

AGENDA
Design Review Committee
May 11, 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. Zoom Link:

<https://us02web.zoom.us/j/81349751903?pwd=UVZSV1VxL1pISUJoVE04WFdHZW1OUT09>

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

I. **P22-098:** 420 W Broadway Ave. - Mountain Modern Phase II - Exterior Remodel

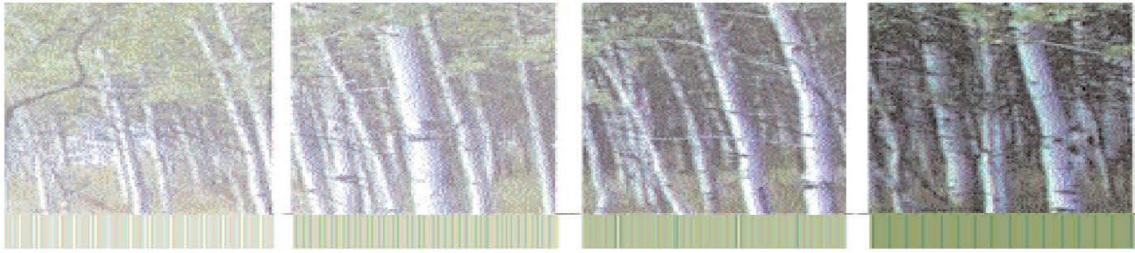
II. **P22-070:** 400 W. Snow King Ave. - Flat Creek Apartments

III. **P22-091:** 80 E. Karns - 3-Story, 15-Unit, Residential Complex

IV. **P22-095:** 265 E. Broadway Ave. - Chabad Center

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: May 11, 2022

Item Number: P22-098

Applicant: Crystal Creek Capital

Address: 420 W. Broadway Ave.

Recommendations: Approval, Approval with Conditions or Denial

Project Summary: On July 7, 2021, the DRC approved several minor changes to the buildings and sites located at 420 W. Broadway, 490 W. Broadway and 425 W. Pearl. All three properties were purchased by Crystal Creek Capital, who also owns the adjacent Mountain Modern Hotel. Amongst the previously approved changes, Building 500, which is the existing 'Lodge' building fronting West Broadway, had minimal changes limited to the trim and frame paint color palette. The applicant now seeks to make additional changes to only Building 500 which include application of new sanded mortar white log chinking, repainting the exterior in SW Buffalo Mink (version of brown), and adding red doors and red trim. No changes to the site are proposed.

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: Mountain Modern Phase II - Jackson Hole Lodge
Physical Address: 420 W. Broadway
Lot, Subdivision: PT NW1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 PIDN: 22-41-16-33-1-00-018

PROPERTY OWNER.

Name: CCC's PBI, LLC-Adrian Barton Phone: 307-733-4733
Mailing Address: PO Box 844, Jackson, WY ZIP: 83001
E-mail: adrian@crystalcreekcapital.com

APPLICANT/AGENT.

Name: John R. Danby Phone: 307-690-6181
Mailing Address: PO Box 13607 ZIP: 83002
E-mail: john.danby@daconstruction.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 #: _____ 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?

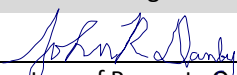
X _____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

John R., Danby

Name Printed

4/22/2022

Date

Project Manager

Title

LETTER OF AUTHORIZATION

CCC'S PBI, LLC, "Owner" whose address is:
420 W. Broadway Avenue, 425 W. Pearl Avenue
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
CCC'S PBI, LLC, as the owner of property
more specifically legally described as: PIDN: 22-41-16-33-1-00-018
and PIDN: 22-41-16-33-1-00-002

(If too lengthy, attach description)

HEREBY AUTHORIZES Dick Anderson Construction 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: President

(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)

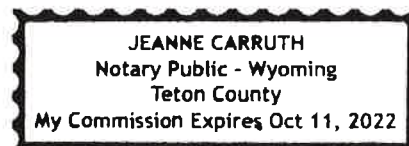
The foregoing instrument was acknowledged before me by James D. Walter this 12th day of
May, 2021.

WITNESS my hand and official seal.

Jeanne Carruth
(Notary Public)

My commission expires:

(Seal)



LETTER OF AUTHORIZATION

CCC'S PBT, LLC, "Owner" whose address is: _____

PO BOX 844, JACKSON WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

CCC'S PBT, LLC, as the owner of property

more specifically legally described as: 490 W Broadway Avenue

PIDN: 22-41-16-33-1-00-003

PT. NW 1/4 NE 1/4, SEC. 33 TWP. 41, R. 16

(If too lengthy, attach description)

HEREBY AUTHORIZES Dick Anderson Construction 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) (SIGNATURE OF CO-OWNER)

Title: PARTNER

(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 Nicholas Fouts this 22nd day of June, 2021.

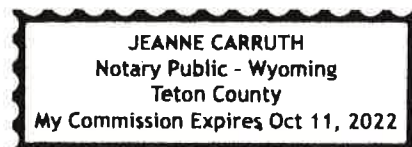
WITNESS my hand and official seal.

[Signature]

(Seal)

(Notary Public)

My commission expires: 10/11/2022



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.

Required Submittal Checklist

All DRC projects DRC must submit the following items:
(please check to indicate that each item has been addressed)

- | | | | |
|--|----------------------|--------------------------|--|
| ☒ | New Submittal | ☐ | Resubmittal (provide list of all changes & previous elevations) |
|--|----------------------|--------------------------|--|
-
- | | |
|--|--|
| ☒ | <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 of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available. |
| ☒ | <u>Site Plan</u> : A site plan that shows the proposed or modified structures in the full context of the affected property. The site plan shall show pedestrian connections, bike racks, benches, and similar public amenities. |
| ☒ | <u>Landscape Plan</u> : A landscape plan that shows all proposed landscape areas and vegetation. |
| ☒ | <u>Adjacent Context</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). |
| ☒ | <u>Materials</u> : A graphic depiction/materials palette of all major proposed exterior materials. The applicant should also bring physical samples of materials to the DRC meeting if possible. |
| ☐ | <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 by the DRC. The model may include either adjacent |

buildings or full block, depending on direction from DRC or Planning Department; 3-D computer model substitute for this if it provides full detail.

BUILDING 500 DRC SUBMISSION



3 MMM Phase 1 - Exterior 1



4 MMM Phase 1 - Exterior 2



5 MMM Phase 1 - Exterior 3

ORIGINAL PROJECT NARRATIVE

The Jackson Hole Lodge, located and addressed at 420 West Broadway Avenue, is comprised of three parcels of 1.28 acres (420 W Broadway Ave), 32 acres (425 W Pearl Ave), and .31 acres (490 W Broadway Ave). The total property covers 1.91 acres and is located in the DC-1 district and LDG overlay district. The property is currently used as a Motel with an existing tenant business, which includes an electronics retail outlet and electric bicycle rental service. The property includes a total of (5) five primary, free-standing building structures and (2) accessory structures. The building structures are generally identified as the following: (A) Building 100, a three-story structure with 15 total Motel guest units, (B) Building 200, a three-story structure with 18 total Motel guest units and a Lobby-Common Guest Area function, and (C) Building 400, a two-story structure with 18 total Motel guest units, (C) Building 500, a two-story structure with 10 Motel guest units and a Lobby-Common Guest Area function, and (D) Building 700, a single-story structure, currently a tenant-lease space. The accessory structures include the exterior pool restrooms and pool mechanical building. 57 Total parking spaces exist, and will remain, on property.

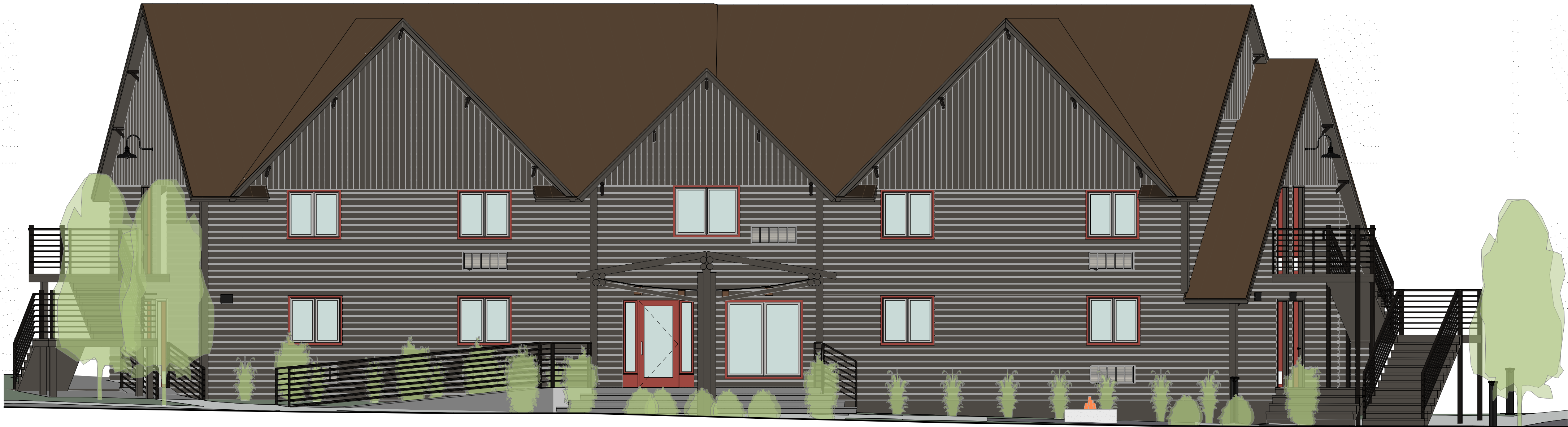
In total, the existing buildings comprise of 59 Motel style guest units. Currently the Jackson Hole Lodge is positioned as an economy motel targeting the rate-sensitive tourist visiting the Jackson Hole area. The project goal will be to re-brand the existing property and combine the current Motel offerings with the adjacent Mountain Modern Motel, creating a unified Campus, operating under the established Mountain Modern Motel brand. The existing architectural expression of the masonry brick structure (once an operating gas station) located at the Western edge of the property and fronting West Broadway Avenue, is intended to remain, with minor modification to the trim and storefront paint color palette. The existing 'Lodge' building, also fronting West Broadway, is also intended to generally retain its overall architectural simulated log-siding aesthetic and expression, with minor modification to the trim and frame paint color palette. The buildings (100, 200 & 400) oriented primarily to West Pearl Avenue are proposed to be refinished with a palette of paint finish colors, balcony railing and stair detailing consistent with the architectural expression applied to the existing Mountain Modern Motel buildings.

The overall sitework and landscaping are proposed to be improved throughout the property. New native planting material, hardscape and site & building lighting will be utilized and provide an aesthetic consistency with the established Mountain Modern Motel property. The western edge of the property, generally located at the intersection of West Broadway and West Pearl Avenue will be significantly improved to create a 'pocket-park', welcoming to the general public and local residents. Tree plantings will be addressed by means of a Tree Removal Permit: 25 trees are identified to be removed and replaced with 50 total tree plantings. Two existing curb cuts, the first located on the north-side of West Pearl Avenue and the second located on the south-side of West Broadway Avenue are proposed to be abandoned, providing improved vehicular circulation and pedestrian safety. The proposed site work will be addressed by means of a Grading and Erosion Control (G.E.C.) permit.

In addition to the site and landscape improvements, the exterior building renovations will address deferred maintenance, limited structural improvement, and overall aesthetic upgrades. Architecture and Interior Design improvements generally focus on the interior motel guest units, the lobby and common areas, and the new guest fitness amenity. The Mechanical, Electrical, Plumbing and Fire Protection scope of work will be provided by the General Contractor on a Design-Build basis. The construction schedule is proposed to be performed in a single phase. An anticipated start date October of 2021 and anticipated completion date April of 2022.

PROJECT NARRATIVE - BUILDING 500 DRC SUBMISSION - April 25th, 2022

- Project received DRC Approval on July 14th, 2021
- Project actively under construction
- Request for Approval: Exterior Siding Repairs & Improvements for the existing 'Lodge' Building.
- Goal: Enrich the existing building's western character with siding repair, application of new sanded mortar white 'log chinking', and repainting in SW Buffalo Mink.



2 SITE ELEVATION - WEST BROADWAY AVENUE - BUILDING 500 ENLARGED
3/16" = 1'-0"



1 SITE ELEVATION - WEST BROADWAY AVENUE
1/16" = 1'-0"

LOG SIDING
REPAIR & REPLACE EXISTING SIDING WHERE NECESSARY. LOG SIDING PAINTED OLYMPIC MINK W/ 1"-1.5" SANDED MORTAR WHITE CHINKING.

7 EXTERIOR MATERIAL IMAGES
3" = 1'-0"

SIDING STAIN
MFR: SHERWIN WILLIAMS
COLOR: BUFFALO MINK

6 EXTERIOR PAINT & STAIN PALETTE
3" = 1'-0"

RAILINGS / WDW SASHES
MFR: SHERWIN WILLIAMS
COLOR: CAVIAR
ITEM: SW6990

DOORS / ACCENTS
MFR: BENJAMIN MOORE
COLOR: MOUNTAIN PEAK WHITE
ITEM: #2148-10

CEILINGS / SOFFITS
MFR: BENJAMIN MOORE
COLOR: MOUNTAIN PEAK WHITE
ITEM: #2148-70

OWNER'S PROJECT MANAGER

ADRIAN BARTON
275 VERONICA LANE, SUITE 300
JACKSON, WY 83001
307.733.4733

CONTRACTOR

DICK ANDERSON CONSTRUCTION
2675 HEARTLAND DRIVE
SHERIDAN, WY 82801
307.672.0418

STRUCTURAL

NELSON ENGINEERING
PO BOX 1599 | 430 CACHE
JACKSON, WY 83001
208.354.0900

LANDSCAPE

PLACE LANDSCAPE ARCHITECTS
65 S MAIN ST, SUITE #6
DRIGGS, IDAHO 83422
307.733.2087

LIGHTING

HELIUS LIGHTING GROUP
814 E. BAMBERGER DRIVE, SUITE C
AMERICAN FORK, UT 84003
801.463.1111

ISSUE	DATE	DESCRIPTION
A	2021-06-28	PLANNING SUBMISSION
A-1	2022-04-25	PLANNING RESUBMISSION

Crystal Creek Capital

Mountain
Modern Motel -
Phase II

MASTER PLAN

STREET ELEVATIONS

Project number :	2016016-20
Date :	06/10/21
Drawn by :	TXC
Checked by :	TXC

GA201

Scale: As indicated

BUILDING 500 DRC SUBMISSION



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truexcullins

ARCHITECTURE + INTERIOR DESIGN

209 BATTERY STREET, BURLINGTON,
VERMONT 05401 USA
Phone 802.658.2775 800.227.1076
www.truexcullins.com

OWNER'S PROJECT MANAGER

ADRIAN BARTON
275 VERONICA LANE, SUITE 300
JACKSON, WY 83001
307.733.4733

CONTRACTOR

DICK ANDERSON CONSTRUCTION
2675 HEARTLAND DRIVE
SHERIDAN, WY 82801
307.672.0418

STRUCTURAL

NELSON ENGINEERING
PO BOX 1599 | 430 CACHE
JACKSON, WY 83001
208.354.0900

LANDSCAPE

PLACE LANDSCAPE ARCHITECTS
65 S MAIN ST, SUITE #6
DRIGGS, IDAHO 83422
307.733.2087

LIGHTING

HELIUS LIGHTING GROUP
814 E. BAMBERGER DRIVE, SUITE C
AMERICAN FORK, UT 84003
801.463.1111

ISSUE	DATE	DESCRIPTION
A	2021-06-28	PLANNING SUBMISSION
A-1	2022-04-25	PLANNING RESUBMISSION

Crystal Creek Capital

Mountain
Modern Motel -
Phase II

MASTER PLAN

STREET ELEVATIONS

Project number :	2016016-20
Date :	06/10/21
Drawn by :	TXC
Checked by :	TXC

GA201

Scale: As indicated

3 MMM Phase 1 - Exterior 1

4 MMM Phase 1 - Exterior 2

5 MMM Phase 1 - Exterior 3



2 SITE ELEVATION - WEST BROADWAY AVENUE - BUILDING 500 ENLARGED
3/16" = 1'-0"



1 SITE ELEVATION - WEST BROADWAY AVENUE
1/16" = 1'-0"

LOG SIDING
REPAIR & REPLACE EXISTING
SIDING WHERE NECESSARY.
LOG SIDING PAINTED OLYMPIC
MINK W/ 1"-1.5" SANDED
MORTAR WHITE CHINKING.

7 EXTERIOR MATERIAL IMAGES
3" = 1'-0"

SIDING STAIN
MFR: SHERWIN WILLIAMS
COLOR: BUFFALO MINK

6 EXTERIOR PAINT & STAIN PALETTE
3" = 1'-0"

RAILINGS / WDW SASHES
MFR: SHERWIN WILLIAMS
COLOR: CAVIAR
ITEM: SW6990

DOORS / ACCENTS
MFR: BENJAMIN MOORE
COLOR: MOUNTAIN PEAK WHITE
ITEM: #2148-10

CEILINGS / SOFFITS
MFR: BENJAMIN MOORE
COLOR: MOUNTAIN PEAK WHITE
ITEM: #2148-70

SITE CONSTRUCTION NOTES & SPECIFICATIONS

- CAUTION:** UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION AND THESE PLANS.
 - CONTRACTOR REQUIRED TO MEET WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY'S STORMWATER PERMIT REQUIREMENTS.
 - IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF GRADING WORK.
 - STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED. SEE THIS SHEET FOR STAGING AND STOCKPILING LOCATIONS.
 - TOPSOIL SHALL BE STOCKPILED SEPARATELY & REUSED TO COVER FINISH AREAS. IMPORT ADDITIONAL WEED-FREE TOPSOIL IF NECESSARY TO COVER ALL DISTURBED AREAS NOT RECEIVING SURFACING. LEAVE SUBGRADE DOWN 4-6" TO RECEIVE TOPSOIL IN LANDSCAPE AREAS.
 - NEW SIDEWALK, CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO TOJ AND ADA STANDARDS. REPLACEMENT MATERIALS SHALL MATCH EXISTING. EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED.
 - IN ACCORDANCE WITH THIS SHEET, INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
 - SEE LANDSCAPE PLAN FOR REVEGETATION.
 - CONTRACTOR MUST HAVE A WEED CONTROL PLAN PREPARED BY TETON COUNTY WEED AND PEST OR OTHER WEED SPECIALIST AND IMPLEMENT THE PLAN THROUGHOUT CONSTRUCTION. SEE NOTES THIS SHEET FOR WEED MANAGEMENT REQUIREMENTS.
 - LAND DISTURBING ACTIVITIES SHALL OCCUR FROM FALL 2021 THROUGH SPRING 2022.
 - CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.

TETON COUNTY WEED AND PEST MANAGEMENT STRATEGIES

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE TETON COUNTY WEED & PEST, OR OTHER QUALIFIED PROFESSIONAL, TO CONDUCT A SITE SPECIFIC INVENTORY OF INVASIVE SPECIES AND CREATE A SPECIES SPECIFIC MANAGEMENT PLAN IN ACCORDANCE WITH TETON COUNTY LDR 5.7.2.

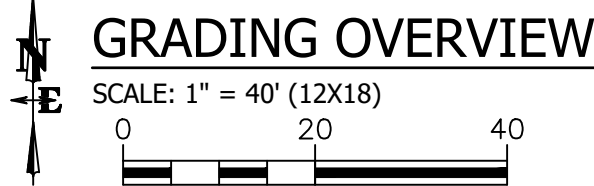
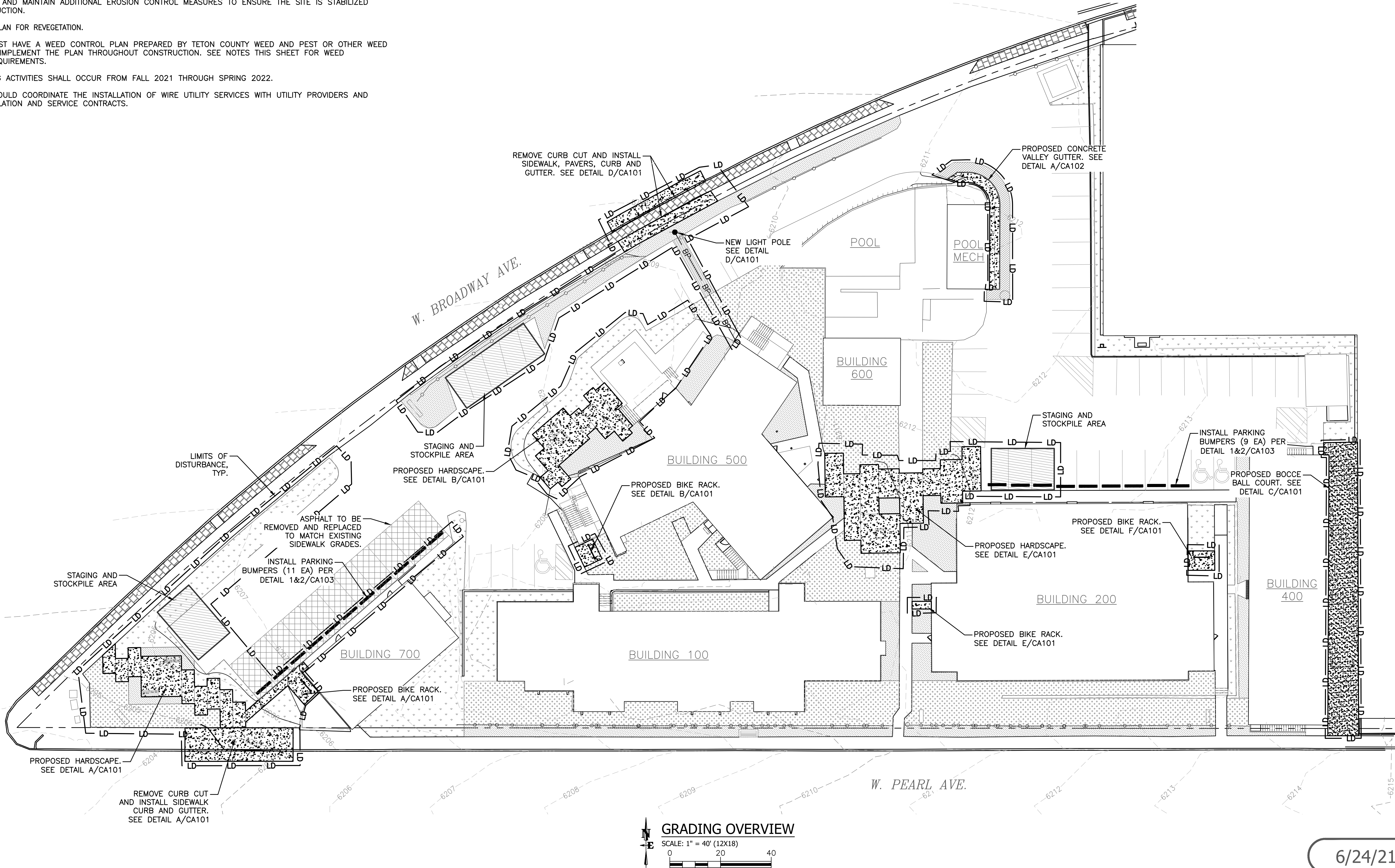
ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE SITE.
- SOIL STOCKPILES TO BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
- DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT SHALL BE MINIMIZED.
- ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT USING THE CONTROL METHODS PRESCRIBED IN THE SPECIES SPECIFIC MANAGEMENT PLAN CREATED PRIOR TO CONSTRUCTION. THIS AREA SHALL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- RE-VEGETATION TO OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT THE ESTABLISHMENT OF INVASIVE SPECIES IN DISTURBED AREAS.
- NURSERY STOCK SHALL BE IN ACCORDANCE WITH W.S. 11-9-101 - 109 (WYOMING NURSERY STOCK LAW), ACCOMPANIED BY A VALID HEALTH CERTIFICATE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE. SEEDS SHALL BE IN ACCORDANCE WITH W.S. 11-12-101 - 125 (WYOMING SEED LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE.
- CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL SHALL BE UTILIZED WHERE POSSIBLE.
- TCWP TO BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

Sheet List Table	
Sheet Number	Sheet Title
CA100	GRADING OVERVIEW
CA101	GRADING DETAILS
CA102	GRADING DETAILS CONT
CA103	GRADING DETAILS CONT



