

AGENDA
Design Review Committee
April 13, 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

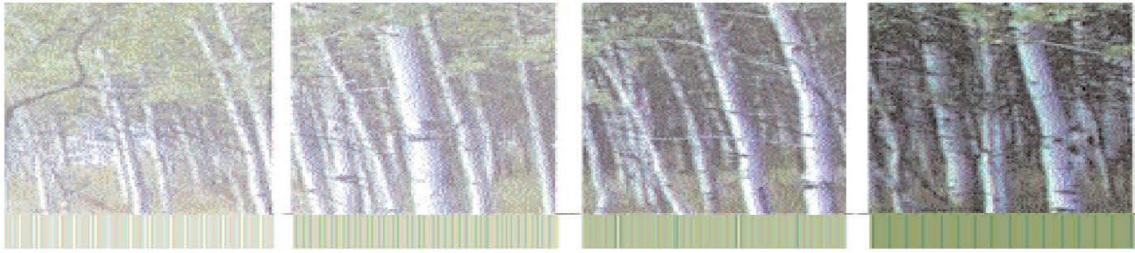
4. NEW BUSINESS

I. P22-069: 580 S Willow St. exterior changes to 9750 SF mixed-use building

II. P22-070: 400 W Snow King Ave. - Flat Creek Apartments

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: April 13, 2022

Item Number: P22-069

Applicant: Northworks, Abby Petri

Address: 580 S. Willow Street

Recommendations: Approval, Approval with Conditions or Denial

Project Summary: Back on June 13, 2018, the DRC approved a new 9,750 sf office building for WRJ Designs which included one on-site housing unit. The building is currently being constructed. The applicant is now seeking a series of exterior material changes. The footprint, square footage, and site are remaining unchanged. Below are the proposed exterior material changes:

- Replace vertical white board and batten with reclaimed wood reverse board and batten.
- Replace light gray shake shingle with natural cedar shake shingle.
- Replace black gutters and downspouts with copper gutters and downspouts.
- Remove shutters from all locations except residence.
- Remove lintels above windows.
- Reduce window divisions and revise from black to bronze.
- Revise metal elements from black to dark bronze.

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 Guidelines for your convenience, however this request is limited to color selection:

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 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 facade 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: 580 South Willow (DW580)
Physical Address: 580 South Willow Street
Lot, Subdivision: LOTS 9,10, BLK 4, MEADOWLAND PIDN: 22-41-16-34-2-36-011

PROPERTY OWNER.

Name: DW 580 LLC Phone: (917) 626-9674
Mailing Address: PO BOX 910 ZIP: 83001
E-mail: klaus@wrjdesign.com

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

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 #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

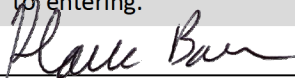
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

NA **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
Klaus Baer

Name Printed

March 28, 2022
Date

COO

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) |
|--------------------------|----------------------|-------------------------------------|--|
-
- | | |
|-------------------------------------|---|
| ☒ | <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. |

NORTHWORKS

580 S Willow is a new 9,750 sf mixed-use project that anchors the Northeast intersection of Snow King Avenue and Willow. The project is owned by DW580 LLC and will house approximately 7,300sf of office and showroom space along Snow King Avenue, anchoring the corner. The two-story volume facing Snow King is office on both levels. Along S Willow St. is a residential garage and access point, along with the residential lobby to access the second level of the apartment.

The massing of the building is broken into individual forms and connectors to reduce its overall scale to the street. Gables, flat roofs and shed dormers characterize the roof structures and blend in contextually to the surrounding neighborhood and resort master plan of Snow King. The stepping and undulation of forms creates a hierarchy of forms at building entrances, while not over shadowing the secondary forms that are more submissive. All gable pitched roofs are designed with cedar shingles and snow guards to hold the snow on the roof. The roofs sloping towards the sidewalks have been pulled back from the minimum curb setback to have a buffer zone between the pedestrian way and potential snow drop zone. Gutters will also be utilized to manage water run off of the roofs to collection points within the site.

The street wall anchors the corner of S Willow and Snow King, extending beyond the required percentages for primary street and secondary street as outlined in the CR-1 zone of the Town of Jackson LDRs. The building undulates its footprint to allow for landscape. Large windows at both street levels engage pedestrians to the office environment within. A single garage door accessing a garage limits pedestrian conflict at the ground level. All other parking is on-street or accessed off the east alley.

The vernacular forms are clad in materials representative of Jackson's history. Natural "mushroom board" reverse board and batten, along with stone veneer represent the majority of the vertical surfaces. Windows, metal panels/spandrels, and railing/balcony components are black to contrast the surrounding materials. This strategy creates shadow lines and visual interest with the walls of solid materials.

