

AGENDA
Design Review Committee
August 10, 2022 – REGULAR MEETING
5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Committee will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled DRC meeting of September 14, 2022.

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:

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

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

I. P22-163: 345 W Broadway Ave. - Thrifty/Dollar Rental - continuation

II. P22-159: 135 N. Cache St. Hotel Jackson - continuation

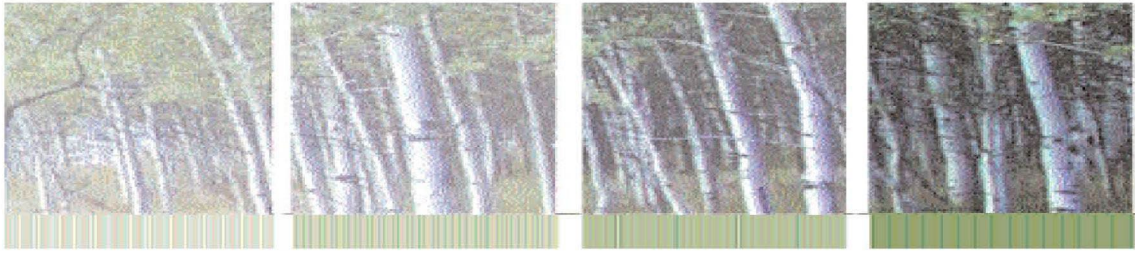
III. P22-131: 1050,1060,1070 South Park Loop Rd. - continuation

IV. P22-195: 400 W. Snow King Ave. Flat Creek Apartments

V. P22-192: 665 S. Cache St. - 3-Story Mixed-Use Building - Conceptual Review

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: August 10, 2022

Item Number: P22-163

Applicant: Dubbe Moulder Architects

Address: 345 W. Broadway Ave.

Recommendations: Final Review

Project Overview:

This item was continued from the July 13th DRC meeting for the following reasons:

1. The applicant needs to improve the pedestrian frontage south of the building so that it functions as a more welcoming area. The landscape plan seemed rudimentary and needs more details related to planting types, sizes, etc.

Applicant's Response: The applicant filled in the landscaping between the building and the Broadway sidewalk by removing the east /west walkway that previously ran directly in front of the building. The plan includes a perpendicular side that connects from the Broadway sidewalk to the building entrance. Details on planting species were not provided but can be conditioned to be specified as part of the Building Permit.

2. The ground level of the building should be modified so that it better relates to the pedestrian experience. The applicant suggested a change in the material on the first level below the canopy that enhances the pedestrian experience making it more welcoming.

Applicant's Response: The applicant changed the exterior material on the ground level from corrugated metal to vertical wood siding (weathered dark gray/brown). The vertical wood siding wraps around the entire building and lines up with the elevation of the entry canopy.

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. Exterior materials are vertical corrugated metal and vertical wood siding.

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.

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?

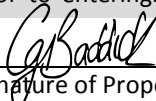
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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: 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:

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@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) _____

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.

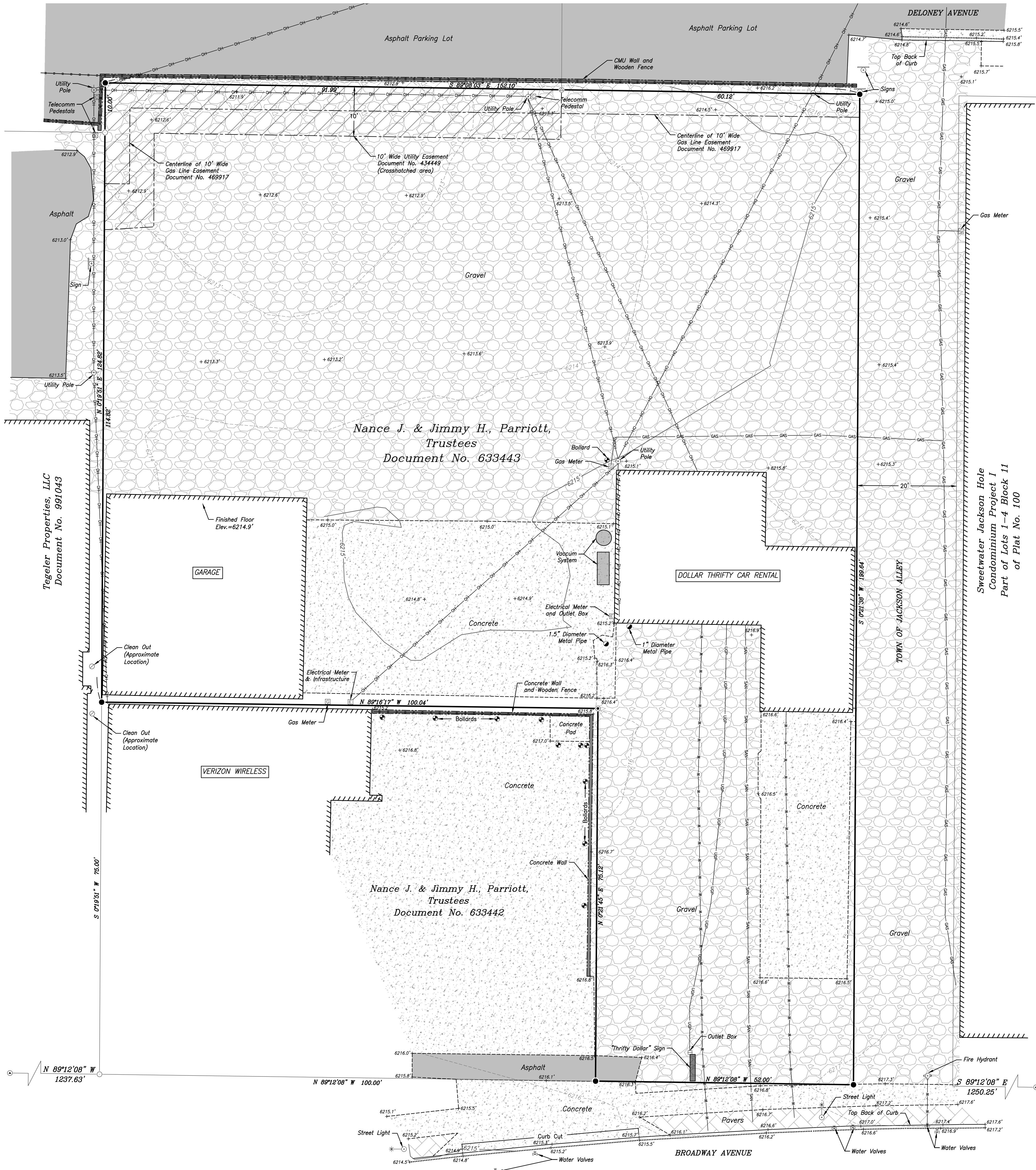
Street Wall:

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):

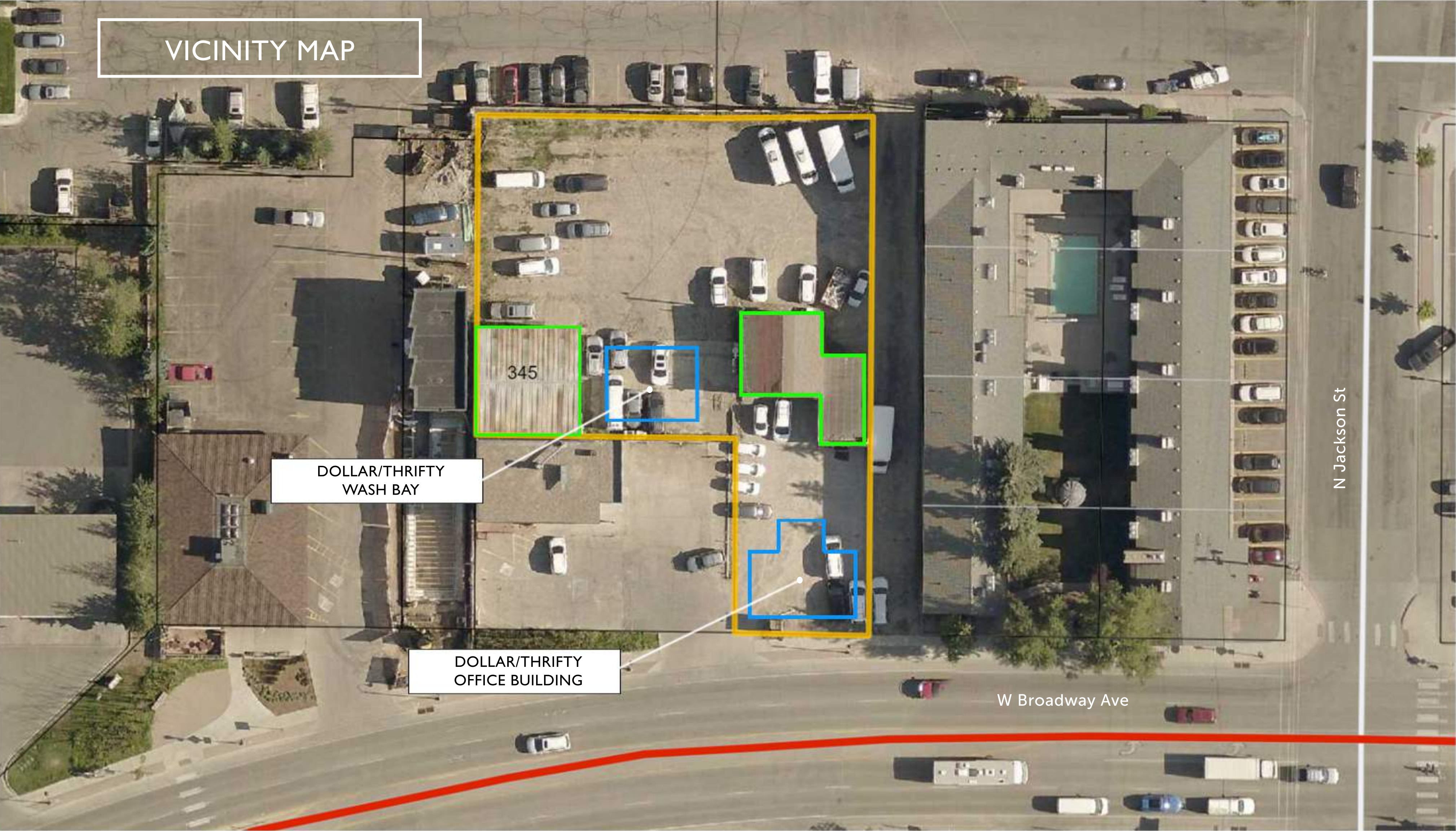
- Primary Street Range (min-max) = 0'-10'
- Secondary Street Range (min-max) = 0'-10'
- Side Interior (min) = 5'
- Rear (min) = 10'
- Abutting Protected Zone (min) = 10'

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	
	
JACKSON 1160 Alpine Lane, Ste 2A P.O. Box 9227 Jackson, WY 83002 (307) 733-9551	DRIGGS 37 North First East Driggs, ID 83422 (208) 354-0151 www.dubbe-moulder.com
OWNERSHIP & USE OF DOCUMENTS 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 07/25/2022	
AI	

Architectural Site Plan and Concept Landscape Plan



DOLLAR / THRIFTY

345 W Broadway Avenue
Jackson, WY
Teton County, WY



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

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

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

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
07/25/2022

A2



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



DUBBE MOULDER
ARCHITECTS

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

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

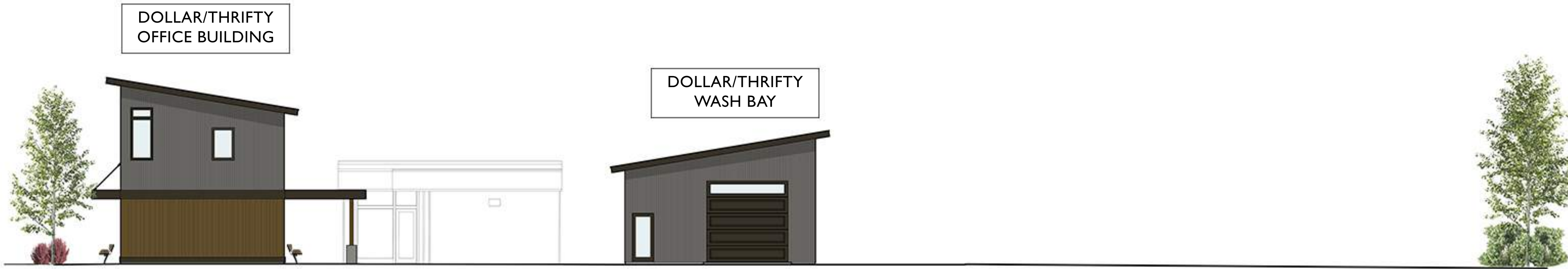
www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