6/24/21 GEC SUBMITTAL

DATE	24 JUNE 2021	REV.
SURVEYED	NE	
ENGINEERED	BO	
DRAWN	BO	
CHECKED	MB	
APPROVED	MB	

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
GRADING OVERVIEW

JOB TITLE
MOUNTAIN MODERN MOTEL - PHASE II
420 W BROADWAY AVE
JACKSON, WY

DRAWING NO
CA100
JOB NO
20-330-03



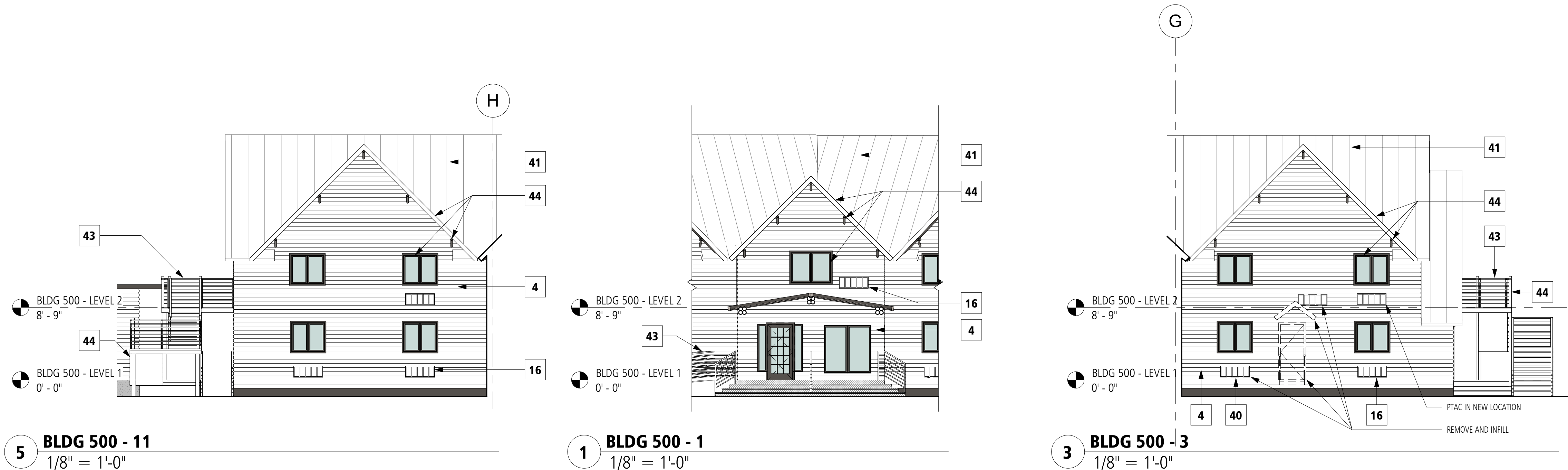








PREVIOUS SUBMISSION



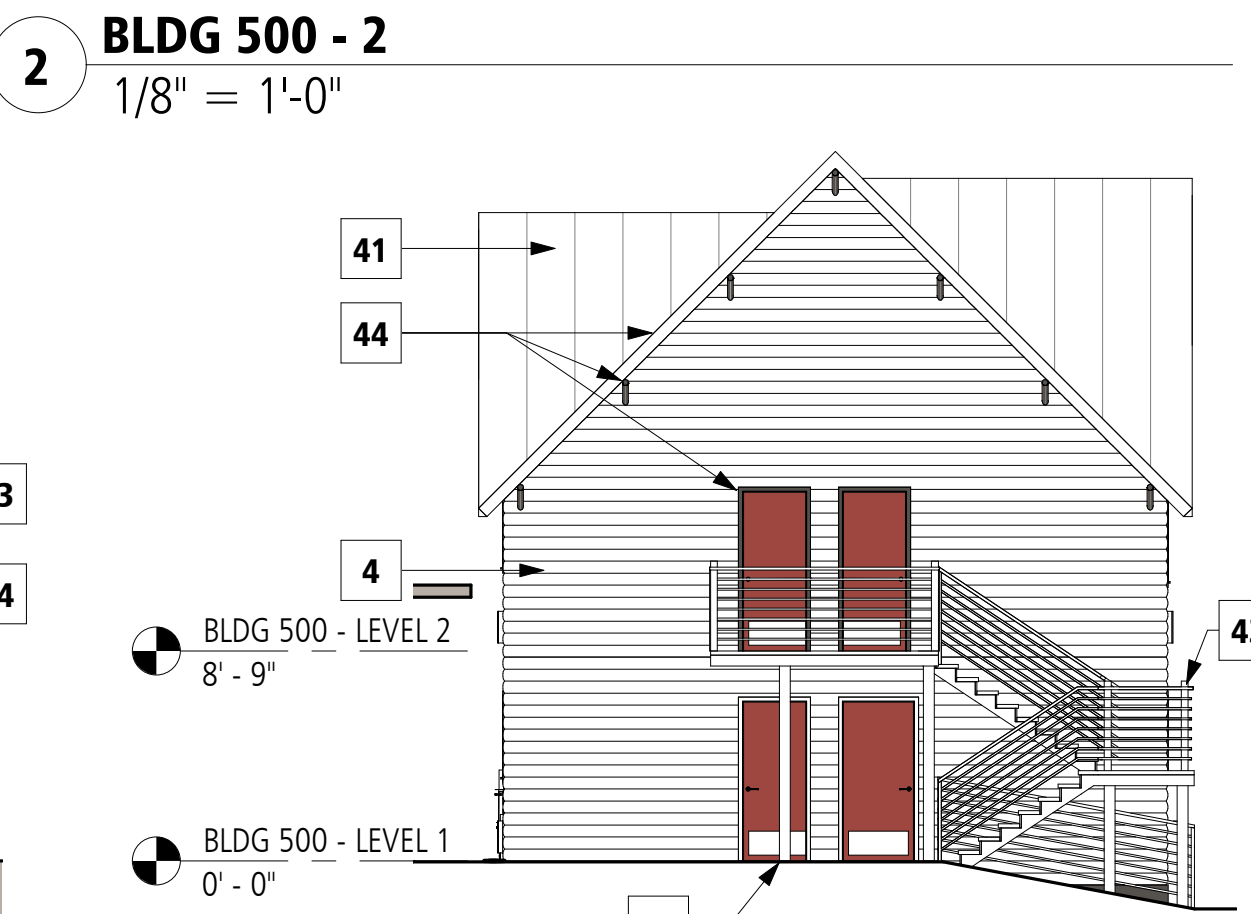
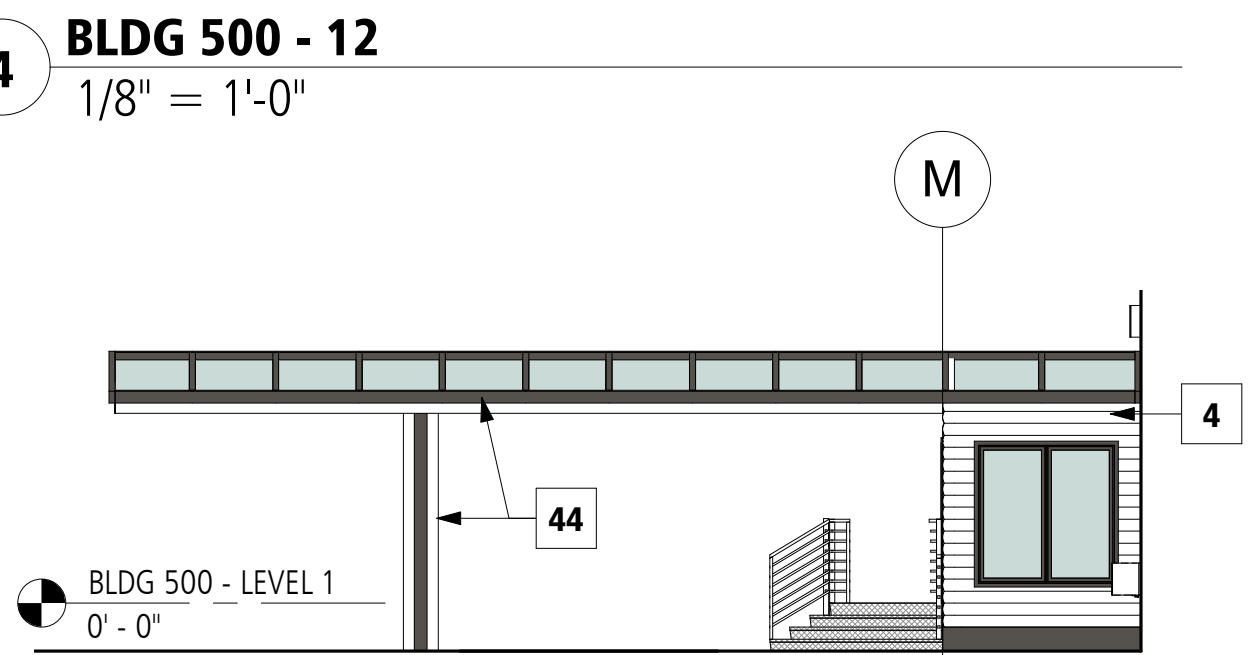
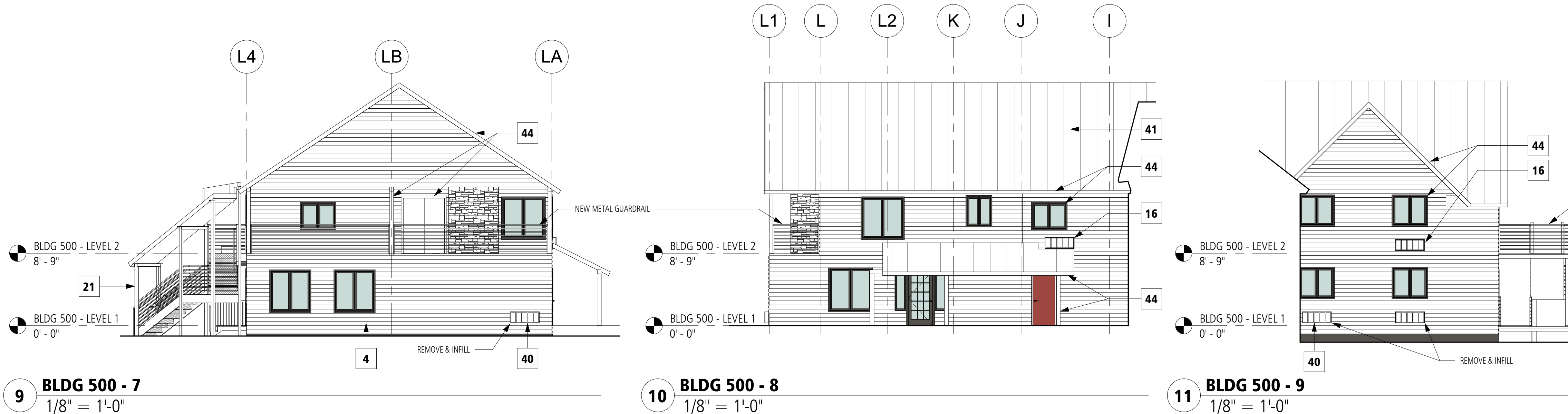
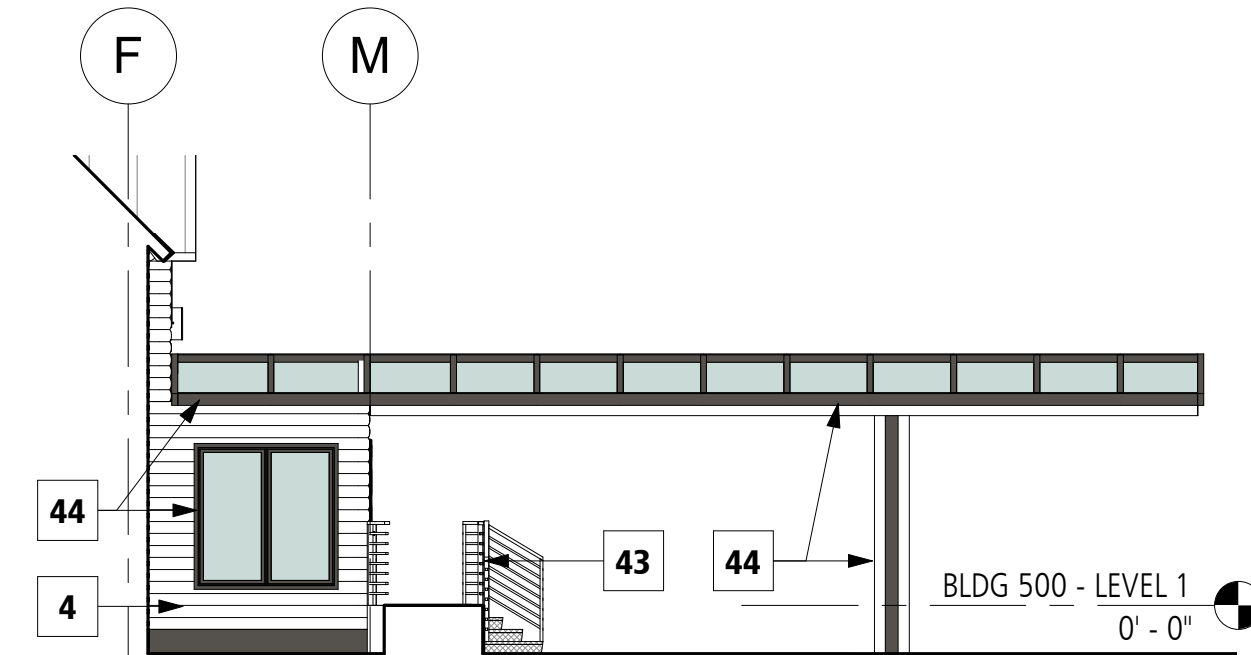
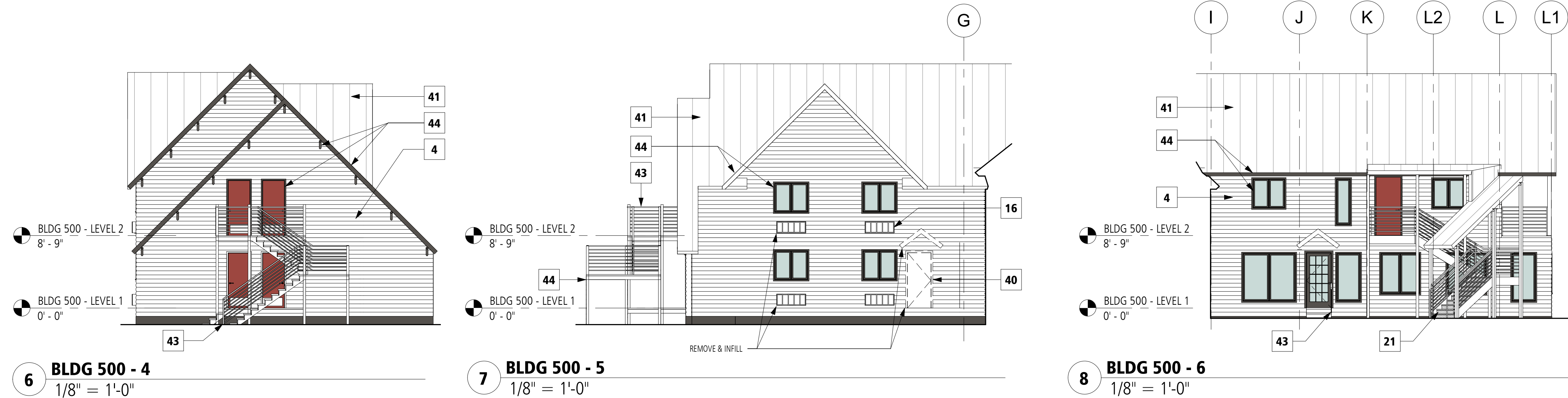
BLDG 500 EXTERIOR MATERIAL AND FINISH NOTES

- 4 LOG SIDING TO BE RESEALED (ADD/ALT)
- 13 ADDITION OF CRAWL SPACE VAPOR BARRIER
- 16 PTAC UNITS & EXTERIOR GRILLS TO BE REPLACED AS NEEDED PER SITE ANALYSIS.
- 19 EXTERIOR LIGHTING TO BE REPLACED, RELOCATED AS INDICATED ON PLANS.
- 21 NEW ACCESS STAIR
- 40 REPAIR & REPLACE EXISTING SIDING, TRIMS ASSOCIATED COMPONENTS AS REQUIRED TO PROVIDE WEATHER-TIGHT ASSEMBLY, TYP.
- 41 REPAIR & REPLACE EXISTING MECHANICALLY FASTENED METAL ROOFING, FLASHINGS AND ASSOCIATED COMPONENTS AS REQUIRED TO PROVIDE WEATHER-TIGHT ASSEMBLY
- 43 ALL RAILINGS TO BE EVALUATED FOR CODE COMPLIANCE AND UPDATED AS REQ'D.
- 44 REPAINT ALL EXISTING FASCIA, TRIM, RAILINGS AND EXPOSED FRAMING, TYP.

BLDG 500 EXTERIOR FINISH LEGEND

- PT-01 ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR FRAMES.
- PT-06 ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR PANELS.
- PT-101 ENTRY / PATIO SOFFITS
- PT-102 ALL EXISTING FASCIA, TRIM, RAILINGS AND EXPOSED FRAMING.
- PT-103 ALL WINDOW FRAMES / TRIM.
- RF-101 EXTERIOR STAIR FINISH.
- RF-102 EXTERIOR STAIR LANDING FINISH.
- WD-101 EXTERIOR DECKING.

**PROVIDE EXTERIOR PAINT MOCKUP FOR EACH BUILDING **



PLANNING SUBMISSION

ISSUE	DATE	DESCRIPTION
G	2021-06-25	PERMIT SUBMISSION BLDG 500

Crystal Creek Capital

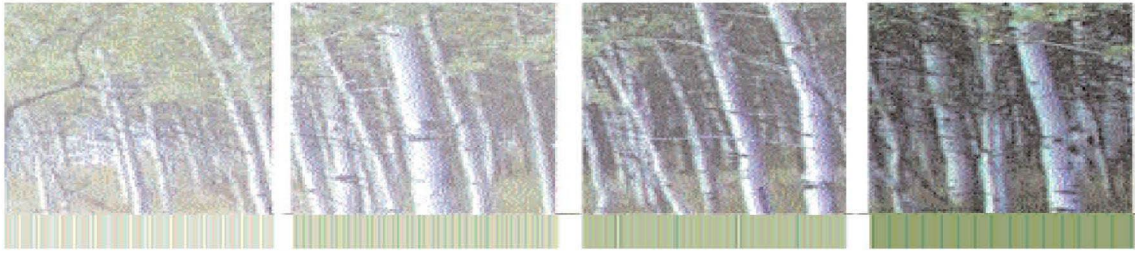
Mountain
Modern Motel -
Phase II
BLDG 500

BLDG 500 -
EXTERIOR
ELEVATIONS

Project number :	2016016-20
Date :	06/05/21
Drawn by :	TXC
Checked by :	TXC

AG202

Scale: As indicated



Town of Jackson Design Guidelines Checklist

Meeting Date: May 11, 2022

Item Number: P22-070

Applicant: Tyler Davis

Address: 400 W. Snow King Ave

Recommendations: Final Review

Background: The DRC reviewed this project conceptually at the April 13, 2022, meeting and provided feedback on several areas of the design. The applicant has attempted to address the DRC's feedback in their submittal (please see attached). Below is a summary of the DRC's feedback:

- The building appears too monolithic and needs more additive and subtractive features. The roofline was also continuous at 35' and should be modified to include some variation. The building is much larger than what surrounds it. Can the building be broken up into multiple buildings?
- The building lacked human scale and character and did not interact well with pedestrians.
- The window size and pattern were the same all around and need to be revisited to include more variation/variety.
- There was material change without a change in plane. The applicant should consider changing the plane when changing the material.
- The north elevation and the building overall, look too institutional. Does not have an inviting street presence.
- DRC needs more detail on the EFIS and how that material stands up in this winter climate.
- The site plan needs work. The parklet is a good idea but the location is not safe for children. The parking lot needs to be better screened from the street through landscaping.
- Why is so much parking provided? Is there a way to reduce parking for the housing project and design the parking lot better than currently drawn?
- The color scheme of the materials did not mesh well. The applicant should revisit the material/color palette to liven up the visual appearance.
- Need a change in the roof plane.
- Are there opportunities for private outdoor spaces/decks for some of the units?
- DRC was aware that the long monotonous design is somewhat driven by the lease area given to the applicant. Please verify if that 1-acre lease area

can be modified so that the building can have a better street presence and so parking can be located to the rear.

Project Summary:

The applicant is requesting a final DRC review for 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. Staff confirmed with the applicant that the configuration of the 1-acre lease area has already been reviewed and approved by WCDA and any changes to the configuration would require an amendment to their tax credit application and subject them to a separate review process. This is important to know because the DRC had concerns over the building configuration and were curious if more of the building could be located closer to the road to screen the parking. Based on conversations with the application, the current lease area is not anticipated to change.

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 dark gray corrugated metal, fiber cement panels, concrete, metal flashing and perforated metal sheets.

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: 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 #: P22-060 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

04-25-2022

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:

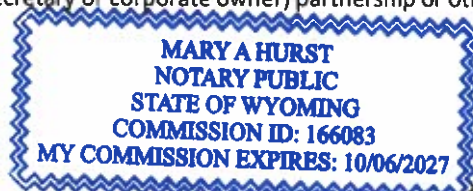
- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☒ Demolition Permit ☒ Other (describe) Pre-app requests, Use Permit Apps

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.

Larry Pardee
 Property Owner Signature

Town Manager
 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:

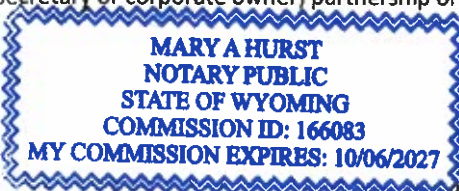
- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
☒ Demolition Permit ☒ Other (describe) Pre-app requests, Use Permit Apps

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

April 25, 2022

DESIGN REVIEW COMMITTEE REQUEST #2

PROJECT NARRATIVE & DRC RESPONSE TO FIRST ROUND COMMENTS

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 Parks & Rec)

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.

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

This initial concept for this project began many years before BlueLine Development and Snow King Partners became involved – the Town of Jackson had earmarked this piece of land for affordable housing units and decided, after failed attempts at various funding sources, to publish a Request for Proposals from developers experienced in Low Income Housing Tax Credits. In the Fall of 2021, BlueLine and Snow King Partners completed a Low Income Housing Tax Credit application to the Wyoming Community Development Authority (WCDA) for competitive 9% tax credits. WCDA and their Board of Directors awarded Flat Creek Apartments tax credits, just one of two projects out of 13 applications in Wyoming to receive 2022 awards. Flat Creek Apartments is the second-ever new construction LIHTC awarded in the town of Jackson with the first and only other project awarded almost 20 years ago, in 2003. Anything that was included in Flat Creek Apartments' tax credit application, which incorporates hundreds of documents, is considered a commitment to WCDA and the tax credit award is conditional on meeting those commitments; these documents include site location, general site plan, developer and property manager experience, project and unit amenities, energy star appliances and certification, project costs, and much more. Flat Creek Apartments was awarded \$1,387,817 in annual credits for 10 years which equates to \$12,940,099 in total funding provided by an investor. Simultaneously, the project was awarded \$1,455,000 in HOME funds and \$870,000 in National Housing Trust Funds. These programs require that this project is maintained as low-income for a minimum of 30 years and because of these programs, the development team can construct 48-units of brand-new rental apartments on Snow King Avenue in Jackson. Funding beyond the sources listed above are provided by monetary contribution from the Town of Jackson's housing fund, a pending application for CDBG funding, and a construction loan that is limited at a capped amount based on the other equity and financing sources. Based on these sources and the limits to the debt, Flat Creek Apartments has a finite budget to work from to provide quality, comfortable, and safe housing for rent-burdened residents of the community. Considering the amenities provided, the exterior changes being made, and the continually changing construction market, the developers and designers are using creative solutions to maintain the project's quality, durability, and approachability. Flat Creek Apartments will consist of 24 one-bedroom, 12 two-bedroom, and 12 three-bedroom apartments with Income restrictions ranging from 30% of Area Median Income (AMI) to 60% of AMI. Based on HUD's 2022 Rent and Income levels, this puts one-bedroom units for rent at \$604-\$832 per month, two-bedroom units at \$1,038-\$1,434, and three-bedroom units at \$1,146-\$1,585.

DRC RESPONSE TO FIRST ROUND COMMENTS

In an effort to address the feedback from the Design Review Committee meeting held on April 13, the development and design teams have worked quickly and intentionally to incorporate feedback where it is feasible and provide background on feedback that cannot be incorporated into the design.

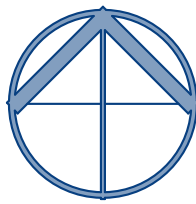
- The monolithic building comment has been contemplated and addressed with improvements to the exterior look and feel as well as changes to the roofline to add more variation. Due to the affordability and the site constraints (more below) of this project, the design and development team estimate that going from one building to two will be an increased cost of \$900,000 in the exteriors alone by adding approximately 12,000 square feet of exterior walls, and likely upwards of \$1.5mm in additional costs total.
- The comment regarding human scale and interaction with pedestrians has been addressed with improved landscaping design as well as a first-floor canopy to provide additional exterior texture and a welcoming entrance. The north-facing side of the building incorporates a new window pattern, entrance canopy, along with different use of materials to help address the pedestrian interaction and human scale concern.
- Window sizes and patterns were revised to be larger, include more variation, and a more inviting look.
- Exterior material pattern has been revised and these changes incorporate more palatable and intentional transitions
- Concerns regarding the EFIS and material durability are appreciated as we, as the developers of this building, mainly focus on three things: affordability, durability, and approachability. As part of our application, Flat Creek Apartments has committed to using exterior products (roofing and siding) that have a minimum of a 30-year warranty.
- Regarding the land and site: the town of Jackson, though due process, designated the 1-acre piece of land within town of Jackson-owned land as a future site for affordable housing which was then represented in the Request for Proposals. Once BlueLine and Snow King Partners were selected, the process to apply for tax credits began; as mentioned above, the application includes detailed information about this specific site, as designated by the town. Any deviation to the site post-award (which was February 2022) puts Flat Creek at risk of losing the support from the state agency. Additionally, the town of Jackson specified that the roadway to the south of the building which connects to the alley was to remain as available access. And last, the parking requirements as requested by Town of Jackson for our development includes 60 parking stalls for 84 beds and shared access of 45 additional parking stalls for Parks and Recreation building. The 1-acre lease area cannot be modified.