NORTHWORKS

580 S Willow

LDR COMPLIANCE

REQUIREMENTS	PROPOSED	COMPLIANCE
FAR CR-1 15,119 sf gross site area * 0.65 = 9,750sf above grade max	9,692sf above grade	Complies
LSR CR-1 15,119sf gross site area * 0.10 = 1,512 sf required landscaping		complies
Building Height CR-1 max 46' if pitch >/EQ 5:12, max 42' if pitch < 5:12	flat roofs= 27'-7" max Pitched roofs = 45'-4 3/8" max	Complies
Number of Floors Max 3 floors above Grade	2 & 3 Stories	Complies
3rd Floor Stepback 3rd floor or facade above 30' to be stepped back 10' form face of story below (60% encroachment allowed)	Building located in primary street setback with flat roof= 16%, sloped roof= 51%, gable end = 33%. Building located in secondary street setback with flat roof= 19%, sloped roof= 81%, gable end= 0%	Complies
Building Width Primary street: ground and 2nd story bldg width - 80% of lot width 150'*0.80= 120' required Secondary street: ground and 2nd story bldg width -	123'-4 1/2" provided at Primary street. 82'-1 1/8" provided at Secondary street	Complies
Pedestrian Frontage 13'-6" minimum - Trees in grates	13'-6" minimum provided with trees in lawn	Complies - trees in lawn OK'd by Paul Anthony due to
Building Frontage - Office Primary street: 40% Transparency Secondary street: 20% Transparency 2nd level-primary and secondary street: 20% transparency	41% provided 28% provided 34% provided	Complies Complies Complies
Story Height Ground Story height - 10' min Upper Story height - 9' min Ground floor elevation - 0-2'	12' provided 10'-12' provided 0' provided at street entrances	Complies Complies Complies
Setbacks Primary Street: 0-5' range (from ped frontage) Secondary Street: 0-5' range (from ped frontage) Side : 5' minimum Rear: 10' minimum	0-5' varies 0-5' varies 22' 12'	Complies Complies Complies Complies
Parking Setback 30' from Primary street(surface) 0' from secondary st (enclosed)	30' 4' - enclosed	Complies complies
Parking requirements Single Family Residence 1.5/DU = 1 unit: 1.5 spaces required Office Use 2.47/1,000sf 8032sf /1,000 (2.47) = 20 spaces required	2 spaces provided 6 spaces provided on site. 9 spaces provided on-street 5 spaces to be purchased at \$8,500/space	Complies Complies
Loading Requirements Location provided not to interfere with public access	temporary delivery access in east alley identified	Complies
Bicycle Parking 1 space per 10 parking spaces - 2 spaces required	20 spaces (10 loops) provided	Complies
Trash Enclosure Enclosures for Non-residential uses required	2 enclosure spaces provided	complies
Employee Housing Requirement office use 14sf/1,000sf = 8032sf/1000 * 14 = 112.5 sf required employee housing Single Family Residence - single unit	112sf to be fee-in-lieu No requirement	Complies Complies
Plant Units 1/1,000sf of landscape areas (5,235sf) 1/12 parking spaces (6 spaces required)	6 units provided 1 unit provided	Complies Complies
Exterior Light Permitted 3 lumens per site development =37443 lumens allowed	19479 lumens per plans	complies

