

AGENDA
Design Review Committee
July 13, 2022 – REGULAR MEETING
5:00 PM

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO DRC MEETING

I. Link to Zoom Meeting:

<https://us02web.zoom.us/j/85478553073?pwd=bm90M3JWQVNHZWxmQjQ5ODdub3dlZz09>

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

I. P22-120: 295 W. Pearl Ave. - Offices at the Twin continuation

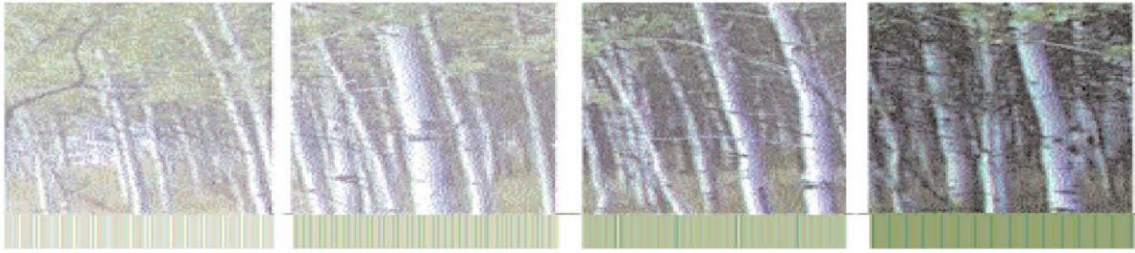
II. P22-133: 245, 265 N. Millward St. - Millward Workforce Apartments

III. P22-159: 135 N. Cache St. - Hotel Jackson design changes

IV. P22-163: 345 W. Broadway Ave. - Dollar/Thrifty Car Rental

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: July 13, 2022

Item Number: P22-120

Applicant: A43 Architecture – Chris Jaubert

Address: 295 W. Pearl Ave

Recommendations: Approval, Approval with Conditions or Denial

Project Summary:

This item was continued from the June 8, 2022, DRC meeting and the applicant was asked to address the following items:

1. Include site plan with resubmission, specifically showing where the proposed design encroaches the Public Right of Way (PROW). Plan shall contain property lines, curbs, subtext.
 - a. Applicant Response: Resubmittal provides site plan as requested, including showing the property line in relation to the building.
2. Include more detail for the wood material to understand how the cladding will look on the building and columns and particularly how the cladding will function in the high trafficked PROW area.
 - a. Applicant Response: Resubmittal shows that wood panels on the second level have been changed to brushed gunmetal corrugated metal that will be oriented in vertical and diagonal patterns (sample available at the planning office).
3. Red metal panel translates as too industrial an application, particularly in the downtown area and at the pedestrian level.
 - a. Applicant Response: Resubmittal shows that the first level exterior material has been changed from a red metal panel to a High Pressure Laminate (HPL) wood panel (sample available at the planning office). The existing columns for the canopy will be replaced with timber and stained to match the metal wood panel siding.
4. Better define the connection to the urban fabric
 - a. Applicant Response: Resubmittal provides additional information on how the building relates to the public ROW. The design includes an encroachment into the ROW for the entrance on Jackson Street. Staff notes that all encroachments are approved by the Council and that the applicant should be prepared for the possibility that this encroachment will not be approved. This is especially true given that allowing the encroachment would result in the removal of a large, mature spruce tree in the public ROW. The solution might be to

recess the entrance into the building a few feet to avoid the encroachment.

5. Reconsider the corner lobby entrance
 - a. Applicant Response: Resubmittal adds a bench under the canopy and low spandrel panels at the entry.
6. Coordinate windows, elevations, and perspectives across renderings and floor plans.
 - a. Applicant Response: The applicant states that the floor plans and renderings have been updated to match.

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.

Previous Design



Proposed Design



Building Materials:

As stated above, updated proposed materials include High Pressure Laminate (HPL) wood panel on the first level (replacing previous red metal panel) and brushed gunmetal corrugated metal that will be oriented in vertical and diagonal

patterns on the second level (replacing the previous high-pressure laminate (HPL) wood panels). Samples are available at the planning office.

Previous Materials



WOODEN PANELS
FUNDERMAX
HPL WOOD PANEL
ENIGMA



METAL RIBBED PANELS
MBCI
SIG 300
BRITE RED

Proposed Materials



CORRUGATED METAL
MBCI
KYNAR 500
BRUSHED GUNMETAL

WOODEN PANELS
FUNDERMAX
HPL WOOD PANEL
VOYAGER

Public Right of Way (PROW)

Staff notes several elements of the proposal encroach into the Town's PROW and warrant review by the Council and 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 Planning and 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. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
- ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

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

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

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

4) Roofs

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

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.

- ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- ☐ Vehicle entrances to underground or rear parking areas may be acceptable but should be minimized to avoid conflicts with pedestrians.

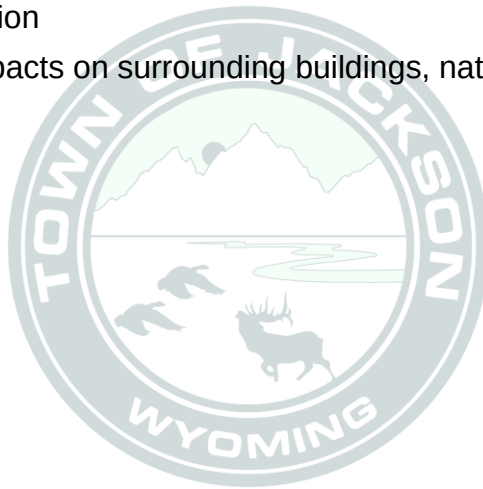
E) Materials

1) Application of Materials

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

2) Materials Selection

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





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, and changes in transparency.

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 corrugated metal siding on the upper level will change directions along thoughtful datums to help break the façade up into smaller planes.

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 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 corrugated metal siding located on the second level is reminiscent of the original metal siding. The corrugated metal siding will be oriented vertically and diagonally, again, recalling the siding from the original structure in a more modern interpretation. As an additional nod to the original building we have also provided poster boxes to display public art. The poster boxes are shown as pops of red accents along the façade.

Revisions From Previous Review

- Addition of Site Plan as requested
- Updated Floor Plans to match Renderings as requested
- Removal of metal siding from the pedestrian level as requested
- Addition of metal siding at second level
- Extent of red color reduced
- Replaced existing columns at Main Entry canopy with timber columns to address DRCs concerns of durability
- Addition of knife plate base detail at Main Entry canopy columns to address DRCs concerns of durability
- Addition of low spandrel panels at entry curtain wall
- Addition of bench to Main Entry canopy as requested

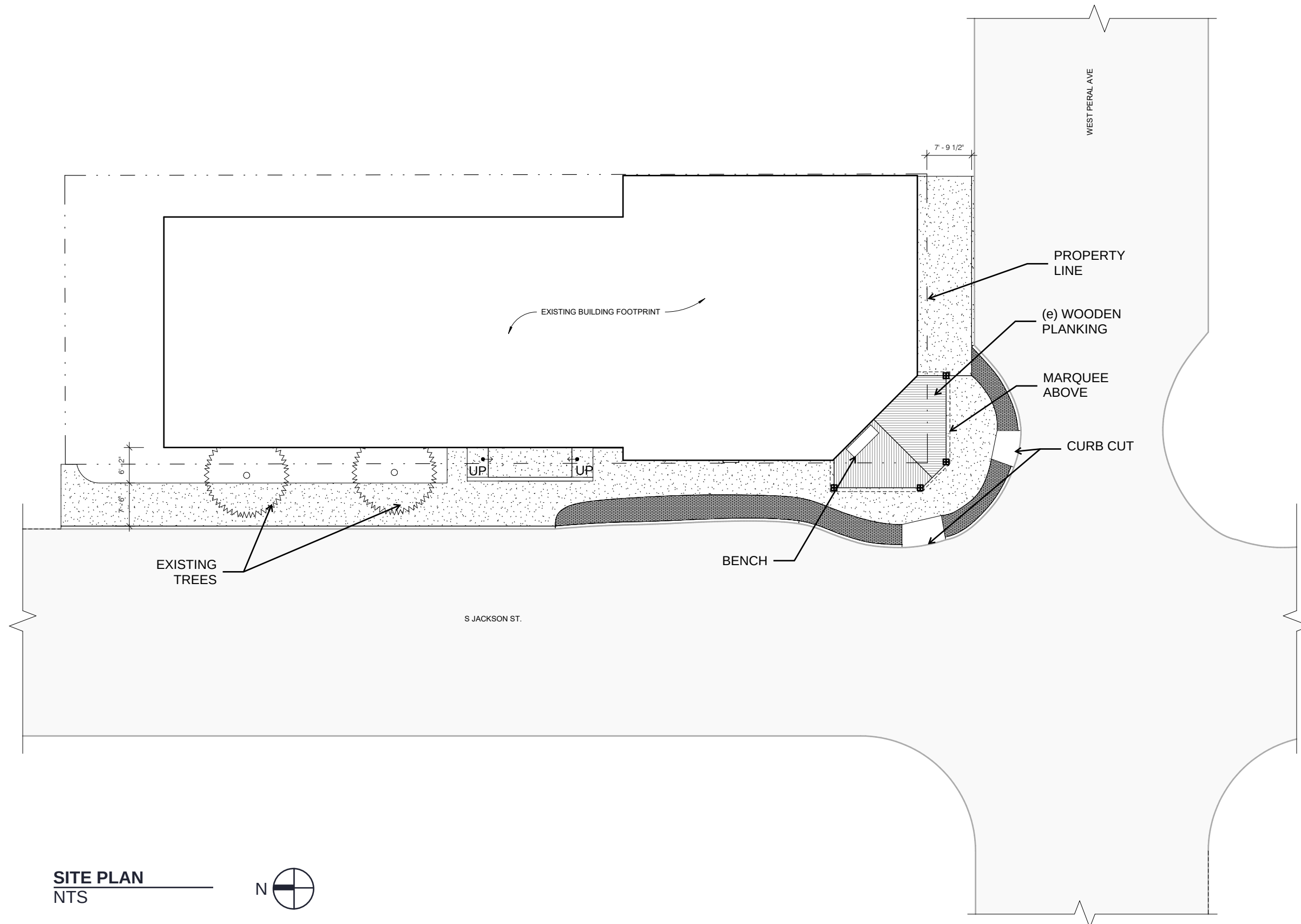
THE TWIN
TOWN OF JACKSON DRC SUBMITTAL
JULY 13TH, 2022





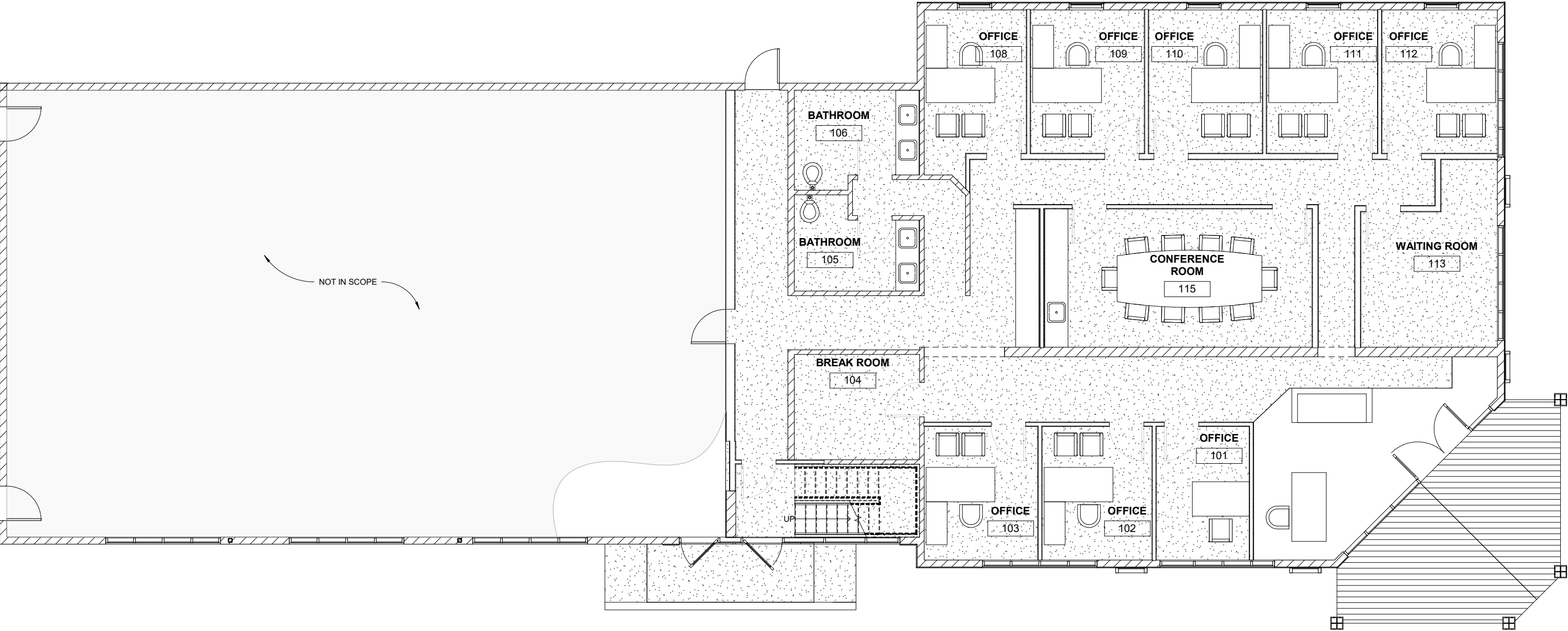






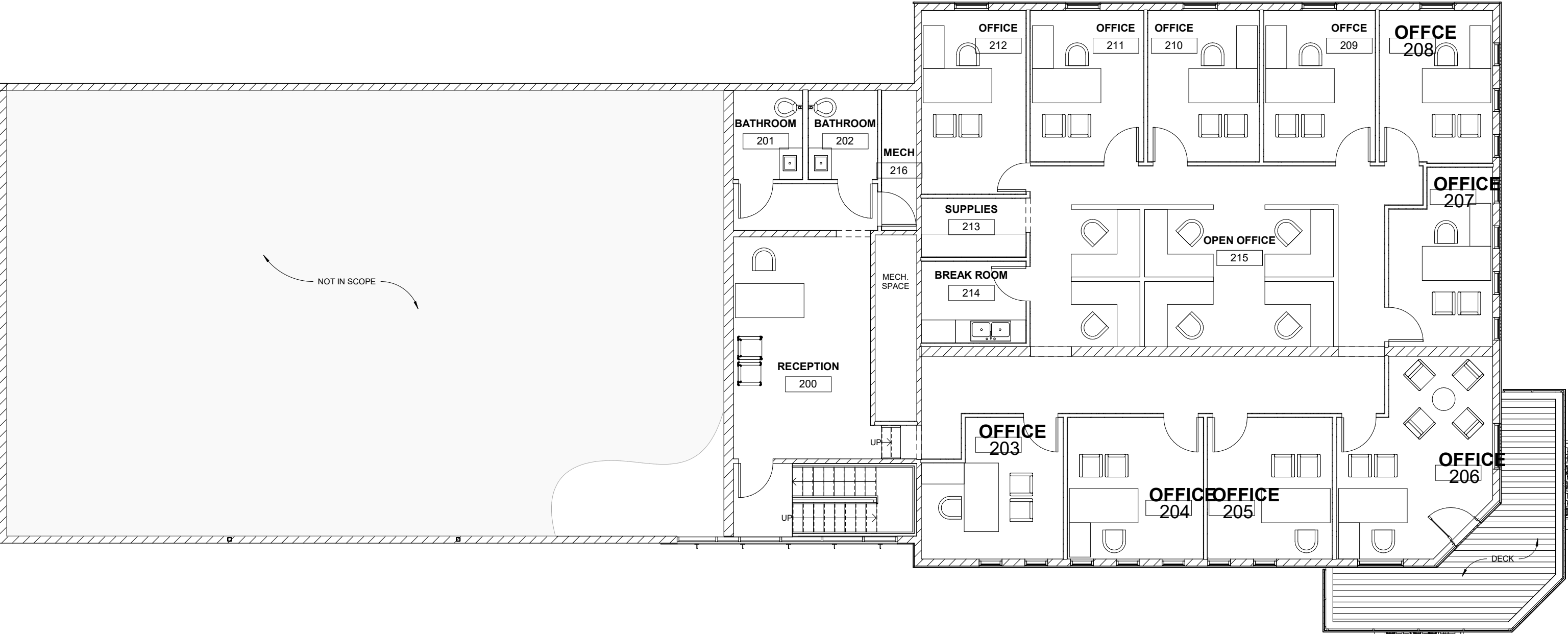
SITE PLAN
 NTS





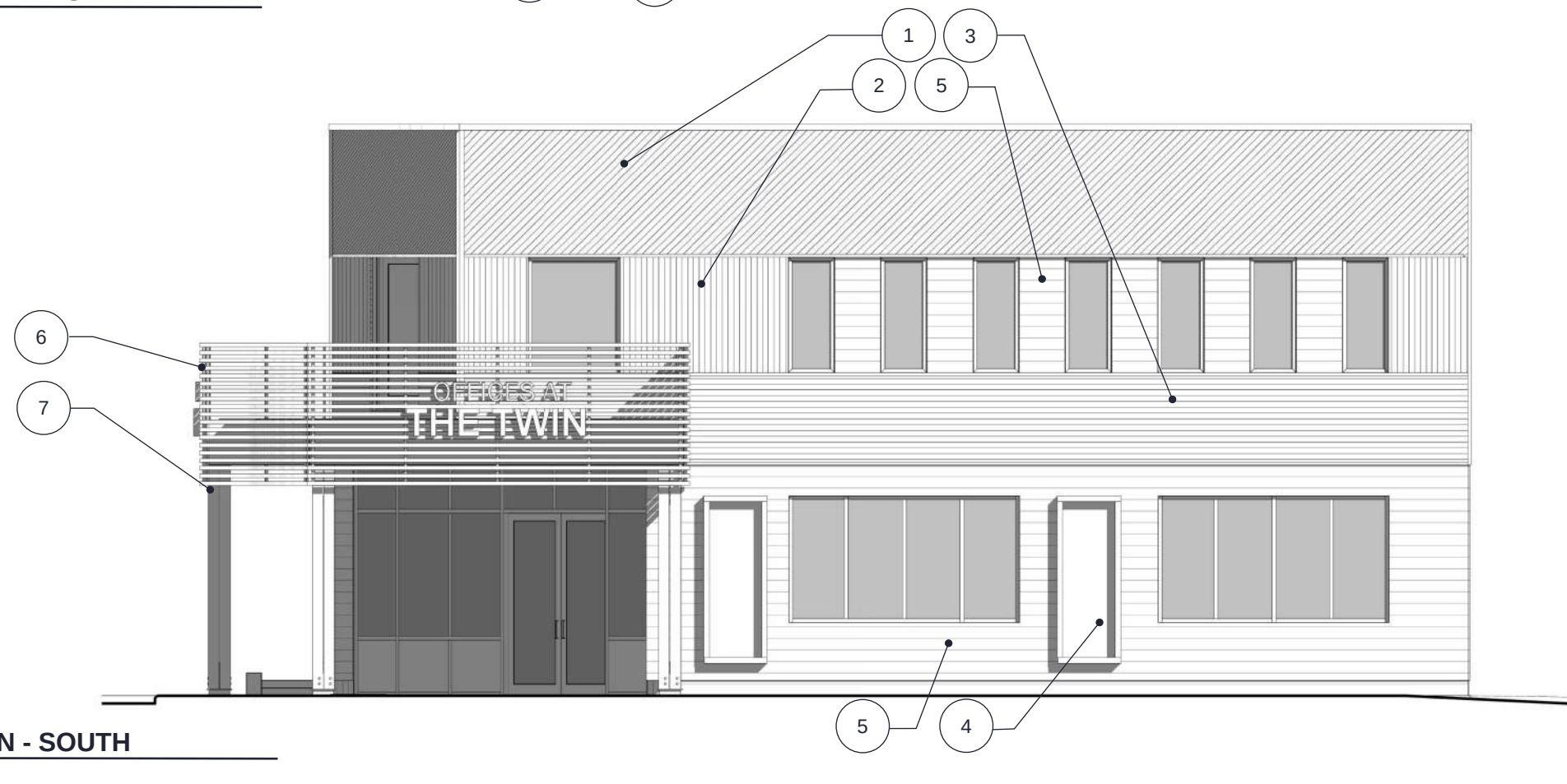
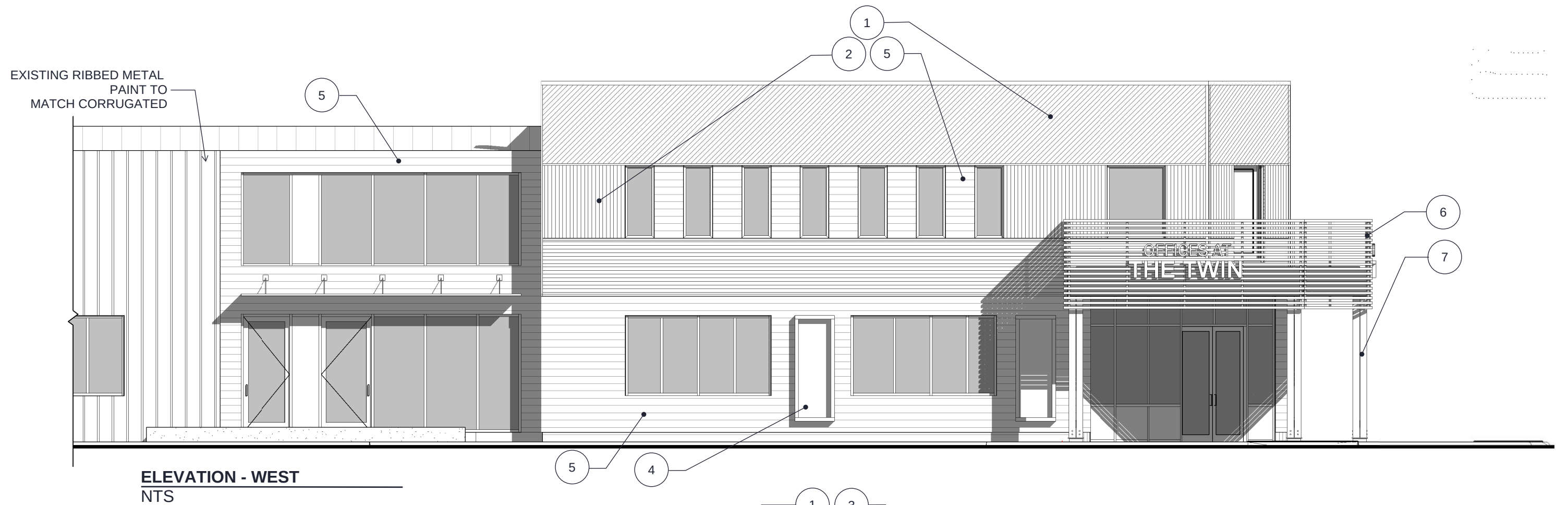
FLOOR PLAN - GROUND FLOOR
NTS





FLOOR PLAN - SECOND FLOOR
NTS

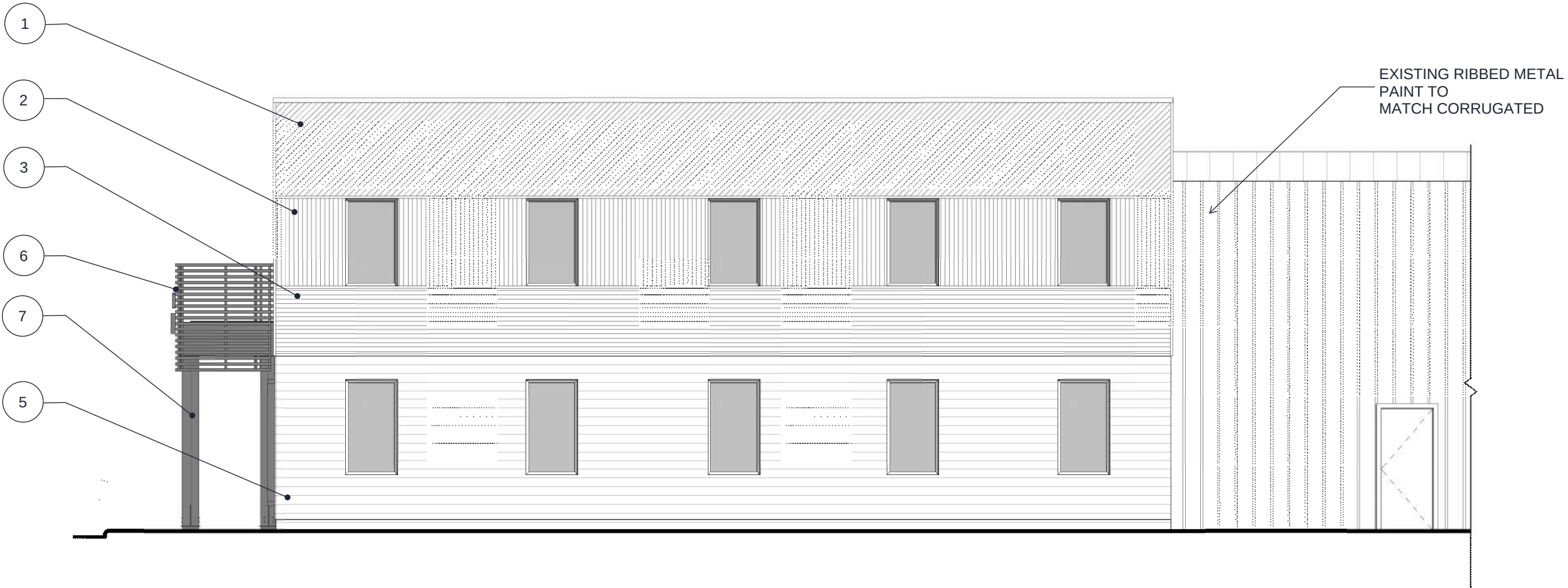




- 1 DIAGONAL CORRUGATED METAL
- 2 VERTICAL CORRUGATED METAL
- 3 HORIZONTAL CORRUGATED METAL
- 4 POSTER BOXES
- 5 HORIZONTAL HPL SIDING
- 6 WOODEN SCREEN
STAINED TO MATCH SIDING
- 7 TIMBER COLUMNS
STAINED TO MATCH SIDING



- 1 DIAGONAL CORRUGATED METAL
- 2 VERTICAL CORRUGATED METAL
- 3 HORIZONTAL CORRUGATED METAL
- 4 POSTER BOXES
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- 7 TIMBER COLUMNS
STAINED TO MATCH SIDING



ELEVATION - EAST
NTS













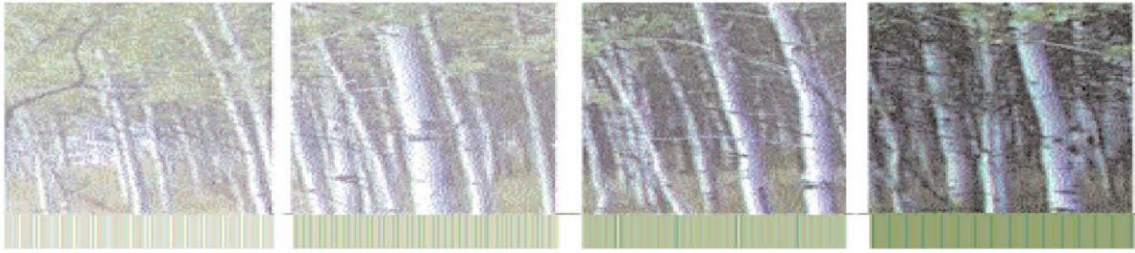




CORRUGATED METAL
MBCI
KYNAR 500
BRUSHED GUNMETAL

WOODEN PANELS
FUNDERMAX
HPL WOOD PANEL
VOYAGER





Town of Jackson Design Guidelines Checklist

Meeting Date: July 13, 2022

Item Number: P22-133

Applicant: Northworks Architects– Kimberly Daul

Address: 245 / 265 Millward St.

Recommendations: Conceptual Approval

Project Summary:

The proposed project - 'Millward Street Apartments' – is a mixed-use project with approximately 5,000 sf of commercial space at the ground level and 52 studio and 2-br units on the second and third floors (32,605). The project is zoned Commercial Residential-2 (CR-2) and located on four 50' x 140' lots (.64 acres) and along the truck route bypass through downtown. All existing development on the site (previously the Angler's Inn) will be removed for the redevelopment.

