AGENDA

Design Review Committee

June 8, 2022 – REGULAR MEETING

5:00 PM

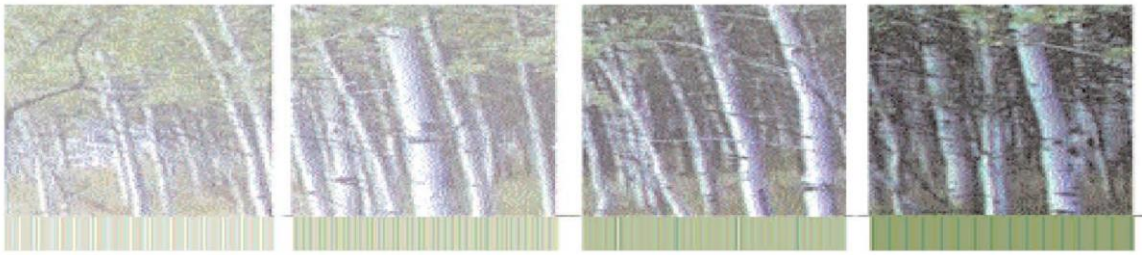
NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO DRC MEETING

I. Link to ZOOM meeting:
https://us02web.zoom.us/j/85478553073?pwd=bm90M3JWQVNHZWxmQjQ5ODdub3dIZz09

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
   I. P22-095: 265 E. Broadway Ave. - Chabad Center continuation
   II. P22-070: 400 W. Snow King Ave. - Flat Creek Apartments continuation
   III. P22-120: 295 W. Pearl Ave. - Offices at the Twin
   IV. P22-131: 1050, 1060, 1070 South Park Loop Rd. - The Loop Housing Project
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: June 8, 2022
Item Number: P22-095
Applicant: Y2 Consultants
Address: 265 E. Broadway Ave
Recommendations: Approval, Approval with Conditions or Denial

Previous DRC Review: This item was continued from the May 11, 2022, DRC meeting with the following comments:

- Applicant should reconsider the material and color change on the third story and consider a more unified, perhaps single, exterior material and color.
- Applicant should reconsider some of the exterior door treatments with more simplified forms that better match the design of the overall building.

Applicant's response: The applicant has responded to the DRC comments by:

- Removing the vertical siding on the third story and replacing with all western red cedar horizontal siding;
- Replaced previous two stain colors with one darker stain color for all three stories;
- Removed second floor balcony on west side of building;
- Modified some entries to remove gable features and replace with cantilever designs.

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. All previous approvals for that design have expired and so the applicant is now seeking to build only the northern residential/short-term rental building on East Deloney Avenue and will build the separate synagogue building on the south side of the property facing Broadway Avenue at a later date. As such, the applicant is required to come back before the DRC to get the northern building approved.

Below is a rendering of the **previously approved design for reference**:

Project Summary: This project is only subject to the regular 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 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) <u>Composition</u>

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) <u>Massing</u>

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** [X] **Resubmittal** (provide list of all changes & previous elevations)

[X] **Application**: Signed application and notarized Letter of Authorization.

[X] **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).

[X] **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

[X] **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.

[X] **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.

[X] **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

[X] **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.

[X] **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.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: 307.462.0847

Mailing Address: P.O. Box 9818 Jackson, WY ZIP: 83001

E-mail: rabbizalman@jewishwyoming.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____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

X_____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 #: P22-016 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?

X **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.

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 — Date: 05.23.2022

Name Printed: Rabbi Zalman Mendelsohn — Title: Owner

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LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

LIST OF CHANGES

May 23rd, 2022

The following list of design changes was requested and addressed following the original submittal to the DRC for the Chabad Jewish Center of Wyoming.

- Remove vertical siding at third floor, and change exterior material to all horizontal 1 x 8 T&G western red cedar siding, stained.
- Remove two differing exterior stain colors (darker at first and second floors, and lighter at third floor), and provide same darker stain at all three floors. All window/exterior door trim, fascia trim stained slightly darker.
- Remove second floor west balcony to simplify exterior massing.
- At north entry (primary), west entry, south entry, remove gable roof entry canopy, and replace with simpler cantilevered flat canopy over these entries. More in keeping with overall massing and character.

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PROJECT NARRATIVE

May 23rd, 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 were 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 stained horizontal 1 x 8 T&G western red cedar siding on all three levels, have darker stained trimmed pop out windows and include metal patio railing 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, while covered trellis's will identify building access and provide 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 stained horizonatal Western Red Cedar siding, 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 a darker 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.

B1 EAST ELEVATION

1/4" = 1'-0"

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.

CHABAD JEWISH CENTER OF WYOMING- RESIDENCE BUILDING

DUBBE MOULDER ARCHITECTS

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Drawing Title

EXTERIOR ELEVATIONS
EAST ELEVATION

Set Title
DESIGN REVIEW COMMITEE RE-SUBMISSION

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Drawn By

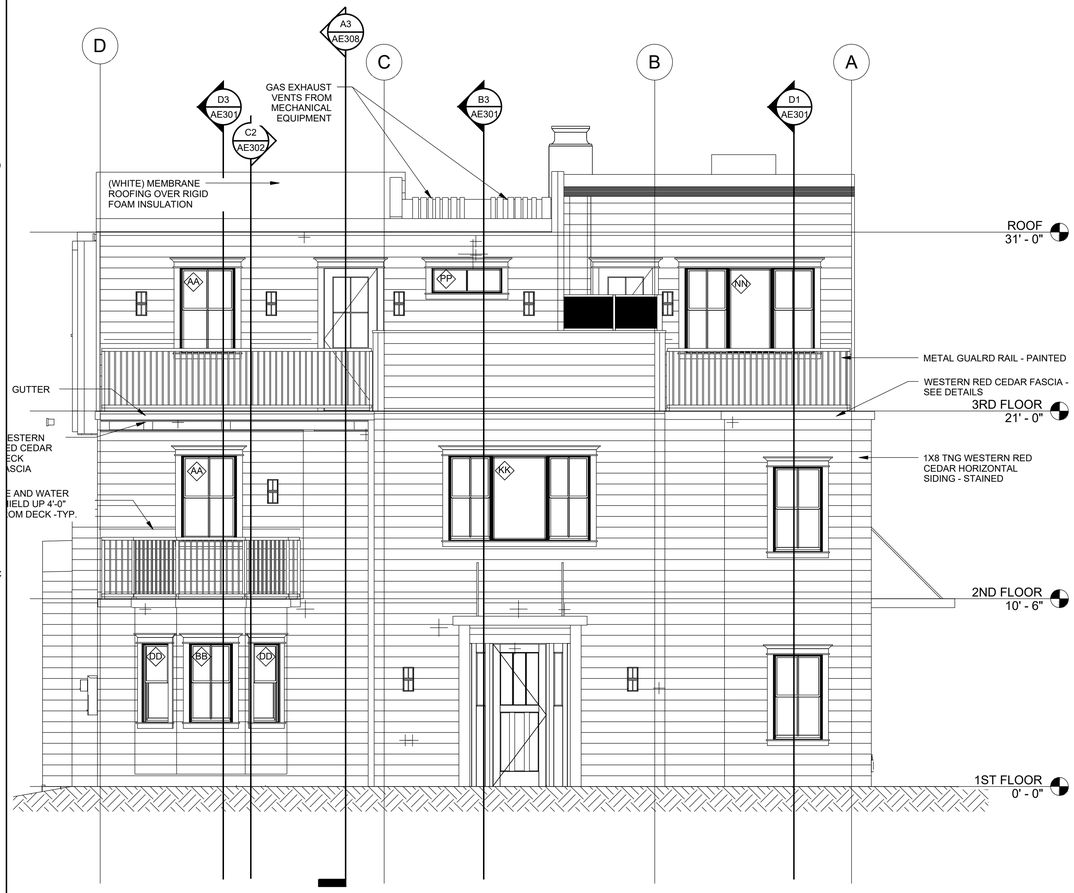
Checked By

Plot Date
MAY 23, 2022

Scale
AS NOTED

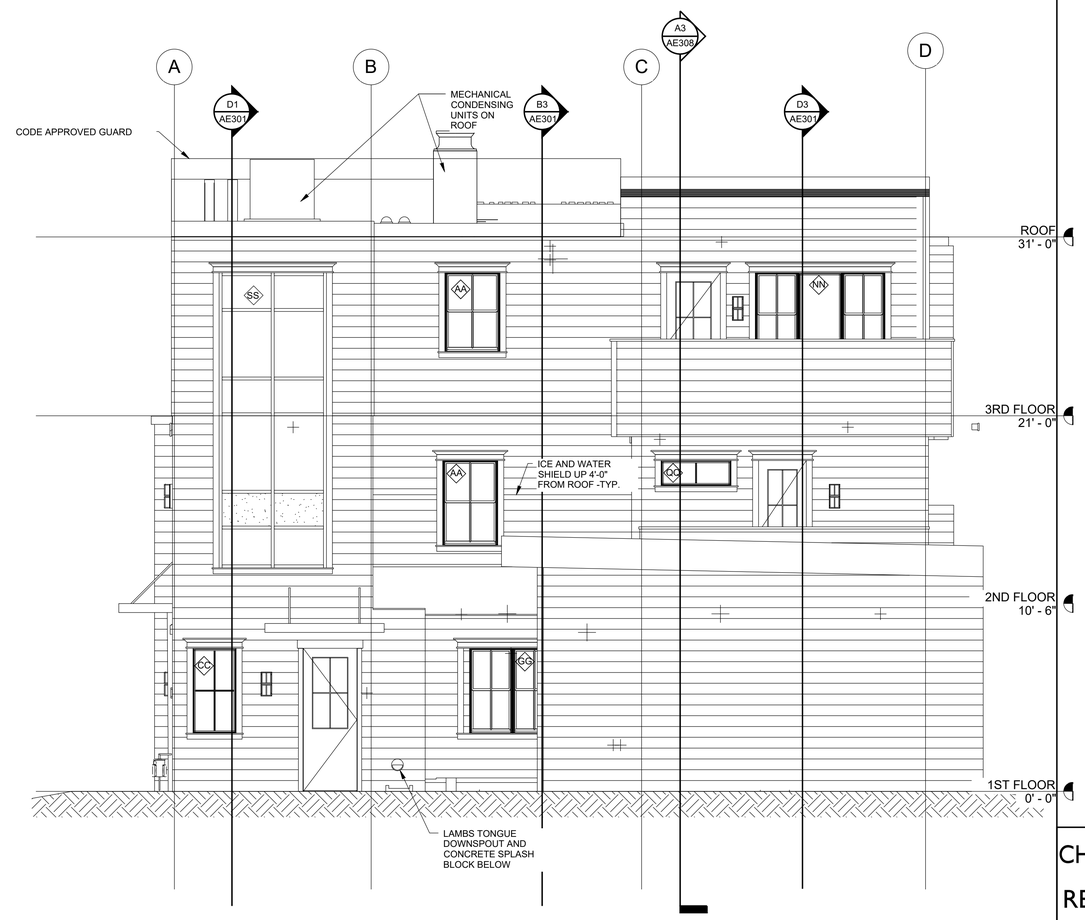
Project Number
2113

Sheet Number
AE201



B1 NORTH ELEVATION

1/4" = 1'-0"



B3 SOUTH ELEVATION

1/4" = 1'-0"

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.

CHABAD JEWISH CENTER OF WYOMING-RESIDENCE BUILDING

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Drawing Title

EXTERIOR ELEVATIONS NORTH AND SOUTH ELEVATIONS

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Plot Date
MAY 23, 2022

Sheet Number
AE202

Scale
AS NOTED

Project Number 2113

B1 WEST ELEVATION

1/4" = 1'-0"

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.

CHABAD JEWISH CENTER OF WYOMING- RESIDENCE BUILDING

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Drawing Title

EXTERIOR ELEVATIONS
WEST ELEVATION

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Plot Date
MAY 23, 2022

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Project Number 2113

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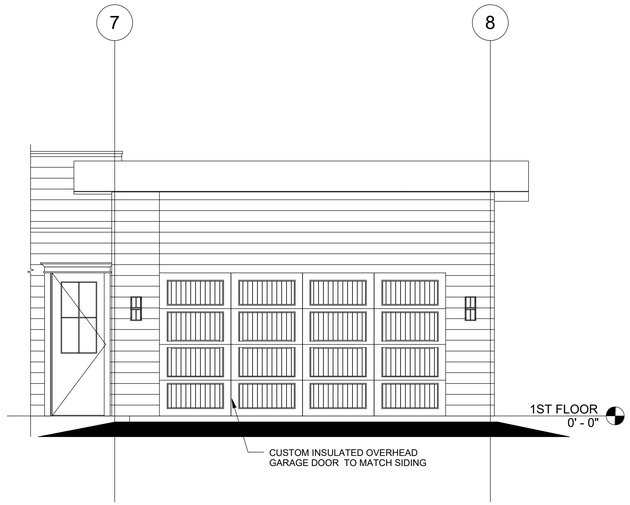
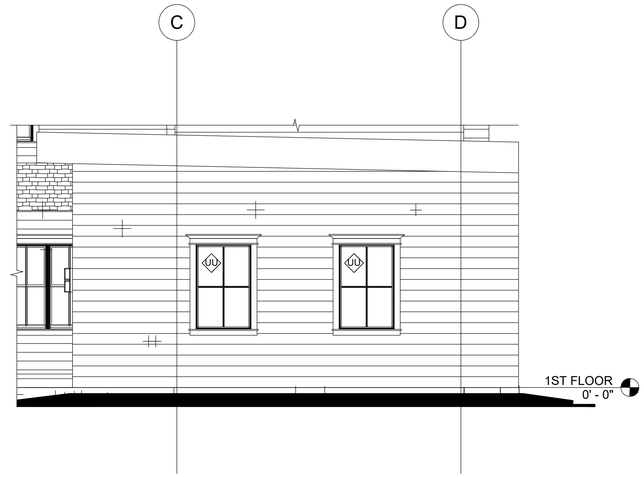
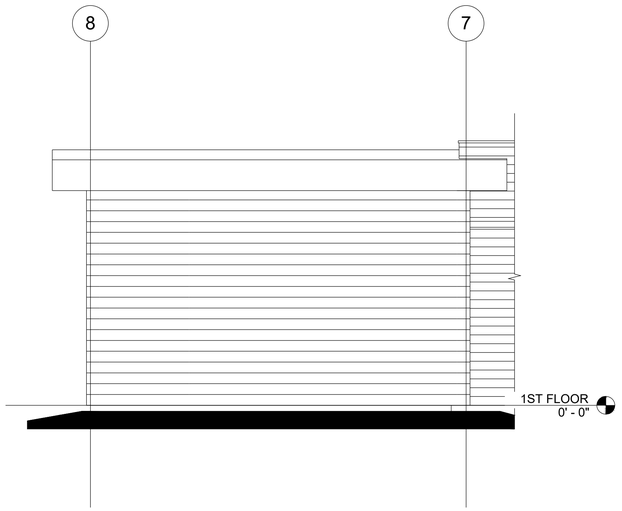


C1 WEST GARAGE ELEVATION
1/4" = 1'-0"



C3 SOUTH GARAGE ELEVATION
1/4" = 1'-0"



C5 EAST GARAGE ELEVATION
1/4" = 1'-0"

CHABAD JEWISH CENTER OF WYOMING-RESIDENCE BUILDING

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ARCHITECTS

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Drawing Title
PHASE II GARAGE ELEVATIONS

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MAY 23, 2022

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Project Number
2113

Sheet Number
AE204

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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-strory building that will support a residence for the rabbi, (4) short-term rentals and a Mikvah at 265 E Broadway Ave in Jackson, WY.

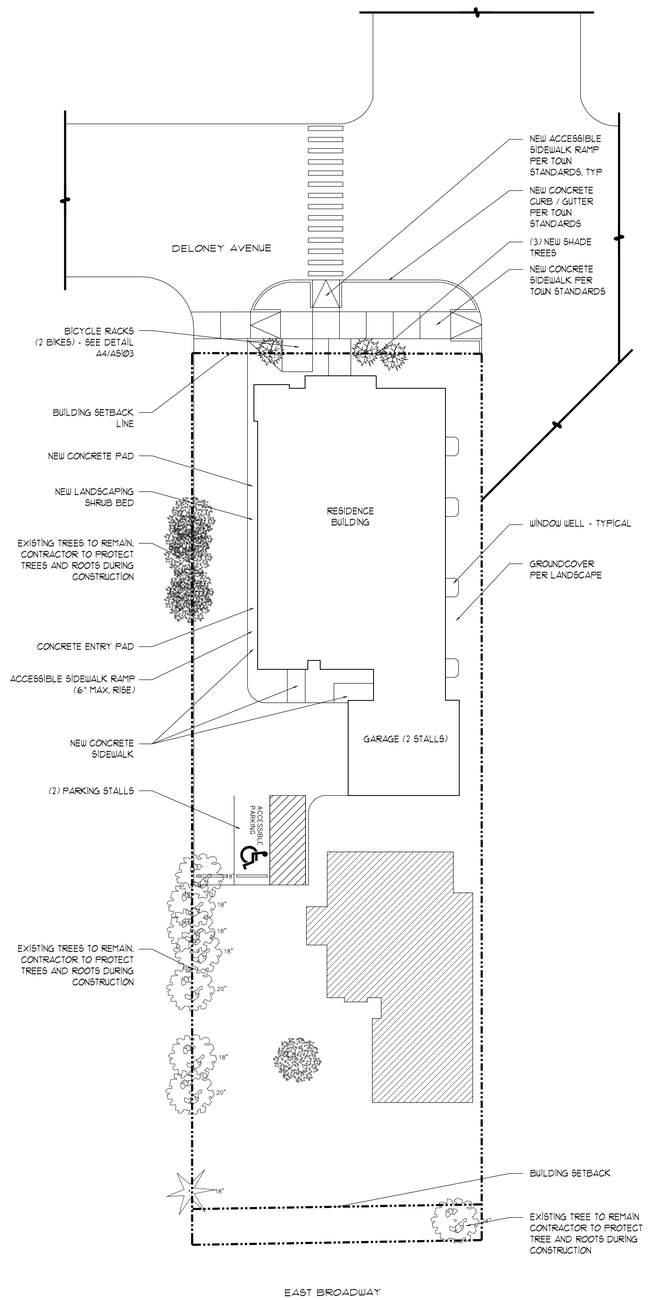
According to the current LDRs (2022) the verification table is summarized as follows.

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"

CHABAD JEWISH CENTER OF WYOMING- RESIDENCE BUILDING

DUBBE MOULDER ARCHITECTS

JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

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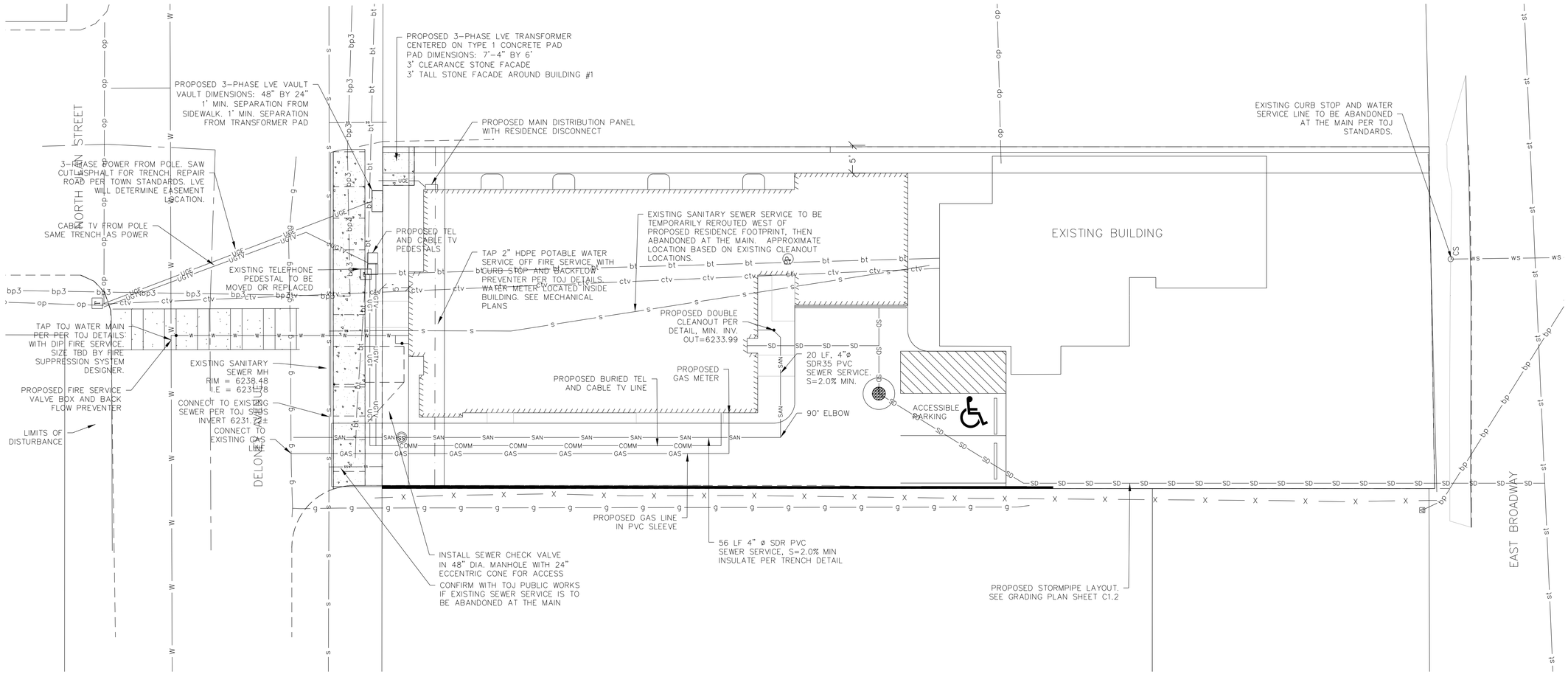
Drawing Title
ARCHITECTURAL SITE PLAN & LANDSCAPE CONCEPT PLAN

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	



NOTE:
THERE IS NO COMMERCIAL KITCHEN IN THE RESIDENCE OR SHORT TERM RENTAL UNITS.

ARCHITECT-ENGINEER STAMP

CHABAD JEWISH CENTER OF WYOMING - RESIDENCE BUILDING

265 East Broadway
Jackson, WY

DUBBE MOULDER ARCHITECTS

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1160 Alpine Lane, Ste 2A
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Drawing Title
UTILITY PLAN

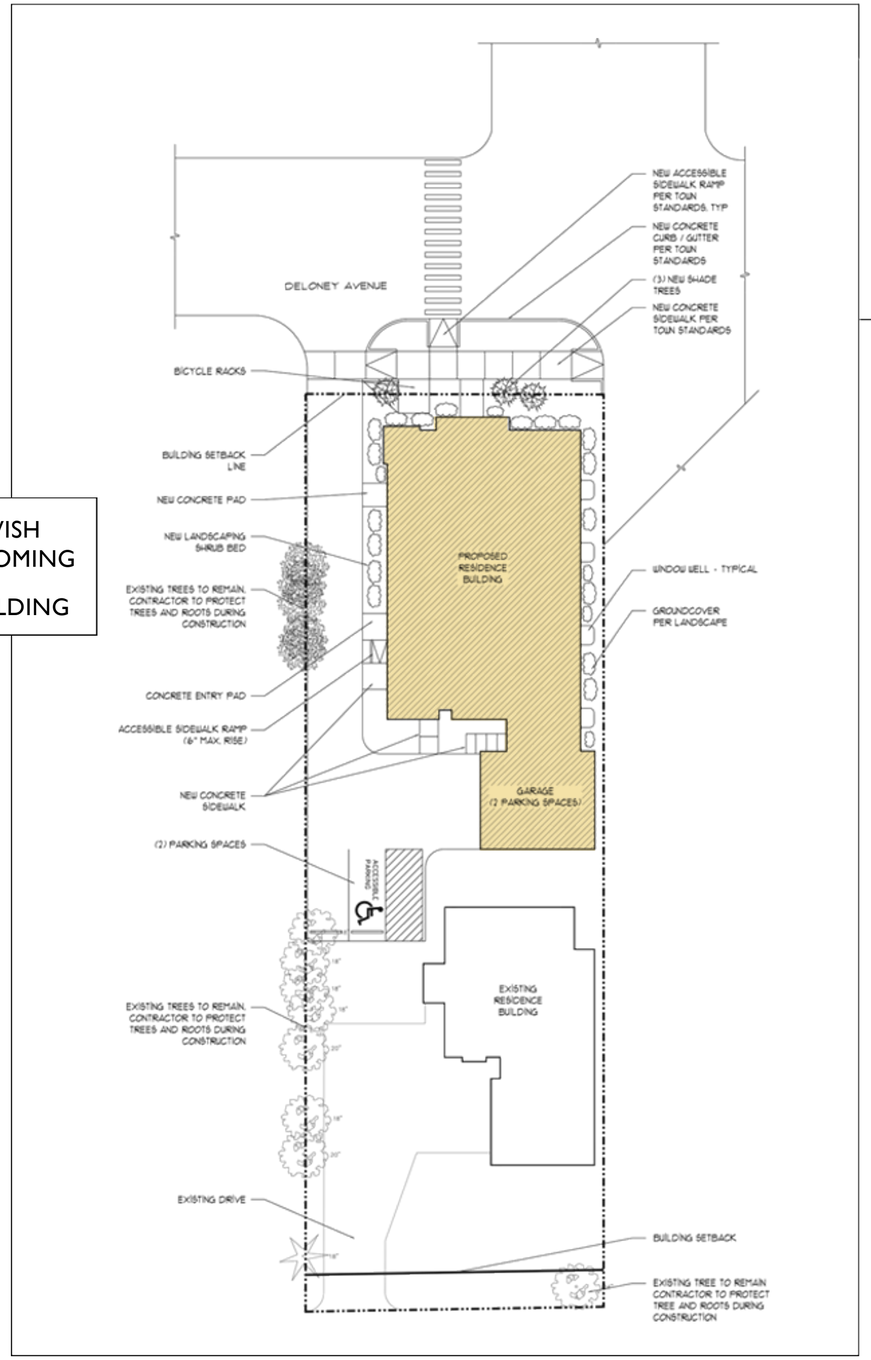
Set Title

Set Title	Set Issue Date
PERMIT SET	Dec 29, 2021

Drawn By HS
Checked By RC
Plot Date Dec 29, 20201
Scale 1"=10'
Project Number Y1500501
Sheet Number C1.3

CHABAD JEWISH CENTER OF WYOMING

RESIDENCE BUILDING



Architectural Site Plan
and
Concept Landscape Plan

CHABAD JEWISH CENTER OF WYOMING

RESIDENCE BUILDING

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DESIGN REVIEW COMMITEE RE-SUBMISSION

06/08/22

A1

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.