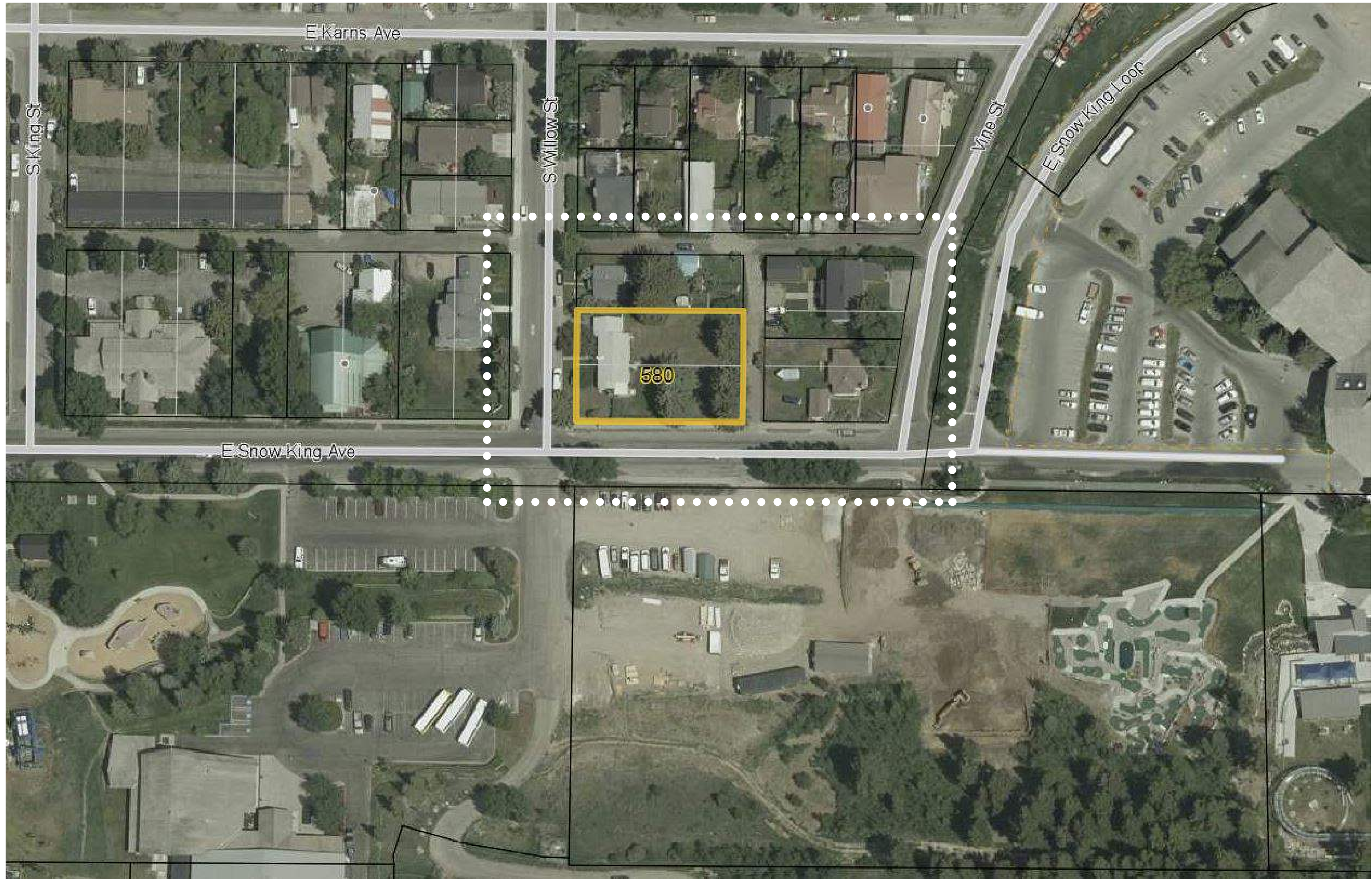
580 S WILLOW STREET

DESIGN REVIEW COMMITTEE

03/25/2022



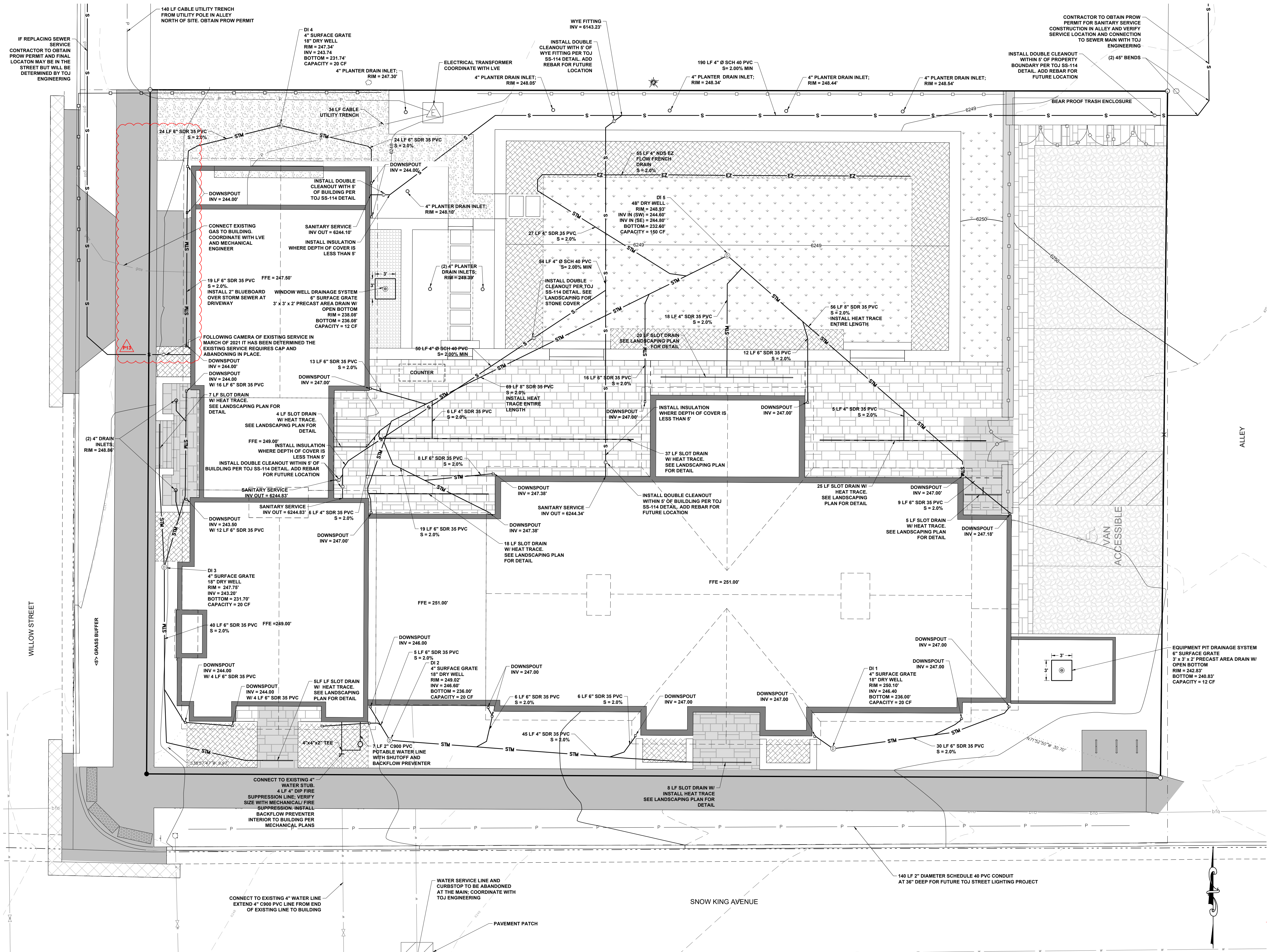
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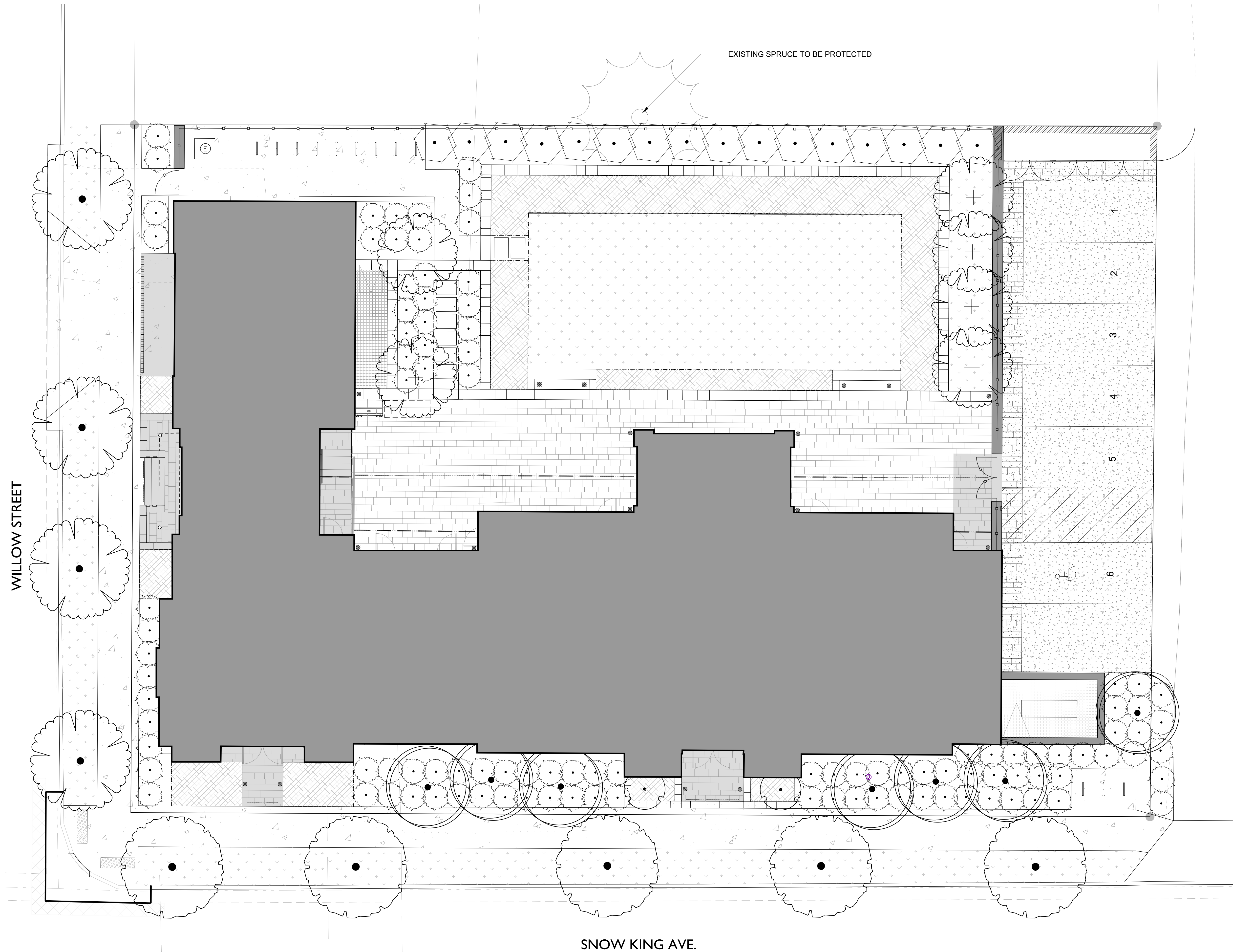


