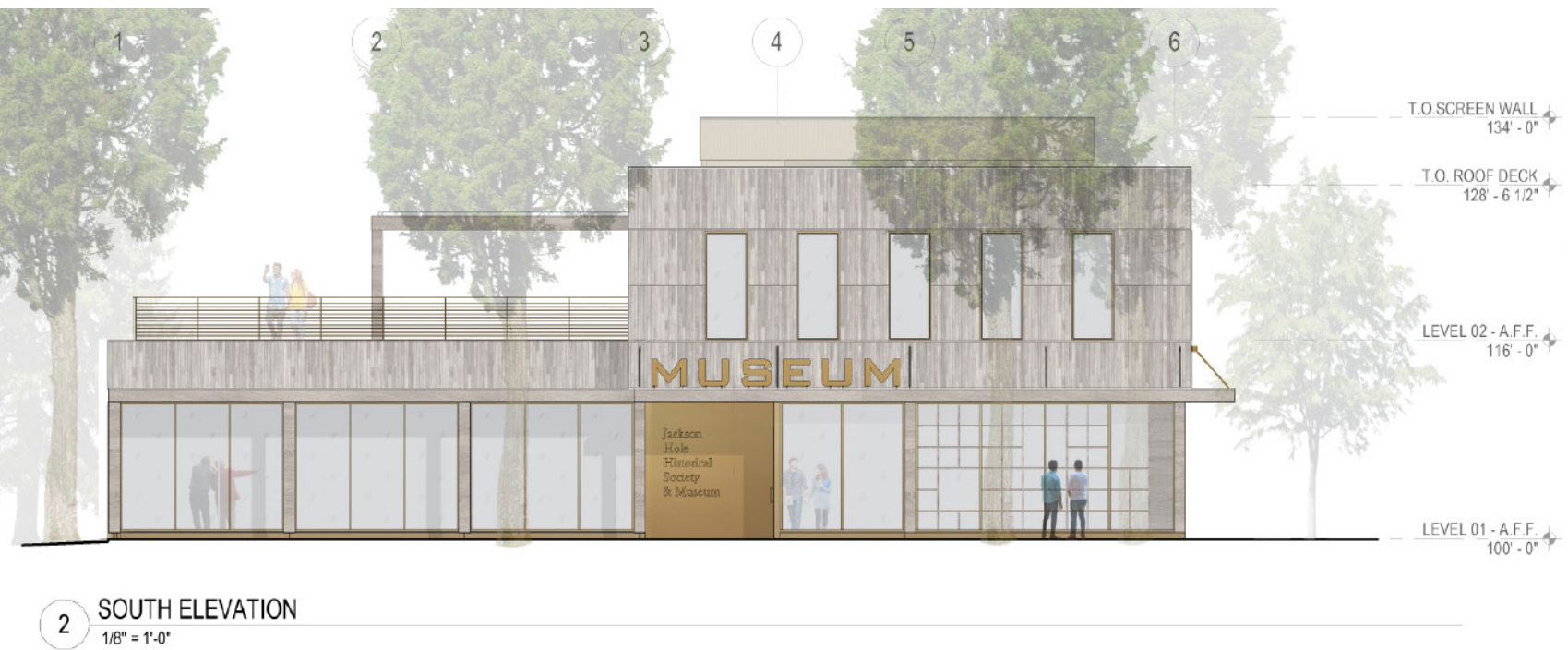
Wood Siding

Glass

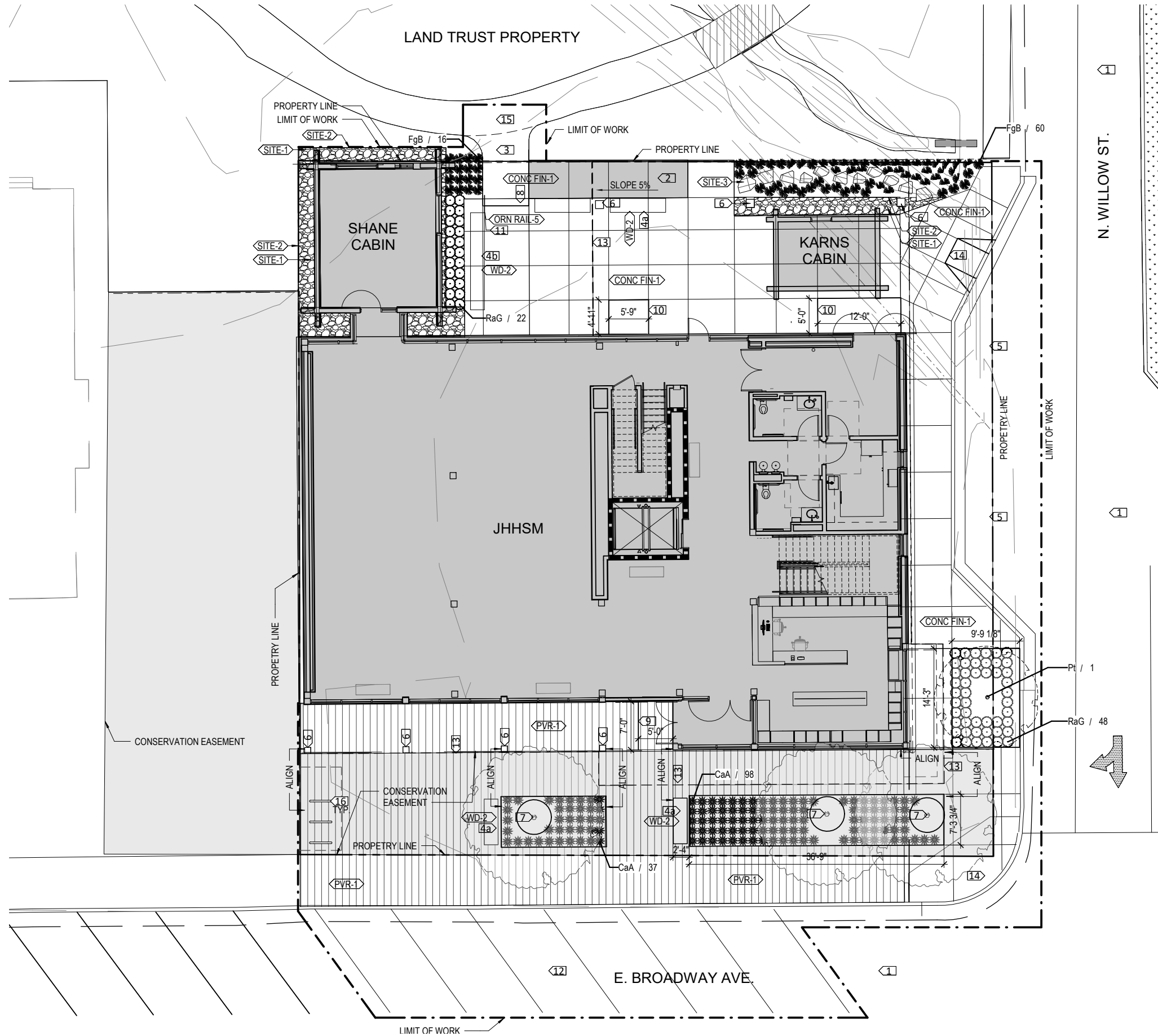
Wood Logs

Metal

Wood Logs



Elevations



LEGEND - LAYOUT & MATERIALS

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

KEYNOTES - LAYOUT & MATERIALS PLAN

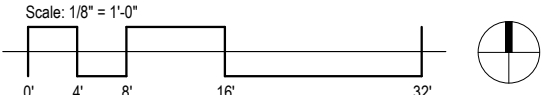
#	DESCRIPTION
1	EXISTING BITUMINOUS PAVING TO REMAIN
2	ADA SLOPED WALKWAY <CONC FIN-1>
3	CONCRETE CONNECTION TO PARK WALKWAY; SEE CIVIL
4a	CUSTOM TIMBER BENCH; TYPE 1; REFER TO 1/L901 AND 2/L901 <WD-2>
4b	CUSTOM TIMBER BENCH; TYPE 2; REFER TO 1/L901 AND 2/L901 <WD-2>
5	BITUMINOUS PAVING; SEE CIVIL
6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

PLANT MATERIALS SCHEDULE

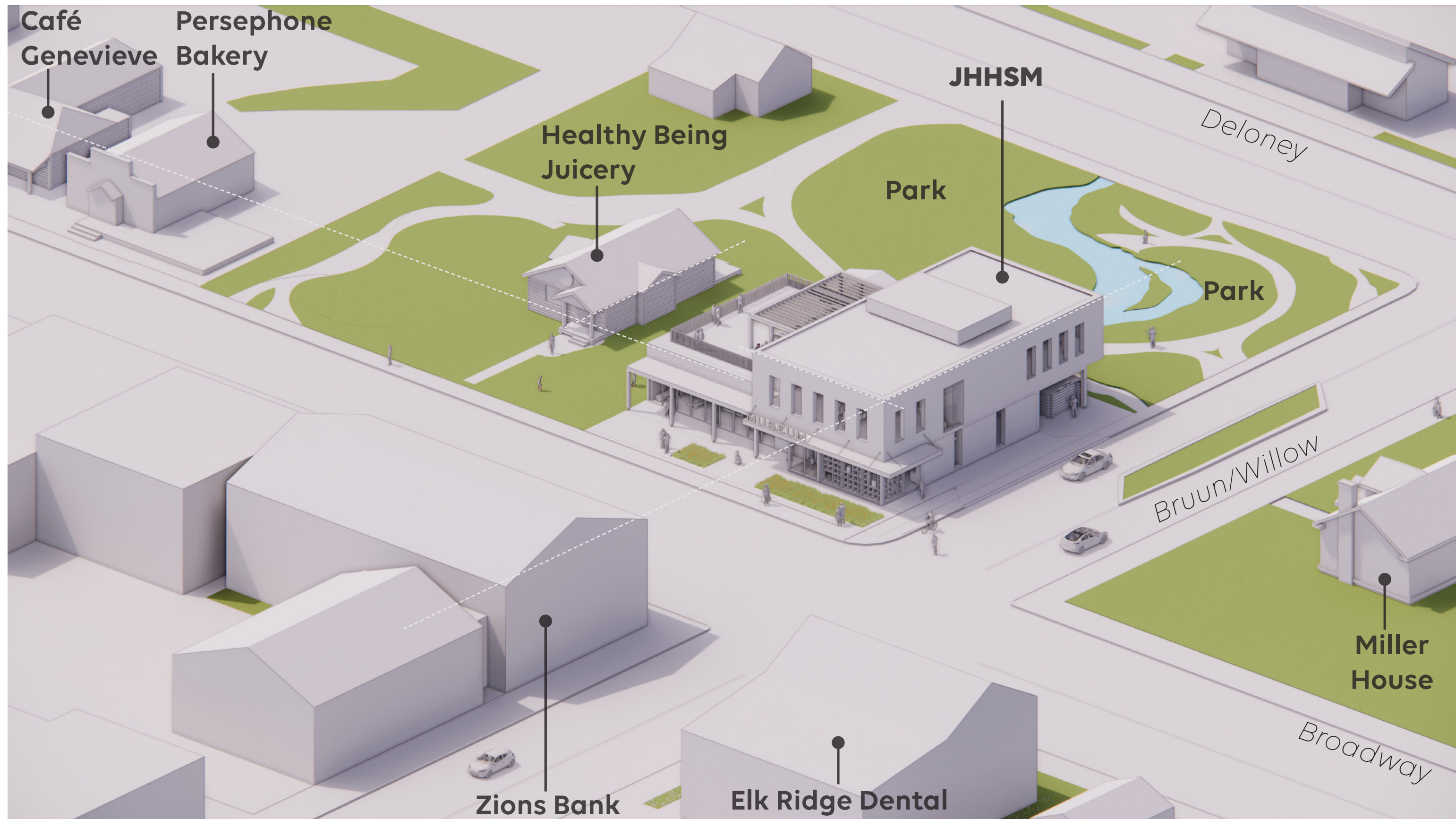
Key	Quantity	Common Name	Scientific Name	Size	Spacing	Notes
DECIDUOUS SHRUB						
RaG	70	Gro-Low Fragrant Sumac	<i>Rhus aromatica</i> 'Gro-Low'	#5	As Shown	
DECIDUOUS TREES						
Pt	1	Quaking Aspen	<i>Populus Tremuloides</i>	4" cal.	As Shown	
GRASSES						
CaA	135	'Avalanche' Feather Reed Grass	<i>Calamagrostis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

GENERAL NOTES - LAYOUT & MATERIALS

- REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION
- CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT OF LOCATION VERIFICATION OF ALL SITE AND LANDSCAPE FEATURES
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES

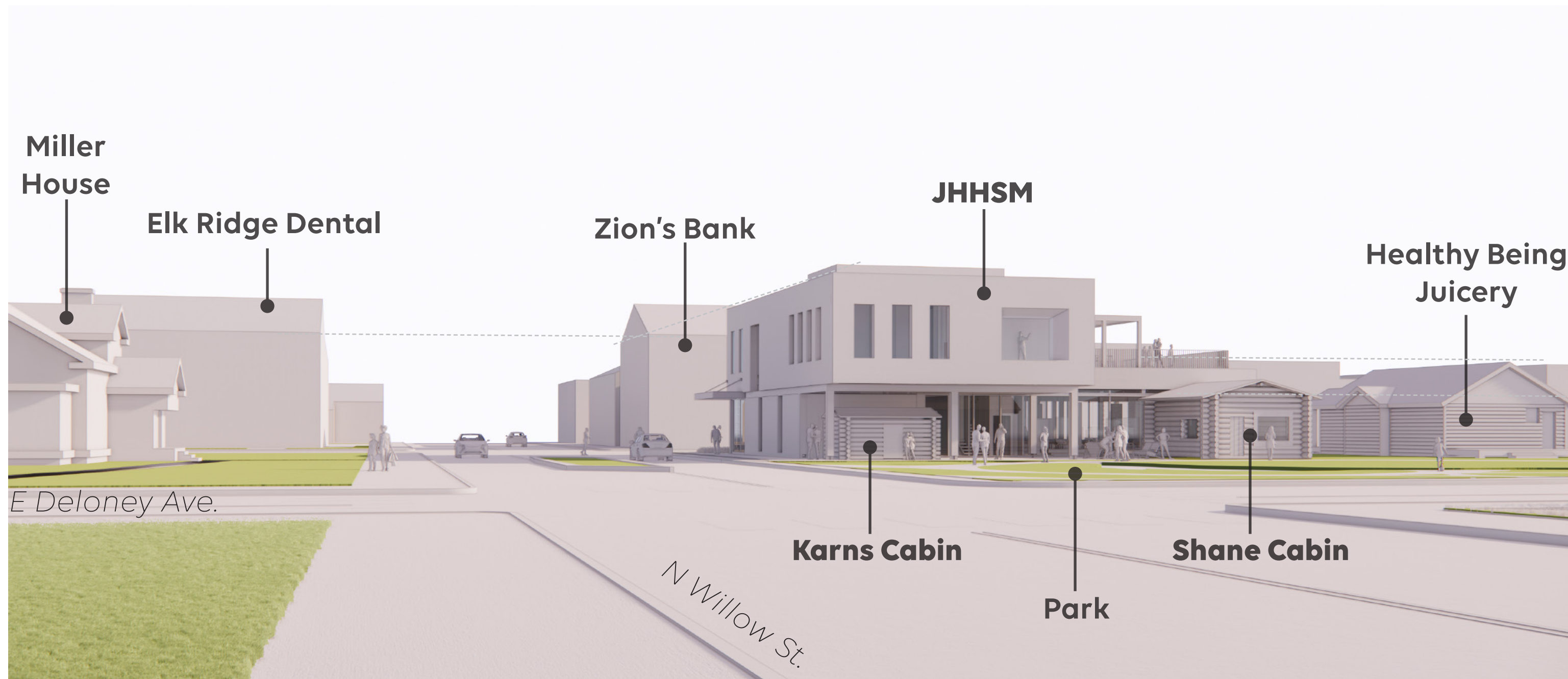


Landscape Plan



**Note: Trees not included for clarity*

Adjacent Context - SE Aerial



**Note: Trees not included for clarity*

Adjacent Context - Deloney & Willow/Bruun



**Note: Trees not included for clarity*

Adjacent Context - Broadway Ave.



JACKSON HOLE HISTORICAL SOCIETY & MUSEUM



July 20, 2021

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

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

Dear Paul,

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

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

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



JACKSON HOLE HISTORICAL SOCIETY & MUSEUM



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

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

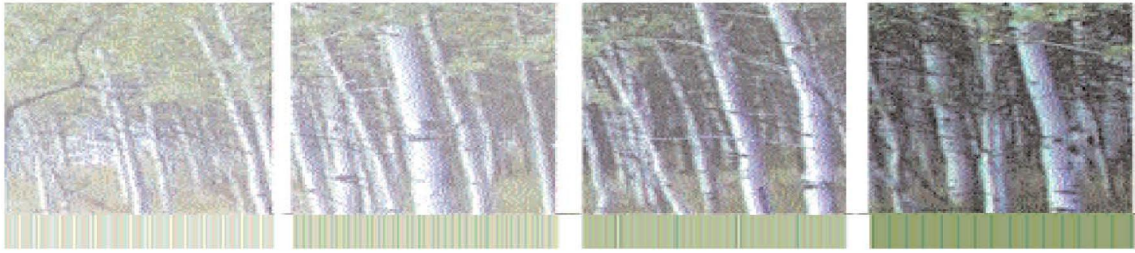
1. Request a waiver of all fees on the project included in Resolution 1998 Fee Waiver for Public Projects.
2. Request to provide 4 additional on-street parking stalls in place of the existing driveway access along Broadway.
3. Request to provide a service and loading drive off Willow Street for public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

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

Sincerely,

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

Morgan Jaouen
Executive Director
JH Historical Society & Museum



Town of Jackson Design Guidelines Checklist

Meeting Date: January 12, 2022

Item Number: P21-299

Applicant: Berning Project Management, Jason Berning

Address: 155 E. Gill Avenue

Recommendations: Final Approval

Previous DRC Review: This project was reviewed conceptually at the December 8, 2021, DRC meeting. The following feedback was given by the DRC:

- The final review submittal packet needs to include a more illustrious site plan and elevations.
- The final review submittal packet needs to include a southern perspective of the building from Gill Avenue (south).
- The final review submittal packet should include illustrations that incorporate the existing development with the new addition.
- The DRC felt the design was modern and bold, but struggled to understand how it transitioned from the existing development, mostly due to the rudimentary illustrations.
- The DRC felt that the concept of creating canyon walls with the rusted metal material could be improved by bringing portions of the rusted metal to the ground.
- the DRC wanted more details on the use of the rusted metal and whether portions are perforated.
- the DRC questioned whether the north elevation had too many windows facing the residential development to the north. Has bird-safe glass been considered?
- Applicant should bring more native species into the planting plan.

Background: 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.

Project Summary: 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/expanded parking facilities and associated circulation, landscaping, and site amenities. The primary materials include Gilded Rust metal panels, fiber cement wall cladding, and glass. 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 also submitted a Development Plan application which is required in the P/SP zoning district for a project of this size.

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.



**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: December 27, 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) |
| | | | Clarity of Exterior Elevations, Building Renderings, and Site Plan |
| ☒ | 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. | | |



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	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 #: 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

December 27, 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. SW 1/4 SW 1/4 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

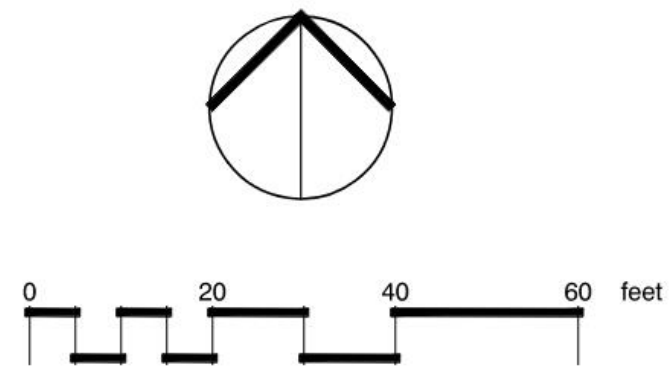
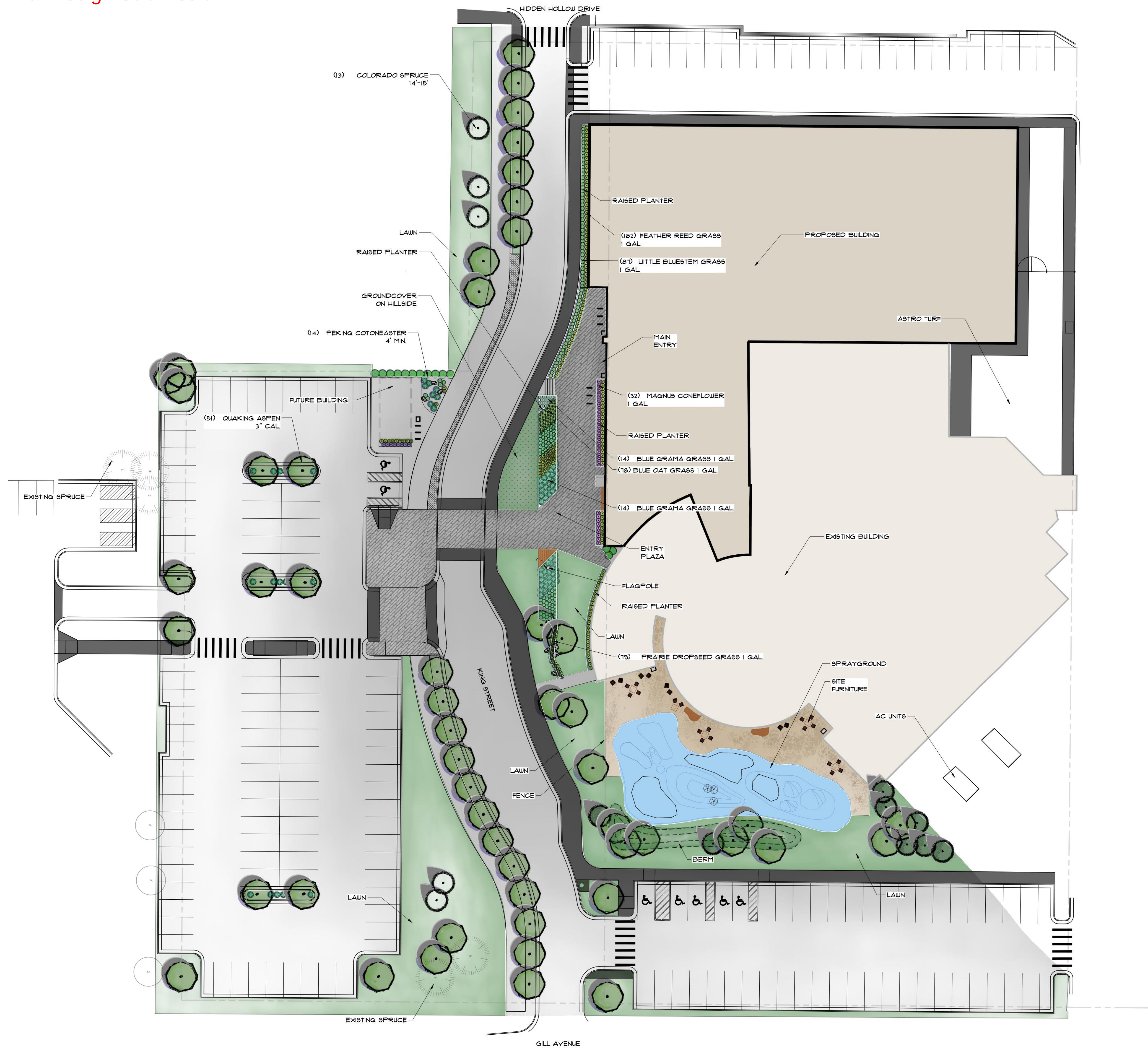
The building materials for this project have been selected based on their durability, and availability while maintaining the project budget. All of the materials selected are being used in their appropriate application. The same palette of materials will be used on all elevations of the building that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

D. ZONING COMPLIANCE

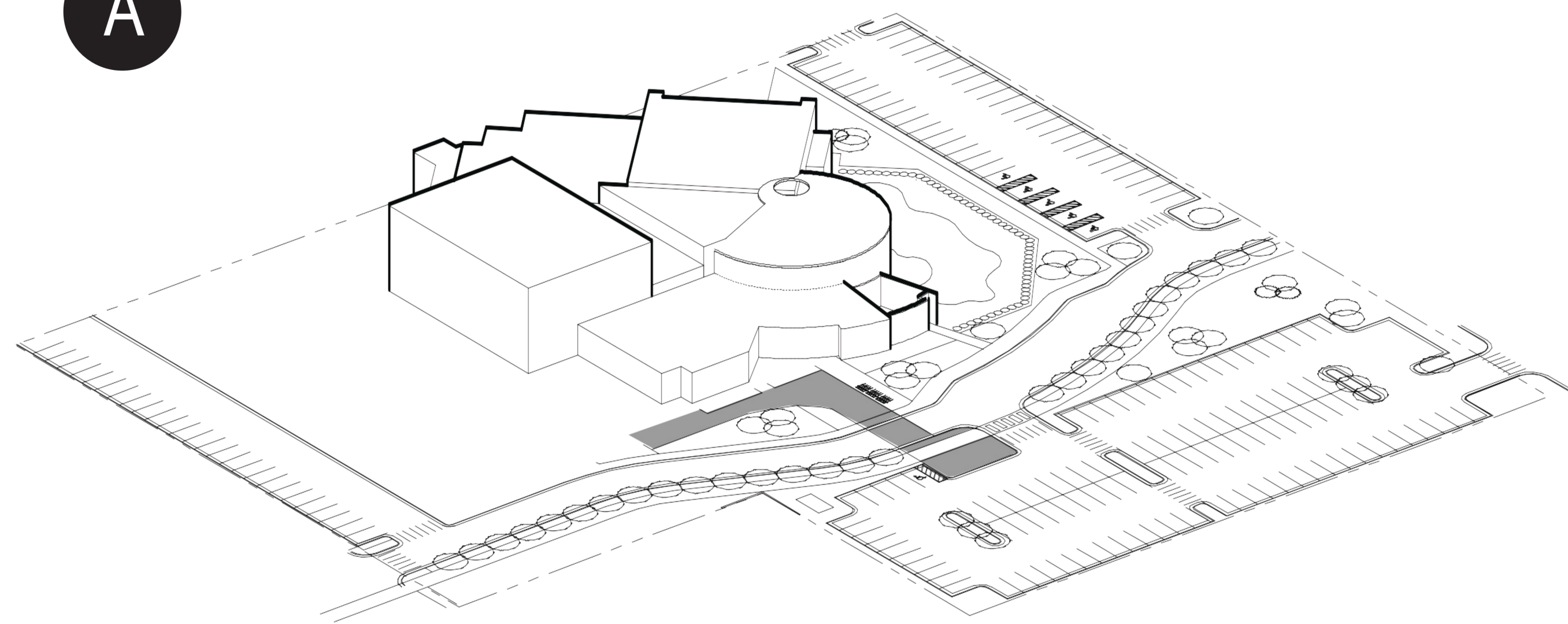
This project is in direct alignment with the Teton County Comprehensive Plan as it is specifically identified as a use in Subarea 2.4 Public/Civic Campus which identifies this Subarea for institutional facilities such as the Davey Jackson Elementary School, the Teton County/Jackson Recreation Center, 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