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
07/25/2022

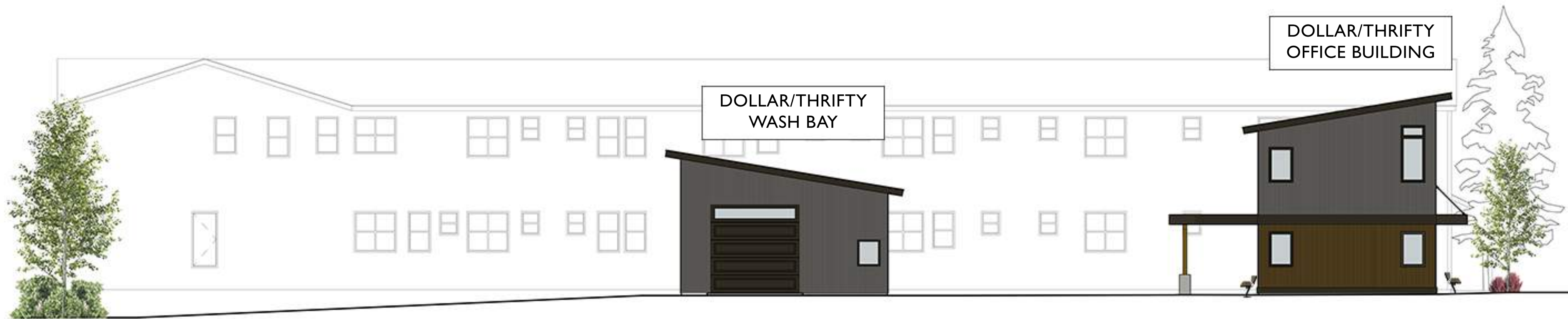
A3



EAST ELEVATION



PROPOSED
SOUTH ELEVATION



PROPOSED
WEST ELEVATION

DOLLAR / THRIFTY

345 W Broadway Avenue
Jackson, WY
Teton County, WY

DUBBE MOULDER ARCHITECTS

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

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

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

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.

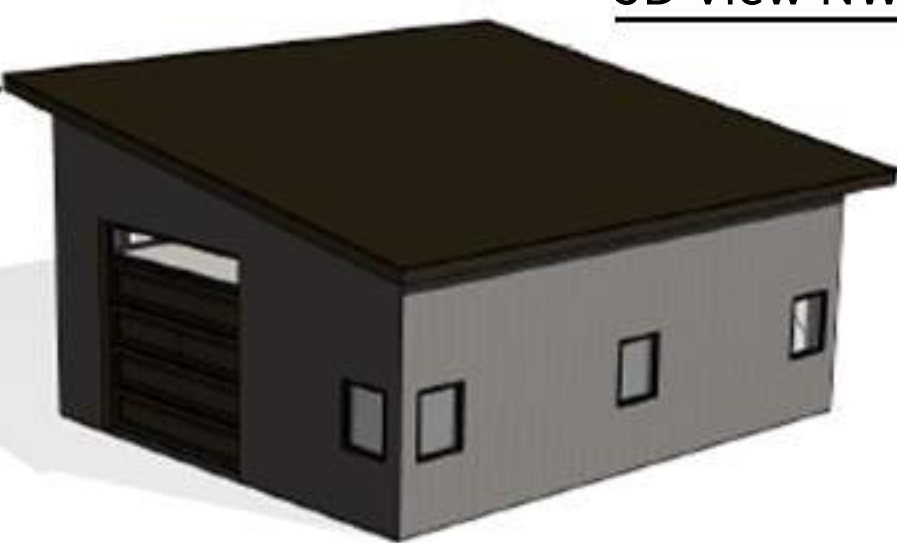
DESIGN REVIEW
COMMITTEE SUBMISSION
07/25/2022