AERIAL VIEW - NEIGHBORHOOD CONTEXT



AERIAL VIEW - BLOCK CONTEXT







SOUTH ELEVATION (E SNOW KING AVE)



WEST ELEVATION (S WILLOW STREET)



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION (E SNOW KING AVE)



WEST ELEVATION (S WILLOW STREET)





DESIGN MODIFICATIONS KEY:

- ① PREVIOUS WHITE BOARD AND BATTEN REVISED TO RECLAIMED WOOD REVERSE BOARD AND BATTEN
- ② PREVIOUS LIGHT GRAY SHAKE SHINGLE REVISED TO NATURAL CEDAR SHAKE SHINGLE
- ③ PREVIOUS BLACK GUTTERS AND DOWNSPOUTS REVISED TO COPPER GUTTERS AND DOWNSPOUTS
- ④ SHUTTERS REMOVED FROM ALL LOCATIONS EXCEPT ABOVE RESIDENCE ENTRY
- ⑤ LINTELS REMOVED ABOVE WINDOWS
- ⑥ WINDOW DIVISIONS REDUCED AT ALL WINDOWS AND DOORS. COLOR REVISED FROM BLACK TO DARK BRONZE
- ⑦ METAL ELEMENTS REVISED FROM BLACK TO DARK BRONZE