The 3-story building is a flat roof design and is 42' in height. The project uses the .80 FAR allowed when lodging uses are included and will include 13 Short-term Rental units. In addition, the Town's 2:1 Workforce Housing bonus will be used to create 39 additional residential units, including 13 deed restricted units.

There is a central green roof on the second level. Access to the site is from the alley and 59 parking spaces are located behind the building in a tuck-under design. The 'Trees in Grates' pedestrian frontage is proposed as well, although additional discussion with the Public Works and Planning Departments will be necessary.

Exterior materials include prefinished wood siding, stained wood soffits, dark metal accents, cast in place concrete, and burnished block for structured parking along the alley (see materials palette for more information).

The applicant has provided an LDR compliance checklist with the DRC application. While staff will need additional detail to verify full LDR compliance through a Sketch Plan or Development Plan, it appears that the basic architecture related requirements (height, setbacks, LSR, building frontages, pedestrian frontage, etc.) can be met. Additional discussion about the 3rd-story stepback might be necessary as, for example, the full roof extensions over the outdoor balconies on the third story might have to be scaled back to 3' overhangs to meet the 40% stepback requirement.

Public Space:

Proposed design includes two (2) common entries and lobbies on the Millward Street frontage which serve to connect the pedestrian frontage to the rear tuck-under parking, first floor commercial uses, and upper story residential / lodging uses. LDR table and Planning applications note compliance with required pedestrian and building frontage designs, including trees in grates, sidewalk width, and building transparency.

Landscaped area on second story roof will be considered for LSR and plant unit requirements provided that mature trees and/or shrubs – not just grass – are installed and provide a substantial visual impact to the pedestrian (public) level.

Composition and Massing:

Proposed design uses material and massing changes to create visual interest at pedestrian, bicycle, and automobile scales. Recessed entries, changes in building height, subtractive first floor entries and second and third story balconies contribute to differentiation and visual complexity.

Materials:

The design seeks to address surrounding building context with complimentary materials. Primary material palette includes fiber cement panels (level 1 walls), prefinished wood siding (level 2 and 3 exterior walls and roof fascia), dark metal accents (window cladding and stairs), frosted glass (stair towers) and burnished block (structured parking along alley). See submittal packet for materials and placements

Vision Statement:

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2) Location

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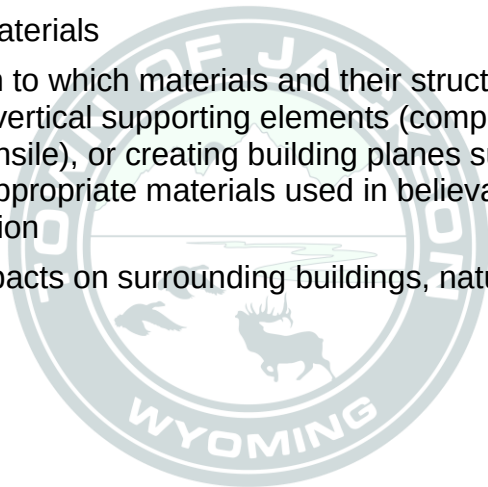
E) Materials

1) Application of Materials

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2) Materials Selection

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



NORTHWORKS

MILLWARD WORKFORCE APARTMENTS

Jackson, WY 83001

TOJ PLANNING DRC MEMO

23 May 2022

Planning Staff,

Enclosed you will find an application and supporting documentation for the project Millward Workforce Housing to be considered at the regular June 2022 Design Review Committee meeting.

- Application has been filled out and signed by owner. Review fee has been delivered to the TOJ Planning and Building Department.
- A narrative of the project has been provided that summarizes the applicable LDRs and clearly identifies zoning compliance, describes required parking, and responds to the Town Design Guidelines and more specifically how the design of the proposed building supports western character as defined in the Jackson Downtown Design Guidelines (Area 2).
- The design package supports the narrative and includes site plans, landscape plans, architectural plans, elevations, and three-dimensional renderings of the building. Where graphically appropriate, dimensions and elevation markers verify TOJ physical development standards.
- A materials board describing specific exterior cladding and siding products has been included. Northworks will submit physical samples to the Planning Office on June 1, 2022.

Please direct any questions or concerns to our office. Thank you for your time in the review of this exciting project and we look forward to working with your team.

Respectfully submitted,

Kimberly Daul, RA
Project Architect, Northworks Architects

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

- | | | | |
|-------------------------------------|----------------------|--------------------------|--|
| ☒ | New Submittal | ☐ | Resubmittal (provide list of all changes & previous elevations) |
|-------------------------------------|----------------------|--------------------------|--|
- ☒ **Application:** Signed application and notarized Letter of Authorization.
 - ☒ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).
 - ☒ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
 - ☒ **Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.
 - ☒ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.
 - ☒ **Landscape Plan:** Must show all proposed landscape areas and the size and type of all proposed vegetation.
 - ☒ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.
 - ☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.
 - ☒ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.
 - ☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: Millward Workforce Apartments
Physical Address: 245 & 265 N. Millward St., Jackson, WY 83001
Lot, Subdivision: Lot 3-4-5, Blk. 2, Jackson (MOS T-26D) PIDN: 22-41-16-28-4-05-003

PROPERTY OWNER.

Name: 245 265 Millward LLC C/O Kaikoa LLC (Stuart Suna) Phone: 718-310-7724
Mailing Address: 3610 N Moose-Wilson Rd, Wilson, WY ZIP: 83014
E-mail: stuartsun@gmail.com

APPLICANT/AGENT.

Name: Northworks Architects & Planners, LLC Phone: 307-201-5324
Mailing Address: PO Box 4207, Jackson, WY ZIP: 83001
E-mail: ajanak@nwks.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

☒ **other:** DRC - Conceptual
_____ 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: _____

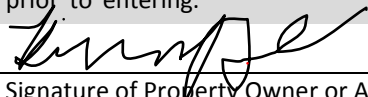
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

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

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

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



Signature of Property Owner or Authorized Applicant/Agent
Kimberly Daul

Name Printed

5/23/22

Date
Project Architect

Title

NORTHWORKS

Millward Street Apartments

Concept Statement

The project is located on Millward Street, one block north of Miller Park and one block east of Flat Creek. For purposes of this application, we are referring to the project as, “Millward Street Apartments” or “MSA”. MSA is a mixed-use building with approximately 5,000 sf of commercial space located at the ground level and 52 studio and two-bedroom units on the second and third floors. Each apartment unit has access to private balconies. The units are organized around a central, non-accessible green roof that interior balconies will overlook. Street-facing balconies are situated along Millward St and adjacent alleyways. Parking is located at grade, fully shielded from view from Millward Street and accessed via an alley that runs parallel to Millward along the rear of the building.

Northworks has been tasked with creating an exceptional design with the objective of creating an excellent quality, highly attractive mixed-use building that adheres to the ToJ regulations, the Jackson/Teton County Comprehensive Plan, and the design guidelines. We believe we have achieved this goal which is represented in the materials attached.

NORTHWORKS

Millward Street Apartments

Zoning Compliance Verification

PROJECT INFORMATION

LOT 6, BLK. 2, JACKSON (MOS T-26D)

245 N Millward St

Jackson, WY 83001

PIDN: 22-41-16-28-4-05-004

Lot Size: 0.16 Acres (6,969.6 sf)

LOT 3-4-5, BLK. 2, JACKSON (MOS T-26D)

265 N Millward St

Jackson, WY 83001

PIDN: 22-41-16-28-4-05-003

Lot Size: 0.48 Acres (20,908.8 sf)

2.2.12. CR-2: COMMERCIAL RESIDENTIAL-2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec 9.4.8.)				
General	Source	Notes	Proposed	Complies
Primary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0' – 10'	Yes
Secondary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0'	Yes
Side interior (min.)	ToJ LDR Section 2.2.12. B.1	5'	5'	Yes
Rear (min.)	ToJ LDR Section 2.2.12. B.1	10'	10'	Yes
Abutting protected zone	ToJ LDR Section 2.2.12. B.1	10'		n/a
Landscaping (Div. 5.5.)				
Landscape surface ratio (min.)	ToJ LDR Section 2.2.12. B.1	10%		Yes
Plant units (min.)	ToJ LDR Section 2.2.12. B.1	1/1,000 sf of landscape area		Yes

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Parking lot (all uses)	ToJ LDR Section 2.2.12. B.1	1/12 parking spaces		Yes
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.12. B.1	4'		n/a
Height in rear yard (max)	ToJ LDR Section 2.2.12. B.1	6'		n/a
Setback from pedestrian frontage	ToJ LDR Section 2.2.12. B.1	1'		n/a
Setback from side or rear lot line (min.)	ToJ LDR Section 2.2.12. B.1	0'	0'	n/a
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min.)	ToJ LDR Section 2.2.12. B.1	30'		Yes
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.12. B.1	30'		n/a
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.12. B.1	0'	0'	Yes
Access				
Curb cut width (mx)	ToJ LDR Section 2.2.12. B.1	24'	24'	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11.)				
Width of ground and 2 nd story in primary street setback range	ToJ LDR Section 2.2.12. B.2			
% of lot width (min.)	ToJ LDR Section 2.2.12. B.2	70%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	30'		Yes
Width of ground and 2 nd story in secondary street setback range	ToJ LDR Section 2.2.12. B.2			
% of lot width (min.)	ToJ LDR Section 2.2.12. B.2	35%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	30'		Yes
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch $\geq 5/12$	ToJ LDR Section 2.2.12. B.2	46'		n/a
Height (max) if roof pitch $< 5/12$	ToJ LDR Section 2.2.12. B.2	42'	42'	Yes
Stories (max)	ToJ LDR Section 2.2.12. B.2	3	3	Yes
Height (min.) in any street setback range	ToJ LDR Section 2.2.12. B.2	24'		Yes
Building Stepback (Sec. 9.4.12.)				
Stepback for any 3 rd story street façade or	ToJ LDR Section 2.2.12. B.2	10'	10'	Yes

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street façade over 30' (min.)				
Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.12. B.2	60%		Yes
A building with only residential use that has at least 4 units is exempt from stepback requirement	ToJ LDR Section 2.2.12. B.2			n/a
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.12. B.2	.46 + .34 for Lodging-.80 Total		Yes
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.12. B.2			
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.12. B.2	2:1	2:1	Yes
3. Form Standards				
Pedestrian Frontage				
Trees in grates	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.C.2	Millward Street	Yes
Building Frontage Options				
Shopfront	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.D.1	Shopfront	Yes
Office	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.D.2	Office	Yes
Residential	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.D.3.		n/a
Lodging	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.D.4.		n/a
Parking Type Options				
On-street parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.1	Yes	Yes
Surface parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.2.		n/a
Tuck-under parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.4	Yes	Yes
Enclosed parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.3.		n/a
Structured parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.5.		n/a
Underground parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.6.		n/a
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.12. B.4	20'		n/a
Flat Creek north of Hansen	ToJ LDR Section 2.2.12. B.4	25'		n/a
Flat Creek south of Hansen	ToJ LDR Section 2.2.12. B.4	50'		n/a

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Wetland	ToJ LDR Section 2.2.12. B.4	30'		n/a
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation Ditch	ToJ LDR Section 2.2.12. B.4	15'		n/a
Natural Resource Overlay (NRO)(Sec. 5.2.1.)				
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)				
Light trespass is prohibited	ToJ LDR Section 2.2.12. B.5			Yes
All lights over 600 lumen shall be fully shielded.	ToJ LDR Section 2.2.12. B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.12. B.5	3	TBD	Yes
Lumens per site (max)	ToJ LDR Section 2.2.12. B.5			Yes
All fixtures		100,000		Yes
Unshielded fixtures		5,500		Yes
Light color	ToJ LDR Section 2.2.12. B.5	<3000 Kelvin		Yes
Scenic Resource Overlay (SRO)(Sec. 5.3.2.)				
6. Natural Hazards to Avoid				
Steep Slopes (Sec 5.4.1.)				
Development prohibited	ToJ LDR Section 2.2.12. B.6	Slopes>25%		n/a
Hillside CUP required	ToJ LDR Section 2.2.12. B.6	Parcel with average cross-slope > 10%		n/a
Areas of Unstable Soils (sec. 5.4.2.)				
Fault Area (sec. 5.4.3.)				
Floodplains (sec 5.4.4.)				
Wildland Urban Interface (sec. 5.4.5.)				
7. Signs (nonresidential) (Div. 5.6.)				
Number of signs (max)	ToJ LDR Section 2.2.12. B.7	3 per business per frontage	TBD	
Background color	ToJ LDR Section 2.2.12. B.7	No white or yellow	TBD	
Sign Area				
Total sign area (max)	ToJ LDR Section 2.2.12. B.7	3 sf per linear ft of street façade width up to 150 sf	TBD	
Penalty	ToJ LDR Section 2.2.12. B.7	10% per projecting and freestanding sign		
Sign Type Standards				
Canopy Sign	ToJ LDR Section 2.2.12. B.7			
Clearance (min)	ToJ LDR Section 2.2.12. B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.12. B.7	18" from back of curb		

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Freestanding sign	ToJ LDR Section 2.2.12. B.7			
Height (max)	ToJ LDR Section 2.2.12.B.7	6'		
Setback (min)	ToJ LDR Section 2.2.12. B.7	5'		
Projecting sign	ToJ LDR Section 2.2.12. B.7			
Height (max)	ToJ LDR Section 2.2.12. B.7	24' above grade		
Clearance (min)	ToJ LDR Section 2.2.12. B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.12. B.7	18" from back of curb		
Window Sign	ToJ LDR Section 2.2.12. B.7			
Window surface coverage (max)	ToJ LDR Section 2.2.12. B.7	25% up to 16 sf		
Temporary signs	ToJ LDR Section 2.2.12. B.7	(sec 5.6.1.)		
8. Grading, Erosion Control, Stormwater				
Grading (sec 5.7.2.)				
Erosion Control (sec 5.7.3.)				
Erosion shall be controlled at all times	ToJ LDR Section 2.2.12. B.8			Yes
Stormwater Management (sec.5.7.4.)				
No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.12. B.8			Yes

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
>13,800 sf	X	X	X	X		Sec.5.7.1.	n/a
Sign					X	Sec.5.7.1.	n/a

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min.) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div.6.3.)
Residential					
Attached Single-Family Unit	B	8,000	n/a	1/DU if <2 bedrooms and <5090 sf; otherwise 1.5/DU	0.000017*sف + (Exp(-14.17 + 1.59*Ln(sف)))/2.176
Lodging					
Short-term rental Unit (6.1.5.c.)	B(LO)	n/a	n/a	1/DU if <2 bedrooms and <5090 sf; otherwise 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000493*sف

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Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	3.37/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/73 sf dining area + 1/40 sf bar area	0.001197*sf

Parking Study					
Use	Square Footage	Number of Units	Parking Required	Number of Spaces	Spaces Required
Retail	5,018.5	2 (TBD)	2.25 spaces per 1,000		12
Residential Use (Short Term)	32,608.5	40 units <500 sf 12 units >500 sf		59	58
Total Spaces Required:					

Design Guidelines

A. Public Space

Use – MSA incorporates open space using a variety of methods including an attractive pedestrian frontage along Millward St, recessed balconies at the second and third floors on all faces of the building, and a central greenspace at the second and third level of inner courtyard.

In adherence with the Jackson/Teton County Comprehensive Plan, the re-designed public right-of-way includes the potential for increased walking area up to 13'-6" in width, new street trees, and pedestrian scaled lighting to enhance the public experience and create an inviting entry way into each commercial space and ground floor access point for the residential units. The design of the building, particularly at the street level will support the future desired characteristics of the district noted as: "active uses, such as retail and service, are encouraged on the ground level, often with lodging, residential, or office on the upper floors."

Location- The two (2) common entries and lobbies from Millward Street provide efficient circulation space to the units above, amenities below, and interior access to the parking garage at the rear of the building.

Connections- The shared lobbies are connected to the pedestrian experience through two access points on Millward Street as well as from the parking garage at the north of the building. Each access point provides paths of circulation to common stairwells and elevators, which serve every unit on the second and third floors. The entries for the residential units and commercial spaces will prove to be activated by daily use and will increase the pedestrian activity throughout the building – not just from the private parking garage.

NORTHWORKS

Scale & Variety – The massing of the building and the public spaces along Millward Street are maximized for commercial use and adequately sized to provide a comfortable pedestrian experience.

Screening – The design will use street trees along Millward Street to screen pedestrians from the street. Additionally, architectural and interior design features will support flexibility between privacy and daylighting.

B. Composition

Composition, Proportion, Rhythm, Surfaces & Massing – The design uses material changes and massing elements to create visual interest at the scale of the pedestrian, bicycle and automobile.

Sense of Entry & Place - Several aspects in the design of the building create a sense of entry and place. The entryways into each ground level commercial space and to the shared lobbies are highlighted by exterior landscape elements and recessed from the building facade provide a clear indication of entry, embrace the street, and support a general sense of procession into the building.

Adjacent Buildings – The composition of the building addresses the adjacent buildings with complimentary materials.

C. Massing

Mass & Height – The building mass and height are like that of the hotel across the street and those in the general vicinity. The design utilizes recessed entries, changes in building height, subtractive second and third story balconies and landscaping to break up the façades and give the building a human scale. The proposed building adheres to the height standards outlined by the TOJ LDRs – reinforcing a sense of appropriate scale within the existing neighborhood context and benefiting the pedestrian experience.

Additive & Subtractive Massing – The building elevations have several areas where additive and subtractive massing methodologies are used. The ground level entries into the lobbies and commercial spaces along Millward St are recessed (subtracted) while the stairwells project further toward the street, creating depth (additive). Exterior terraces at the second and third levels are recessed along the sides of the building to create interest and a sense of layering along the visible elevations of the building. The central green roof bisects the entire building to subtract from the overall massing and provide natural light and balconies to non-street facing units.

Volume Complexity – The design of the building allows for the appropriate density on site and includes a variable building mass that clearly defines appropriate transitions from the public realm to the private. The differentiation of the building elevations on each of the public facades speaks to the differing programmatic requirements of the building and uses a variety of design elements, material and pattern relative to the specific frontage each elevation is addressing. While the Millward St façade engages the pedestrian in scale of access, the west façade is mainly comprised of structured parking for automobile access, and secondary vertical circulation to residential units above.

Roofs – The building will have flat roofs at varying elevations. All snow from roofs will be contained on and within the structure.

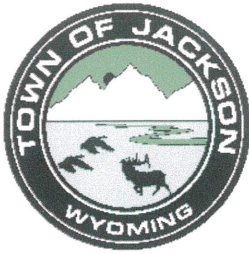
- D. **Street Wall** – The design of the building provides an attractive street wall along Millward St. Recesses in the street wall will provide access to the lobbies and commercial spaces and will provide interior access points to the apartments above. In this manner, the building balances the articulation of the façade to create a rhythm that holds the streetscape and defines the public realm while breaking up the mass of the building and creating visual interest for the streetscape experience.

Materials

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Application of Materials – The application of each building material serves to define certain building elements as unique spaces or components of the program while creating an attractive façade that has an overall sense of unity.

Material Selection – The primary material palette for the building includes prefinished wood siding, stained wood soffits, dark metal accents, cast in place concrete, and burnished block for structured parking along the alley. The materials are in harmony with other building materials used on nearby buildings and throughout downtown Jackson.



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: 4/12/2022

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: STUART SUNA, MANAGER

Being duly sworn, deposes and says that 245 265 Millward LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 245 and 265 N. Millward St.

Legal Description: Lots 2-3-4-5, Block 2 Original Town of Jackson, Plat 100

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Northworks Architects and Planners, LLC

Mailing address of Applicant/agent: PO Box 4027 Jackson, WY 83001

Email address of Applicant/agent: ajanak@nwks.com

Phone Number of Applicant/agent: 307-201-5324

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

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

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

MANAGER LLC

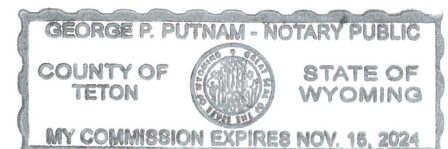
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WYOMING)
) SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by STUART SUNA this 12TH
day of APRIL, 2022. WITNESS my hand and official seal. MANAGER, 245 265 MILLWARD LLC

George P. Putnam
Notary Public

11/15/2024
My commission expires:



MILLWARD WORKFORCE APARTMENTS

DESIGN REVIEW COMMITTEE





MILLWARD STREET LOOKING NORTH



MILLWARD STREET LOOKING SOUTH



SOUTHERN END OF MILLWARD STREET FACADE



CENTER OF MILLWARD STREET FACADE

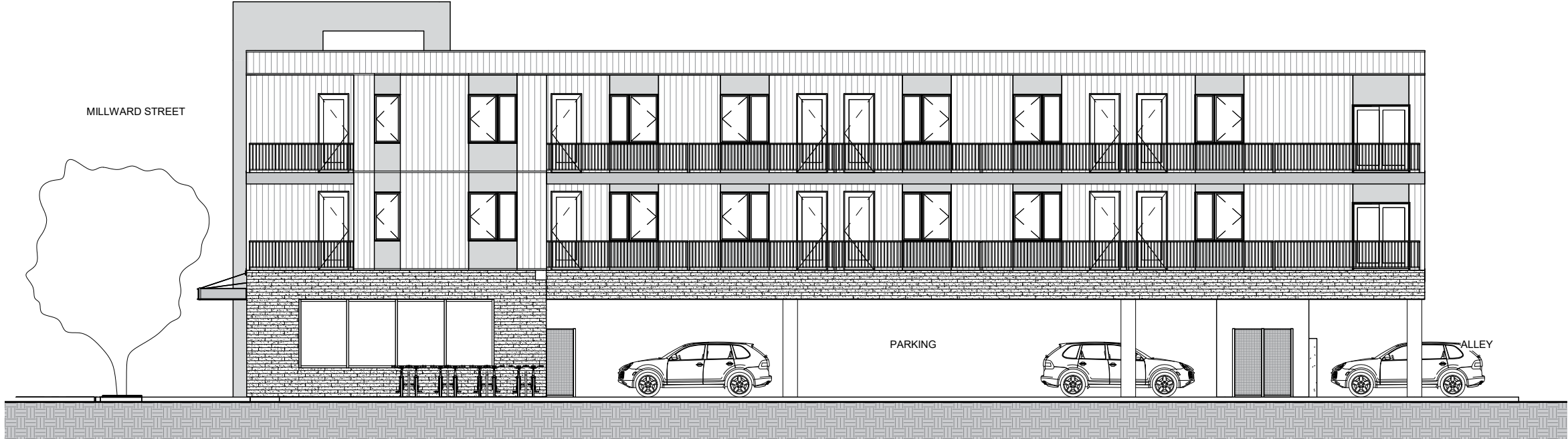


EAST ELEVATION – MILLWARD STREET



WEST ELEVATION – ALLEY





NORTH ELEVATION

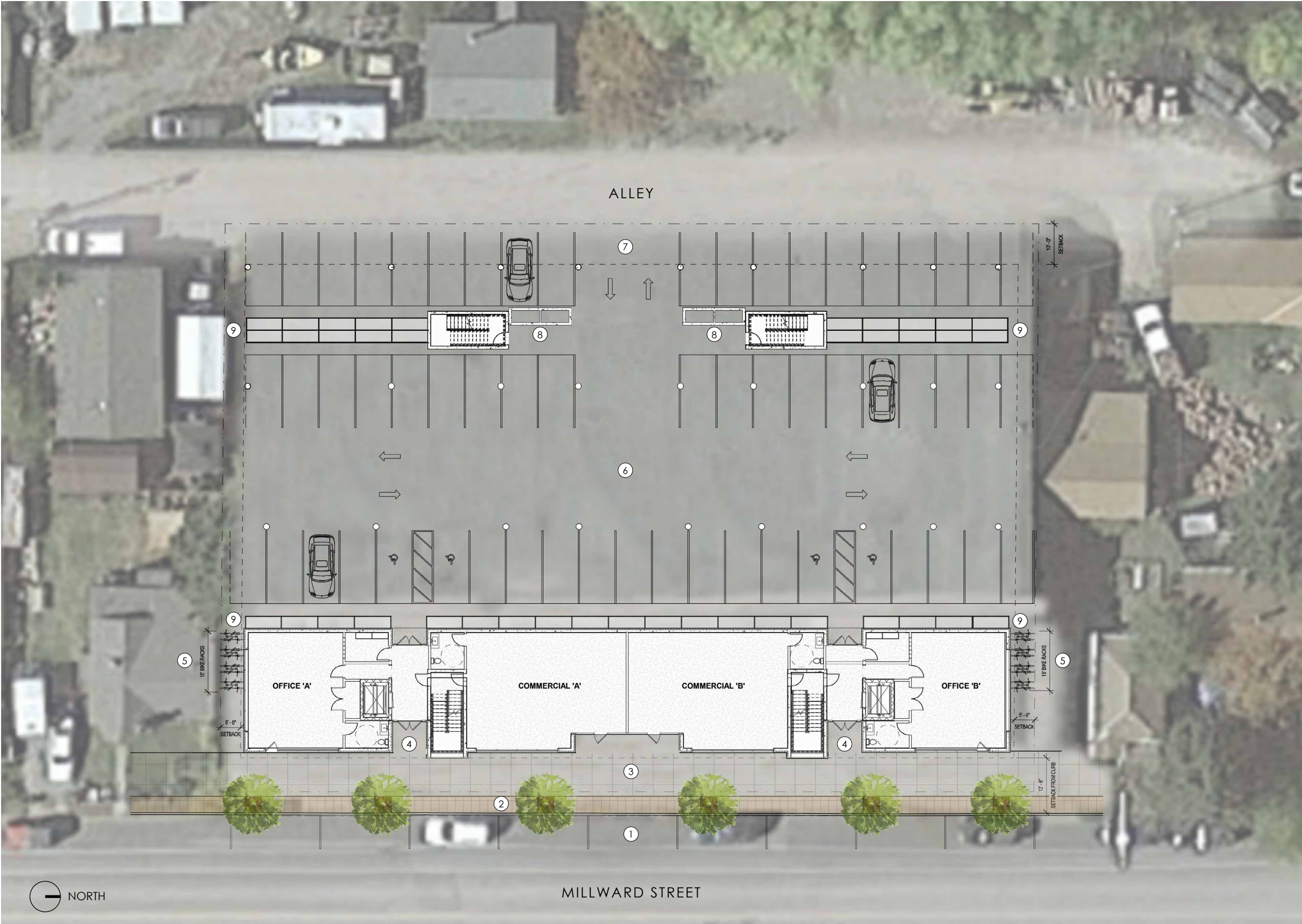
ADJACENT CONTEXT DIAGRAMS



EAST - WEST STREET SECTION



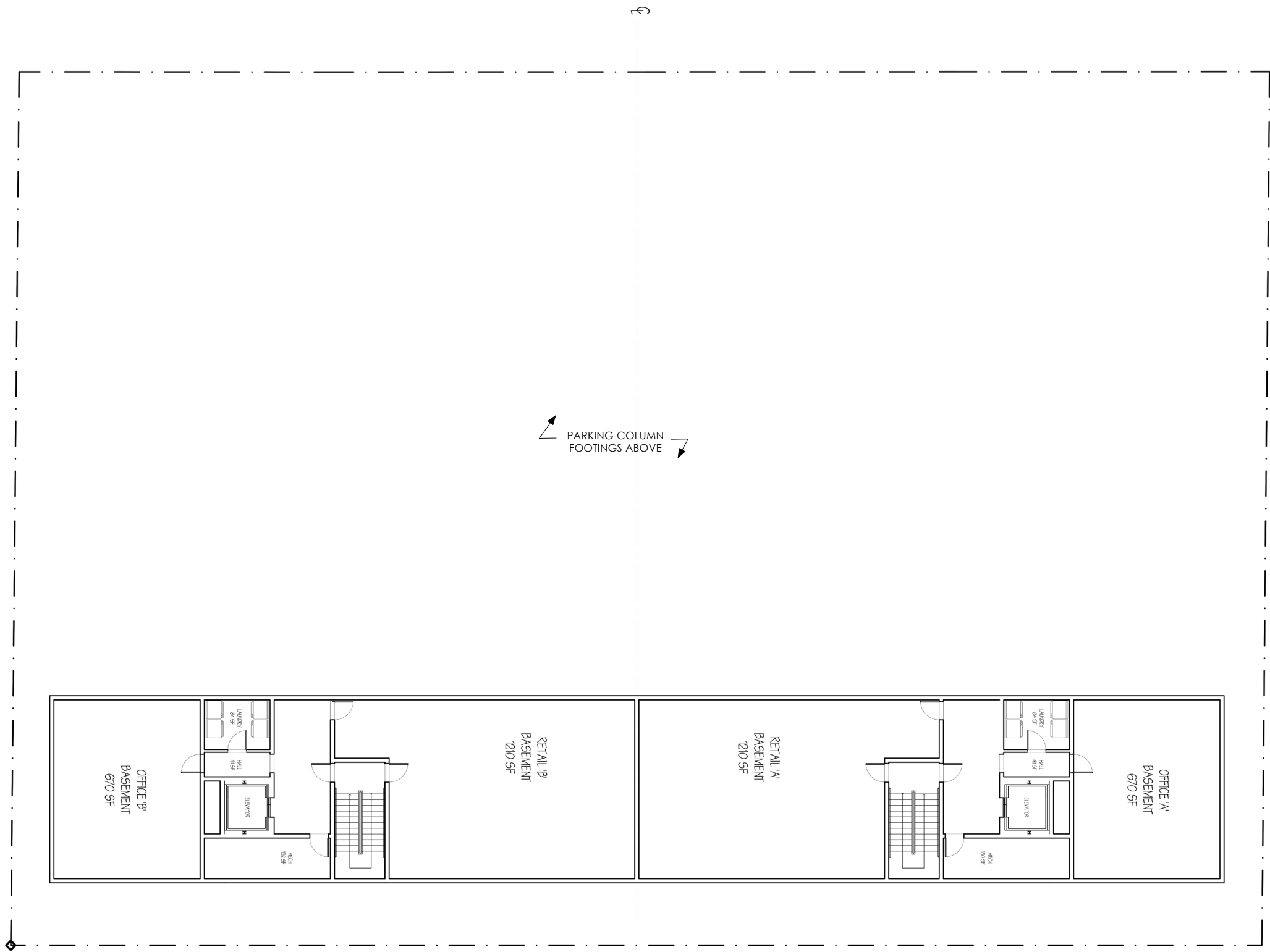
NORTH - SOUTH STREET SECTION



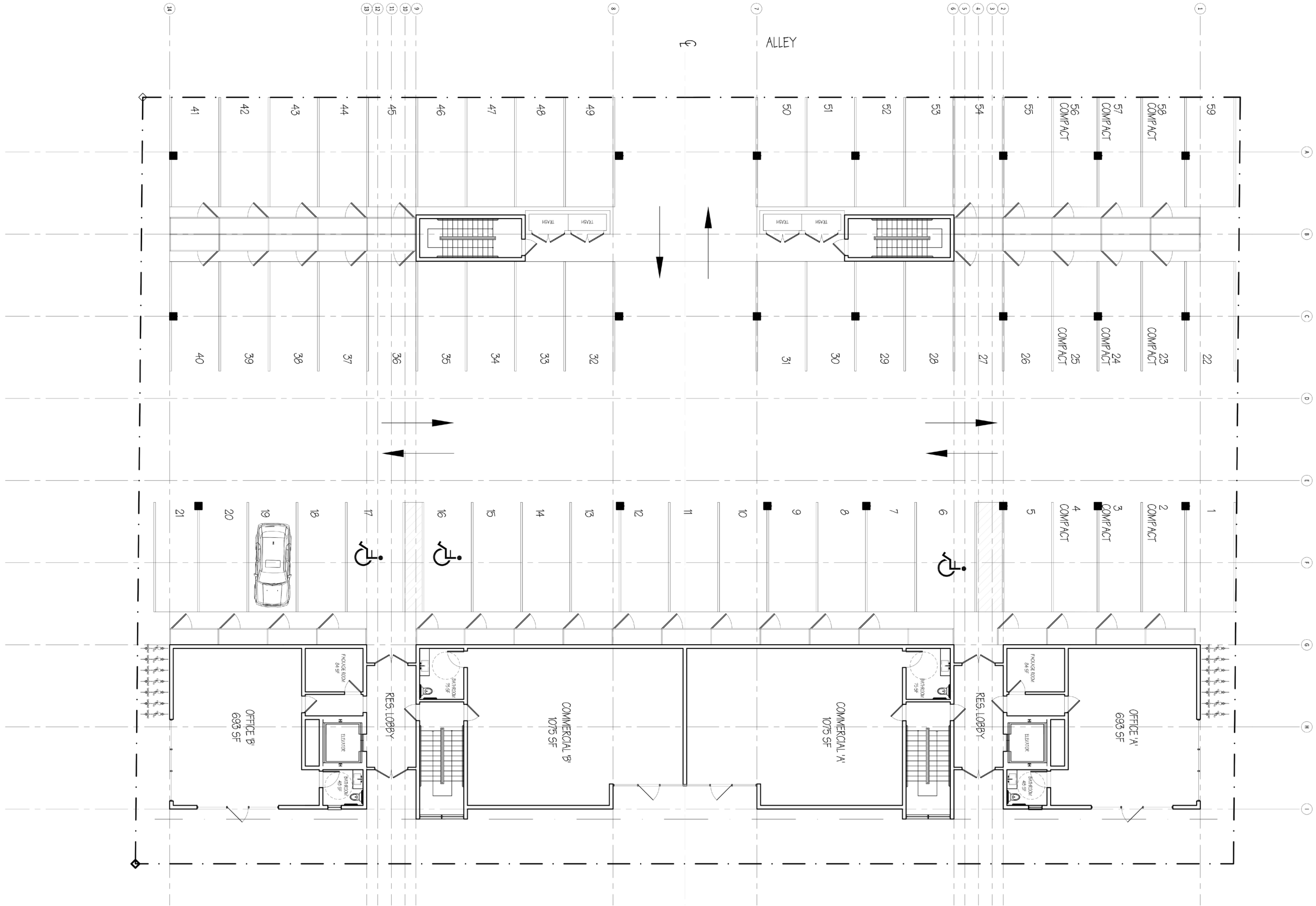
LANDSCAPE PLAN
(SITE PLAN, LEVEL 2)



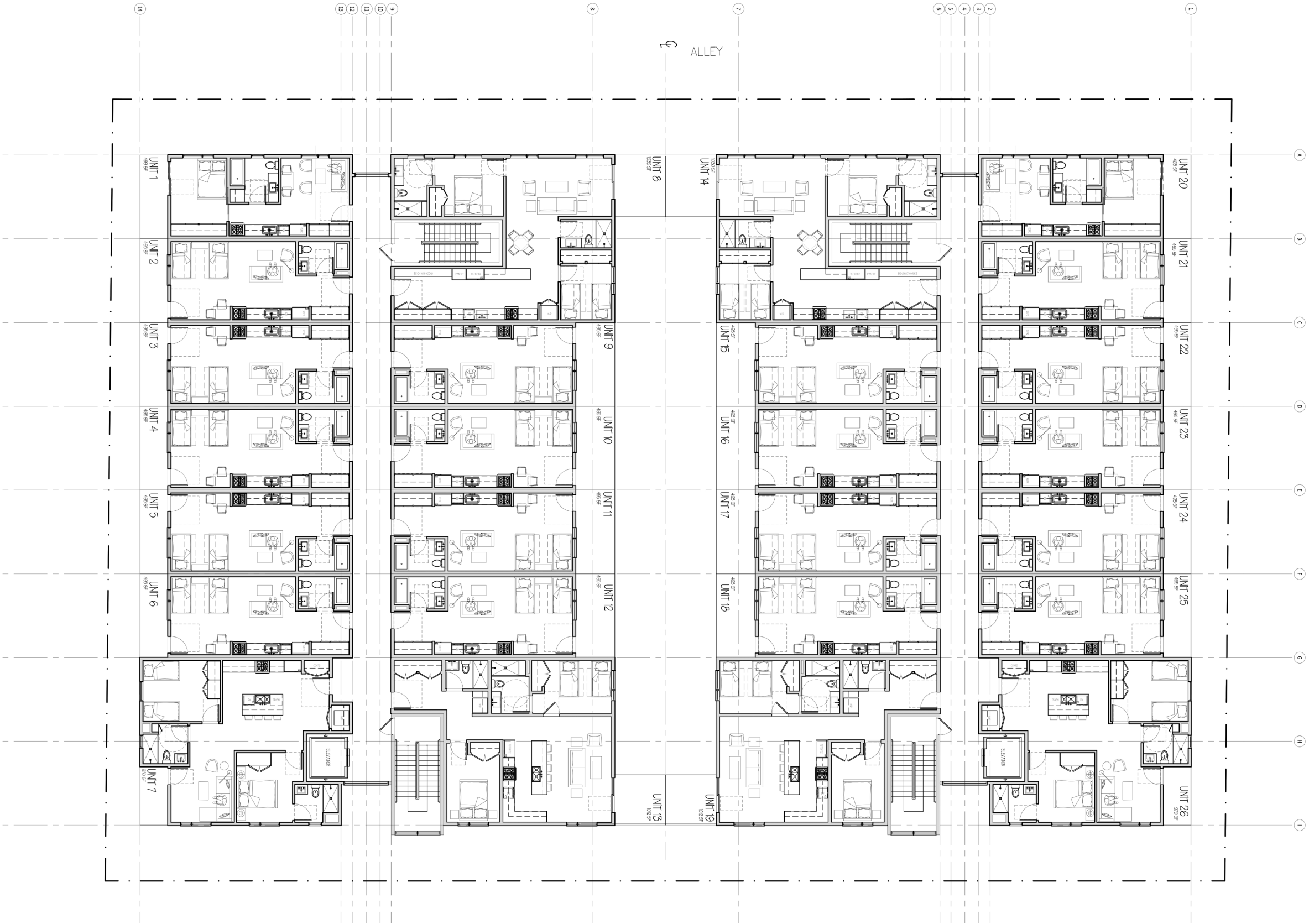
- LEGEND
- ① Central Courtyard with Planted Green Roof
 - ② Wood Deck Balconies
 - ③ Cantilevered Steel Canopies over L1



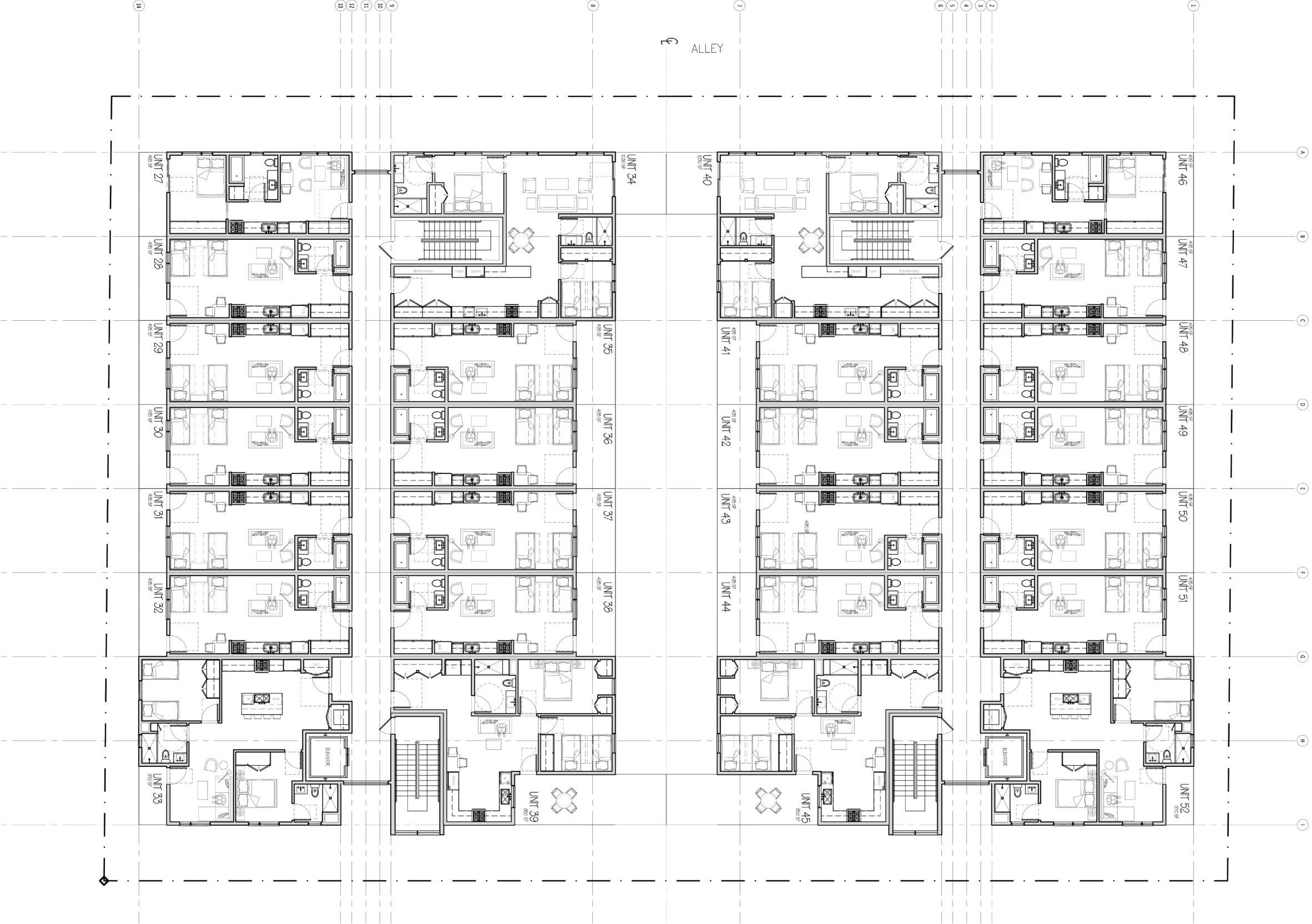
FIRST FLOOR PLAN

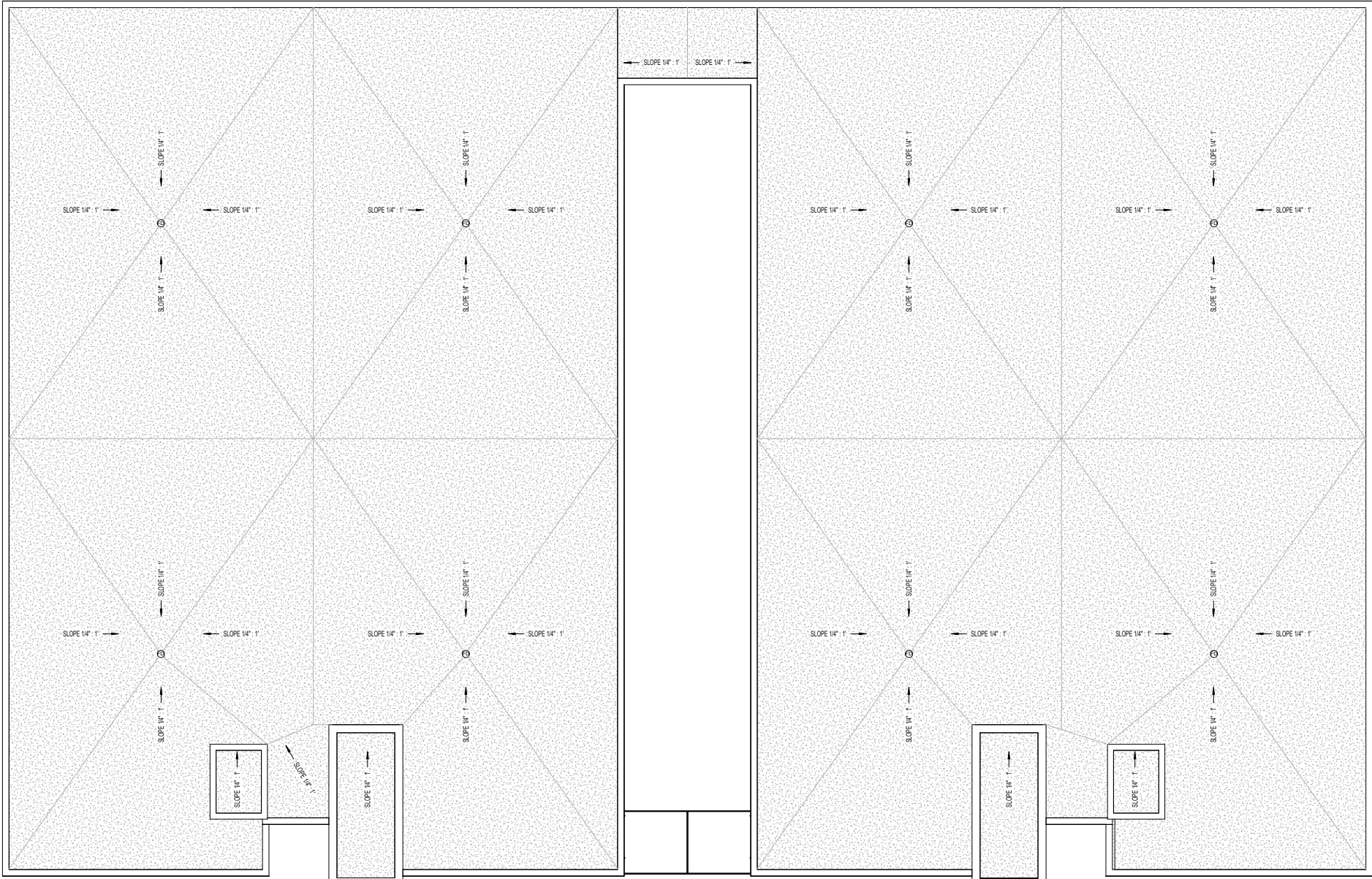


SECOND FLOOR PLAN



THIRD FLOOR PLAN





PROPOSED BUILDING MATERIALS

1 FIBER CEMENT PANELS
EXTERIOR WALLS, LEVEL 1



2 CEDAR SIDING
EXTERIOR WALLS, LEVELS 2 & 3, & ROOF FASCIAS

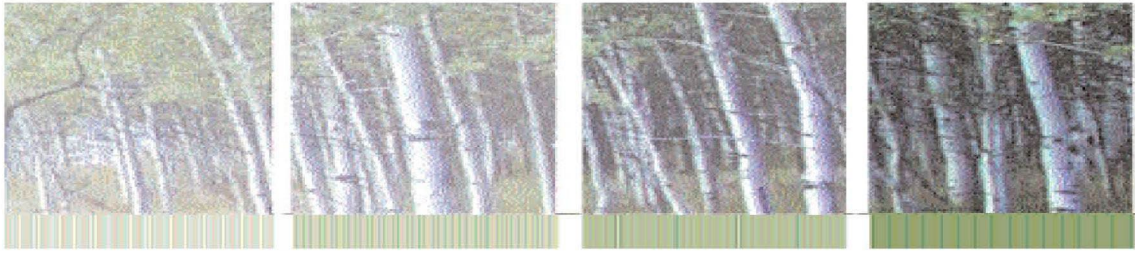


3 METAL PANEL RAINSCREEN
EXTERIOR CLADDING @ WINDOWS & STAIRS



4 FROSTED GLASS / FRITTED GLASS
STAIR TOWERS ALONG MILLWARD ST.





Town of Jackson Design Guidelines Checklist

Meeting Date: July 13, 2022

Item Number: P22-159

Applicant: Jerry Jensen, FFKR Architects

Address: 135 N Cache Street

Recommendations: Final Review

Project Summary:

Overall Proposal:

The Hotel Jackson project is broken into two phases that stretches from North Glenwood to North Cache. Phase one (120 N. Glenwood) has already been completed which consists of a three-story hotel. Phase 2 (135 N. Cache), which is a mixed-use building consisting of lodging, restaurant, retail, spa, etc., recently began construction and the applicant is seeking to move forward with some changes that mostly affect the interior of the building, but some that affect the exterior. The applicant is seeking to transfer about 4,300 sf of floor area from an adjacent site they own (145 N Glenwood St). The additional floor area will increase the size of Phase II from +/-8,000 sf to +/-12,300 sf. The floor area will fill in two existing open spaces on the first two levels and thus the perceived mass will not be seen from the street. The additional floor area will be used to increase the number of hotel rooms, increase the size of the restaurant, and increase the size of the retail space.

Exterior materials are to be as previously approved, matching phase I materials which include rough-cut timber siding, weathered steel, and anodized aluminum window frames. These materials are consistent with the previously approved design and can be seen on the completed Phase I project. In addition, due to restricted access on adjacent property various colors of CMU will be used on the north elevation. A material board for the CMU is provided for review.

In terms of process, these changes will be addressed through a Development Plan Amendment which has been submitted and will be presented to the Planning Commission and Town Council. The applicant is seeking final review from the DRC.

Back in 2018, the applicant received approval from the DRC for some minor interior and exterior changes to the Phase II building. Below is the previous design that the DRC approved:



Design Guidelines Vision Statement:

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

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
- ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

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

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

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

4) Roofs

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

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.

- ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

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

2) Materials Selection

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



July 7, 2022

**RE: 120 N Glenwood Street
Design Review**

To whom it may concern,

As discussed in our Pre-application meeting held on May 25, 2022, Stage Stop Inc. is submitting the following Design Review Package to be reviewed and approved as minor changes to previously approved development plan.

Stage Stop Inc is requesting a Development Plan – Amendment that uses a density transfer from an adjacent site that would allow the following changes to the design within the previously approved building envelope

- Fully enclose Cache level food service area.
- Change Level 2 meeting rooms to Lodging Units
- Enclose 2nd story space above restaurant and Level 2 breezeways for additional Lodging Units.

As discussed in our Pre-application meeting held on May 25, 2022, Stage Stop Inc. is requesting a Design Committee review for the following changes to 120N Glenwood Street. Previously approved planning applications: #P08-029, #P10-029, #P11-008, #P19-048.

Summary of changes

(Additional floor area is identified with shading on attached plans)

Basement Level

- No change in floor area
- No change on use on this floor

Lower Level

- No change in floor area
- Change in use
 - Kitchen Prep Area increased by 150 sf
 - Fitness area decrease by 150sf

Cache Street Level

- Changed sit down dining to retail and market
- Enclosed open seating area on West to expand market over entire floor.
 - Increase 2,256 sf of enclosed floor area

Second Floor

- Changed in use from Meeting rooms to Lodging Units.
 - Increase 205 sf of enclosed floor area
- Enclosed breezeway between restrooms and Mechanical room and enlarged both
 - Increase 196 sf of enclosed floor area
- Enclosed space above Cache Street Market to add 3 Lodging units.
 - Increase 1,959 sf of enclosed floor area

Third Floor / Roof Deck

- No change in floor area
- No change in use on this floor

Exterior Elevations

- North facing wall along adjacent church property to be a patterned CMU wall. This change is needed in response to the adjacent property owner denying temporary construction access to facilitate construction.
- Second floor windows along Cache Street have moved. The balconies above Cache Street remain.

All other Exterior materials are to be as previously approved, matching phase I materials.

By maintaining massing variation, materials, and building scale from the previously approved application we feel that these changes are an improvement to the previously approved design. And they are consistent with the desired character as described for the site in the Jackson/Teton County Comprehensive Plan, and this proposal also Complies with the Town of Jackson Design Guidelines.

The project site is not within the Natural Resource Overlay (NRO) or the Scenic Resources Overlay (SRO).

F.A.R. Calculation Summary

See attached F.A.R. calculations sheet. The UC portion of the site Exceeds the allowable FAR of 1.3:1 by 5,024 sf. The Town Square portion of the site is 718 sf below the FAR of 1.83. Combined both portions of the site exceed the allowable FAR by 4,306 sf.

Stage Stop Inc is also the owner the adjacent property. Their plan is to use the existing structure there in their current condition. They would like to transfer 4,300 sf of density from 145 N. Glenwood, LOT 8, BLK. 6, ORIGINAL TOWNSITE OF JACKSON (PLAT 100) to the property at 120 N Glenwood Street.

This transfer will meet the combined FAR requirements of both lots.

Housing Mitigation

Per the initial applications #P10-029 and #P11-008 for these properties, it was determined that 783 sf of housing mitigation would be required. This calculation was considered for the entire buildout of the site and was based on a final project size of 37,200 sf.

The current application request represents a total building design of 34,151 sf. Since this is below the initial calculation basis of 37,200 sf. we anticipate that there will be no additional housing required with the proposed changes in use.

Hotel Jackson F.A.R. Calculation - Occupiable Areas					
Updated 7.7.22					
Phase I			Phase II		
1st Floor					
		7,919	Floor Area		4,553
					Floor Area
2nd Floor					
		7,262	Floor Area		4,964
					Floor Area
3rd Floor					
		6,655	Floor Area		2,798
					Floor Area
Total Net Floor Area		21,836	sf	Total Net Floor Area	
				12,315	
				sf	
Total Above Ground Floor Area				34,151	
				sf	

In 2018 that requirement was transferred via a deed restriction at 140W Broadway. This is referenced in #P14-012.

The previously approved #P19-048 Application a housing mitigation calculation that determined 4.966 units were required was provided. The department review stated that "There is no housing requirement associated with this application..."

Since we met the initial size requirements, an additional housing calculation is not required.

Parking Calculation

An updated parking demand calculation worksheet based on current square footages and space usages is provided. It shows that there are 40.15 spaces required. With 45 parking spaces provided in Phase I, no additional parking spaces would be required. Please see the attached parking calculation sheet for detailed comparison between the planning application package and the current design.

Please let me know if additional information is required.

Thank you,



Jerry L. Jensen AIA
Senior Associate | Architect
FFKR ARCHITECTS

page 4

Letter of Authorization

Updated F.A.R Calculation – Revised 6.13.22

Updated Parking Calculation – Revised 6.13.22

Updated Housing Mitigation Calculation – Revised 6.13.22

Floor Plans and Elevations

Cc: Sadek Darwiche – Hotel Jackson, Stage Stop Inc.

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

- | | | | |
|--------------------------|----------------------|-------------------------------------|--|
| ☐ | New Submittal | ☒ | Resubmittal (provide list of all changes & previous elevations) |
|--------------------------|----------------------|-------------------------------------|--|
-
- ☒ **Application:** Signed application and notarized Letter of Authorization.
 - ☒ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).
 - ☒ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
 - ☒ **Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.
 - ☒ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.
 - ☐ **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.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: Hotel Jackson
Physical Address: 135 N Cache & 120 N. Glenwood Streets
Lot, Subdivision: lot 8, lot 12, and lot 13, original Townsite of Jackson PIDN: _____

OWNER.

Name: Stagestop inc Phone: 307.413.6323
Mailing Address: P.O. Box 1677 Jackson WY ZIP: 83001
E-mail: sadek@gmail

APPLICANT/AGENT.

Name: FFKR Architects - Jerry Jensen Phone: 801.517.4300
Mailing Address: 730 Pacific Ave, Salt Lake City, UT ZIP: 84101
E-mail: jjensen@ffkr.com

DESIGNATED PRIMARY CONTACT.

☒ Owner ☐ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; see Fee Schedule for applicable fees.

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

☒ **DRC**

Development Option/Subdivision

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

Interpretations

☐ Formal Interpretation
☐ Zoning Compliance Verification

Amendments to the LDRs

☐ LDR Text Amendment
☐ Zoning Map Amendment
☐ Planned Unit Development

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: #P08-178, #P10-029 and #P11-008 Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. 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.*

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☒ **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. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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 Owner or Authorized Applicant/Agent

Jerry Jensen

Name Printed

6.21.22

Date

Architect

Title

LETTER OF AUTHORIZATION

STAGE STOP, INC

, "Owner" whose address is: _____

PO BOX 1677, JACKSON WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: 135N CACHE STREET, Parcel: 22-41-16-28-4-09-001

(If too lengthy, attach description)

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

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

OWNER:



(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: President

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

STATE OF WYOMING

)

COUNTY OF TETON

)SS.

)

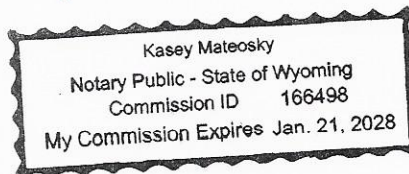
The foregoing instrument was acknowledged before me by Kasey Mateosky this 16th day of
JUNE, 2022

WITNESS my hand and official seal.