CHABAD JEWISH
CENTER OF WYOMING

RESIDENCE BUILDING

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ARCHITECTS

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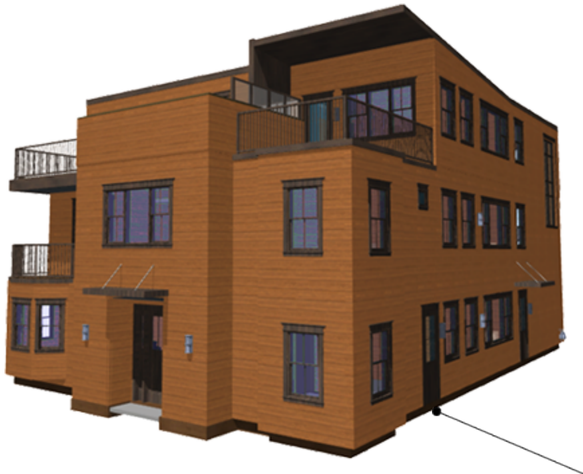
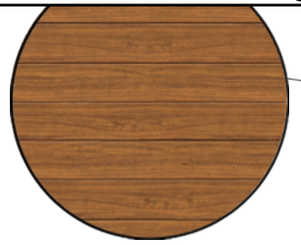
DESIGN REVIEW
COMMITEE RE-SUBMISSION
06/08/22

A2

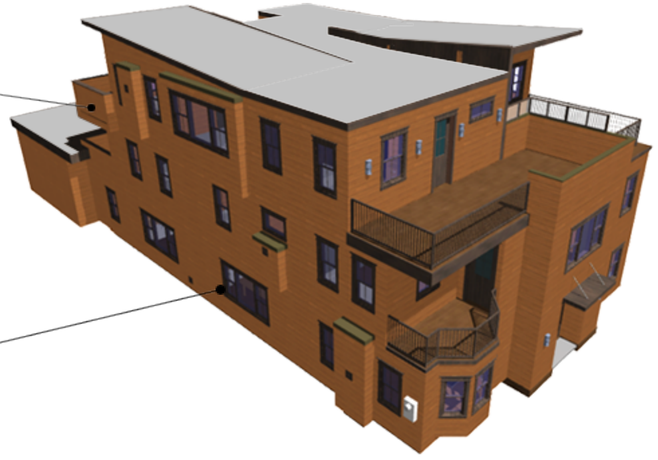


3D View NE Corner

Horizontal Wood Siding

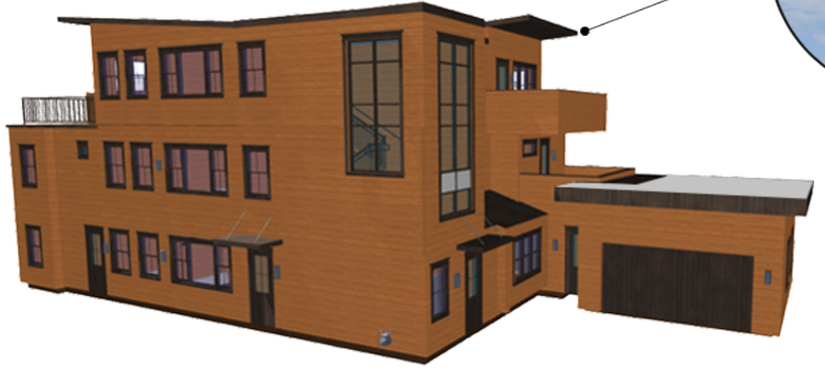


Metal Clad Windows

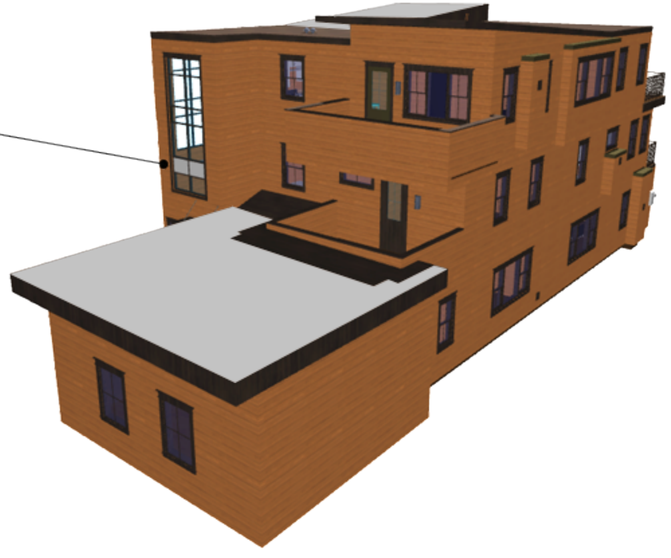


3D View SW Corner

Fascia, Window & Door Trims



3D View SE Corner



3D View NW Corner

CHABAD JEWISH
CENTER OF WYOMING

RESIDENCE BUILDING

DUBBE MOULDER
ARCHITECTS

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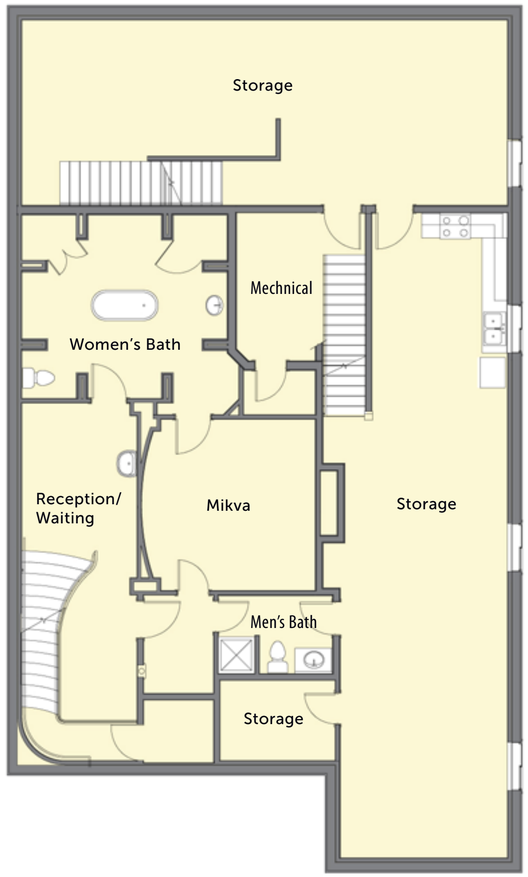
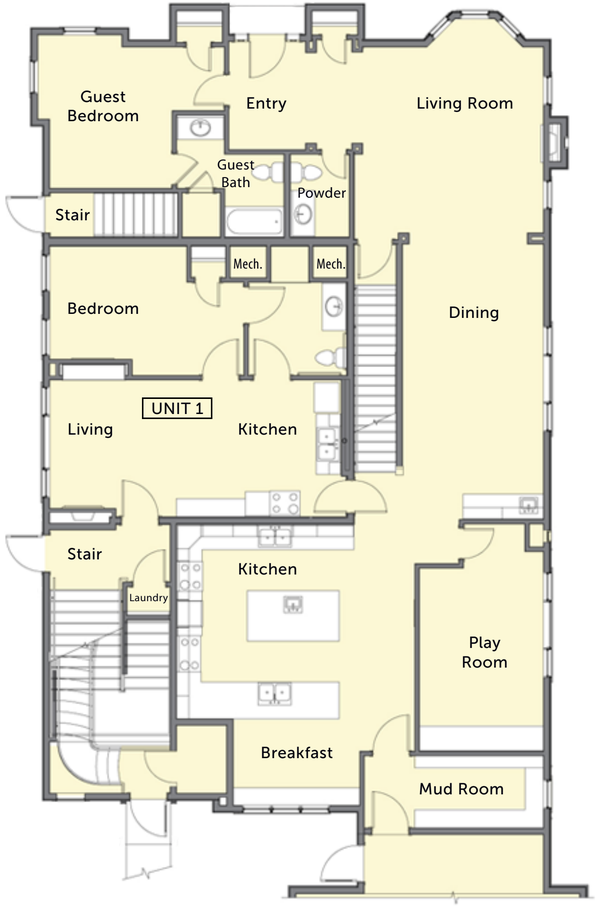
DESIGN REVIEW
COMMITEE RE-SUBMISSION
06/08/22

A3

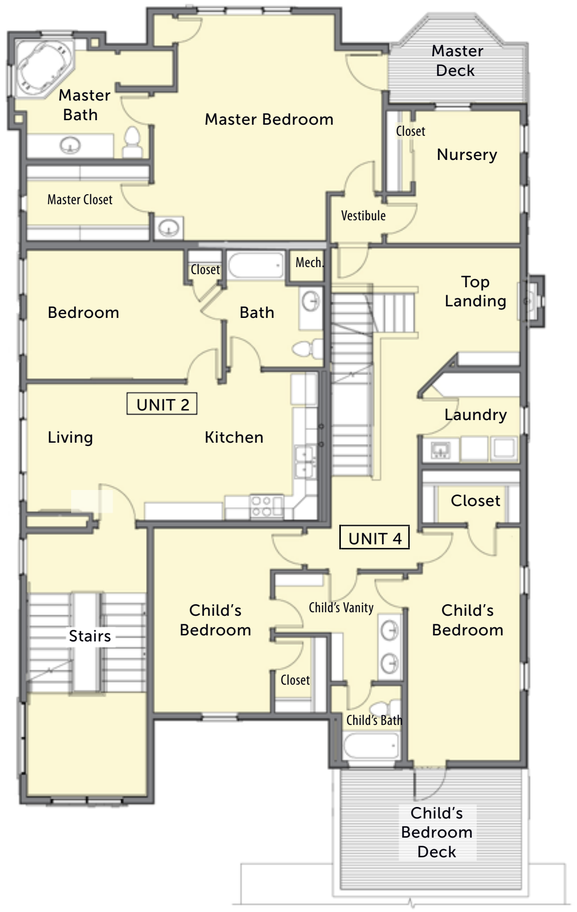
Basement Floor Plan



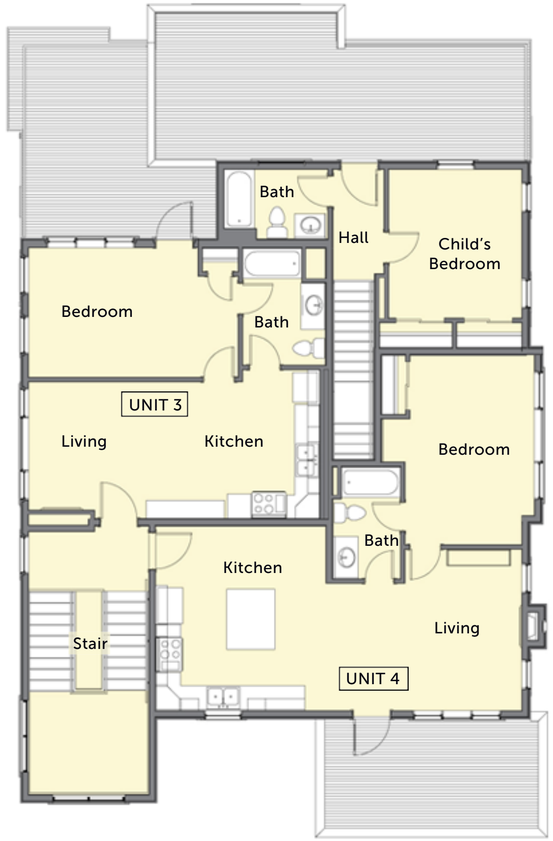
Main Floor Plan



2nd Floor Plan



3rd Floor Plan



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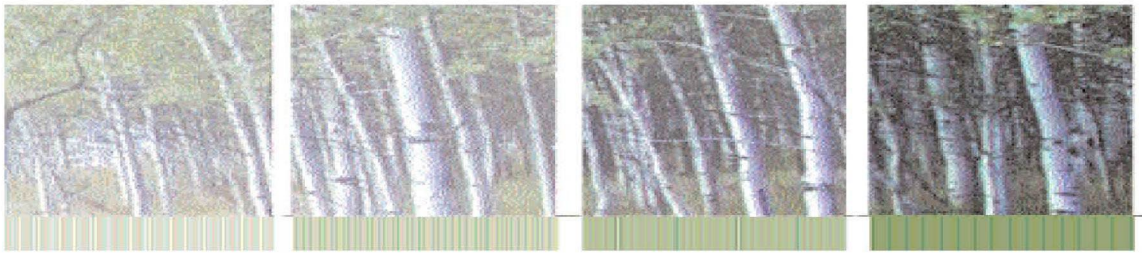
DESIGN REVIEW
COMMITEE RE-SUBMISSION
06/08/22

A4



Town of Jackson Design Guidelines Checklist

Meeting Date: June 8, 2022
Item Number: P22-070
Applicant: Tyler Davis
Address: 400 W. Snow King Ave
Recommendations: Approve, Approve w/ Conditions, Deny, Continue.

Background: The DRC continued this item from the May 11, 2022, meeting. The DRC requested that the applicant address the following items:

- Materials and colors need to be finalized at the time of the meeting. There was not a clear answer on what type of concrete would be used. Also, the color of the corrugated metal sample did not match the rendering well. The DRC needs to have material samples that accurately match the renderings.
- The applicant needs to provide street contextual renderings.
- The white material against the dark material did not mesh well.
- There was too much dark metal. Consider a change in materials and/or colors to brighten/warm the building up.
- The material change did not work well with the push and pull. The applicant needs to explore how those two elements can better coincide.
- The pocket park still needs work as it was not presented in its final product. There were still concerns over safety being so close to the road. The site plan also didn't quite match the renderings because the BBQ area was shown on one plan but not the other. All plans need to match.
- The applicant needs to explore ways to soften the building through use of different materials and/or colors.
- The windows still felt too relentless.

Applicant Response: The applicant has provided a point-by-point response to each of the DRC's above comments in their revised narrative. Please see the application packet for full details on all the proposed revisions to the project, including update renderings and exterior materials palette.

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 woodgrain siding (cedar and gray color), fiber cement panels (pearl color), dark gray metal, rusty metal panel, perforated metal and black vinyl.

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. <u>Public Space</u>

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) <u>Composition</u>

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) <u>Materials</u>

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.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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, RNG. 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@ymail.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____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

X_____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 — Date: 05-30-2022

Name Printed: Tyler Davis — Title: Developer

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)

[X] **New Submittal** [ ] **Resubmittal** (provide list of all changes & previous elevations)

[X] **Application**: Signed application and notarized Letter of Authorization.

[X] **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).

[X] **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

[X] **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.

[X] **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.

[X] **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

[X] **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.

[X] **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)

MARY A HURST
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 166083
MY COMMISSION EXPIRES: 10/06/2027

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.

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)

MARY A HURST
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 166083
MY COMMISSION EXPIRES: 10/06/2027

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

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

FLAT CREEK APARTMENTS LOW INCOME HOUSING TAX CREDITS & FUNDING

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 – April 13, 2022

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.

DRC RESPONSE TO SECOND ROUND COMMENTS – May 11, 2022

- Materials and colors need to be finalized at the time of the meeting. There was not a clear answer on what type of concrete would be used. Also, the color of the corrugated metal sample did not match the rendering well. The DRC needs to have material samples that accurately match the renderings.
  All exterior materials and colors have been finalized and submitted as a portion of this DRC submittal.

- The applicant needs to provide street contextual renderings.
  We have attached some additional rendering views that helps portray the design of the new project and adjacent surrounding properties at street level along Snow King Avenue

- The white material against the dark material did not mesh well.
  The dark black metals and black fiber cement panels were eliminated from the overall exterior design of the project.

- There was too much dark metal. Consider a change in materials and/or colors to brighten/warm the building up.
- ***The dark black metals and black fiber cement panels were eliminated from the overall exterior design of the project. The design now includes EIFS panel materials that are more vibrant and appealing on the exterior of the building. These EIFS panels represent a rusty oxidized metal and lighter wood grain tones in cedar and light gray that have helped to brighten up the exterior of the project.***

- The material change did not work well with the push and pull. The applicant needs to explore how those two elements can better coincide.
  The design now includes areas on the building that are expressed with a break in different material transitions and a break in plane that help to establish the push and pull of the building materials.

- The pocket park still needs work as it was not presented in its final product. There were still concerns over safety being so close to the road. The site plan also didn't quite match the renderings because the BBQ area was shown on one plan but not the other. All plans need to match.
  We eliminated the large boulders around the playground. We are showing landscaped hedgerow and bushes around the perimeter of the kids playground this should help create an edge for this area and will protect by keeping kids within the boundaries of the playground area. Site plan and renderings match for the amenities around the site.

- The applicant needs to explore ways to soften the building through use of different materials and/or colors. D
  With the use of these new materials, colors, textures, and patterns in this submittal we feel that we are achieving a much more appealing project to present to the DRC.

- The windows still felt too relentless.
  The design now has included 2 different window types for the bedrooms and living areas to help break up the elevations of the building.

FLAT CREEK WORKFORCE HOUSING

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

PROJECT NO.: 21-06 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T LEE
B-0228
05-30-22
STATE OF WYOMING

ISSUE HISTORY

SYM.	ISSUE	DATE
1	CONCEPTUAL	03-28-22
2	CONCEPTUAL	04-25-22
3	CONCEPTUAL	05-30-22

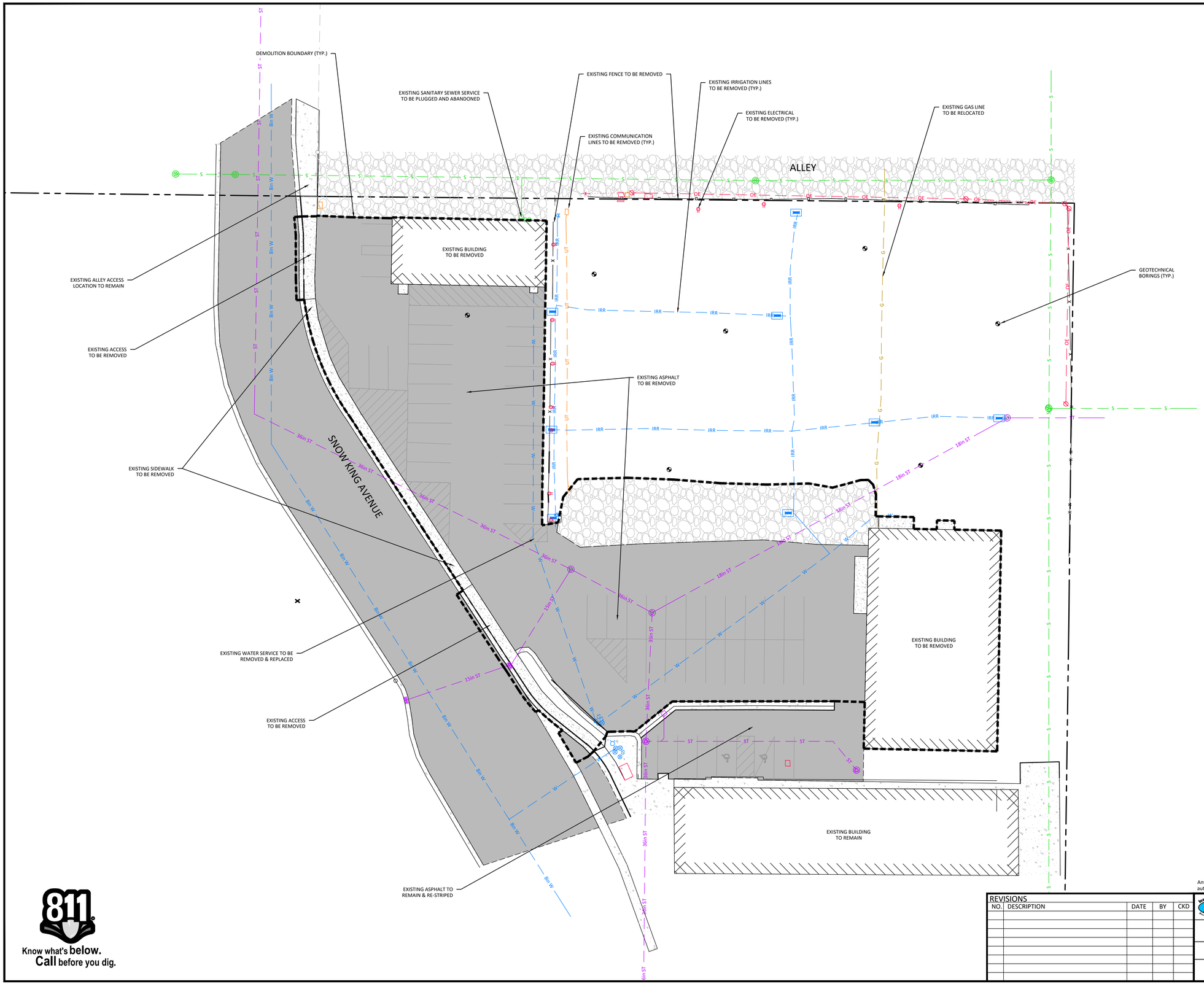
FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A000

COVER SHEET



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SCALE: 1"= 20'

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350 Parsley Boulevard, Cheyenne, WY 82007, 307-635-6827
193 West Flaming Gorge Way, Green River, WY 82935, 307-875-4394
804 E Richards St, Douglas, WY 82633, 307-359-7000
1300 East US Hwy 14-16, Gillette, WY 82716, 307-682-5000

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

DEMOLITION PLAN & EXISTING CONDITIONS

SHEET C2.1

SCALE 1" = 20'
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DRN. BLB
CHK.
DATE: 5/26/2022

BK:
PAGE:
JOB NO. 22628-HE

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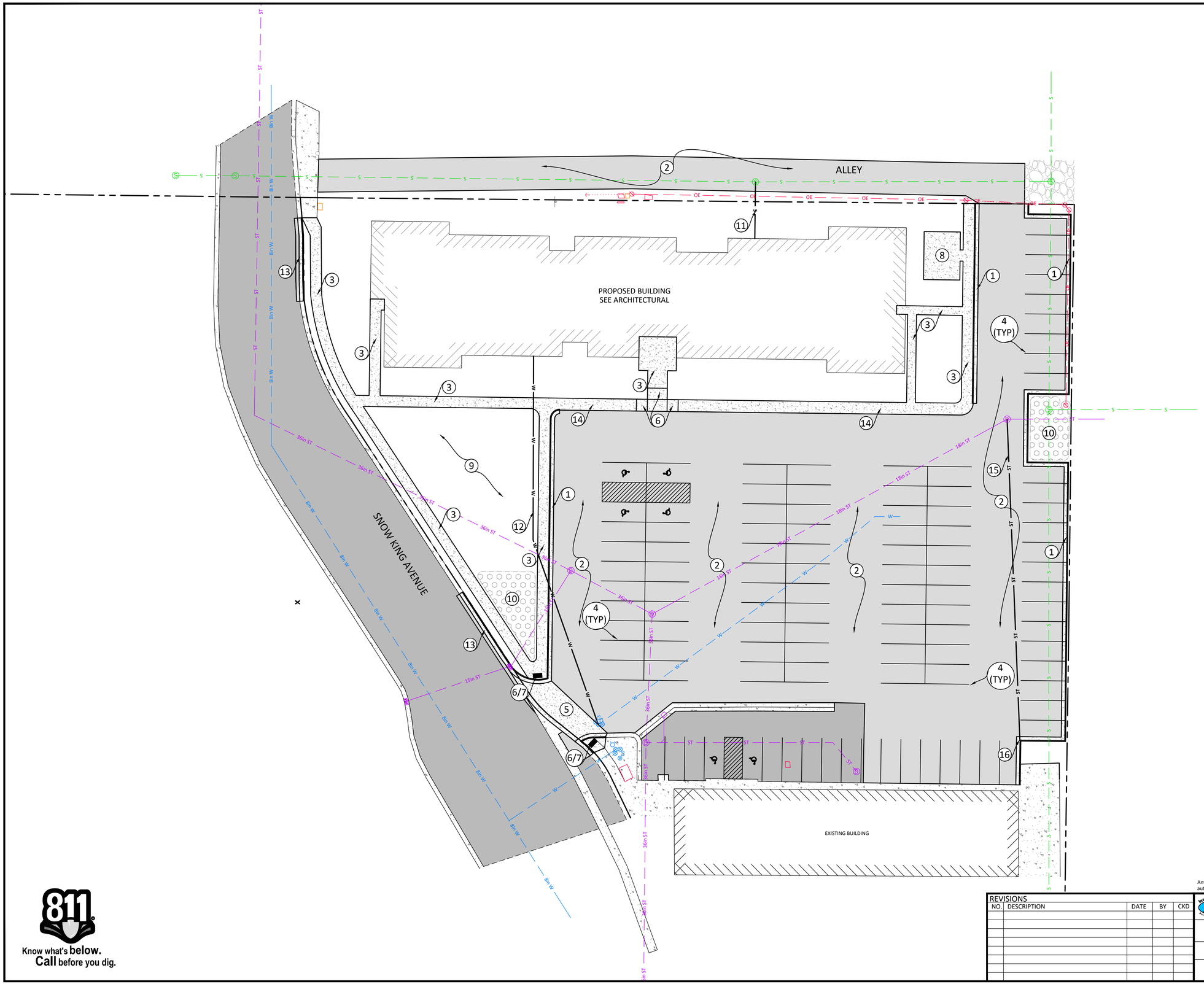

LEGEND

- 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
14. THICKENED EDGE SIDEWALK
15. PROPOSED STORM SEWER LINE
16. PROPOSED CURB INLET

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)

N

SCALE: 1"= 20'

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

SITE PLAN

SHEET C3.1

SCALE 1" = 20'
HORZ
VERT

DRN. BLB
CHK.
DATE: 5/26/2022
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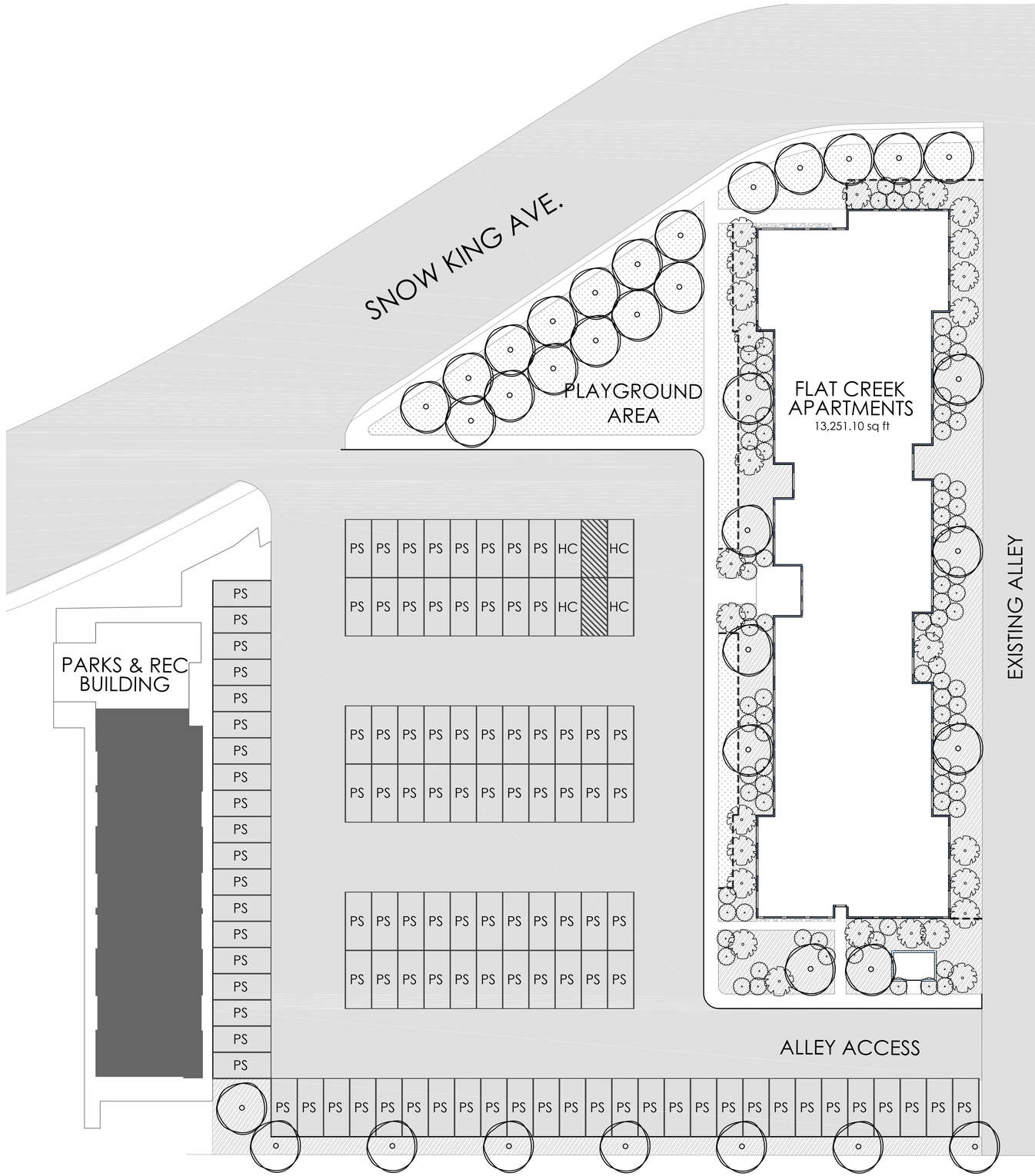