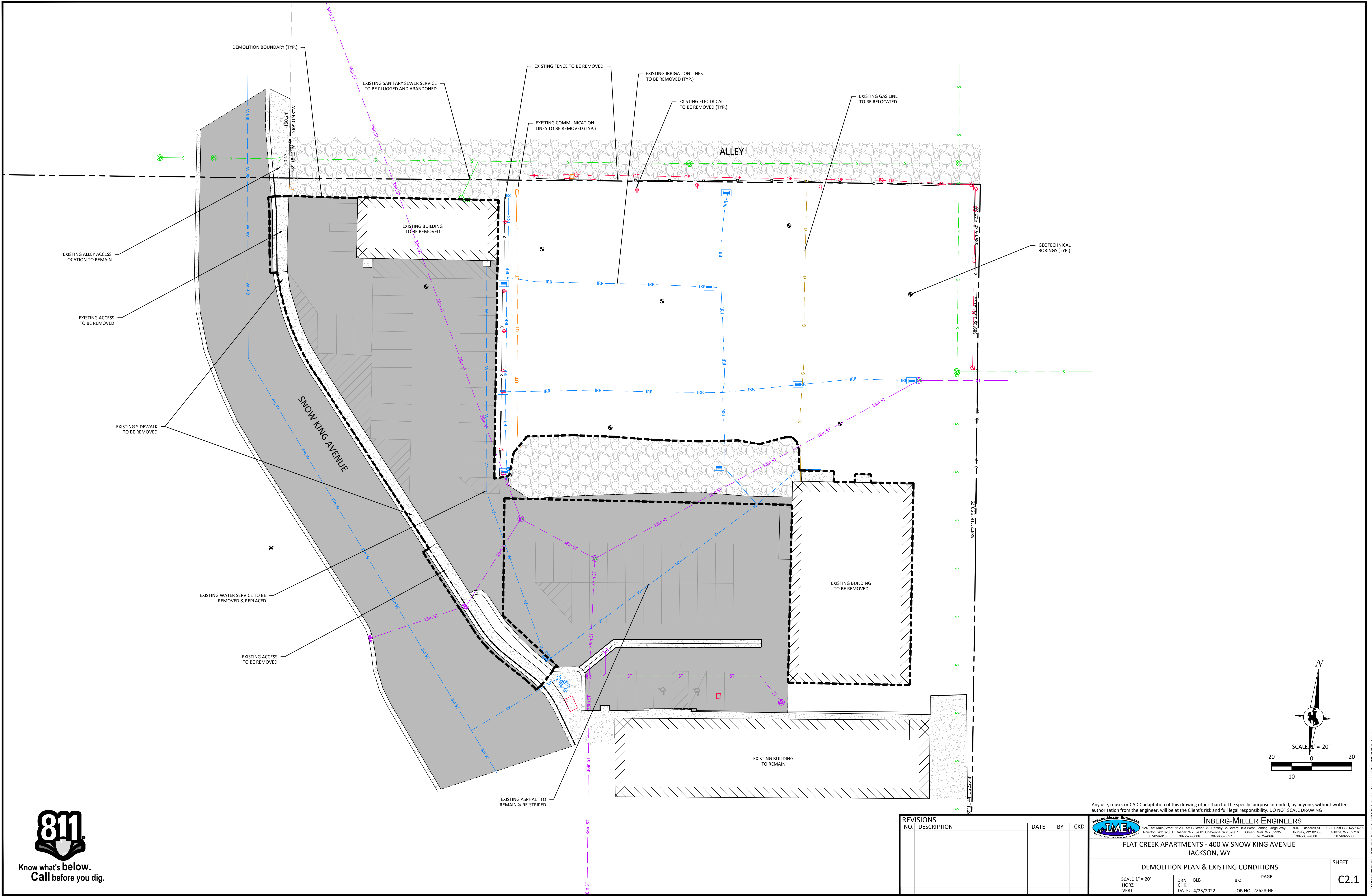
- Beyond the parking requirements listed above, the request to reduce parking could be a possibility, however the developers and the town strongly suggest parking be kept to the standard set without a request for reduction. Due to the shared lot, the lack of street parking, and property management experience in Jackson and elsewhere, 110 spaces are sufficient for shared access with Parks and Recreation and our new development.
- Private outdoor spaces such as balconies or patios were considered for this development however, it is not financially feasible due to budget constraints. As a response, changes to the windows and enlarging window sizes were incorporated to provide more natural light and create an opportunity for a better connection to the outdoors for all of the resident units.

[illegible]

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

Cover Sheet





Know what's below.
Call before you dig.

REVISIONS				
NO.	DESCRIPTION	DATE	BY	CKD

**INBERG-MILLER ENGINEERS**
(24 East Main Street 1120 East C Street 305 Parson Boulevard 180 West Flaming George Way 804 E Richards St 1300 East US Hwy 14-16
Riverton, WY 82501 Casper, WY 82601 Cheyenne, WY 82007 Green River, WY 82633 Douglas, WY 82633 Gillette, WY 82716
307-856-8136 307-577-0806 307-635-6827 307-875-4394 307-359-7000 307-682-5000

**FLAT CREEK APARTMENTS - 400 W SNOW KING AVENUE
JACKSON, WY**

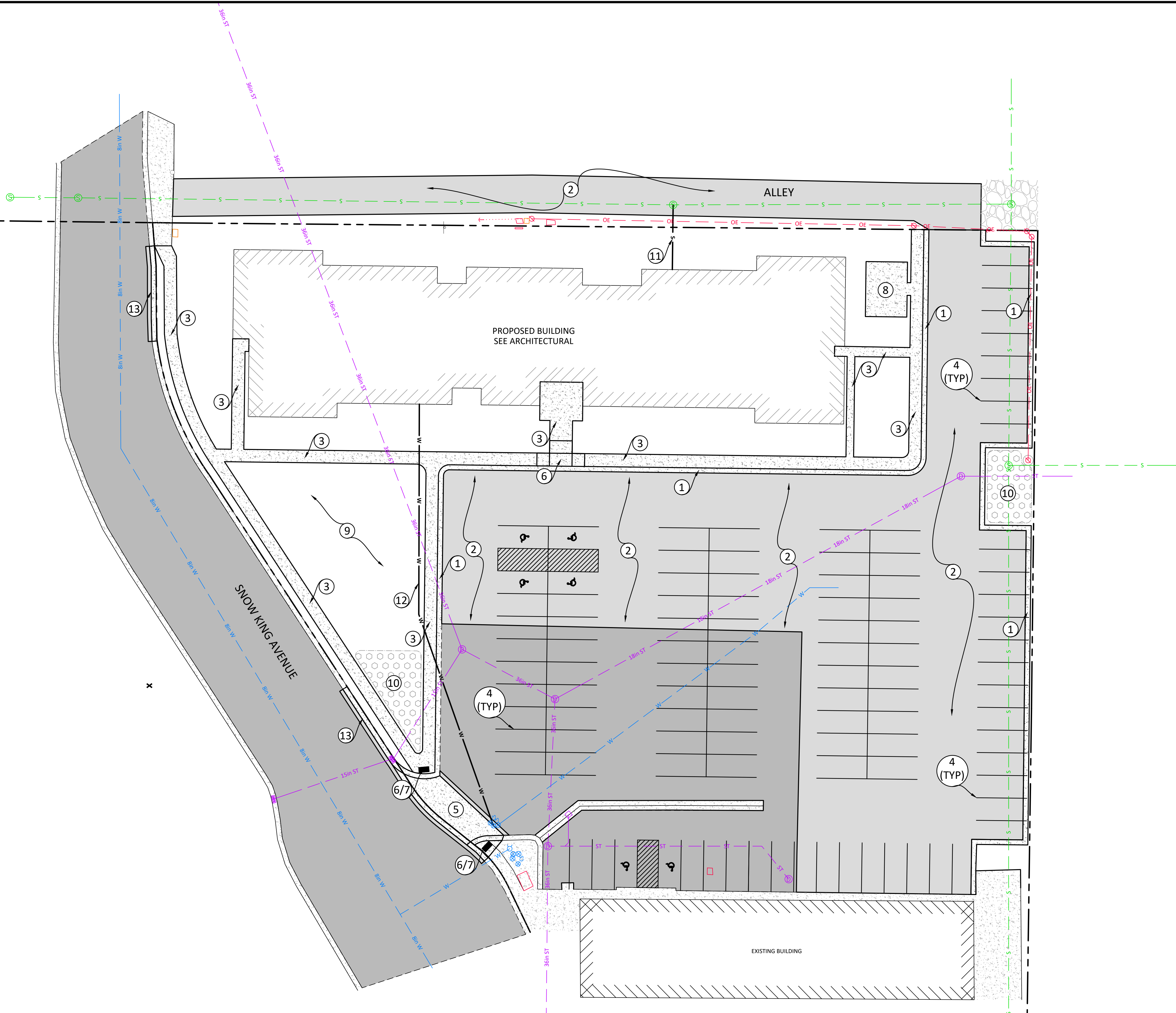
DEMOLITION PLAN & EXISTING CONDITIONS

SCALE 1" = 20'
HORZ
VERT

DRN: BLB
CHK:
DATE: 4/25/2022

BK:
PAGE:
JOB NO. 22628-HE

**SHEET
C2.1**



LEGEND

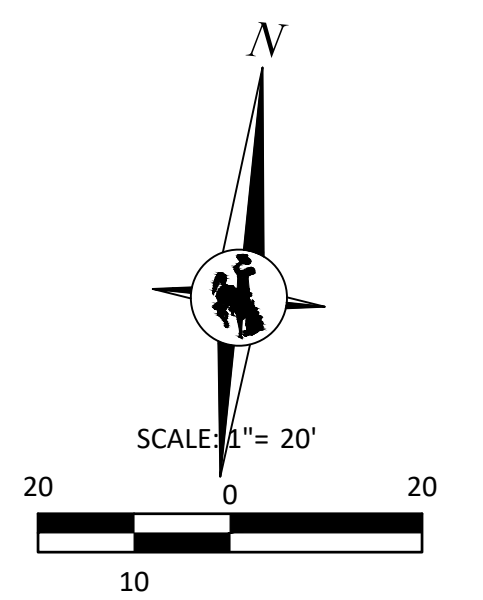
- CONCRETE
- ASPHALT PAVEMENT
- BUILDING
- SNOW STORAGE AREA
TOTAL PARKING AREA= 41,348 SQ.FT.
2.5% FOR SNOW STORAGE = 1,034 SQ.FT.
PROVIDED SNOW STORAGE AREA=1,053 SQ.FT.

- PAVING AND CONSTRUCTION NOTES**
- 1 INSTALL NEW CURB AND GUTTER
 - 2 INSTALL NEW ASPHALT PAVEMENT
 - 3 INSTALL NEW SIDEWALK
 - 4 PAINT STRIPES SHALL BE TYPICAL 4" WIDE
 - 5 INSTALL NEW ACCESS OFF OF SNOW KING AVENUE
 - 6 INSTALL ADA COMPLIANT RAMP
 - 7 INSTALL ADA COMPLIANT DETECTABLE WARNING MAT
 - 8 INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL
 - 9 PLAYGROUND. SEE ARCHITECTURAL
 - 10 SNOW STORAGE AREA
 - 11 PROPOSED SANITARY SEWER SERVICE LINE
 - 12 PROPOSED WATER & FIRE SERVICE LINE
 - 13 NEW CURB & GUTTER WITH ASPHALT PATCH

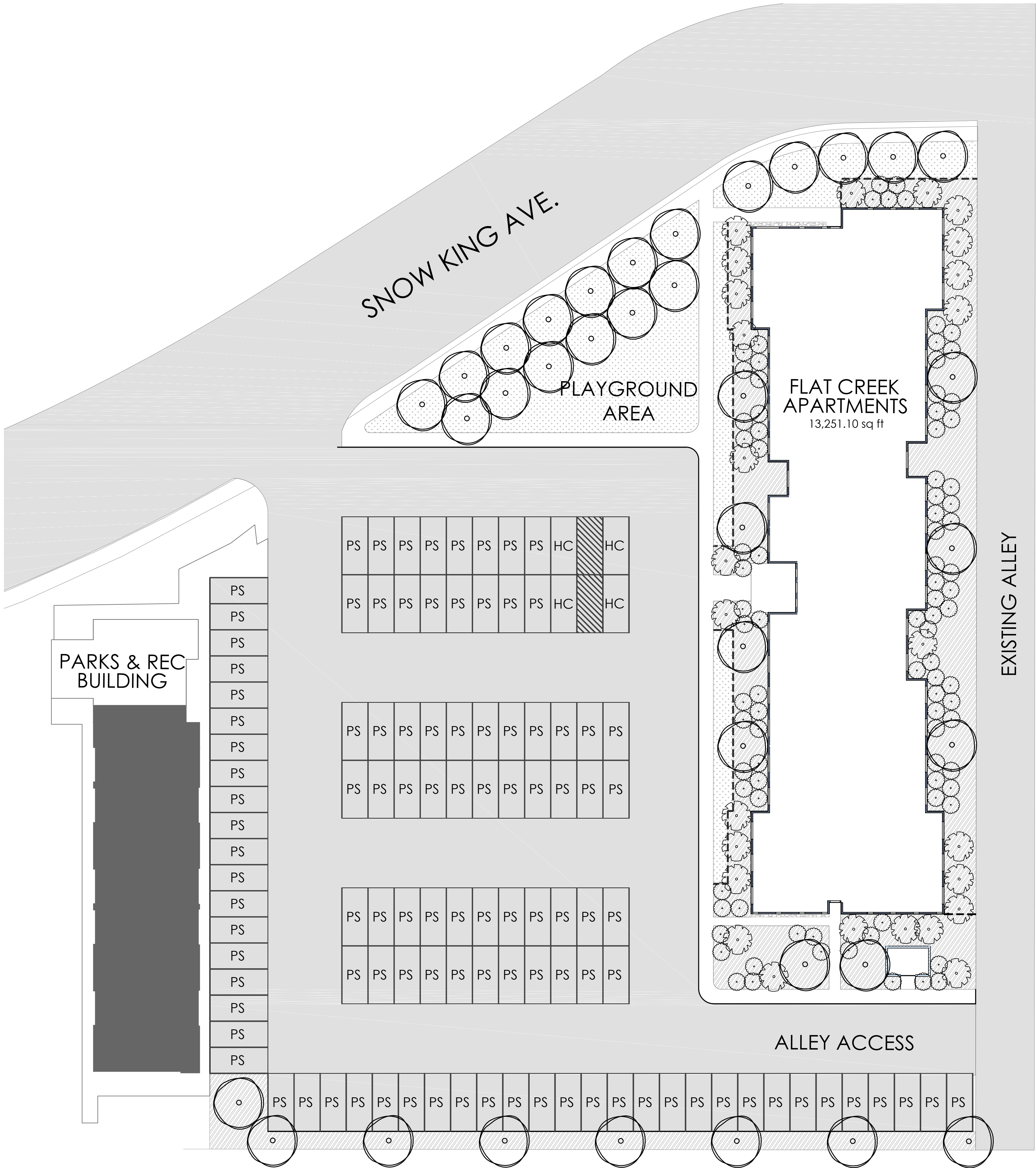
PARKING NOTES

REQUIRED
EXISTING BUILDING: 45 SPACES
PROPOSED BUILDING: 60 SPACES

PROPOSED
TOTAL PARKING SPACES REQUIRED: 105 SPACES
TOTAL PARKING SPACES PROVIDED: 105 SPACES (6 HANDICAP)



REVISIONS				INBERG-MILLER ENGINEERS			
NO.	DESCRIPTION	DATE	BY	CKD	104 East Main Street 11201 East C Street 305 Parson Boulevard 103 West Flaming George Way 804 E Richards St 1300 East US Hwy 14-10		
					Riverton, WY 82501 Casper, WY 82501 Cheyenne, WY 82007 Green River, WY 82633 Douglas, WY 82633 Gillette, WY 82716		
					307-856-8136 307-517-0806 307-435-6827 307-875-4394 307-369-7000 307-682-5000		
					FLAT CREEK APARTMENTS - 400 W SNOW KING AVENUE		
					JACKSON, WY		
					SITE PLAN		
					SCALE 1" = 20'		
					DRN: BLB CHK: DATE: 4/25/2022		
					BKG: PAGE: JOB NO. 22628-HE		
					SHEET		
					C3.1		



LANDSCAPE LEGEND:

- 3" CAL. DECIDUOUS TREE (TOWN OF JACKSON APPROVED STREET TREE)
- 6'- 8' HT. UNDERSTORY TREE/SHRUB
- 5 GAL. - SHRUB
- OVERSIZE WASHED COBBLE
- MULCH AND PERENNIALS
- TURF GRASS
- METAL LANDSCAPE EDGING

PLANT UNIT CALCULATIONS:

PROPOSED ZONE: NH-1

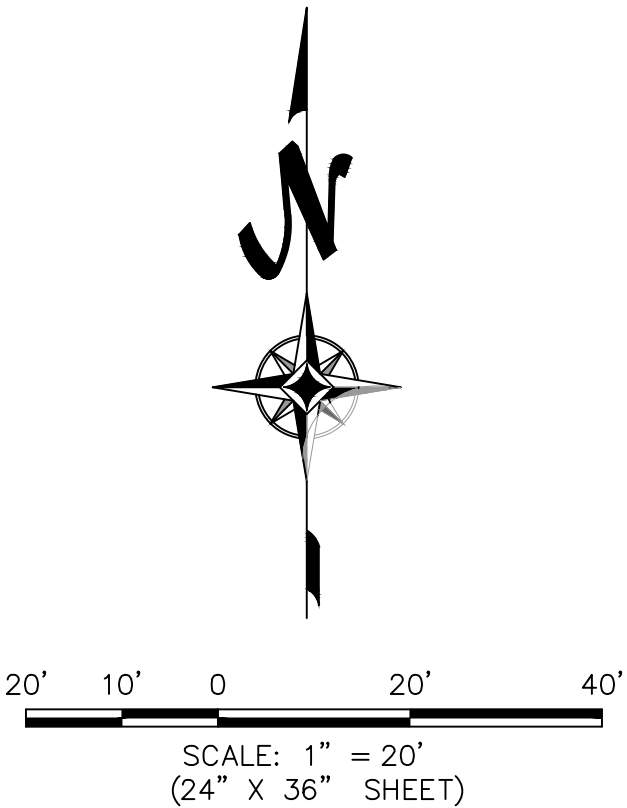
PLANT UNIT REQUIREMENTS
PARKING LOT:
1 PLANT UNIT PER 12 PARKING SPACES
60 REQUIRED SPACES = 5 PLANT UNITS

LANDSCAPE SURFACE AREA:
1 PLANT UNIT PER 1,000 SF OF REQUIRED LANDSCAPE SURFACE AREA (LSA)
9,148 SF. LSA REQUIRED = 9 PLANT UNITS

PLANT UNIT A:
1 - 3" CAL. TREE = \$500
6 - 6'-8' SHRUBS/UNDERSTORY TREES = \$1,200 (\$200 EA)
4 - #5 CONTAINER SHRUBS = \$260 (\$65 EA)
PLANT UNIT MONETARY EQUIVALENT = \$1,960

14 TOTAL PLANT UNITS REQUIRED:
14 - 3" CAL. TREES
84 - 6'-8' SHRUBS/UNDERSTORY TREES
56 - #5 CONTAINER SHRUBS
14 PLANT UNIT MONETARY EQUIVALENT=\$27,440

PLANTS PROVIDED:
35 - 3" CAL. TREES = \$17,500
26 - 6'-8' SHRUBS/UNDERSTORY TREES = \$5,200
90 - #5 CONTAINER SHRUBS = \$5,850
PLANT UNIT MONETARY EQUIVALENT PROVIDED = \$28,550





HARMONY

DESIGN & ENGINEERING

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DRAWING IS TO SCALE IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

FILE : P2242_BASE.DWG

PROJ. #: XXXXX-XXX-X

DATE:

REVISIONS:

PROJECT NAME

FLAT CREEK HOUSING

400 WEST SNOW KING AVE., JACKSON WY

LANDSCAPE CONCEPT PLAN

SHEET #

L1.1

PARKS AND
REC

SCALE: 1" = 20'

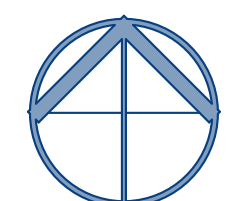
SNOW KING
AVENUE

EXISTING ALLEY

EXISTING BUILDINGS

EXISTING BUILDINGS

SCALE: 1" = 20'



FLAT CREEK APARTMENTS WORKFORCE

HOUSING PROJECT

400 WEST SNOW KING AVENUE
JACKSON, WY

04-25-22

100

Site Plan

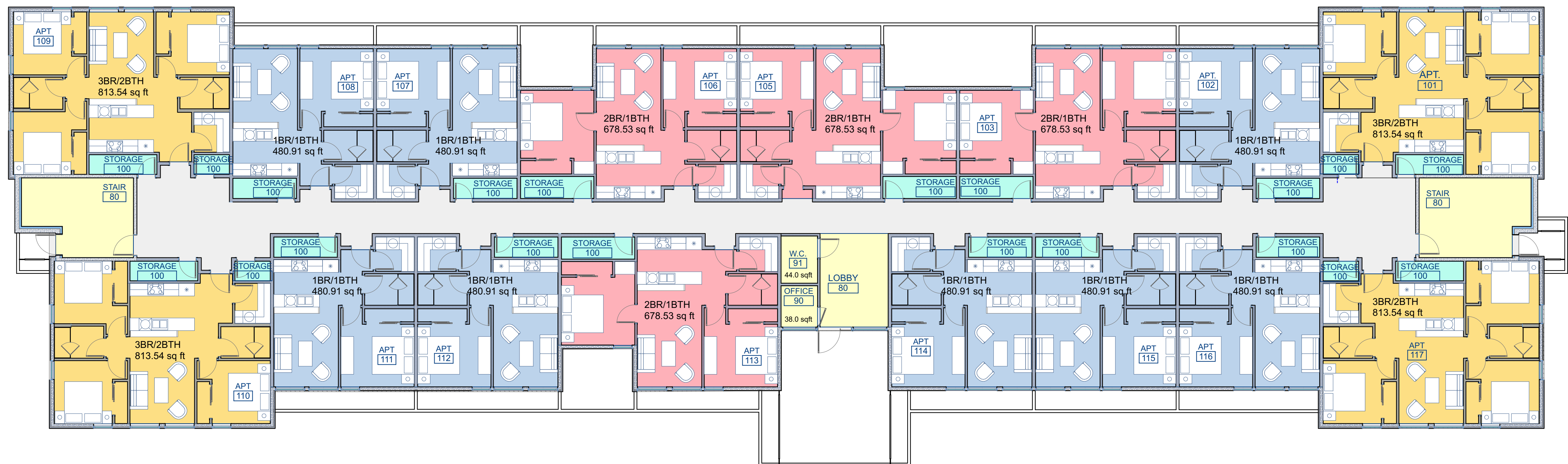
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**FLAT CREEK APARTMENTS WORKFORCE
HOUSING PROJECT**
400 WEST SNOW KING AVENUE
JACKSON, WY

CONCEPTUAL DESIGN
04-25-22

200

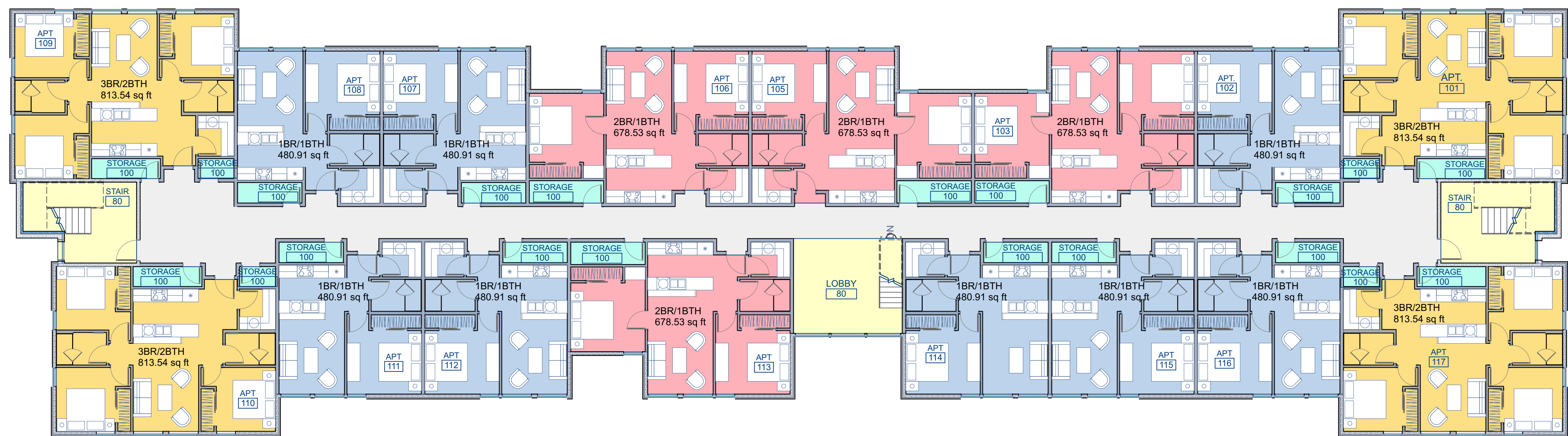
Floor Plans



1
200

First Floor Plan

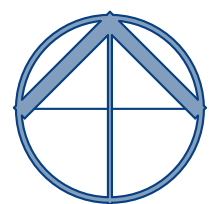
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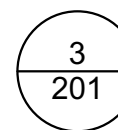


2
200

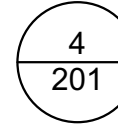
Second Floor Plan

SCALE: 1" = 10'





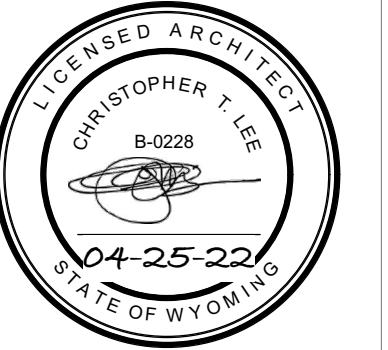
SCALE: 1" = 10'



SCALE: 1" = 10'