(Notary Public)

My commission expires:

(Seal)



Hotel Jackson F.A.R. Calculation (Planning Site Sizes)

Updated: 7.7.22

Site Area

Urban Commercial Zone UC		Town Square Zone TS		Combined	
HJ Site	11,948	TS Site	7,122		
Vacated Alley	984				
Total	12,932	Total	7,122	20,054	sf
FAR Allowance	1.3 :1		1.83 :1		
Floor Area Allowed	16,812 sf		13,033 sf	29,845	sf
Designed Occupiable Space	21,836 sf		12,315 sf	34,151	sf
SF Delta	(5,024) sf		718 sf	(4,306)	sf

Lot # 145 Density Availability

Lot Size	0.14	acre
Lot Size SF	6,098	sf
Bldg Size	2,513	sf
Zone	UC	
FAR Allowance	1.3	
Allowable Size	7,928	sf
Available Density	5,415	sf

Hotel Jackson Parking Calculation

Updated: 6.13.22

From Planning Application

Use	Req'd Spaces				SF/Units	# Spaces
Conventional Lodging	0.75	per	LU		59	44.25
Assembly Spaces						
Meeting Room	1	per	150	sf	624	4.16
Conference Areas	1	per	150	sf	1,947	12.98
Accessory Commercial						
Retail*	4.5	per	500	sf	2,094	4.19
Kitchen (Restaurant)	1	per	500	sf	661	1.32
Spa	1	per	500	sf	412	0.82
Dining**	1	per	55	sf	2,540	46.18
Bar Area	2	per	55	sf		
(Un)Loading Glenwood					3	3.00
Employee Housing						
One (1) Studio Apt	1.25	per	DU		1	1.25
Two (2) Bed	2	per	DU		2	4.00
Sub-Total Basic Demand						122.16

Current Design

Phase I	Phase II	Total		# Spaces
55	9	64		48.00
343	0	343	sf	2.29
0	0	0	sf	0.00
0	1,742	1,742	sf	3.48
952	2,604	3,556	sf	7.11
343	5,230	5,573	sf	11.15
683	1,595	2,278	sf	41.42
419	1,696	2,115	sf	38.45
1		1		1.25
2		2		4.00
Sub-Total Basic Demand				157.15

Parking Credits Summary

Non-Residential Shared Parking	41
On Street Parking Credit North Cache St	2
On Street Parking Credit North Glenwood ST	3
On site Employee housing Credit	5
Prior Use Credit	66
Sub Total	117

Parking Credits **117**

Total Required Parking **40.15**

Parking Provided

Garage ADA	2
Garage stacked	40
On street	3

Total Parking Provided 45

Additional Spaces Provided 4.85

Color Legend

From Div 6.2	
From Agenda	

* Retail is 1/500 sf per Agenda Item

** seating areas, previously "Flex Space"



East Entrance
Updated



From Town Square
Updated

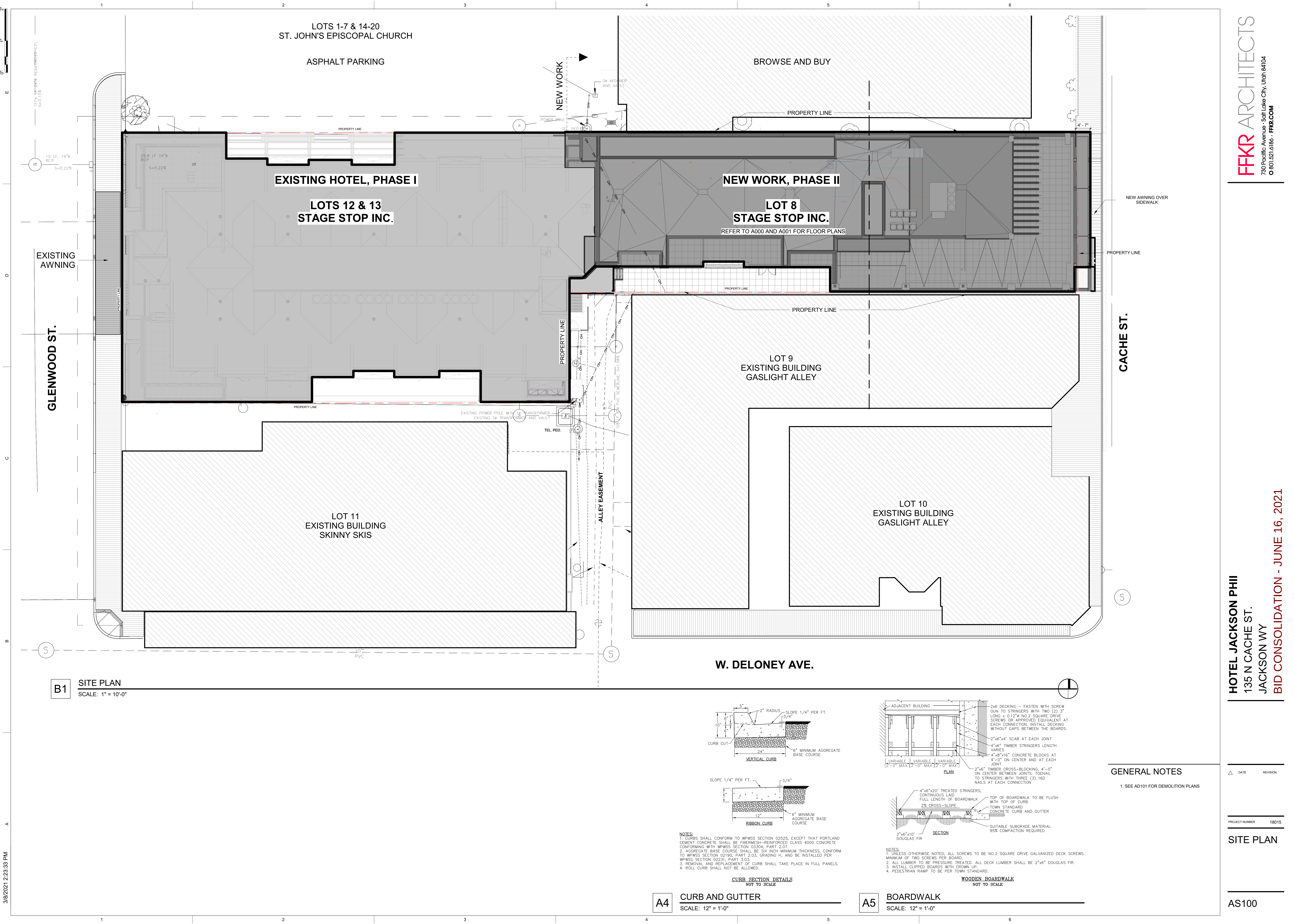
FFKR ARCHITECTS



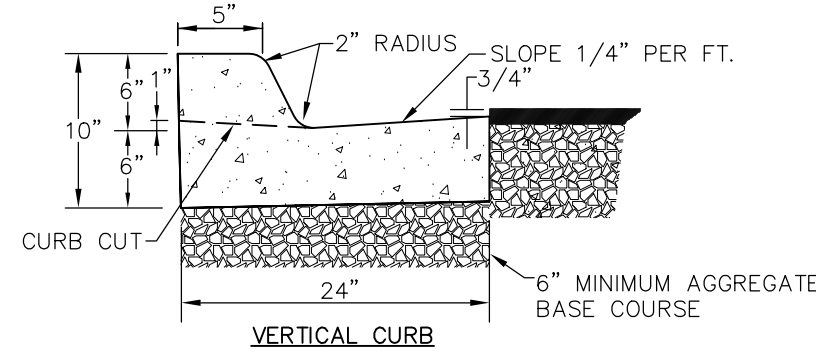
East Entrance with Gaslight Alley
Updated



Looking South
Updated



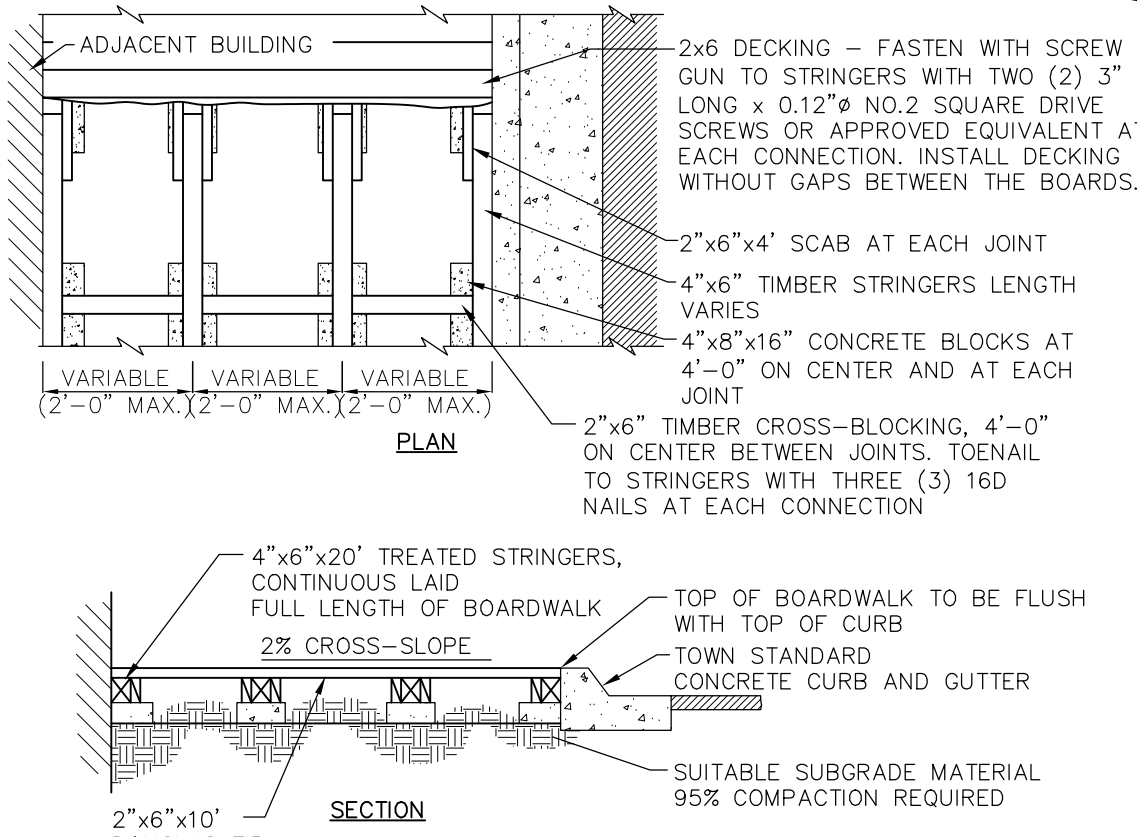
B1 SITE PLAN
SCALE: 1" = 10'-0"



NOTES:
1. CURBS SHALL CONFORM TO MHWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH MHWSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS PER MHWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER MHWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. ROLL CURB SHALL NOT BE ALLOWED.

CURB SECTION DETAILS
NOT TO SCALE

A4 CURB AND GUTTER
SCALE: 12" = 1'-0"



NOTES:
1. UNLESS OTHERWISE NOTED, ALL SCREWS TO BE NO.2 SQUARE DRIVE GALVANIZED DECK SCREWS. MINIMUM OF TWO SCREWS PER BOARD.
2. ALL LUMBER TO BE PRESSURE TREATED. ALL DECK LUMBER SHALL BE 2"x6" DOUGLAS FIR.
3. INSTALL CLIPPED BOARDS WITH CROWN UP.
4. PEDESTRIAN RAMP TO BE PER TOWN STANDARD.

WOODEN BOARDWALK
NOT TO SCALE

A5 BOARDWALK
SCALE: 12" = 1'-0"

GENERAL NOTES

1. SEE AD101 FOR DEMOLITION PLANS

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY

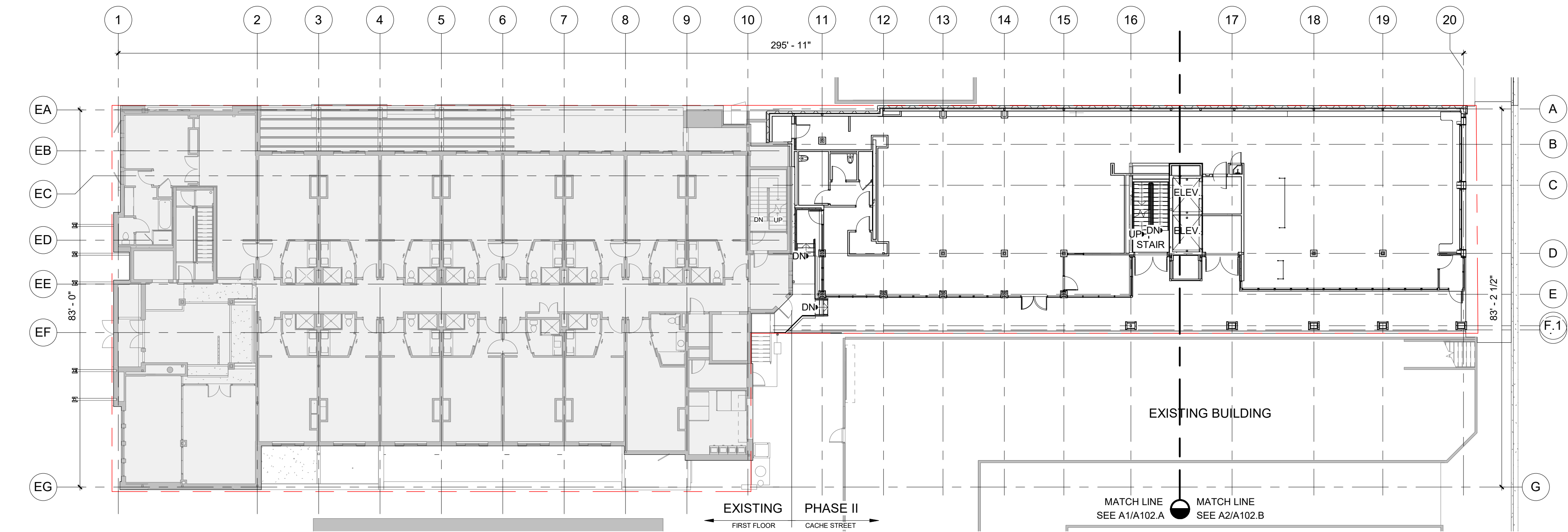
BID CONSOLIDATION - JUNE 16, 2021

SITE PLAN

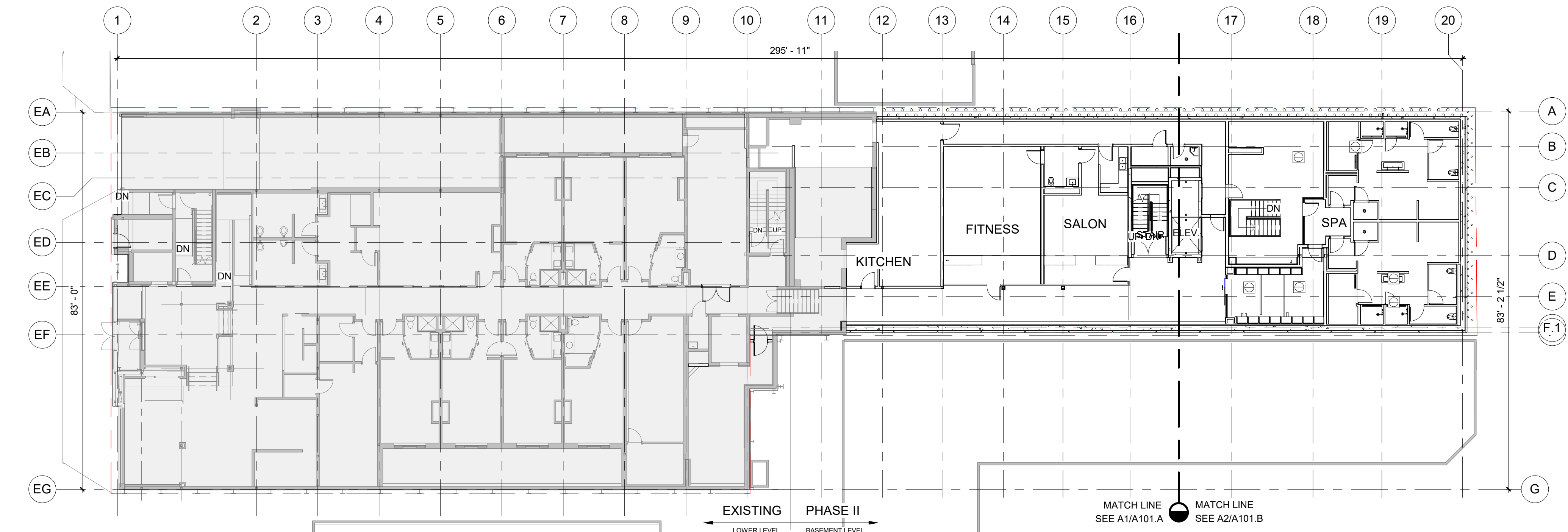
AS100

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

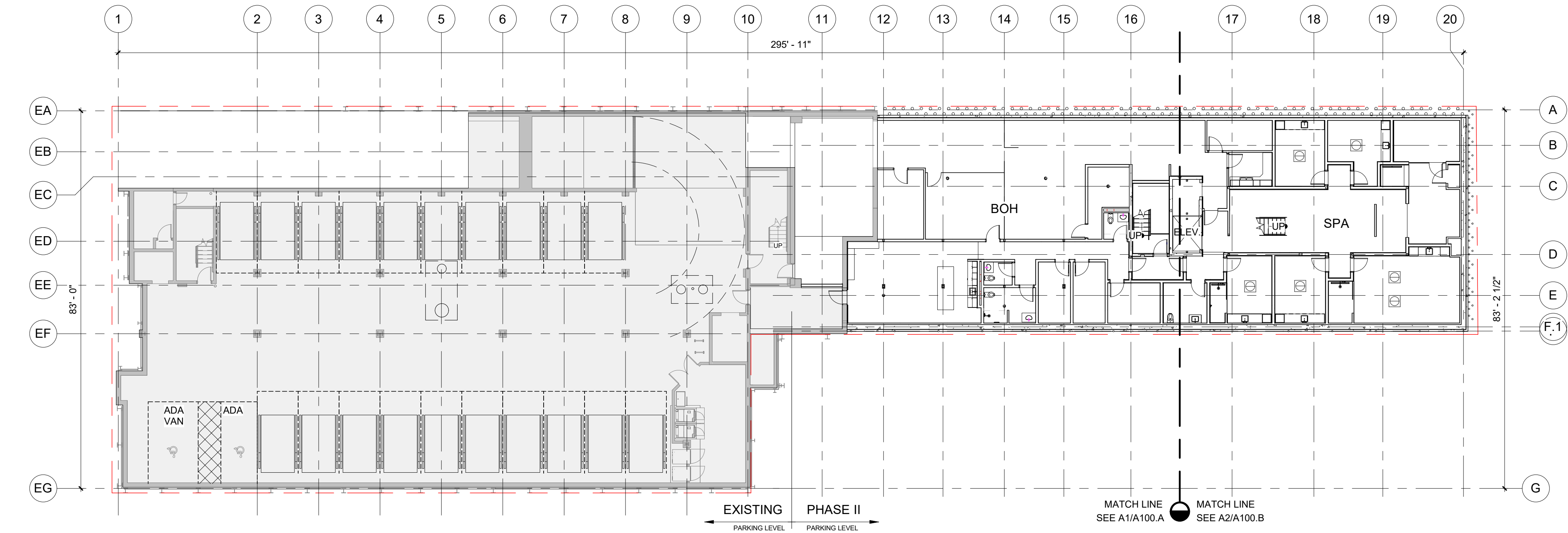
2/8/2022 11:51:41 AM



D1 OVERALL CACHE STREET
SCALE: 1/16" = 1'-0"



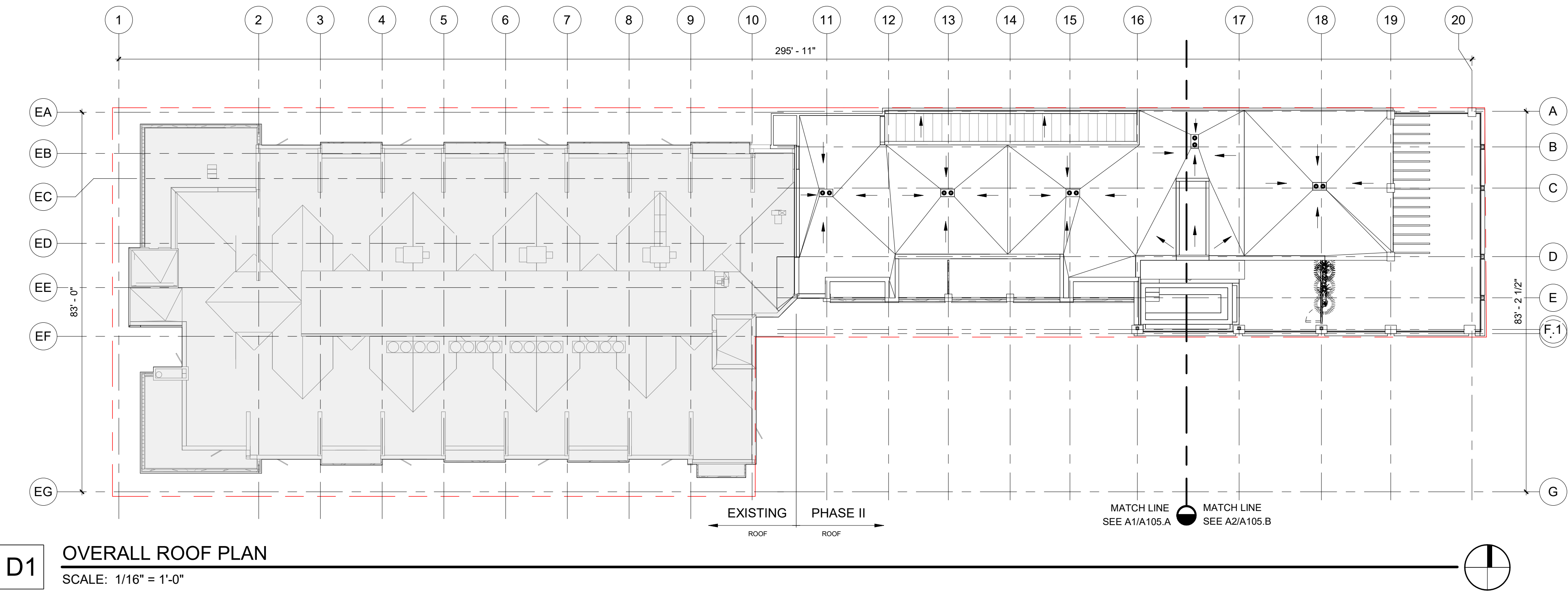
B1 OVERALL BASEMENT LEVEL
SCALE: 1/16" = 1'-0"



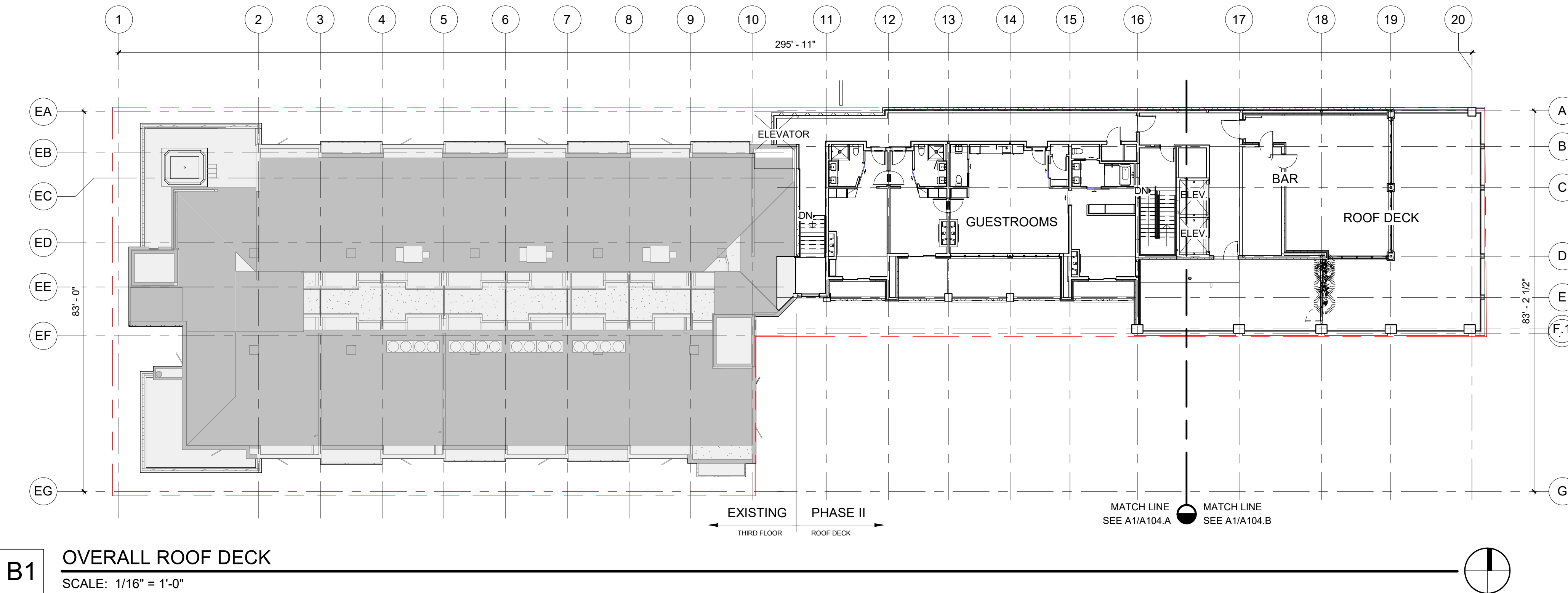
A1 OVERALL PARKING LEVEL
SCALE: 1/16" = 1'-0"

GENERAL NOTES
1. SEE AD101 FOR DEMOLITION PLANS

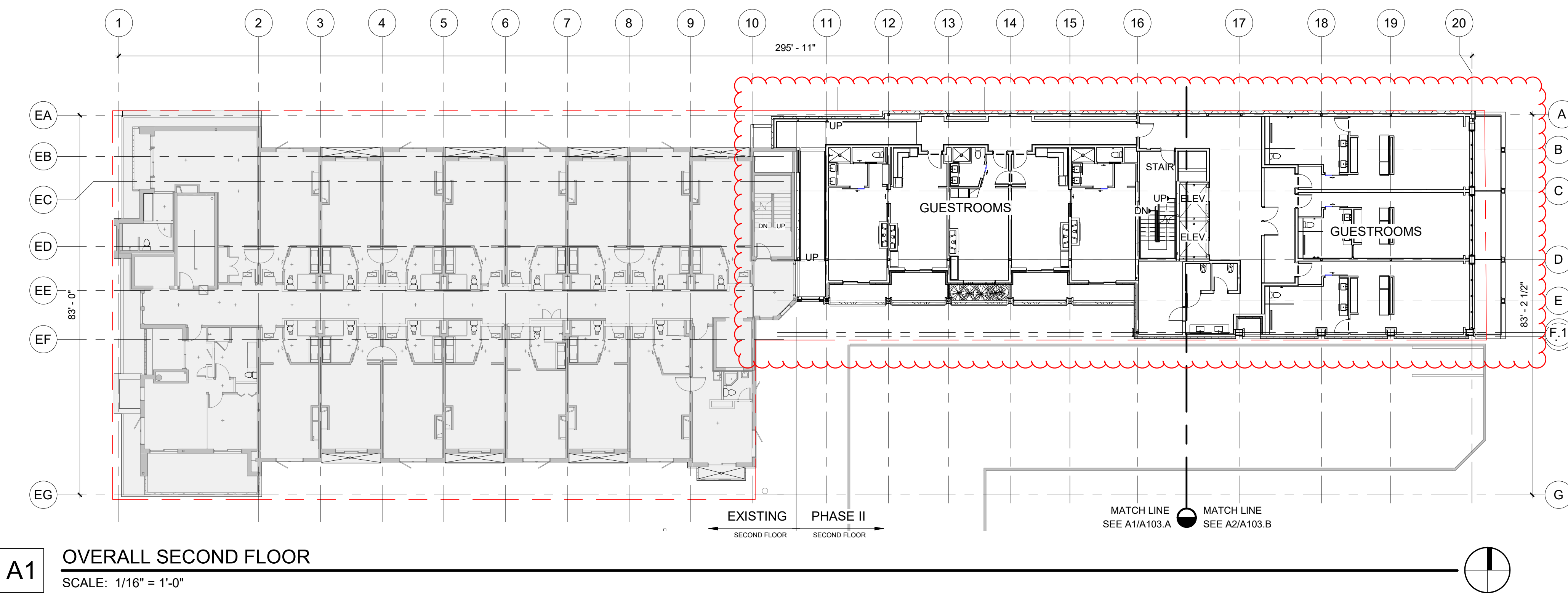
2/8/2022 11:51:50 AM



D1 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"