A4

3D View NW Corner - Office



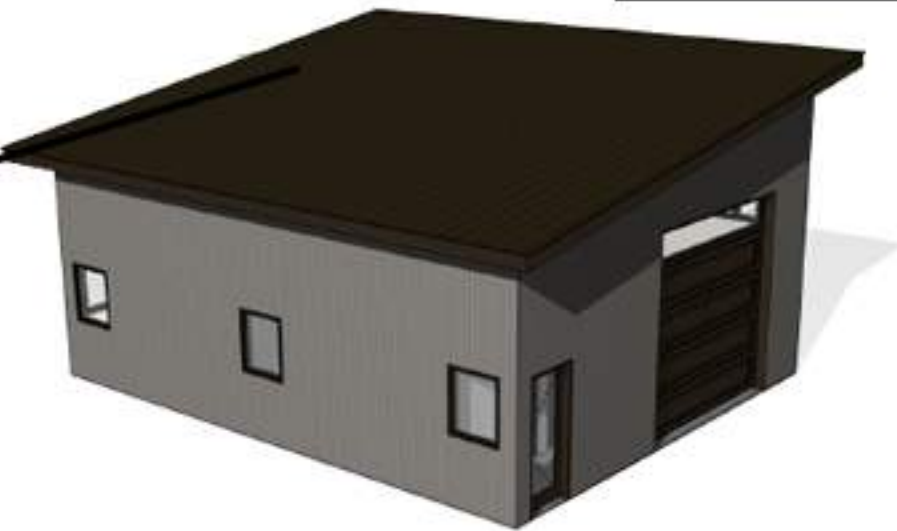
3D View NW Corner - Wash Bay



3D View NE Corner - Office



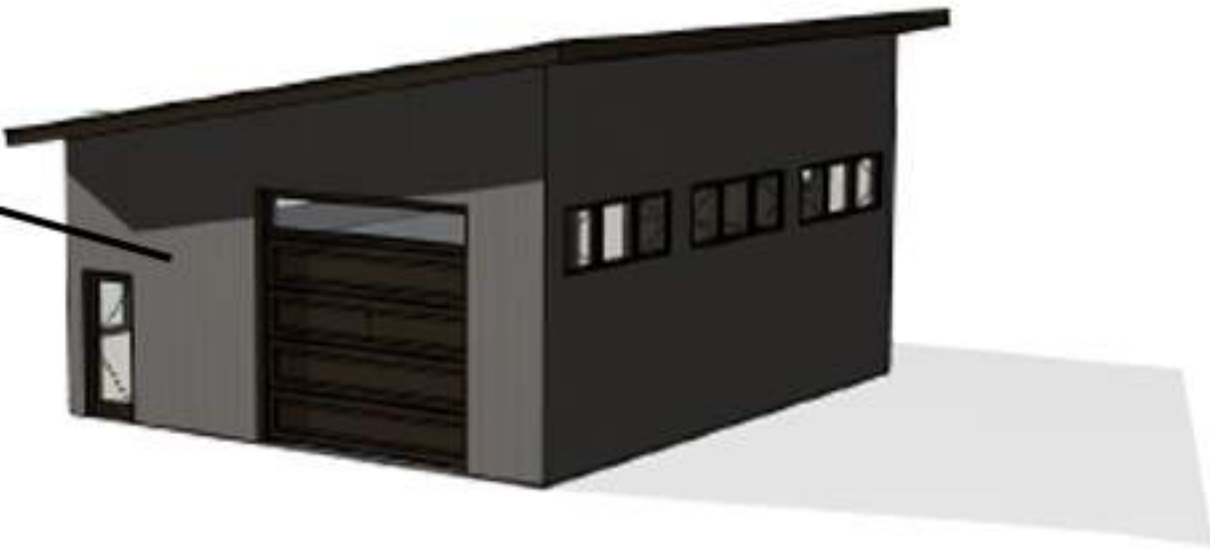
3D View NE Corner - Wash Bay



3D View SE Corner - Office



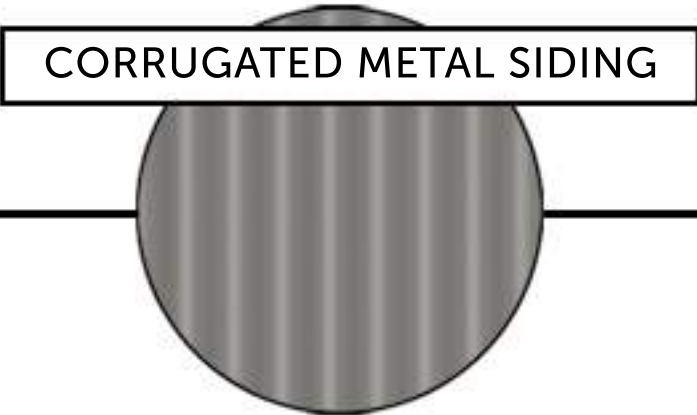
3D View SE Corner - Wash Bay



3D View SW Corner - Office

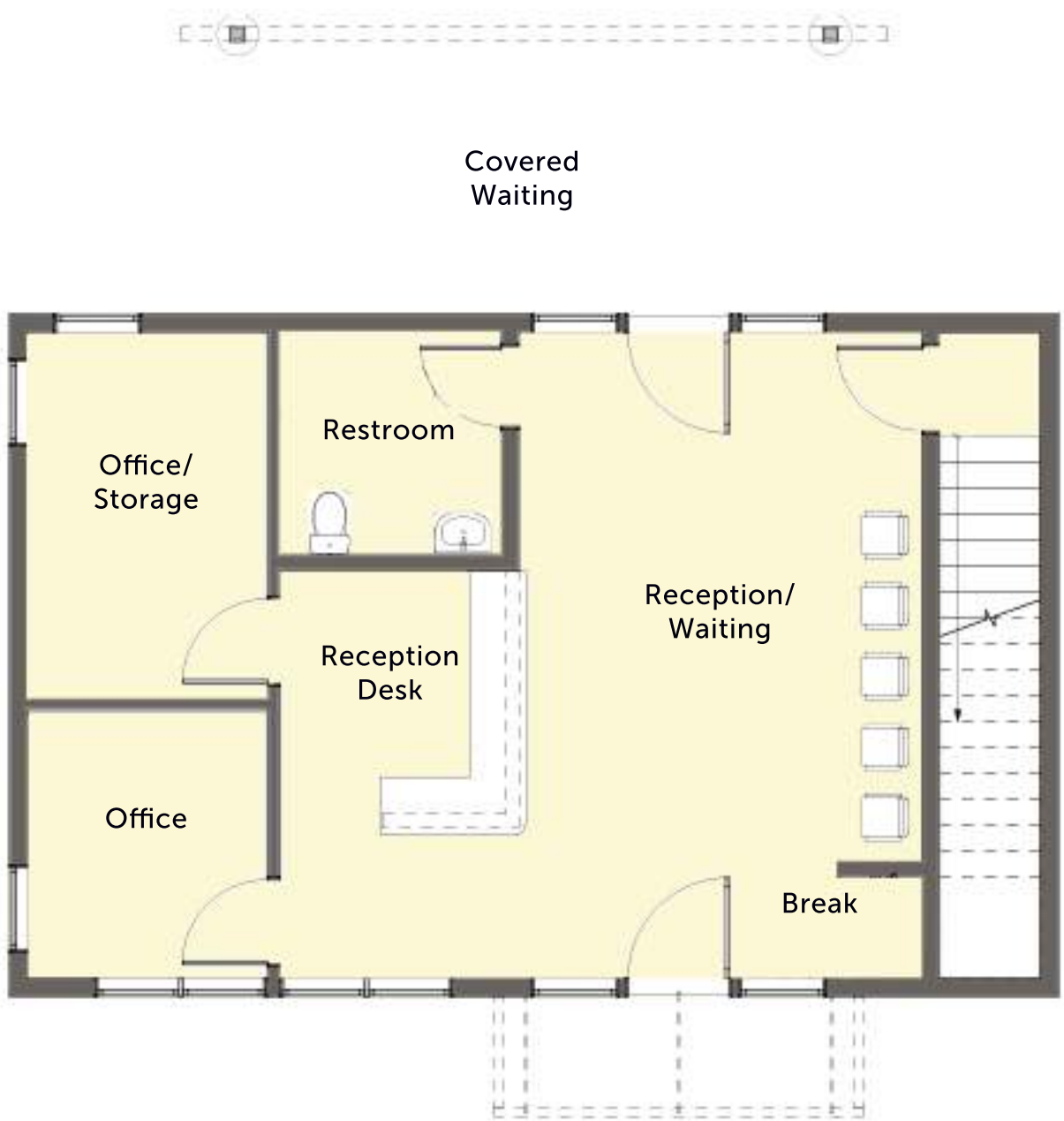


3D View SW Corner - Wash Bay

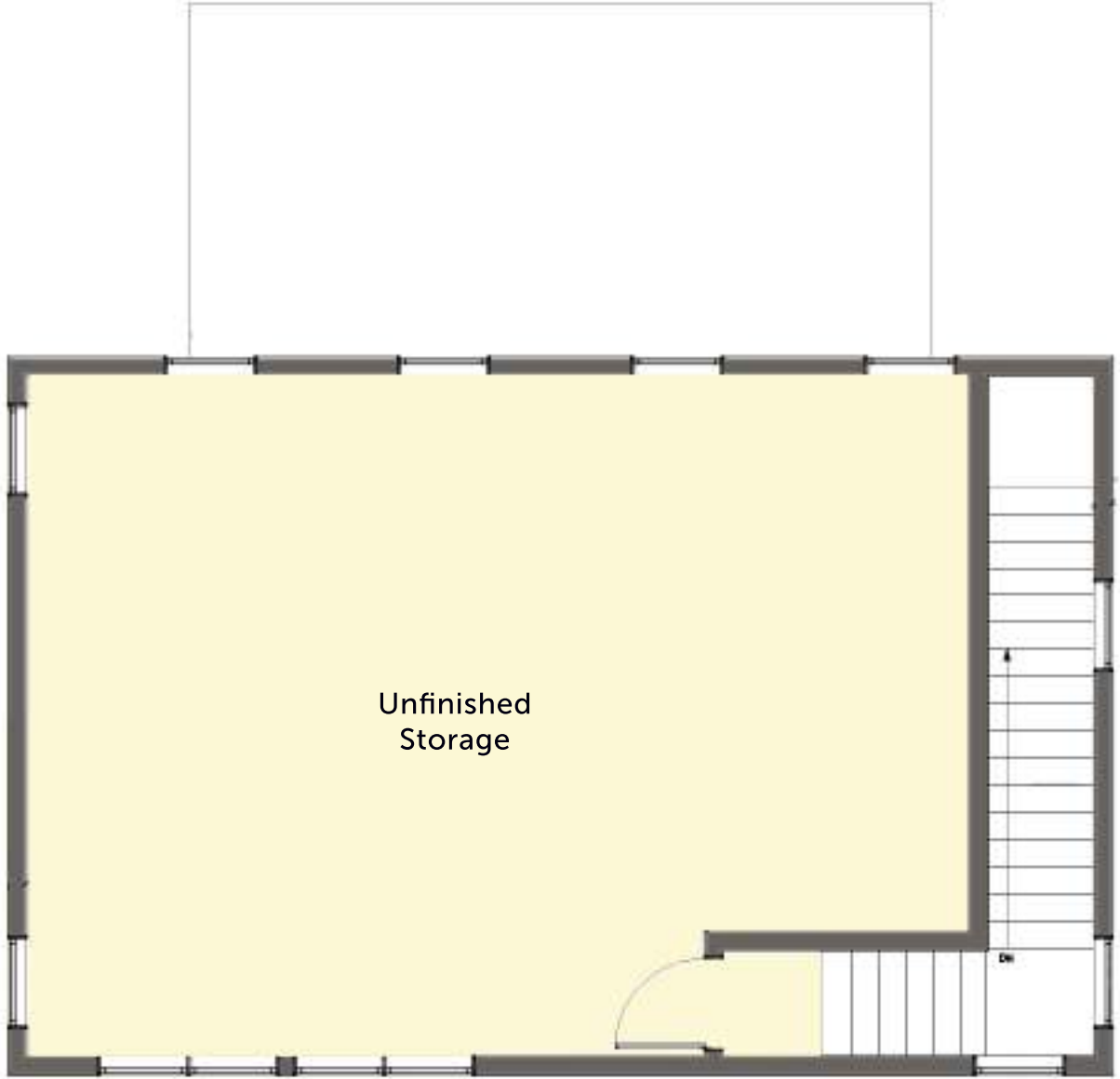


DOLLAR / THRIFTY	
345 W Broadway Avenue Jackson, WY Teton County, WY	
 JACKSON 1160 Alpine Lane, Ste 2A P.O. Box 9227 Jackson, WY 83002 (307) 733-9551 www.dubbe-moulder.com	
DRIGGS 37 North First East Driggs, ID 83422 (208) 354-0151	