LANDSCAPE LEGEND:

- 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

20' 10' 0 20' 40'
SCALE: 1" = 20'
(24" X 36" SHEET)

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0 1
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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

UNIT COUNTS

24 1 BR/1 BATH UNITS
12 2 BR/1 BATH UNITS
12 3 BR/2 BATH UNITS

48 UNITS TOTAL

PARKING CALCULATION

PARKING REQUIRED
THIS PROJECT - 60
EXISTING PROJECT - 45

TOTAL REQUIRED - 105 SPACES
TOTAL PROVIDED - 110 SPACES
(INCL. 4 HC)

AREA CALCULATIONS

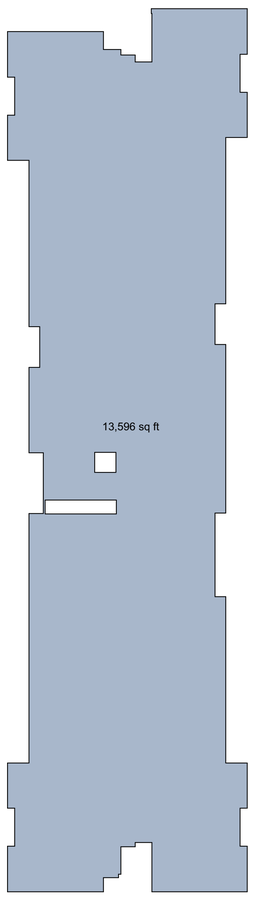
STRUCTURE FOOTPRINT
13,389 SF

FIRST FLOOR AREA
13,251 SF

SECOND FLOOR AREA
13,251 SF

THIRD FLOOR AREA
13,251 SF

TOTAL AREA
39,753 SF



FLOOR AREA

SCALE: 1" = 20'

SITE PLAN

SCALE: 1" = 20'

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LICENSED ARCHITECT
CHRISTOPHER T LEE
B-0228
05-30-22
STATE OF WYOMING

ISSUE HISTORY

SYM.	ISSUE	DATE
1	CONCEPTUAL	03-28-22
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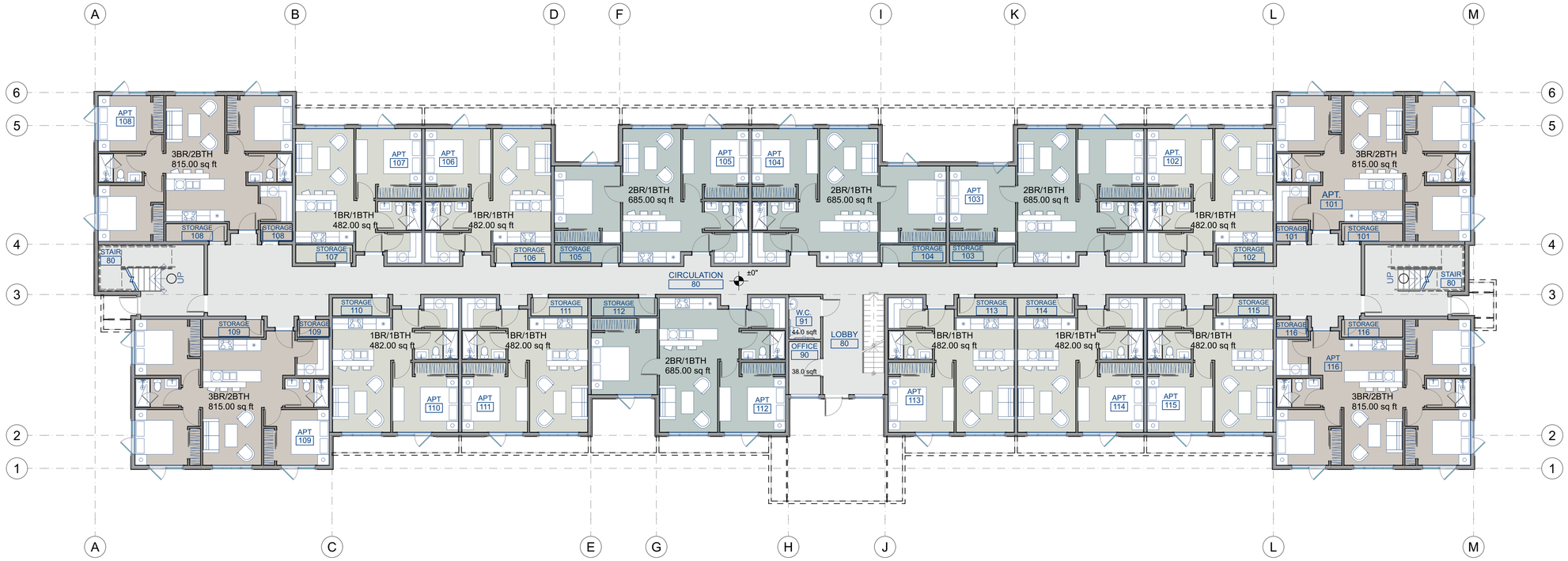
FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A100

SITE PLAN



1 A200

FIRST FLOOR PLAN

SCALE: 1" = 10'

1 A200

SECOND FLOOR PLAN

SCALE: 1" = 10'

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FLAT CREEK WORKFORCE HOUSING

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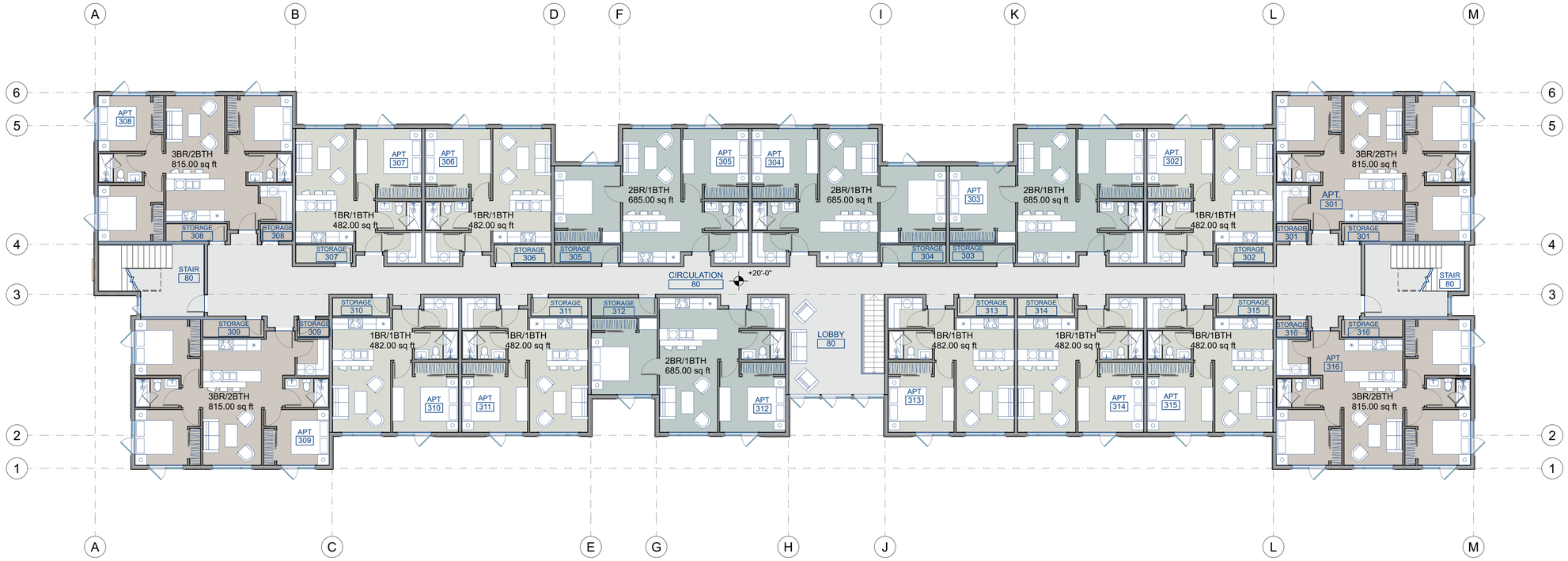
CONCEPTUAL DESIGN
05-30-22

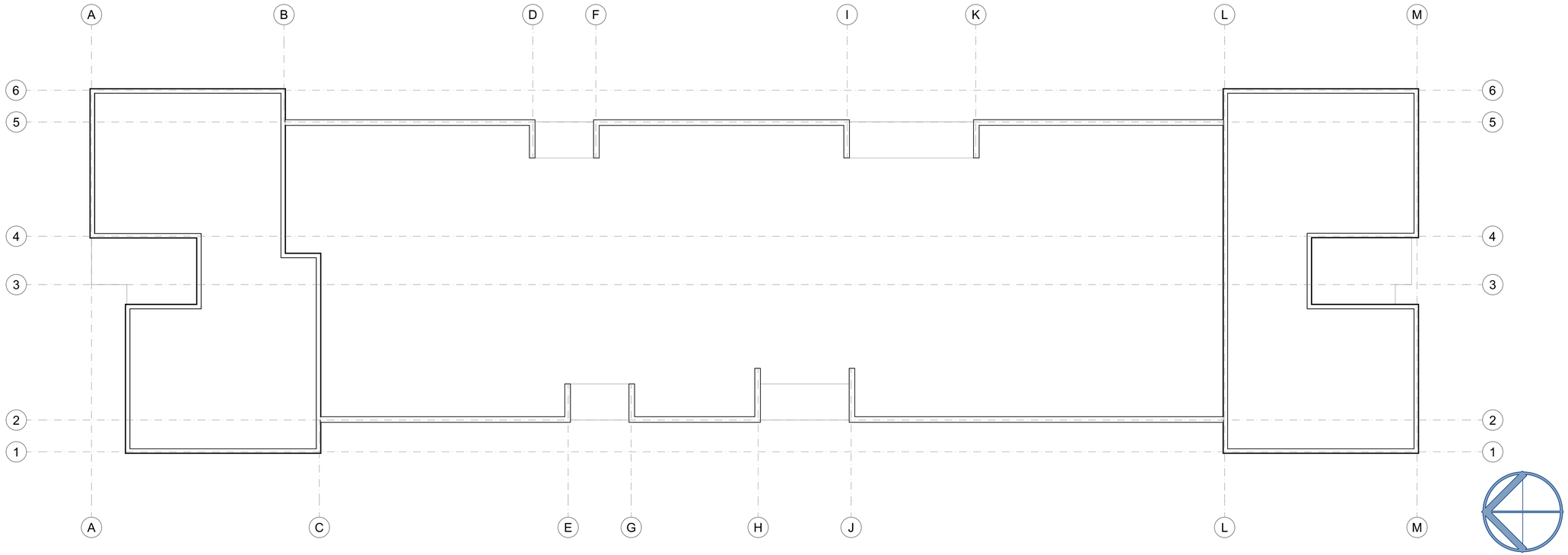
A200

FLOOR PLANS



1 A201 THIRD FLOOR PLAN

SCALE: 1" = 10'



1 A201 ROOF PLAN

SCALE: 1" = 10'

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

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LICENSED ARCHITECT CHRISTOPHER T LEE B-0228 05-30-22 STATE OF WYOMING

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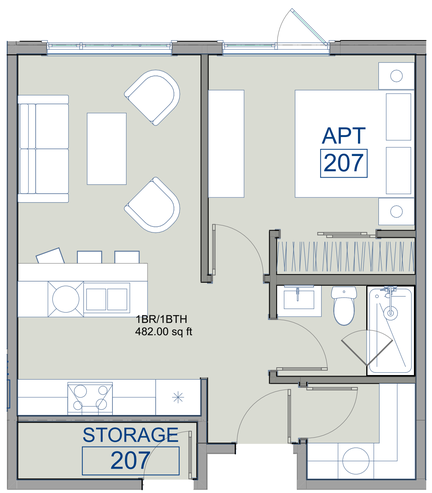
FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

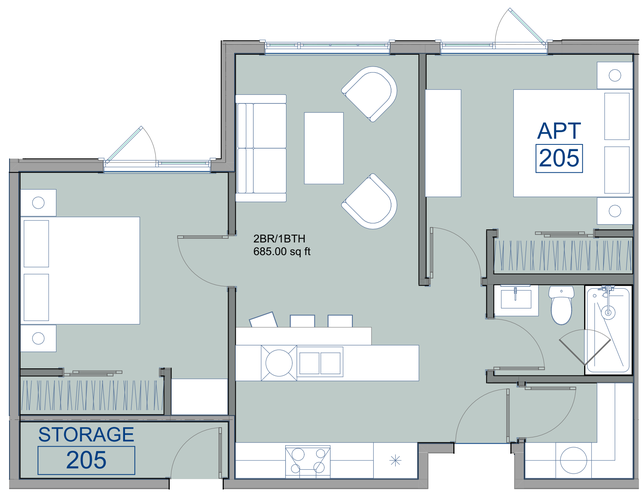
A201

FLOOR PLANS



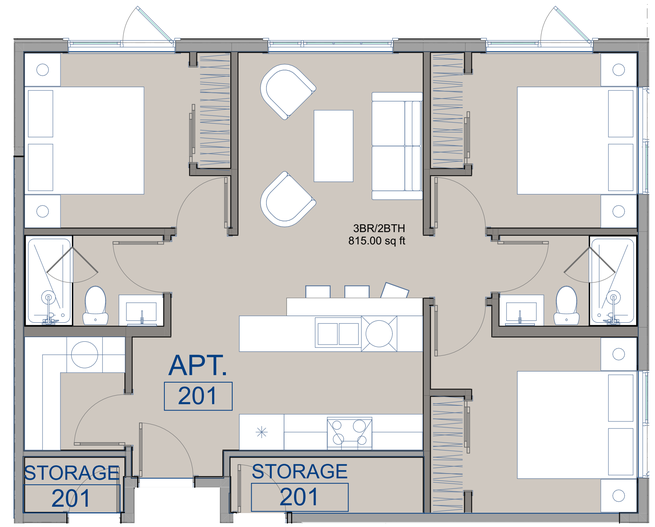
A202 1 BEDROOM APARTMENT

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



A202 2 BEDROOM APARTMENT

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



A202 3 BEDROOM APARTMENT

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

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CHRISTOPHER T LEE
B-0228
05-30-22
STATE OF WYOMING

ISSUE HISTORY

SYM.	ISSUE	DATE
1	CONCEPTUAL	03-28-22
2	CONCEPTUAL	04-25-22
3	CONCEPTUAL	05-30-22

FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A202

UNIT PLANS

HORIZONTAL SIDING

1 WOODGRAIN FINISH CEDAR

RUNNING -BOND

3 FIBER CEMENT - COLOR PEARL

TRIM

5 DARK GREY METAL PAINT

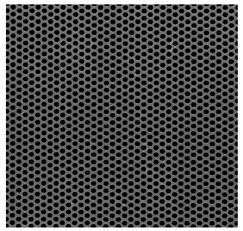
VERTICAL METAL PANEL

2 RUSTY METAL PANEL

HORIZONTAL SIDING

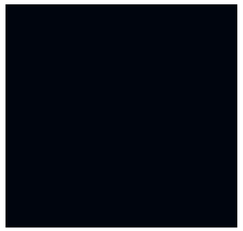
4 WOODGRAIN FINISH ASH

AWNING



6 PERFORATED METAL SHEET

WINDOWS



7 BLACK VINYL

EXTERIOR FINISH

CODE	MATERIAL	FINISH	IMAGE
1	FIBER CEMENT	WOODGRAIN FINISH-CEDAR	
2	EIFS	RUSTY METAL PANEL	
3	FIBER CEMENT	PEARL	
4	FIBER CEMENT	WOODGRAIN FINISH- ASH	
5	METAL	DARK GRAY	
6	METAL	PERFORATED SHEET	
7	VINYL	BLACK	

WEST ELEVATION

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

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A300

ELEVATIONS

HORIZONTAL SIDING

1 WOODGRAIN FINISH CEDAR

RUNNING -BOND

3 FIBER CEMENT - COLOR PEARL

TRIM

5 DARK GREY METAL PAINT

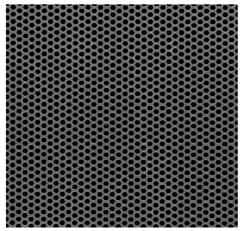
VERTICAL METAL PANEL

2 RUSTY METAL PANEL

HORIZONTAL SIDING

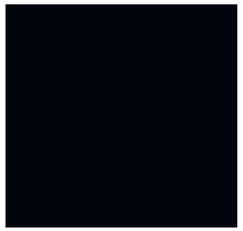
4 WOODGRAIN FINISH ASH

AWNING



6 PERFORATED METAL SHEET

WINDOWS



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EXTERIOR FINISH

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6	METAL	PERFORATED SHEET	
7	VINYL	BLACK	

EAST ELEVATION

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

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A301

ELEVATIONS

HORIZONTAL SIDING

1 WOODGRAIN FINISH CEDAR

RUNNING -BOND

3 FIBER CEMENT - COLOR PEARL

TRIM

5 DARK GREY METAL PAINT

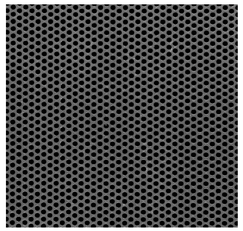
VERTICAL METAL PANEL

2 RUSTY METAL PANEL

HORIZONTAL SIDING

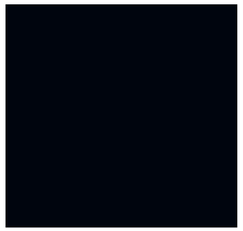
4 WOODGRAIN FINISH ASH

AWNING



6 PERFORATED METAL SHEET

WINDOWS



7 BLACK VINYL

EXTERIOR FINISH

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5	METAL	DARK GRAY	
6	METAL	PERFORATED SHEET	
7	VINYL	BLACK	

SOUTH ELEVATION

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

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A302

ELEVATIONS

HORIZONTAL SIDING

1 WOODGRAIN FINISH CEDAR

RUNNING -BOND

3 FIBER CEMENT - COLOR PEARL

TRIM

5 DARK GREY METAL PAINT

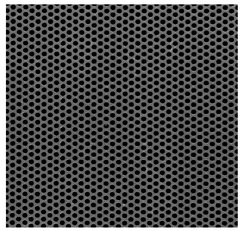
VERTICAL METAL PANEL

2 RUSTY METAL PANEL

HORIZONTAL SIDING

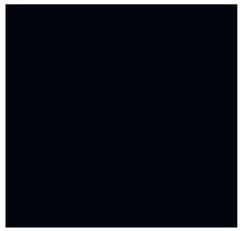
4 WOODGRAIN FINISH ASH

AWNING



6 PERFORATED METAL SHEET

WINDOWS



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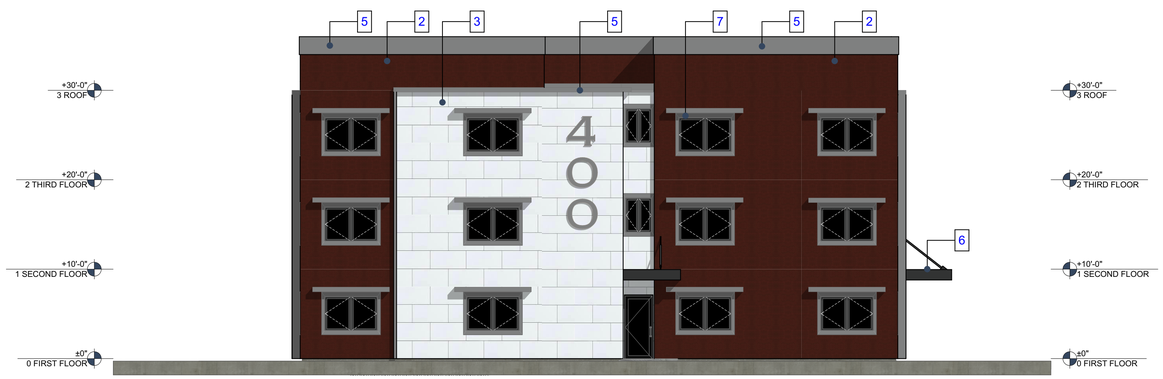

NORTH ELEVATION

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

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STATE OF WYOMING

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A303

ELEVATIONS

SOUTHWEST

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A401

RENDERS

AERIAL WEST

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STATE OF WYOMING

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A402

RENDERS

AERIAL SOUTHWEST

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05-30-22
STATE OF WYOMING

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A403

RENDERS

SOUTH

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05-30-22
STATE OF WYOMING

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A404

RENDERS

NORTHEAST

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05-30-22
STATE OF WYOMING

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
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CONCEPTUAL DESIGN
05-30-22

A405

RENDERS

APPROACH

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FLAT CREEK WORKFORCE HOUSING

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CONCEPTUAL DESIGN
05-30-22

A406

RENDERS

NORTH

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B-0228
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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
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CONCEPTUAL DESIGN
05-30-22

A407

RENDERS

WEST

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B-0228
05-30-22
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FLAT CREEK WORKFORCE HOUSING

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CONCEPTUAL DESIGN
05-30-22

A408

RENDERS

PARKING

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FLAT CREEK WORKFORCE HOUSING

FLAT CREEK PARTNERS
400 WEST SNOW KING AVENUE | JACKSON, WY

CONCEPTUAL DESIGN
05-30-22

A409

RENDERS

TOT LOT PARK

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FLAT CREEK WORKFORCE HOUSING

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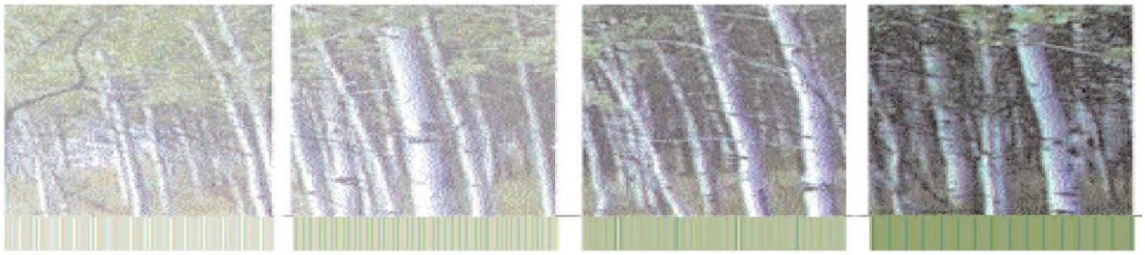
CONCEPTUAL DESIGN
05-30-22

A410

RENDERS



Town of Jackson Design Guidelines Checklist

Meeting Date: June 08, 2022
Item Number: P22-120
Applicant: A43 Architecture – Chris Jaubert
Address: 295 W. Pearl Ave
Recommendations: Approval, Approval with Conditions or Denial

Project Summary: The proposed project - 'Offices at the Twin' - consists of interior and exterior renovations to the existing structure at 295 W. Pearl Ave. The 7,351 SF commercial building previously served as Jackson Hole Twin Cinema.

Interior renovations (shown in attached plans for the southern portion of the building) will better accommodate the change of use to office. Similar tenant improvements are planned for the remaining northern portion of the building's interior once a lease is secured.

Public Space & Street Wall

Changes to the building's exterior include addition of a second-floor patio space, new exterior siding materials (described in detail below), new windows and window layout, and a new entrance on the S. Jackson Street frontage. Windows will be introduced on both levels – large spans at the pedestrian level to increase transparency and smaller windows on the second level to add variety to the current 'blank' walls.

Tree management along S. Jackson Street will better delineate the new secondary entrance. Both building entries will be clearly demarcated by canopies, changes in transparency, and changes in siding.

The proposal for the second-floor canopy repurposes the theater's existing marquee element to serve as a small second floor patio extending into the public right of way (PROW). Refer to Staff notes regarding the PROW below.

Composition & Massing

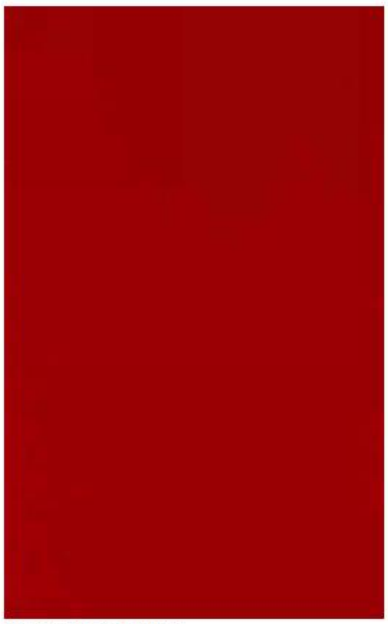
Plans increase visual interest and appropriate scale by separating the building into two "layers" via new siding and reinterpretations of the marquee and movie poster boxes. New windows at pedestrian level are used to increase transparency and

visual connection from interior to exterior. The building's massing will remain unchanged.

Building Materials:

Proposed materials include vertically oriented red metal siding and vertically and diagonally oriented high-pressure laminate (HPL) wood panels. The intent of both is to incorporate modern and durable materials while respecting the building's historic colors. Material samples are available for viewing at Town Hall.

WOODEN PANELS
FUNDERMAX
HPL WOOD PANEL
ENIGMA



METAL RIBBED PANELS
MBCI
SIG 300
BRITE RED

Public Right of Way (PROW)

Staff notes several elements of the proposal encroach into the Town's PROW and warrant review with other Town departments prior to building permit approval.

The trees along the S. Jackson Street frontage are in the PROW thus tree management including alterations or removal shall be approved by the Parks and Recreation Department.

The current canopy, support columns, and marquee extend over the sidewalk into the PROW on both the W. Pearl and S. Jackson frontages. The proposed design warrants further conversation in terms of a rebuild, particularly regarding the columns and if a cantilever design is preferred by Town. Any structural encroachments will require approval by the Public Works Department as well as an approved encroachment agreement. Encroachment agreements are reviewed and approved by Town Council.

Staff notes signage will be reviewed as a separate permit process.

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. <u>Public Space</u>

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) <u>Composition</u>

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) <u>Massing</u>

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.
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2) Materials Selection
   - ❑ Consider impacts on surrounding buildings, natural environment and culture.

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: Offices at the Twin

Physical Address: 295 W. Pearl Ave.

Lot, Subdivision: _____ PIDN: 22-41-16-33-1-03-005

PROPERTY OWNER.

Name: Teton Gables, LLC Phone: _____

Mailing Address: PO Box 6467 Jackson, WY 83002 ZIP: 83002

E-mail: _____

APPLICANT/AGENT.

Name: A43 Architecture Phone: 307-249-8650

Mailing Address: PO Box 4055 Jackson, WY ZIP: 83001

E-mail: chris@a43design.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit

X_____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

X_____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.

N/A **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 — Date: 5/13/22

Name Printed: Tyler Davis — Title: Owner

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.

n/a **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.

n/a

✓ **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.

n/a **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

✓ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.

✓ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.

☐ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.

☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.