B1 OVERALL ROOF DECK
SCALE: 1/16" = 1'-0"

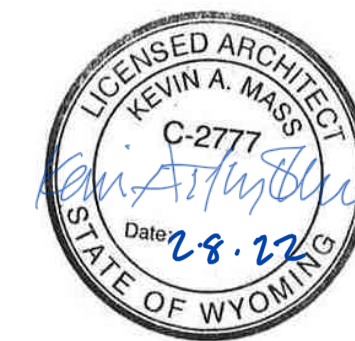


A1 OVERALL SECOND FLOOR
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. SEE AD101 FOR DEMOLITION PLANS

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
BP2 ARCHITECTURAL & MEP 02/08/22



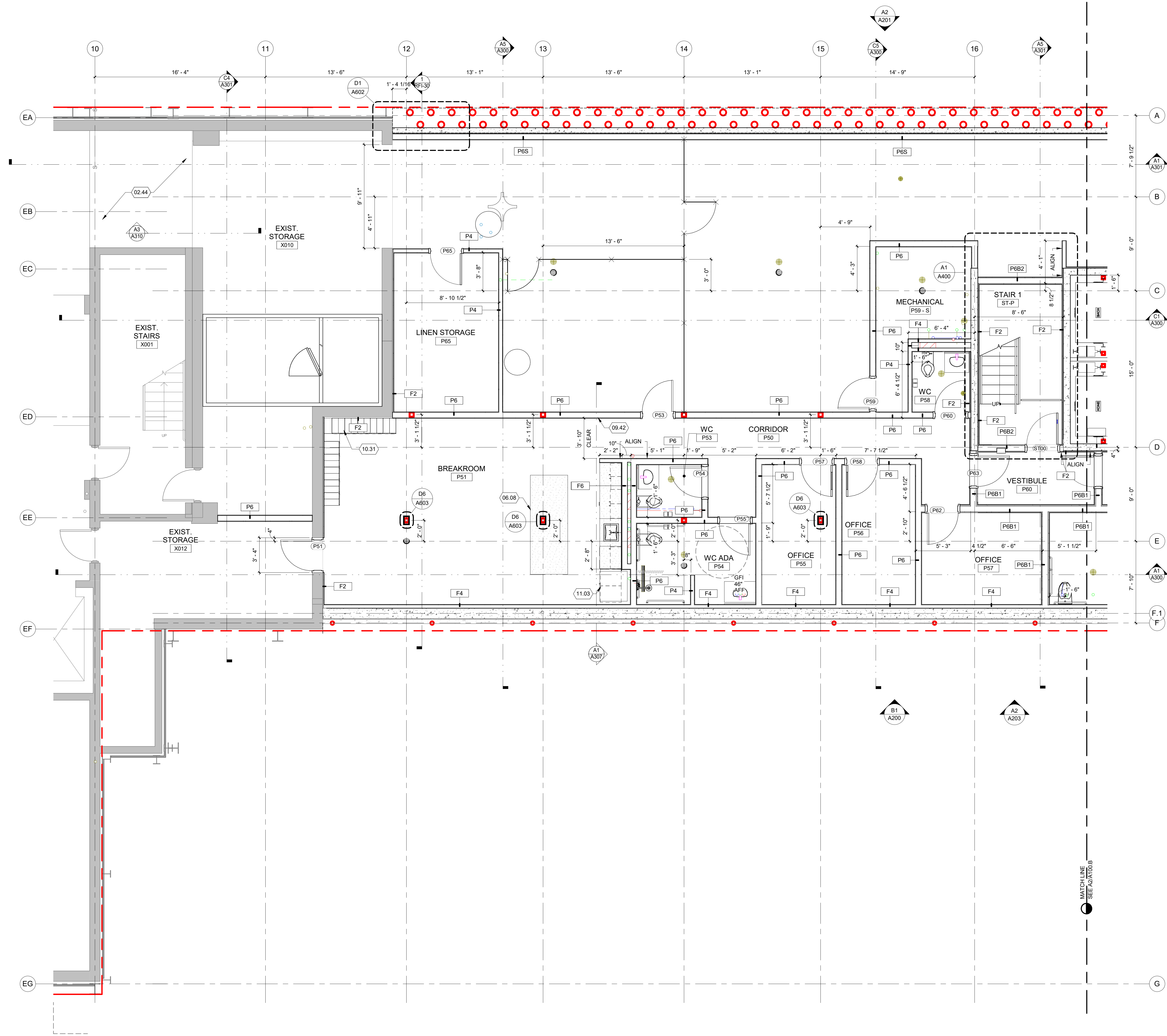
DATE REVISION

PROJECT NUMBER 18015

**OVERALL
FLOOR
PLANS**

A001

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A1 **PARKING LEVEL (WEST)**
SCALE: 1/4" = 1'-0"
Re: ID-102 FOR ADDITIONAL INFORMATION

REFERENCE NOTES	
02.44	EXISTING RAMP TO REMAIN, FIELD VERIFY
06.08	COUNTERTOP ISLAND
08.42	ALIGN FINISH TO OPPOSITE WALL
10.31	LOCKERS
11.03	REFRIGERATOR

GENERAL FLOOR PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
- DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
- CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
- SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
- ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
- INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30' O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30' U.N.O.
- DASHED AND GREY LINENWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
- SEE ELECTRICAL FOR LIGHTING DETAILS.
- MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
- SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
- ALL PARTITIONS ARE P4 U.N.O.
- ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
- CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
- THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PATCH ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED. PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
- ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION.

HOTEL JACKSON PHIL
135 N CACHE ST.
JACKSON WY
DRC REVIEW

DATE	REVISION
2 Date 2	RFI #32

PROJECT NUMBER 18015

FLOOR PLAN - PARKING LEVEL (WEST)

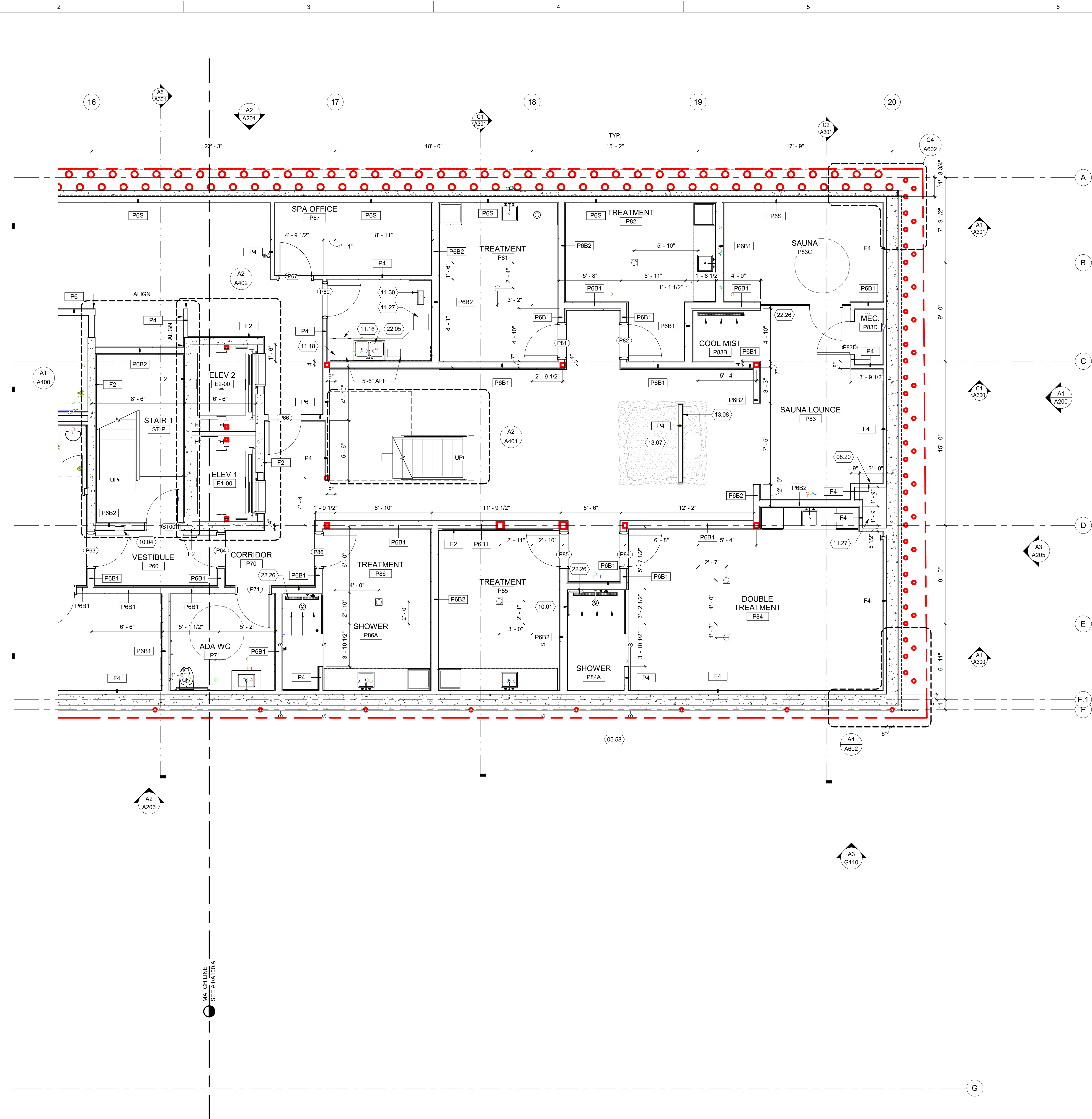
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A2 **PARKING LEVEL (EAST)**
SCALE: 1/4" = 1'-0"
Re: ID-103 FOR ADDITIONAL INFORMATION

REFERENCE NOTES

- 06.07 CABINET, RE: INTERIOR CABINET DETAILS
- 08.20 MECHANICAL ACCESS PANEL
- 10.01 GRAB BAR, PROVIDE BACKING, REFER TO TYPICAL MOUNTING HEIGHTS
- 10.04 FIRE EXTINGUISHER CABINET
- 11.16 DISHWASHER
- 11.18 MICROWAVE
- 11.27 SPA EQUIPMENT
- 11.29 SAUNA HEAT UNIT, BY OTHERS
- 11.30 OWNER SUPPLIED COMPUTER WORKSTATION
- 13.07 CUSTOM WATER FEATURE (FUTURE WORK)
- 13.08 DOUBLE SIDED WATER WALL
- 13.09 2-TIER BENCH, BY OTHERS
- 22.05 LAVATORY, REFER TO PLUMBING DRAWINGS
- 22.21 FAUCET, RE: PLUMBING DRAWINGS
- 22.26 LINEAR SHOWER DRAIN, RE: PLUMBING DRAWINGS

GENERAL FLOOR PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
- DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
- CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
- SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
- ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
- INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30' O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30' U.N.O.
- DASHED AND GREY LINEWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
- SEE ELECTRICAL FOR LIGHTING DETAILS
- MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
- SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
- ALL PARTITIONS ARE P4 U.N.O.
- ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
- CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
- THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PATCH ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED. PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
- ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

DATE 2 Date 2 REVISION RFI #32

PROJECT NUMBER 18015

FLOOR PLAN - PARKING LEVEL (EAST)

A100.B

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A1

BASEMENT LEVEL (WEST)

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

Re: ID-104 FOR ADDITIONAL INFORMATION

REFERENCE NOTES

- 05.58 PILE BY SHORING CONTRACTOR
11.16 DISHWASHER
11.20 REFRIGERATOR
22.06 WATER DISPENSER
22.06 FLOOR DRAIN, RE: PLUMBING DRAWINGS
22.14 SERVICE SINK
22.27 PEDICURE FOOT SINK; PROVIDE PLUMBING

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
5. SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
6. ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30' O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30' U.N.O.
8. DASHED AND GREY LINEWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNER'S REPRESENTATIVE.
9. SEE ELECTRICAL FOR LIGHTING DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
14. CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
15. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
16. PATCH ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED. PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

FLOOR
PLAN -
BASEMENT
LEVEL
(WEST)

A101.A

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

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

05.58	PILE BY SHORING CONTRACTOR
10.04	FIRE EXTINGUISHER CABINET
10.29	PRE-FAB GREEN WALL; PROVIDE POWER AND WATER + DRAINAGE
11.26	STEAM CONTROL PANEL
22.06	FLOOR DRAIN, RE: PLUMBING DRAWINGS
22.14	SERVICE SINK
22.25	PRE-FAB FOUNTAIN; PROVIDE PLUMBING
26.03	FLOOR OUTLET BOX

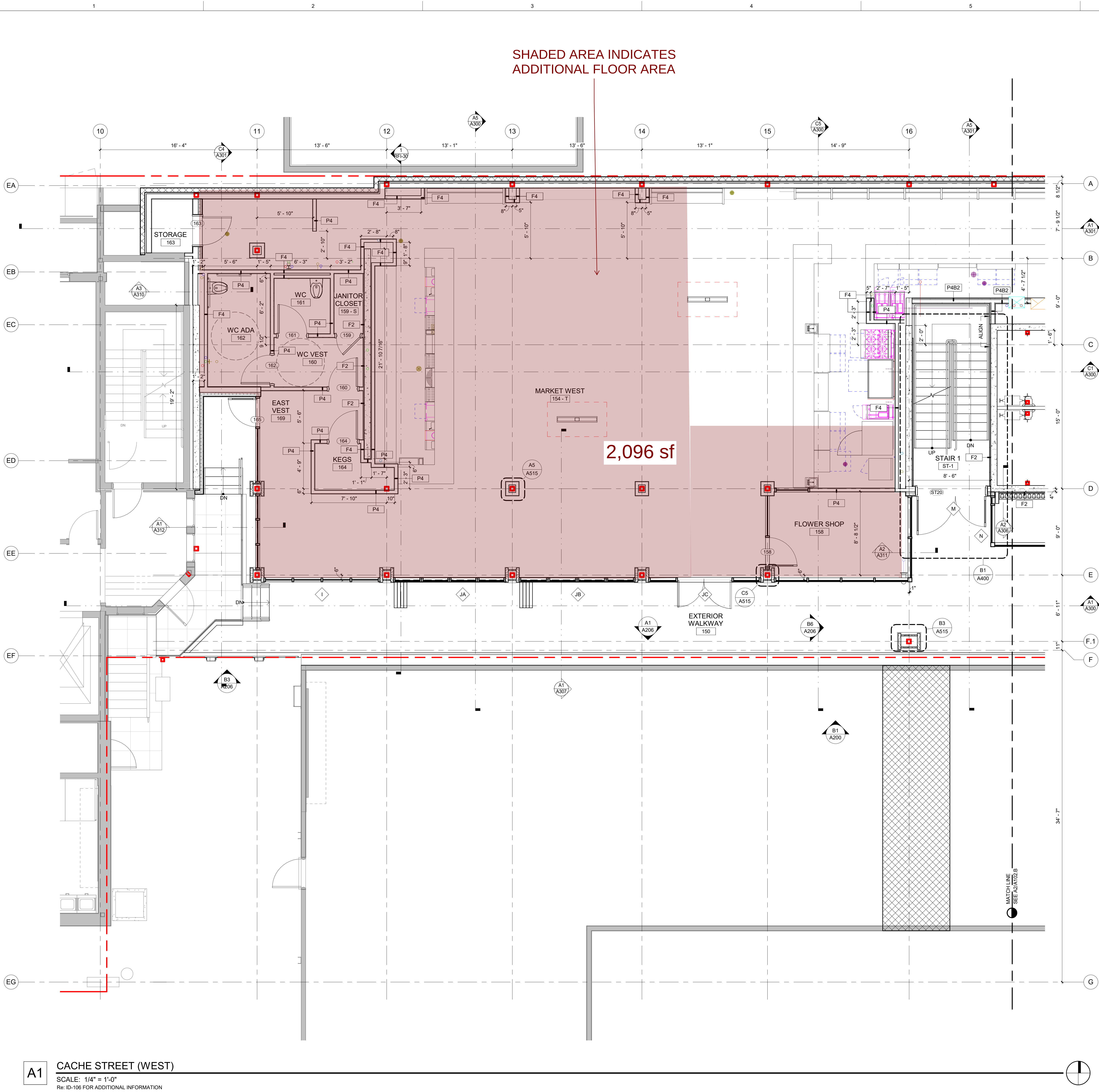
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE PROJECT LOCATION. THE CONTRACTOR SHALL REPORT ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS SHALL BE GIVEN AS FACE OF NEW STUD, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
3. ALL DIMENSIONS SHALL BE GIVEN AS FACE (CURVED) AS TO FINISH FACE OF ASSEMBLY.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND ELEVATIONS.
5. SEE SHEET A700 FOR ALL ADA AND OTHER FUTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
6. ALL DOOR JAMBS IN STUD WALLS ARE TO BE "4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
7. ALL WALLS AND GREY U.N.O. WORK IS OWNER SUPPLIED AND INSTALLED. EQUIPMENT AND FURNITURE CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
8. CONTRACTOR TO PROVIDE ALL MOUNTING DETAILS.
9. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT REQUIREMENTS.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE U.G. CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO ALLOW FOR VARIANCES.
15. THE WORD "ALIGH" AS USED IN THESE DOCUMENTS SHALL BE INTERPRETED AS "ALIGNED" UNLESS INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
16. ALL CEILING, WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED, PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE DEMOLITION HAS NOT OCCURRED, FINISHES NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. CONTRACTOR TO PROVIDE TO ID100 SHEETS FOR FLOOR PLAN INFORMATION.

PROJECT NUMBER 18015

FLOOR
PLAN -
BASEMENT
LEVEL
(EAST)

A101.B

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REFERENCE NOTES

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
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3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
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7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30" O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30" U.N.O.
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9. SEE ELECTRICAL FOR LIGHTING DETAILS.
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
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18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION.

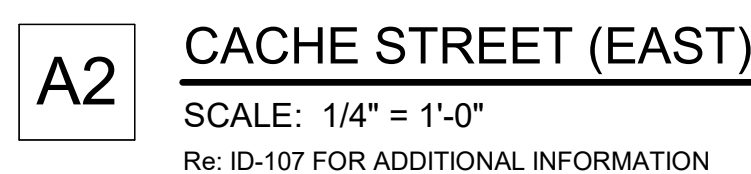
HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

DATE: 7/22/2022
REVISION: City Review

FLOOR PLAN -
CACHE STREET
(WEST)

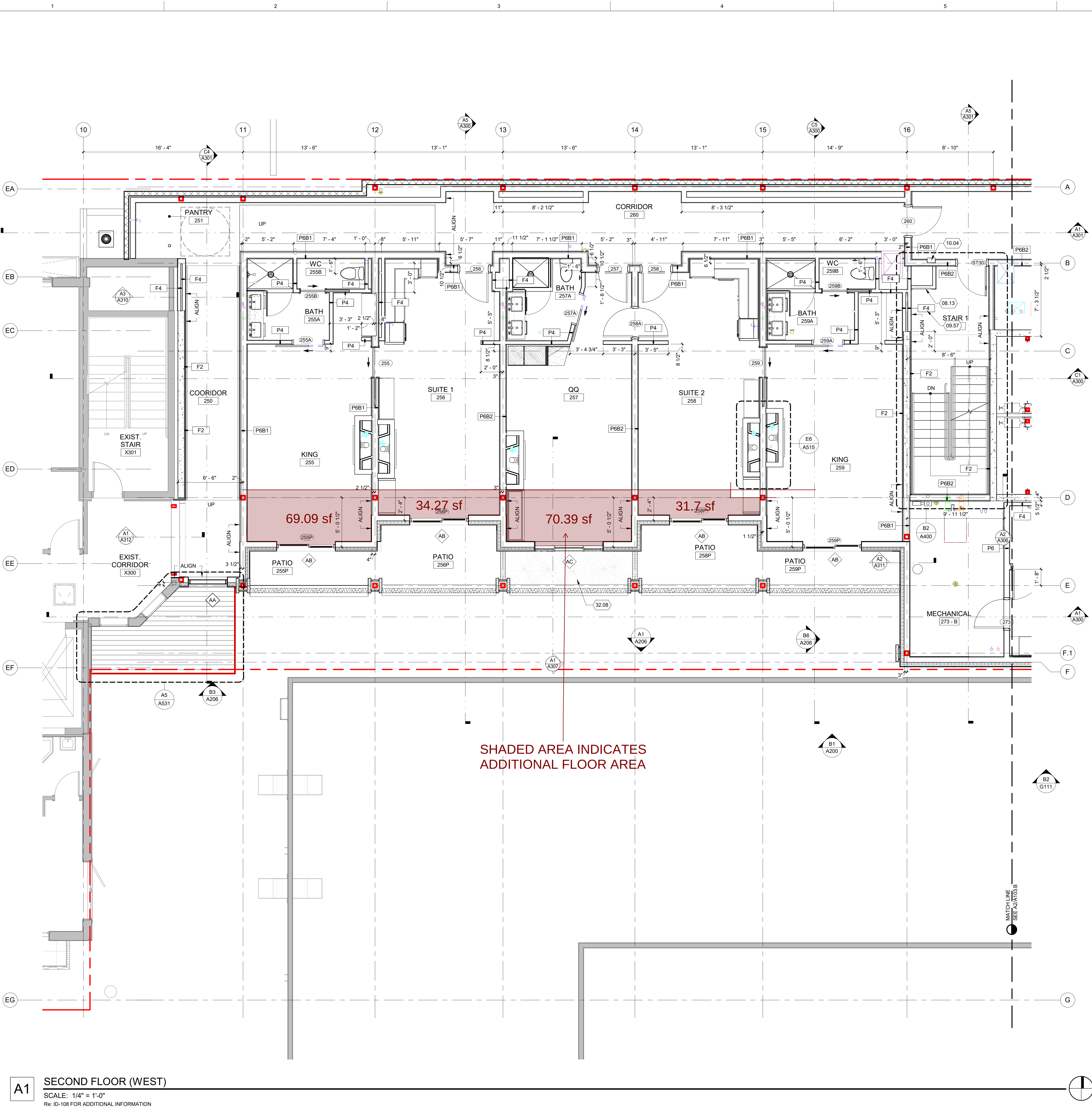
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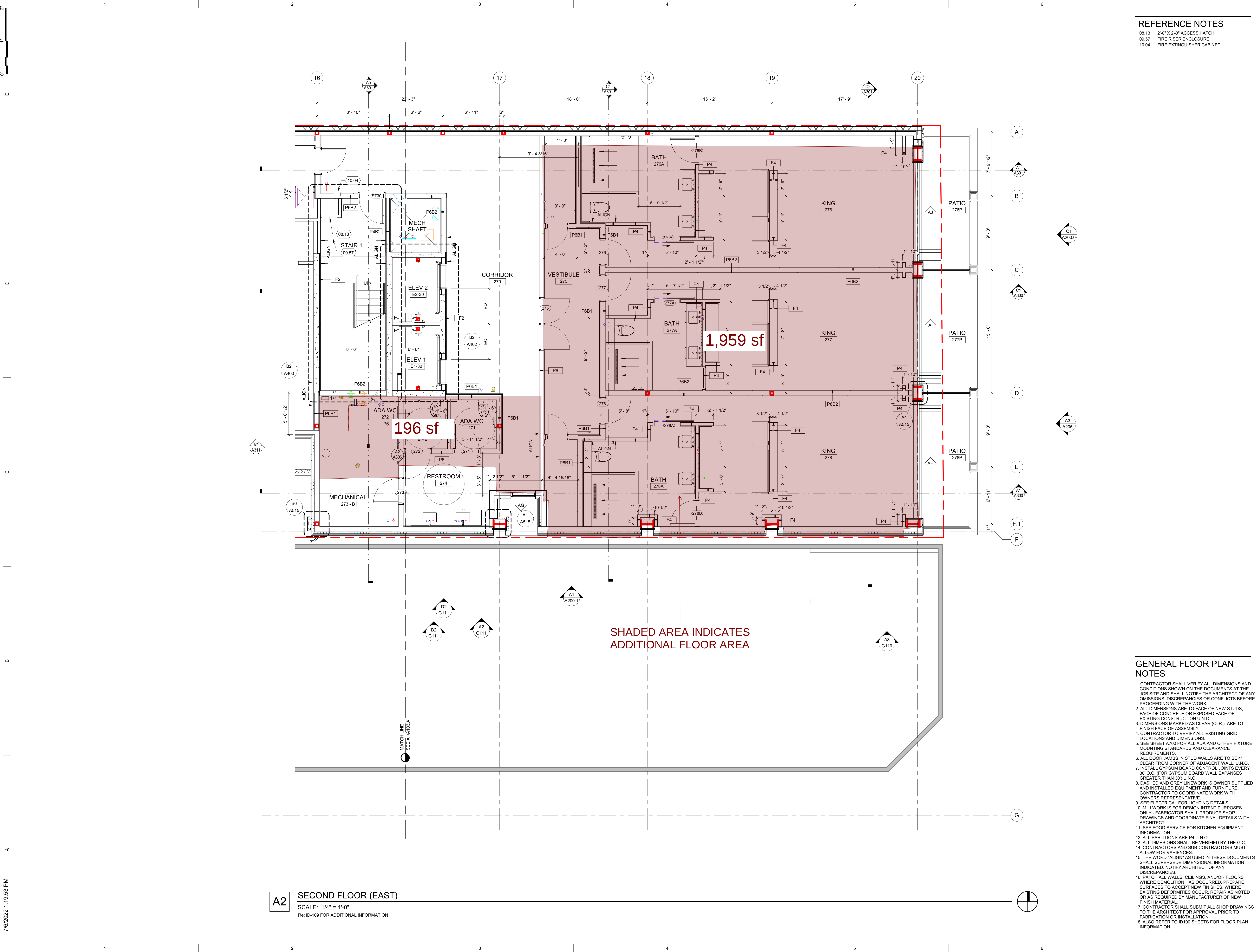
A1 SECOND FLOOR (WEST)
SCALE: 1/4" = 1'-0"
Re: ID-108 FOR ADDITIONAL INFORMATION

REFERENCE NOTES

- 08.13 2'-0" X 2'-0" ACCESS HATCH
- 09.57 FIRE RISER ENCLOSURE
- 10.04 FIRE EXTINGUISHER CABINET
- 32.08 PLANTING AREA. SEE LANDSCAPE DRAWINGS

GENERAL FLOOR PLAN NOTES

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17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION



REFERENCE NOTES

- 08.13 2'-0" X 2'-0" ACCESS HATCH
- 09.57 FIRE RISER ENCLOSURE
- 10.04 FIRE EXTINGUISHER CABINET

GENERAL FLOOR PLAN NOTES

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HOTEL JACKSON PHIL
135 N CACHE ST.
JACKSON WY
DRC REVIEW

FLOOR
PLAN -
SECOND
FLOOR
(EAST)