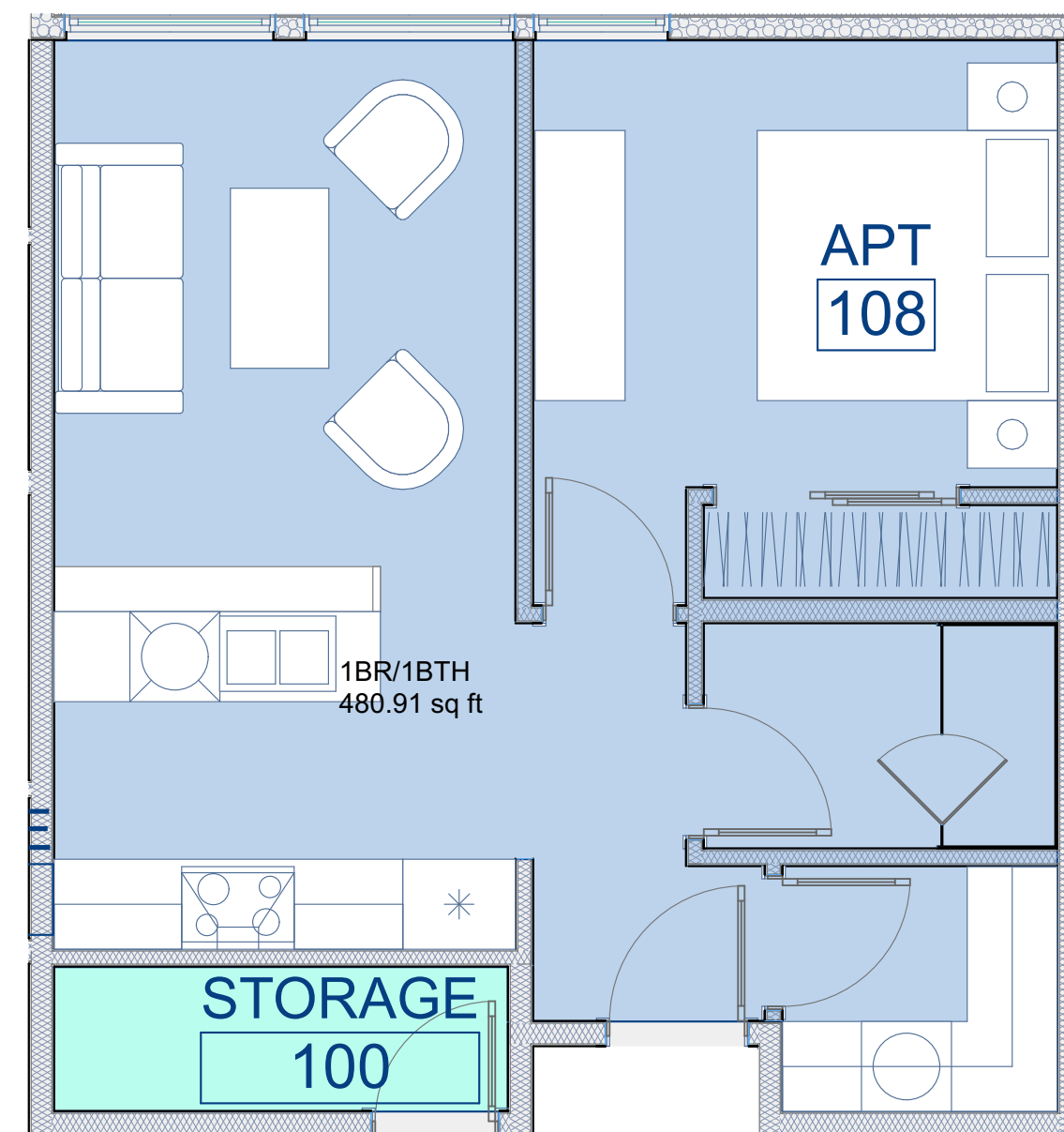
PROJECT NO.: 21-06	ARCHITECT: CTL
2 DESIGN ASSOCIATES ARCHITECTS	

[illegible]

CONCEPTUAL DESIGN

04-25-22

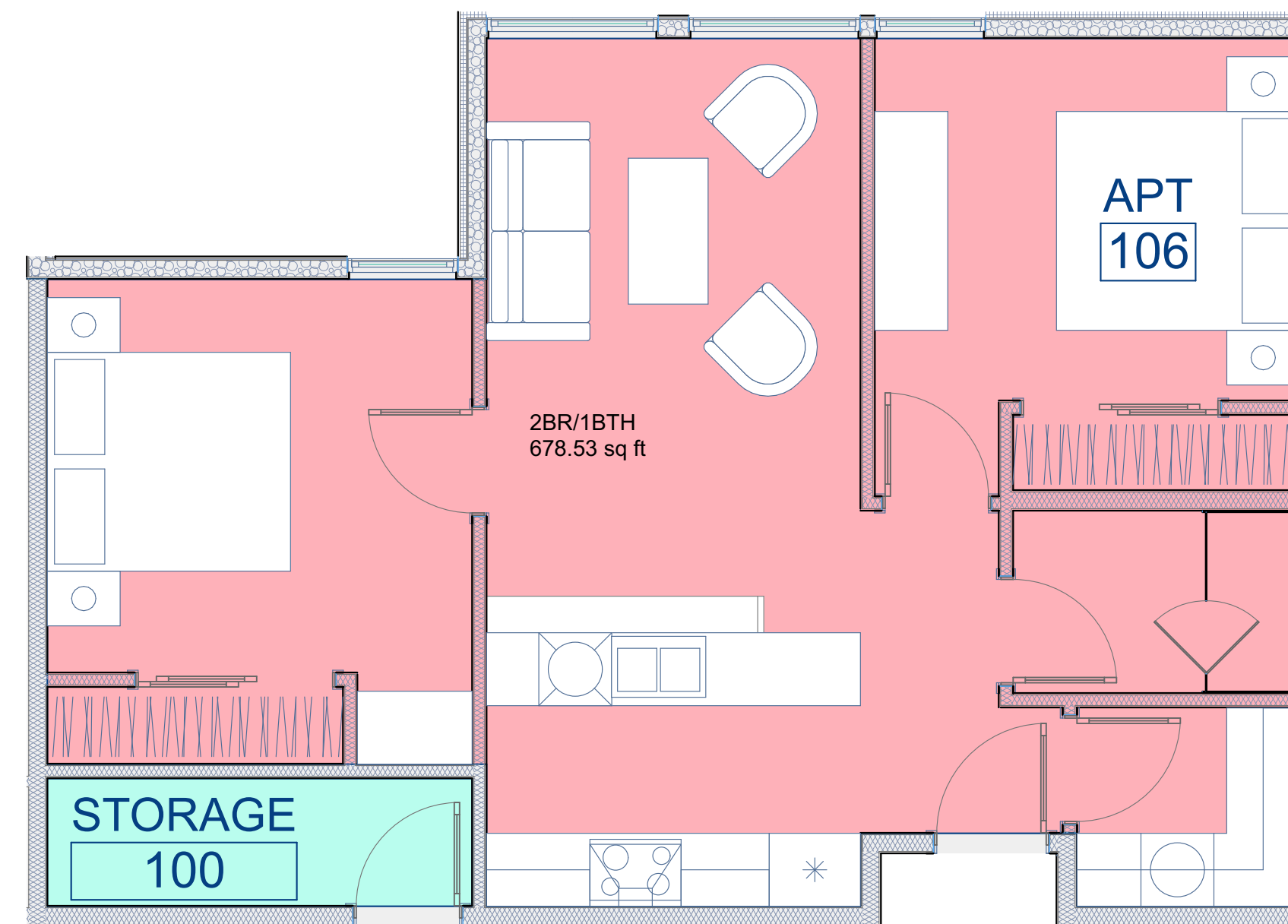
Floor Plans



1
202

1 Bedroom Apartment

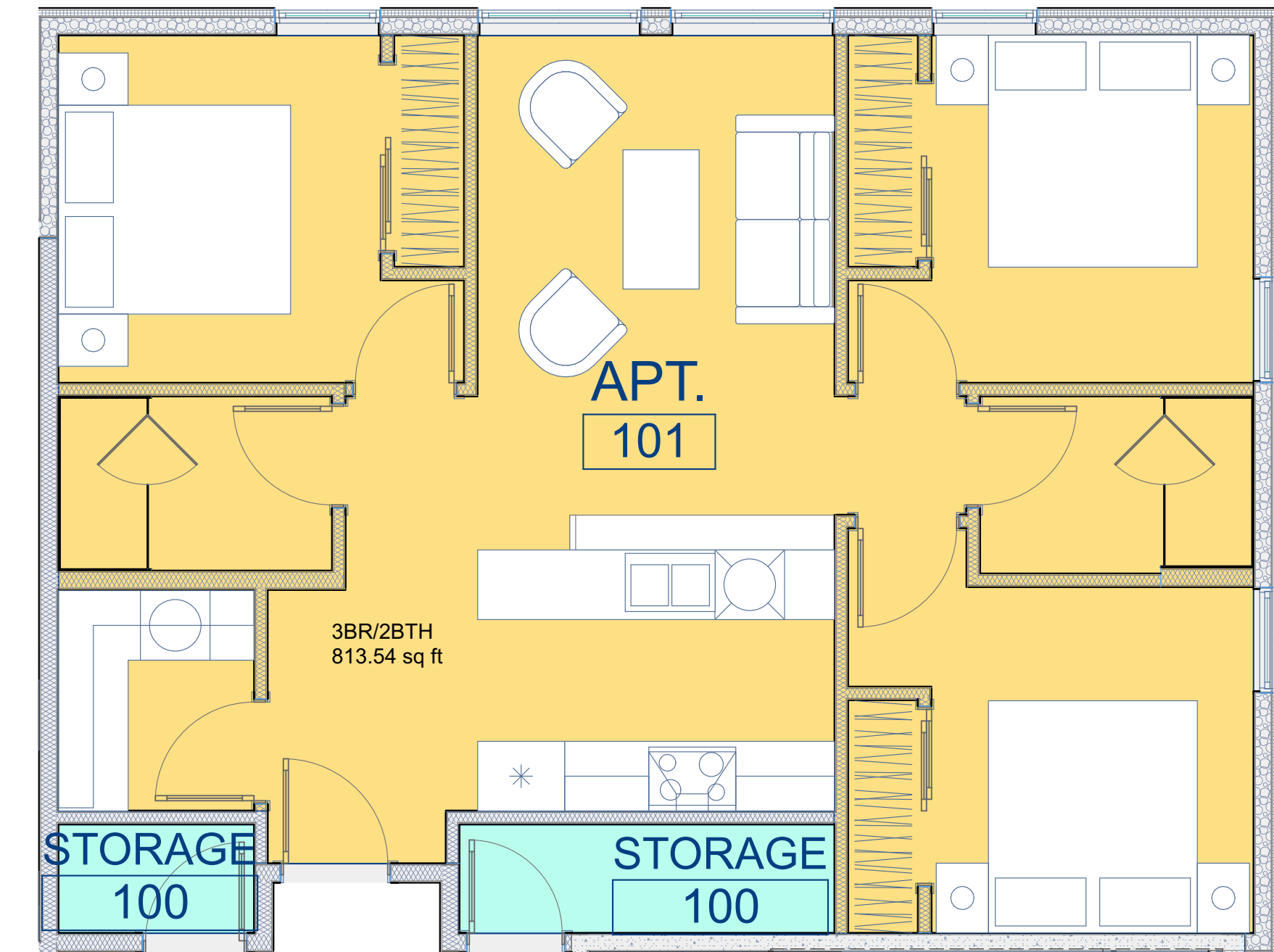
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3
202

2 Bedroom Apartment

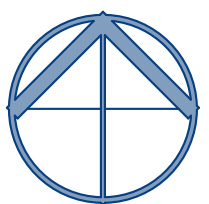
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2
202

2 Bedroom Apartment

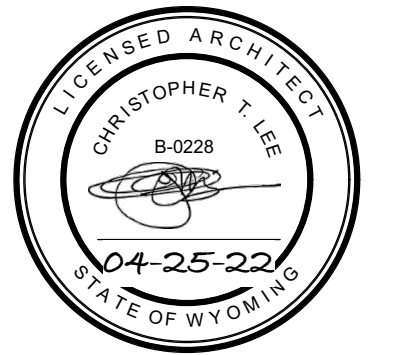
SCALE: 1/4" = 1'-0"



DESIGN ASSOCIATES ARCHITECTS
130 W. Broadway Suite A, PO Box 4615
Jackson WY 83001
(O) 307 733 3600
www.dajh.com

PROJECT NO.: 21-08 ARCHITECT: CTL
022 DESIGN ASSOCIATES ARCHITECTS

PROJECT NO.: 21-08 ARCHITECT: CTL
022 DESIGN ASSOCIATES ARCHITECTS

[illegible]

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

CONCEPTUAL DESIGN
04-25-22

202

Unit Plans



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PROJECT NO. : 21-06 ARCHITECT: CTL
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ISSUE HISTORY		
SYM	ISSUE	DATE
1	CONCEPTUAL	03-28-22
2	CONCEPTUAL	04-25-22

FLAT CREEK APARTMENTS WORKFORCE HOUSING PROJECT

400 WEST SNOW KING AVENUE
JACKSON, WY

CONCEPTUAL DESIGN
04-25-22

300

Elevations



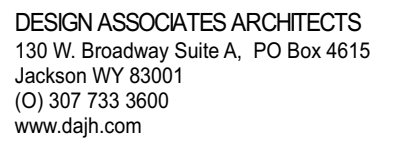
West Elevation
SCALE: 1" = 10'



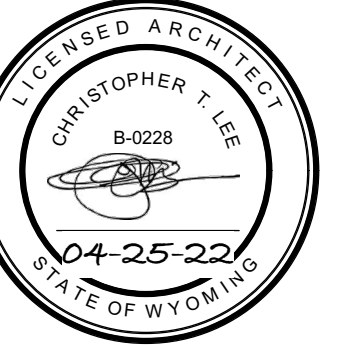
East Elevation
SCALE: 1" = 10'

ELEVATION NOTES

- 1 CORRUGATED PANEL
- 2 FIBER CEMENT PANEL COLOR A
- 3 FIBER CEMENT PANEL COLOR B
- 4 CONCRETE
- 5 METAL FLASHING
- 6 PERFORATED METAL SHEET



PROJECT NO.: 21-08 ARCHITECT: CTR
2022 DESIGN ASSOCIATES ARCHITECTS

[illegible]

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

CONCEPTUAL DESIGN

04-25-22

301

evaluations



North Elevation

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



South Elevation

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

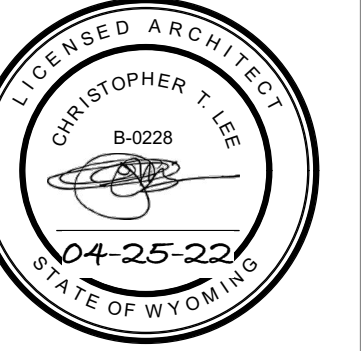
ELEVATION NOTES

- | | |
|---|----------------------------|
| 1 | CORRUGATED PANEL |
| 2 | FIBER CEMENT PANEL COLOR A |
| 3 | FIBER CEMENT PANEL COLOR B |
| 4 | CONCRETE |
| 5 | METAL FLASHING |
| 6 | PERFORATED METAL SHEET |



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PROJECT NO.: 21-06	ARCHITECT: CTL
2022 DESIGN ASSOCIATES ARCHITECTS	

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

CONCEPTUAL DESIGN
04-25-22

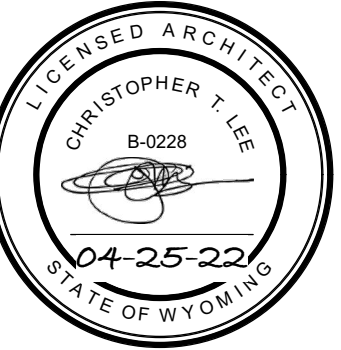
401

Renderings



DESIGN ASSOCIATES ARCHITECTS
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Jackson WY 83001
(O) 307 733 3600
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PROJECT NO.: 21-06 ARCHITECT: CTL
2022 DESIGN ASSOCIATES ARCHITECTS

[illegible]

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

CONCEPTUAL DESIGN

400

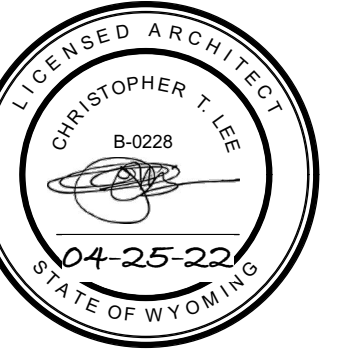
Renderings



A photograph of a modern building's exterior. The main structure is clad in dark grey corrugated metal. A central entrance is framed by light-colored horizontal wood siding. This entrance features a red door, a window to its left, and a small overhanging roof. Above the entrance, a single window is set into the dark metal siding. Large dark grey doors are visible on either side of the entrance. The ground is covered in snow.



PROJECT NO.: 21-06 ARCHITECT: CTL
2022 DESIGN ASSOCIATES ARCHITECTS

[illegible]

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

CONCEPTUAL DESIGN

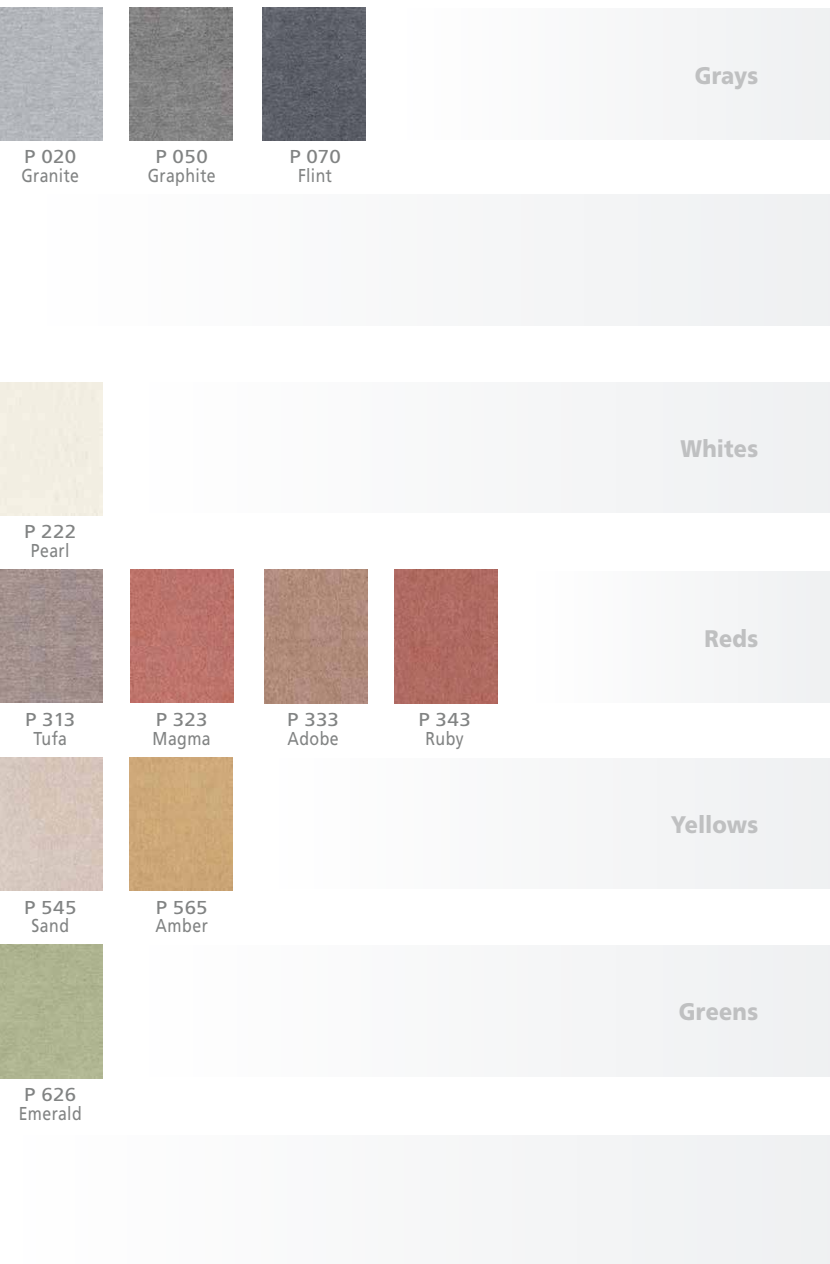
04-25-22

500

Exterior Materials



Cembrit Patina has a natural, textured surface. You can see the fiber and natural characteristics of the raw materials, and you can see and feel the sanding lines on the surface. As the seasons change and the years pass, the natural aging of the fiber cement leaves subtle traces on the surface, and the façade will gradually acquire a distinctive patina.



2 Printed in USA



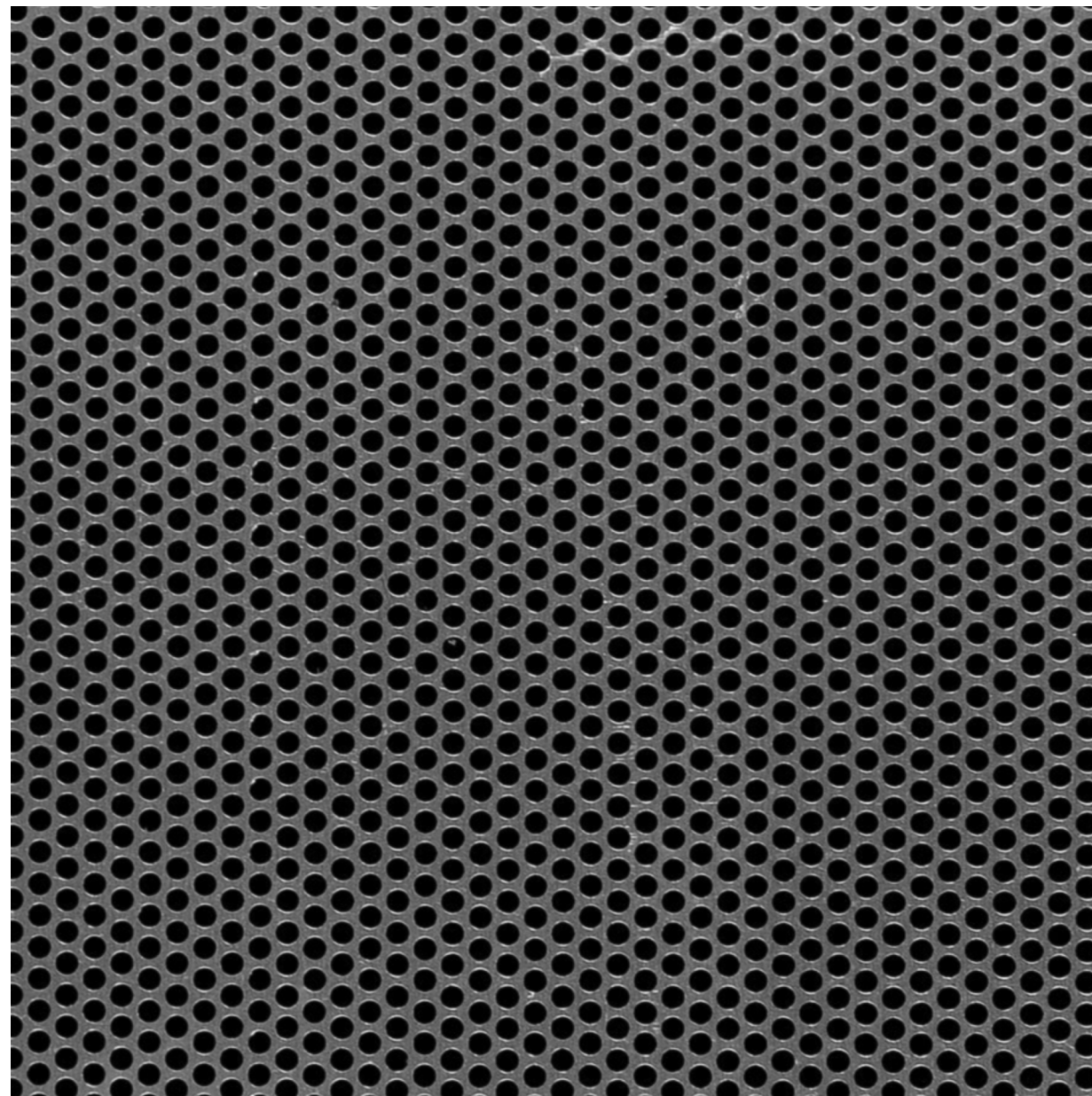
Cembris Solid is a through-colored panel with an acrylic paint surface. It's designed this way so it closely matches the surface's acrylic paint layer. This means if you choose the Solid product line for your façade, every edge of the board will feature the same hue as the surface color, giving the wall an unblemished appearance.



Printed in USA

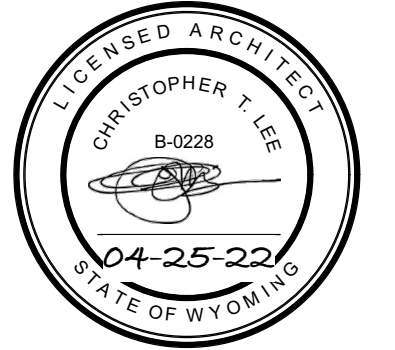
3	FIBER CEMENT PANEL COLOR B
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[illegible]



DESIGN ASSOCIATES ARCHITECTS
130 W. Broadway Suite A, PO Box 4615
Jackson WY 83001
(O) 307 733 3600
www.dajh.com

PROJECT NO.: 21-08 ARCHITECT: CTL
022 DESIGN ASSOCIATES ARCHITECTS

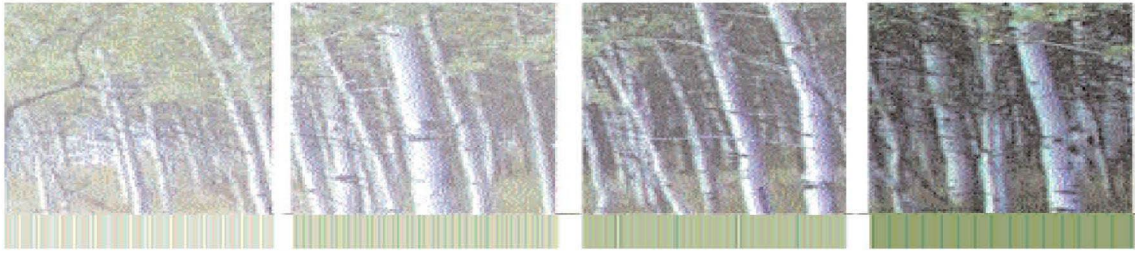
[illegible]

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

CONCEPTUAL DESIGN

502

Exterior Materials



Town of Jackson Design Guidelines Checklist

Meeting Date: May 11, 2022

Item Number: P22-091

Applicant: Dynia Architects

Address: 80 E. Karns Ave

Recommendations: Approval, Approval with Conditions or Denial

Project Summary: The subject property is a 0.34-acre vacant lot located on the southwest corner of East Karns Ave. and South King St. The property is zoned Neighborhood High Density-1 (NH-1) which has no density limit, allows up to 3 stories, and includes the 2:1 workforce housing bonus.