Design Guideline Narrative

Project Name: Offices at the Twin
Address: 295 W. Pearl Ave., Jackson, WY

The project consists of the renovation of the existing 7351 sf commercial building from a cinema to office space. The exterior renovation will include updated materials, new fenestration and the addition of a new entry along Jackson St.

Public Space

The existing public space consists of two primary elements: the marquee that also serves as a canopy to the main entrance and a strip of landscaped area along Jackson St. which is overwhelmed with three large evergreen trees. The proposed renovation will retain the canopy function of the marquee but the structure will be repurposed to also serve as a small outdoor patio space for the new office space on the second floor. The landscaped area along Jackson St. will now also serve as a secondary entrance to the building, and therefore one of the large trees will be removed and the remaining trees will be pruned to a more controlled size and shape.

Both entries into the building will be clearly demarcated by canopies, changes in transparency and changes in siding.

Composition

We will incorporate several techniques to create visual interest, indicate the building's new use, and create appropriate human scale. The two-story volume facing Pearl Ave. will be visually separated into two "layers" via exterior materials. We will introduce large spans of windows on the pedestrian level to increase the transparency and enhance the visual connection from interior to exterior. We will then tighten up the rhythm of the smaller windows on the upper level to create a variety of patterns and transparencies.

The siding on the upper level will gradually step out away from the building to help break the façade up into smaller planes, while also providing a nod to the stepped cornices on the original movie poster boxes from the original cinema.

We are reinterpreting the original marquee into an abstract version of itself – one that still serves as a canopy for pedestrians and still announces the goings-on within the building.

Massing and Street Wall

With this being a renovation and not new development, the Massing and Street wall will not be manipulated. Fortunately, the existing structure follows the design guidelines fairly well with the parapet roof and varied volume complexity.

Materials

The materials being proposed are respectful of the history of this building while still being modern and durable. The vertical red metal siding is reminiscent of the original metal siding as well as the red accents on the poster boxes and marquee. The wood siding will be made of a High Pressure Laminate (HPL) wood panel that provides a warmer and visually softer element that is still very low-maintenance. The wood siding will be oriented vertically and diagonally, again, recalling the siding from the original structure in a more modern interpretation.

THE TWIN

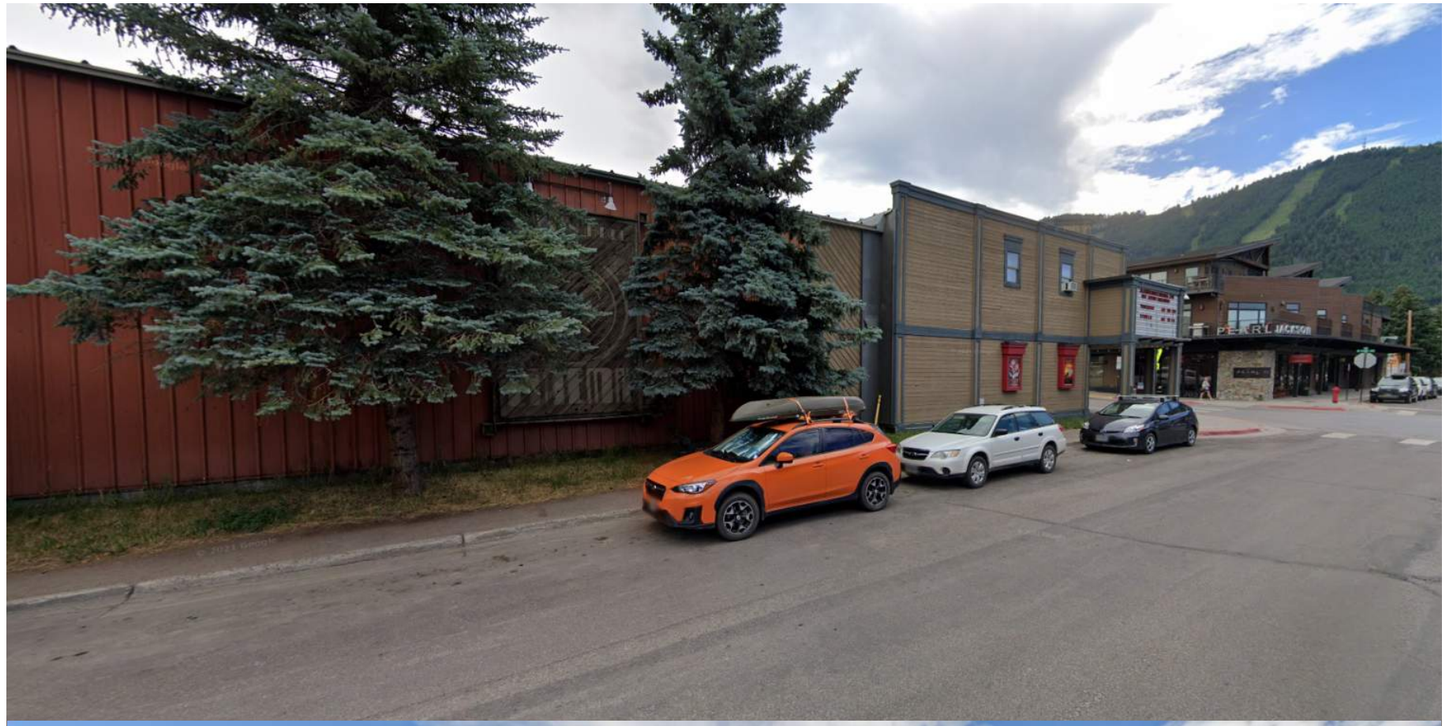
TOWN OF JACKSON DRC SUBMITTAL

JUNE 8TH, 2022

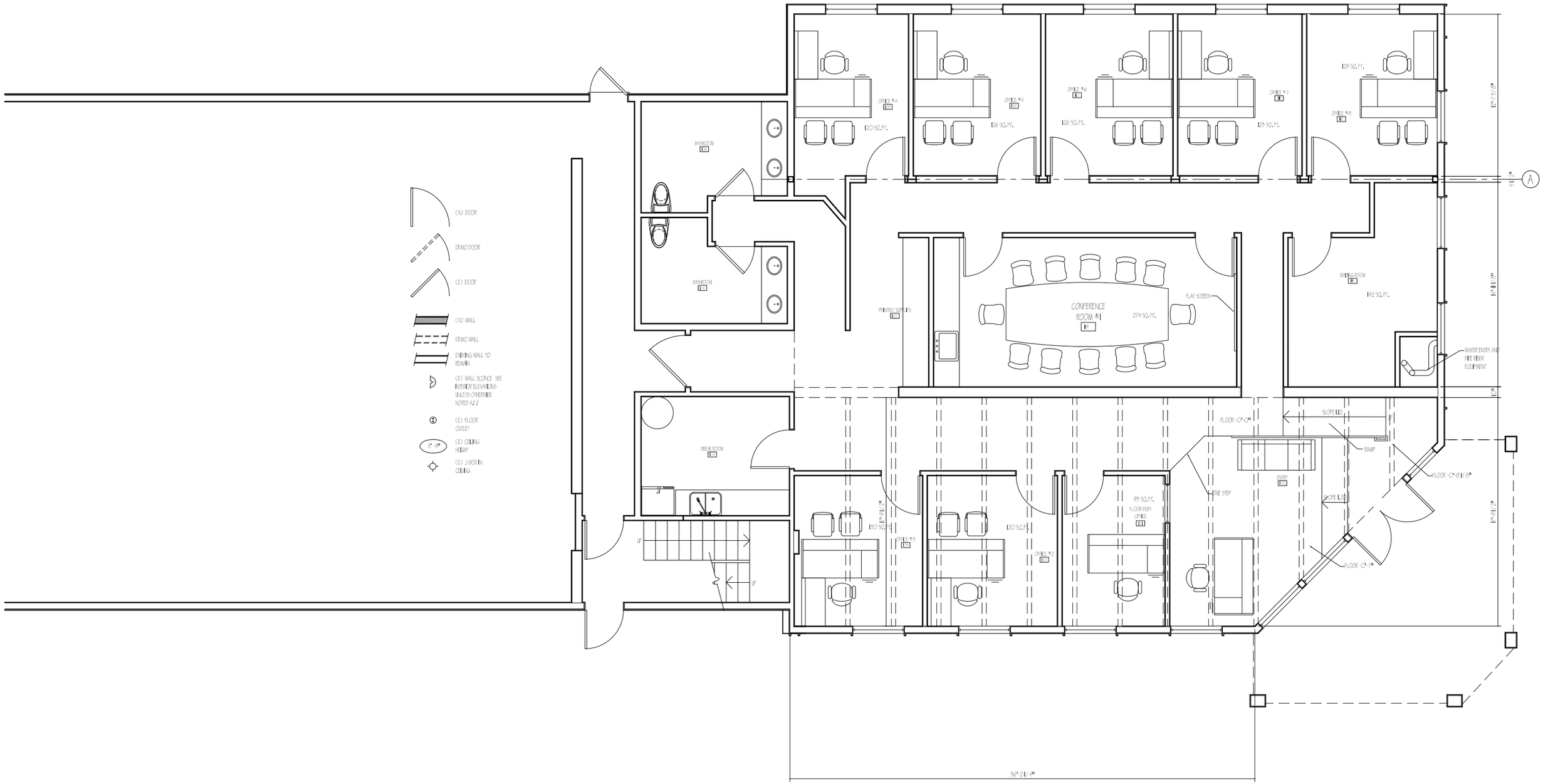
THE TWIN
DRC SUBMITTAL
220608

PEARL JACKSON

W Pearl Ave



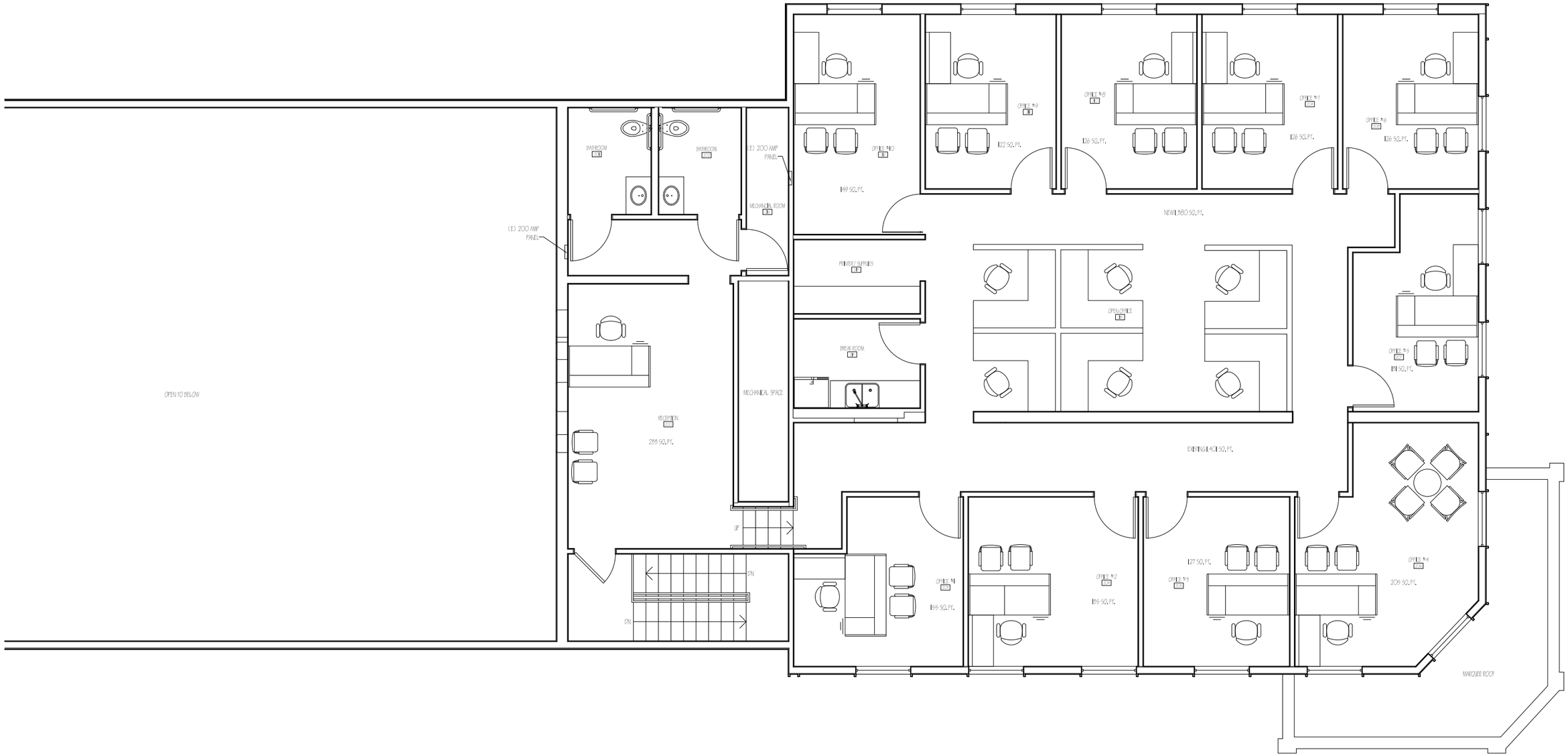
W Pearl Ave



THE TWIN

DRC SUBMITTAL

220608



THE TWIN

DRC SUBMITTAL

220608

JACKSON HOLE
TWIN CINEMA
24 HOUR MOVIE INFO
733 4939
NEW LUXURY RECLINERS!
YESTERDAY
STUDER
Marquee
Poster Boxes

interesting sign
Marquee
Poster Boxes

THE TWIN
DRC SUBMITTAL
220608

THE TWIN
DRC SUBMITTAL
220608

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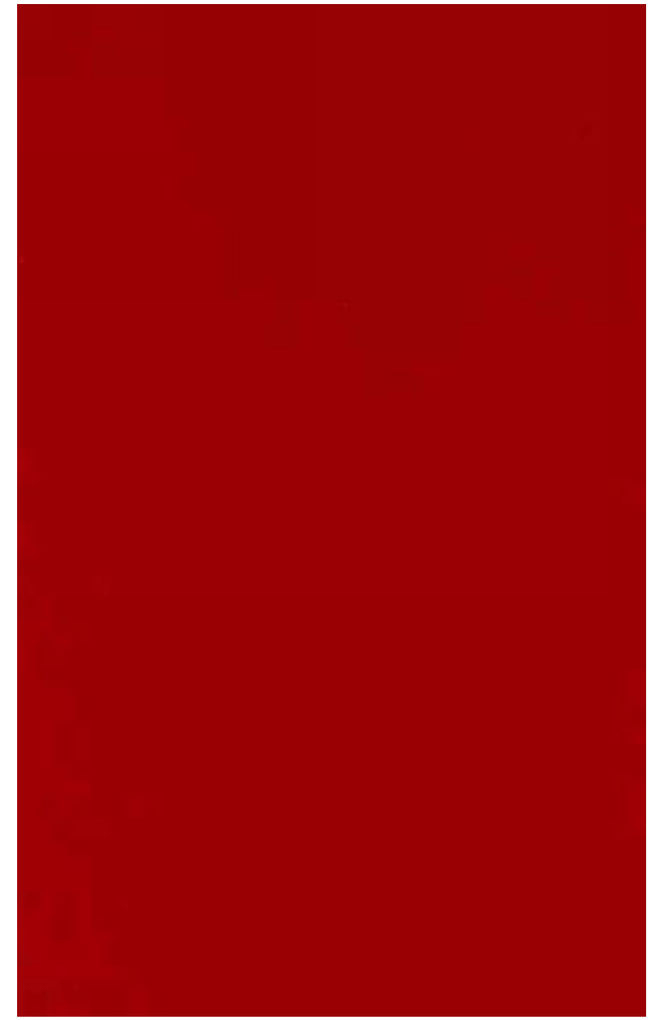
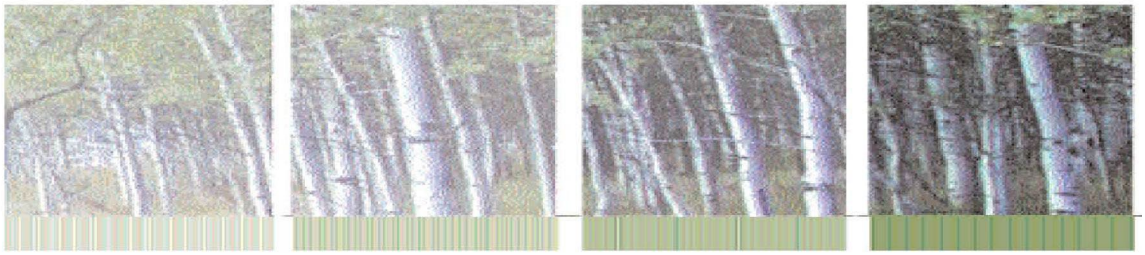
220608

WOODEN PANELS
FUNDERMAX
HPL WOOD PANEL
ENIGMA



METAL RIBBED PANELS
MBCI
SIG 300
BRITE RED



Town of Jackson Design Guidelines Checklist

Meeting Date: June 8, 2022
Item Number: P22-131
Applicant: Jason McKinnon – Design Associates
Address: 1050, 1060 & 1080 South Park Loop Road
Recommendations: Approve, Approve w/ Conditions, Deny, Continue.

Project Summary:
The applicant is requesting a final DRC review for a new 4-story apartment rental housing project within 2 separate buildings with a total of 206 units. The combined properties total 2.08 acres (91,040 sf) with an allowed base FAR of 0.40 (36,416 sf). The applicant is planning to use the 2:1 workforce housing bonus to exceed the base FAR. In addition, the applicant is adding a 4th story which is allowed in the CR-3 zone if certain criteria are met according to Section 2.2.13.E.4, namely the property must be at least 2 acres in size and the 4th story must be 100% deed-restricted (restriction can be workforce or affordable). Below is a breakdown of the site design, exterior materials, total calculations, and individual building calculations.

This project requires DRC review and a Development Plan which is a public reviewed process that involves the Planning Commission and Town Council. The Development Plan has been submitted and is under review.

Site Design
As mentioned above, the site will have 2 buildings (East & West) divided by a primary vehicular access drive that leads to the underground parking garages for both buildings. Each building has its own separate curb cut and separate surface parking area in front of the building with 9 parking spaces for a total of 3 curb cuts. The applicant is proposing new detached sidewalks with planting strip along South Park Loop Road along with several internal sidewalks that connect the building to the street and connect the buildings together. Landscaping has been provided throughout the site which appears to exceed the minimum requirements of the LDRs.

Total Calculations (proposed):
- Total units: 206
    - 137 studios (approx. 400 sf)

    - 40 two-beds (approx. 1,100 sf)
    - 32 three-beds (approx. 1,200 sf)
- Unit Breakdown:
    - 106 Market Units
    - 99 Workforce Deed-Restricted Units
    - 1 Affordable Deed-Restricted Unit
- Total parking: 228 spaces
- Stories: 4
- Building height: Approx. 51'
- Total above ground habitable sf: 165,158 sf
- Total basement garage sf: 114,740 sf

East Building (proposed):

- 120 parking spaces within 2 basement level garages (58,200 sf total)
- 9 surface parking spaces
- 4 stories
- 81,653 sf (roughly 20,000 sf each floor)
- 115 units total (87 studios, 16 two-beds, 12 three-beds)
    - 57 Market Units
    - 58 Workforce Deed-Restricted Units

West Building (proposed):

- 90 parking spaces within 2 basement level garages (56,540 sf total)
- 9 surface parking spaces
- 4 stories
- 83,505 sf (roughly 20,000 sf each floor)
- 91 units total (47 studios, 24 two-beds, 20 three-beds)
    - 49 Market Units
    - 41 Workforce Deed-Restricted Units
    - 1 Affordable Deed-Restricted Unit

Exterior Materials (proposed):

- Metal – Matt Black
- Fiber Cement – Arctic White & Iron Gray
- Metal – Wood Grain
- Brick – Black Ice
- Vinyl – Matt Black
- Metal – Matt Gray
- Concrete

LDR Compliance:

Since this development was recently submitted, Planning has not yet done a full check for compliance with the LDRs. Below are a few issues staff has found with the CR-3 zoning district:

- Building Height:
  - The building is too tall. Although the building is permitted to have a 4th story with a 48' building height, the height shown is over approximately 51'.
- Elevator/Stairway:
  - Elevators/stairways that access a roof are permitted to exceed the height limit by 10', but they cannot be visible from ground level view from a contiguous street. Essentially the elevators need to be shifted back and not located along the front of the building.
- Parking:
  - The LDRs require 242 parking spaces and only 228 have been shown. However, the applicant states that they are providing 245 spaces in their narrative. There appears to be a mistake on the floor plans for the west building in the form of a duplicative parking plan. This may be the reason why only 228 spaces are shown.
- Plant Units:

  Staff recommends the applicant place additional plantings along the front of the building. This is a large building and the primary focus for screening should be the front. Secondary should be the sides.
- Open Space:
  - Although the LDRs do not have an open space requirement, the plan does not take open space into account, especially on such a large development on track to be the densest housing project in Jackson to date.
- Signage:

  The signage shown has not been reviewed for compliance. Essentially the entire development is allowed a maximum of 150 sf of signage. It appears the signage shown is well beyond that.
- 4th Story Exemption:
  - One of the standards for the 4th story exemption in Section 2.2.13.E.4 states:

    "The site shall be at least 2 acres to provide an opportunity for sufficient setback from, and building height step-down to small-scale development."

    Staff is seeking direction and feedback from the DRC as to whether the proposed design is generally meeting this statement which is intended to reduce the perceived scale/mass as it relates to adjacent properties with smaller development.

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. <u>Public Space</u>

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) <u>Composition</u>

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) <u>Massing</u>

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.

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DESIGN REVIEW FOR
THE LOOP HOUSING PROJECT

APPLICANT:

MOGUL CAPITAL

Mogul Hospitality Partners, LLC
210 E Main St, Midway, Utah 84049
435-654-5030

PREPARED BY:

FFKR ARCHITECTS

730 Pacific Ave.
Salt Lake City, Utah 84104
801-521-6186

TOWN OF JACKSON

Submittal Date: May 23rd, 2022
FFKR Architects Project No. 21000-108
TOJ #

SUBMITTED BY:

Project Architect
O - 307-733-3600
C - 307-264-9070
Jason@dajh.com

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LOA - DA Notarized

LOA - FFKR Notarized

LOA - SCG Notarized

PROJECT TEAM DIRECTORY

OWNER / DEVELOPER:

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www.mogulcapital.com

Rachel Lambert
Vice President of Construction
Direct 602-885-2342
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Mogul Capital/TRCF

OWNER REPRESENTATIVE:

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Matt Payne PLA
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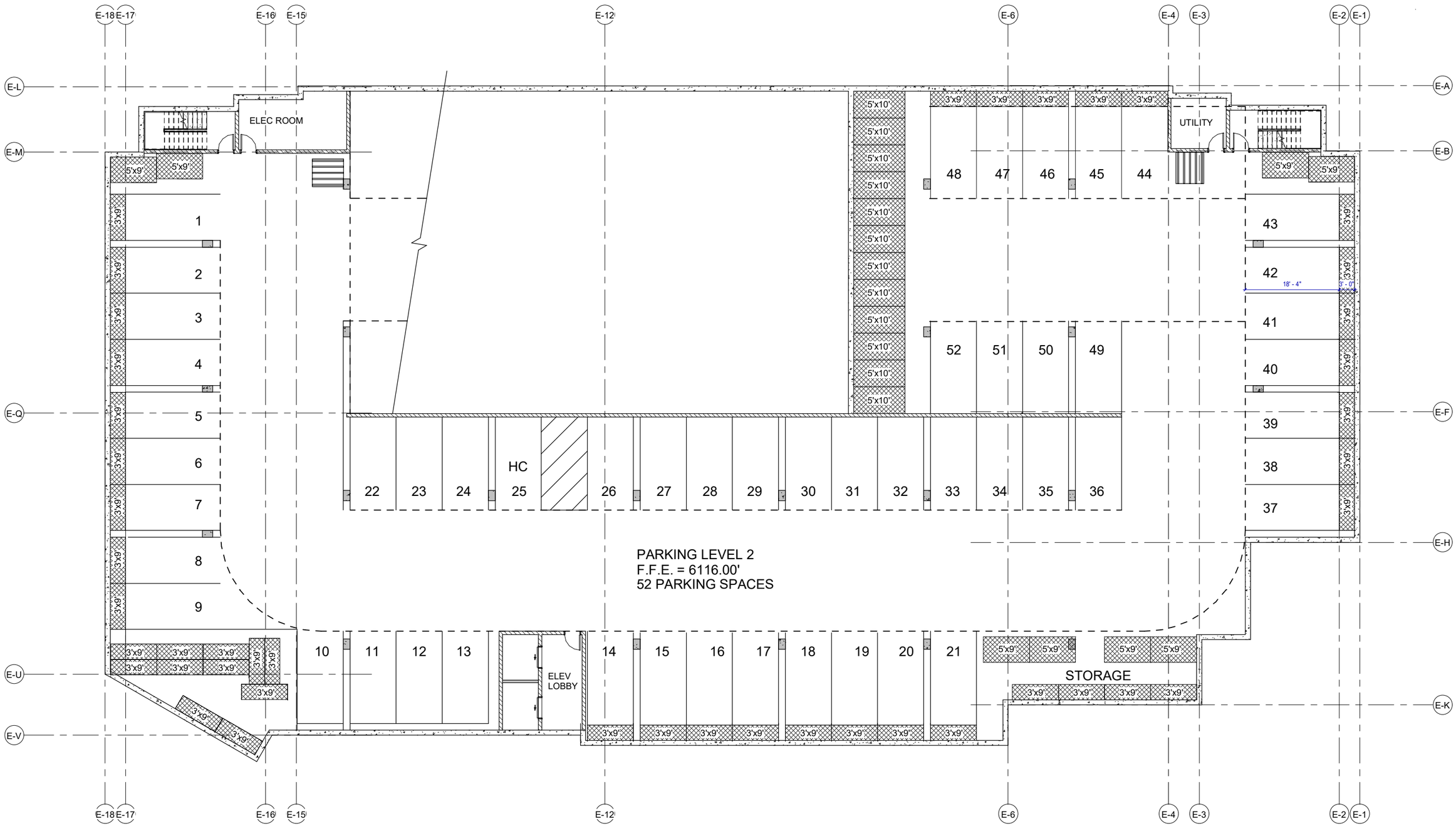
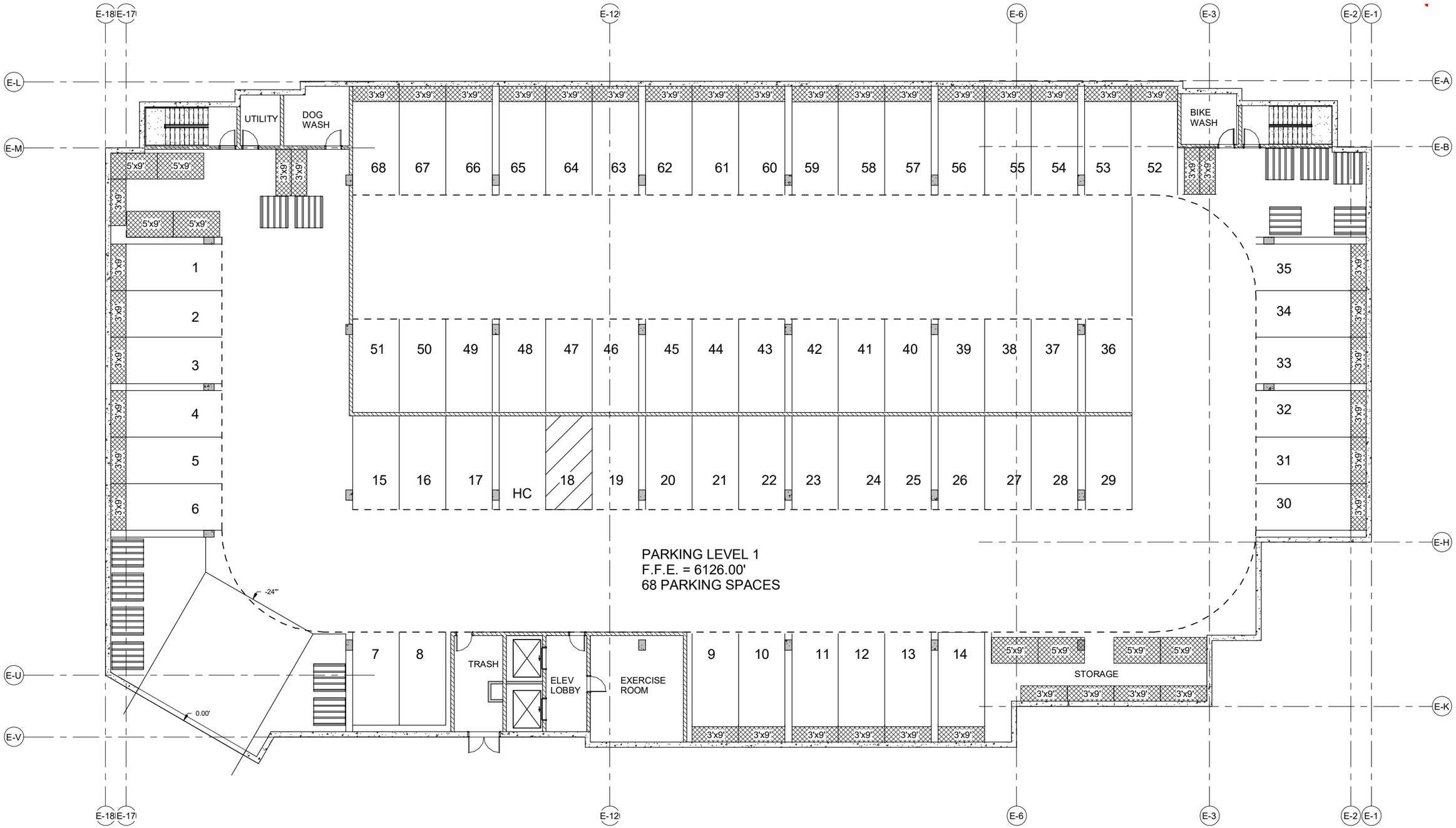
PLANS - EAST GARAGE LEVEL 02