OWNERSHIP & USE OF DOCUMENTS Drawings & Specifications, as instruments 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 07/25/2022	
A5	

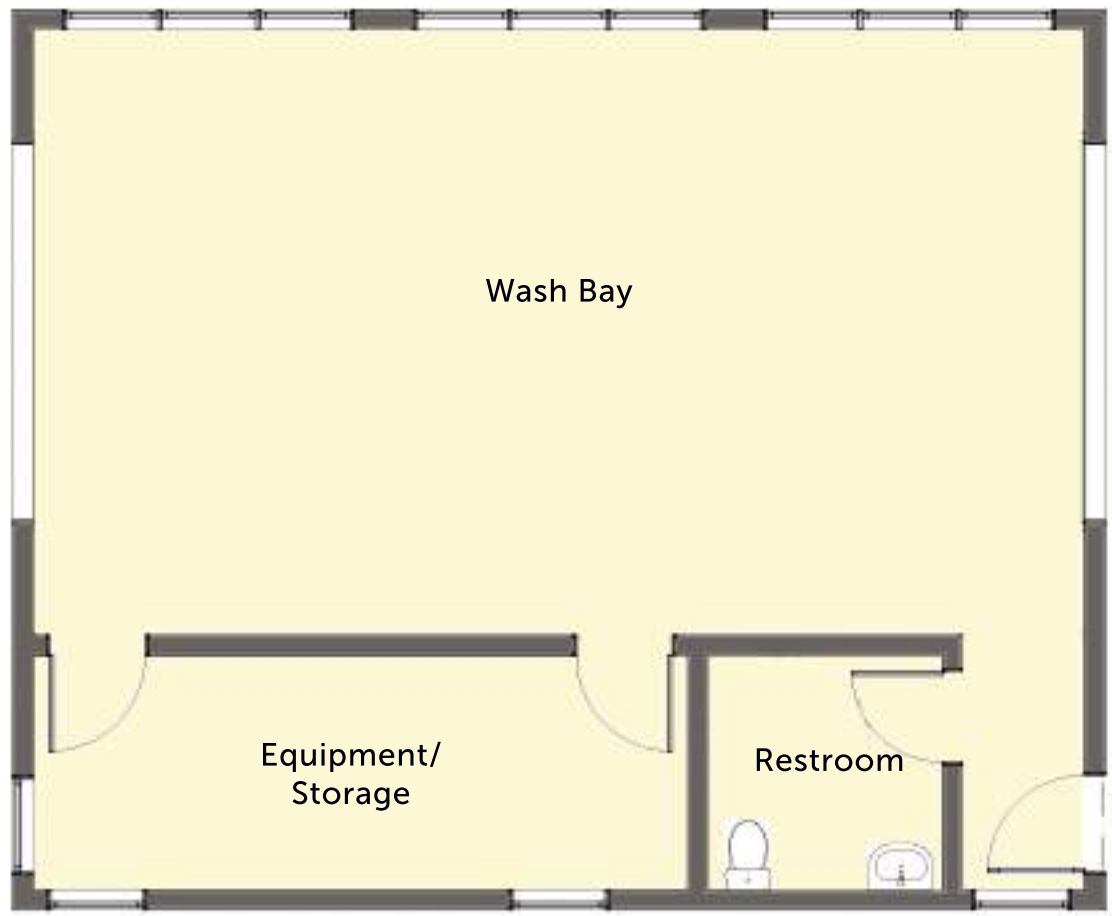
1ST FLOOR PLAN
OFFICE BUILDING



2ND FLOOR PLAN
OFFICE BUILDING



1ST FLOOR PLAN
WASH BAY BUILDING



DOLLAR / THRIFTY

345 W Broadway Avenue
Jackson, WY
Teton County, WY



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

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

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS
Drawings & Specifications, as instruments of professional service are and shall remain the property of the architects. 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
07/25/2022