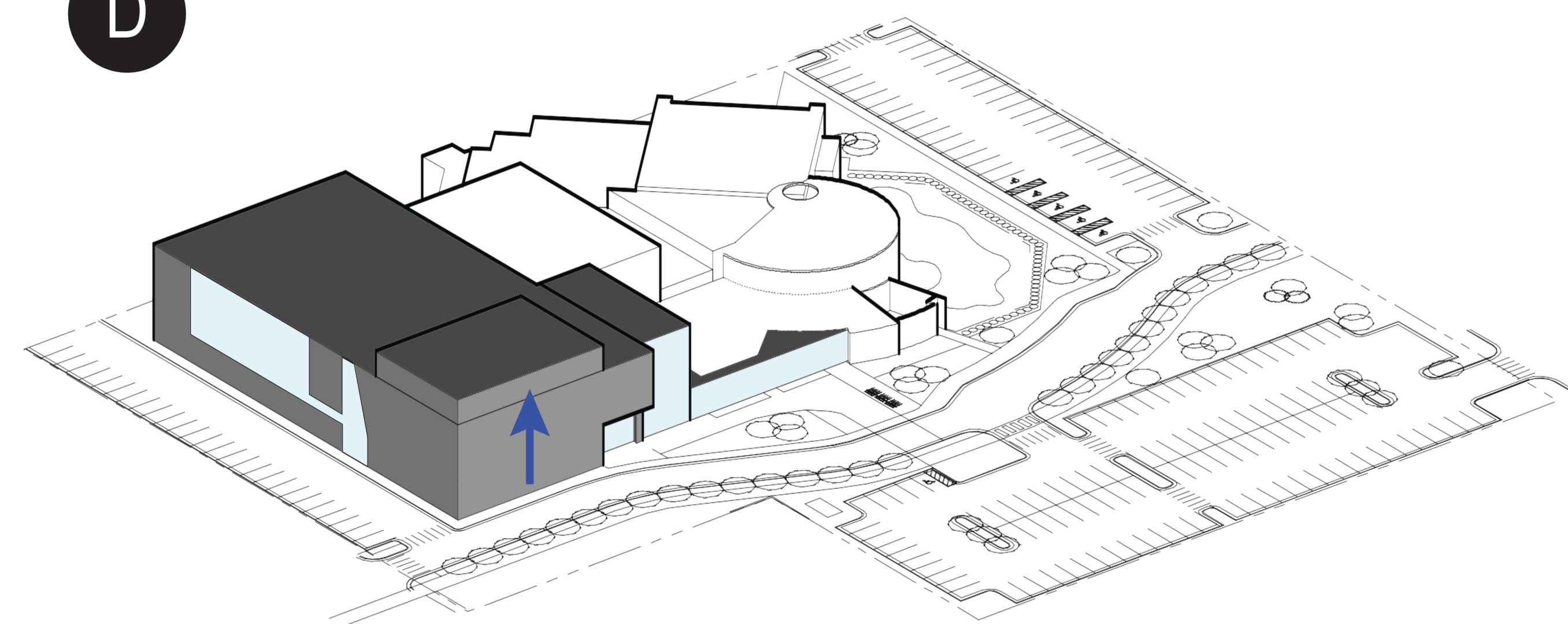


A



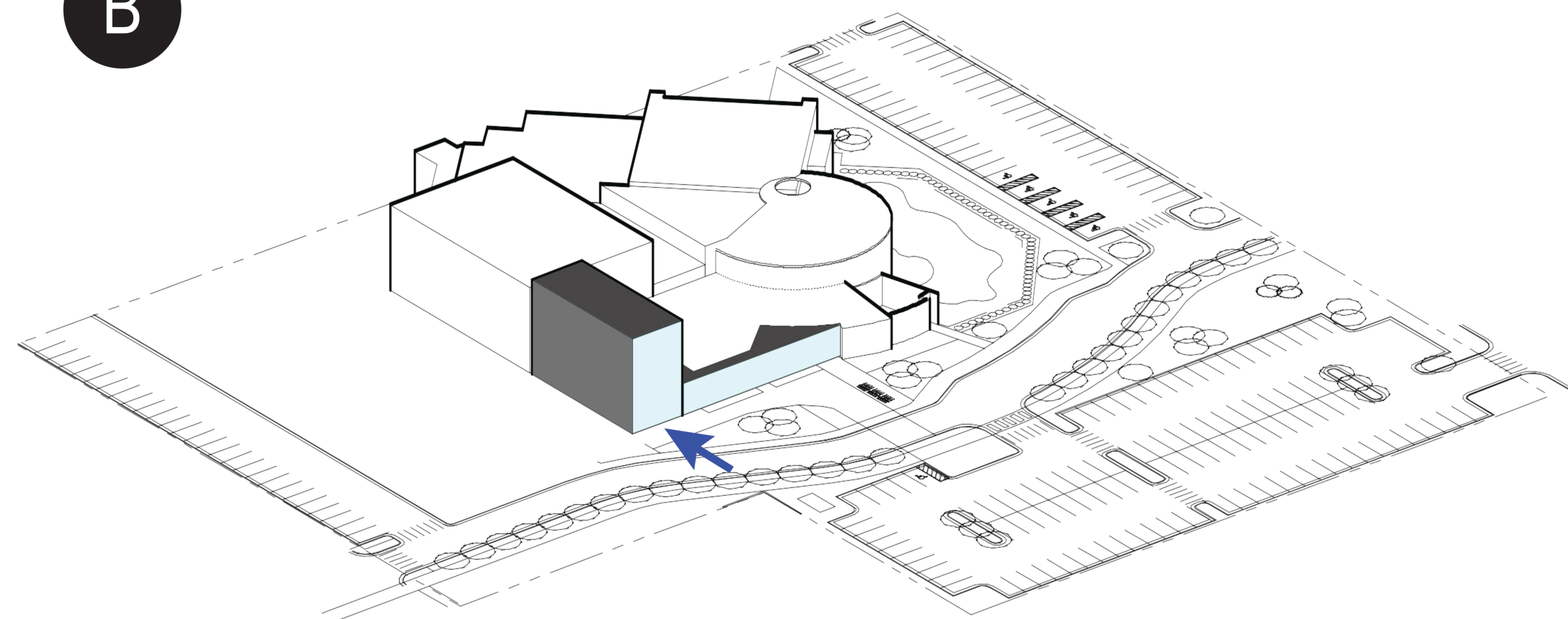
Existing recreation center on site plan.

D



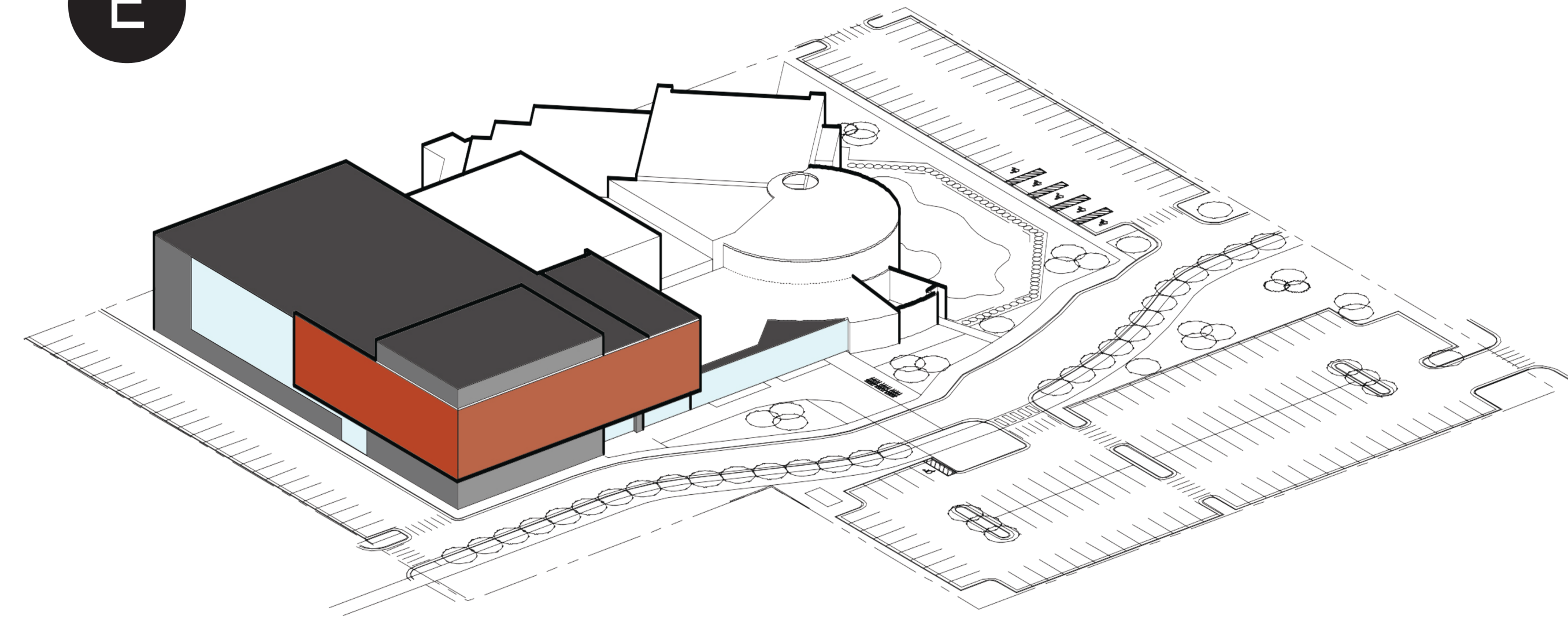
Volume expands vertically at climbing gym.

B



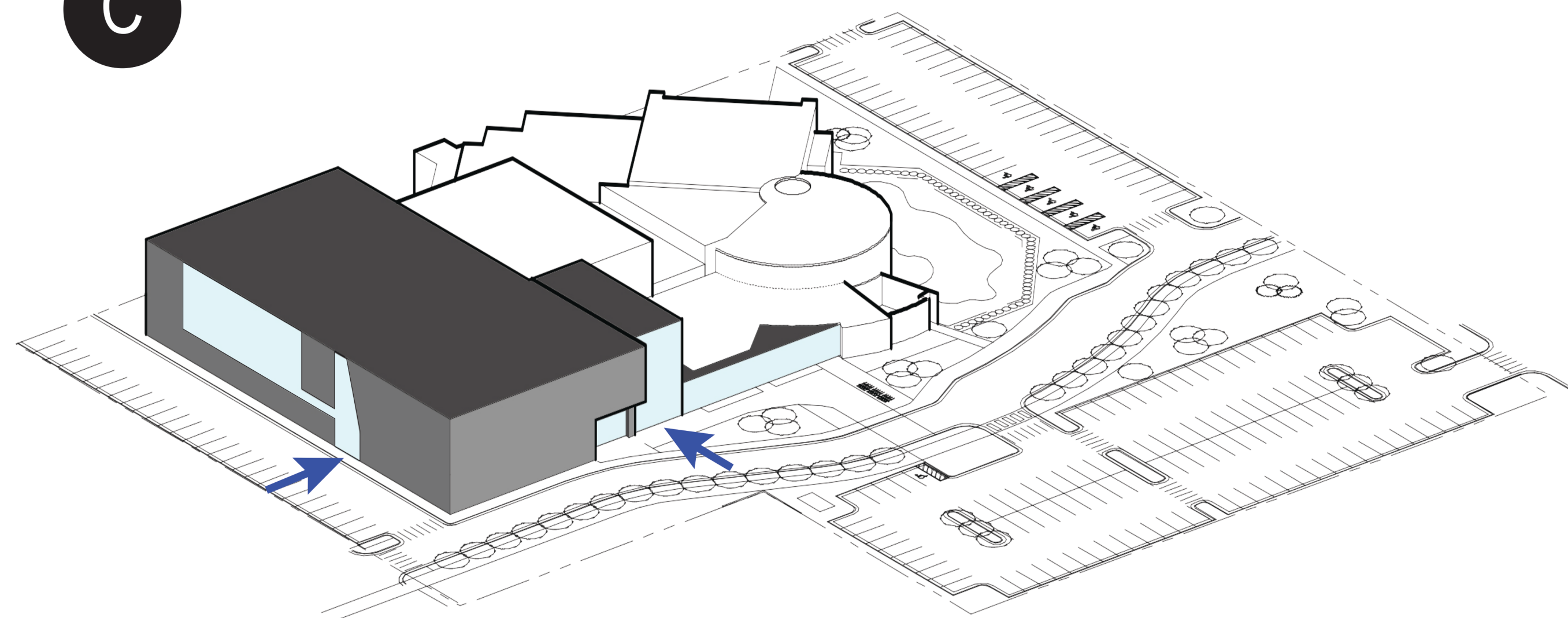
New central lobby and connection across existing building.