PLANS - EAST GARAGE LEVEL 01



PLANS - EAST LEVEL 01 FLOOR PLAN

PLANS - EAST LEVEL 02-04 FLOOR PLAN

- A - Studio Apartment
- F - Two-bedroom Apartment
- G - Three-bedroom Apartment
- Vertical Circulation
- Building Support
- Circulation

ELEVATIONS - EAST BUILDING - NORTH ELEVATION

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATT BLACK	TBD
B	FIBER CEMENT	ARCTIC WHITE	JAMES HARDIE
C	FIBER CEMENT	IRON GRAY	JAMES HARDIE
D	METAL	WOOD GRAIN	PAC-CLAD
E	BRICK	BLACK ICE	INTERSTATE BRICK
F	VINYL	MATT BLACK	TBD
G	METAL	MATT GREY	TBD
H	CONCRETE	CONCRETE	NA

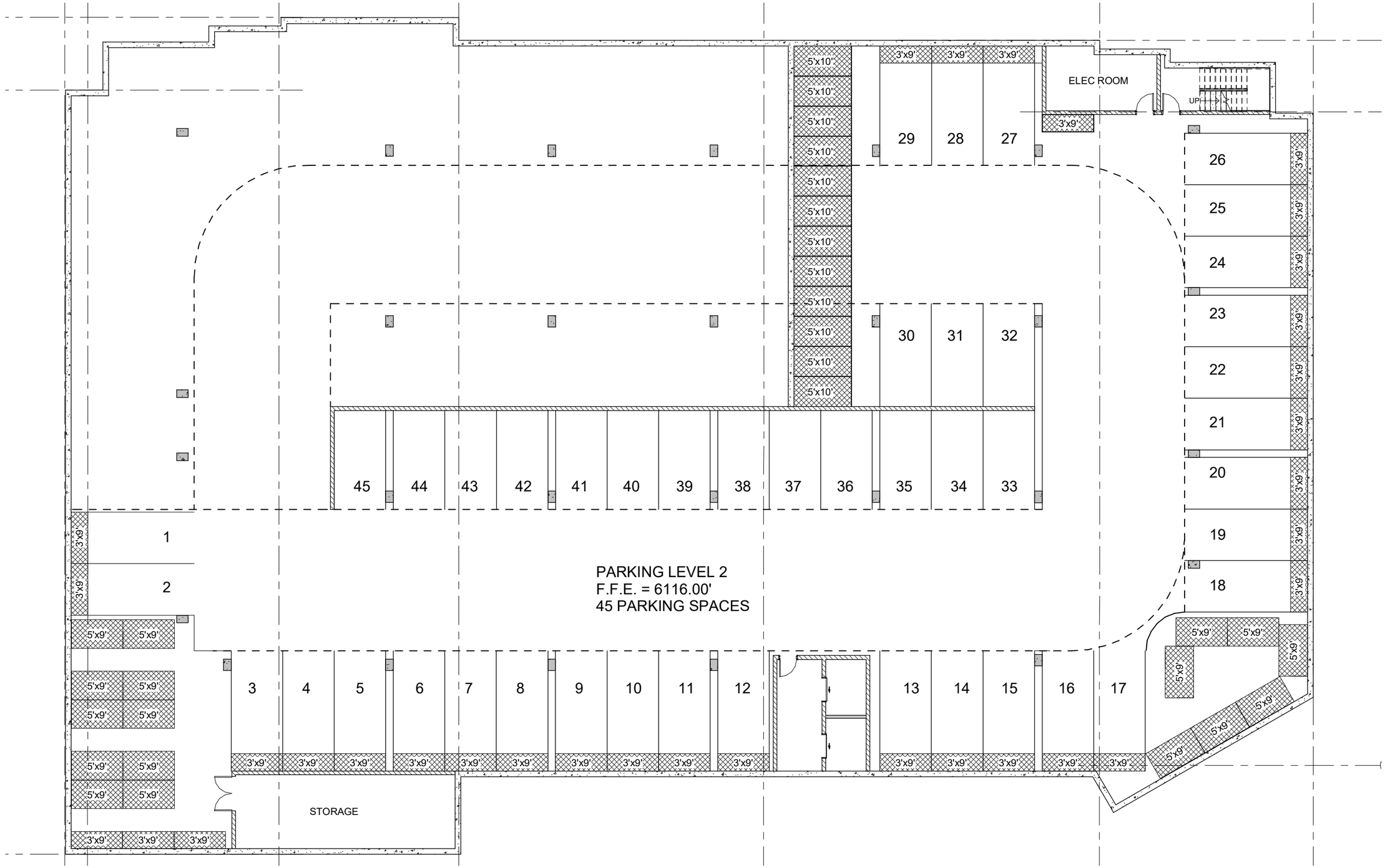
ELEVATIONS - EAST BUILDING - SOUTH ELEVATION

ELEVATIONS - EAST BUILDING - EAST ELEVATION

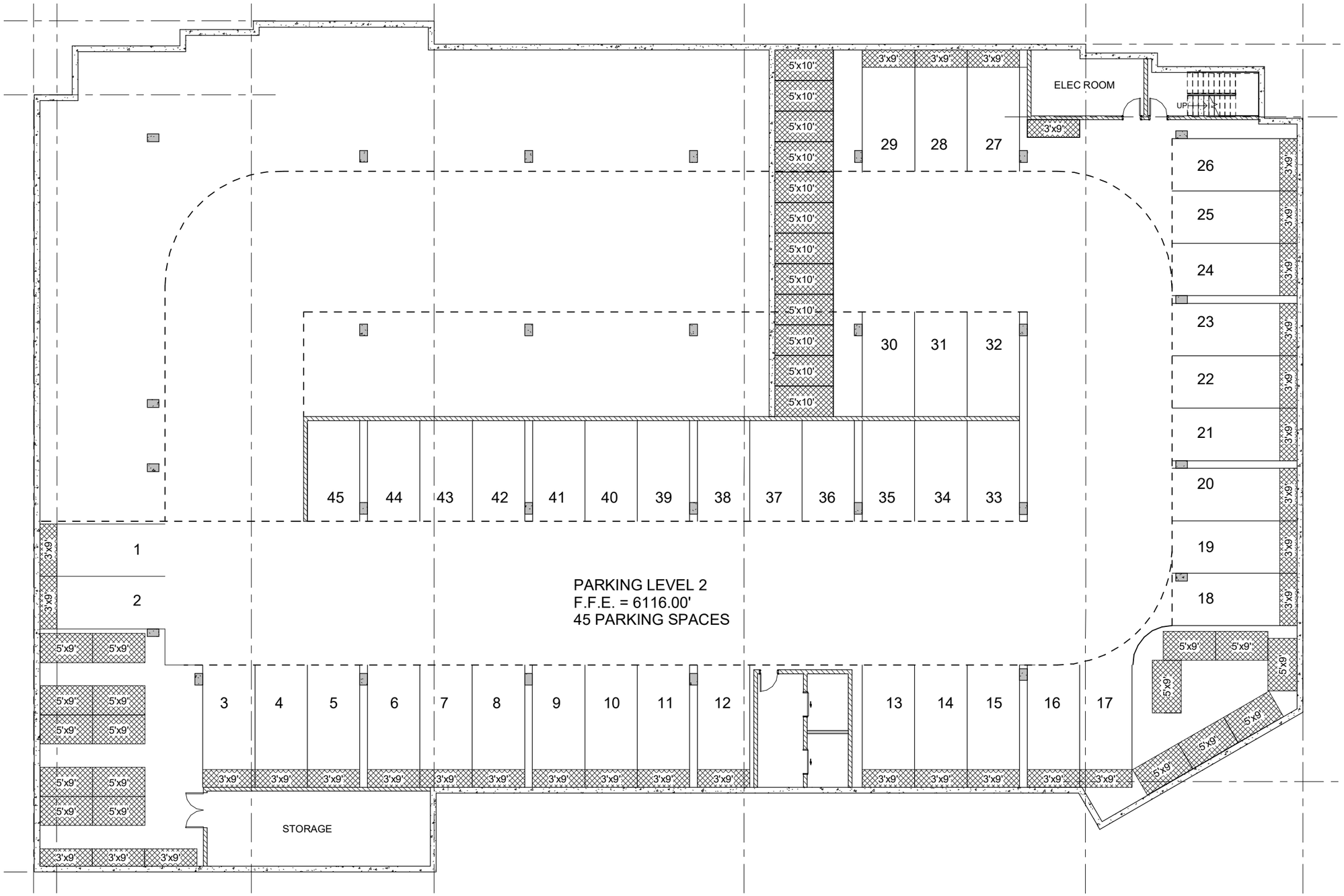
ELEVATIONS - EAST BUILDING - WEST ELEVATION

ELEVATIONS - EAST BUILDING - EAST FRONT RENDERING

PLANS - WEST GARAGE LEVEL 02



PLANS - WEST GARAGE LEVEL 01



PLANS - WEST LEVEL 01 FLOOR PLAN

PLANS - WEST LEVEL 02-04 FLOOR PLAN

- A - Studio Apartment
- F - Two-bedroom Apartment
- G - Three-bedroom Apartment
- Vertical Circulation
- Building Support
- Circulation

ELEVATIONS - WEST BUILDING - NORTH ELEVATION

ELEVATIONS - WEST BUILDING - SOUTH ELEVATION

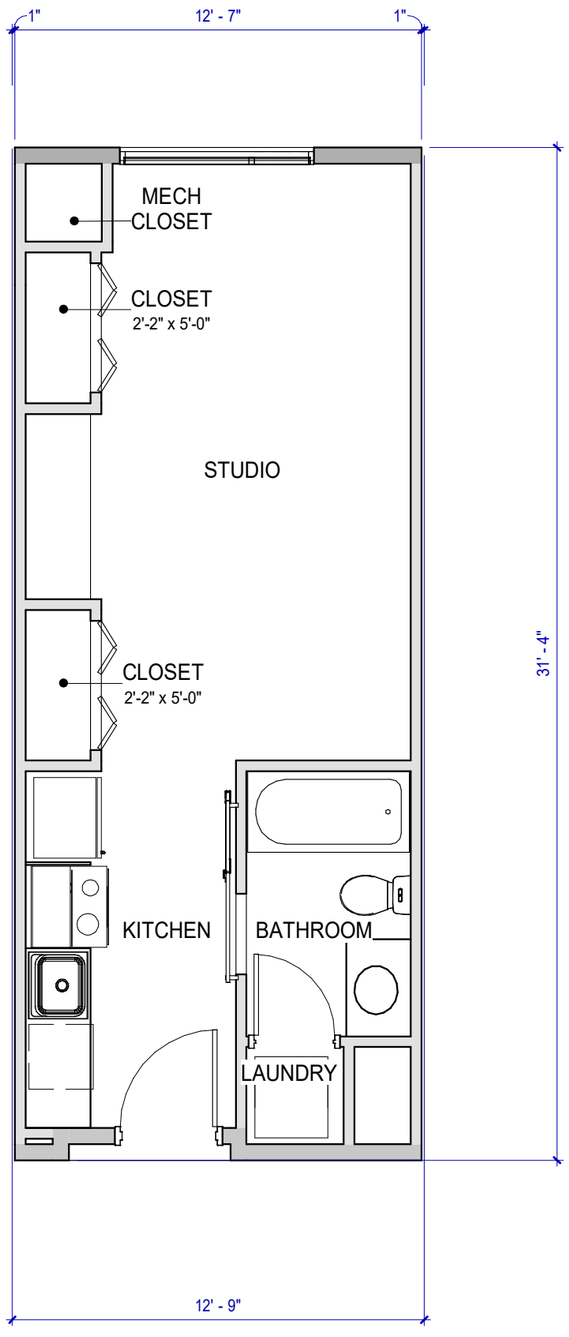
ELEVATIONS - WEST BUILDING - EAST ELEVATION

ELEVATIONS - WEST BUILDING - WEST ELEVATION

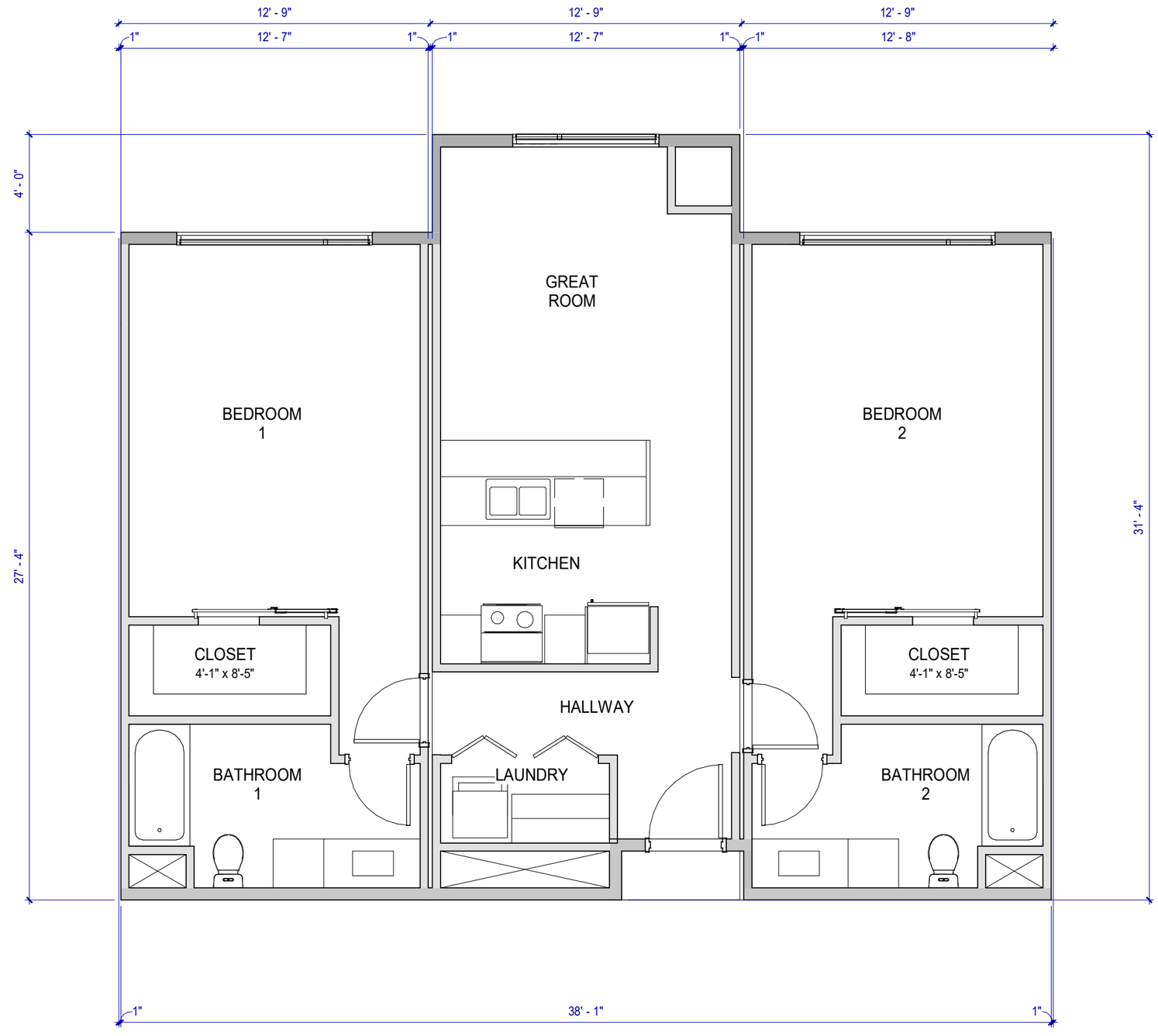
ELEVATIONS - WEST BUILDING - WEST FRONT RENDERING

PLANS - UNITS

UNIT TYPE - A

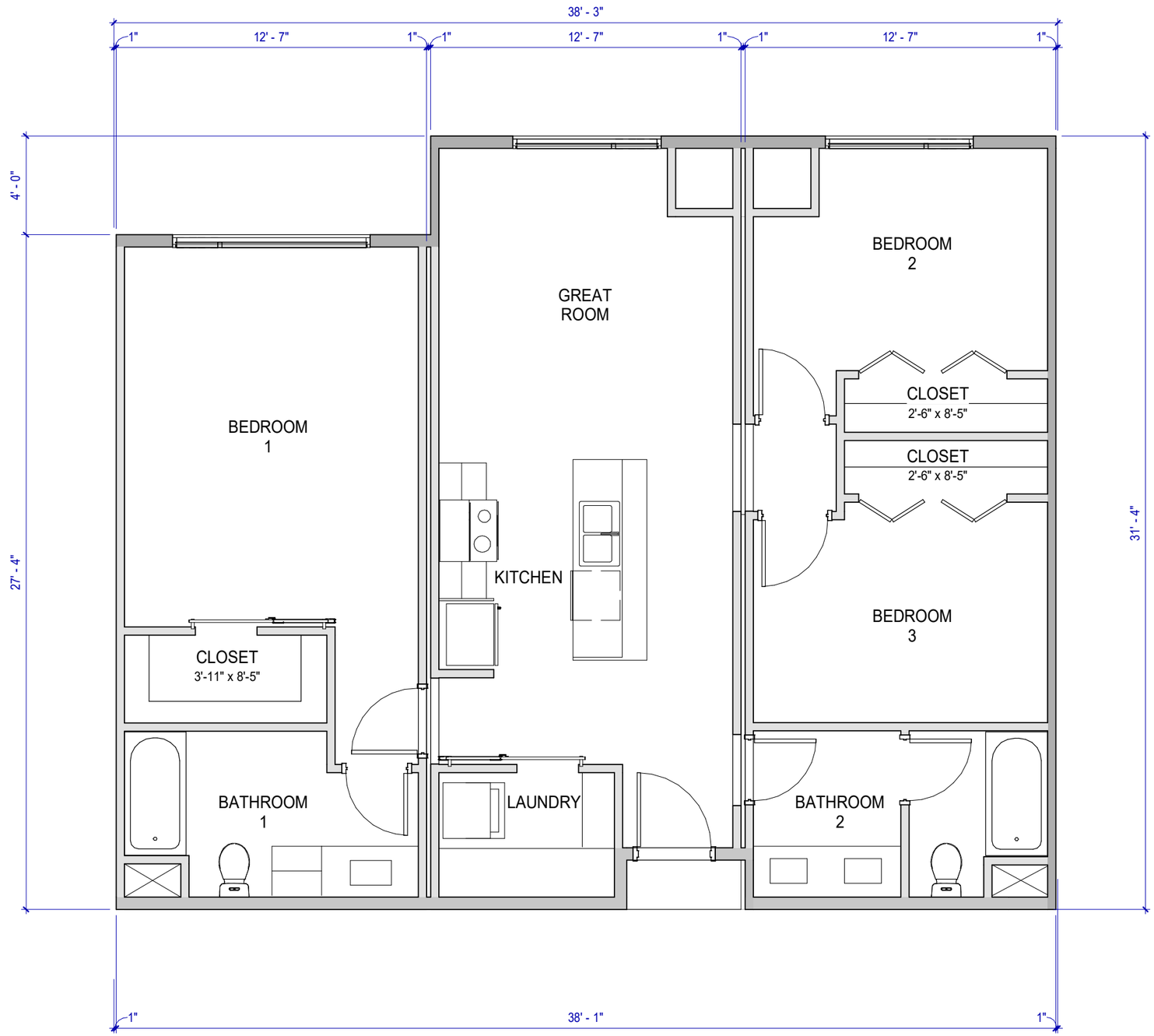


UNIT TYPE - F



PLANS - UNITS

UNIT TYPE - G



PLANS - SITE ADJACENCIES

NORTHWEST VIEW

SITE BIRDSEYE VIEW

SOUTH WEST VIEW

SOUTH VIEW

SOUTHEAST VIEW

PLANS - SITE ADJACENCIES

VIEW EAST TO WEST

VIEW WEST TO EAST

PLANS - SITE ADJACENCIES

NORTH OVERALL VIEW

1 2D CONTECTUAL ELEVATION AT SOUTH PARK LOOP ROAD

SCALE: 1/32" = 1'-0"

REFERENCE NOTES

1 2D CONTECTUAL ELEVATION AT SOUTH PARK LOOP ROAD

SCALE: 1/32" = 1'-0"

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THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD,
JACKSON, WYOMING

△	DATE	REVISION

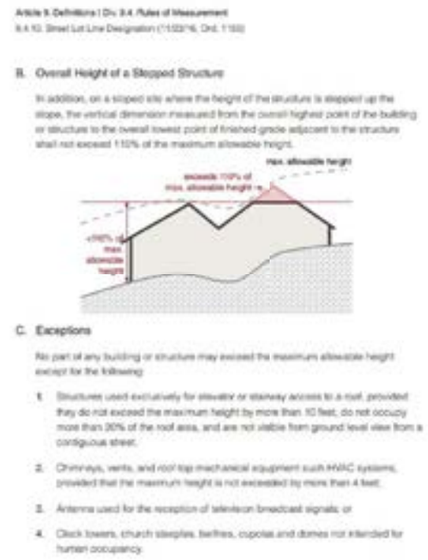
PROJECT NUMBER 21081

2D CONTECTUAL ELEVATION

DR106

5/23/2022 4:57:41 PM

PLANS - BUILDING HEIGHT - SECTION AT DRIVEWAY



Article II. Definitions | Div. 3.4. Rules of Measurement

II.4.10. Street Lot Line Designation (1153216, Ord. 1150)

B. Overall Height of a Stepped Structure

In addition, on a sloped site where the height of the structure is stepped up the slope, the vertical dimension measured from the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure shall not exceed 110% of the maximum allowable height.

C. Exceptions

No part of any building or structure may exceed the maximum allowable height except for the following:

1. Structures used exclusively for elevator or stairway access to a roof, provided they do not exceed the maximum height by more than 10 feet, do not occupy more than 30% of the roof area, and are not visible from ground level view from a contiguous street;
2. Chimneys, vents, and roof top mechanical equipment such HVAC systems, provided that the maximum height is not exceeded by more than 4 feet;
3. Antenna used for the reception of television broadcast signals; or
4. Clock towers, church steeples, belfries, cupolas and domes not intended for human occupancy.