A103.B

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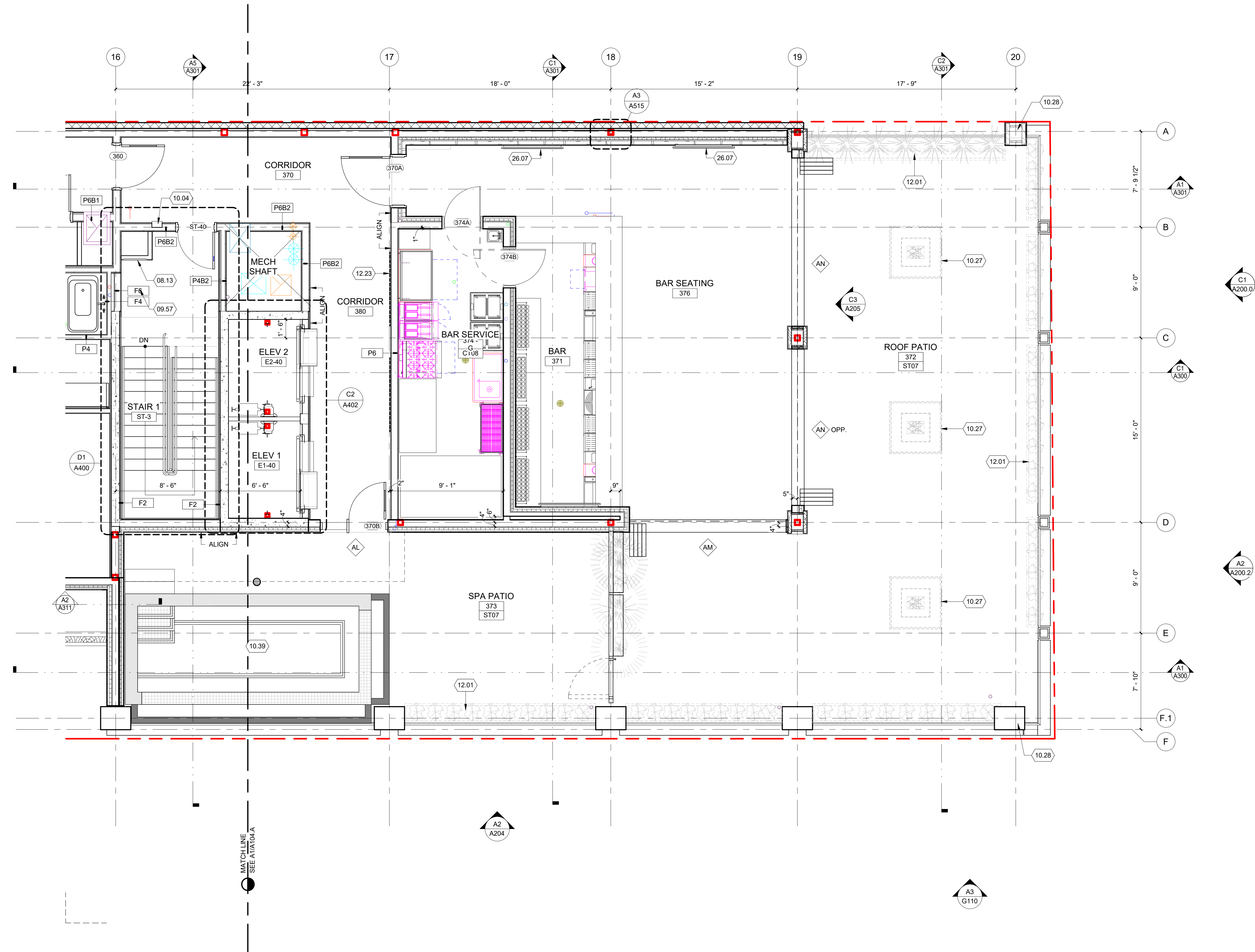
371

372

373

374

7/6/2022 1:19:59 PM



A1 ROOF DECK (EAST)
SCALE: 1/4" = 1'-0"
Re: ID-111 FOR ADDITIONAL INFORMATION

REFERENCE NOTES

- 08.13 2'-0" X 2'-0" ACCESS HATCH
- 09.57 FIRE RISER ENCLOSURE
- 10.04 FIRE EXTINGUISHER CABINET
- 10.27 GAS FIRE TABLE; PROVIDE AND COORDINATE GAS LINE, OFC
- 10.28 GAS LIGHT FIXTURE; PROVIDE AND COORDINATE GAS LINE, OFC
- 10.39 HOT TUB RE: HOT TUB DRAWINGS
- 12.01 FURNITURE; PROVIDED BY OWNER
- 12.23 ARTWORK; PROVIDE BACKING
- 26.07 TELEVISION; PROVIDE BACKING, OWNER FURNISHED AND INSTALLED

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
5. SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
6. ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30' O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30' U.N.O.
8. DASHED AND GREY LINESWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
9. SEE ELECTRICAL FOR LIGHTING DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
14. CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
15. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
16. PATCH ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED. PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

PROJECT NUMBER 18015

FLOOR
PLAN -
ROOF
DECK
(EAST)

A104.B

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

1/9/2020 8:56:15 AM

A B C D E F

REFERENCE NOTES

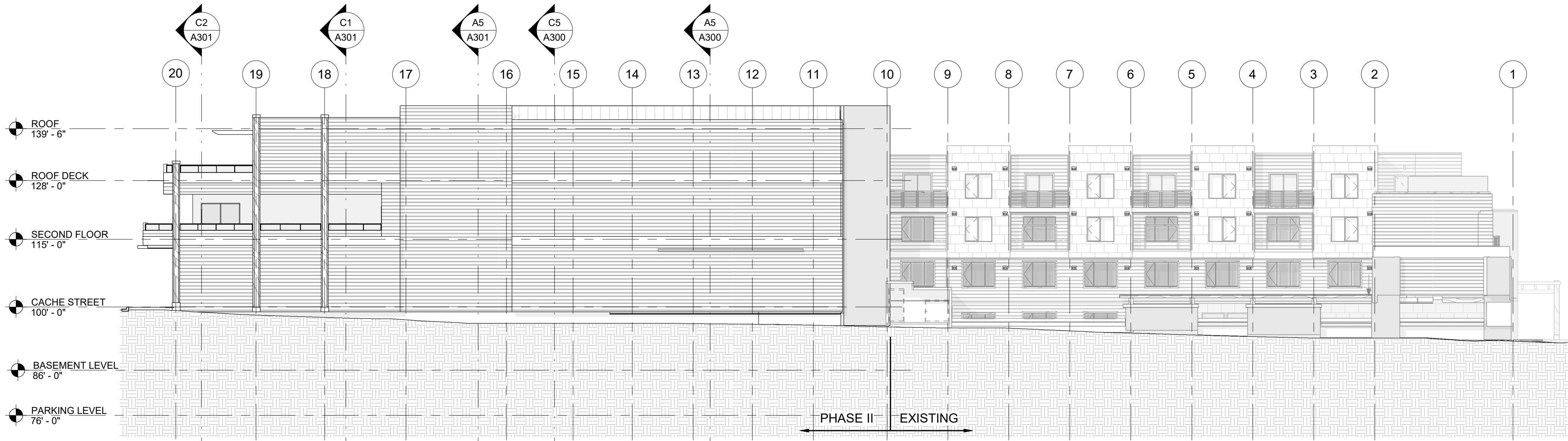
APPROVED
PER
P08-178
Review 2019

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
PERMIT REVIEW - JAN. 10, 2020

PROJECT NUMBER 18015

OVERALL
EXTERIOR
ELEVATIONS

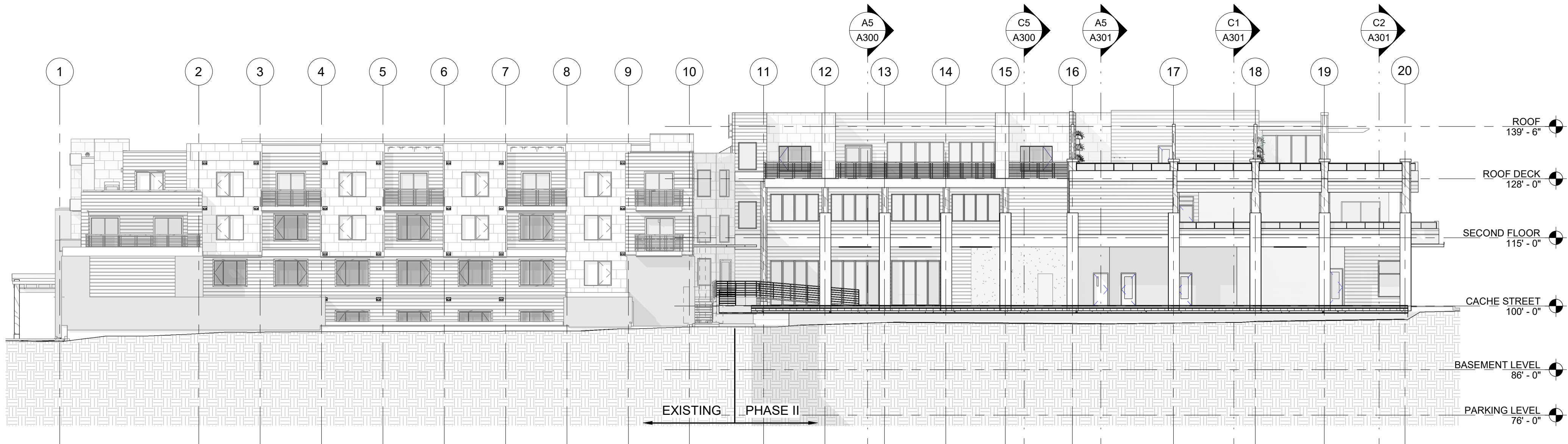
A200



REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

D1 OVERALL NORTH ELEVATION

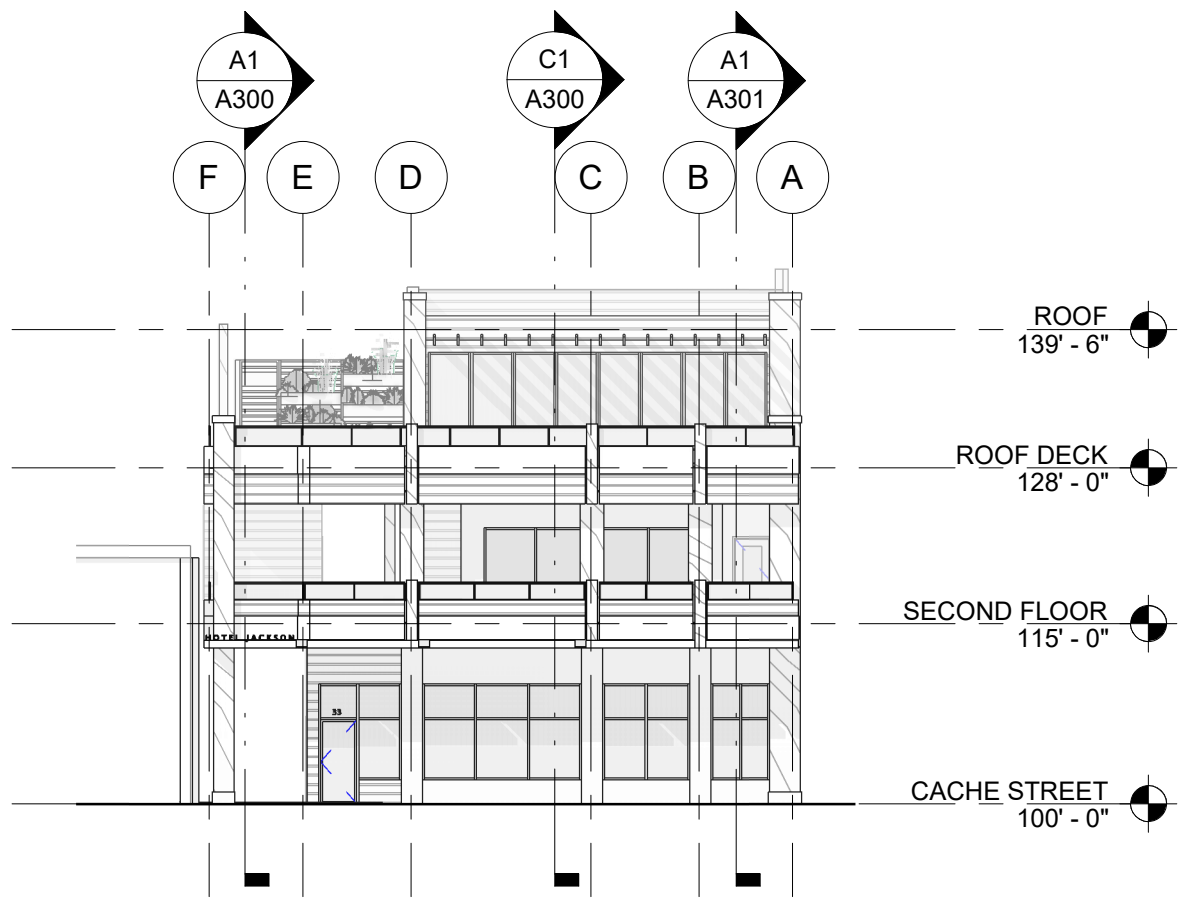
SCALE: 1/16" = 1'-0"



REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

B1 OVERALL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

A1 OVERALL EAST ELEVATION

SCALE: 1/16" = 1'-0"



REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

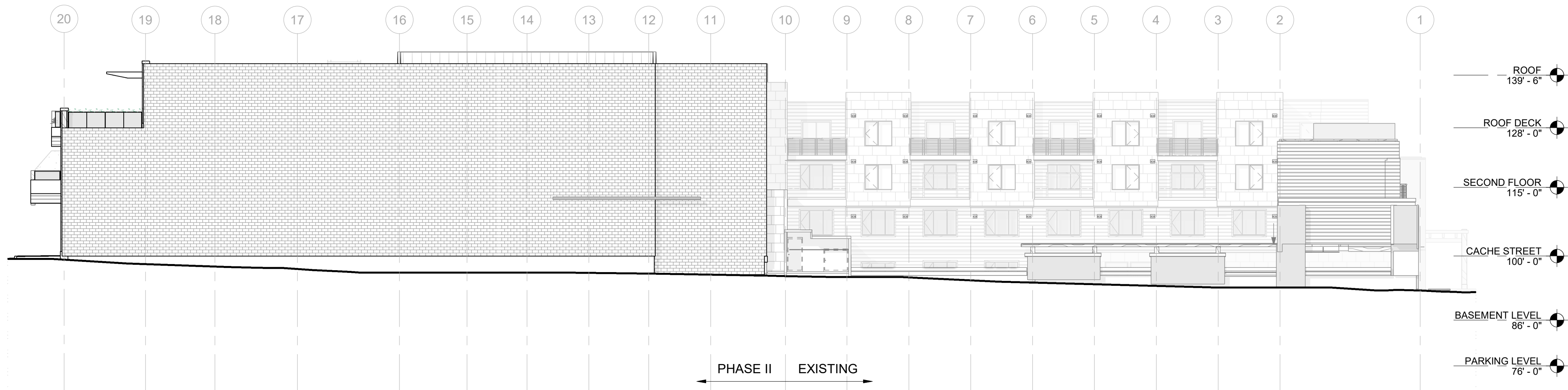
A2 OVERALL WEST ELEVATION - EXISTING BUILDING

SCALE: 1/16" = 1'-0"

6/27/2022 11:40:03 AM

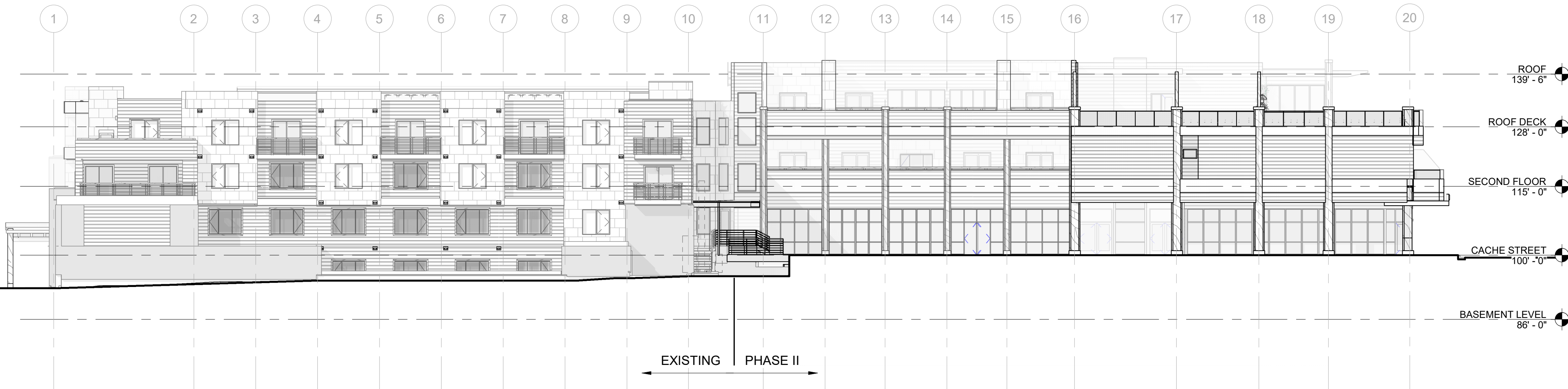
A B C D E

REFERENCE NOTES



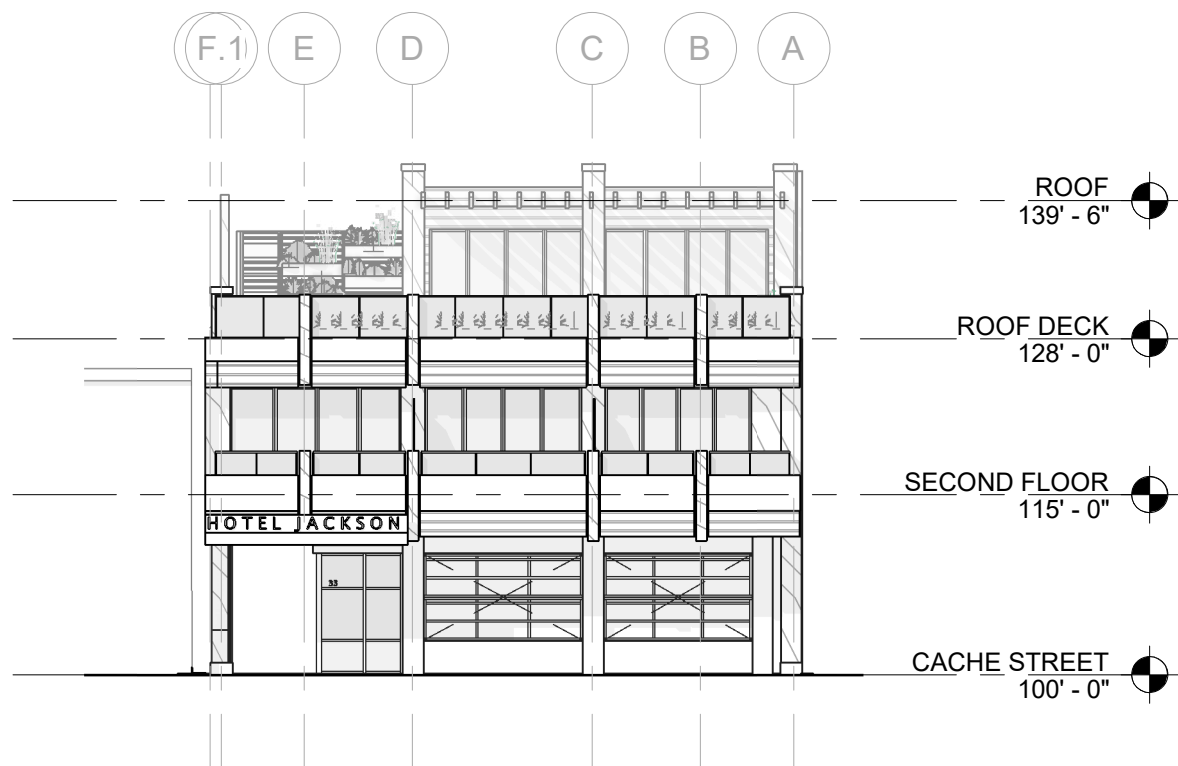
REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

D1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

B1 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



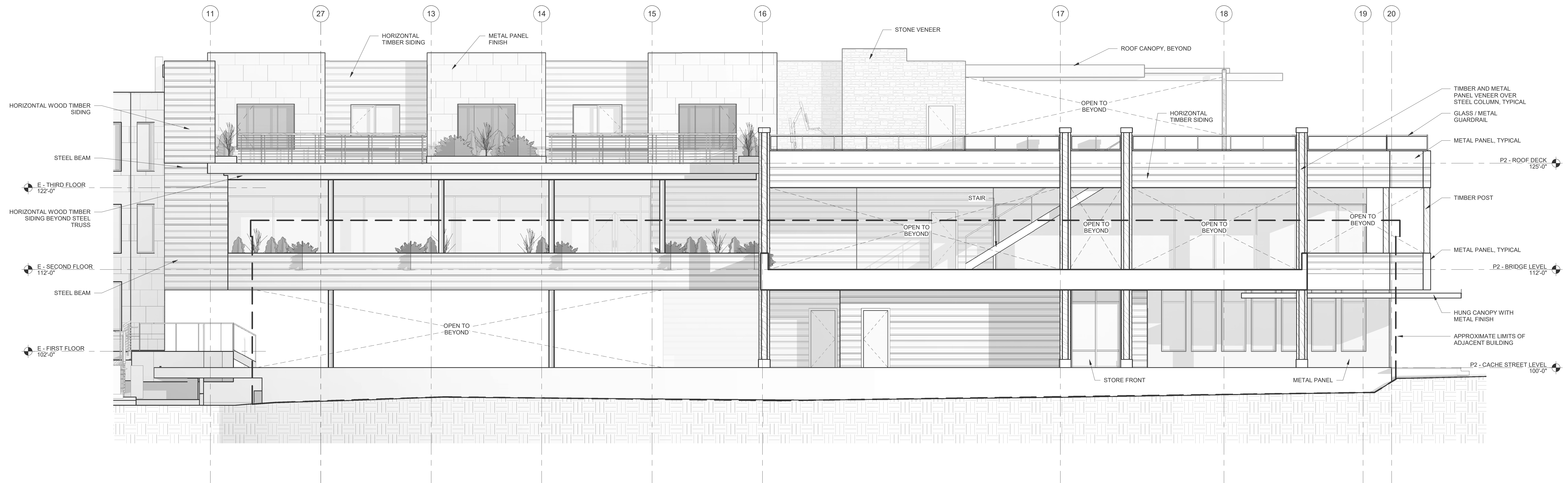
REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

A1 OVERALL EAST ELEVATION - NO NOTES
SCALE: 1/16" = 1'-0"

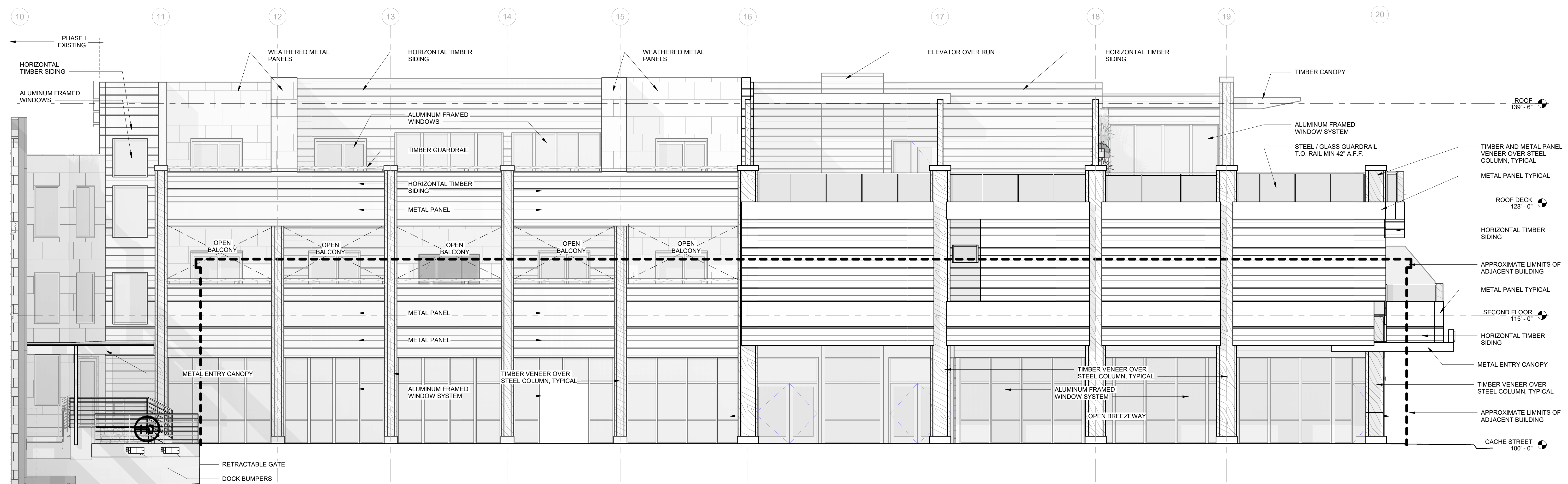


REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

A2 OVERALL WEST ELEVATION - EXISTING BUILDING
SCALE: 1/16" = 1'-0"