E



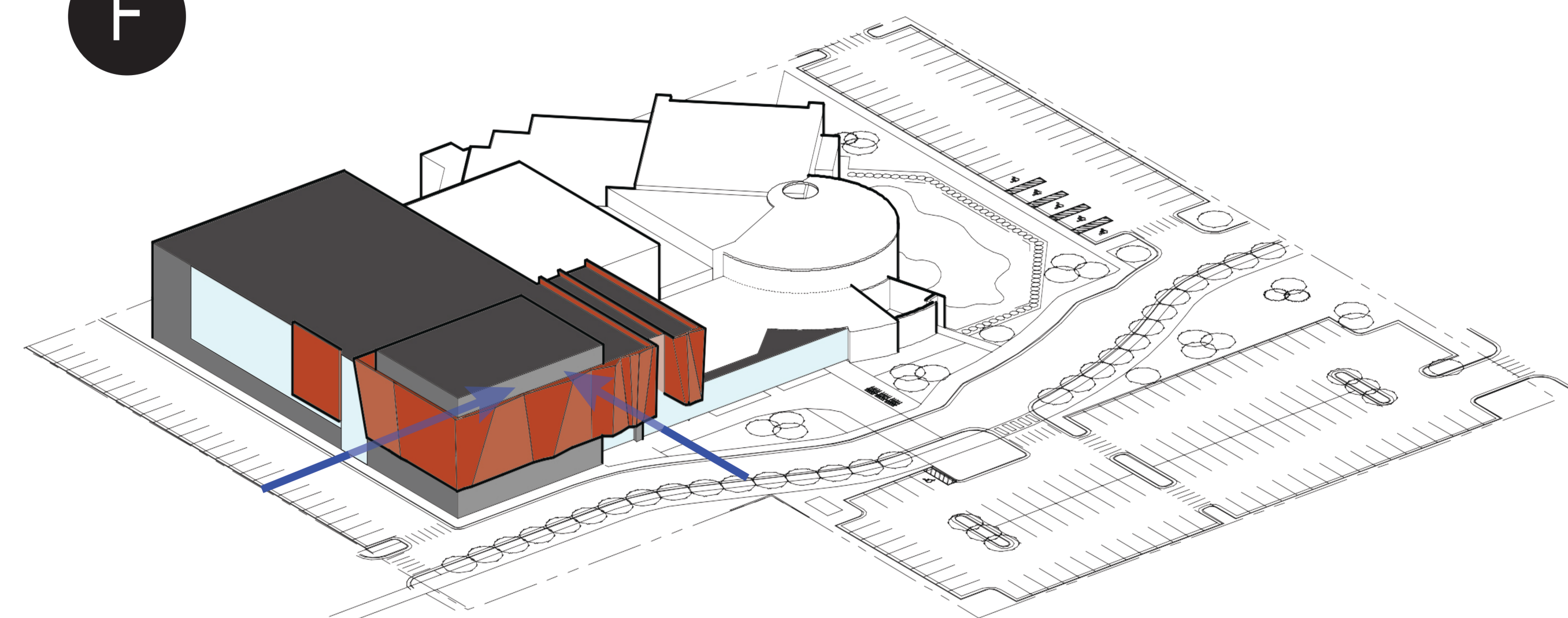
The horizontal mass of the main building box is set in contrast to a vertical 'corten' material.

C

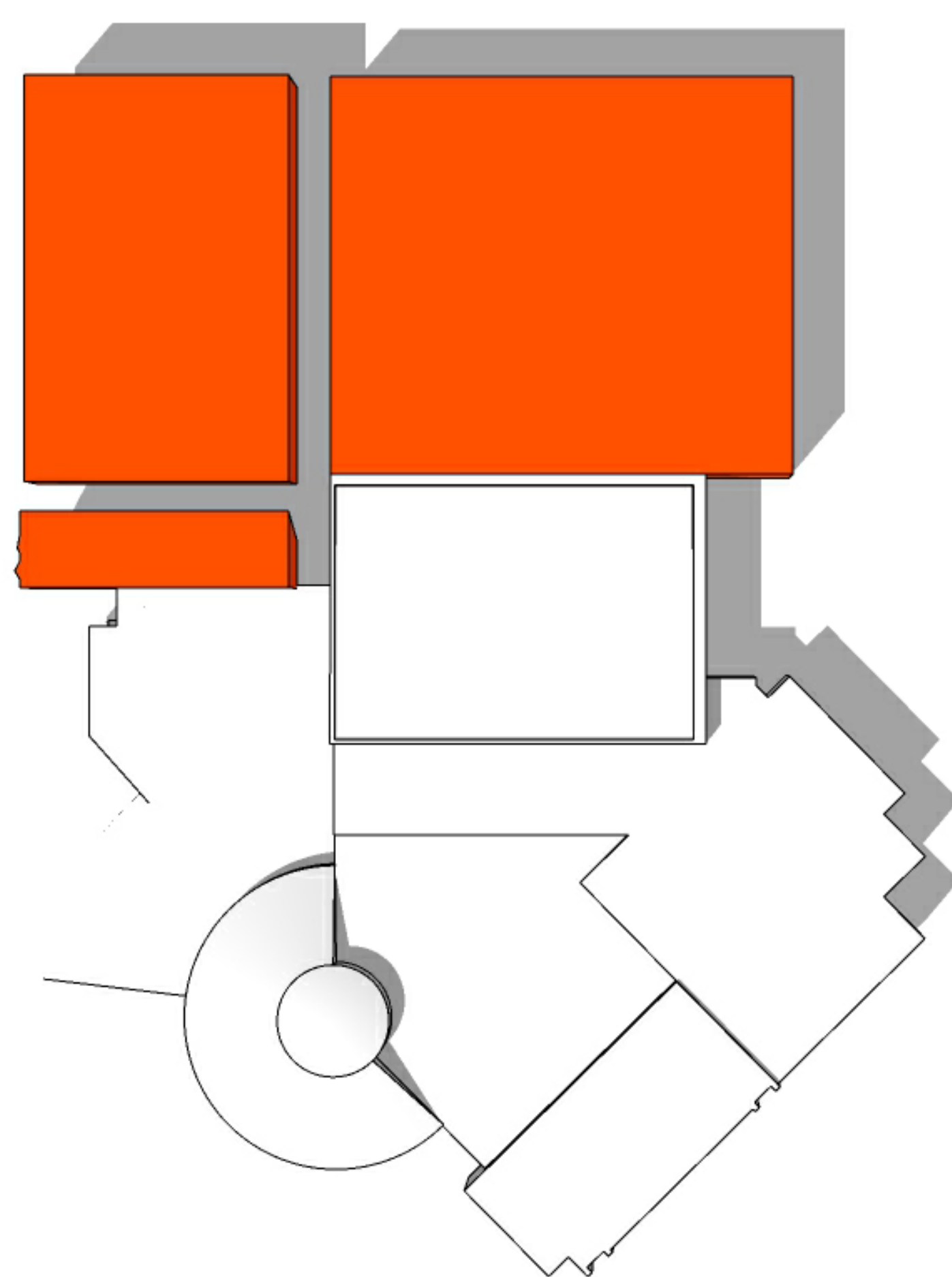


Main building box that creates a sense of heaviness and permanence.

F



The 'corten' folds and deforms as it is sculpted by nature. The expression of material turns inward and transforms the interior spatially.



ANCHOR THE BOX

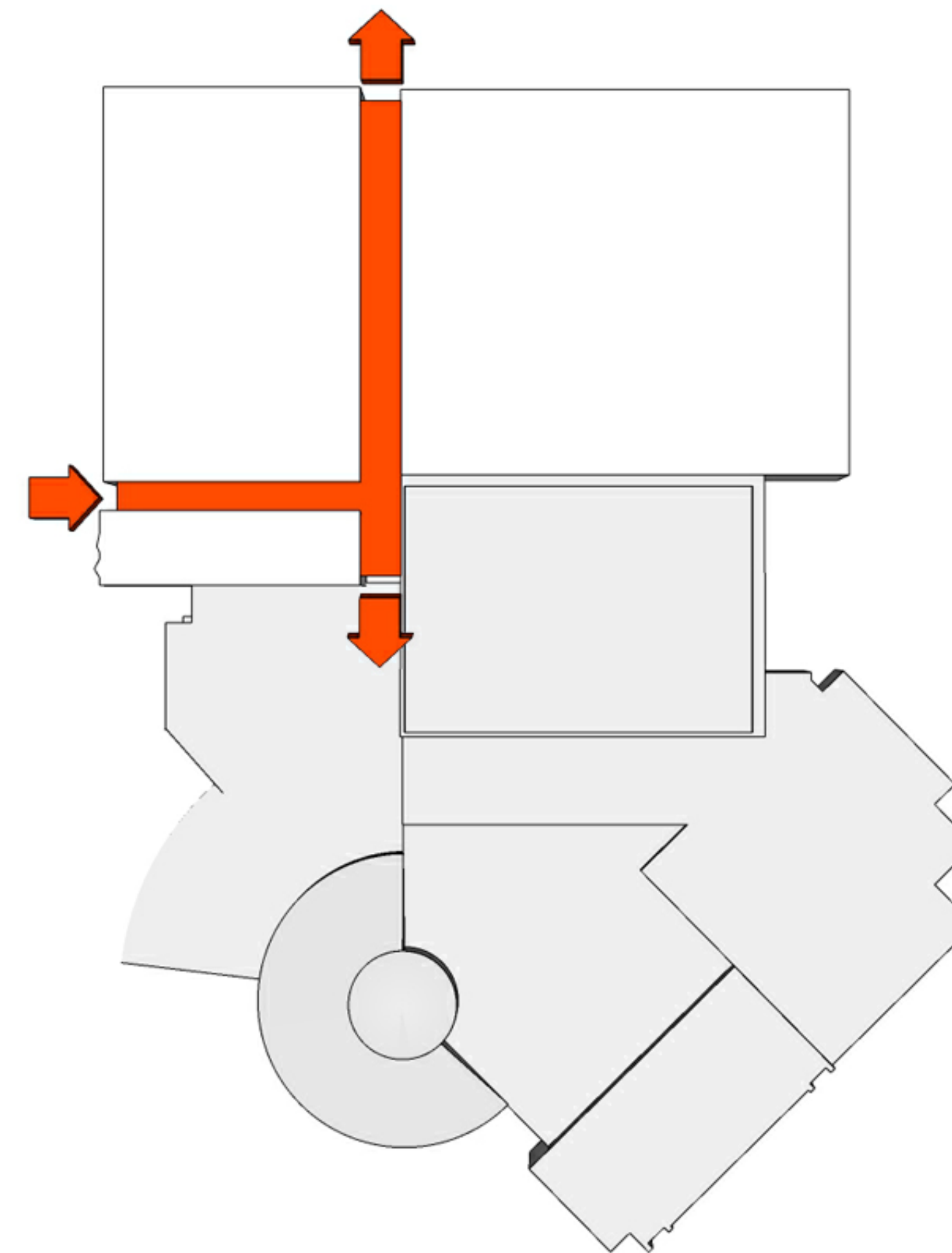
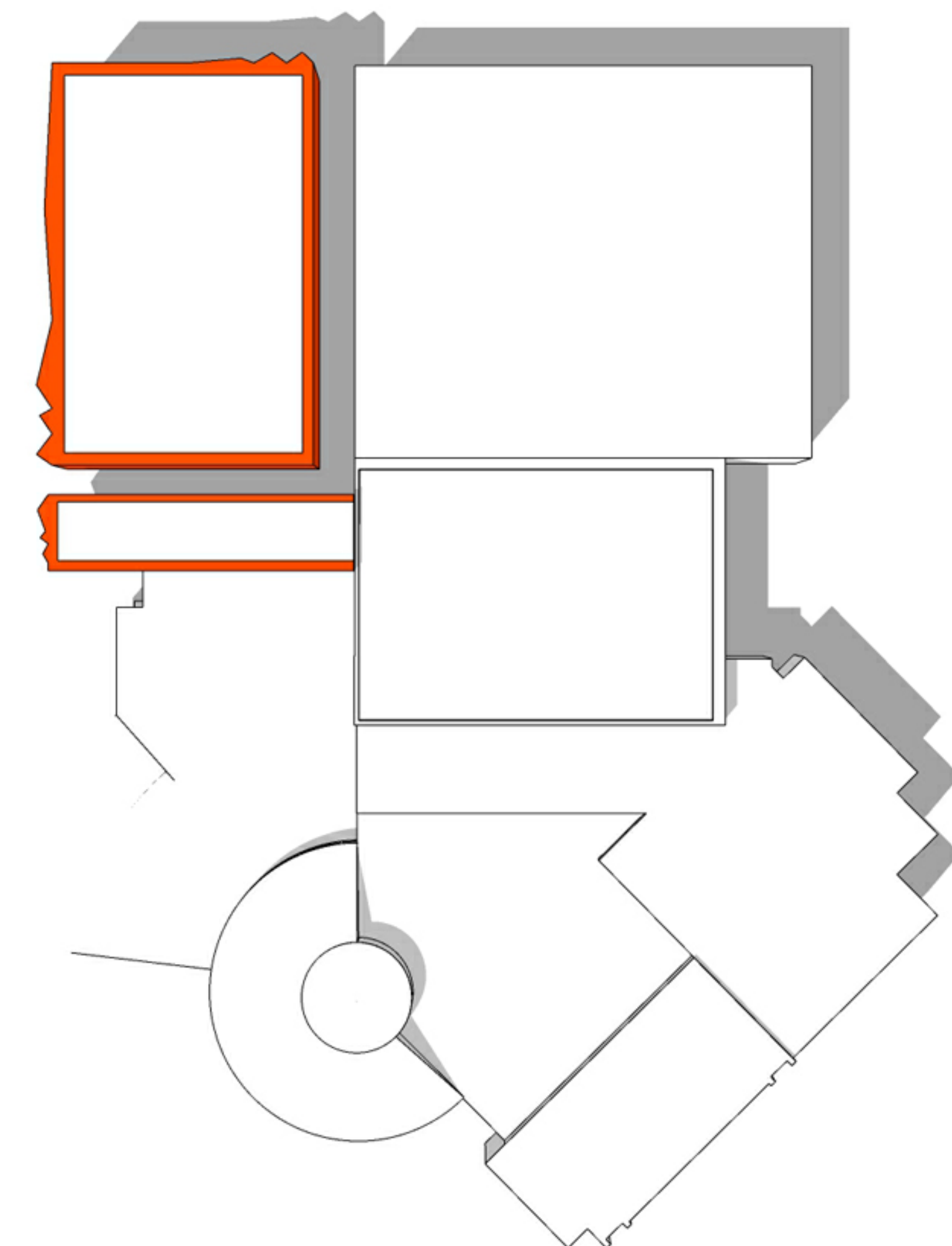
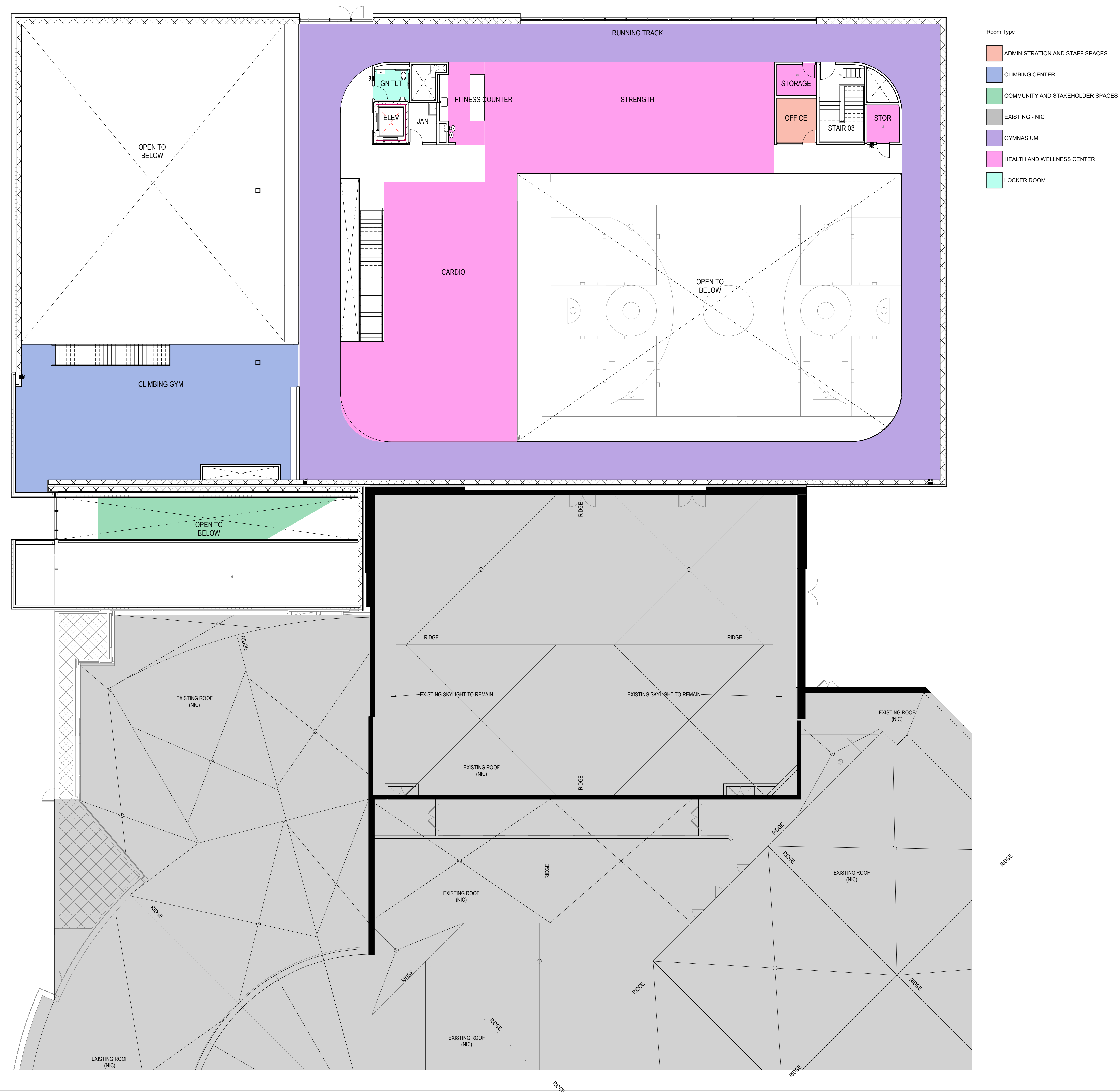