The applicant is proposing to develop the site with a new 35'-tall, 3-story building comprised of 15 apartment rental units: 5 studios (+/-465 sf) and 10 two-bedrooms (+/-1,015 sf). The applicant is using the 2:1 workforce housing bonus which will add approximately 7,468 sf to the base FAR (5,623 sf) for a total above ground floor area of 13,091 sf. Three units will be workforce deed restricted: 1 studio and 2 two-bedrooms. A small basement is also proposed for additional storage for the units. All vehicular access will be taken from the alley to the south which leads into a 21-space parking lot. New 5'-wide detached sidewalks with 5'-6' attached planting strips are proposed on both streets. The site also includes bike racks along Karns Ave, a dumpster by the alley, and ample landscaping. The exterior materials include vertical cedar siding on the first level with charcoal corrugated metal and silver aluminum accents on levels 2 and 3.

Below is a general breakdown of LDR compliance:

- **Primary Street Setback (north):** 20' (complies)
- **Secondary Street Setback (east):** 10' (complies)
- **Side Setbacks (south and west):** 10' (complies)
- **FAR:** 5,623 sf of base FAR + 7,468 sf of 2:1 workforce housing bonus (complies)
- **LSR:** 4,663 sf proposed (complies)
- **Height:** 35' (complies)
- **Parking:** 21 spaces (complies)
- **Use:** Apartment (complies)

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.



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.



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: 80 E Karns - St. John's Employee Housing
Physical Address: 80 E Karns
Lot, Subdivision: Lots 1 & 2, BLK. 6, Meadowland PIDN: 22-41-16-34-2-38-001

PROPERTY OWNER.

Name: Teton County Hospital District DBA St. John's Medical Center (John Kren, CFO) Phone: 307.739.4996
Mailing Address: PO Box 428, Jackson, WY ZIP: 83001-0428
E-mail: jkren@stjohns.health

APPLICANT/AGENT.

Name: Dynia Architects (Aaron Cleveland) Phone: 307-733-3766
Mailing Address: PO Box 4356, Jackson, WY ZIP: 83001
E-mail: info@dynia.com; aaron@dynia.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: P21-026 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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

Aaron Cleveland
Signature of Property Owner or Authorized Applicant/Agent
Aaron Cleveland (representing Dynia Architects)
Name Printed

04/18/2022
Date
Architect
Title



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

Date: April 15, 2022

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 : John Kren, CFO, COO - St. John's Medical Center

Being duly sworn, deposes and says that St. John's Medical Center is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 80 E. Karns Avenue

Legal Description: Lots 1 & 2, Blk 6, Meadowland - PN 22-41-16-34-2-38-001

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Dynia Architects - Aaron Cleveland, aia

Mailing address of Applicant/agent: PO Box 4356, Jackson, WY 83002

Email address of Applicant/agent: info@dynia.com, aaron@dynia.com

Phone Number of Applicant/agent: 307-733-3766

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.

Property Owner Signature

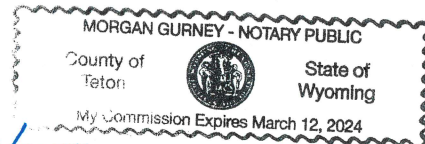
CFO/COO
 Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
) SS.
 COUNTY OF Teton)

The foregoing instrument was acknowledged before me by John Kren this 15th day of April, 2022. WITNESS my hand and official seal.

Morgan Gurney
 Notary Public

My commission expires: 3/12/2024



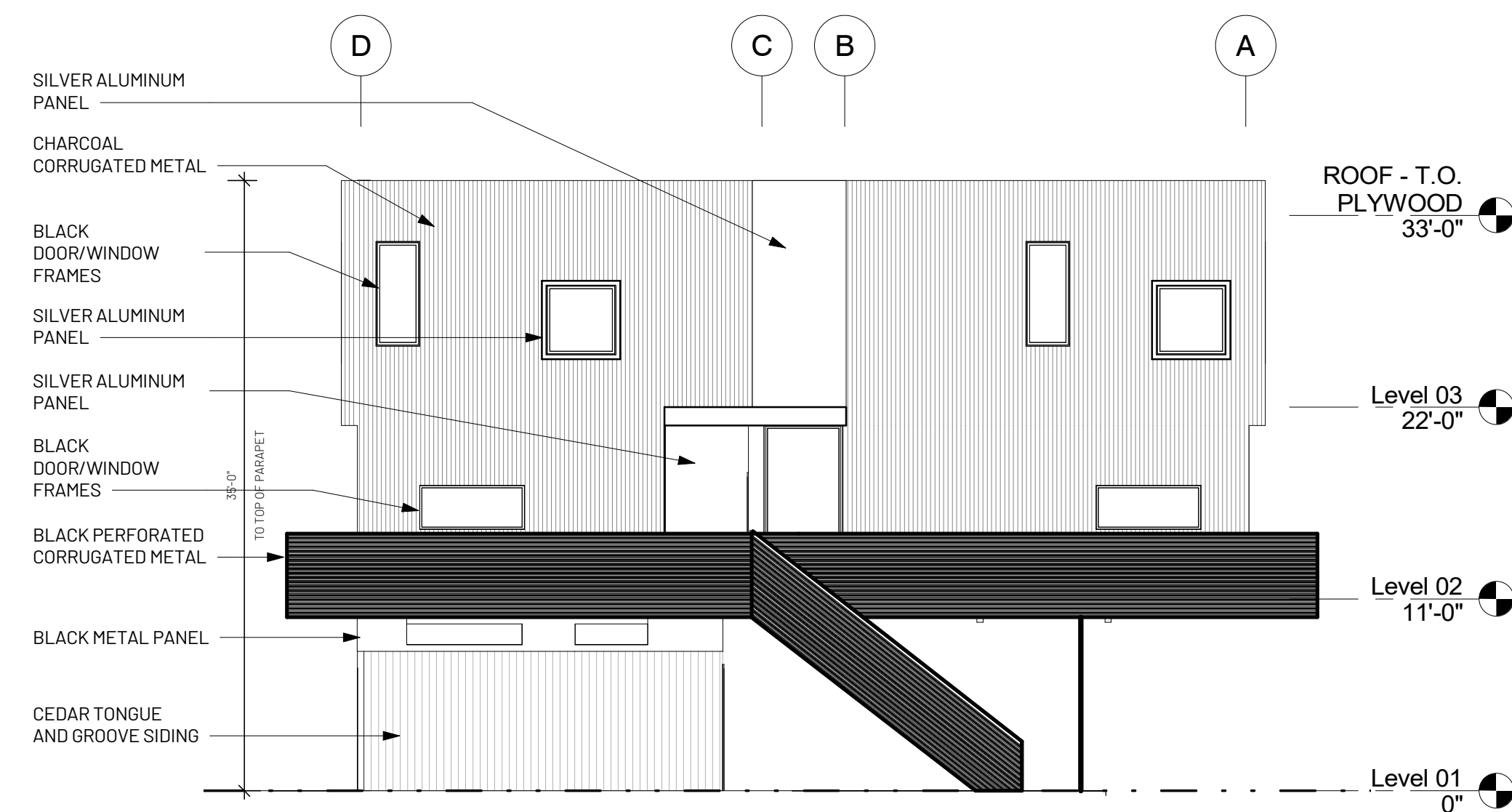
PROJECT NARRATIVE

Project: Karns Apartments (80 E Karns Ave)
 Owner: St. John's Health
 Date Issued: 4/15/2022

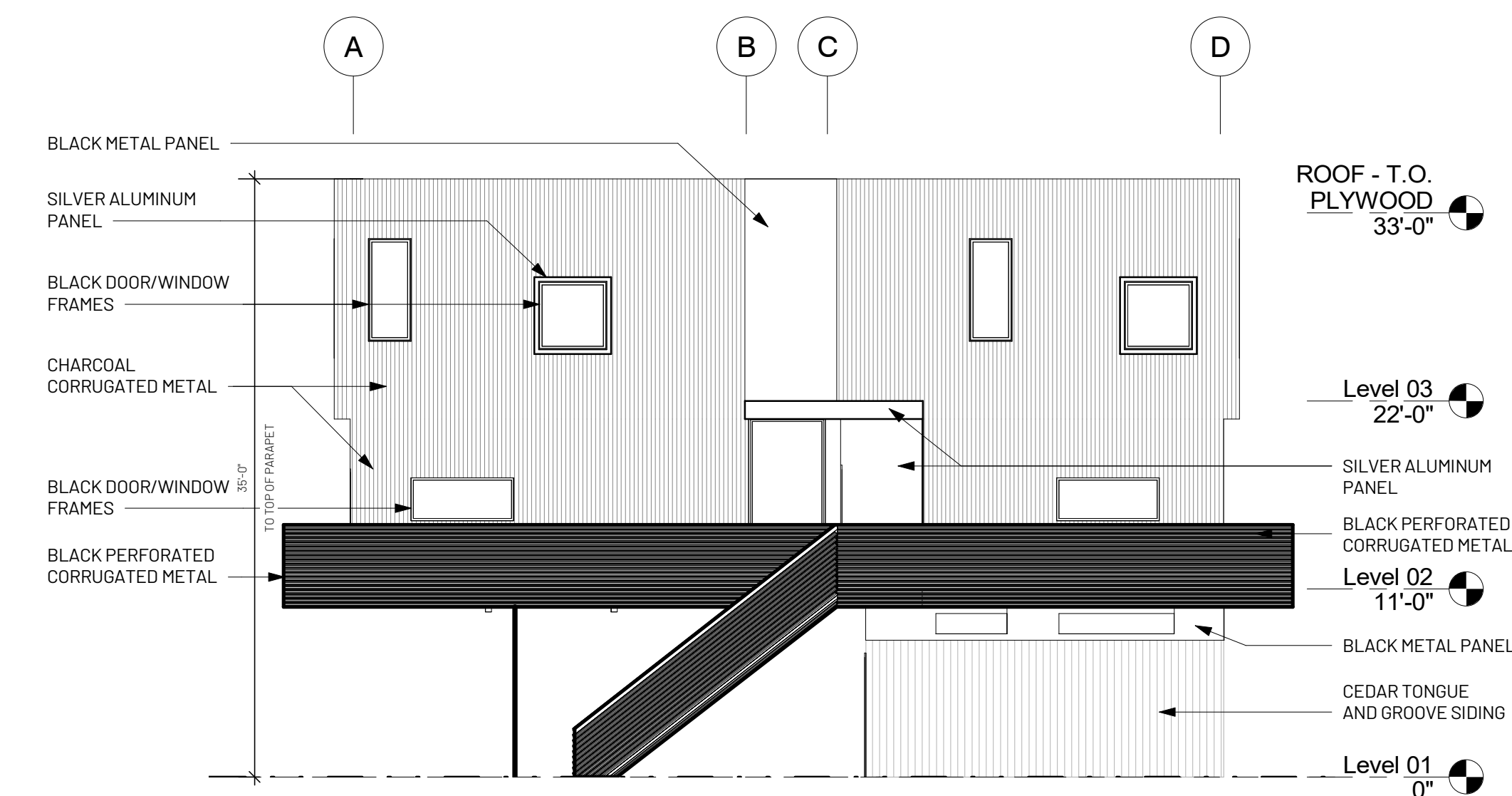
The proposed project is a 15-unit, residential complex located at the corner of E Karns Ave and S King Street, Lot 1 & 2. This project will provide much needed employee housing for the nearby St. John's Hospital. The empty lot is 100 feet by 150 feet and is relatively flat with alley access. The gross site area is 15,000 square feet and is zoned as NH-1 (Neighborhood High Density). The proposed building is 3 stories with an overall building height of 35'-0". The project includes a basement level that consists of additional storage space for tenant use. There will be 21 parking spaces available on the lot including one ADA accessible space and ten "tuck under" parking spaces. This provides one space for every studio unit and 1.5 spaces for every two bedroom unit, meeting the town's parking requirements. The project consists of two different unit types, (5) studios (~465 sf) and (10) two bedrooms (~1,015 sf). Each unit includes large sliding glass doors and access to private outdoor space through either a balcony or ground floor patio. The exterior landscape softens the building's relationship with the adjacent streets through the deliberate placement of trees and greenery. The scale of the project is articulated through the façade. Alternating units slightly project from the facade, differentiating them from the overall form to convey a series of smaller rowhouses as opposed to a single monolithic scheme. The building features exterior materials that are contextual to urban Jackson. The upper massing is clad in charcoal corrugated metal and silver aluminum accents meant to reflect the sky. These materials sit over a base of vertical cedar siding. This vertical cedar helps relate to the landscaping and incorporate natural materials into the pedestrian experience.

Jackson 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.



1 N Elevation
1/8" = 1'-0"



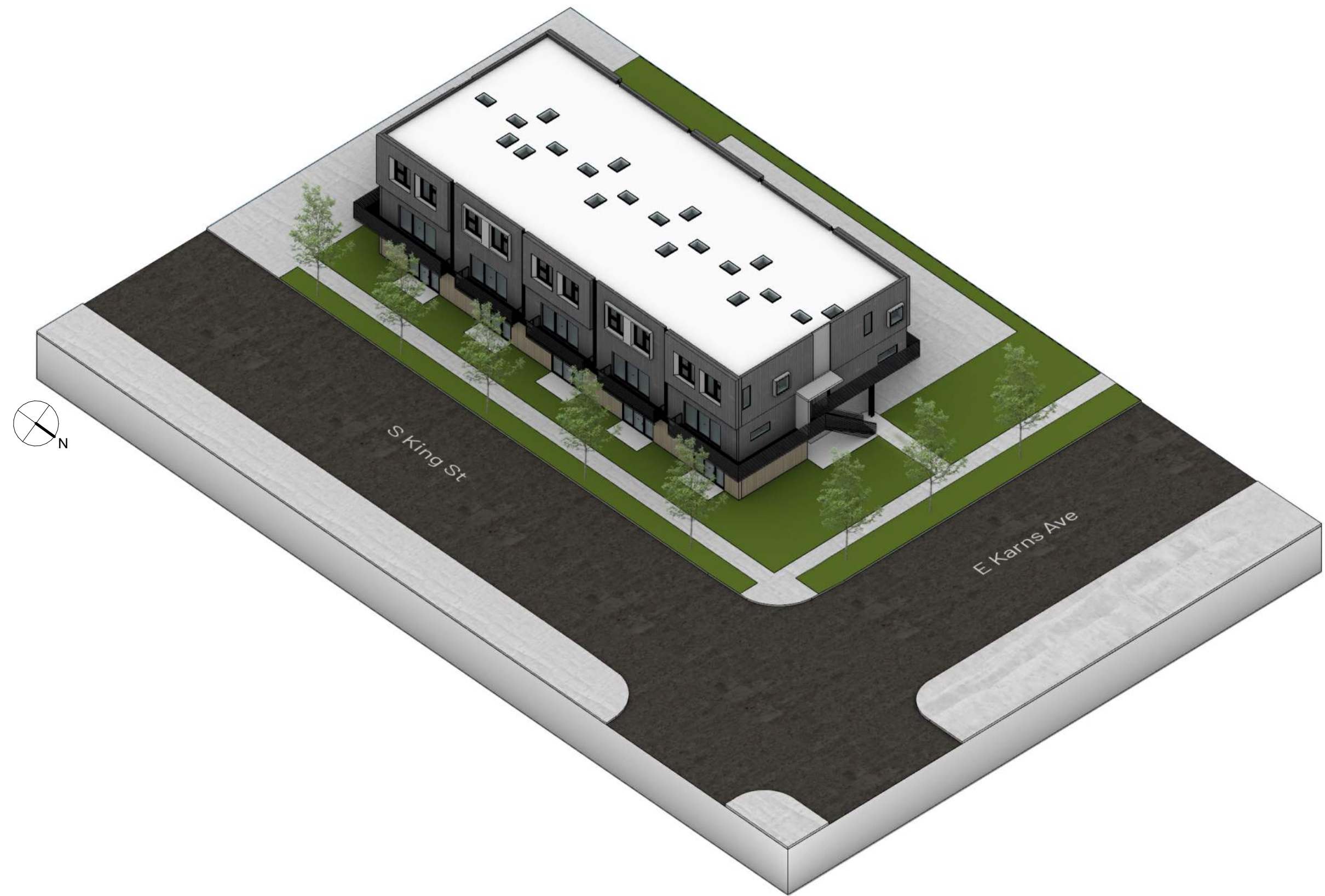
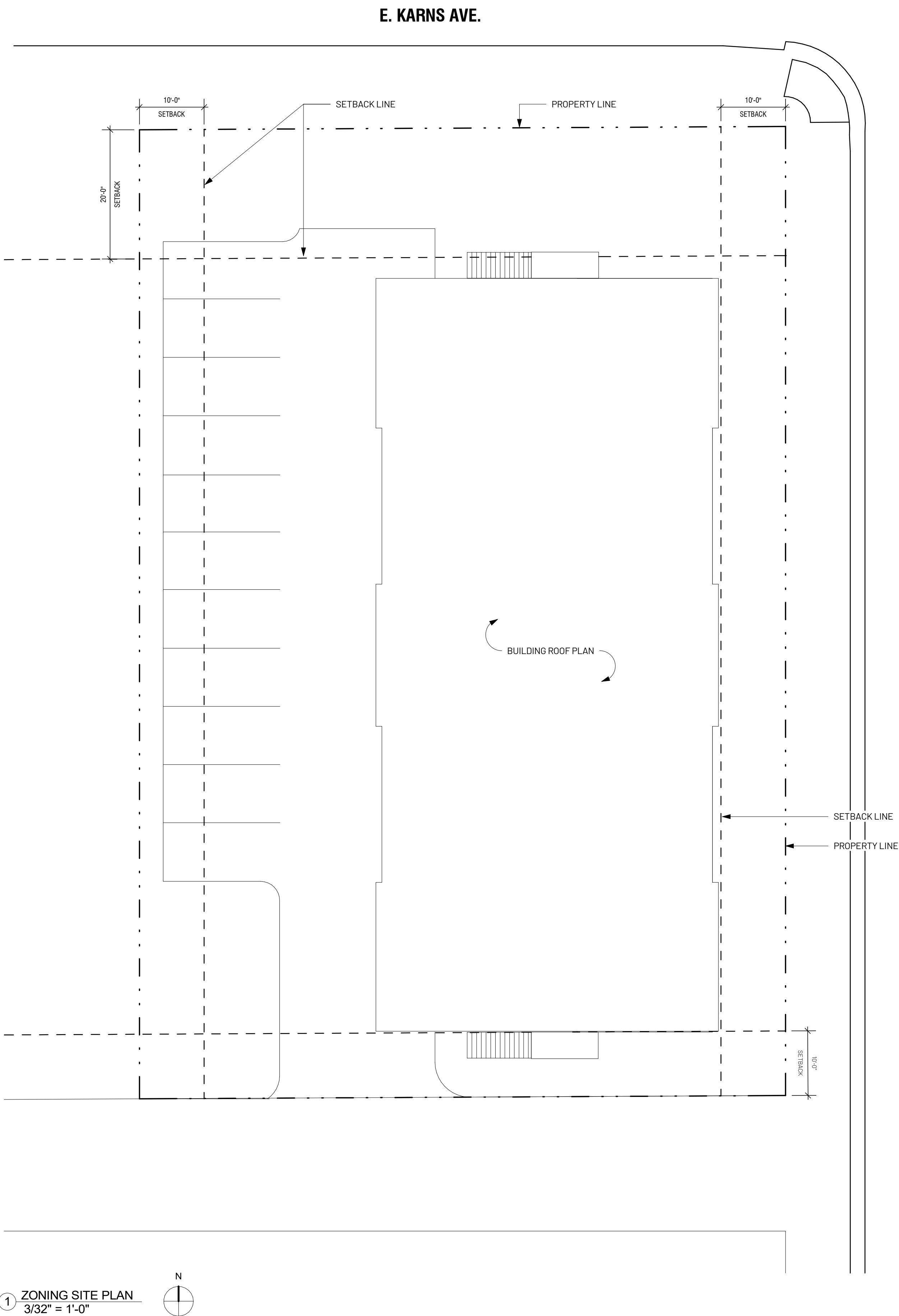
2 S Elevation
1/8" = 1'-0"



3 E Elevation
1/8" = 1'-0"



4 W Elevation
1/8" = 1'-0"



SITE INFORMATION

LOCATION: 80 E Karns Ave.
LOT 1 & 2 BLK 6 Meadowland
Town of Jackson, Teton County, Wyoming

ZONING: Neighborhood High Density (NH-1)

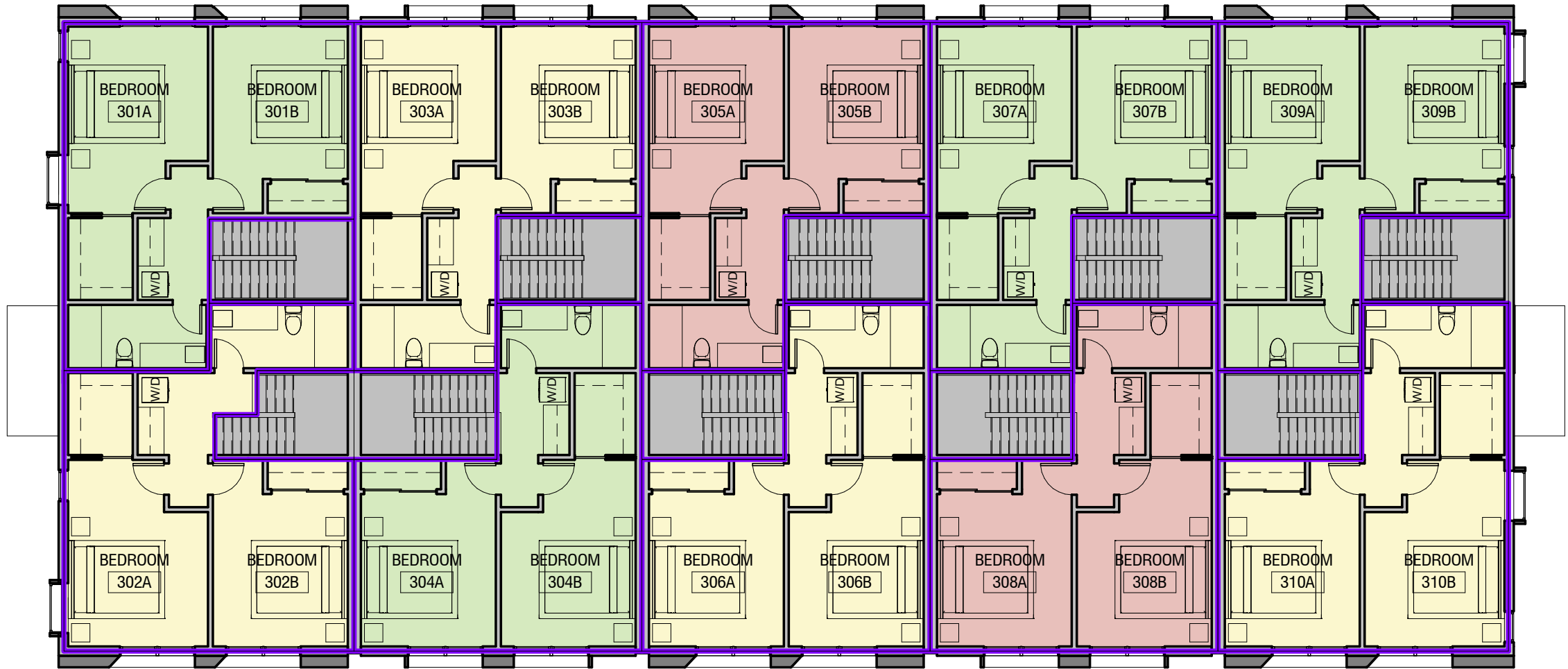
GROSS SITE AREA: 15,000 sqft

OCCUPANCY: R-2

	ALLOWED/REQUIRED	PROPOSED
LOT COVERAGE	N/A in NH-1	2,443 SF
BUILDING HEIGHT	3 stories, not to exceed 35'	3 stories, 35'
LSR	3,150 sqft (0.21)	4.663.5 sqft (0.31)
FLOOR AREA RATIO	See A003	See A003
PARKING	20 spaces	20 + 1 ADA space