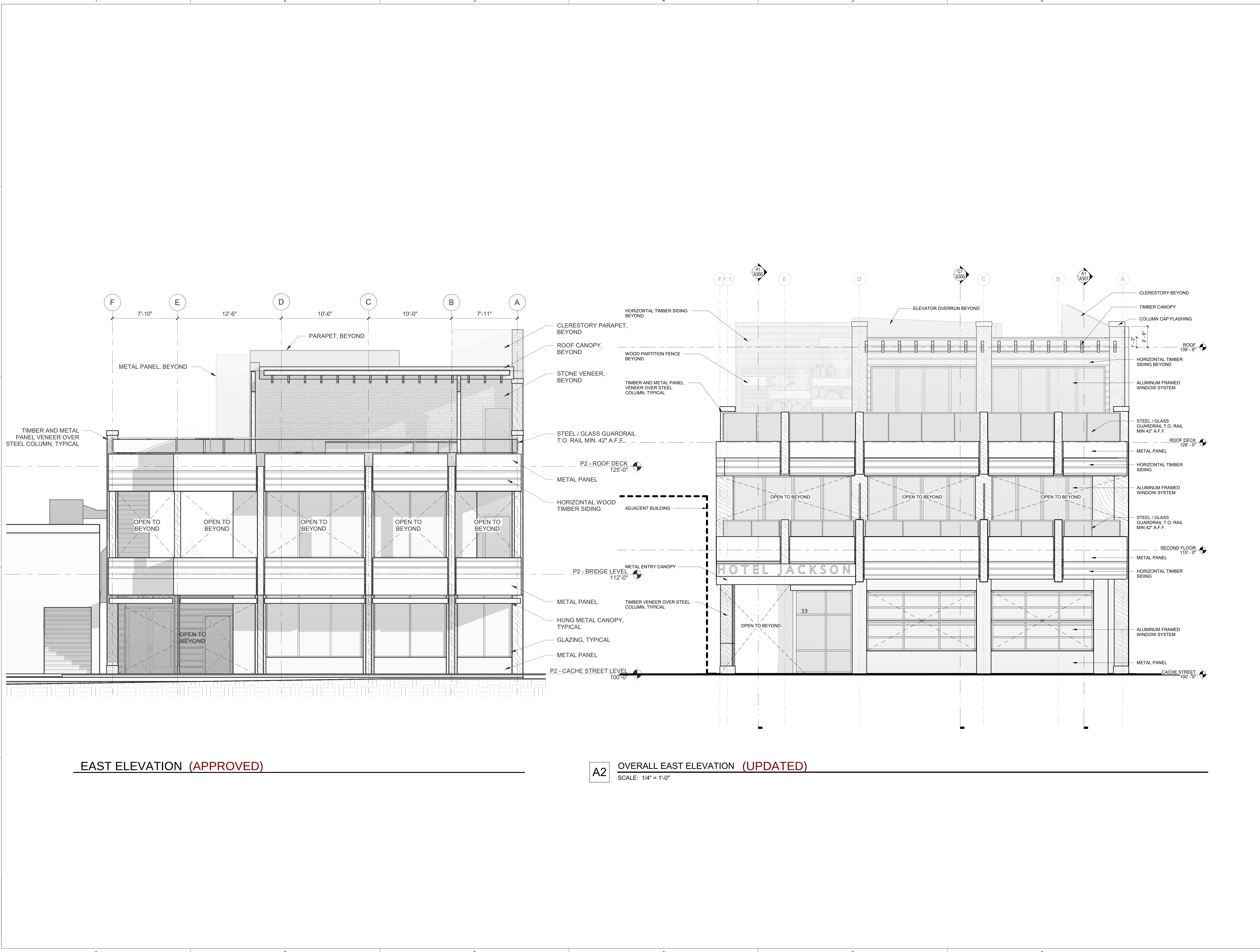


2 SOUTH-EAST ELEVATION (APPROVED)
SCALE: 3/16" = 1'-0"

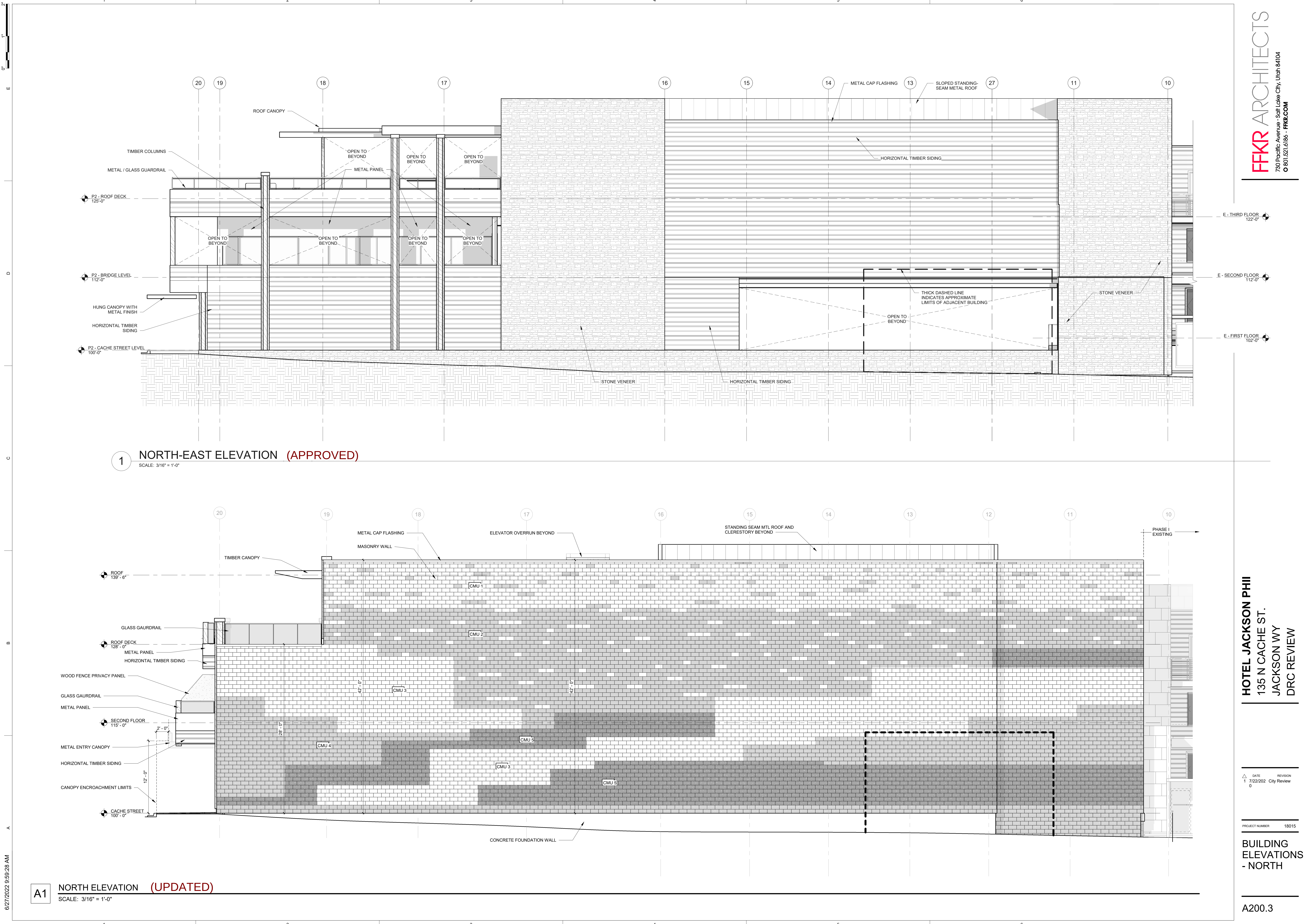


A1 SOUTH ELEVATION (UPDATED)
SCALE: 3/16" = 1'-0"

6/27/2022 9:58:36 AM



6/27/2022 9:59:28 AM



6/27/2022 12:16:03 PM

A

B

C

D

E

0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"

1

2

3

4

5

6

WEATHERED METAL

ALUMINUM FRAMED WINDOW

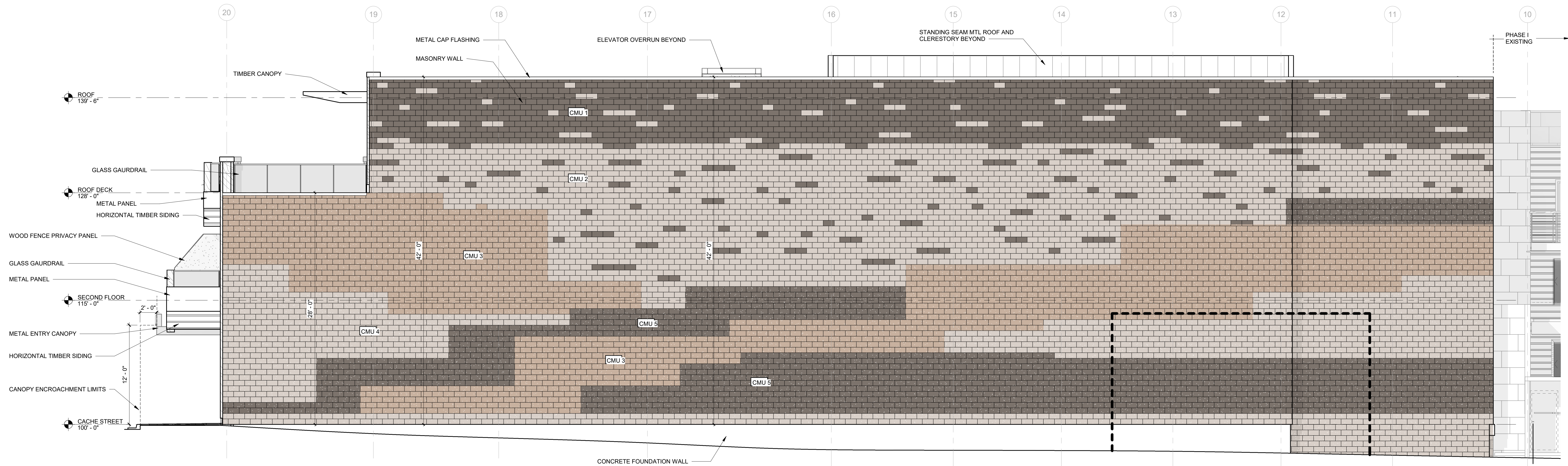
TIMBER SIDING

CAP FLASHING

METAL PANEL



Phase I Materials



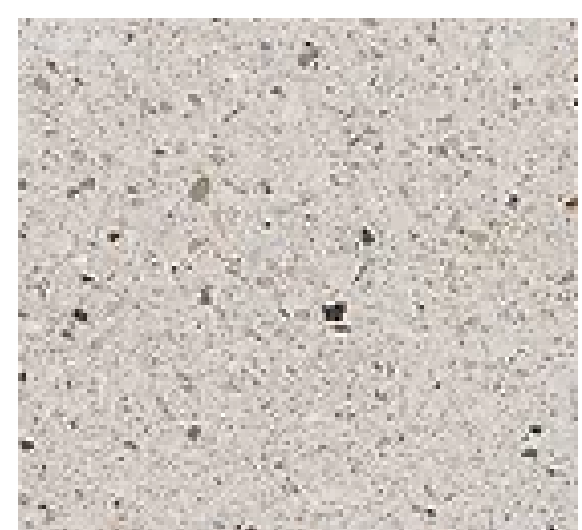
A1

NORTH ELEVATION - RENDERED

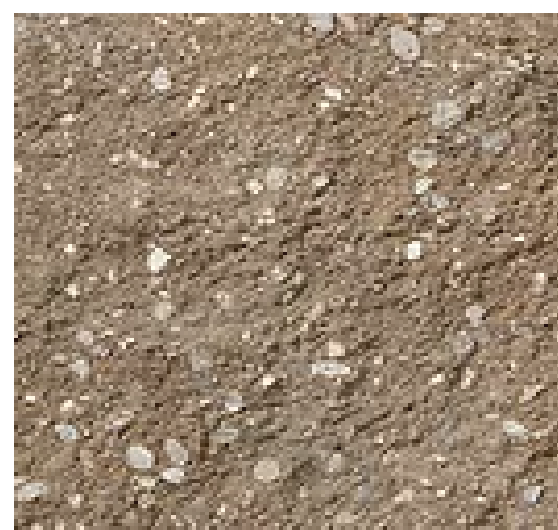
SCALE: 3/16" = 1'-0"



CMU 1



CMU 2



CMU 3



CMU 4



CMU 5

MASONRY COLOR LEGEND

- CMU 1 KANTA NATURAL SMOOTH
- CMU 2 KANTA CASTLEWHITE SMOOTH
- CMU 3 KANTA SANDSTONE SPLIT FACE
- CMU 4 KANTA CASTLE WHITE GROUND FACE
- CMU 5 KANTA NATURAL SPLIT FACE

ALL MASONRY INTEGRAL COLORED TO BE SELECTED FROM MANUFACTURERS FULL COLOR LINE. EXPOSED FACES ARE SCORED

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

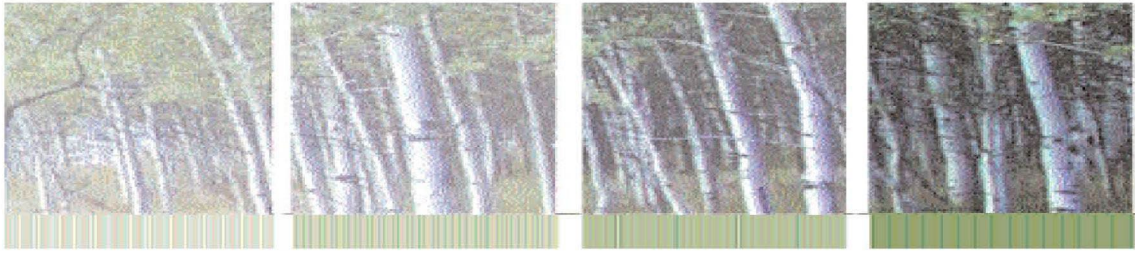
DATE REVISION
1 7/22/202 City Review
0

PROJECT NUMBER 18015

BUILDING
ELEVATIONS
- NORTH

A200.4

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



Town of Jackson Design Guidelines Checklist

Meeting Date: July 13, 2022

Item Number: P22-163

Applicant: Dubbe Moulder Architects

Address: 345 W. Broadway Ave.

Recommendations: Final Review

Project Overview: The property is 0.52 acres, zoned Commercial Residential-2, and located along West Broadway. The site is home to Dollar and Thrifty Car Rental which operates out of two existing structures built back in the 1970s (1,524 sf & 1,600 sf). The site is mostly used to store rental vehicles. Vehicular access is currently taken from West Broadway and from the alley to the east.

The applicant is proposing to replace the existing structures with two new structures in order to continue their car rental operation. The first proposed structure is a 2-story office building (1,652 sf) which will be located closer to Broadway. The second proposed structure is a single-story wash bay (952 sf) located in the back half of the site. The remainder of the site will continue to be used for vehicle storage which is managed by staff. After the new buildings are completed the applicant will demolish the two existing buildings allowing them to maintain operations during their redevelopment. Access from Broadway will continue via a one-way entrance with two-way access provided off the alley to the east. New landscaping and pedestrian improvements are proposed in front of the building and a landscaping strip is proposed along the rear of the property.

From a use standpoint, this use is categorized as Heavy Service/Retail which is no longer an allowed use in the CR-2 zoning district. Thus the use is considered legally nonconforming as this site has been used in this manner since before the 1994 LDRs. LDR Section 1.9.3 Nonconforming Uses allows the willful removal and replacement of nonconforming use provided that the standards in Section 1.9.3.D.4 are met which generally limit the redevelopment period requiring it to be done in a timely manner. In addition, the new development is less than the existing which complies with the 20% expansion limit for nonconforming uses.

From a process standpoint, this project goes straight to a building permit thus this is the only time the DRC will review it.

LDR Compliance:

Staff has reviewed the application and finds that it complies with the CR-2 zoning standards. Staff has two comments on the site plan:

1. Access - The current access off of Broadway is somewhat shared with the adjacent property to the west, which happens to be under the same ownership. Based on the proposed site plan, the applicant shows a sidewalk and landscape strip extending all the way to their western property line which forces vehicles entering off of Broadway to traverse onto the adjacent property before entering the subject site. Typically this requires an access easement regardless if both lots are under the same ownership. The applicant will need to address this access issue either through an access easement or through site plan revisions that shorten the length of the sidewalk and landscape strip so that it does not extend all the way to the western property line.
2. Parking Layout – The 16 spaces shown on the site plan do not all comply with the LDRs relating to dimensions and back-out distance. With that being said, the site is existing nonconforming and can continue to be used as a “free-for-all” parking lot. Staff is generally comfortable with the parking situation knowing that it is managed by staff and the site is used by customers or the general public.

Vision Statement:

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

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

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.

- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

- 1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
- ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
- ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

- 1) Connected Network of Comfortable and Inviting Pedestrian Paths
- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
 - ☐ There should be no voids in the street wall except for the circumstances described below.
 - ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
 - ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.

- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

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

2) Materials Selection

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





June 27, 2022

VIA EMAIL

Town of Jackson
Planning Department
Design Review Committee
150 E. Pearl Avenue
Jackson, WY 83001
Email: planning@jacksonwy.gov

Re: Final Design Review

Dear Sirs:

Enclosed please find for final design review a completed, signed Planning Department application and related, required documentation and information.

If you have any questions, please feel free to contact our office at (307) 733-2999 ext. 152.

Best regards,

for *Dana Greeting*
Zia Yasrobi,
Owner
Wapiti Corp.
zia@wapiticorp.com

cc: Kurt Dubbe



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: Dollar/Thrifty Car Rental
Physical Address: 345 W Broadway Avenue
Lot, Subdivision: PT SW1/4SE1/4, SEC. 28, TWP. 41, RNG. 11E PIDN: 22-41-16-28-4-00-013

PROPERTY OWNER.

Name: Nance J. Parriott Phone: (307) 690-2121
Mailing Address: PO Box 1213, Jackson, WY ZIP: 83001-1213
E-mail: nanceparriott@gmail.com

APPLICANT/AGENT.

Name: Christopher Baddick/New Frontier Auto Rental, Phone: (720) 454-7390
Mailing Address: 216 Eldon Wilson Rd., Gypsum, CO ZIP: 81637
E-mail: chris@dollarvail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: N/A Environmental Analysis #: N/A
Original Permit #: N/A 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?

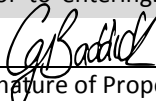
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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>.

N/A **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
Chris Baddick

Name Printed

06/19/2022

Date
Applicant/Agent

Title

LETTER OF AUTHORIZATION



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: 7-5-23

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: Nance J. Parriott Living Trust

Being duly sworn, deposes and says that Nance J. Parriott is the owner in fee of the premises located at:

Address of Premises: 345 W. Broadway Ave., Jackson, WY 83001

Legal Description: PT SW 1/4 SE 1/4, SEC 28, TWP. 41, RNG 116

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Christopher Baddick New Frontier Auto Rental LLC
216 Eldon Wilson Rd, Gypsum, CO 81637

Mailing address of Applicant/agent: _____

Email address of Applicant/agent: chris@dollarvail.com

Phone Number of Applicant/agent: (720) 454-7390

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:

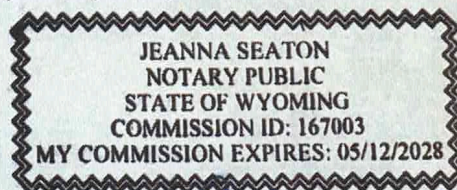
- ☐ Development/Subdivision Plat Permit Application ☐ Building Permit Application
☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
☐ Demolition Permit ☒ Other (describe) Design Review Committee

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.

Nance J. Parriott
Property Owner Signature

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

STATE OF Wyoming)
COUNTY OF Teton) SS.



The foregoing instrument was acknowledged before me by JEANNA SEATON this 5th day of July. WITNESS my hand and official seal.

Jeanna Seaton
Notary Public

My commission expires: 5-12-28



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: 6-3-22

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: Nance J. Parriott Living Trust

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

Address of Premises: 345 W. Broadway Ave, Jackson, WY 83001

Legal Description: PT SW 1/4 SE 1/4, SEC 28, TWP. 41, RNG 116
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Christopher Badd'ek
New Frontier Auto Rental LLC

Mailing address of Applicant/agent: 216 Eldon Wilson Rd, Gypsum, CO 81637

Email address of Applicant/agent: chris@dollarail.com

Phone Number of Applicant/agent: 720-454-7390

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

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

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

Nance J. Parriott
Property Owner Signature

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

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Nance J. Parriott this 03
day of June, 2022. WITNESS my hand and official seal.

Gerrit Izzo
Notary Public

My commission expires:

GERRIT IZZO
State of Wyoming-Notary Public
County of Lincoln
My Commission Expires
January 31, 2023

NARRATIVE

Dollar/Thrifty Project Narrative

June 27, 2022

345 W Broadway
Jackson, WY

Property is owned by Nance J and Jimmy H Parriott, Trustees, is 0.52 acres, is zoned Commercial Residential-2 (CR-2), and currently includes two existing buildings that operate as Dollar and Thrifty Car Rental businesses. The owners plan to improve their property includes the construction of two new facilities, and upon completion of those new structures, removal of the existing structures. Locations of the new buildings on the site will allow more efficient use of the property for rental car parking and circulation, better customer experience through new facilities and site access, and improved public experience with modern building massing, exterior materials, and interior and exterior environments.

This project is designed to fit within the Town of Jackson Design Guidelines and Vision Statement through 1) reduced building massing, to better relate to nearby pedestrian activity along Broadway, 2) screening through plantings, to soften the spatial separation between the building frontage and public way, 3) clear and comfortable customer access to the building from the Broadway frontage and rear shuttle drop-off, 4) simple building and wall massing, broken by window openings and flat roof projections, 5) stepped roof lines in relation to adjacent existing structures that help to reduce the simple form to a relatable human scale.

Public Space:

The new Office building is located along the south property boundary with a 10' setback, intended to provide some distance from the sidewalk and public way along Broadway and nonbusiness-related pedestrian traffic, and to provide clear customer street-side entry access to the building. This recessed location also provides plantings for screening and to soften the relationship of the building to the public way and allows for the construction of a new accessible sidewalk that connects the new Office building to the Town sidewalk. A small flat roof protected entry with adjacent bench will help to promote the relationship between the private business use and the street-side customer and passerby. The building height is designed to the minimum required by the LDRs to reduce, as much as possible, to the human scale. The second building component of this project is a new Wash Bay for business cleaning of rental automobiles. This building has no public access and is located well away from the frontage and is to be subdued through its separated location.

Composition:

To meet the owner's need for simple, efficient, and cost-effective business and operations space, both new buildings are composed to meet both the owner's need, and the presently embraced design objectives of the community. Clean, rectilinear building composition with uncomplicated and pure flat roof projections to break up flat wall planes, and openings in walls that demonstrate an ordered rhythm synonymous with contemporary design, both strive to meet an element of timelessness. Exterior roof elements clearly indicate where and how the building functions on the site, both to walking traffic and for automobile access in and out of the business.

Massing:

Both the public Office building and non-public, operational use Wash Bay building, are simple in form and massing. Both are uncomplicated, rectilinear forms with low-slope roofs. Roof slopes are directed away from any public use areas. At the Office building, the addition of simple, flat roof projections to protect the building entrances and customer waiting area, additively break up the flat wall planes and help to extend the implied massing beyond the building footprint. The physical size of both buildings is reduced to the minimum spatial requirements of the owner and the function of the buildings. This compressed size helps to prevent the massing from overwhelming the human element. The building height along Broadway is such that the mass does not match, or compete, with adjacent buildings and steps in relation to surrounding buildings to promote the visual interest along the streetscape.

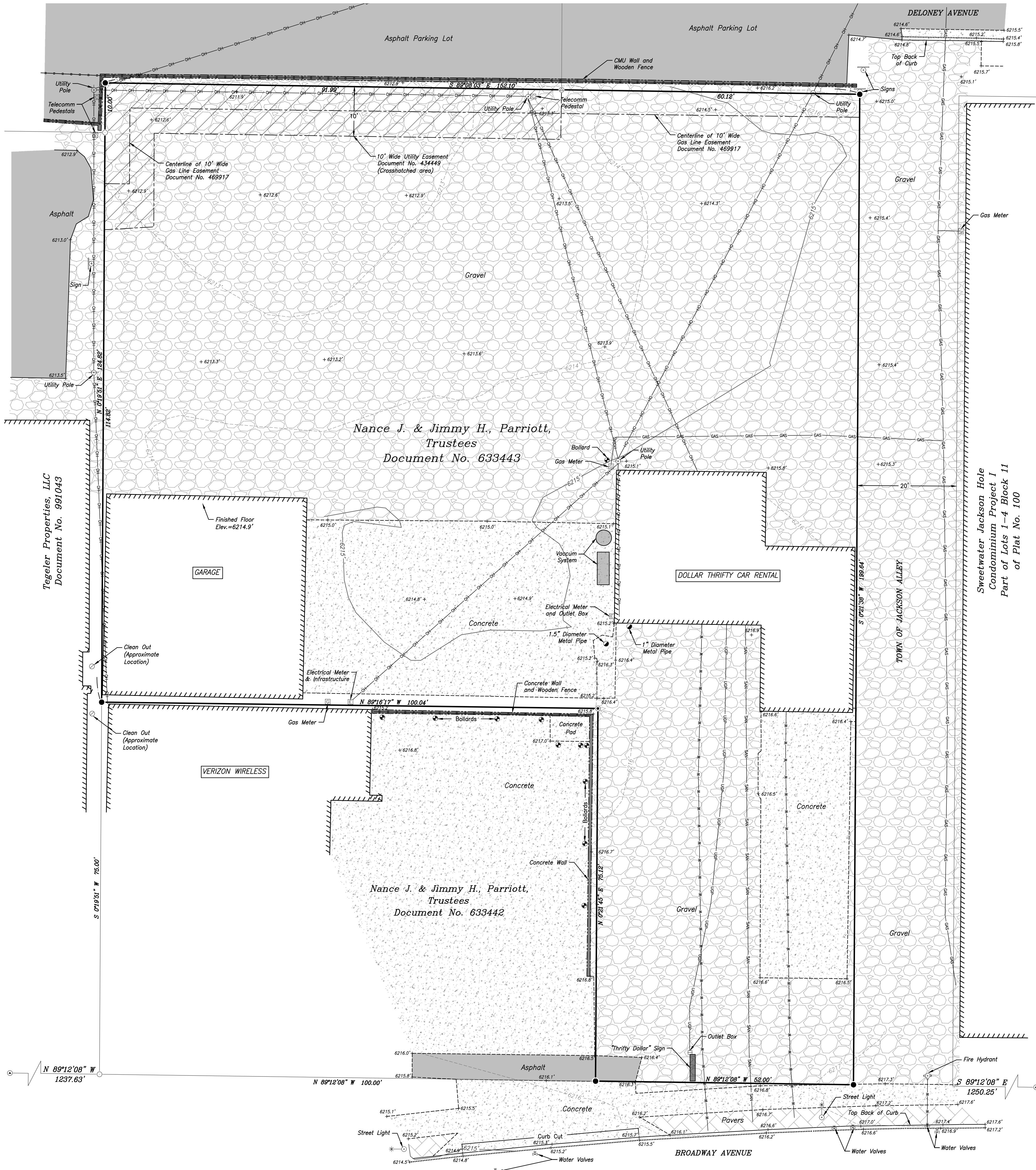
Street Wall:

Frontage along Broadway at the Office building is intended to provide a recessed façade that allows comfortable customer entry into the building under a projecting roof covering, buffered from the streetside sidewalk by plantings. This small outdoor space will allow customers and staff to enjoy the outdoors, while waiting or taking a break, slightly drawn away and screened from the busy vehicular traffic of Broadway.

Materials:

To complement the simplicity of the building form, the application of simple, low-maintenance and long-life corrugated metal siding, standing seam metal roofing, metal soffit, metal fascia, and metal door and window trim are used on both buildings. Use of these simple metals will meet the owners' needs for long-term performance and the community's trends. Modern application of metal has locally demonstrated that these protective claddings compliment the progress of aesthetics by using a material that has long been in use in the built environment while meeting present-day progression of the visual qualities of material expression.

EXISTING CONDITION SURVEY AND SITE PLAN/DRAWINGS



LEGEND

	Measured Property Boundary		Indicates a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" to be set after new construction is complete
	Adjoining Property Boundary		Indicates a 2-inch diameter aluminum cap inscribed "PLS 16012" found this survey
	Easement Line		Indicates a steel T-stake with no cap found this survey
	Top Back of Curb		Indicates a 3.25-inch diameter BLM brass cap pipe monument with other appropriate markings found this survey
	Flowline of Curb		Indicates a 3.25-inch diameter brass cap pipe monument inscribed "RLS 164" with other appropriate markings found this survey
	Underground Water Line		Telecommunications Pedestal
	Underground Sewer Line		Electrical Meter
	Underground Electrical Line		Gas Meter
	Underground Gas Line		Water Valve
	Overhead Wire		Fire Hydrant
	Existing Building Perimeter		Cleanout
	Index Contour Line		Vertical Metal Pipe
	Intermediate Contour Line		Street Sign
	Asphalt		Wooden Post
	Gravel		Street Light
	Concrete		Utility Pole
	Sidewalk Pavers		Electrical Outlet Box
	Concrete Wall		Spot Elevation

NOTES

Bearings and distances shown hereon were determined using found survey monuments, boundary resolution principles, and records on file with the Office of the Clerk of Teton County, Wyoming. Boundaries of adjoining properties are shown hereon for reference only.

Topographic features represented on this map show conditions determined by a field survey conducted during December of 2021, and January and February of 2022, and will not reflect changes to site conditions made after field work was completed.

Building footprints shown hereon were determined by field measurements taken as part of this survey and are not intended to represent architectural dimensions. Building eaves and awnings were not mapped as part of this survey.

The basis of bearings for this survey is referenced to a direct GPS measurement and is considered geodetic (geodetic north using WGS84, NAD83(2011), Epoch 2010.0).

All horizontal measurements are in units of US Survey Feet and are GPS derived ground measurements based on the Wyoming West (zone 4904) State Plane Coordinate System, WGS84, Geoid 12B, and a project scale factor of 1.0003202102.

Base elevation = 6212.8' at Control Point No. 2022, not shown hereon (US Survey Feet in the NAVD88 Datum).

Current Zoning = CR-2 (Town of Jackson - Commercial Residential 2)

For all applicable setback, height, and development allowances and restrictions established by the Town of Jackson Land Development Regulations, refer to said document on file with the Town of Jackson Planning and Building Department (Article 2.2.12). The Town of Jackson Planning and Building Department has the final authority when interpreting the Land Development Regulations, including which lines are considered primary street, secondary street, rear, sides, and protected zones for the purpose of determining building setbacks.