CHART THE PATH



CARVE THE CANYON



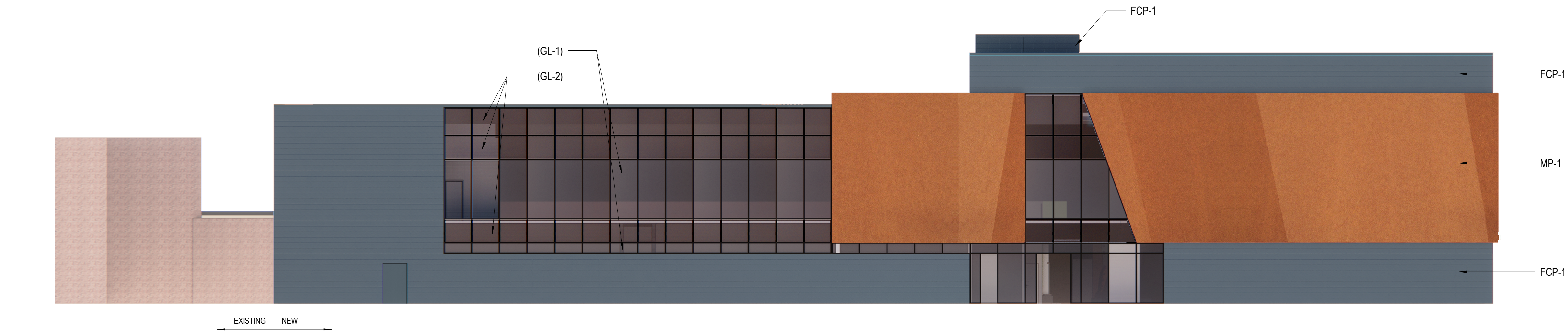


GL-1 - EXTERIOR GLASS:
BOD: VIRACON 1" VE1-2M INSULATING, CLEAR/CLEAR

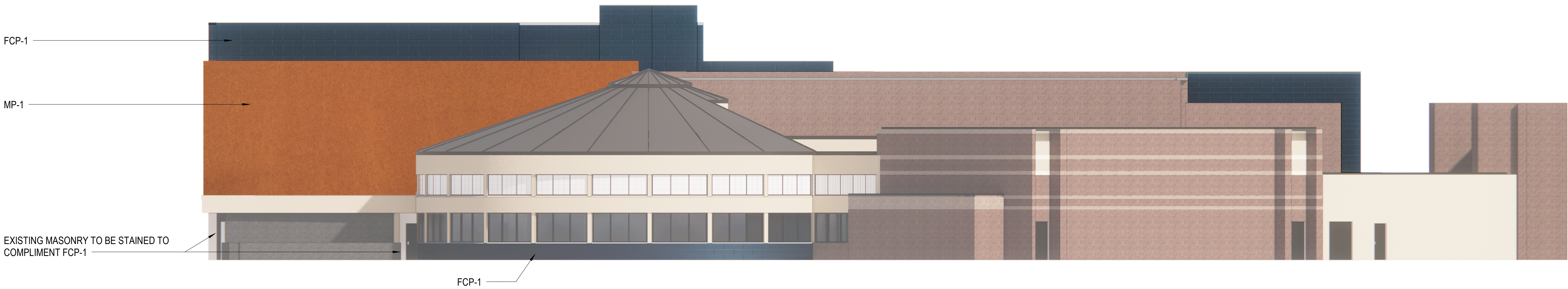
GL-2 - EXTERIOR SPANDRAL GLASS:
BOD: VIRACON 1" VE1-2M INSULATING, V963 MED GRAY VIRASPAN #4, CLEAR/CLEAR

FCP-1 - EXTERIOR FIBER CEMENT CLADDING
BOD: AMERICAN FIBER CEMENT 070-PLINT (INLINE)

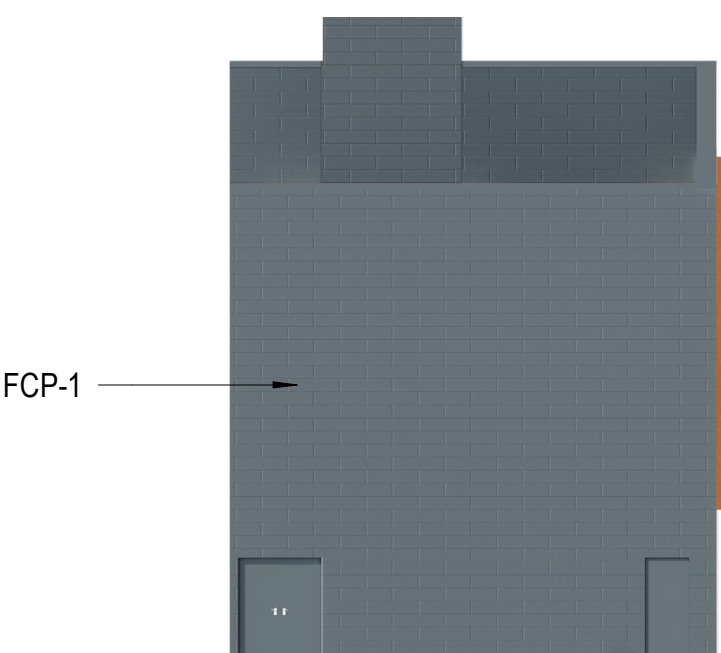
MP-1 - EXTERIOR METAL CLADDING
BOD: PURE + FREEFORM VINTAGE STEEL #FA-049