PROPOSED MATERIALS



PREVIOUS MATERIALS



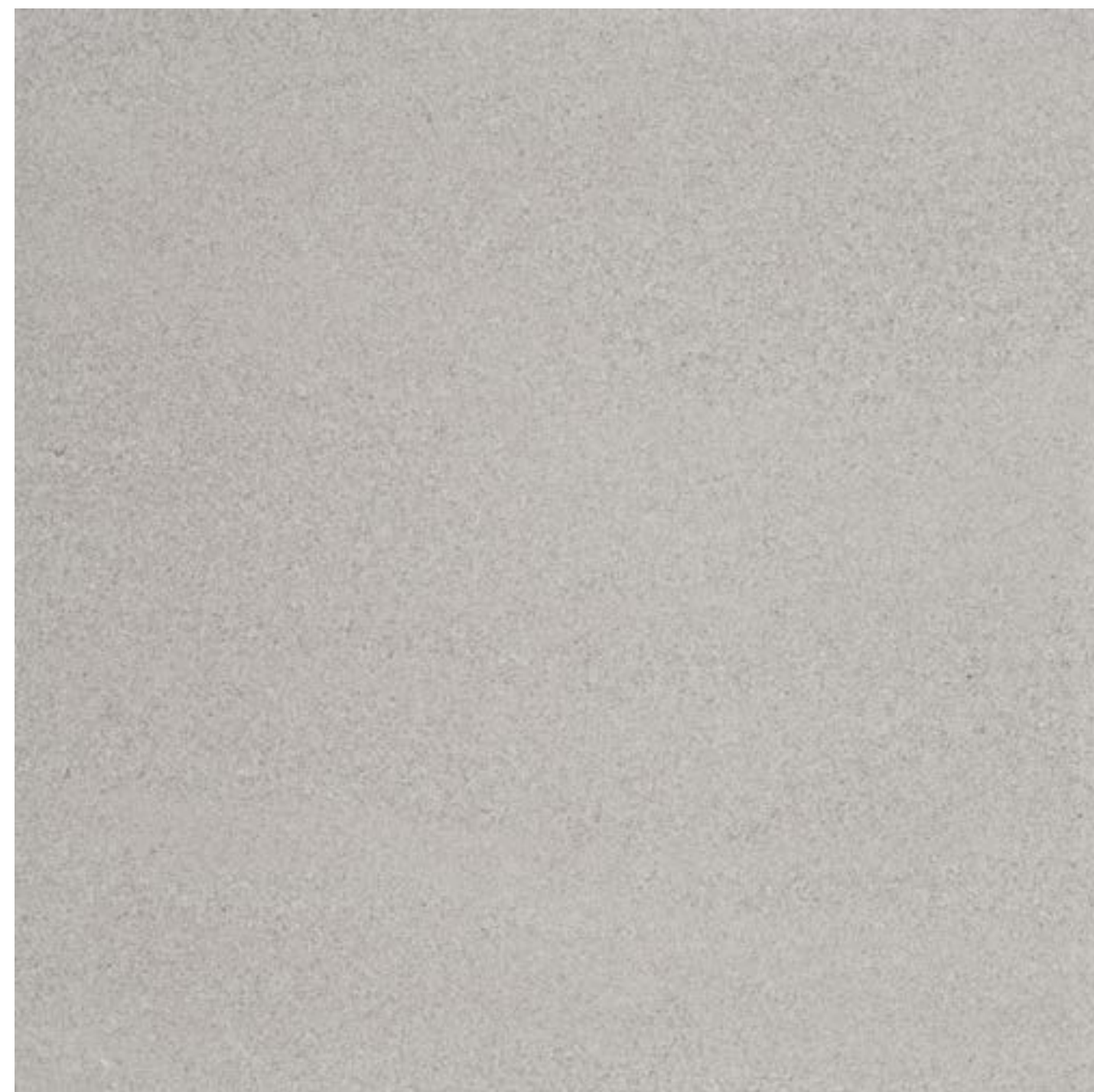
NATURAL STONE BUILDING VENEER



REVERSE BOARD & BATTEN SIDING



WEATHERED CEDAR ROOF SHINGLES



PRECISION CUT NATURAL STONE



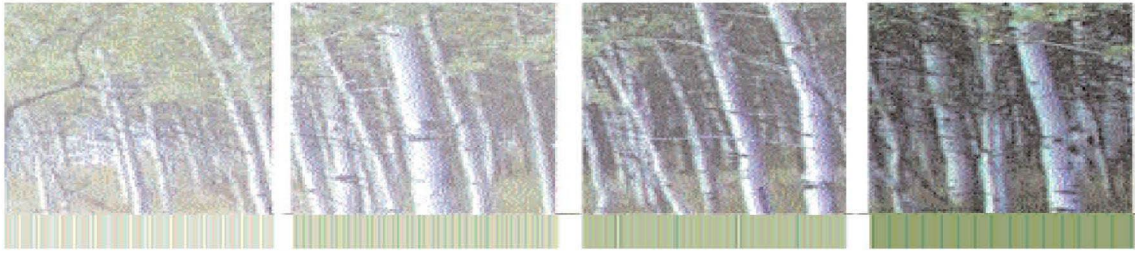
BRONZE METAL WINDOWS & DOORS



BRONZE METAL COMPONENTS



COPPER GUTTER



Town of Jackson Design Guidelines Checklist

Meeting Date: April 13, 2022

Item Number: P22-070

Applicant: Tyler Davis

Address: 400 W. Snow King Ave

Recommendations: Conceptual Review

Project Summary:

The applicant is proposing a new 100% deed-restricted housing project in the eastern-most portion of 400 W. Snow King Ave. The property (+/- 6 acres) is owned by the Town of Jackson and is home to several buildings utilized mostly by the Town Public Works Department, but also by Teton County Parks and Recreation. The project will take up approximately 1-acre of land in the eastern-most corner of the property. Since the property is zoned Public / Semi-Public, which is generally not a zone intended for residential uses, the 1-acre portion will likely require a rezone to Neighborhood High Density-1. Due to the nature of the project being 100% deed-restricted, the applicant is allowed to move straight to DRC and Building Permit.

The project consists of a single 3-story building approximately 40,000 sf in size. The building will be approximately 35' tall. The applicant is proposing 48 rental units: 24 one-bedrooms, 12 two-bedrooms, and 12 three-bedrooms. Units range in size from 480 sf to 791 sf. Primary vehicular access will be taken from Snow King Avenue but residents or guests can also access the site from the alley to the east. A total of 110 parking spaces are proposed that will serve not only the new housing development but also the existing Parks and Recreation building to the west. The exterior materials include a gray hardy board and light gray EIFS, but the precise colors are not provided.

The applicant is requesting a conceptual DRC review with hopes of receiving feedback before they resubmit for formal review.

Vision Statement:

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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.”

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Planning & Building Department

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P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

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

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PROJECT.

Name/Description: Flat Creek Apartments
Physical Address: 400 West Snow King Ave.
Lot, Subdivision: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RING. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.) PIDN: 22-41-16-33-1-00-027

PROPERTY OWNER.

Name: Town of Jackson Phone: 307-733-3932
Mailing Address: PO BOX 1687 Jackson, WY. ZIP: 83001
E-mail: lpardee@jacksonwy.gov (Larry Pardee, Town Manager)

APPLICANT/AGENT.

Name: Tyler Davis - Flat Creek Apartments LLC. Phone: 307.264.9070
Mailing Address: PO Box 8352 Jackson, WY. ZIP: 83002
E-mail: tylerdavis34@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: _____
_____ 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 #: TBD Date of Neighborhood Meeting: _____

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

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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



Signature of Property Owner or Authorized Applicant/Agent
Tyler Davis

Name Printed

03-28-2022

Date
Developer

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.



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 : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

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: 400 W SNOW KING AVENUE

Legal Description: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.)

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: FLAT CREEK APARTMENTS, LLC c/o Tyler Davis

Mailing address of Applicant/agent: P.O. Box 8352 Jackson, WY 83002

Email address of Applicant/agent: tylerdavis34@ymail.com

Phone Number of Applicant/agent: 1-407-952-1735

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:

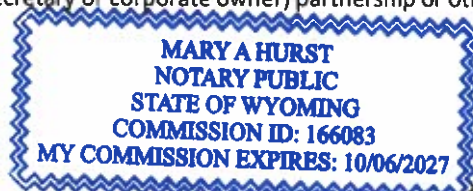
- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
☒ Demolition Permit ☒ Other (describe) Pre-app requests, Use Permit Apps

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.

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 22nd day of March, 2022. WITNESS my hand and official seal.

Mary A Hurst
Notary Public

My commission expires: 10/06/2027



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 : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

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: 400 W SNOW KING AVENUE

Legal Description: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.)

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jackson/Teton County Housing Dept (c/o April Norton or Kristi Malone)

Mailing address of Applicant/agent: P.O. Box 714 Jackson, WY 83001

Email address of Applicant/agent: ahnorton@tetoncountywy.gov, kristi.malone@tetoncountywy.gov

Phone Number of Applicant/agent: 732-0867

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:

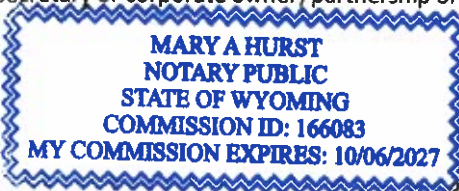
- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☒ Demolition Permit ☒ Other (describe) Pre-app requests, Use Permit Apps

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.

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 28th day of March, 2022. WITNESS my hand and official seal.

Notary Public

My commission expires: 10/06/2027



Flat Creek Housing Project

March 15, 2022

PRE-APP CONFERENCE REQUEST - PROJECT NARRATIVE

Lot Info

Address: 400 West Snow King Avenue

PIDN: 22-41-16-33-1-00-027

Legal: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.)

Area: Project Site 1.00 acres (43,560 s.f.)

Zoning: NH-1

Overlays: N/A

Scale of Development

FAR: 1.00 (43,560 s.f.)

Allowed: .40 (17,424 s.f.)

2:1 Bonus: .91 (39,671 s.f.) - all deed restricted housing

Site Development: .31 (13,389 s.f.)

Allowed: .79 (34,412 s.f.)

Building Setbacks

Primary Street – 20'

Secondary Street – 10'

Side Interior – 10'

Rear – 20'

New Parking:

Residential: 1/DU < 500 s.f., otherwise 1.5/DU

Parking Spots: 110 provided (105 required for this project 60 residential + 45 for existing)

Landscape Ratio

Min: .21 (9,148 s.f.)