A6

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)

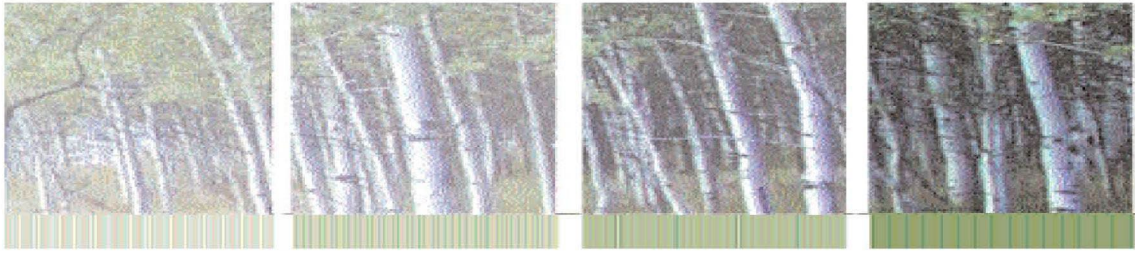
Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided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





Town of Jackson Design Guidelines Checklist

Meeting Date: August 10, 2022

Item Number: P22-159

Applicant: Jerry Jensen, FFKR Architects

Address: 135 N Cache Street

Recommendations: Final Review

Project Summary:

This item was continued from the July 13th DRC meeting for the following reason:

1. The applicant needs to present solutions to enhance the appearance of the north elevation, specifically the 2-story portion of the building. It was preferred that the applicant wrap this portion of the building with similar material to the rest of the building. However, due to access issues, using materials that require access on the property to the north is not an option. Other suggestions included using a darker CMU color, changing the CMU color pattern, or using a different material. The goal of this condition was to address the north elevation which is highly visible along Cache Street.

Applicant's Response: The applicant kept the CMU material for the 2-story portion of the building and simplified the random brick pattern to a horizontal brick pattern. The CMU color for the 2-story portion is a dark gray which blends in better with the front façade which is comprised of darker materials. Please see the attached renderings.

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 the adjacent property, CMU in a horizontal pattern 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.

Staff Comments: Staff would like to point out that the design presented at the July 13th DRC meeting had a kick-plate along the North Cache ground level elevation which is in line with the Western Character Design Guidelines. In this most recent design change, the kick-plate was removed and replaced with floor-to-ceiling windows. This is not in line with the Western Character Design Guidelines.

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 29, 2022

**RE: 120 N Glenwood Street
Design Review Committee Review (revised)**

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.

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).

7.13.22 Design Review Committee Comments

"The applicant needs to present solutions to enhance the appearance of the north elevation, specifically the 2-story portion of the building. It was preferred that the applicant wrap this portion of the building with similar material to the rest of the building. However, due to access issues, using materials that require access on the property to the north is not an option. Other suggestions included using a darker CMU color, changing the CMU color pattern, or using a different material. The goal of this condition was to address the north elevation which is highly visible along Cache Street."

Response 7.13.22 DRC Comments

The masonry pattern on the north elevation has been simplified to 3 main areas of color. The metal panel banding lines from the East elevation are continues with masonry banding on a portion of the north elevation.

Alternate Masonry studies have also been provided for information. Design teams and owners preferred pattern is illustrated in updated 3d-renderings.

Horizontality has been reinforced on the East elevation.

- The proportions of the metal banding on the east have been reduced with the addition of recessed accents.
- The wood column wrapping on Cache street has been replaced with metal panel wrapping that matches the aluminum framed windows.

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 4,306 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

page 3

Per the initial applications #P10-029 and #P11-008 for these properties, it was determined that 783 sf of housing mitigation would be required and was provided in Phase I of the project. This requirement was later deed restricted at 140 W Broadway with #P14-012. Plan amendment #P19-048 had no additional housing mitigation requirements.

The current application request represents an increase in floor area compared to what was presented in #P19-048. The increase in floor area is 2,256 of enclosed space, and 3 lodging units. The increase in floor area will result in 701 sf of additional restaurant space, and 1,555 additional retail space.

Per the Towns Housing Mitigation Calculator, there will be an additional 1.062 housing units required. The owner proposes paying a fee-in-leu amount on .062 units and deed restricting one additional unit at 140 W Broadway at a 50-80 income level.

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.

Jerry L. Jensen AIA
Senior Associate | Architect
FFKR ARCHITECTS



Letter of Authorization
Updated F.A.R Calculation – Revised 7.18.22
Updated Parking 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

)

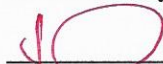
COUNTY OF TETON

)SS.

)

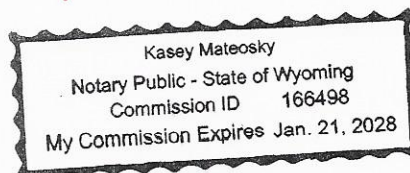
The foregoing instrument was acknowledged before me by Kasey Mateosky this 16th day of
JUNE, 2022

WITNESS my hand and official seal.