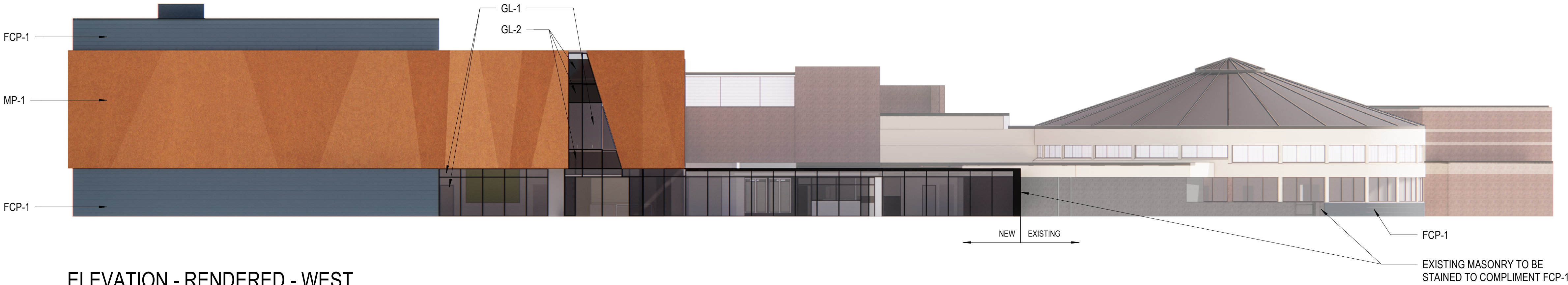
ELEVATION - RENDERED - NORTH



ELEVATION - RENDERED - SOUTH



ELEVATION - RENDERED - EAST



ELEVATION - RENDERED - WEST



RENDERING - EXTERIOR - WEST



JACKSON RECREATION CENTER IMPROVEMENTS
TETON COUNTY/JACKSON PARKS & RECREATION

12/21/21

RENDERINGS

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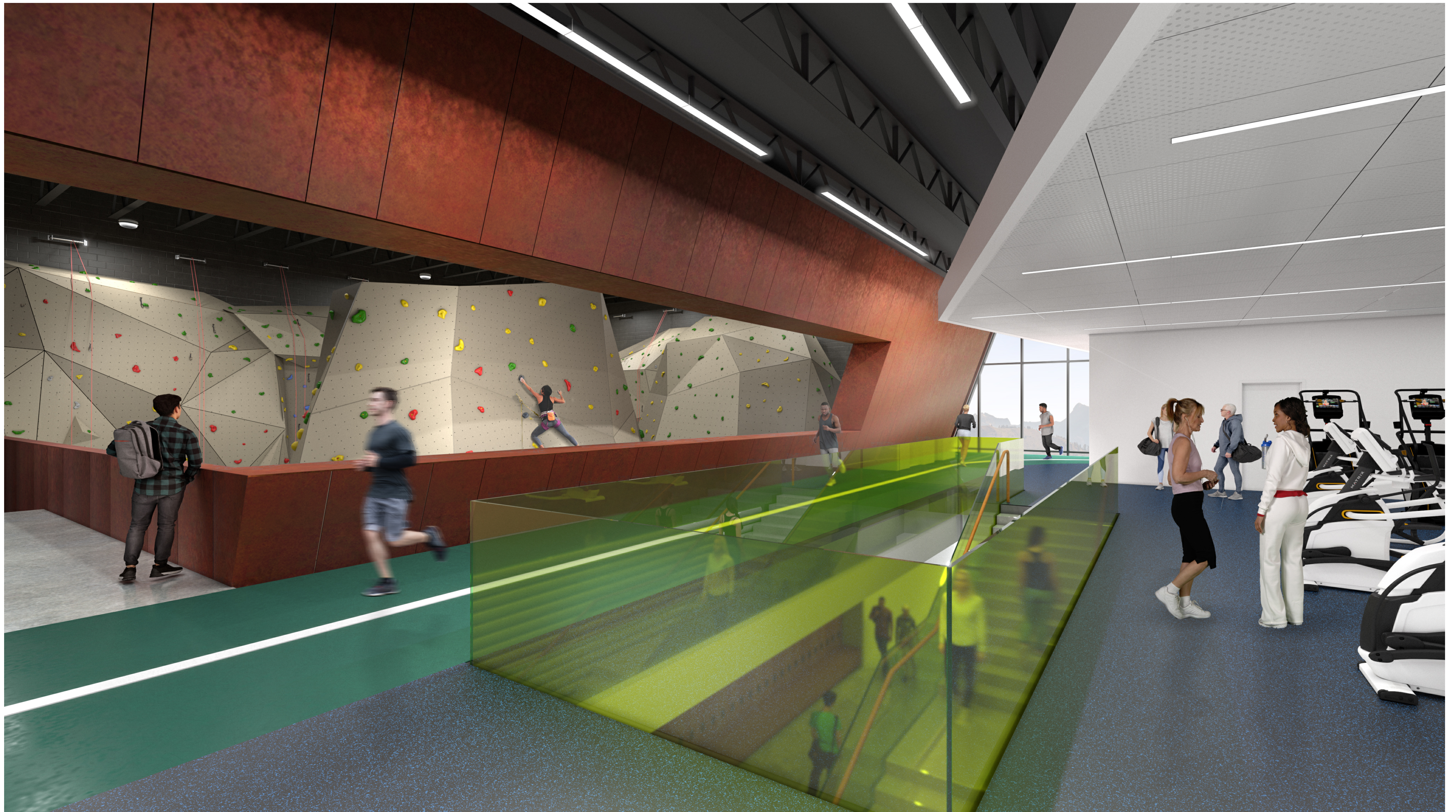
RENDERING - EXTERIOR - NORTH



RENDERING - INTERIOR - LOBBY

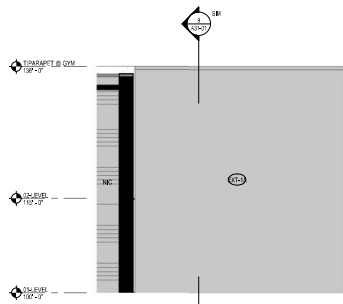


RENDERING - INTERIOR - GYM

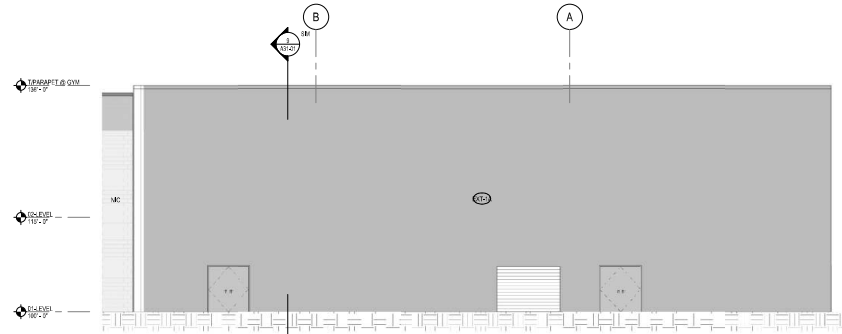


RENDERING - INTERIOR -
OVERLOOK

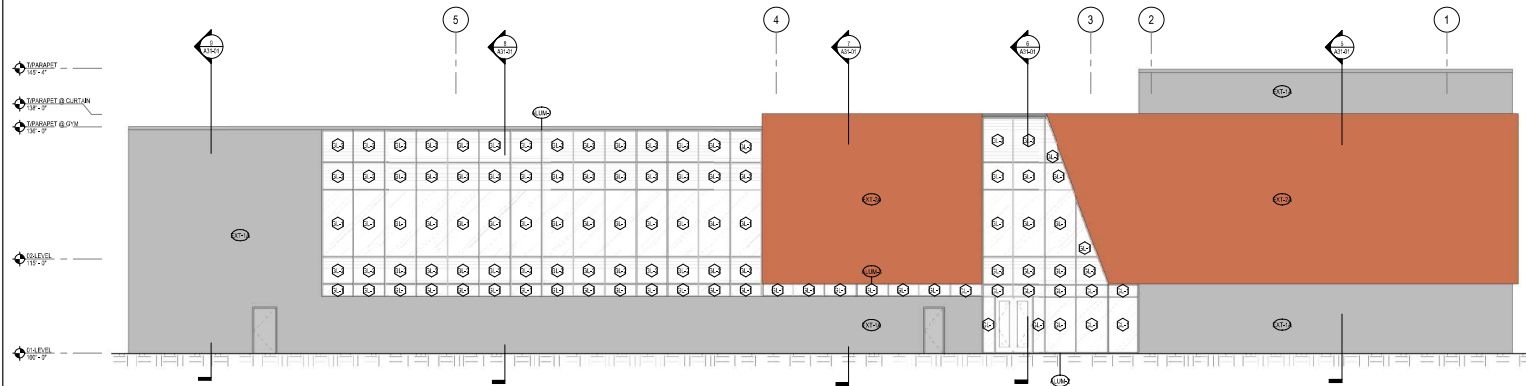
Concept Design Submission



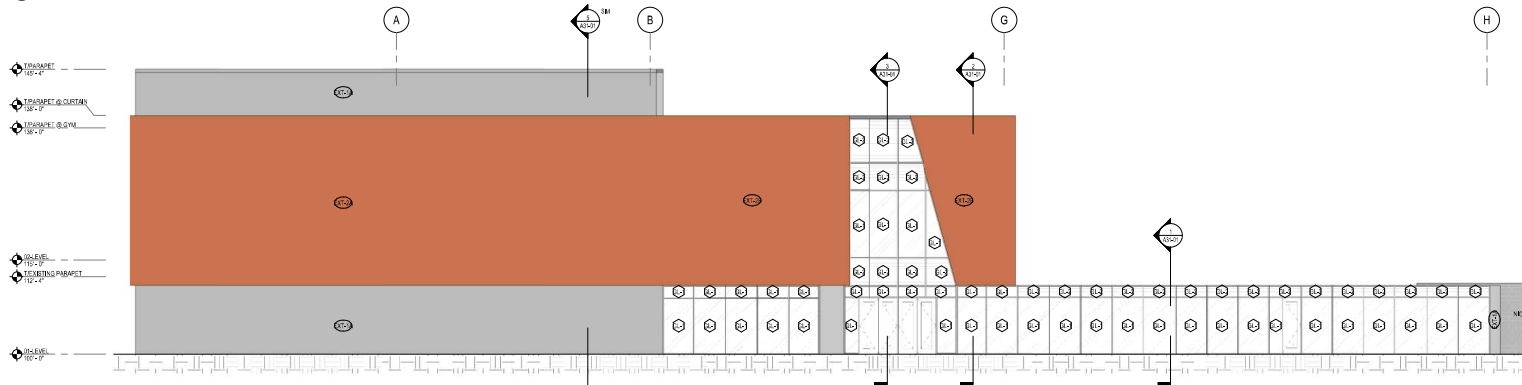
5 ELEVATION - SOUTH EXTERIOR
1/8" = 1'-0"



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



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



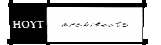
2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

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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155 E. GILL AVE, JACKSON, WY 83001
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MEMBER
7520 S. JASMINE CT., CENTENNIAL, CO 80112
CONTRACTOR
DE JOHNSON
1110 MAPLE WAY, STE E, JACKSON, WY 83001

NOT FOR CONSTRUCTION

PROJECT
JACKSON RECREATION
CENTER
IMPROVEMENTS
155 E. GILL AVE
JACKSON, WY 83001



TETON
COUNTY/JACKSON
PARKS & RECREATION

KEYPLAN

ISSUE CHART

DATE	DESCRIPTION	BY	CHKD
2/20/21	ISSUED FOR CONSTRUCTION	DE	DE
2/20/21	Job Number	220711	
	TITLE		

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01

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

GENERAL NOTES SECTOR PLANS

1. WATER CLOSETS SHALL BE MOUNTED A MIN. OF 4" FROM THE CENTER OF THE WATER CLOSET TO THE FINISHED SURFACE OF THE SIDE WALL.
2. SINKS AND LAVATORIES SHALL BE 14" MINIMUM FROM THEIR CENTER LINE TO THE FINISHED SURFACE OF THE SIDE WALL.
3. CENTER VENTILATION UNITS AND LIGHT FIXTURES OVER THE LAVATORY.
4. FLOOR CONTROLS SHALL BE MOUNTED ON THE SIDE VIEW OF TOILETS. NO MORE THAN 48 INCHES ABOVE FINISHED FLOOR. ACCESSIBLE TOILETS SHOULD USE ADJUSTED FLOORWAYS TO MEET SWEEP CLEARANCE CRITERIA FOR SWEEP 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
- ◇ (ALPHA) EXTERIOR GLAZING SYSTEM TAG REF. ASK FOR SCHEDULE
◇ (NUMERICAL) EXTERIOR GLAZING SYSTEM TAG REF. ASK FOR SCHEDULE
◇ DOOR TAG REF. ASK FOR SCHEDULE FOR DOOR SCHEDULE
- ▲ PARTITION TAG REF. ASK FOR SCHEDULE FOR PARTITION TAG REF. ASK FOR SCHEDULE
- FLOOR OPEN
○ OWNER FURNISHED EQUIPMENT ITEM
○ AREA NOT IN CONTRACT