1 BUILDING HEIGHT - SECTION AT DRIVEWAY

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

A

MATERIALS BOARD

VERTICAL MTL PANEL

D CHERRYWOOD OAK

FASCIA / AWNING / KICKERS

F MATT BLACK

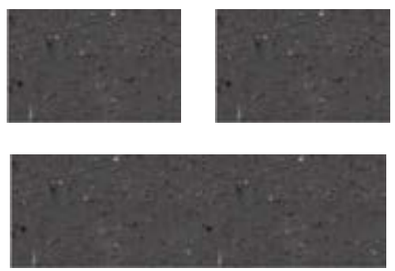
HORIZONTAL SIDING

G MATT GREY

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	VINYL	MATT BLACK	TBD
B	FIBER CEMENT	ARCTIC WHITE	JAMES HARDIE
C	FIBER CEMENT	IRON GRAY	JAMES HARDIE
D	METAL	WOOD GRAIN	PAC-CLAD
E	BRICK	BLACK ICE	INTERSTATE BRICK
F	METAL	MATT BLACK	TBD
G	METAL	MATT GREY	TBD
H	CONCRETE	CONCRETE	NA

BRICK VENEER



E BLACK ICE

VERTICAL SIDING

C IRON GREY

HORIZONTAL SIDING

B ARTIC WHITE

VINYL WINDOW

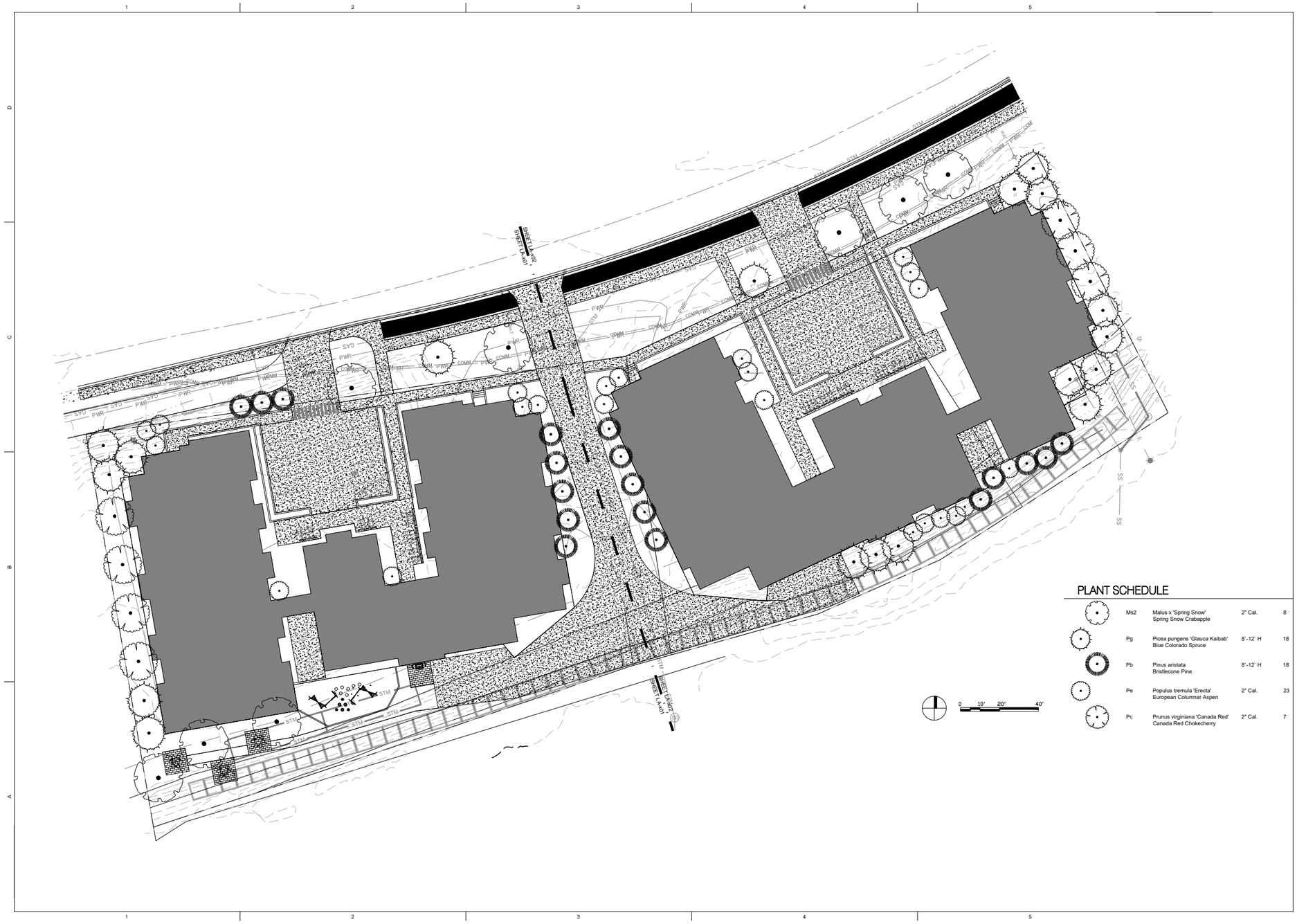
A MATT BLACK

FFKR ARCHITECTS

THE LOOP APARTMENTS

5-16-2022 Jackson, WY

LANDSCAPE PLANS



PLANT SCHEDULE

Ms2	Malus x 'Spring Snow' Spring Snow Crabapple	2" Cal.	8
Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8'-12' H	18
Pb	Pinus aristata Bristlecone Pine	8'-12' H	18
Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.	23
Pc	Prunus virginiana 'Canada Red' Canada Red Chokecherry	2" Cal.	7

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84049
435.654.5030

THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD
JACKSON, WYOMING

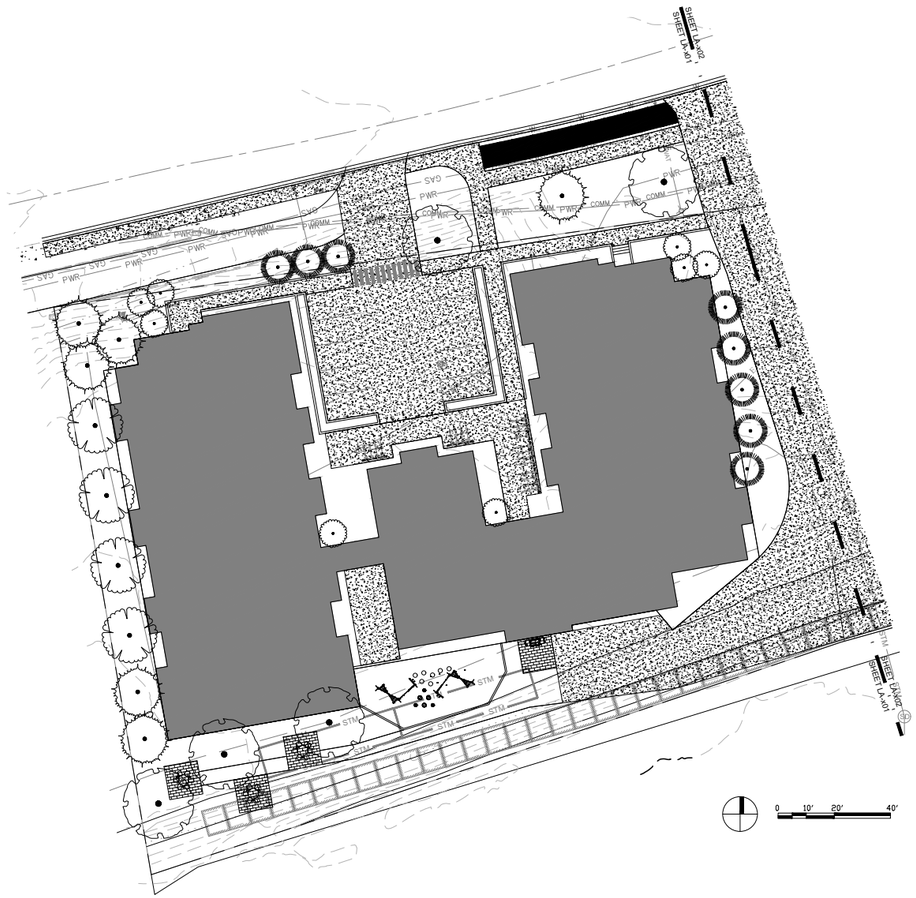
△	DATE	REVISION

PROJECT NUMBER -

LANDSCAPE PLANTING PLAN

LA501

LANDSCAPE PLANS



PLANT SCHEDULE

	Ms2	Malus x 'Spring Snow' Spring Snow Crabapple	2" Cal.	5
	Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8'-12' H	6
	Pb	Pinus aristata Bristlecone Pine	8'-12' H	8
	Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.	8
	Pc	Prunus virginiana 'Canada Red' Canada Red Chokecherry	2" Cal.	4

REFERENCE NOTES

SITE CALCULATIONS

TOTAL SITE AREA - 91,037 SQFT
LANDSCAPE AREA - 22,924 SQFT
LANDSCAPE AREA PERCENT 25%

MATERIALS LEGEND

FFKR ARCHITECTS
760 Photo Avenue | Salt Lake City, Utah 84104
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THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD
JACKSON, WYOMING

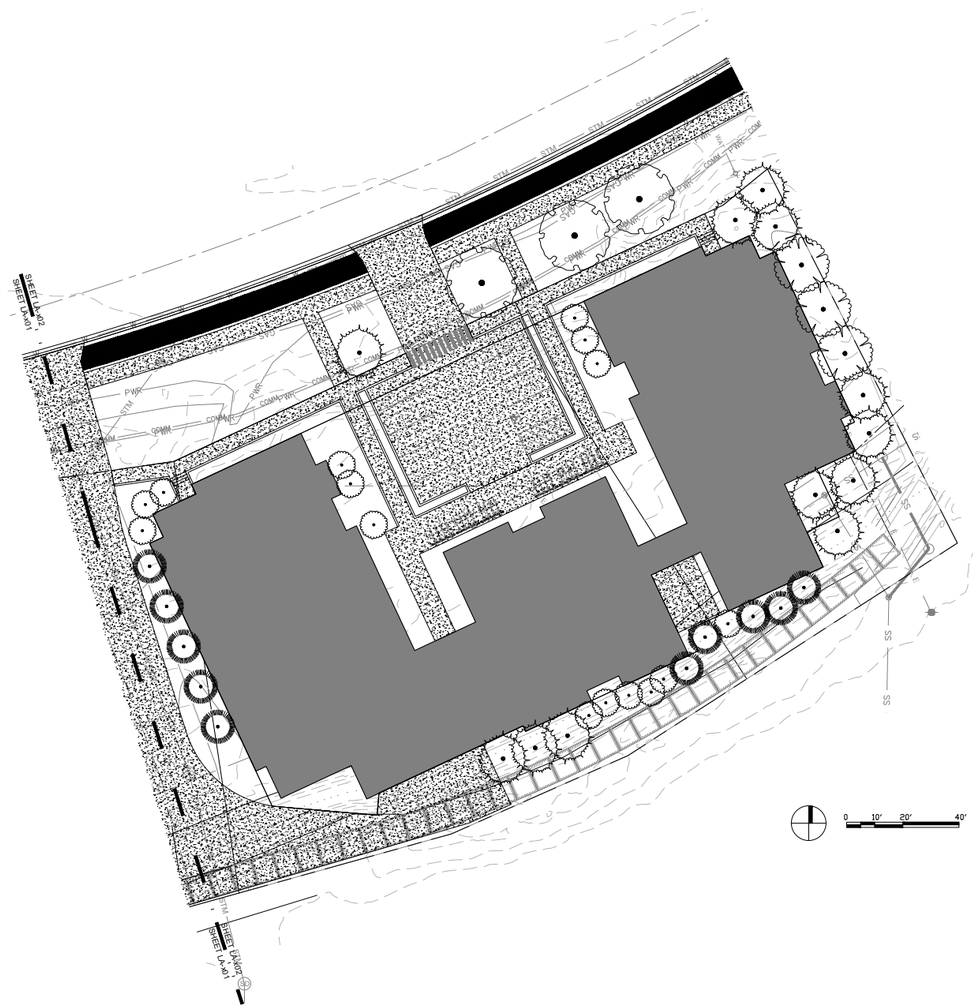
	DATE	REVISION

PROJECT NUMBER -

LANDSCAPE PLANTING PLAN

LA501

LANDSCAPE PLANS



PLANT SCHEDULE

Ms2	Malus x 'Spring Snow' Spring Snow Crabapple	2" Cal.	3
Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8'-12' H	12
Pb	Pinus aristata Bristlecone Pine	8'-12' H	10
Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.	15
Pc	Prunus virginiana 'Canada Red' Canada Red Chokecherry	2" Cal.	3

REFERENCE NOTES

MATERIALS LEGEND

FFKR ARCHITECTS
760 Pacific Avenue | San Luis City, Utah 84104
P 801.521.1180 | FFKRARCHITECTS.COM

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Mogul Capital, LLC
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1050, 1060 & 1080 S. PARK LOOP RD
JACKSON, WYOMING

△	DATE	REVISION

PROJECT NUMBER -

LANDSCAPE PLANTING PLAN

LA502

LANDSCAPE PLANS

TREE SCHEDULE LA501

Ms2	Malus x 'Spring Snow' Spring Snow Crabapple	2" Cal.	5
Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8´-12´ H	6
Pb	Pinus aristata Bristlecone Pine	8´-12´ H	8
Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.	8
Pc	Prunus virginiana 'Canada Red' Canada Red Chokecherry	2" Cal.	4

TREE SCHEDULE LA502

Ms2	Malus x 'Spring Snow' Spring Snow Crabapple	2" Cal.	3
Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8´-12´ H	12
Pb	Pinus aristata Bristlecone Pine	8´-12´ H	10
Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.	15
Pc	Prunus virginiana 'Canada Red' Canada Red Chokecherry	2" Cal.	3

PROPOSED SHRUB SCHEDULE

	As	Amelanchier alnifolia Serviceberry	5 gal
	Cr	Cornus sericea Red Twig Dogwood	5 gal
	Cl2	Cotoneaster lucidus Shiny Cotoneaster	5 gal
	Pb2	Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark	5 gal
	Sl	Syringa villosa Late Lilac	5 gal
	Tt	Taxus x media 'Tauntoni' Taunton's Anglo-Japanese Yew	5 gal
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
	Cb	Calamagrostis brachytricha Korean Feather Reed Grass	3 gal
	Ck	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal
	Dg	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	3 gal
	Fe	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE
	Am	Astilbe japonica 'Montgomery' Montgomery Japanese Astilbe	1 gal
	Af3	Athyrium filix-femina Common Lady Fern	1 gal
	Ap2	Athyrium niponicum pictum 'Pewter Lace' Pewter Lace Japanese Painted Fern	1 gal
	Hc	Heuchera x 'Crimson Curls' Crimson Curls Coral Bells	4"pot
	Hb	Hosta sieboldiana 'Blue Angel' Plantain Lily	1 gal
	Hp	Hosta x 'Patriot' Patriot Hosta	1 gal
	Ll	Ligularia x hessei 'Little Rocket' Little Rocket Ragwort	4"pot
	Ms	Matteuccia struthiopteris Ostrich Fern	1 gal
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	Ap3	Aegopodium podagraria 'Variegatum' Variegated Bishop Weed	1 gal	
	Ap4	Ajuga reptans 'Purple Brocade' Purple Brocade Carpet Bugle	1 gal	
	Af2	Allium schoenoprasum 'Forescate' Forescate Chives	1 gal	
	Aj	Armeria juniperifolia Thrift	1 gal	
	Em	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	1 gal	
	Er	Eupatorium rugosum 'Chocolate' Chocolate Snakeroot	1 gal	
	Lp	Lupinus x 'Popsicle Mix' Popsicle Mix Lupine	1 gal	12" o.c.
	Rb	Rudbeckia fulgida Black Eyed Susan	1 gal	
	So	Saponaria ocymoides Rock Soapwort	1 gal	
	Vr	Viola riviniana 'Purpurea' Hardy Viola	1 gal	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	Gm	Great Basin Seed Cabin Mix	SQFT	

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THE LOOP - APARTMENTS
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JACKSON, WYOMING

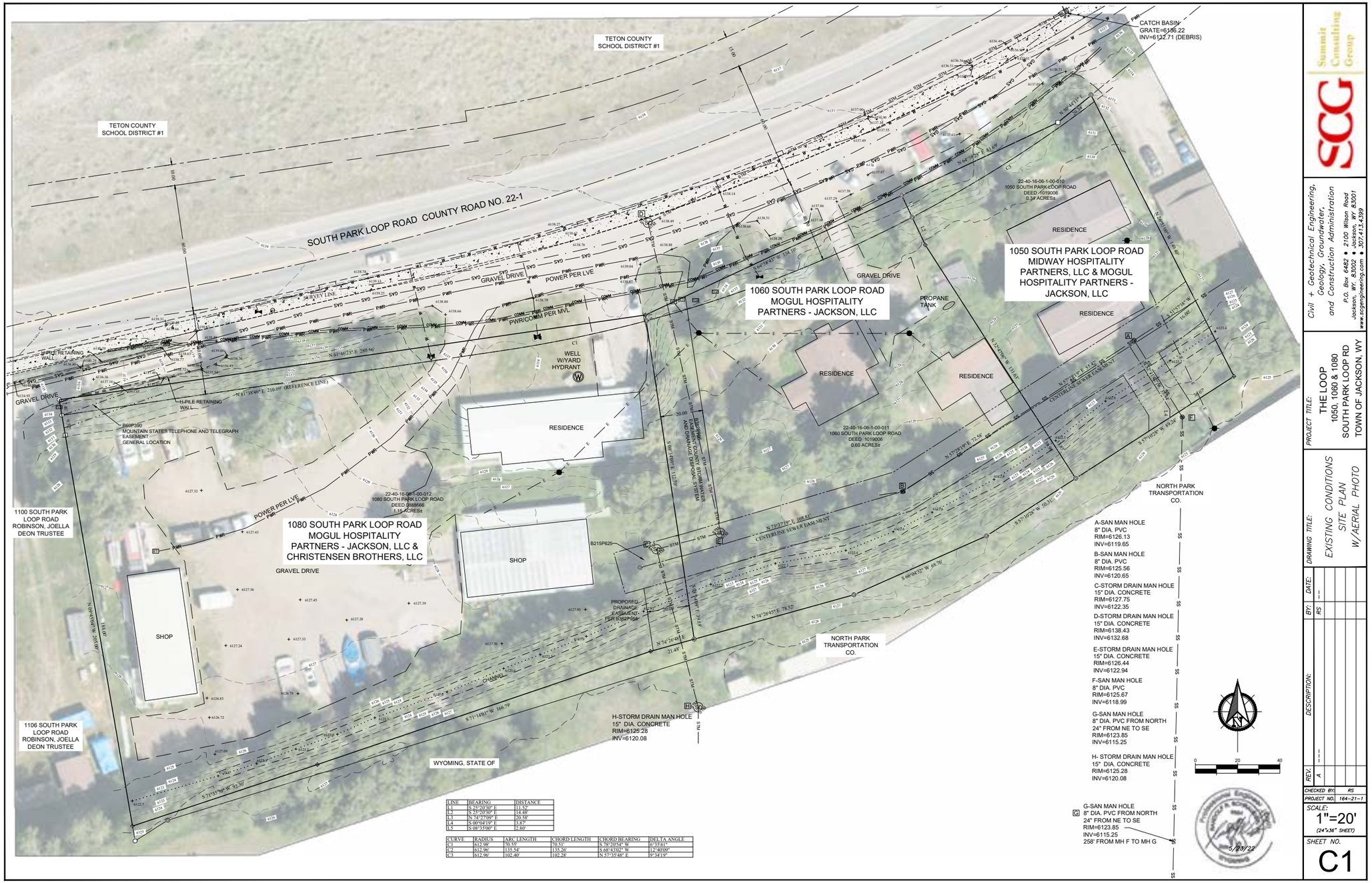
△ DATE REVISION

PROJECT NUMBER -

LANDSCAPE PLANTING SCHEDULE

LA503

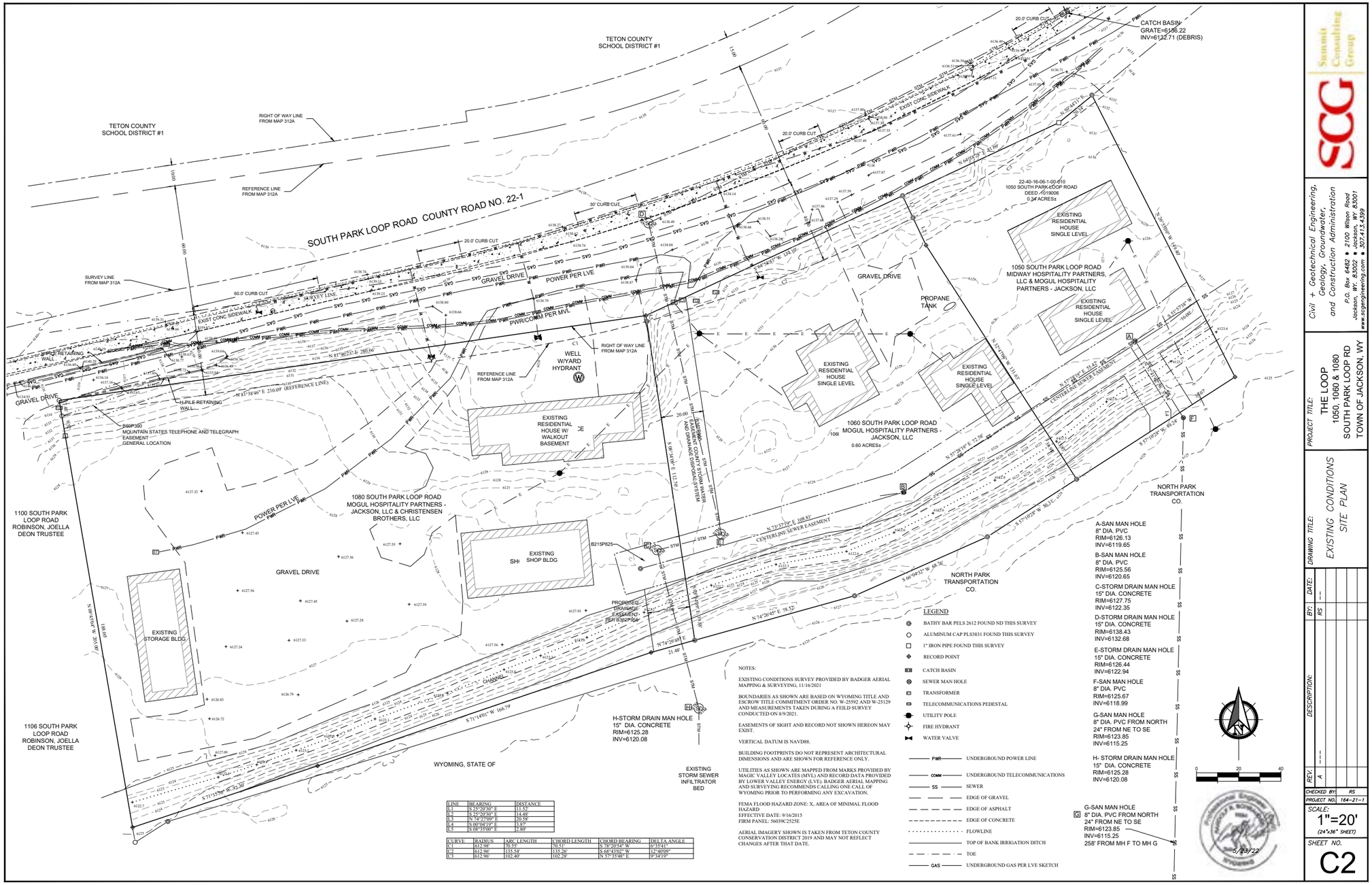
SURVEY



LINE	BEARING	DISTANCE
L1	S 25°29'30" E	11.52'
L2	S 25°29'30" E	14.48'
L3	N 74°37'09" E	20.58'
L4	S 00°04'19" E	3.87'
L5	S 08°35'00" E	2.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	612.98'	70.55'	70.51'	S 78°20'54" W	6°35'41"
C2	612.96'	135.54'	135.26'	S 68°43'02" W	12°40'09"
C3	612.96'	102.40'	102.28'	N 57°35'48" E	9°34'19"

SURVEY



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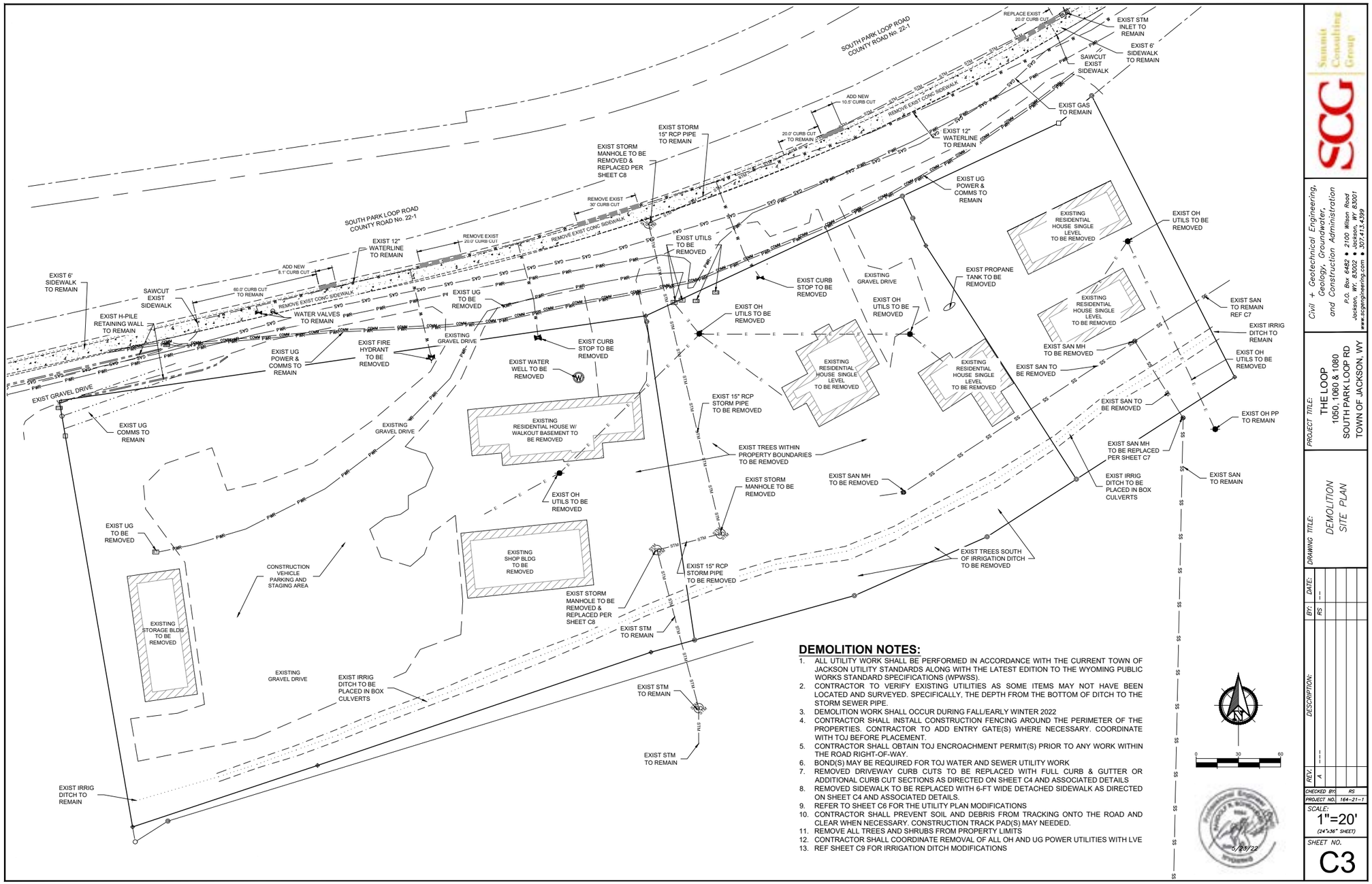
SURVEY



DEMOLITION NOTES:

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
2. CONTRACTOR TO VERIFY EXISTING UTILITIES AS SOME ITEMS MAY NOT HAVE BEEN LOCATED AND SURVEYED. SPECIFICALLY, THE DEPTH FROM THE BOTTOM OF DITCH TO THE STORM SEWER PIPE.
3. DEMOLITION WORK SHALL OCCUR DURING FALL/EARLY WINTER 2022
4. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AROUND THE PERIMETER OF THE PROPERTIES. CONTRACTOR TO ADD ENTRY GATE(S) WHERE NECESSARY. COORDINATE WITH TOJ BEFORE PLACEMENT.
5. CONTRACTOR SHALL OBTAIN TOJ ENCROACHMENT PERMIT(S) PRIOR TO ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
6. BOND(S) MAY BE REQUIRED FOR TOJ WATER AND SEWER UTILITY WORK
7. REMOVED DRIVEWAY CURB CUTS TO BE REPLACED WITH FULL CURB & GUTTER OR ADDITIONAL CURB CUT SECTIONS AS DIRECTED ON SHEET C4 AND ASSOCIATED DETAILS
8. REMOVED SIDEWALK TO BE REPLACED WITH 6-FT WIDE DETACHED SIDEWALK AS DIRECTED ON SHEET C4 AND ASSOCIATED DETAILS.
9. REFER TO SHEET C6 FOR THE UTILITY PLAN MODIFICATIONS
10. CONTRACTOR SHALL PREVENT SOIL AND DEBRIS FROM TRACKING ONTO THE ROAD AND CLEAR WHEN NECESSARY. CONSTRUCTION TRACK PAD(S) MAY NEEDED.
11. REMOVE ALL TREES AND SHRUBS FROM PROPERTY LIMITS
12. CONTRACTOR SHALL COORDINATE REMOVAL OF ALL OH AND UG POWER UTILITIES WITH LVE
13. REF SHEET C9 FOR IRRIGATION DITCH MODIFICATIONS

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Jackson, WY 83002 • Andover, KS 67001
www.scgengineering.com • 307.413.4399