Plant Units (min): 1/1,000 s.f. landscaped area + 1/12 parking spots

Building Height

Max height: 35' (roof pitch < 3/12), 37' (roof pitch 4/12 & 5/12), 39' (roof pitch > 6/12)

Stories: 3 stories

Existing Property Conditions

-2 existing onsite buildings to be demolished for the expansion of parking and new apartment development.

-Existing parking area to remain and expanded for new apartment development.

-Existing sewer, water, and storm drainage utilities currently located onsite will serve the new apartment development.

50 SOUTH KING STREET · SUITE 201 · POST OFFICE BOX 4615 · JACKSON, WYOMING 83001 · 307 733 3600 · INFO@DAJH.CO

Development Overview:

Flat Creek Apartments will be a 48-unit apartment development located in Jackson, WY. The development will be designed to consist of one building that will be three stories in height. The following elements will be implemented into the design:

- 24 units will be one bedroom with one bathroom with an approximate size of 480 square feet.
- 12 units will be two bedrooms with one bathroom with an approximate size of 678 square feet.
- 12 units will be three bedrooms with two bathrooms with an approximate size of 791 square feet.
- Common spaces will include a computer center, a manager's office, an exercise room, and a multi-purpose room.

Quality of Construction

Flat Creek Apartments will be built exceeding the typical building standards with the following building features:

- Roofing/Siding > 30-year warranty
- Windows > .3 U-Value or lower
- Energy Star lighting throughout the project
- Motion controlled exterior lighting
- Energy Star Refrigerator, dishwasher, ceiling fans, and washer and dryer
- Ceiling Fans
- Smart Thermostat (Internet-connected and "linkable" to home automation systems)
- Certifications
 - a. Energy Star Certification
 - b. Energy Star Rating for 5% or more of the units
 - c. HERS rating at or below 80

Project Amenities

- Tot Lot
- Security Cameras
- Exercise Room
- Computer Center
- BBQ/Picnic Area
- Storage Areas
- Dog Walk Area
- Multi-purpose Room

Unit Amenities

- Dishwasher
- Garbage Disposal
- Washer/Dryer provided in-unit
- Central HVAC System
- Wired High Speed Internet
- Programmable Thermostat
- Luxury Vinyl Tile Flooring



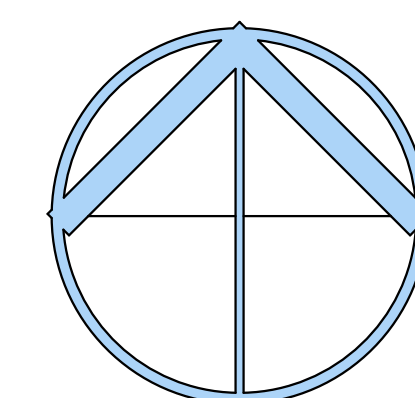
FLAT CREEK APARTMENTS WORKFORCE HOUSING PROJECT

FLAT CREEK APARTMENTS
WORKFORCE HOUSING PROJECT
400 WEST SNOW KING AVENUE JACKSON WY 83001

CONCEPTUAL DESIGN
03-28-2022

A000

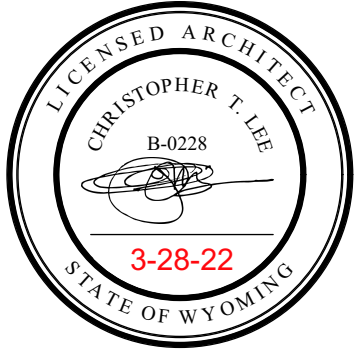
COVER





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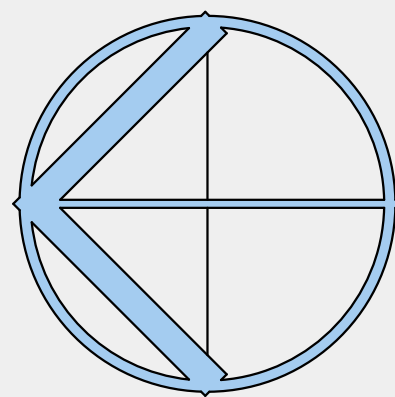
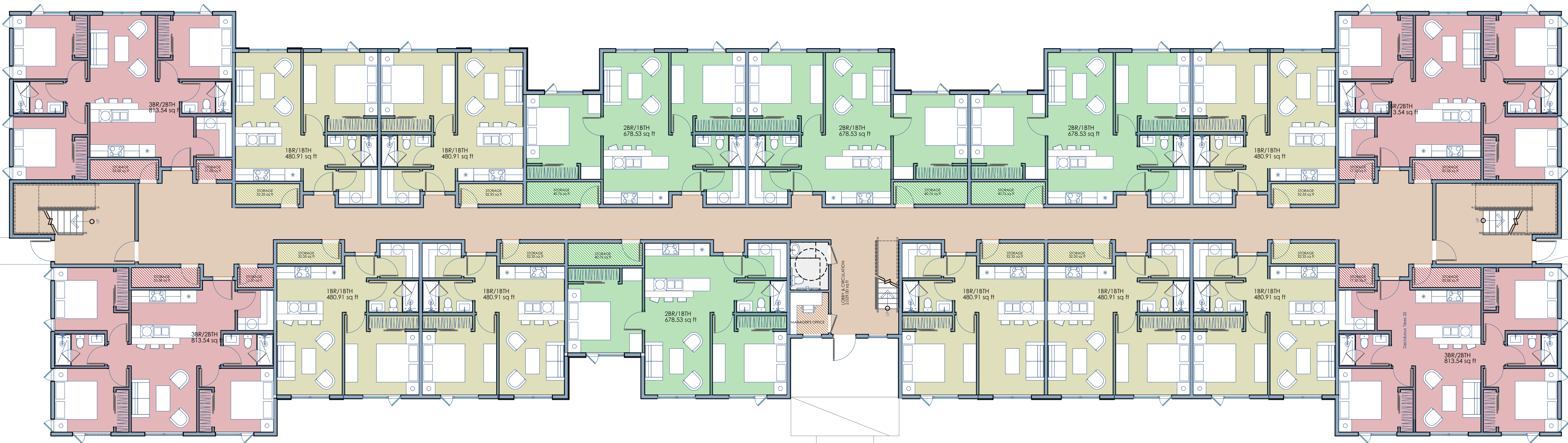
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2	CONCEPTUAL	7-2-21
3	SCHEMATIC	9-13-21
4	SCHEMATIC	9-24-21
5	SCHEMATIC	3-28-22