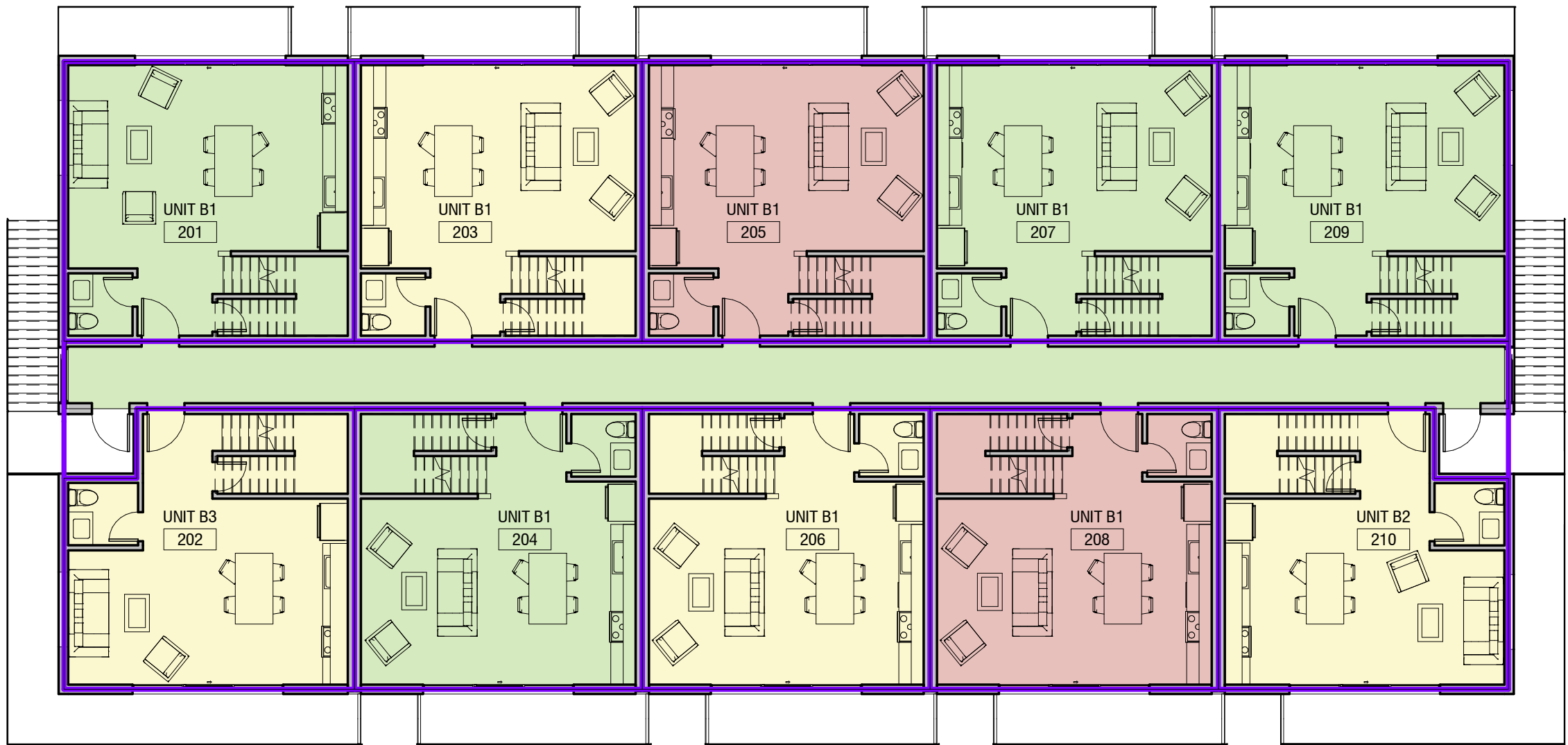
UNIT MATRIX		
UNIT	COUNT	PERCENTAGE
1 BEDROOM	4	27
2 BEDROOM	8	53
WORKFORCE RESTRICTED	3	20
	15	

FINAL FAR BREAKDOWN	
GREEN = BASE FAR 6,000 SF ALLOWED	
(2) 1-BEDROOM UNITS (934 SF)	
(4) 2-BEDROOM UNITS (4,064 SF)	
CIRCULATION - 2ND FLOOR CORRIDOR (625 SF)	
TOTAL BASE FLOOR AREA = 5,623 SF PROVIDED	
TOTAL BONUS FAR PROVIDED = 7,468 SF	
YELLOW = 2:1 WORKFORCE MARKET	
(2) 1-BEDROOM UNITS (934 SF)	
(4) 2-BEDROOM UNITS (4,033 SF)	
TOTAL FLOOR AREA = 4,967 SF	
RED = 2:1 WORKFORCE RESTRICTED	
(1) 1-BEDROOM UNIT (465 SF)	
(2) 2-BEDROOM UNITS (2,036 SF)	
TOTAL FLOOR AREA: 2,501 SF	
TOTAL FAR PROVIDED = 13,091 SF	



③ Level 03
3/32" = 1'-0"

FAR - LEVEL 2 + 3						
FAR	LEVEL	AREA TYPE	NAME	AREA	MULTIPLIER	TOTAL AREA
BASE						
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1017 SF	1	1017 SF
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1016 SF	1	1016 SF
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1016 SF	1	1016 SF
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1015 SF	1	1015 SF
2 BEDROOM : 4						4064 SF
BASE	LEVEL 2	CIRCULATION	CORRIDOR	625 SF	1	625 SF
CIRCULATION: 1						625 SF
BASE						4689 SF
WORKFORCE MARKET						
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B2	1007 SF	1	1007 SF
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B3	1015 SF	1	1015 SF
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B1	1018 SF	1	1018 SF
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B1	993 SF	1	993 SF
2 BEDROOM : 4						4033 SF
WORKFORCE MARKET						4033 SF
WORKFORCE RESTRICTED						
WORKFORCE RESTRICTED	LEVEL 2+3	2 BEDROOM	UNIT B1	1017 SF	1	1017 SF
WORKFORCE RESTRICTED	LEVEL 2+3	2 BEDROOM	UNIT B1	1019 SF	1	1019 SF
2 BEDROOM : 2						2036 SF
WORKFORCE RESTRICTED						2036 SF



② LEVEL 2
3/32" = 1'-0"

FAR - LEVEL 1						
FAR	LEVEL	AREA TYPE	NAME	AREA	MULTIPLIER	TOTAL AREA
BASE						
BASE	LEVEL 1	1 BEDROOM	UNIT A	466 SF	1	466 SF
BASE	LEVEL 1	1 BEDROOM	UNIT A	468 SF	1	468 SF
1 BEDROOM: 2						934 SF
BASE						934 SF
WORKFORCE MARKET						
WORKFORCE MARKET	LEVEL 1	1 BEDROOM	UNIT A	468 SF	1	468 SF
WORKFORCE MARKET	LEVEL 1	1 BEDROOM	UNIT A	466 SF	1	466 SF
1 BEDROOM: 2						934 SF
WORKFORCE MARKET						934 SF
WORKFORCE RESTRICTED						
WORKFORCE RESTRICTED	LEVEL 1	1 BEDROOM	UNIT A	465 SF	1	465 SF
1 BEDROOM: 1						465 SF
WORKFORCE RESTRICTED						465 SF



① Level 01
3/32" = 1'-0"

DYNIA

www.dynia.com

3501 Wazee St Ste. 212
Denver CO, 80216

Karns Apartment Building

80 E KARNS AVE.
JACKSON, WY 83001

Project Number: 2023
Issue: DRC Submittal
Date: 04/15/2022
Drawn By: AJC
Checked By: AJC

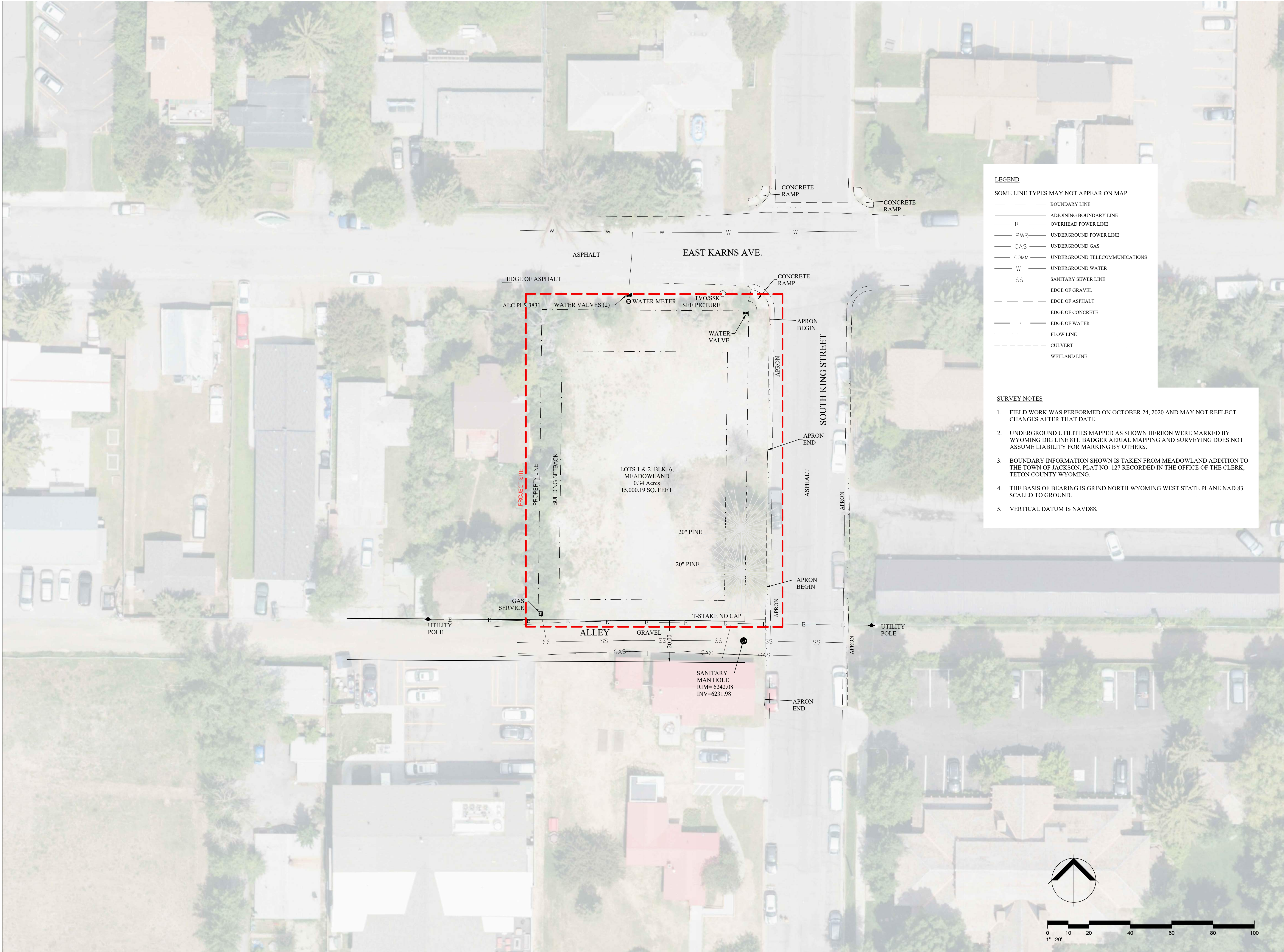
Revisions:
Rev. Date:

Sheet title:
FAR BREAKDOWN

A03

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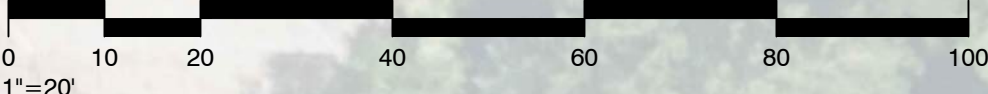
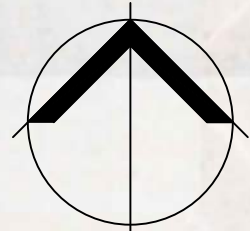


LEGEND

SOME LINE TYPES MAY NOT APPEAR ON MAP

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- E OVERHEAD POWER LINE
- PWR UNDERGROUND POWER LINE
- GAS UNDERGROUND GAS
- COMM UNDERGROUND TELECOMMUNICATIONS
- W UNDERGROUND WATER
- SS SANITARY SEWER LINE
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- EDGE OF WATER
- FLOW LINE
- CULVERT
- WETLAND LINE

- SURVEY NOTES**
1. FIELD WORK WAS PERFORMED ON OCTOBER 24, 2020 AND MAY NOT REFLECT CHANGES AFTER THAT DATE.
 2. UNDERGROUND UTILITIES MAPPED AS SHOWN HEREON WERE MARKED BY WYOMING DIG LINE 811. BADGER AERIAL MAPPING AND SURVEYING DOES NOT ASSUME LIABILITY FOR MARKING BY OTHERS.
 3. BOUNDARY INFORMATION SHOWN IS TAKEN FROM MEADOWLAND ADDITION TO THE TOWN OF JACKSON, PLAT NO. 127 RECORDED IN THE OFFICE OF THE CLERK, TETON COUNTY WYOMING.
 4. THE BASIS OF BEARING IS GRIND NORTH WYOMING WEST STATE PLANE NAD 83 SCALED TO GROUND.
 5. VERTICAL DATUM IS NAVD88.



Karns Apartment Building

80 Karns Ave
Jackson, WY
83001

Project Number:	2023
Issue:	DRC
Date:	04.13.2022
Drawn By:	MH
Checked By:	HNF
Revisions:	
# Rev:	Date:

Sheet title:
Existing Conditions



DYNIA

www.dynia.com
3501 Wazee St Ste. 212
Denver CO, 80216



Karns Apartment Building

80 Karns Ave
Jackson, WY
83001

Project Number:	2023
Issue:	DRC
Date:	04.13.2022
Drawn By:	MH
Checked By:	HNF
Revisions:	
# Rev.	Date:

Sheet title:
Site Plan in Context

A05
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LEGEND

A

APARTMENT BUILDING

B

PARKING LOT ENTRANCE

C

PARKING LOT

D

RESIDENT PATIOS

E

MAIN BICYCLE PARKING AREA

F

PARKLET W/ LAWN, SHRUBS AND BENCHES

G

DUMPSTER LOCATION

H

SCREENING

I

BENCH

J

STREET TREES @ 25' O.C. IN LAWN

K

SIDEWALK

L

TREES IN PERENNIAL BEDS

M

TREES AND SHRUBS IN NATIVE GRASSES

N

BIKE RACKS

O

PARKING ISLANDS W/ RIVER COBBLE

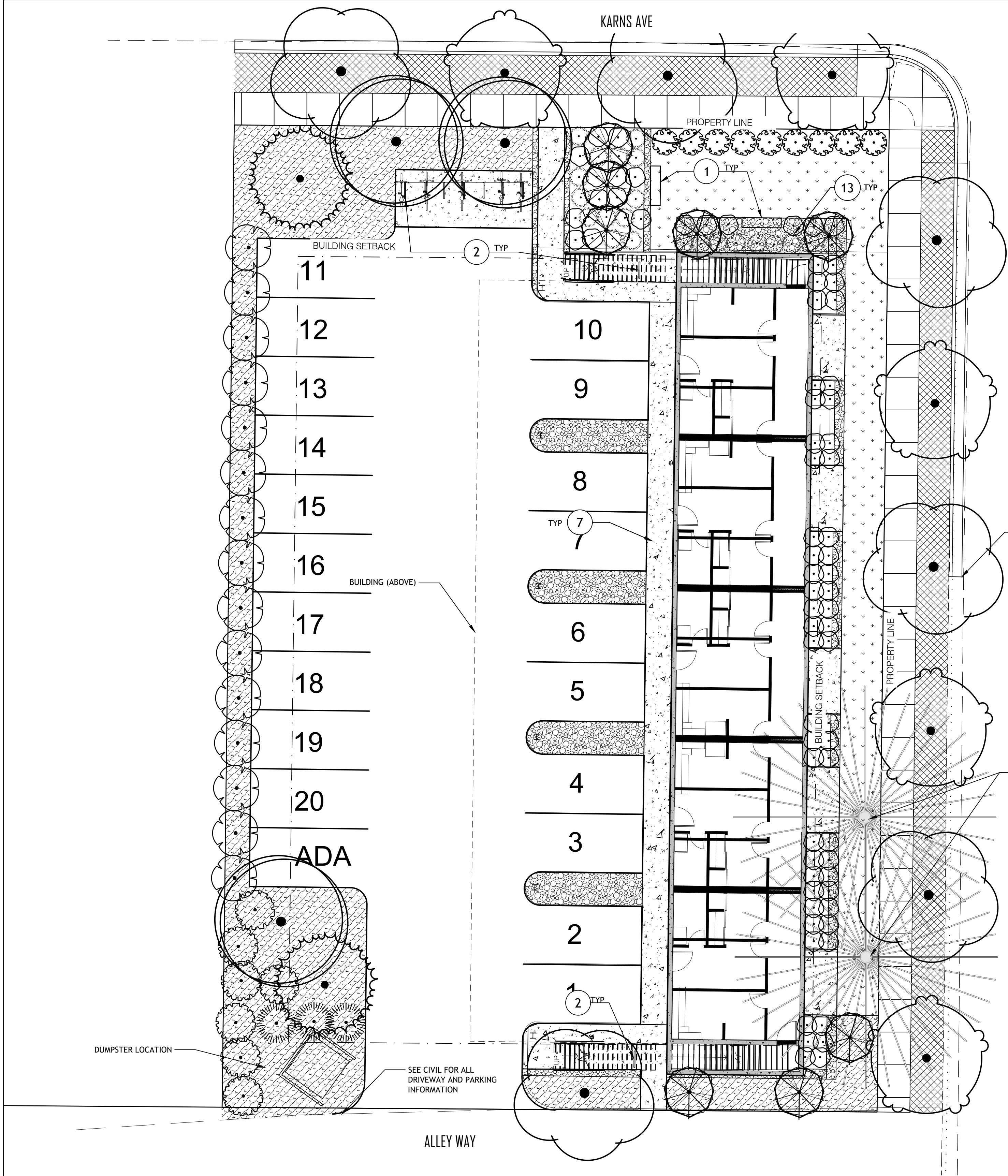
P

RIVER COBBLE DRAINAGE STRIPS

Q

PERENNIAL GARDENS





LEGEND

---	PROPERTY BOUNDARY
---	SITE DEVELOPMENT SETBACK
---	BUILDING SETBACK
---	ROADWAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	TREE FENCING
---	STRAW WATTLE
---	SILT FENCE
---	LIMIT OF DISTURBANCE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	(2) TOWN OF JACKSON BENCH TYP
2	(9) THE PARK CATALOG SINGLE SQUARE TUBE U-BIKE RACK TYP
7	PEDESTRIAN CONCRETE. SEE CIVIL
13	6" RIVER COBBLE SET ON FILTER FABRIC WITH EDGER

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Betula nigra	River Birch	3" Cal.	B&B	3
	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	3" Cal.		5
	Picea pungens	Colorado Spruce	14"	B&B	2
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	8
	Populus tremuloides	Quaking Aspen	3" Cal.		6
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Crataegus douglasii	Douglas Hawthorn	6"	B&B	3
	Prunus virginiana	Chokecherry	8"	B&B	7
	Sorbaria sorbifolia	Ash Leaf Spirea	10 gal.		9
	Syringa vulgaris	Common Lilac	6"	B&B	15
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Perennials and Grasses	Exact Species TBD -Nepeta faassenii -Helictotrichon sempervirens -Deschampsia cespitosa -Salvia pratensis -Hemerocallis 'Purple d'Oro'	1 gal.		97
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
		Drought Resistant Turf or Meadow Sod Exact sod type TBD	sod		1,310 sf
		Drought Resistant Turf Duraturf or Approved Equal from Pocatello Sod	sod		1,141 sf
		Native Meadow Sod	sod		2,002 sf

INVASIVE SPECIES MANAGEMENT PLAN

PROJECT OWNER: TETON COUNTY HOSPITAL DISTRICT DBA ST. JOHN'S MEDICAL CENTER
ADDRESS: 80 W. KARNs AVE.
GEC PERMIT: GEC 2022-_____
Contact Teton County Weed and Pest (TCWP) no less than 3 weeks prior to construction so they may complete an Invasive species inventory of the site.

Inventory Completed By: _____

Invasive Species Inventoried:

1. _____
2. _____
3. _____
4. _____
5. _____

Pre-Construction Management Strategies:

applicable to construction beginning after May 1 and before November 15

1. Known infestations will be treated at least two weeks prior to construction using methods listed below.

Active Construction Management Strategies:

1. All construction equipment will be cleaned prior to entering the site.
2. Soil stockpiles will be routinely checked and treated for invasive species.
3. Disturbance outside of the construction zone and in areas where invasive species are present will be minimized.
4. All areas outside of the construction zone will be kept on active management using the methods listed below. This area will be monitored and treated at least twice each growing season.

Post-Construction Management Strategies:

1. Revegetation will occur immediately after construction is complete to prevent the establishment of invasive species in the disturbed areas.
2. Nursery stock will be used in accordance with W.S. 11-9-101 109 (Wyoming Nursery Stock Law), accompanied by a valid health certificate, and acquired through a dealer licensed by the Wyoming Department of Agriculture. Seeds will be used in accordance with W.S. 11-12-101 125 (Wyoming Seed Law), certified weed free, and acquired through a dealer licensed by the Wyoming Department of Agriculture.
3. Certified weed free straw, gravel, and soil will be utilized as possible.
4. TCWP will be contacted to create a post-construction inventory.

Management Strategies by Species:

1. The following document is incorporated by reference:
http://www.tcweed.org/wp-content/uploads/2017/04/Control-Options-Table_2017.pdf
2. These management strategies shall be employed for all invasive species inventoried on the site.

PLANT UNIT SUMMARY AND BOND REQUIREMENTS

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets & exceeds the (3) Plant Unit requirement. A bond for the (3) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(3) Plant Unit Required

Average Value of (1) Plant Unit = \$2,600.00
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00
Total Cost of Plant Unit & Irrigation = \$4,900.00
Total Cost x 125% for Bond Amount = \$18,375.00

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

SITE DEVELOPMENT CALCULATIONS

ZONING	NH-1
GROSS SITE AREA	15,000.19 SF / 0.34 ACRES

PROPOSED LANDSCAPE SURFACE RATIO	4663.5 SF = .31 LSR
70% IN FRONT ½ PROPOSED	2224.5 SF
REQUIRED LANDSCAPE SURFACE RATIO	(3,150 SF).21 W/ 70% IN FRONT ½
70% IN FRONT ½ REQUIRED MIN	2205 SF MIN

PLANTING & IRRIGATION NOTES

1. Refer to Civil Engineer's utility plan. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
3. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1/2 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod. Once finish grade has been approved, no vehicle or human traffic will be allowed into approved areas other than that necessary for planting to prevent topsoil compaction.
5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
6. Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental weed free topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
7. For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
8. Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-6.0; moisture content 30 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decilemers/cm; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting; organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
9. The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site. All landscaping material shall comply with Wyoming Nursery Stock Law.
10. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
11. Irrigation system is to be design build by Contractor. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project. Irrigation system will have backflow preventer device installed at water source per Town of Jackson Standards.
12. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
13. No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
14. For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
15. All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
16. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
17. After an area has been planted, no human or vehicle traffic other than that required for plant maintenance will be allowed inside said area to prevent plant damage. Contractor will be responsible for replacing all damaged plant material from planting until project completion. Note that this note does not affect any plant warranty offered by the landscape contractor.
18. All seed shall comply with Wyoming Seed Law. Seed shall be purchased from a licensed supplier by the Wyoming Department of Agriculture. Sources of seed and landscaping material shall be verified as not containing noxious weeds or exotic species.
19. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod.
20. All disturbed areas not receiving other treatment are to receive native sod. Contractor to verify exact amount in field. Field verification takes precedence over quantity listed.