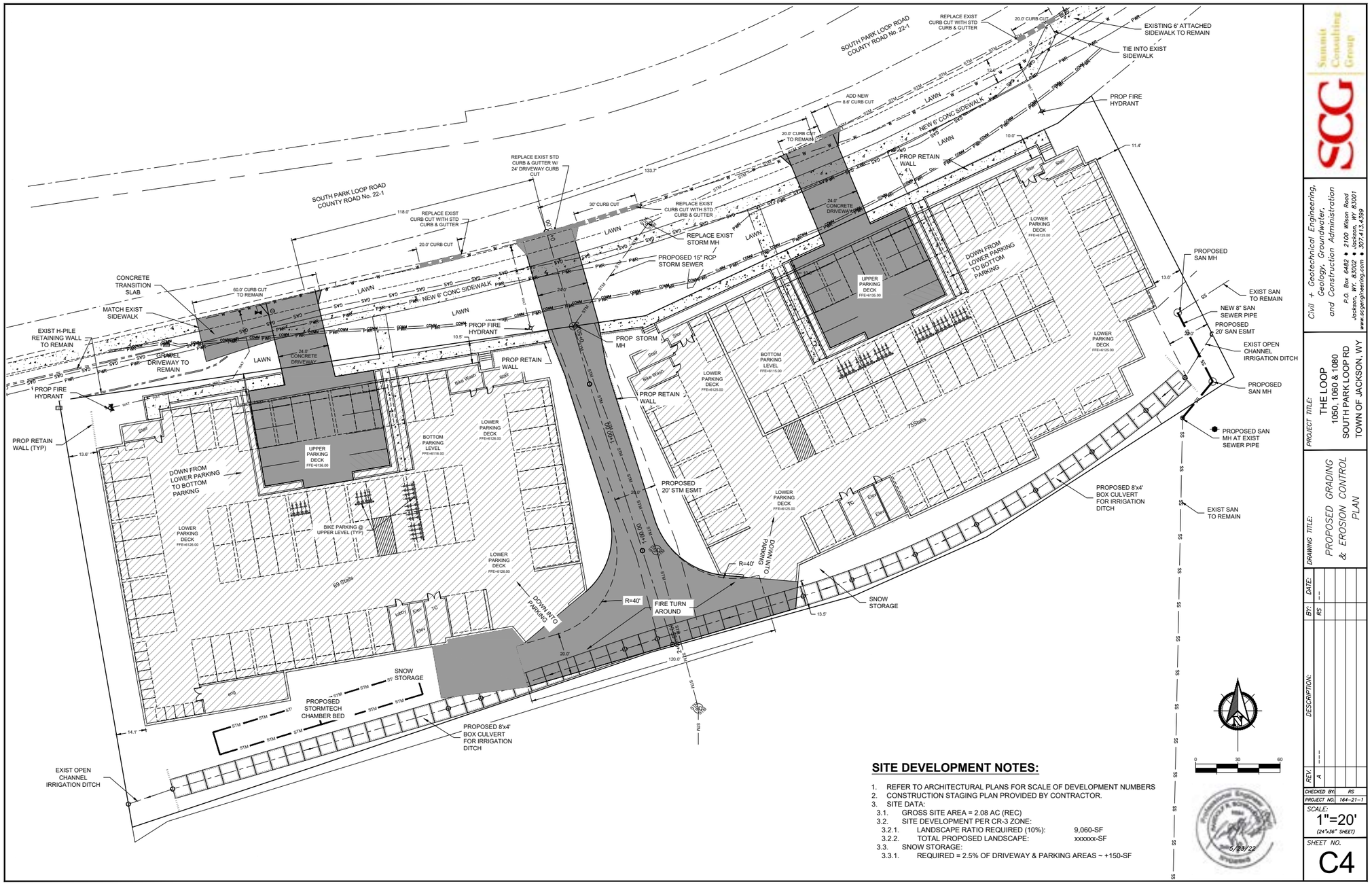
PROJECT TITLE:
THE LOOP
1050, 1060 & 1080
SOUTH PARK LOOP RD
TOWN OF JACKSON, WY

DRAWING TITLE:
DEMOLITION SITE PLAN

REV.	DESCRIPTION:	BY:	DATE:
A	--	RS	--

CHECKED BY: RS
PROJECT NO. 164-21-1
SCALE: 1"=20' (24"x36" SHEET)
SHEET NO. C3

GRADING



SITE DEVELOPMENT NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR SCALE OF DEVELOPMENT NUMBERS
2. CONSTRUCTION STAGING PLAN PROVIDED BY CONTRACTOR.
3. SITE DATA:
   - 3.1. GROSS SITE AREA = 2.08 AC (REC)
   - 3.2. SITE DEVELOPMENT PER CR-3 ZONE:
     - 3.2.1. LANDSCAPE RATIO REQUIRED (10%): 9,060-SF
     - 3.2.2. TOTAL PROPOSED LANDSCAPE: xxxxxx-SF
   - 3.3. SNOW STORAGE:
     - 3.3.1. REQUIRED = 2.5% OF DRIVEWAY & PARKING AREAS ~ +150-SF

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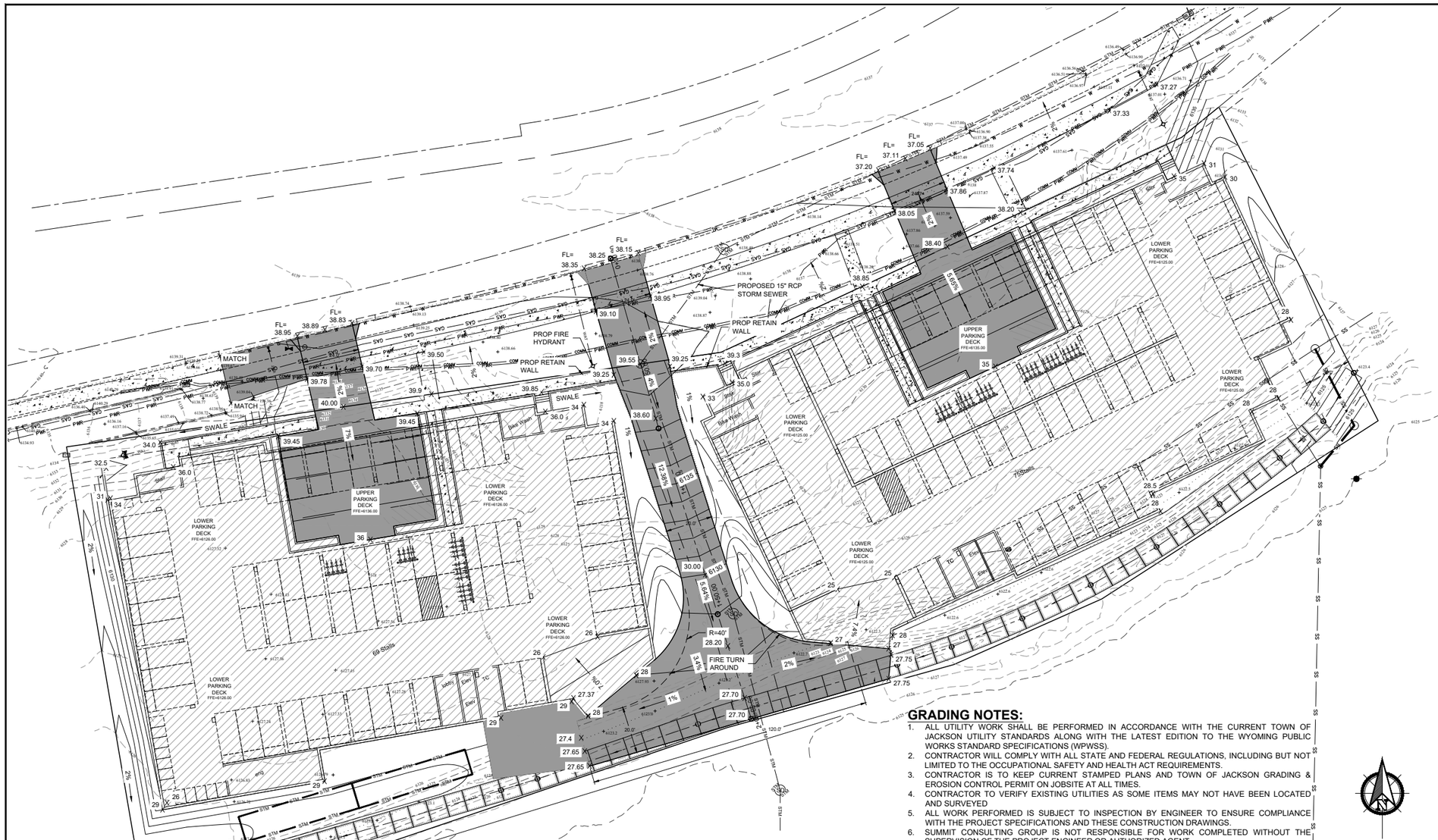
PROJECT TITLE:
THE LOOP
1050, 1060 & 1080
SOUTH PARK LOOP RD
TOWN OF JACKSON, WY

DRAWING TITLE:
PROPOSED GRADING & EROSION CONTROL PLAN

REV.	DESCRIPTION:	BY:	DATE:
A	—	RS	—

CHECKED BY: RS
PROJECT NO. 164-21-1
SCALE: 1"=20' (24"x36" SHEET)
SHEET NO. C4

GRADING



SITE DEVELOPMENT SCHEDULE:

1.	DEMO EXISTING STRUCTURES, VEGETATION & POWER & COMMS:	FALL 2022
2.	INSTALL IRRIGATION CULVERT:	FALL 2022
3.	RE-ROUTE SANITARY SEWER & STORM SEWER MAINS:	FALL 2022
4.	MASS OVERLOT GRADING:	FALL 2022 - WINTER 2023
5.	SHORING AND FOUNDATION:	WINTER 2023
6.	WATERLINE WORK:	SPRING-SUMMER 2023
7.	BUILDING CONSTRUCTION:	SPRING 2023-SPRING 2024
8.	OFFSITE DRIVEWAY, CURB & GUTTER & SIDEWALK CONSTRUCTION:	SUMMER 2024
9.	FINAL SITE GRADING AND LANDSCAPING:	SUMMER 2024

GRADING NOTES:

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
2. CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
3. CONTRACTOR IS TO KEEP CURRENT STAMPED PLANS AND TOWN OF JACKSON GRADING & EROSION CONTROL PERMIT ON JOBSITE AT ALL TIMES.
4. CONTRACTOR TO VERIFY EXISTING UTILITIES AS SOME ITEMS MAY NOT HAVE BEEN LOCATED AND SURVEYED
5. ALL WORK PERFORMED IS SUBJECT TO INSPECTION BY ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS AND THESE CONSTRUCTION DRAWINGS.
6. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT.
7. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
8. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AROUND THE PERIMETER OF THE PROPERTIES. CONTRACTOR TO ADD ENTRY GATE(S) WHERE NECESSARY. COORDINATE WITH TOJ BEFORE PLACEMENT.
9. CONTRACTOR SHALL OBTAIN TOJ ENCROACHMENT PERMIT(S) PRIOR TO ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
10. BOND(S) MAY BE REQUIRED FOR TOJ WATER AND SEWER UTILITY WORK
11. CONTRACTOR SHALL PREVENT SOIL AND DEBRIS FROM TRACKING ONTO THE ROAD AND CLEAR WHEN NECESSARY. CONSTRUCTION TRACK PAD(S) MAY NEEDED.
12. CERTIFICATE OF PLACEMENT REQUIRED FOR ALL STRUCTURES.
13. REFER TO CONSTRUCTION MANAGEMENT PLAN (BY OTHERS) FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS.

0 30 60

5/23/22

Summit Consulting Group
SCG
Civil + Geotechnical Engineering, Geology, Groundwater, and Construction Administration
P.O. Box 6482 • 2100 Wilson Road
Jackson, WY 83002 • Bozeman, MT 59715
www.scgengineering.com • 307.413.4399

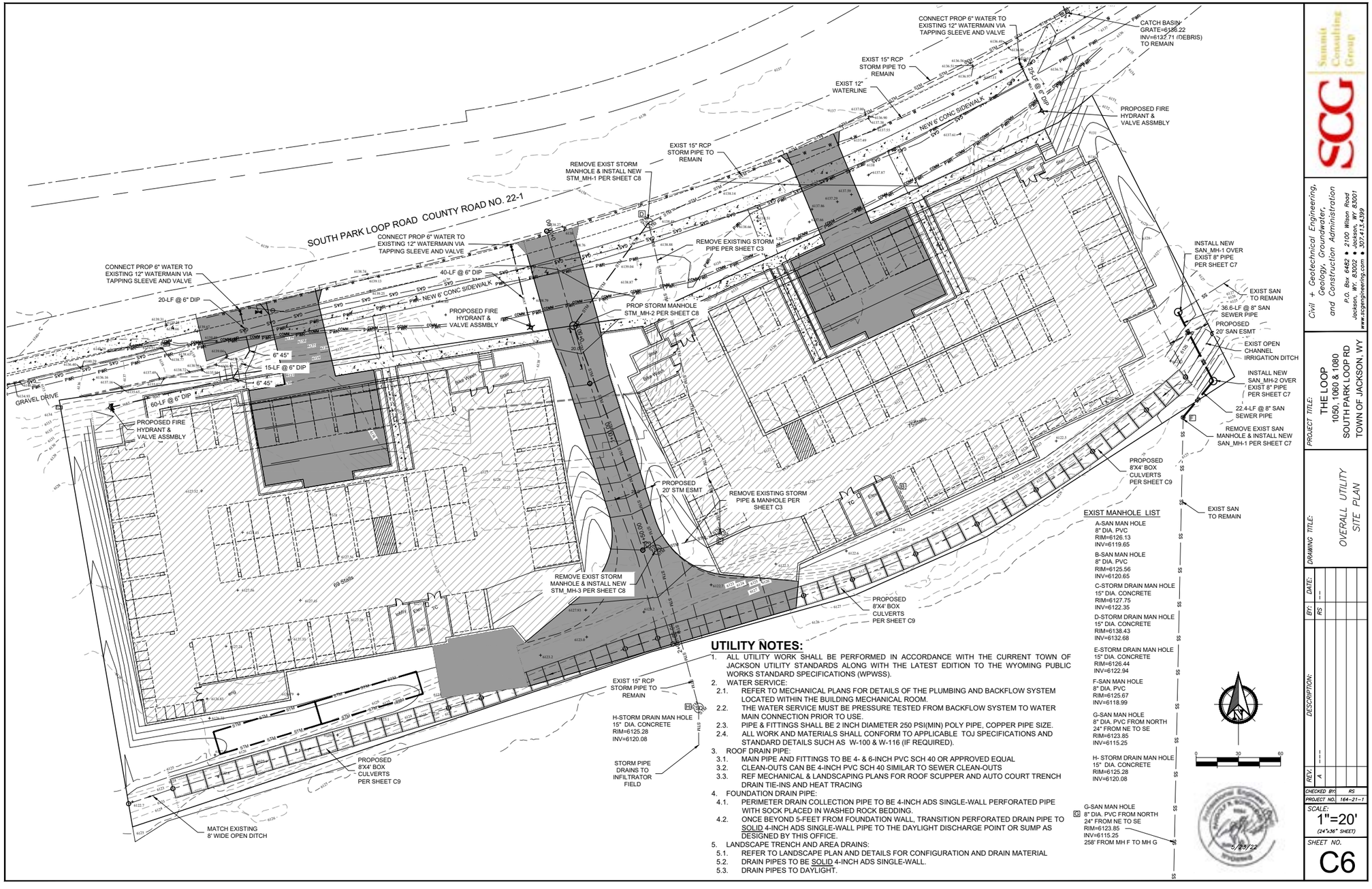
PROJECT TITLE:
THE LOOP
1050, 1060 & 1080
SOUTH PARK LOOP RD
TOWN OF JACKSON, WY

DRAWING TITLE:
PROPOSED GRADING & EROSION CONTROL PLAN

REV.	DESCRIPTION:	BY:	DATE:
A		RS	

CHECKED BY: RS
PROJECT NO. 164-21-1
SCALE: 1"=20' (24"x36" SHEET)
SHEET NO. C5

GRADING



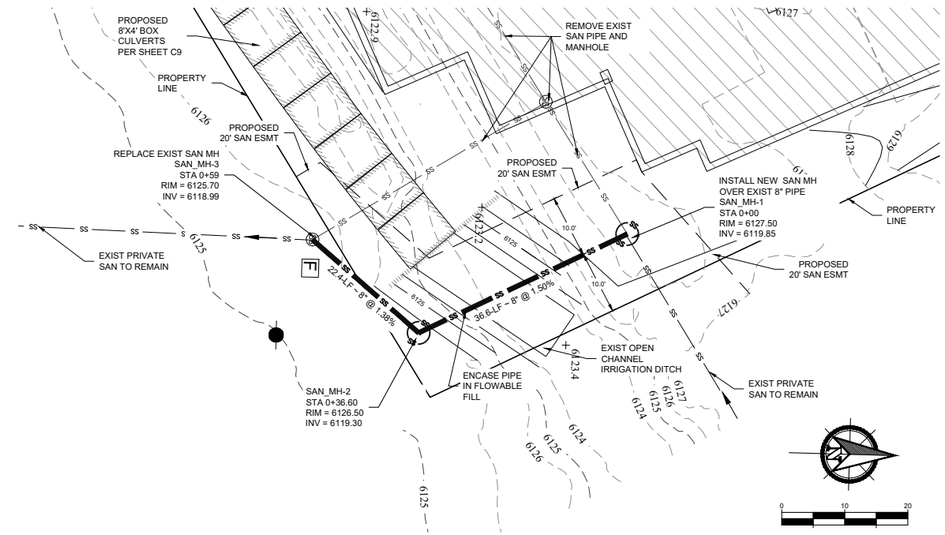
UTILITY NOTES:

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
2. WATER SERVICE:
   - 2.1. REFER TO MECHANICAL PLANS FOR DETAILS OF THE PLUMBING AND BACKFLOW SYSTEM LOCATED WITHIN THE BUILDING MECHANICAL ROOM.
   - 2.2. THE WATER SERVICE MUST BE PRESSURE TESTED FROM BACKFLOW SYSTEM TO WATER MAIN CONNECTION PRIOR TO USE.
   - 2.3. PIPE & FITTINGS SHALL BE 2 INCH DIAMETER 250 PSI(MIN) POLY PIPE, COPPER PIPE SIZE.
   - 2.4. ALL WORK AND MATERIALS SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS W-100 & W-116 (IF REQUIRED).
3. ROOF DRAIN PIPE:
   - 3.1. MAIN PIPE AND FITTINGS TO BE 4- & 6-INCH PVC SCH 40 OR APPROVED EQUAL
   - 3.2. CLEAN-OUTS CAN BE 4-INCH PVC SCH 40 SIMILAR TO SEWER CLEAN-OUTS
   - 3.3. REF MECHANICAL & LANDSCAPING PLANS FOR ROOF SCUPPER AND AUTO COURT TRENCH DRAIN TIE-INS AND HEAT TRACING
4. FOUNDATION DRAIN PIPE:
   - 4.1. PERIMETER DRAIN COLLECTION PIPE TO BE 4-INCH ADS SINGLE-WALL PERFORATED PIPE WITH SOCK PLACED IN WASHED ROCK BEDDING.
   - 4.2. ONCE BEYOND 5-FEET FROM FOUNDATION WALL, TRANSITION PERFORATED DRAIN PIPE TO SOLID 4-INCH ADS SINGLE-WALL PIPE TO THE DAYLIGHT DISCHARGE POINT OR SUMP AS DESIGNED BY THIS OFFICE.
5. LANDSCAPE TRENCH AND AREA DRAINS:
   - 5.1. REFER TO LANDSCAPE PLAN AND DETAILS FOR CONFIGURATION AND DRAIN MATERIAL
   - 5.2. DRAIN PIPES TO BE SOLID 4-INCH ADS SINGLE-WALL.
   - 5.3. DRAIN PIPES TO DAYLIGHT.

GRADING

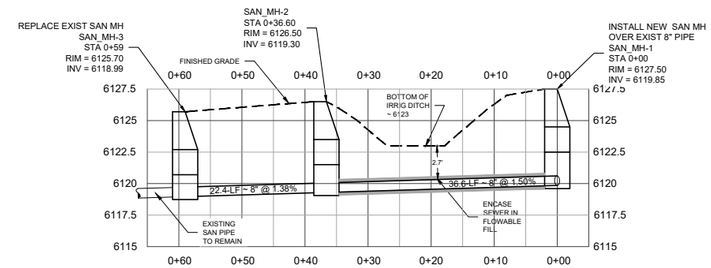
SANITARY SEWER NOTES:

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
2. ALL PROPOSED SANITARY SEWER UTILITIES SHOW WITHIN THE PROPERTY BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
3. THE SEWER UTILITY WORK SHALL COMPLY WITH APPLICABLE TOJ UTILITY STANDARDS AND MATERIAL AND INSTALLATION SPECIFICATIONS. TOWN OF JACKSON UTILITY STANDARDS ARE AVAILABLE AT:
   https://www.jacksonwy.gov/DocumentCenter/View/82/Construction-Standards-PDF?bidId=
4. TRENCHING:
   4.1.1. ALL WORK SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS SS-100.
5. SANITARY SEWER SERVICE:
   5.1.1. SHALL BE 6-INCH DIAMETER SDR35 PIPE AND FITTINGS
6. SANITARY SEWER MAIN:
   6.1. ALL SEWER MAIN PIPE SHALL BE PVC PIPE AND FITTINGS WHICH SHALL CONFORM TO ASTM D-3034, "STANDARD SPECIFICATION FOR POLY SEWER PIPE AND FITTINGS." PVC PIPE SHALL HAVE A MINIMUM SDR OF 35.
   6.2. MANHOLES SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL SS-101.
   6.3. STEPS SHALL BE PER DETAIL SS-106.
   6.4. MANHOLE CHANNELS SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL SS-107.
   6.5. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL SS-108.
   6.6. MANHOLES IN 48-INCH DIAMETER SHALL BE CONSTRUCTED OF PRECAST CONCRETE RINGS WITH FRAMES AND COVERS AND STEPS IN ACCORDANCE WITH THE PLAN DETAILS. ALL MANHOLES SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 LOADING.
7. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR TO OBTAIN PERMIT FROM THE TOWN OF JACKSON PRIOR TO COMMENCEMENT OF WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT.
   https://www.jacksonwy.gov/DocumentCenter/View/156/Public-Right-of-Way-Permit-PDF
9. SCG TO INSPECT THE SEWER MAINS AND SERVICES PRIOR TO BACKFILLING.



SANITARY SEWER MAIN - RELOCATION PLAN

HORZ SCALE: 1" = 10'



SANITARY SEWER MAIN - PROFILE

HORZ SCALE: 1" = 10'
VERT SCALE: 1" = 5'

5/23/22

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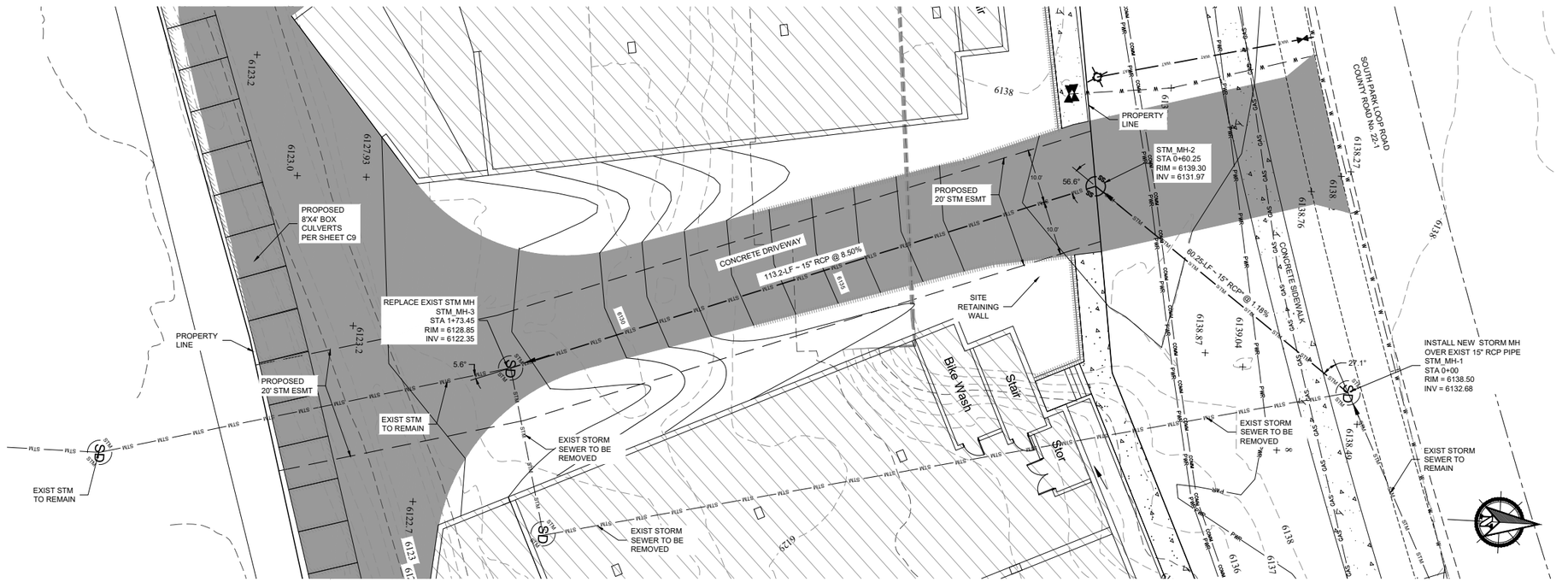
PROJECT TITLE:
THE LOOP
1050, 1060 & 1080
SOUTH PARK LOOP RD
TOWN OF JACKSON, WY

DRAWING TITLE:
SANITARY SEWER PLAN & PROFILE

REV.	DESCRIPTION:	BY:	DATE:
A	---	RS	---

CHECKED BY: RS
PROJECT NO. 164-21-1
SCALE: NOTED (24"x36" SHEET)
SHEET NO. C7

GRADING

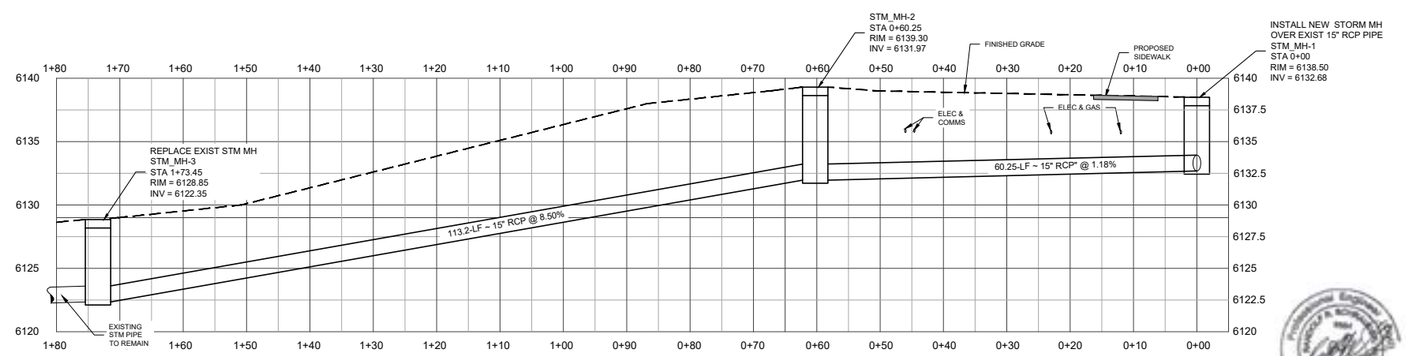


STORM SEWER - RELOCATION PLAN

HORZ SCALE: 1" = 10'

STORM SEWER NOTES:

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
2. ALL PROPOSED STORM SEWER UTILITIES SHOW ON THIS PLAN WILL BE OWNED AND MAINTAINED TO TOJ.
3. THE STORM SEWER UTILITY WORK SHALL COMPLY WITH APPLICABLE TOJ UTILITY STANDARDS AND MATERIAL AND INSTALLATION SPECIFICATIONS. TOWN OF JACKSON UTILITY STANDARDS ARE AVAILABLE AT:
   https://www.jacksonwy.gov/DocumentCenter/View/82/Construction-Standards-PDF?bidId=
4. TRENCHING:
   4.1.1. ALL WORK SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS STM-100.
5. STORM SEWER:
   5.1. ALL STORM SEWER PIPE SHALL BE 15" DIAMETER REINFORCED CONCRETE.
   5.2. STORM DRAIN MANHOLE COLLAR DETAIL SHALL BE PER DETAIL STM-103.
   5.3. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL STM-104.
   5.4. MANHOLES IN 48-INCH DIAMETER WITH ECCENTRIC FLAT TOP AND SHALL BE CONSTRUCTED OF PRECAST CONCRETE RINGS WITH FRAMES AND COVERS AND STEPS IN ACCORDANCE WITH THE PLAN DETAILS. ALL MANHOLES SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 LOADING.
6. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR TO OBTAIN PERMIT FROM THE TOWN OF JACKSON PRIOR TO COMMENCEMENT OF WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT.
   https://www.jacksonwy.gov/DocumentCenter/View/156/Public-Right-of-Way-Permit-PDF
8. SCG TO INSPECT THE STORM SEWER PRIOR TO BACKFILLING.