FLAT CREEK APARTMENTS
WORKFORCE HOUSING PROJECT
400 WEST SNOW KING AVENUE JACKSON WY 83001

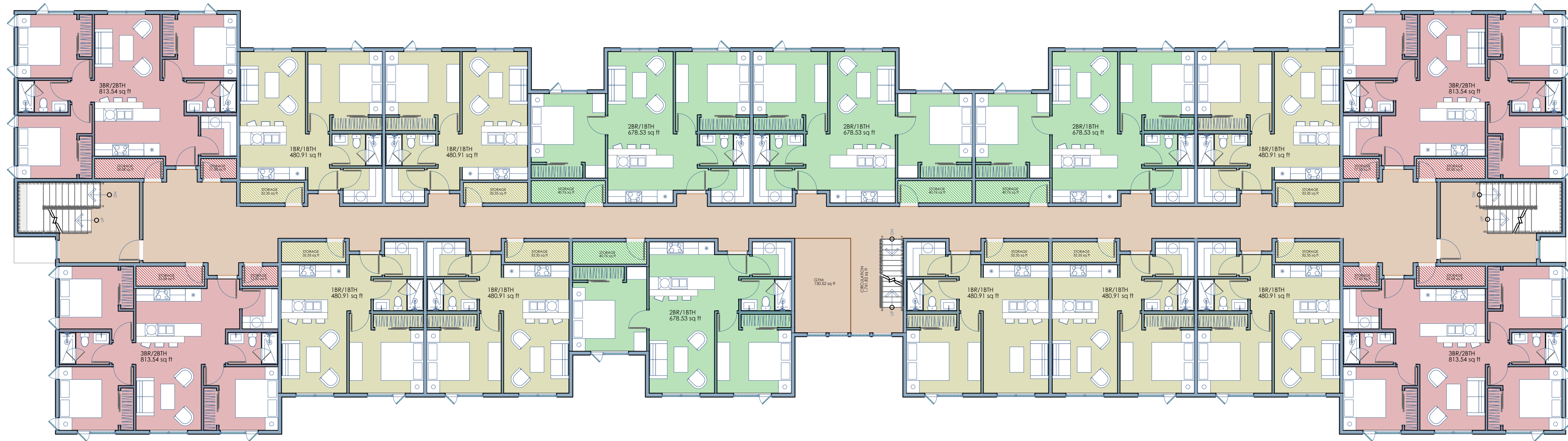
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FIRST FLOOR PLAN

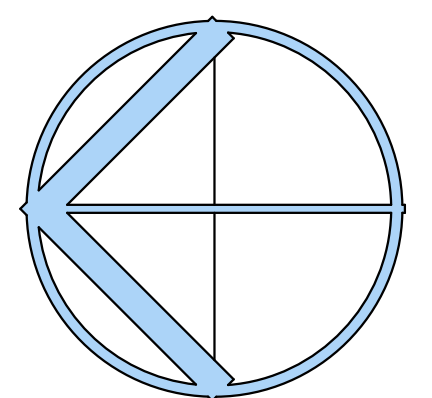
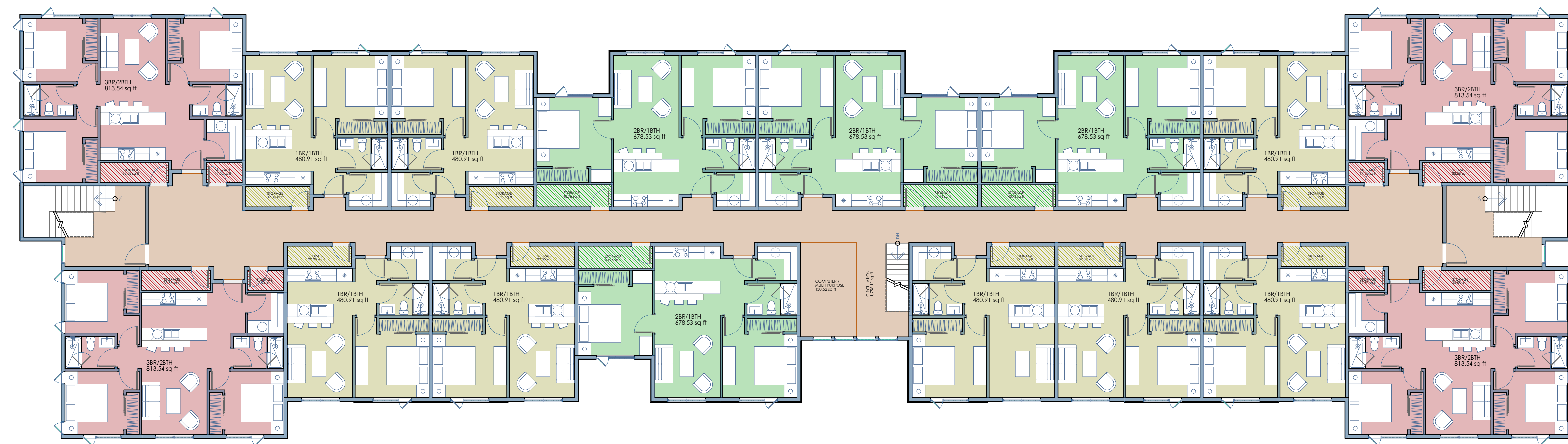


FIRST FLOOR PLAN - COMPLETE
SCALE: 1" = 10'

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SECOND FLOOR PLAN - COMPLETE

SCALE: 1" = 10'



THIRD FLOOR PLAN - COMPLETE

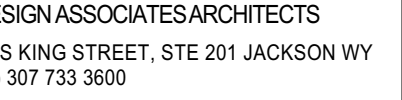
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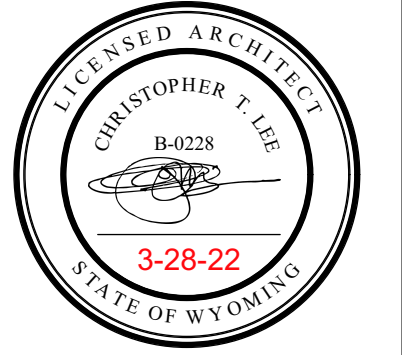
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SECOND & THIRD FLOOR PLANS