DYNIA

www.dynia.com

3501 Wazee St Ste. 212
Denver CO, 80216



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Planting Plan

A07

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Karns Apartment Building

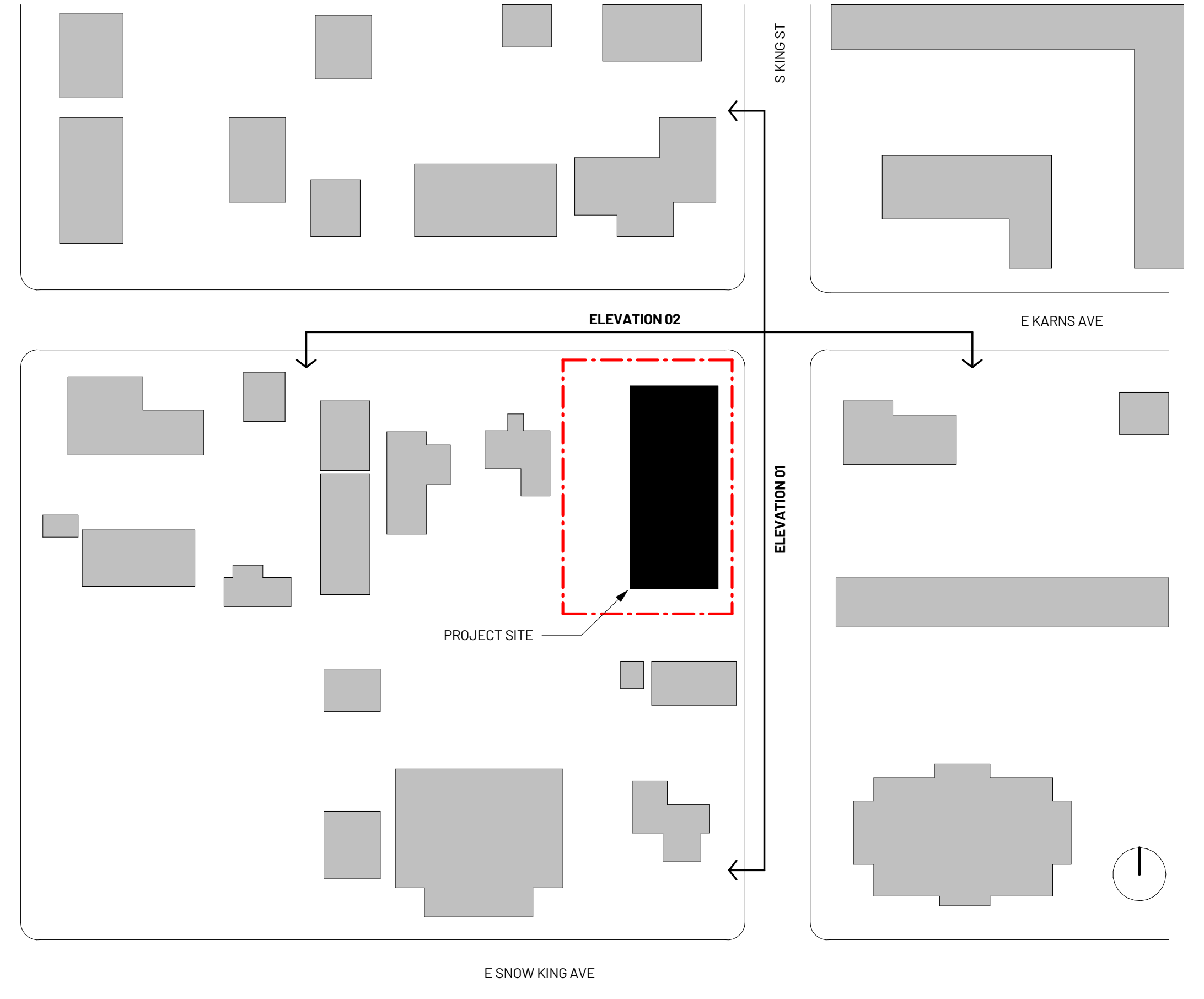
80 E KARNs AVE.
JACKSON, WY 83001

Project Number: 2023
Issue: DRC Submittal
Date: 04/15/2022
Drawn By: AJC
Checked By: AJC

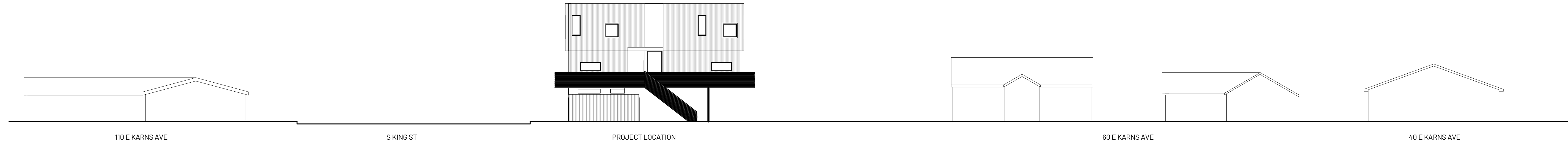
Revisions:
Rev. Date:

Sheet title:
ADJACENT CONTEXT

A08



③ Context Key Plan
1" = 60'-0"



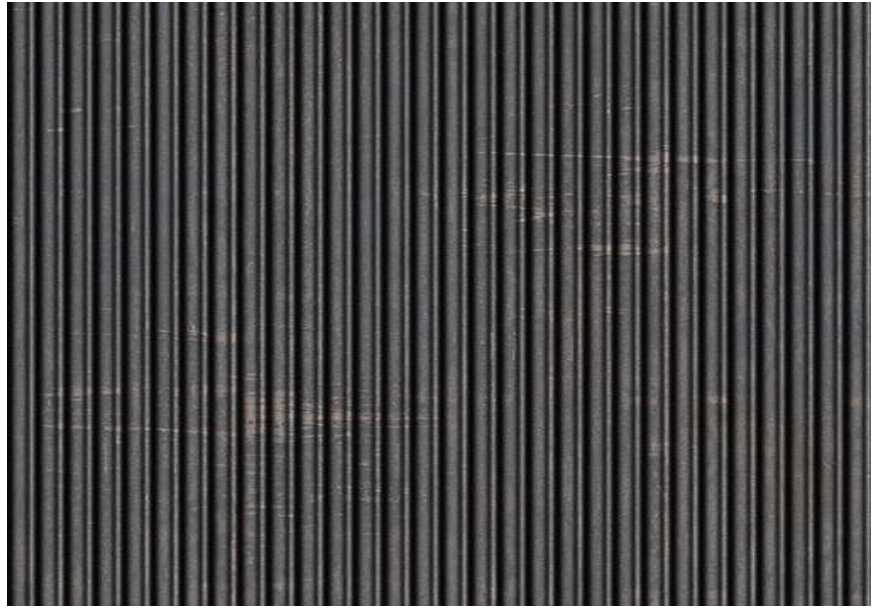
② Elevation - Karns Ave
1/16" = 1'-0"



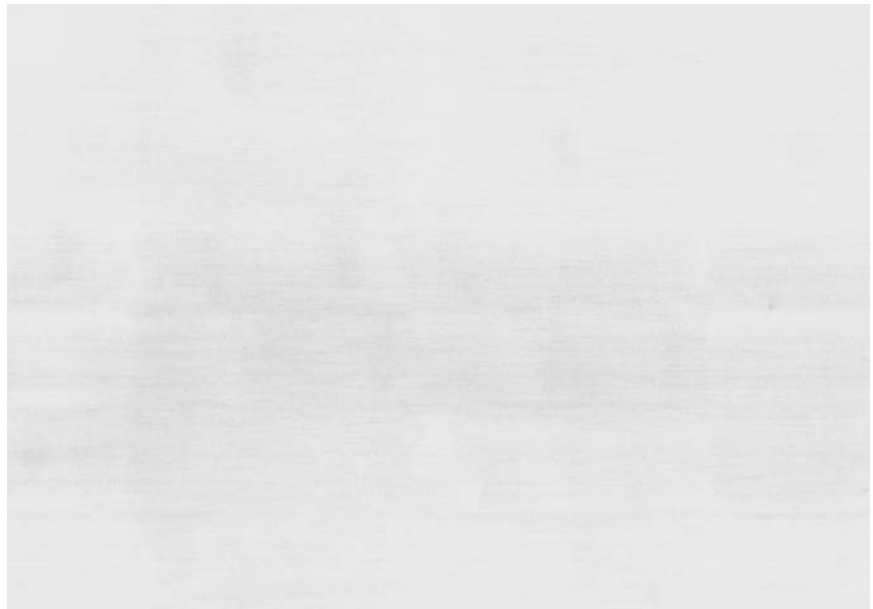
① Elevation - King St.
1/16" = 1'-0"



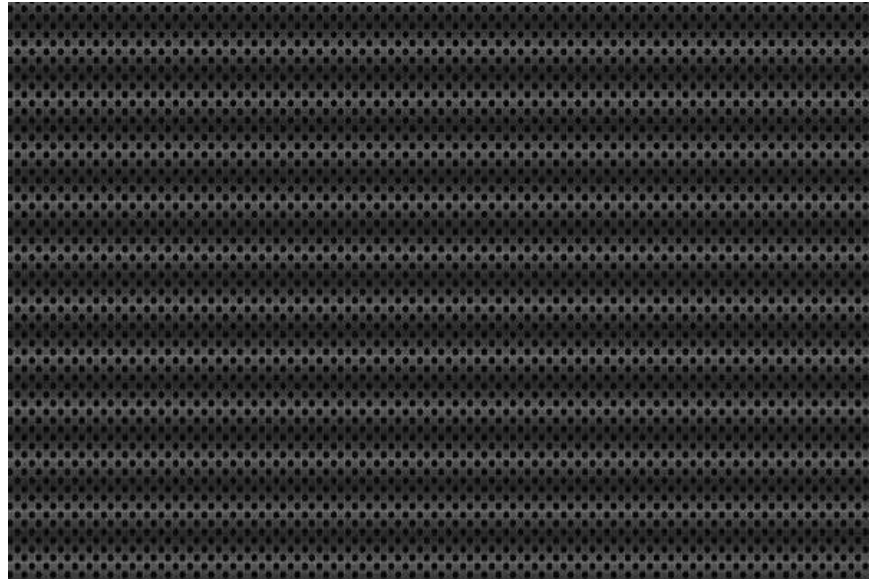
View from corner of King St. and Karns Ave.



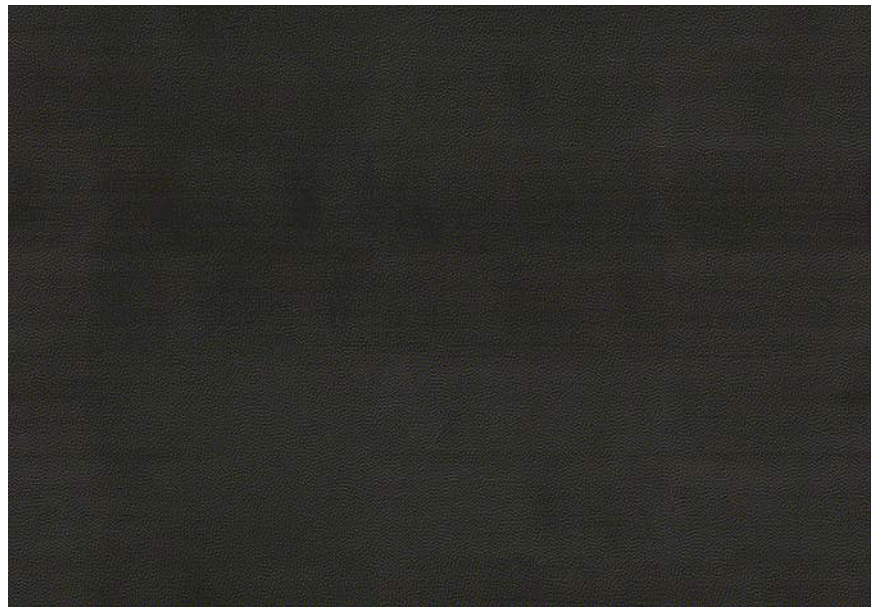
Charcoal Corrugated Metal



Aluminum Panel



Black Perforated Corrugated Metal



Black Metal Panel



Cedar Tongue and Groove Cladding



View from King St.



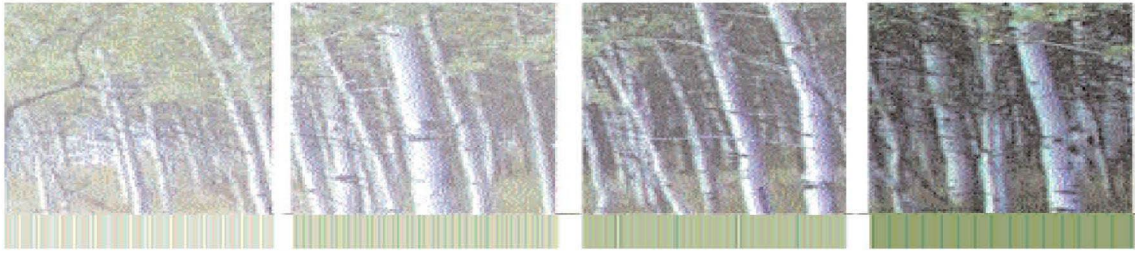
View from alley off King St



View from Karns Ave (parking side)



View from Karns Ave



Town of Jackson Design Guidelines Checklist

Meeting Date: May 11, 2022

Item Number: P22-095

Applicant: Y2 Consultants

Address: 265 E. Broadway Ave

Recommendations: Approval, Approval with Conditions or Denial

Background: Back on August 12, 2015, the DRC reviewed and approved the design for a new synagogue along East Broadway Ave. and a new residential/short-term rental building along East Deloney Ave. at the subject property that totaled approximately 10,215 sf. The plan at that time called for the removal of all existing buildings (e.g., single-family home and detached garage). The project also had approval from the Town Council for a Development Plan (P15-038) and Conditional Use Permit (P15-039) which eventually expired due to lack of submittal of a building permit by the applicant. The applicant is now seeking to only build the residential/short-term rental building along East Deloney Ave. and is required to come back before the DRC because the previous design has expired, and because the new design has exterior architectural/material changes.

Leading up to the August 12th approval, the DRC directed the applicant to seek strategies to reduce the actual and perceived mass of the “Deloney” building so that it is more compatible with surrounding buildings. The DRC suggested that the applicant create a deeper 3rd-story step-back, subtract some elements to break up the façade, and create a more residential character. These comments were ultimately addressed and below is a visual of the approved design for the residential/short-term rental building along Deloney:



Project Summary: This project is only subject to the normal Design Guidelines as the property is not located within any of the newly adopted Western Character Downtown Design Overlays.

The applicant is proposing a new 3-story, 6,342 sf Chabad Lubavitch (Jewish Center) along Deloney Ave that consists of four short-term rental units, an apartment, and attached garage. The building also includes a basement that will consist of a religious Mikvah, mechanical space, and storage. The building is 34'-10" tall. Vehicular access will be taken directly from Deloney Ave. which leads to a 2-car garage and 2 surface parking spaces. The existing structure (currently used as a single-family home) along Broadway Ave. will remain in place but will likely be demolished sometime after the new building is occupiable. The proposed site plan includes new landscaping around the new building, bike racks, and a new 6'-wide detached sidewalk and 5'-wide attached furnishing area (trees in grates).

Exterior materials include Western Red Cedar siding, both horizontal and vertical, with stained finishes to ensure a durable, long-lasting exterior envelop. Window and exterior door trim, roof fascia and soffit will also be Western Red Cedar with stained finish. Windows and exterior doors will be metal clad wood units. Please refer to exterior elevation renderings and exterior materials selections for overall composition, appearance, and character.

Based on the applicant's submittal, staff is not aware of any LDR issues as it relates to the CR-1 development standards (i.e., FAR, LSR, setbacks, height, parking, etc.). Also, since this project is less than 9,750 sf above grade, it goes straight to building permit.

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.

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.



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: Chabad Jewish Center of Wyoming
Physical Address: 265 East Broadway
Lot, Subdivision: _____ PIDN: 22-41-16-27-3-00-005

PROPERTY OWNER.

Name: Chabad Lubavitch of Wyoming, Inc. Phone: 307-413-6123
Mailing Address: P.O. Box 9818 Jackson, WY ZIP: 83002
E-mail: rabbizalman@jewishwyoming.com

APPLICANT/AGENT.

Name: Rabbi Zalman Mendelsohn. Phone: 307-733-2999
Mailing Address: P.O. Box 9818 Jackson, WY ZIP: 83001
E-mail: rabbizalman@jewishwyoming.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

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

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

Pre-application Conference #: P22-016 Environmental Analysis #: N/A
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

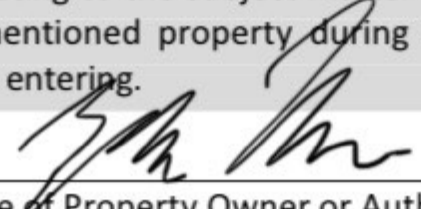
☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

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

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

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



Signature of Property Owner or Authorized Applicant/Agent
Rabbi Zalman Mendelsohn
Name Printed
04.25.2022

Date
Owner

Title



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

PROJECT NARRATIVE

April 25th, 2022

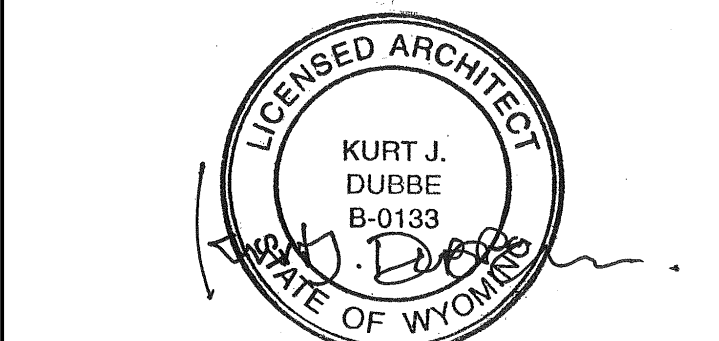
The Chabad Lubavitch of Wyoming, Inc. which employs Rabbi Mendelsohn, owns a 0.30-lot at 265 E. Broadway in Jackson. This lot is currently occupied by a garage and a single-family home where the Rabbi and his family live. The lot is in the Commercial Residential-1 zone and is in the Lodging Overlay. The residence was previously used as a pawn shop.

The proposed project is to create a multi-purpose Chabad Lubavitch (Jewish Center). The building fronting Deloney Avenue will be 34'-10" in height with three stories above grade with a finished basement. The building will include a religious Mikvah, four short term rentals and an apartment for the Rabbi and his family.

Architecturally the property owner has designed a project that fits with the vision of the Town of Jackson's design guidelines. The design of the rectangular 3 story building has used additive and subtractive massing techniques, incorporated trees, and shrubs around the building to reduce building massing and is providing pedestrian access through public sidewalks with ADA property access, bike racks and public benches. Property lighting and building access trellis's provides safety and security for the project.

1. Public Space – The site will incorporate trees, shrubs and exterior building setback patios along all four sides of the project to break up the height of the building. Bike racks and benches will be installed to encourage outdoor involvement and activities. Public sidewalks to connect to project ADA walkways, with exterior building lighting and covered building canopies to provide safe and accessible building access.
2. Composition – The 3 story building will use horizontal lap siding on the 1st and 2nd floors with vertical board and batten siding on the third floor with metal patio railing and pop out windows to break up the mass of the building. The patio setbacks will break up the facades to provide the building with greater depth perception and contours. The first two stories to provide different building, trim and window paint colors. Covered trellis's to identify building access and protection.

3. Massing – The project uses both the additive and subtractive massing techniques. This method enables the larger monolithic building to be broken up by the linking of smaller building elements. The building rectangular in shape provides additive building entries, patios and window outcrops. In turn the building also incorporates subtractive massing in providing 2nd and 3rd floor patios. Low pitched roof lines are designed to extend as overhangs at the front and rear of the building so that no snow or rain runs onto the adjacent private and public properties.
4. Street Walls – the street wall design criteria are not applicable for this project.
5. Materials – Exterior materials include Western Red Cedar siding, both horizontal and vertical, with stained finishes to ensure a durable, long-lasting exterior envelop. Window and exterior door trim, roof fascia and soffit will also be Western Red Cedar with stained finish. Windows and exterior doors will be metal clad wood units. Please refer to exterior elevation renderings and exterior materials selections for overall composition, appearance, and character.



CHABAD JEWISH CENTER OF WYOMING- RESIDENCE BUILDING

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Drawing Title

EXTERIOR ELEVATIONS
EAST ELEVATION

Set Title **PERMIT SET**

Set Title Set Issue Date

Drawn By Checked By

Plot Date **DECEMBER 15, 2021** Sheet Number

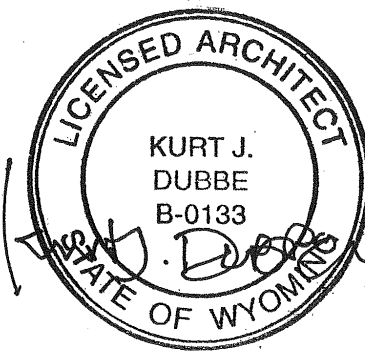
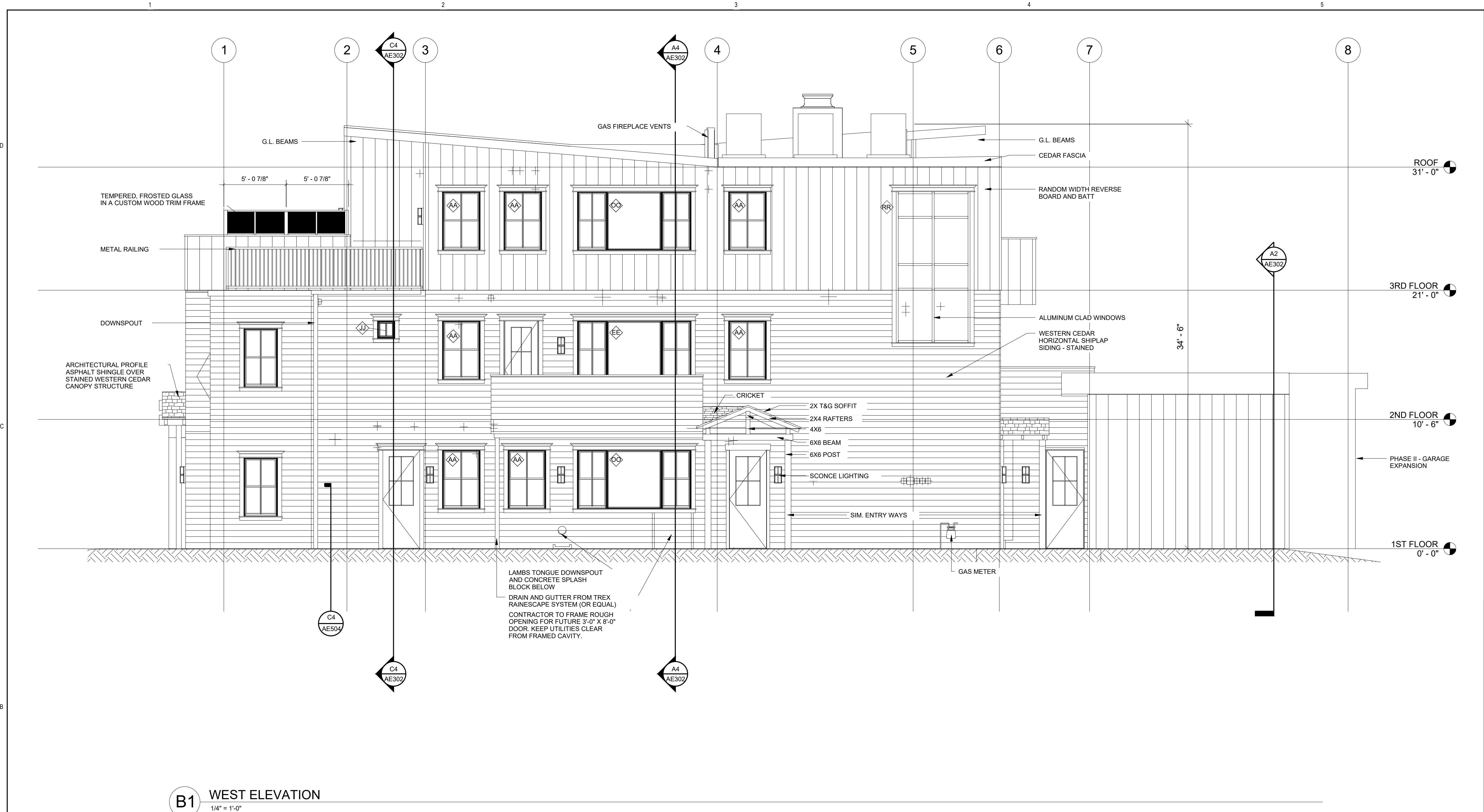
Scale **AS NOTED**

Project Number **2113**

AE201

GENERAL NOTES

- A. ALL EXTERIOR FINISH AND COLORS TO BE PER THE DRC APPROVED COLOR BOARD.
- B. INSTALL ICE AND WATER SHIELD 4'-0" UP WALL AT EXTERIOR ROOFS AND DECKS TO WALL LOCATIONS.



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Drawing Title

EXTERIOR ELEVATIONS
WEST ELEVATION

Set Title **PERMIT SET**

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Drawn By Checked By

Plot Date **DECEMBER 15, 2021** Sheet Number

Scale **AS NOTED**

Project Number **2113**

AE203

GENERAL NOTES

- A. ALL EXTERIOR FINISH AND COLORS TO BE PER THE DRC APPROVED COLOR BOARD.
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Drawing Title

PHASE II GARAGE ELEVATIONS

Set Title	PERMIT SET
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Drawn By	Checked By
Plot Date DECEMBER 15, 2021	Sheet Number
Scale AS NOTED	AE204
Project Number 2113	

AE204



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

ZONING COMPLIANCE VERIFICATION

April 25th, 2022

Rabbi Zalman Mendelsohn's .3 Acre lot, parcel #22-41-16-27-3-00-005, falls within the following Town Planning Zone: CR-1 with Lodging Overlay. With considerations to the restrictions within, the owner has proposed to construct 3-story building that will support a residence for the rabbi, (4) short-term rentals and a Mikvah at 265 E Broadway Ave in Jackson, WY.

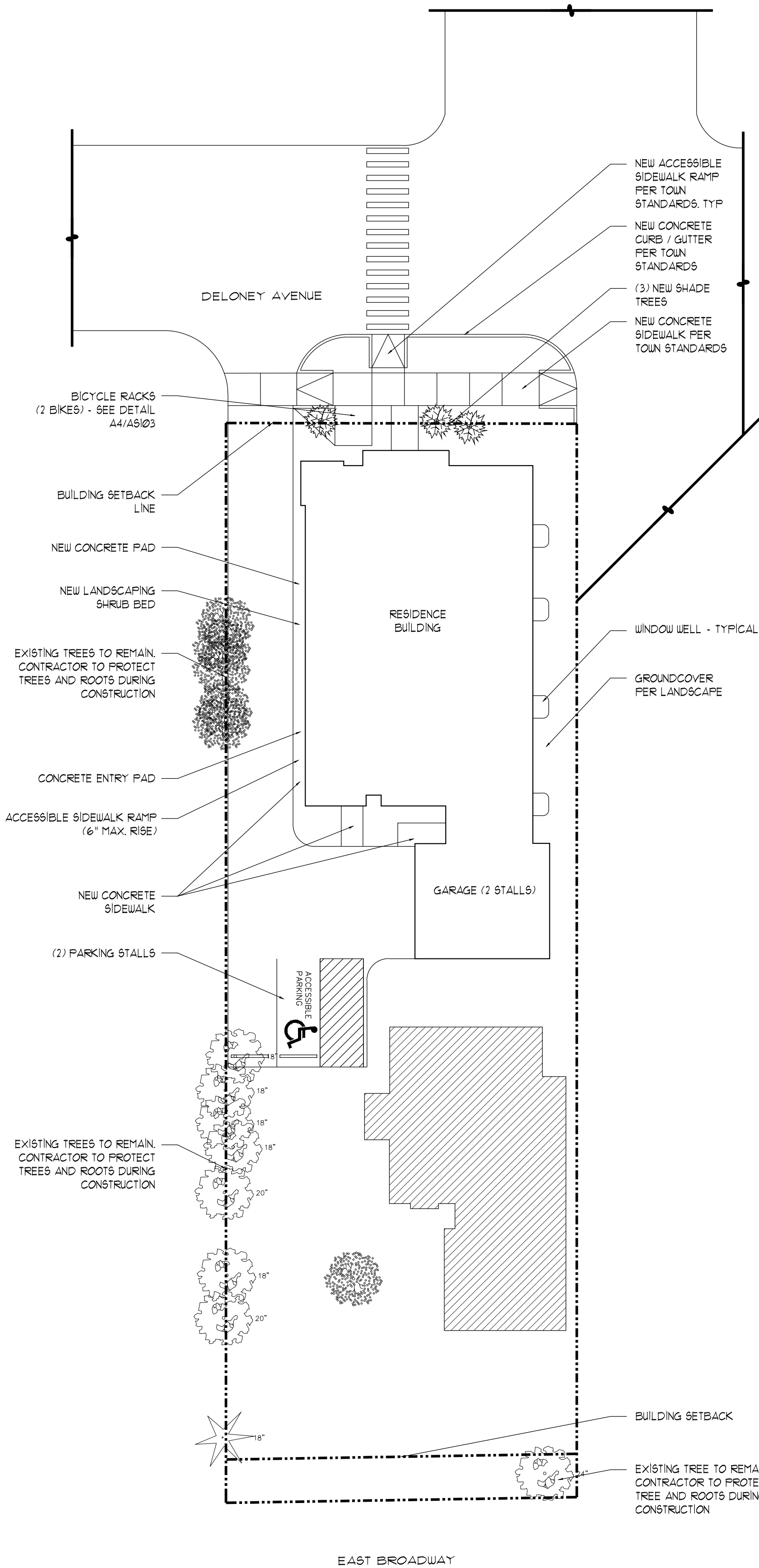
According to the current LDRs (2022) the verification table is summarized as follows.