Building Setbacks (shown hereon):

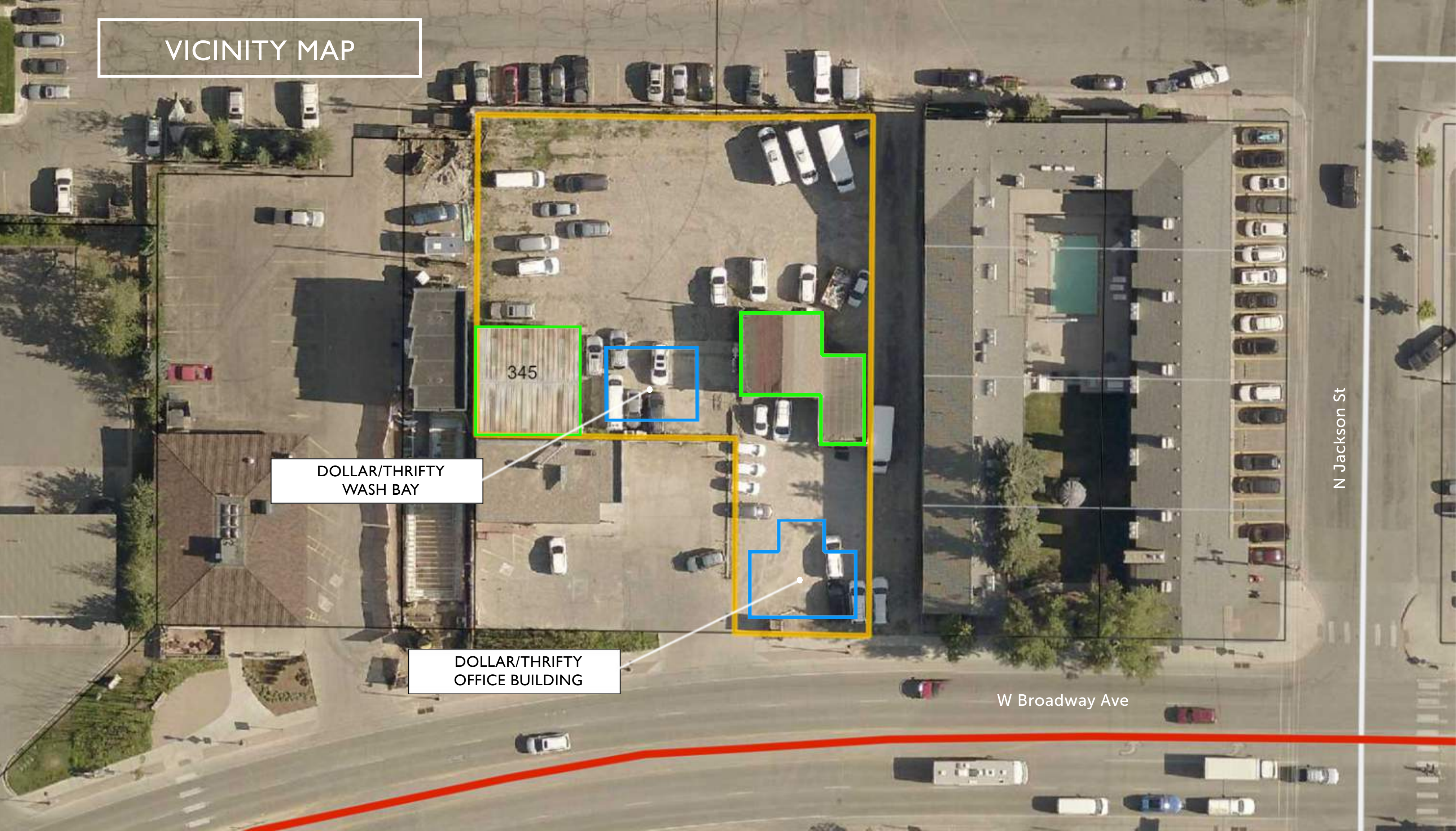
- Primary Street Range (min-max) = 0'-10'
- Secondary Street Range (min-max) = 0'-10'
- Side Interior (min) = 5'
- Rear (min) = 10'
- Abutting Protected Zone (min) = 10'

Underground utilities and subsurface improvements shown hereon were located by Magic Valley Private Utility Locates of Burley, Idaho on January 18, 2022.

Aerial imagery shown hereon is from Teton County GIS, with an aerial photography date of June/July, 2019.

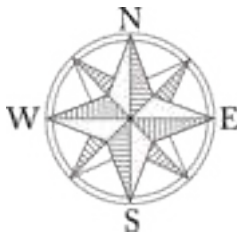
No wetland mapping was conducted as part of this survey.

Easements of sight and record not shown hereon may exist.



AERIAL VIEW of SITE

Green Line: Existing - Blue Line: Proposed



DOLLAR / THRIFTY

345 W Broadway Avenue
Jackson, WY
Teton County, WY

DUBBE MOULDER
ARCHITECTS

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DRIGGS
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Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

DESIGN REVIEW
COMMITTEE SUBMISSION
06/08/2022

A1.I

Architectural Site Plan
and
Concept Landscape Plan



DOLLAR / THRIFTY

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Jackson, WY
Teton County, WY

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DESIGN REVIEW
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06/08/2022

A1.2



View to the North - 345 to 325 W. Broadway Ave.



PROPOSED
NORTH ELEVATION
(VIEW FROM W. DELONEY AVE.)

DOLLAR / THRIFTY

345 W Broadway Avenue
Jackson, WY
Teton County, WY



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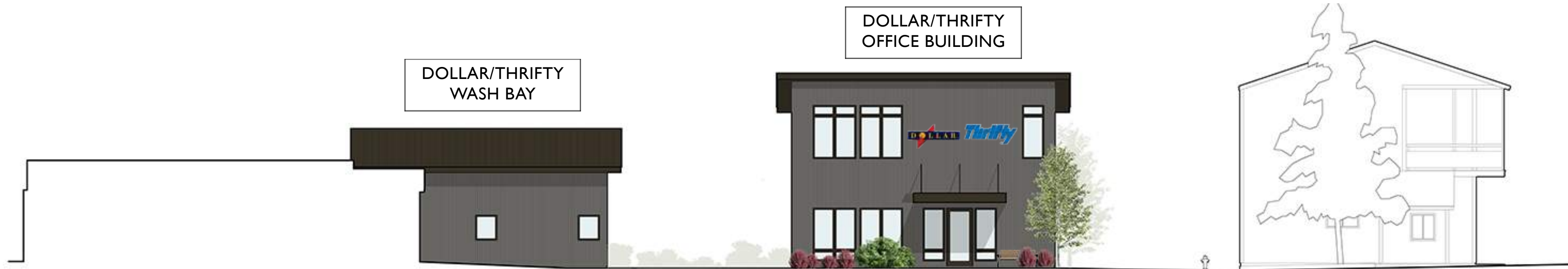
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DESIGN REVIEW
COMMITTEE SUBMISSION
06/08/2022

A2.1



PROPOSED
EAST ELEVATION



PROPOSED
SOUTH ELEVATION
(VIEW FROM W BROADWAY AVE.)



PROPOSED
WEST ELEVATION

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Jackson, WY
Teton County, WY



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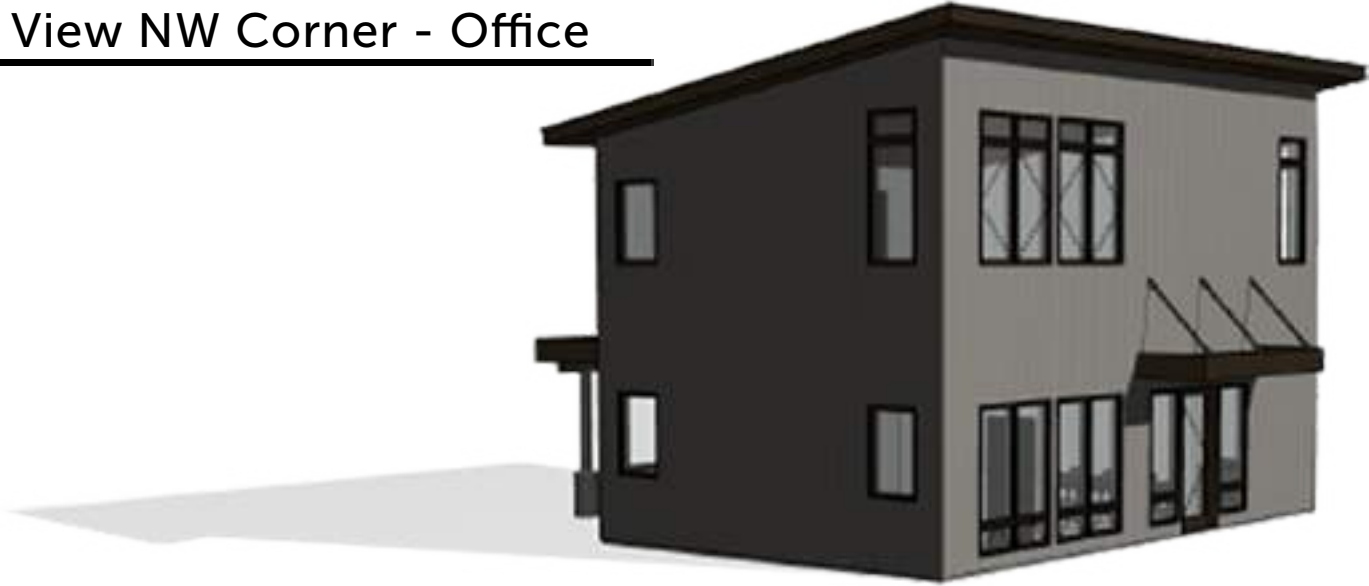
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DESIGN REVIEW
COMMITTEE SUBMISSION
06/08/2022

A2.2

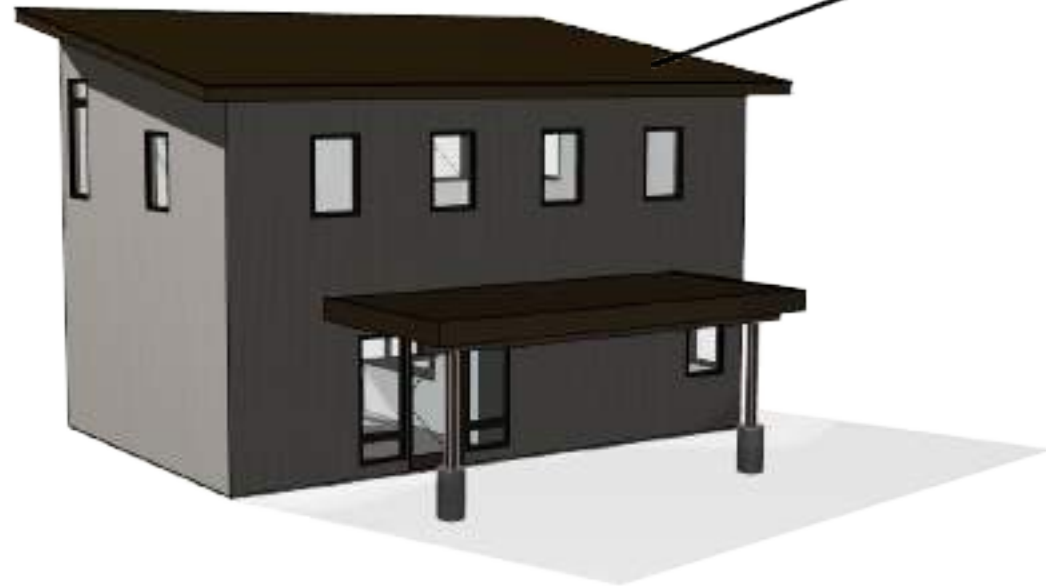
3D View NW Corner - Office



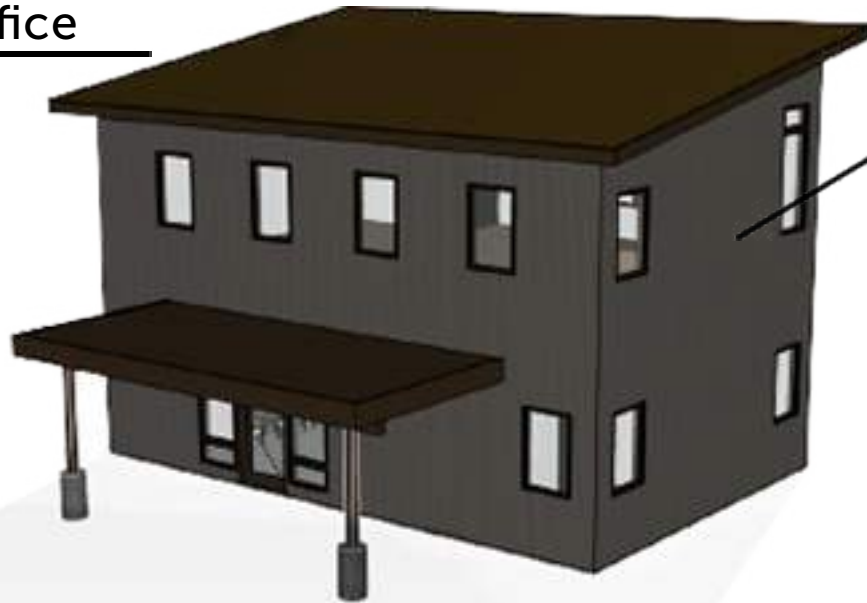
3D View NE Corner - Office



3D View SE Corner - Office



3D View SW Corner - Office



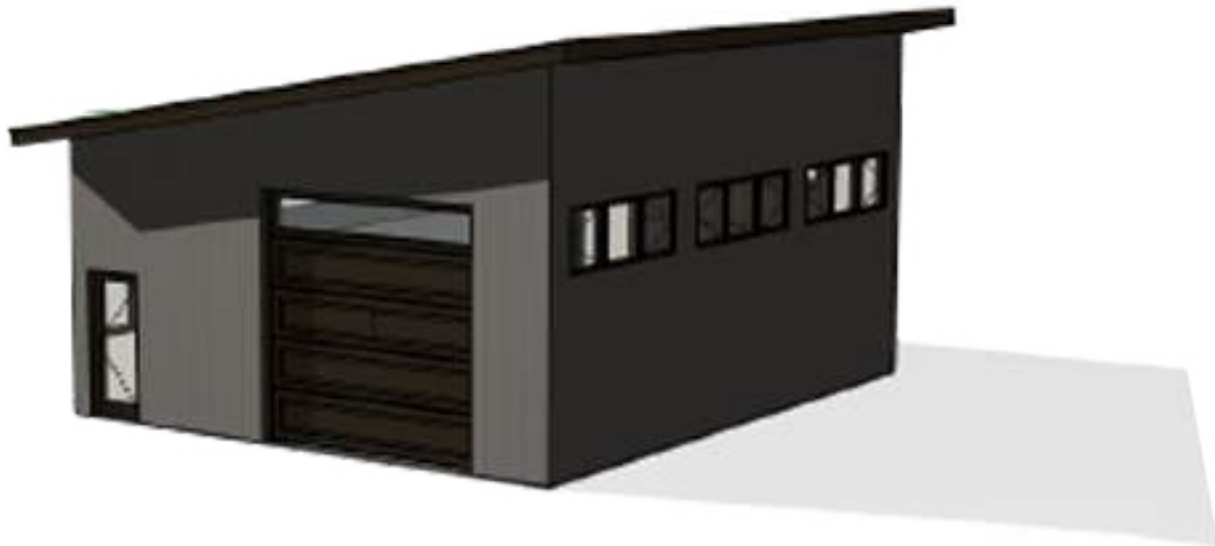
3D View NW Corner - Wash Bay



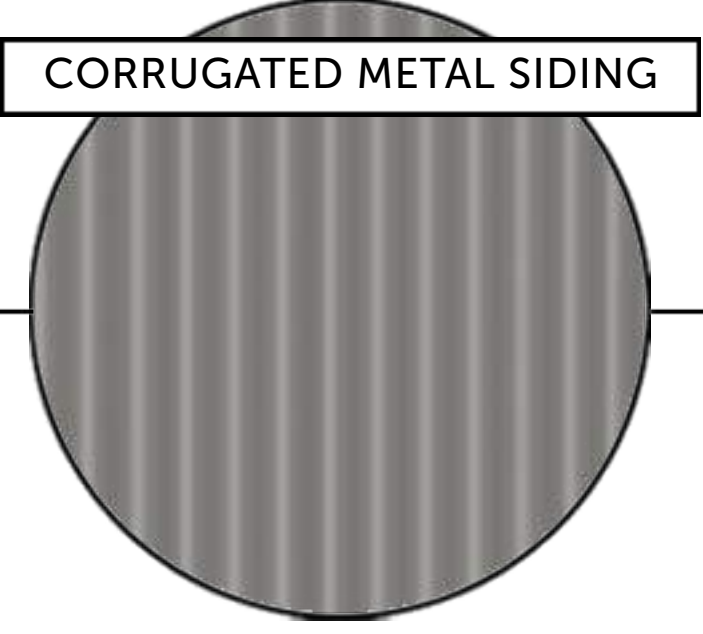
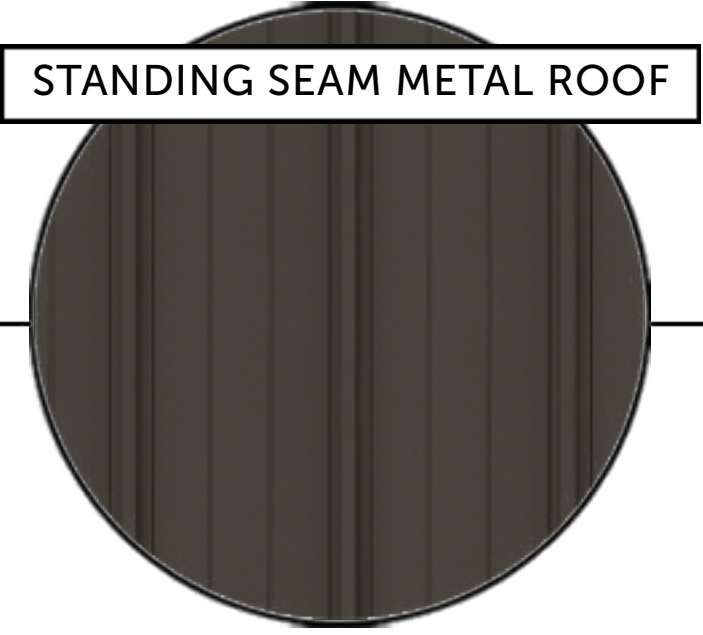
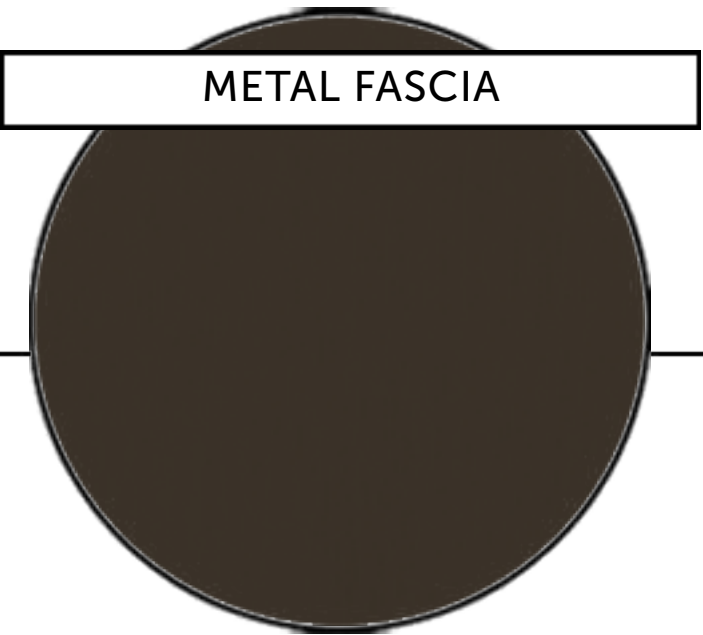
3D View NE Corner - Wash Bay



3D View SE Corner - Wash Bay



3D View SW Corner - Wash Bay



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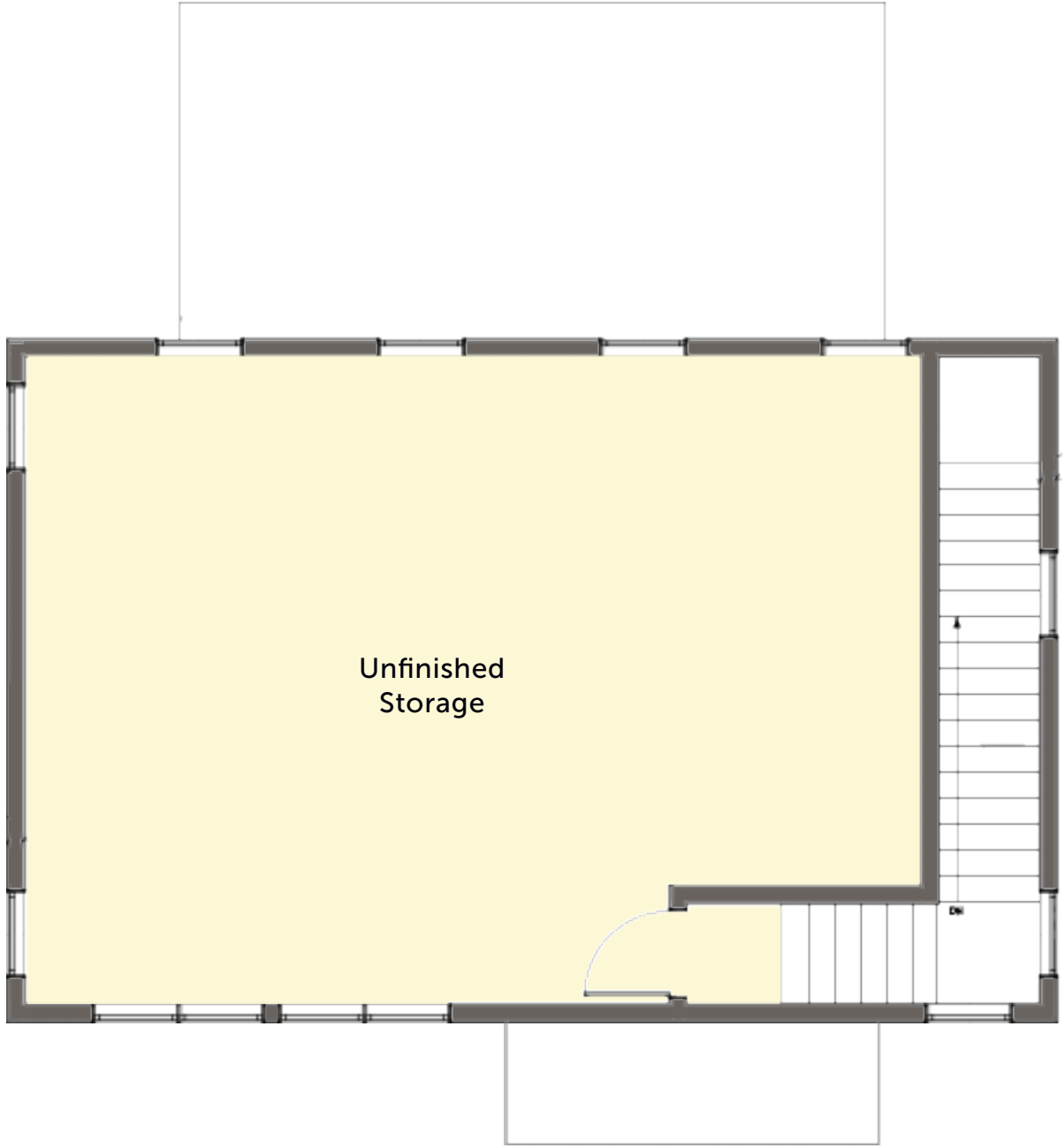
DESIGN REVIEW
COMMITTEE SUBMISSION
06/08/2022

A3.I

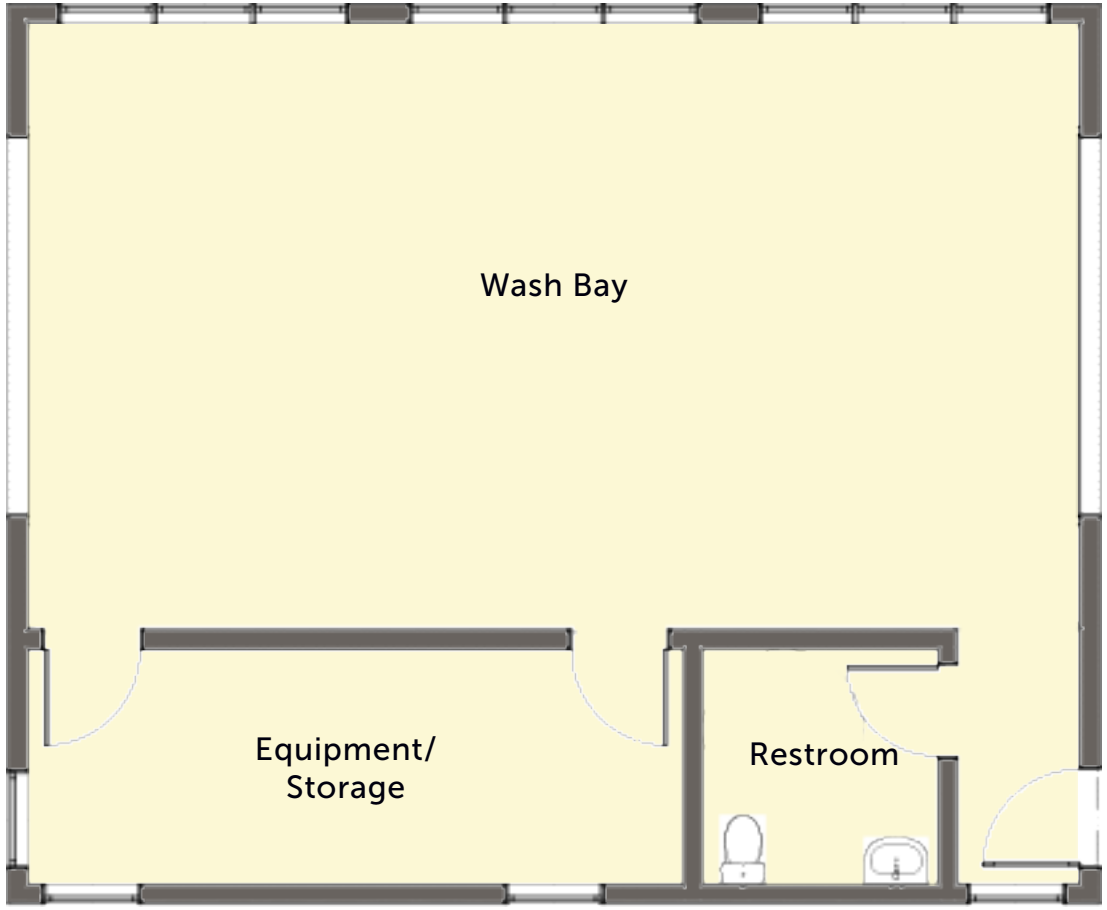
1ST FLOOR PLAN
OFFICE BUILDING



2ND FLOOR PLAN
OFFICE BUILDING



1ST FLOOR PLAN
WASH BAY BUILDING



DOLLAR / THRIFTY

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DESIGN REVIEW
COMMITTEE SUBMISSION
06/08/2022

A4.1

ZONIGN COMPLIANCE

Dollar/Thrifty Zoning Compliance Summary

June 27, 2022

345 W Broadway
 Jackson, WY

Property is owned by Nance J and Jimmy H Parriott, Trustees, is 0.52 acres, is zoned Commercial Residential-2 (CR-2), and currently includes two existing buildings. Project will include the construction of two new structures and subsequent demolition of both existing structures.

Office Building Frontage:

Zoning Compliance Checklist			
	Allowed/Required	Current Design	Compliance
FAR (max)	0.46 10,419 sf max	Office = 1,652 sf Wash = 952 sf Total = 2,604 sf	Yes
LSR (min)	10% = 2,265 sf	2,402 sf	Yes
Height	24' min, 42' max	27'	Yes including story heights
Stories	2 min, 3 max	2	Yes
Street Setback	0 - 10'	10'	Yes
Side Setback	5'	5' or more	Yes
Rear Setback	10'	more than 10'	Yes
Parking	8	16	Yes
Transparency	Street - Ground 40%	42%	Yes
	Street - Upper 20%	29%	Yes
Blank Wall Area	Street - 25'	16'-10"	Yes
Pedestrian Entrance	Street side required	Yes	Yes
Ground Story Width	70% of property (36.4')	37'	Yes

SUBMITTAL CHECKLIST

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

- | | | | |
|-------------------------------------|----------------------|--------------------------|--|
| ☒ | New Submittal | ☐ | Resubmittal (provide list of all changes & previous elevations) |
|-------------------------------------|----------------------|--------------------------|--|
-
- ☒ **Application:** Signed application and notarized Letter of Authorization.
 - ☒ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).
 - ☒ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
 - ☒ **Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.
 - ☒ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.
 - ☒ **Landscape Plan:** Must show all proposed landscape areas and the size and type of all proposed vegetation.
 - ☒ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.
 - ☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.
 - ☐ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.
 - ☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.