FLOOR PLAN NOTES BY NUMBER

○ Indicates Sheet Keynote on Plan

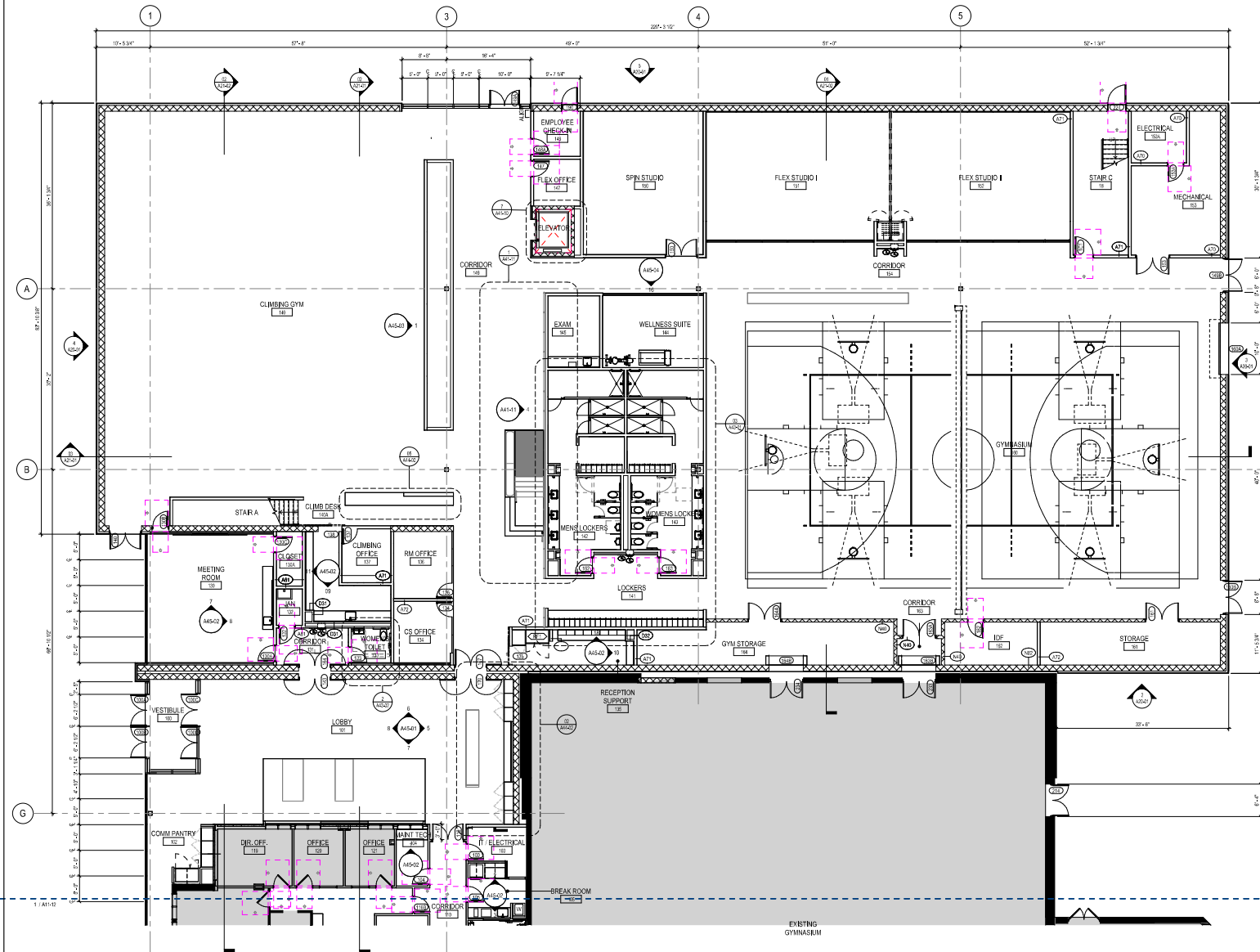
DATE	BY	DESCRIPTION
2/20/21	1	ISSUE

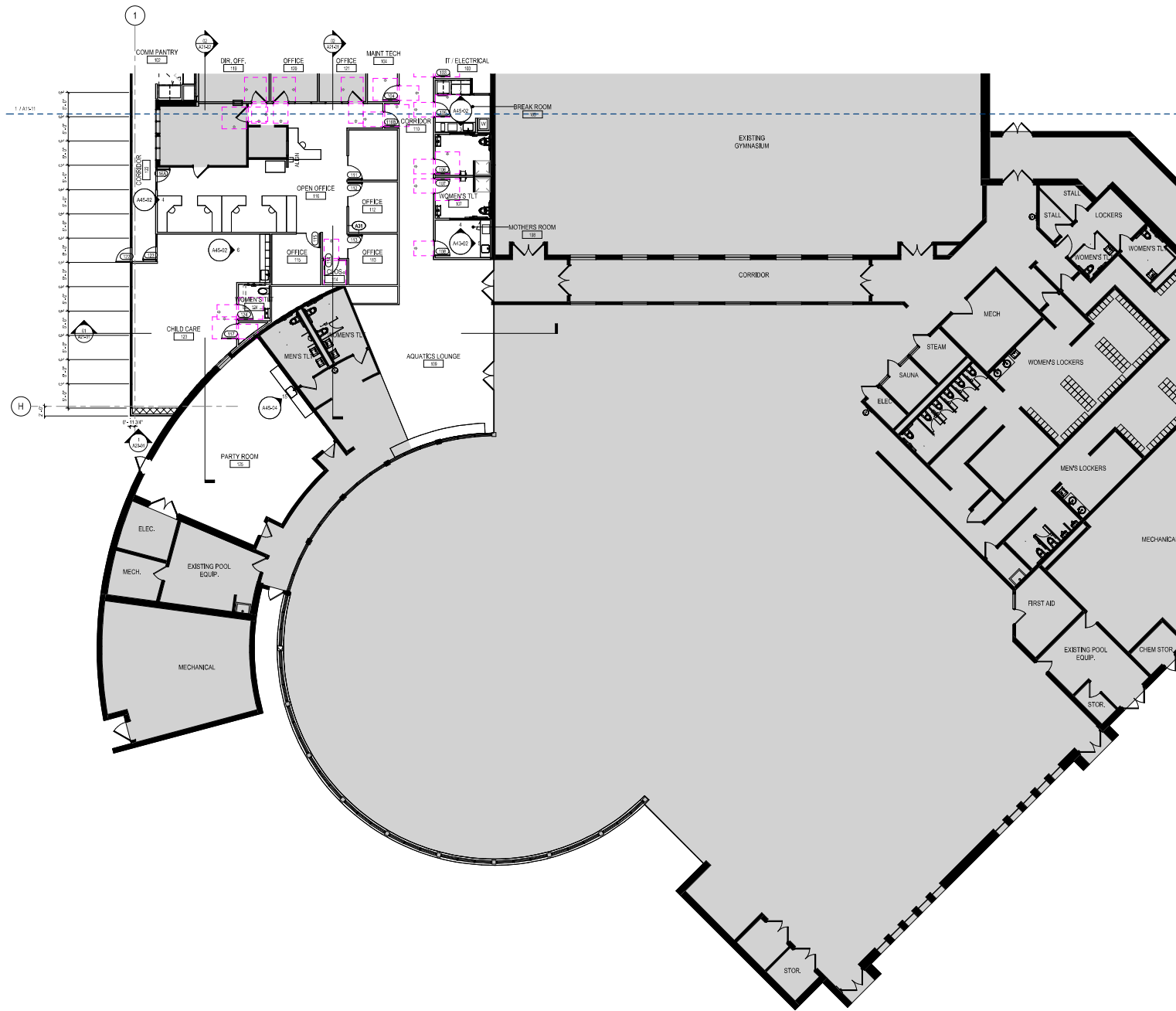
FLOOR PLAN - LEVEL 01
- SECTOR 1

SHEET NUMBER

A11-11

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GENERAL NOTES SECTOR PLANS

1. WATER CLOSURES SHALL BE MOUNTED A MIN. OF 4" FROM THE CENTER OF THE WATER CLOSURE TO THE FINISHED SURFACE OF THE SIDE WALL.
2. BRIMS AND LAVATORYES SHALL BE 14" MINIMUM FROM THEIR CENTER LINE TO THE FINISHED SURFACE OF THE SIDE WALL.
3. CENTER VENTILATION AND LIGHT FIXTURES OVER THE LAVATORY.
4. FLUSH CONTROLS SHALL BE MOUNTED ON THE GREEN SIDE OF TOILETS. NO MORE THAN 48 INCHES ABOVE FINISHED FLOOR. ACCESSIBLE TOILETS SHOULD BE MOUNTED FLUSHWAYS TO MEET SWAMP CLEARANCE. OTHERWISE FOR SWAMP.
5. ALL INTERIOR PARTITIONS TO BE GYPSUM BOARD ASSEMBLIES UNLESS NOTED OTHERWISE.

FLOOR PLAN

BUILDING EXTERIOR JOINT

EXISTING PARTITION TO REMAIN

NEW PARTITION

EXTERIOR ELEVATION TAG

WALL SECTION TAG

BUILDING SECTION TAG

EXTERIOR GLASSING SYSTEM TAG REF. ASK-OK SERIES FOR SCHEDULE

EXTERIOR GLASSING SYSTEM TAG REF. ASK-OK SERIES FOR SCHEDULE

DOOR TAG REF. ASK-OK SERIES FOR SCHEDULE

PARTITION TAG REF. ASK-OK SERIES FOR SCHEDULE

FLOOR DRAIN

CARRIER FURNISHED EQUIPMENT ITEM

AREA NOT IN CONTRACT

FLOOR PLAN NOTES BY NUMBER

Indicates Sheet Keynote on Plan

DESIGN DEVELOPMENT 12.03.21

PROJECT
JACKSON RECREATION
CENTER
IMPROVEMENTS
155 E. GILL AVE
JACKSON, WY 83001

CLIENT
TETON COUNTY/JACKSON
PARKS & RECREATION
155 E. GILL AVE, JACKSON, WY 83001
OWNER'S REPRESENTATIVE
MEMBER
7520 S. JASMINE CT., CENTENNIAL, CO 80112
CONTRACTOR
DE JOHNSON
1110 MAPLE WAY, STE E, JACKSON, WY 83001

KEYPLAN

ISSUE CHART

NO.	DATE	DESCRIPTION
1	12/03/21	ISSUED FOR CONSTRUCTION

JOB NUMBER 220911

TITLE

FLOOR PLAN - LEVEL 01
- SECTOR 2

SHEET NUMBER

A11-12

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WWW.BALLARDGROUP.COM

INNOVATIVE ELECTRICAL SYSTEMS

6660 W. LUFF LN, LAKEWOOD, CO 80227
TEL: 303.733.2000
WWW.IESYSTEMS.COM

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5263 TORRENCE RD., WILSON, WY 83094
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WWW.INSEOUT.COM

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PARKS & RECREATION
155 E. GILL AVE, JACKSON, WY 83001
OWNER'S REPRESENTATIVE
MEMBER
7520 S. JASMINE CT., CENTENNIAL, CO 80112
CONTRACTOR
DE JOHNSON
1110 MAPLE WAY, STE E, JACKSON, WY 83001

NOT FOR CONSTRUCTION

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

GENERAL NOTES SECTOR PLANS

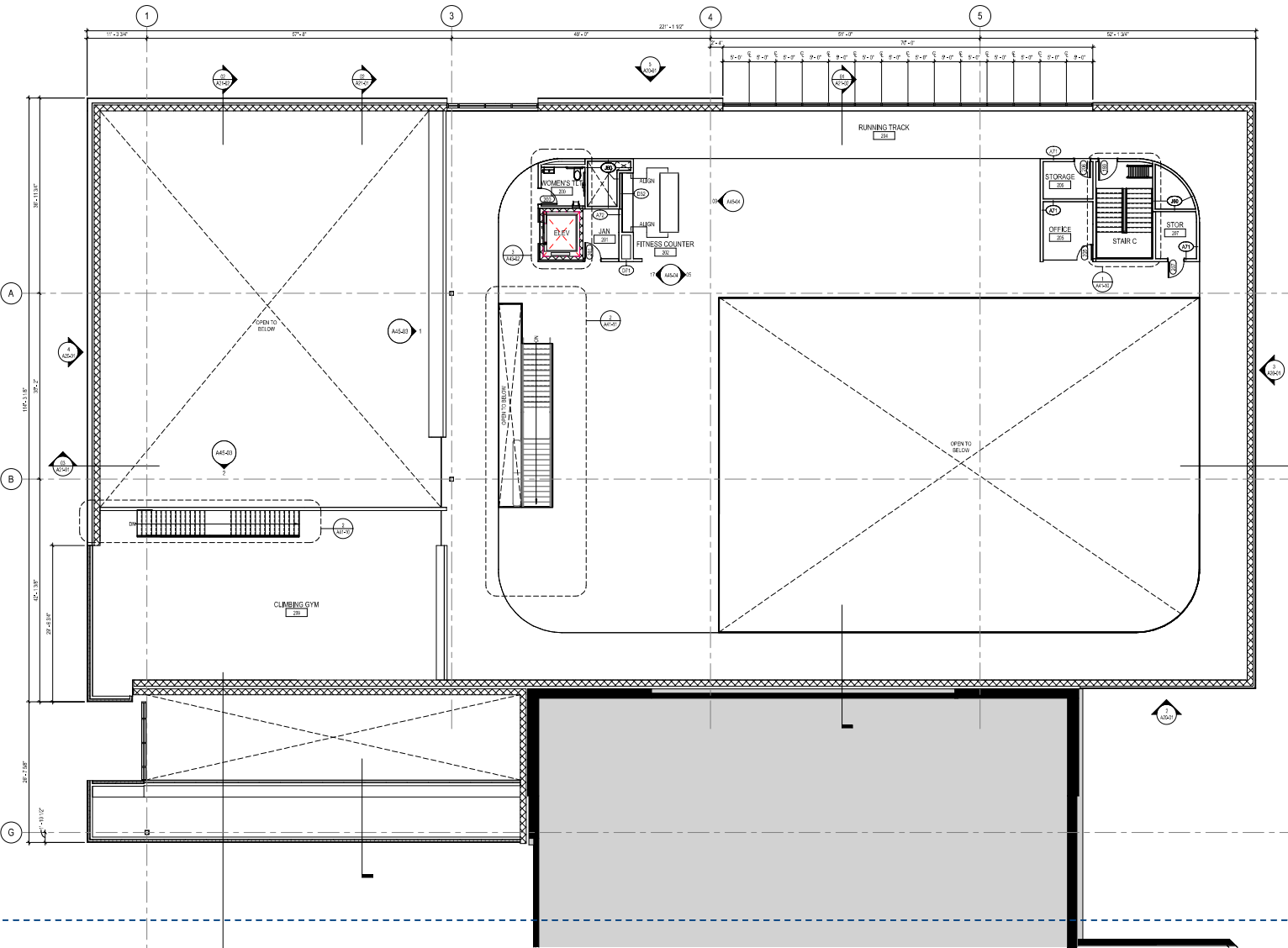
1. WATER CLOSETS SHALL BE MOUNTED A MIN. OF 4" FROM THE CENTER OF THE WATER CLOSET TO THE FINISHED SURFACE OF THE SIDE WALL.
2. SINKS AND LAVATORIES SHALL BE 14" MINIMUM FROM THEIR CENTER LINE TO THE FINISHED SURFACE OF THE SIDE WALL.
3. CENTER VENTILY INVERTOR AND LIGHT FIXTURES OVER THE LAVATORY.
4. FLUSH CONTROLS SHALL BE MOUNTED ON THE SIDE VIEW OF TOILETS, NO MORE THAN 48 INCHES ABOVE FINISHED FLOOR. ACCESSIBLE TOILETS SHOULD USE MOUNTED FLUSHWAYS TO MEET SWEEP CLEARANCE REQUIREMENTS FOR SWEEP BARS.
5. ALL INTERIOR PARTITIONS TO BE GYPSUM BOARD ASSEMBLIES UNLESS NOTED OTHERWISE.