STORM SEWER - PROFILE

HORZ SCALE: 1" = 10'
VERT SCALE: 1" = 5'

5/23/22

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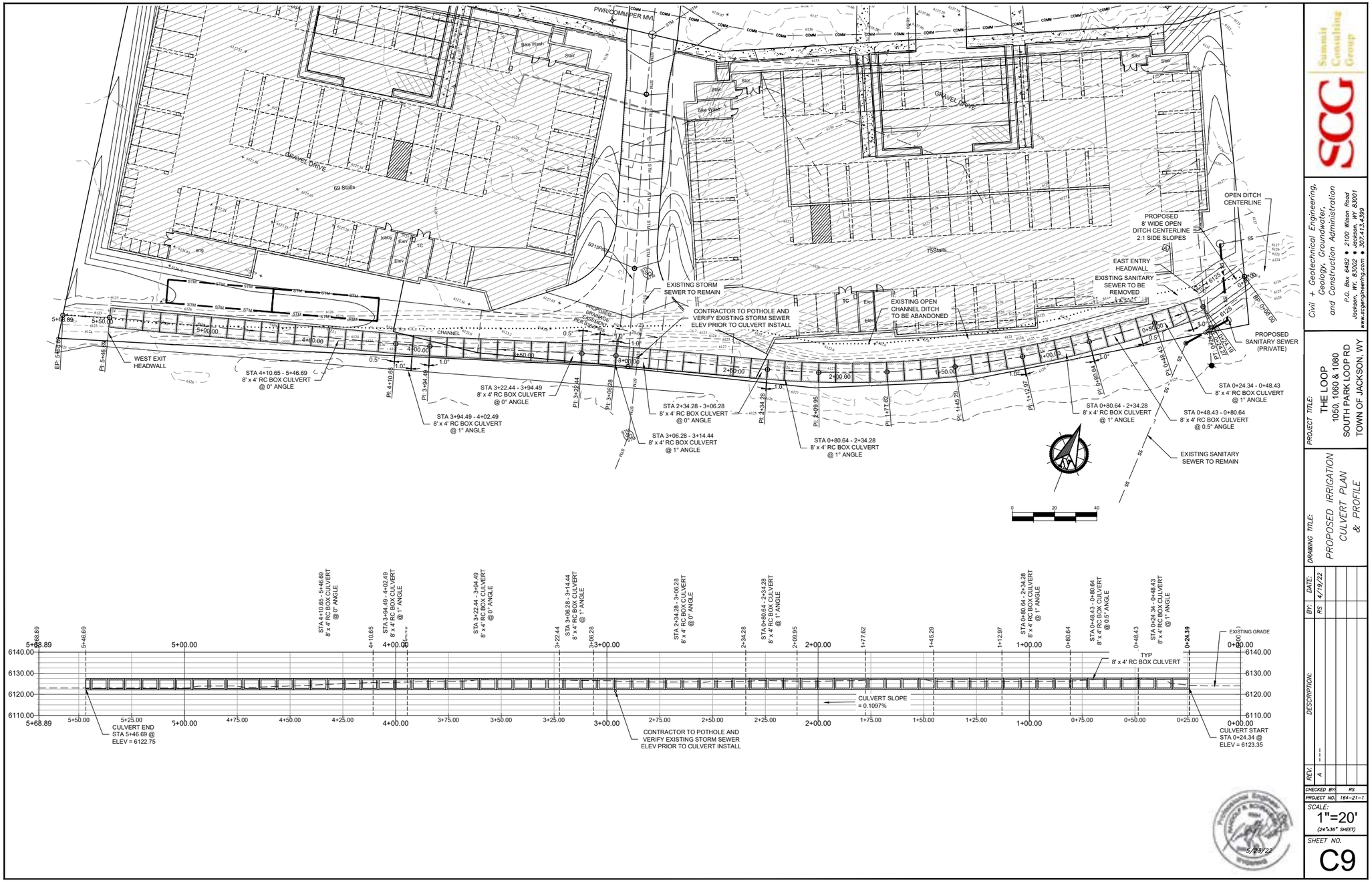
PROJECT TITLE:
THE LOOP
1050, 1060 & 1080
SOUTH PARK LOOP RD
TOWN OF JACKSON, WY

DRAWING TITLE:
STORM SEWER PLAN & PROFILE

REV.	DESCRIPTION:	BY:	DATE:
A	- - -	RS	- - -

CHECKED BY: RS
PROJECT NO. 164-21-1
SCALE: NOTED (24"x36" SHEET)
SHEET NO. C8

GRADING


PWR/COMM PER MVI
GRAVEL DRIVE
69 Stalls
75Stalls
Bike Wash
Stair
Stor
lobby
Elev
TC
eng
EXISTING STORM SEWER TO REMAIN
CONTRACTOR TO POTHOLE AND VERIFY EXISTING STORM SEWER ELEV PRIOR TO CULVERT INSTALL
EXISTING OPEN CHANNEL DITCH TO BE ABANDONED
PROPOSED DRAINAGE EASEMENT PER SUBMITTAL
CHANNEL
WEST EXIT HEADWALL
STA 4+10.65 - 5+46.69
8' x 4' RC BOX CULVERT
@ 0° ANGLE
STA 3+94.49 - 4+02.49
8' x 4' RC BOX CULVERT
@ 1° ANGLE
STA 3+22.44 - 3+94.49
8' x 4' RC BOX CULVERT
@ 0° ANGLE
STA 3+06.28 - 3+14.44
8' x 4' RC BOX CULVERT
@ 1° ANGLE
STA 2+34.28 - 3+06.28
8' x 4' RC BOX CULVERT
@ 0° ANGLE
STA 0+80.64 - 2+34.28
8' x 4' RC BOX CULVERT
@ 1° ANGLE
STA 0+80.64 - 2+34.28
8' x 4' RC BOX CULVERT
@ 1° ANGLE
STA 0+48.43 - 0+80.64
8' x 4' RC BOX CULVERT
@ 0.5° ANGLE
STA 0+24.34 - 0+48.43
8' x 4' RC BOX CULVERT
@ 1° ANGLE
PROPOSED SANITARY SEWER (PRIVATE)
EXISTING SANITARY SEWER TO BE REMOVED
EAST ENTRY HEADWALL
PROPOSED 8' WIDE OPEN DITCH CENTERLINE 2:1 SIDE SLOPES
OPEN DITCH CENTERLINE
EXISTING SANITARY SEWER TO REMAIN
EXISTING GRADE
TYP 8' x 4' RC BOX CULVERT
CULVERT SLOPE = 0.1097%
CULVERT END STA 5+46.69 @ ELEV = 6122.75
CONTRACTOR TO POTHOLE AND VERIFY EXISTING STORM SEWER ELEV PRIOR TO CULVERT INSTALL
CULVERT START STA 0+24.34 @ ELEV = 6123.35
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www.scgengineering.com • 307.413.4399
PROJECT TITLE:
THE LOOP
1050, 1060 & 1080
SOUTH PARK LOOP RD
TOWN OF JACKSON, WY
DRAWING TITLE:
PROPOSED IRRIGATION CULVERT PLAN & PROFILE
DATE: 4/19/22
BY: RS
DESCRIPTION:
REV. A
CHECKED BY: RS
PROJECT NO. 164-21-1
SCALE: 1"=20'
(24"x36" SHEET)
SHEET NO.
C9

SCG - GENERAL WRITE-UP

1. General Project Information: The project consists of three separate parcels currently known as 1050, 1060 and 1080 South Park Loop Road (SPLR). The three will be combined to create a single parcel. Current uses on the property include a mix of single-family residences (rentals) and for building and excavation contractor shop and storage uses.

The properties are within the Town of Jackson (TOJ) corporate limits and can be served with TOJ public water and sewer infrastructure. Lower Valley Energy (LVE) will service the property with power and natural gas.

2. Phasing Plan: Fall/early winter 2022 work includes demolition of all property structures and vegetation. Overhead utilities will be removed. The sanitary sewer, located in the southeast corner of the project, will be re-routed to make room for the east building. The irrigation culvert will be placed within 4-ft by 8-ft box culverts. The main driveway between the two buildings will be rough graded to allow for construction access. The existing storm sewer will be re-routed to make room for the east building. Additional mass site grading is proposed in preparation for 2023 work.

The 2023 work will start in the late winter with additional site excavation, building utility extensions and installation of the temporary shoring. The building foundations and unit construction will follow. Need to add final schedule items.

3. EA: The project is not within the scenic resource overlay (SRO) nor the natural resource overlay (NRO), therefore, no EA required.

4. Site Access: The property is accessed directly off of SPLR. The project proposes three access points. The 24-feet wide eastern most access is for the east building podium level guest and short-term delivery parking. The middle driveway will be the main point of use for the tenants. The middle driveway splits between the buildings and provides access from SPLR to the lower parking - located beneath both buildings. The driveway is 24-feet wide within the SPLR right-of-way and necks down to 20-foot-wide within the development. The driveways will include all-weather type surfaces that are capable of supporting fire apparatus. A fire apparatus hammerhead-type turn around will be created at the terminal end of the driveway.

The western access is for the western building podium level guest and short-term delivery parking. To note, the 60-feet wide western access within the SPLR right-of-way is larger than the others. The purpose for the size is to enable the neighboring property to maneuver with large cattle hauling transport vehicles. The development team met with the neighbors to ensure that adequate access for them continues and is has been included within this development plan.

There are no improvements proposed to SPLR itself. All existing and proposed driveway cuts will meet TOJ standards. All driveways will remain private.

5. Parking: There are a total of 245 parking stalls. The parking stalls are distributed between the two buildings and between the upper podium level and subterranean levels. The upper podium level parking areas are accessed directly off of SPLR. These parking spaces are intended for quests and short-term deliveries (confirm that this is correct). The subterranean levels are accessed from the main driveway that bisects the two buildings. These parking spaces are reserved for tenants.

6. Traffic Analysis: completed by Hales Engineering. Was suggested by WYDOT engineer Darin Kaufman during a phone call. Study focused on the level of service (LOS) impacts at key intersections such as SPLR at Gregory Land and US HWY 89. The findings conclude that the minor delays should not significantly impact the driver as the LOS remains acceptable at all study intersections. No significant queueing was observed during the morning and evening peak hours.

7. Potable Water Supply: The domestic, irrigation and fire water will be supplied via the TOJ's existing public distribution system. The TOJ's existing 12-inch diameter water main is located within the SPLR right-of-way. It is proposed that 4-inch diameter service lines will be extended from the TOJ water main to each of the buildings for the purposes of domestic, fire and irrigation supply. Once on the property, the water service lines can remain in private ownership by the developer. The east building anticipates a culinary water flow of 275-gpm, while the west building expects 270-gpm. Both buildings will be serviced with a 4-inch diameter service line. The fire demand flows are still in design. Existing system improvements are not anticipated.

The development team has had extensive conversations with the Fire Department to ensure adequate access to hydrants and for fire apparatus. Accordingly, three fire hydrants will be added along SPLR. A fire hydrant will be added near each northern corners of the property. An existing fire hydrant will be relocated to the middle of the project in effort to be closer to the main driveway. It is proposed that the fire hydrants be granted to TOJ. Standpipes will be added to each building on the lower level to provide connections for the fire department.

8. Sanitary Sewer Systems: An existing sanitary sewer collection network is located in the southeast corner of the property. The network will be re-located in effort to accommodate the new development. There are no known records of the existing network, however, the sanitary sewer mains are 8-inch in diameter. This project is located at the lower end of this network. It is expected that the existing network has adequate capacity to convey the flows from this project. The east building anticipates a sewer flow from 1359-5-drain fixture units (dFU), while the west building expects 1255.5-dFU. Both buildings will be serviced with a 4-inch diameter service line. There are no proposed plans to extend the network beyond the project limits.

9. Storm Sewer: An existing TOJ storm sewer system bisects the property. The system collects stormwater runoff from within the SPLR right-of-way only. The runoff is conveyed via 15-inch diameter pipes through the project to a subterranean infiltrator-type field located on the school property to the south. Within the property, the stormwater system will be re-routed within the main driveway. A 20-feet wide easement will be placed over the storm sewer network and dedicated to the TOJ.

It is the development team's understanding that the existing storm sewer system is not available for this project's use. Stormwater drainage within the upper podium and building roof levels will be conveyed via pipe systems to a stormwater collection system. The main driveway will collect sheet flow runoff into drain inlets. The stormwater collection system will include a treatment system to separate pollutants, such as oil, from the runoff. A subterranean infiltration-type detention system will allow the treated stormwater to percolate back into the soil stratum. The stormwater system will remain private.

SCG - GENERAL WRITE-UP

10. Power, Gas and Communication Utilities: The electrical power is provided by LVE. All of the existing overhead and underground electrical services will be removed during site demolition work. The power connection will be sourced from the existing 3-phase transformer located in the SPLR right-of-way near the NE corner of 1080. The buildings will be serviced from the existing 3-phase transformer with anticipated loads of 750-kVA.

A single natural gas main is located in the SPLR right-of-way. Connections will be made to this main to provide natural gas to the buildings. The demand is expected to be light as all units are serviced by electricity and gas would be utilized for cooking grills, fire pits, snow melt boilers, etc.

11. Irrigation Systems: The Leek Ditch traverses along the southern boundary of the project. The current open ditch will be placed within large 8-feet wide by 4-feet tall concrete box culverts. The purpose to enclose the ditch is provide a higher level of safety for the new tenants. In addition to safety, the culvert will support heavy construction and fire equipment loads. The development team has been working with key water right holders to ensure that future maintenance access is preserved. The property will not use water from this ditch.

12. Snow Storage: It is anticipated that the podium level areas will have snow melt systems. The melt water will be routed to the stormwater collection systems. The main snow storage areas for the driveway and lower-level surfaces are proposed at the east and west terminal ends of the hammerhead driveway.

13. Grading & Erosion Control: The bulk of the site grading will include excavation to provide the space for the subterranean parking. The buildings will encompass the majority of the parcel. A driveway will be constructed between the building to access the lower-level parking areas. The proposed grading will match the adjacent properties without the addition of retaining structures. Grading along SPRL will be improved to provide vehicular and pedestrian access to/from the buildings. A new detached sidewalk will be installed to replace the existing attached sidewalk and make room for a future bike path.

14. Geotechnical Engineering Information: A geotechnical engineering report has been provided by SCG in the fall of 2021. In general, the native soils beneath the project include clayey silt loam along the north and eastern portions of the properties. Flood-plain deposits underly the silt loam. The flood-plain deposits were identified from at the surface and up to 8-feet below existing grade. The flood-plain deposits are remarked as a dense mix of sand, gravel and cobble. The stony flood-plain deposits are the target foundation bearing soil.

An 8-feet long perforated standpipe was installed in a test pit adjacent to the open channel irrigation ditch. Subsequent monitoring did not detect groundwater, despite the ditch running full.

NARRATIVE - LOOP HOUSING PROJECT

LOOP HOUSING PROJECT

May 23, 2022

DEVELOPMENT STATS & NARRATIVE

Lot Info

Address: 1050, 1060, & 1080 South Park Loop Road

PIDN: 1050 South Park Loop Road – 22-40-16-06-1-00-010
1060 South Park Loop Road – 22-40-16-06-1-00-011
1080 South Park Loop Road – 22-40-16-06-1-00-012

Area: 1050 South Park Loop Road – .34 acres
1060 South Park Loop Road – .60 acres
1080 South Park Loop Road – 1.15 acres
Full Site 2.09 acres (91,040 s.f.),

Total Building footprint 1.32 acres (57,370 s.f.)

Zoning: CR-3

Overlays: N/A

Scale of Development

FAR: 2.09 (91,040 s.f.)

Allowed: .40 (36,416 s.f.)

DEV Plan Threshold – (>30,000 s.f.)

2:1 Bonus: 1.13 (23,524 s.f.) - all deed restricted housing

Site Development: .63 (East & West Parking Garage – 57,370 s.f.)

Allowed: .90 (81,936 s.f.)

Building Floor Area

West Building

Garage Levels 1 & 2	28,270 s.f.
Level 1	21,213 s.f.
Levels 2-4	20,764 s.f.
Grand Total	140,045 s.f.

East Building

Garage Levels 1 & 2	29,100 s.f.
Level 1	20,891 s.f.
Levels 2-4	20,254 s.f.
Grand Total	139,853

New Parking:

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

Parking Spots: 245 which includes visitor parking at main entrance to both buildings

(242 residential parking required for this project)

Additional Unit Storage: All units will be provided with additional storage that meets the Livability Standards minimum size requirements

NARRATIVE - LOOP HOUSING PROJECT CONTINUED

WEST BUILDING UNIT COUNT / PARKING REQUIREMENTS				
	A UNITS	F UNITS	G UNITS	TOTAL
WEST BLDG - LEVEL 1	11	6	5	22
WEST BLDG - LEVEL 2	12	6	5	23
WEST BLDG - LEVEL 3	12	6	5	23
WEST BLDG - LEVEL 4	12	6	5	23
WEST BLDG - TOTAL UNITS	47	24	20	91 UNITS
PARKING RATIO	x1	x1.5	x1.5	
WEST PARKING REQUIRED	47	36	30	113 STALLS
WEST PARKING PROVIDED				107 STALLS
WEST GUEST PARKING PROVIDED				9 STALLS
TOTAL WEST PARKING PROVIDED				116 STALLS
WEST BICYCLE PARKING				150 SPACES

EAST BUILDING UNIT COUNT / PARKING REQUIREMENTS				
	A UNITS	F UNITS	G UNITS	TOTAL
EAST BLDG - LEVEL 1	21	4	3	28
EAST BLDG - LEVEL 2	22	4	3	29
EAST BLDG - LEVEL 3	22	4	3	29
EAST BLDG - LEVEL 4	22	4	3	29
EAST BLDG - TOTAL UNITS	87	16	12	115 UNITS
PARKING RATIO	x1	x1.5	x1.5	
EAST PARKING REQUIRED	87	24	18	129 STALLS
EAST PARKING PROVIDED				120 STALLS
EAST GUEST PARKING PROVIDED				9 STALLS
TOTAL EAST PARKING PROVIDED				129 STALLS
EAST BICYCLE PARKING				150 SPACES

WEST BUILDING UNIT STORAGE REQUIREMENTS				
	A UNITS	F UNITS	G UNITS	
STORAGE AREA REQUIREMENT	25 sq ft	40 sq ft	50 sq ft	
WEST STORAGE REQUIRED	47 (3'x9')	24 (5'x9')	20 (5'-x10')	
WEST STORAGE PROVIDED	69 (3'x9')	24 (3'x9')	20 (5'-x10')	

EAST BUILDING UNIT STORAGE REQUIREMENTS				
	A UNITS	F UNITS	G UNITS	
STORAGE AREA REQUIREMENT	25 sq ft	40 sq ft	50 sq ft	
EAST STORAGE REQUIRED	87 (3'x9')	16 (5'x9')	12 (5'-x10')	
EAST STORAGE PROVIDED	88 (3'x9')	16 (5'x9')	12 (5'-x10')	

Landscape Ratio

Min: 10% (9,104 s.f.)

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

Landscaped area provided: .25 (22,924 s.f.)

Building Height

Max height: 48' (roof pitch < 5/12)

Stories: 4 stories per item #4 in the Zone-Specific Standards for CR-3

Existing Property Conditions

- All 3 existing properties (1050,1060,1080) are along South Park Loop Road between the Middle School Road to the West and Gregory Lane to the East.

-Existing multiple single-family homes, apartments, and accessory use buildings to be demolished and removed from the site at 1050 & 1060 SPLR.

-Existing miscellaneous commercial and contractor storage & shop buildings at 1080 SPLR will be demolished and removed from the site.

-All existing landscaping and trees on all 3 properties will need to be removed onsite for the construction of the new development.

-All existing utilities/pedestals will need to be removed and upgraded onsite for the new development of both buildings.

-Existing storm water easement

Proposed Development

-Project design includes (2) four story residential apartment buildings over 2 levels of underground covered parking below grade.

-206 total resident apartments (rental units) including a total of 5 ADA units.

-The unit mix for both buildings includes a total of (134) studio units, (40) - 2-bedroom units, & (32) - 3-bedroom units. Both buildings will provide a mixture of market rate, deed-restricted workforce housing, future employee housing, and affordable deed-restricted workforce housing rental apartments.

-All resident units for the project will be constructed as a prefabricated modular unit and will be fully assembled prior to being shipped onsite.

-165,158 total habitable gross square feet on four levels for both the East and West Buildings, both buildings will include 2 levels of covered basement level parking (227 parking spots) 57,370 total S.F. of underground parking area and 18 resident & visitor surface parking stalls at both main entrances to each building.

- Resident amenities for the project will include outdoor community venues that will have firepits and BBQ picnic designated areas, game room, tech center, interior lounge areas, dog and bike wash rooms.

-The property is accessed directly off of SPLR. The project proposes three access curb cuts. The 24-feet wide eastern most access is for the east building podium level guest and short-term delivery parking. The middle driveway will be the main point of use for the tenants. The middle driveway splits between the buildings and provides access from SPLR to the lower parking - located beneath both buildings. The driveway is 24-feet wide within the SPLR right-of-way and necks down to 20-foot-wide within the development. The driveways will include all-weather type surfaces that are capable of supporting fire apparatus. A fire apparatus hammerhead-type turn around will be created at the terminal end of the driveway.

-The western access is for the western building podium level guest and short-term delivery parking. To note, the 60-feet wide western access within the SPLR right-of-way is larger than the others. The purpose for the size is to enable the neighboring property to maneuver with large cattle hauling transport vehicles. The development team met with the neighbors to ensure that adequate access for them continues and has been included within this development plan.

-There are no improvements proposed to SPLR itself. All existing and proposed driveway cuts will meet TOJ standards. All driveways will remain private.

- The existing open irrigation ditch is shown to be relocated and buried in a concrete box culvert at the South property line.

- All new utility connections (buried electrical, sewer, water, fire line, storm sewer) will be provided for both East and West buildings.

-New internal pedestrian sidewalks will be provided around the site for accessibility and connection to the pedestrian walkways in the right-of-way at South Park Loop Road.

-The site design includes the future planning for bike lane pathways and additional landscape buffers in the right-of-way for the new development to eventually connect to surrounding properties to the East and West on the South side of South Park Loop Road.

-A mixture of 300 total short-term and long-term bike parking stalls will be provided for residents, staff, and visitors at the main entrances and in the underground parking levels for both buildings.

APPLICATION

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: THE LOOP

Physical Address: 1050, 1060, 1080 SOUTH PARK LOOP ROAD

Lot, Subdivision: PT NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116 PIDN: 22-40-16-06-1-00-010, 011 & 012

PROPERTY OWNER.

Name: MIDWAY HOSPITALITY PARTNERS, LLC & MOGUL HOSPITALITY PARTNERS - JACKSON, LLC & CHRISTENSEN BROTHERS, LLC Phone: 602.885.2342

Mailing Address: PO BOX 998 MIDWAY, UT ZIP: 84049-0998

E-mail: RachelL@mogulcapital.com

APPLICANT/AGENT.

Name: Jason MacKinnon Phone: 307-264-9070

Mailing Address: 130 W. Broadway, Suite A Jackson, WY. ZIP: 83001

E-mail: jason@dajh.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit	**Physical Development**	**Interpretations**
_____Basic Use	_____Sketch Plan	_____Formal Interpretation
_____Conditional Use	_____Development Plan	_____Zoning Compliance Verification
_____Special Use	X_____ 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 #: PAP 21-241 Environmental Analysis #: NA

Original Permit #: NA 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 — Date: 5/18/22

Jason MacKinnon — Name Printed

Project Architect — 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)

[X] **New Submittal** [ ] **Resubmittal** (provide list of all changes & previous elevations)

[X] **Application**: Signed application and notarized Letter of Authorization.

[X] **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).

[X] **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

[X] **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.

[X] **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.

[X] **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

[X] **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

[X] **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.

[X] **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.

NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - DA)

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: 04/29/2022

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 : Mogul Hospitality Partners - Jackson, LLC and/or Midway Hospitality Partners, LLC and/or Christensen Brothers,LLC

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

Address of Premises: 1080, 1080 & 1050 S Park Loop Road, Jackson, WY

Legal Description: PT NE1/4 NE1/4, SEC.6, TWP.40, RNG. 116 PIDN: 22-40-16-06-1-00-010/ 22-40-16-06-1-00-011/ 22-40-16-06-1-00-012
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jason MacKinnon/ Design Associates Architects

Mailing address of Applicant/agent: PO Box 4615, Jackson, WY 83001

Email address of Applicant/agent: jason@dajh.com

Phone Number of Applicant/agent: 307-264-9070

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) N/A

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.

Bradley Wagstaff
Property Owner Signature

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

STATE OF Utah)
) SS.
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me by Bradley Wagstaff this 9 day of May, 2022. WITNESS my hand and official seal.

Julie C Giles
Notary Public

My commission expires: 11/15/2022

JULIE C. GILES
Notary Public
State of Utah
My Commission Expires 11/15/2022
COMMISSION NO. 703321

NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - FFKR)

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: 04/29/2022

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 : Mogul Hospitality Partners - Jackson, LLC and/or Midway Hospitality Partners, LLC~~and~~Christensen Brothers,LLC

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

Address of Premises: 1080, 1060 & 1050 S Park Loop Road, Jackson, WY

Legal Description: PT NE1/4 NE1/4, SEC.6, TWP.40, RNG. 116 PIDN: 22-40-16-06-1-00-010/ 22-40-16-06-1-00-011/ 22-40-16-06-1-00-012
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jackson Ferguson and/or Kevin Haub/FFKR Architects

Mailing address of Applicant/agent: 730 Pacific Ave, Salt Lake City, UT, 84104

Email address of Applicant/agent: jferguson@ffkr.com and/or khaub@ffkr.com

Phone Number of Applicant/agent: 801-520-5265 and/or 661-713-6362

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:

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☑ Demolition Permit ☑ Other (describe) n/a

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

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

STATE OF Utah)
) SS.
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me by Bradley Waystaff this 9 day of May, 2022. WITNESS my hand and official seal.

Notary Public

My commission expires: 11/15/2022

JULIE C. GILES
Notary Public
State of Utah
My Commission Expires 11/15/2022
COMMISSION NO. 703321

NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - SCG)

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: 04/29/2022

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Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Randy Schrauder/ Summit Consulting Group

Mailing address of Applicant/agent: PO Box 6482, Jackson WY 83002

Email address of Applicant/agent: randy@scgengineering.com

Phone Number of Applicant/agent: 307-413-4399

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:

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

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JULIE C. GILES
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State of Utah
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COMMISSION NO. 703321