The proposed project will include a religious Mikvah, four short-term rental units (2,477 SF), and an apartment (3,865 SF) for the Rabbi and his family. The total floor area is 6342 SF, on the .3 Acre lot, resulting in a FAR of .49. The landscape plan proposes 1289 SF (.1 LSR) landscaping throughout the property. The proposed project consists of (3) levels with maximum height at 34'-10". The driveway entrance, to the proposed building, is off the primary street E Deloney Ave. The house is set to 5 ft from the primary street and one of the adjacent side yards. The other side yard will have a setback greater than 5 ft and the rear yard setback will be greater than 10 ft. The proposed parking will consist of (2) garage spaces, (2) off-street spaces, and (3) on-street spaces.

Table 1. Summary of Zoning Compliance.

	Allowed/Required by Town of Jackson LDRs	2022 Design Review	Complies?
FAR (max)	.65 Far Max Total Allowed = 8494 SF (.65 FAR)	6342SF/ 12926 SF =.49 FAR	Yes
LSR (min)	10 % or 1289 SF	10 % (1289 SF)	Yes
Height (max)	42'-0"	34'-10"	Yes
Stories (max)	3 stories	3 stories	Yes
Street yard setback	0 ft to 5 ft (Min to Max)	5 ft	Yes
Side yard setbacks	0 ft or 5 ft (Min)	10 ft 14.2 ft	Yes

Rear yard setback	10 ft	98.9 ft	Yes
Parking	N/A	2 garage spaces 2 off-street spaces 3 on-street spaces	Yes



ARCHITECTURAL SITE PLAN
& LANDSCAPE CONCEPT PLAN

1
A1.1 1/16" = 1'-0"

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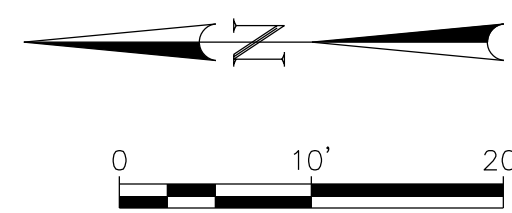
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Drawing Title
ARCHITECTURAL SITE
PLAN & LANDSCAPE
CONCEPT PLAN

Set Title
PERMIT SET

Set Title	Set Issue Date

Drawn By	Checked By
Plot Date DECEMBER 15, 2021	Sheet Number
Scale 1/16" = 1'-0"	A1.1
Project Number 2113	



ARCHITECT-ENGINEER STAMP

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Jackson, WY

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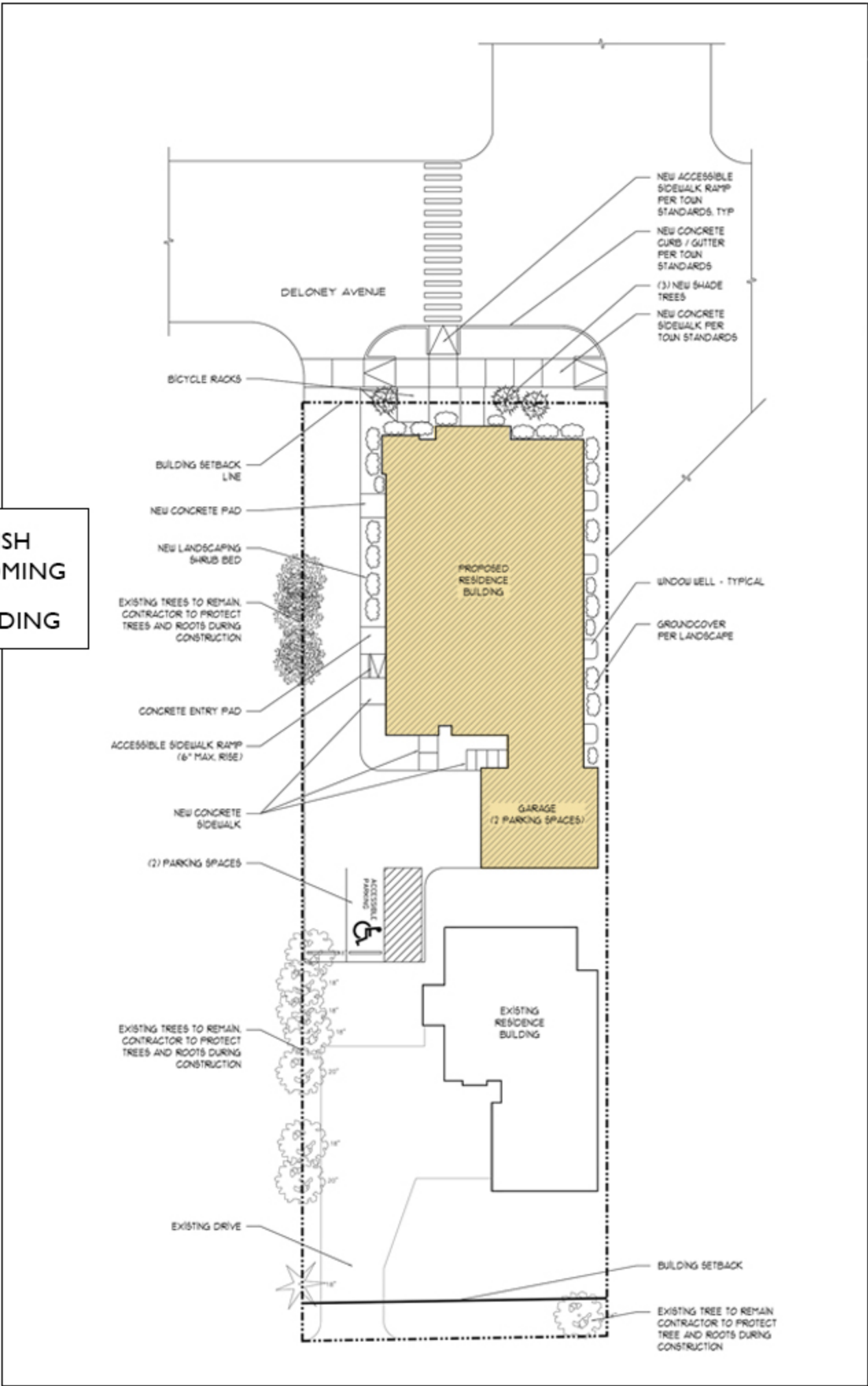
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Drawing Title

UTILITY PLAN

Set Title

C1.3



Architectural Site Plan and Concept Landscape Plan



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**DESIGN REVIEW
COMMITTEE SUBMISSION**
04/25/22

AI.1

Street side view to the South - 240 to 340 E. Deloney Ave.



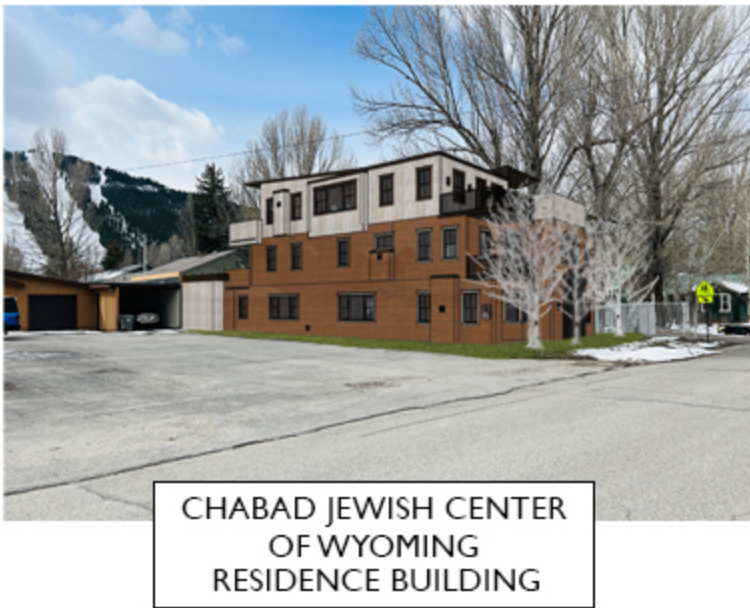
Street side view to the North - 211 to 325 E. Broadway Ave.



View towards E. Broadway Ave.



View to the SE from E. Deloney



View towards W. Broadway Ave.



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DESIGN REVIEW
COMMITTEE SUBMISSION
04/25/22

A1.2



Vertical Wood Siding



Horizontal Wood Siding



Top Windows Trims



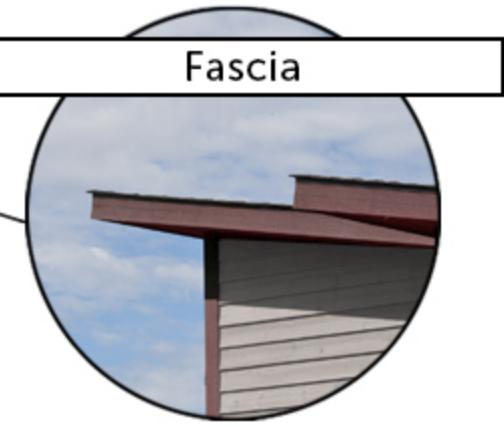
1st & 2nd Floor Window Trims



3D View Looking from Deloney



3D View Front Aerial



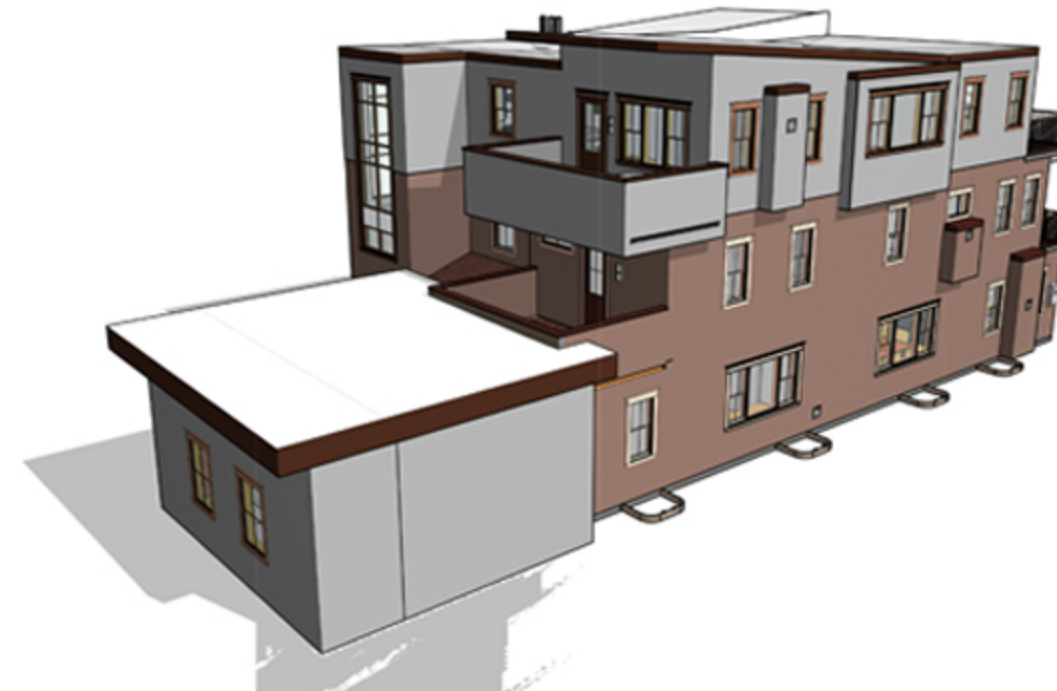
Fascia



Metal Clad Windows



3D View SE Corner



3D View SE Aerial

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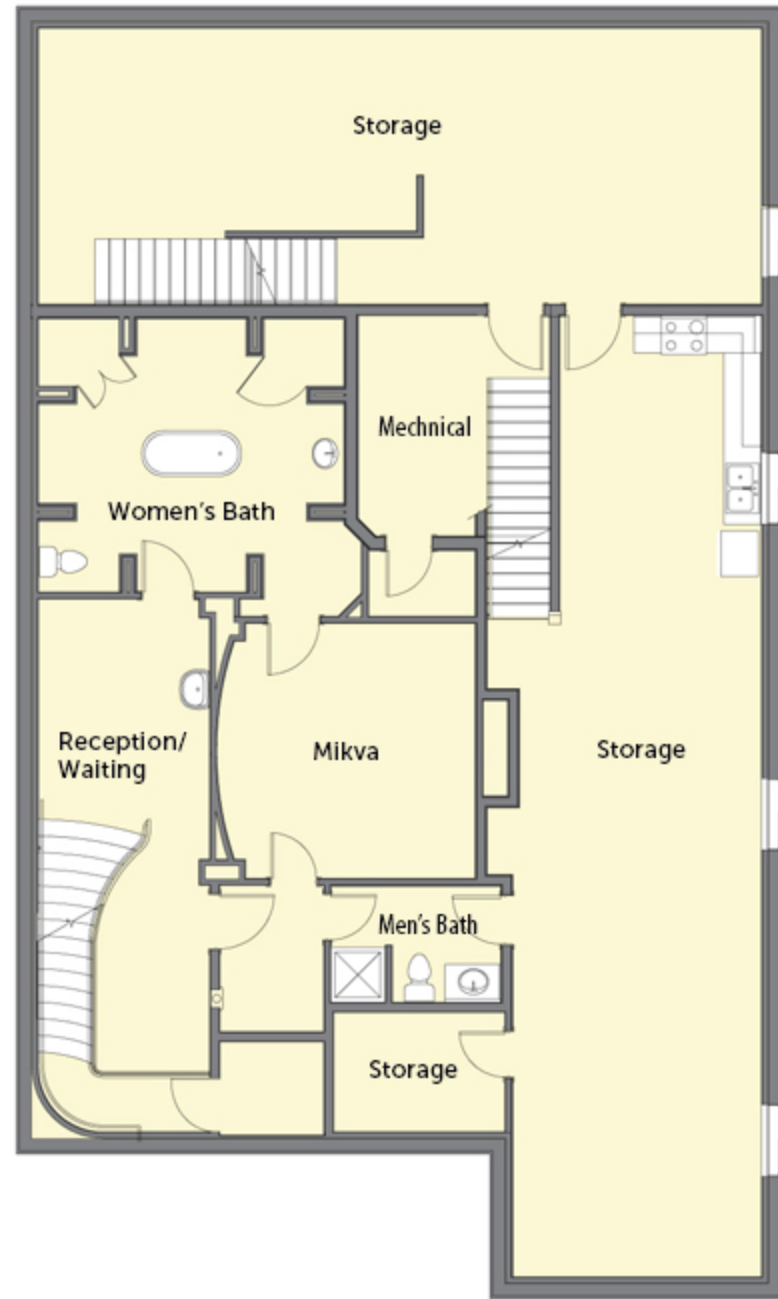
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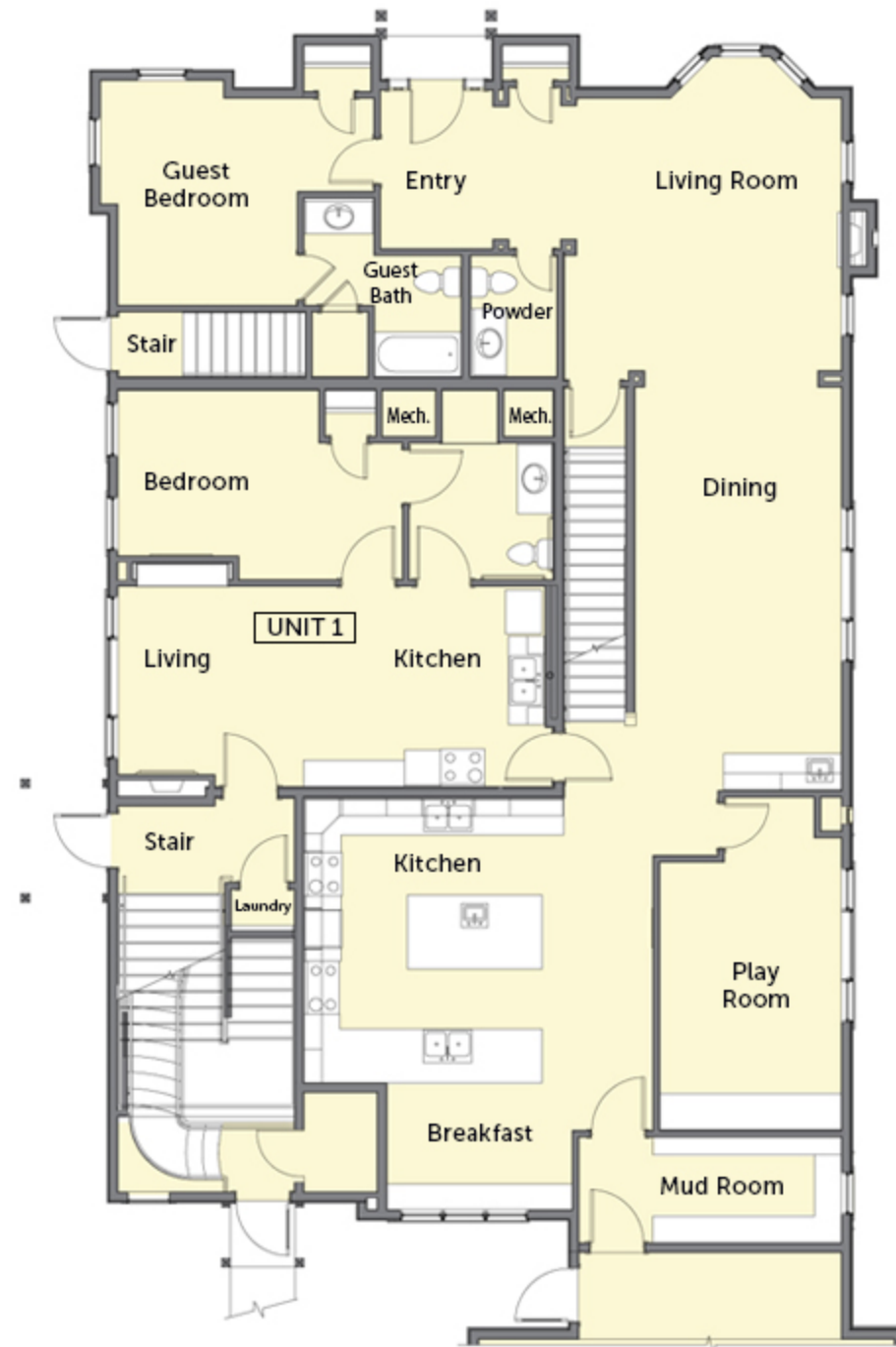
DESIGN REVIEW
COMMITTEE SUBMISSION
04/25/22

A1.3

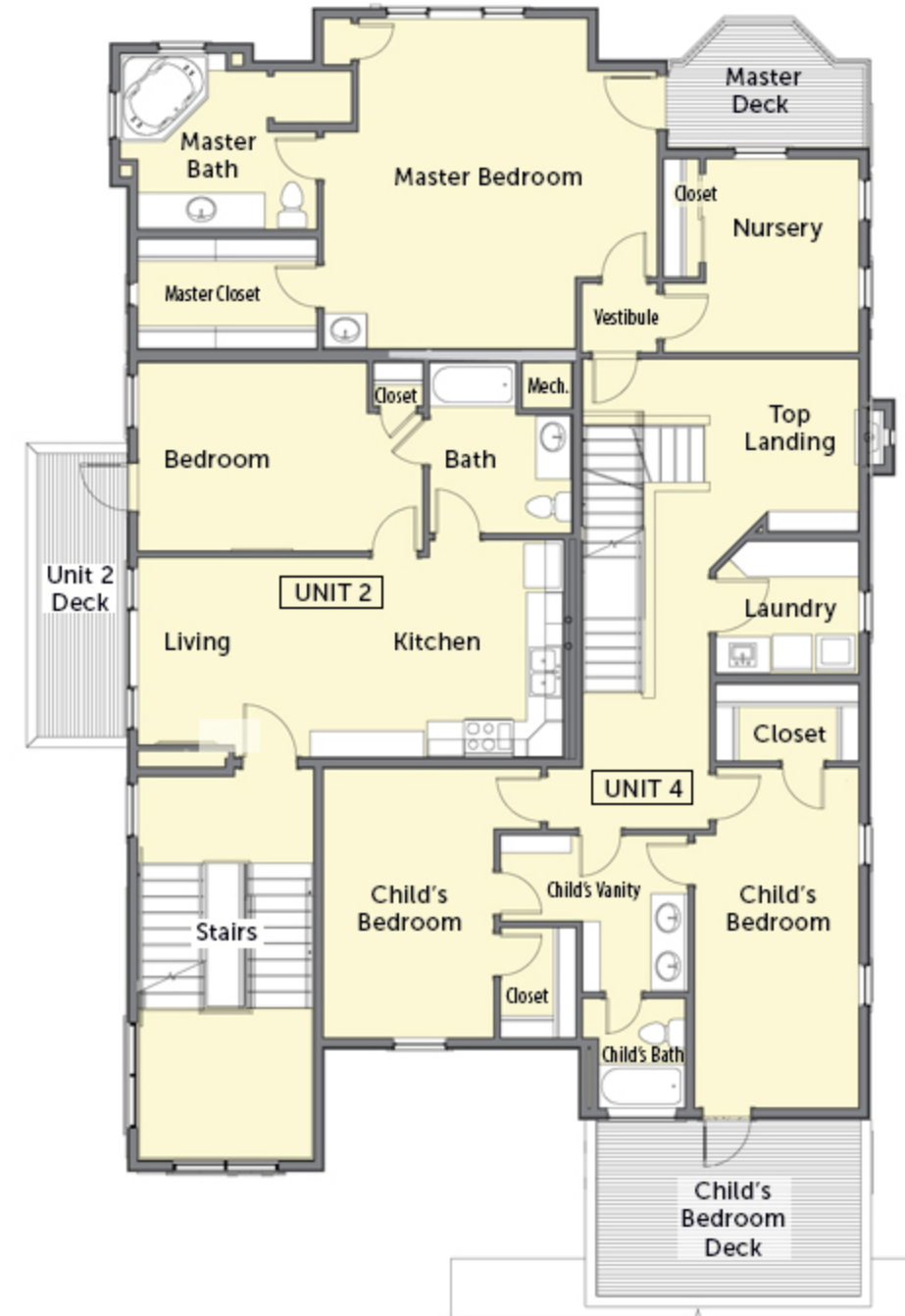
Basement Floor Plan



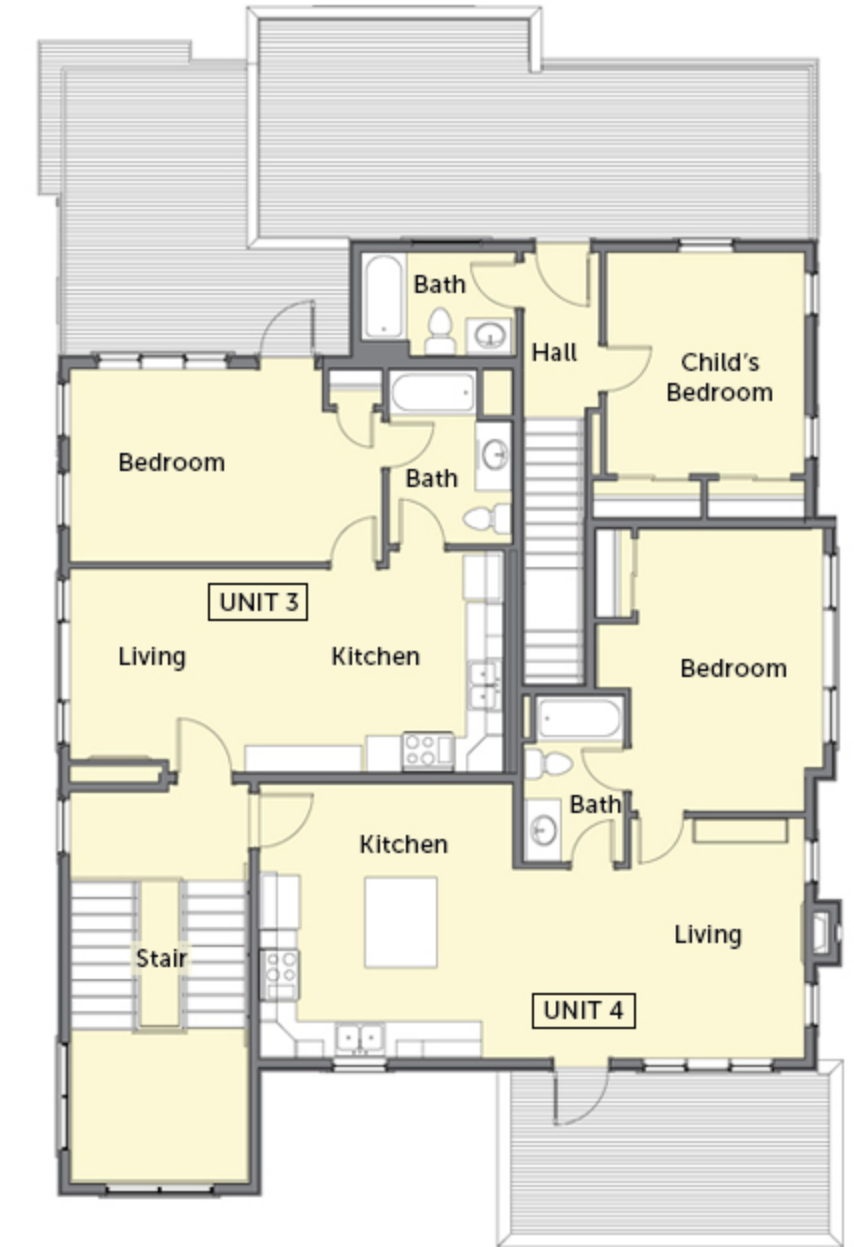
Main Floor Plan



2nd Floor Plan



3rd Floor Plan



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DESIGN REVIEW
COMMITTEE SUBMISSION

04/25/22

A1.4