(Notary Public)

My commission expires:

(Seal)



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

Updated: 7.18.22

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

Density transfer amount

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

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tennant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required

Existing Workforce Housing Credit0.000

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Conventional Lodging	0.102*bedrooms	1		3	0.306
Restaurant/Bar	0.000599*sf		701	1	0.420
Service	0.000216*sf			1	0.000
Retail	0.000216*sf		1395	1	0.301
Retail	0.000216*sf		160	1	0.035

Affordable Workforce Housing Required:1.062 units

Fee-in-Lieu Amount:n/a

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

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
PREVIOUS



East Entrance
Updated (7.13.22)



East Entrance

Updated (7.29.22)

FFKR ARCHITECTS



From Town Square
Updated (7.29.22)



East Entrance with Gaslight Alley

Updated (7.29.22)

FFKR ARCHITECTS



Looking South
PREVIOUS



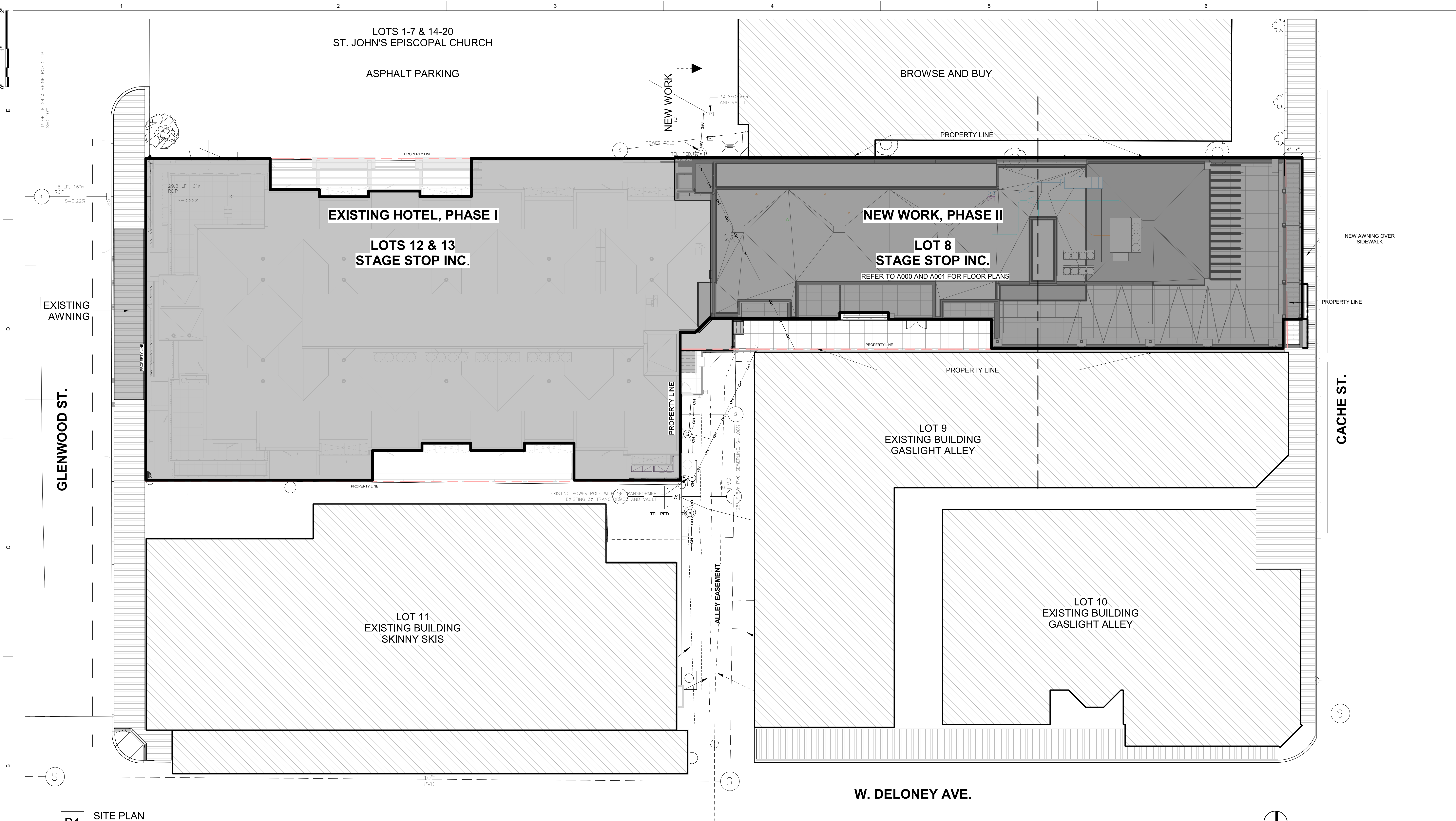
Looking South
Updated (7.13.22)



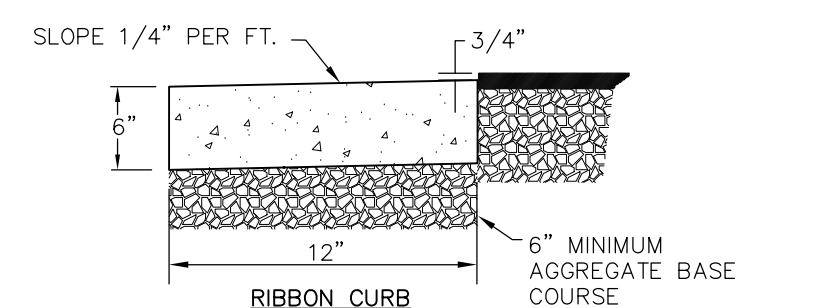
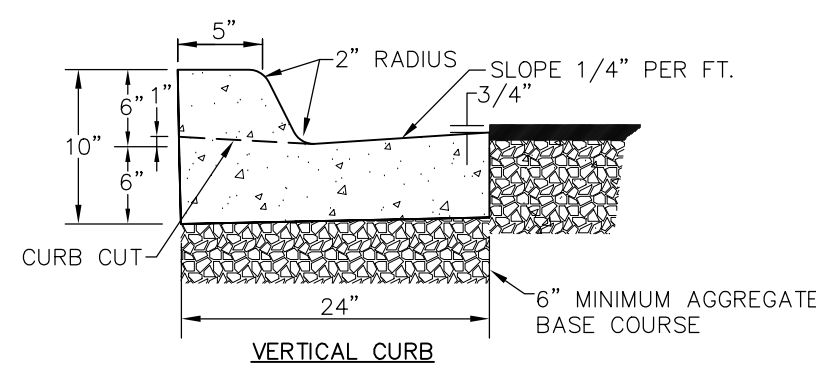
Looking South
Updated (7.29.22)



Looking South - FROM W. GILL AVE.
Updated (7.29.22)