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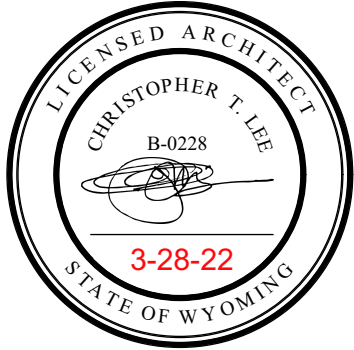
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UNIT TYPES



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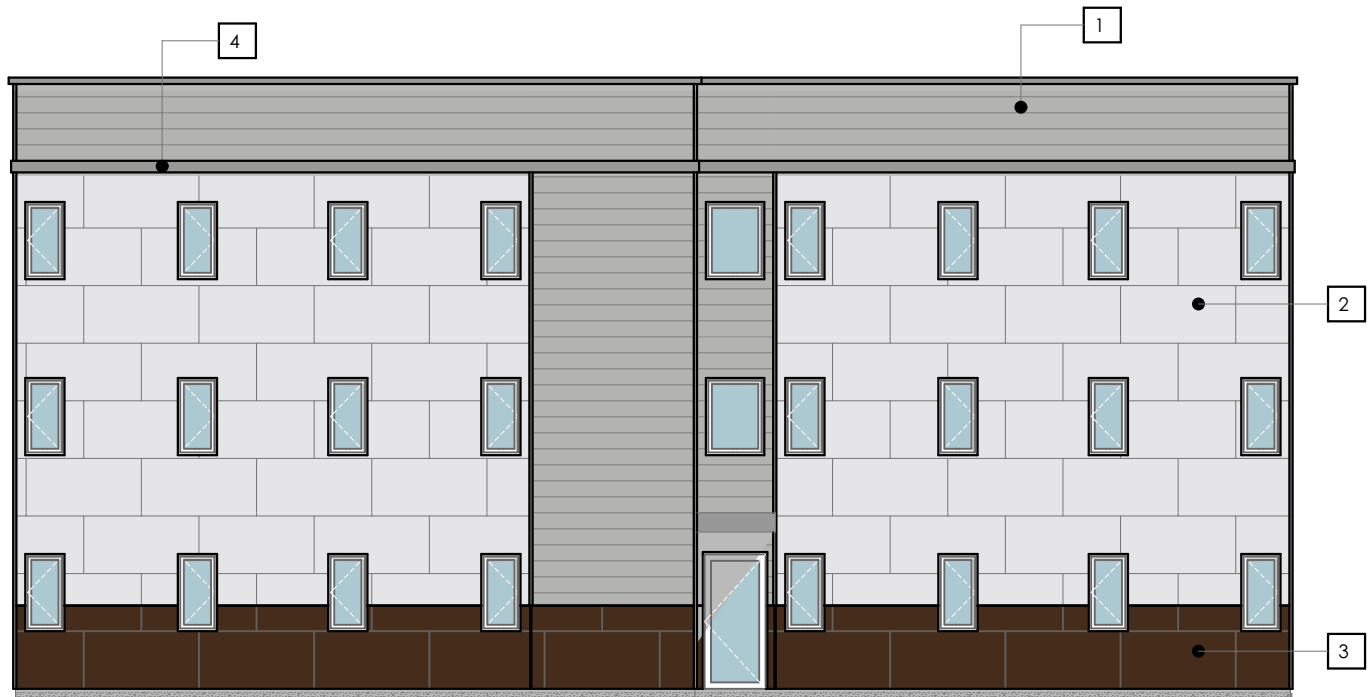
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A400

ELEVATIONS



NORTH ELEVATION
SCALE: 1" = 10'



SOUTH ELEVATION
SCALE: 1" = 10'



EAST ELEVATION
SCALE: 1" = 10'



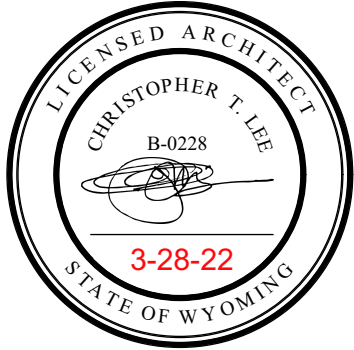
WEST ELEVATION
SCALE: 1" = 10'

ELEVATION NOTES

- 1 EIFS LIGHT GRAY
- 2 LARGE FORMAT PANEL COLOR A
- 3 LARGE FORMAT PANEL COLOR B
- 4 TRANSITIONAL BAND COLOR GRAY



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A500

RENDERINGS



1 PARKING VIEW
A500

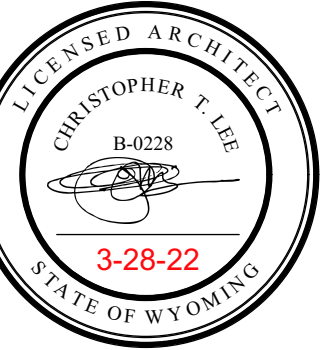


2 PARKING VIEW
A500



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FLAT CREEK APARTMENTS
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A501

ENDERINGS



1 NORTH VIEW
A502

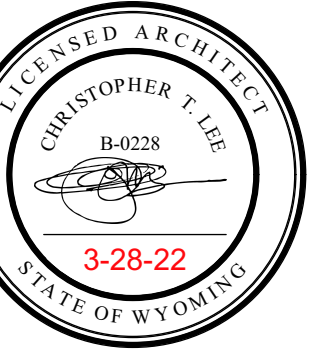


2 SOUTH VIEW
A502



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ENDERINGS

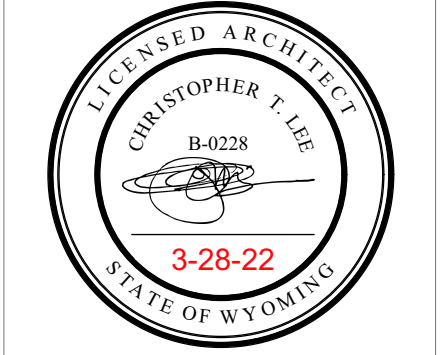


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AERIALVIEW



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RENDERINGS