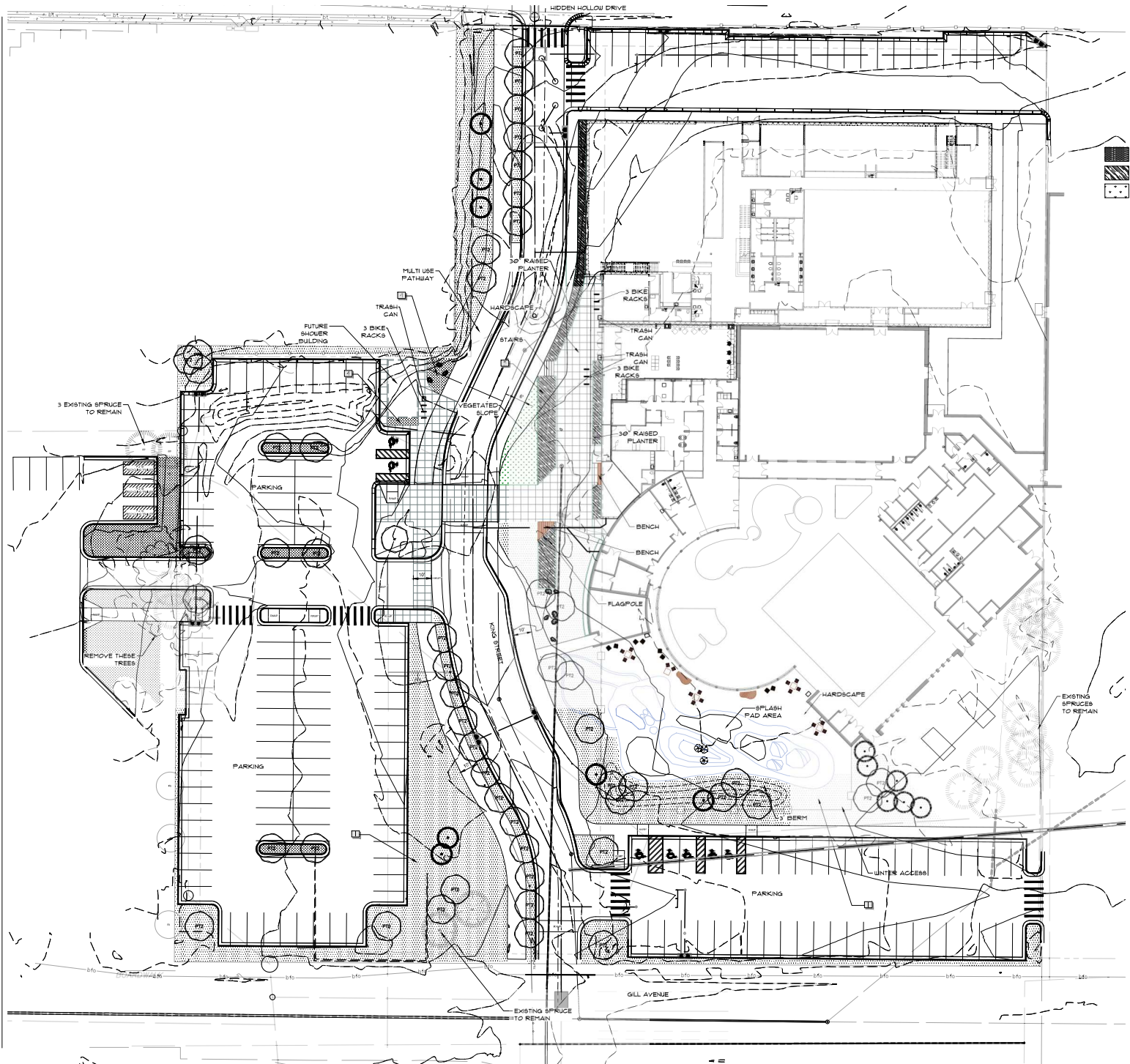
FLOOR PLAN

- BUILDING EXPANSION JOINT
EXISTING PARTITION TO REMAIN
NEW PARTITION
- EXTERIOR ELEVATION TAG
WALL SECTION TAG
BUILDING SECTION TAG
- EXTERIOR GLAZING SYSTEM TAG REF:
ALASKA SERIES FOR SCHEDULE
(ALPHABETIC)
(NUMERICAL)
DOOR TAG REF: ALASKA SERIES FOR DOOR SCHEDULE
PARTITION TAG REF: ALASKA SERIES FOR PARTITIONS
FLOOR DRUM
OWNER FURNISHED EQUIPMENT ITEM
AREA NOT IN CONTRACT

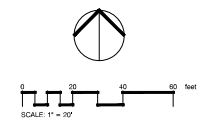
FLOOR PLAN NOTES BY NUMBER

ccc Indicates Sheet Keynote on Plan





REFERENCE NOTES SCHEDULE			
SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	BLUEGRASS TURF	22,641 sf	
[Symbol]	RAISED PLANTER	1540 sf	
[Symbol]	AT GRADE PLANTER	271 sf	



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1110 MAPLE WAY, JACKSON, WY 83002
CNA & ENVIRONMENTAL: JENSEN
1315 HWY 89 S, SUITE 201, JACKSON, WY 83002
MECHANICAL & PLUMBING: BALLARD GROUP
2025 S WADSWORTH BLVD STE 200, LAKEWOOD, CO 80227
ELECTRICAL: INNOVATIVE ELECTRICAL SYSTEMS
8103 W. 84TH LN, LAKEWOOD, CO 80227
LANDSCAPE ARCHITECT: INSIDE OUT LANDSCAPE ARCHITECTURE
5303 TOWNSEND RD, WILSON, WY 83074
ARCHITECT: AQUATIC DESIGN GROUP
2228 FARADAY AVE., CARLSBAD, CA 92008
OWNER: TETON COUNTY/JACKSON PARKS & RECREATION
155 E. GILL AVE, JACKSON, WY 83011
MEMBER: 7625 S. JASMINE CT., CENTENNIAL, CO 80112
CONTRACTOR: GE JOHNSON
1110 MAPLE WAY, STE E, JACKSON, WY 83007

NOT FOR CONSTRUCTION

PROJECT
JACKSON RECREATION CENTER IMPROVEMENTS
155 E. GILL AVE
JACKSON, WY 83001



TETON COUNTY/JACKSON PARKS & RECREATION
155 E. GILL AVE
JACKSON, WY 83001

KEYPLAN

ISSUE CHART

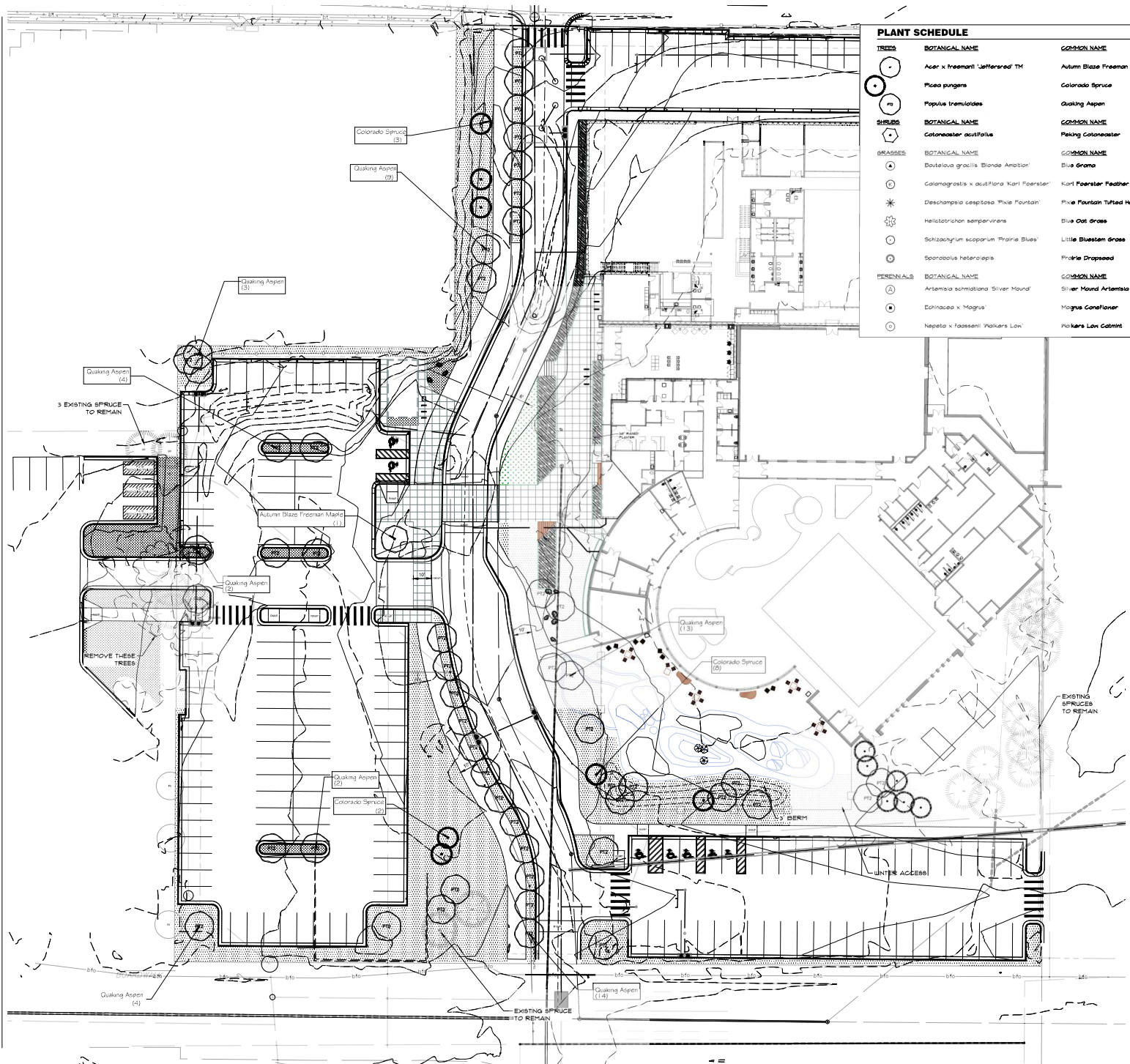
REV.	DATE	BY	CHKD.	TITLE
1	08/24/21	HOYT	PERKINS	OVERALL SITE PLAN
2	08/24/21	HOYT	PERKINS	OVERALL SITE PLAN

OVERALL SITE PLAN

SHEET NUMBER

L201

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PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	QTY.
●	Acer x freemanii 'Lattersted' TM	Autumn Blaze Freeman Maple	B 4 B	5"Gal		1
●	Picea pungens	Colorado Spruce	B 4 B		14'-15'	18
●	Populus tremuloides	Quaking Aspen	B 4 B	5"Gal		51
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY.
●	Cotoneaster australis	Peking Cotoneaster	B 4 B	4"min.		14
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY.
●	Bouteloua gracilis 'Blonde Ambler'	Blue Grama				14
●	Calamagrostis x autiflora Karl Foerster	Karl Foerster Feather Reed Grass				102
●	Deschampsia cespitosa 'Pike Fountain'	Pike Fountain Tufted Hair Grass				75
●	Helictotrichon sempervirens	Blue Cat Grass				75
●	Schizachyrium scoparium 'Prairie Blues'	Little Bluestem Grass				87
●	Sporobolus heterolepis	Prairie Dropseed				74
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY.
●	Artemisia schottiana 'Silver Mound'	Silver Mound Artemisia				1
●	Echinacea x Magnus	Magnus Coneflower				32
●	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint				0

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ARCHITECTURAL CONSULTANT

HOYT ARCHITECTS

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CONSTRUCTION

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BALLARD GROUP

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LAKEWOOD, CO 80227

ELECTRICAL

INNOVATIVE ELECTRICAL SYSTEMS

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LANDSCAPE ARCHITECT

INSIDE OUT LANDSCAPE ARCHITECTURE

5303 TOWNSEND RD, WILSON, WY 83074

OWNER

TETON COUNTY/JACKSON

PARKS & RECREATION

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CONTRACTOR

GE JOHNSON

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SCHEMATIC DESIGN 08.24.21

PROJECT
JACKSON RECREATION
CENTER
IMPROVEMENTS
155 E. GILL AVE
JACKSON, WY 83001



TETON
COUNTY/JACKSON
PARKS & RECREATION

155 E. GILL AVE

JACKSON, WY 83001

KEYPLAN

ISSUE CHART

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08/24/21	HOYT	SCHEMATIC DESIGN	08/24/21	HOYT	SCHEMATIC DESIGN
08/24/21	HOYT	SCHEMATIC DESIGN	08/24/21	HOYT	SCHEMATIC DESIGN

OVERALL
LANDSCAPE
PLAN

SHEET NUMBER

L301

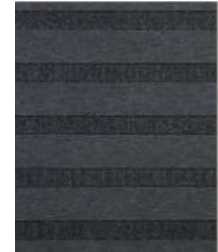
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METAL PANEL (MTL-1)
BOD: MANUFACTURER: PURE+FREEFORM
STYLE/COLOR: GILDED RUST



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