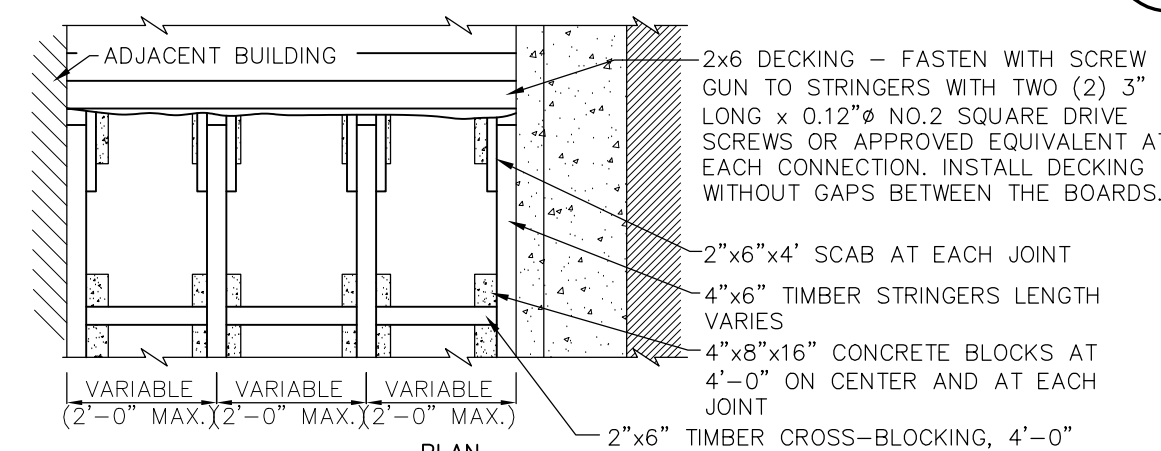
B1 SITE PLAN
SCALE: 1" = 10'-0"



- NOTES:**
1. CURBS SHALL CONFORM TO WPMSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPMSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS PER WPMSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPMSS 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

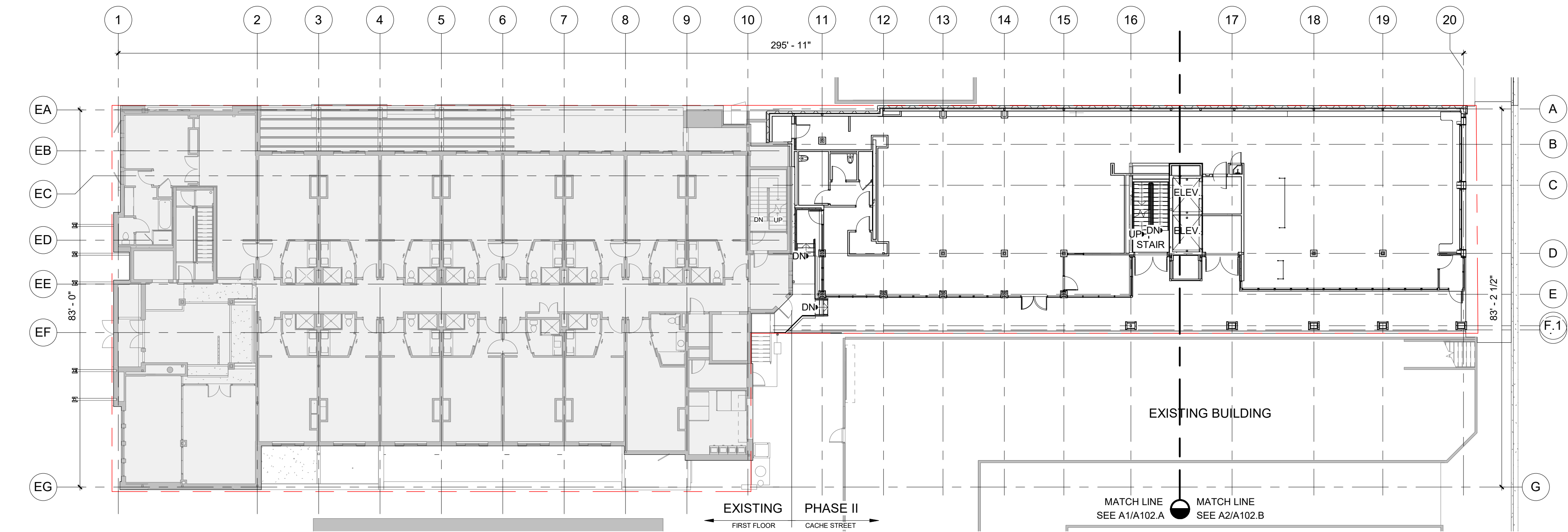
HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY

BID CONSOLIDATION - JUNE 16, 2021

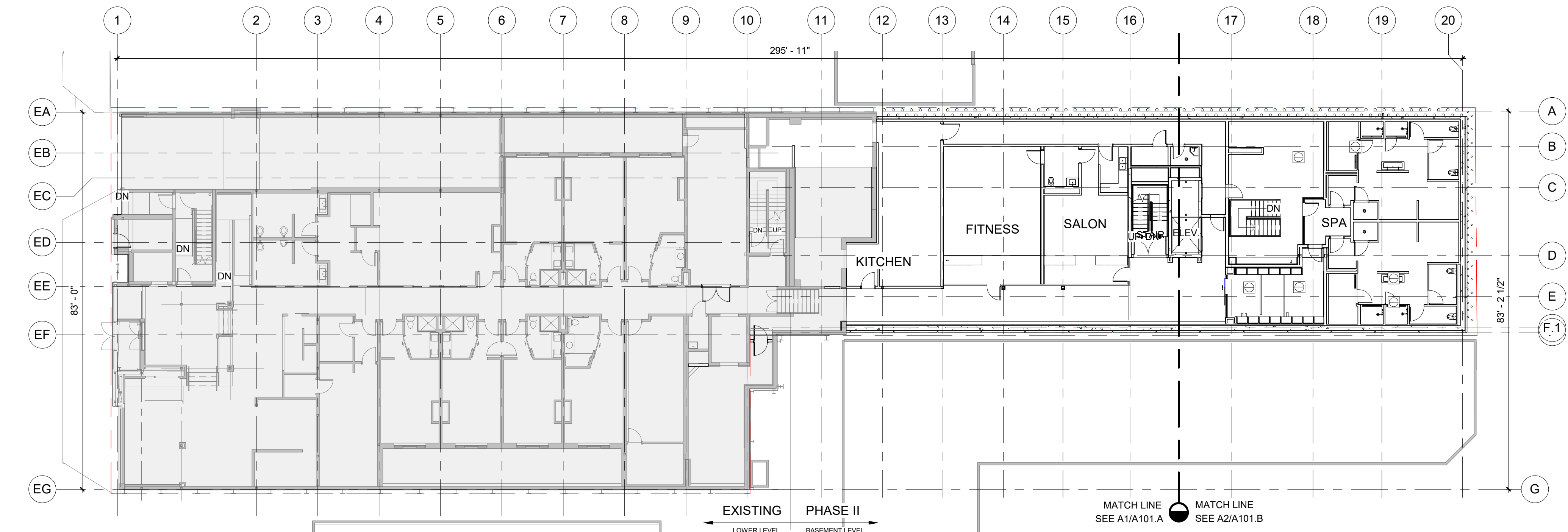
SITE PLAN

AS100

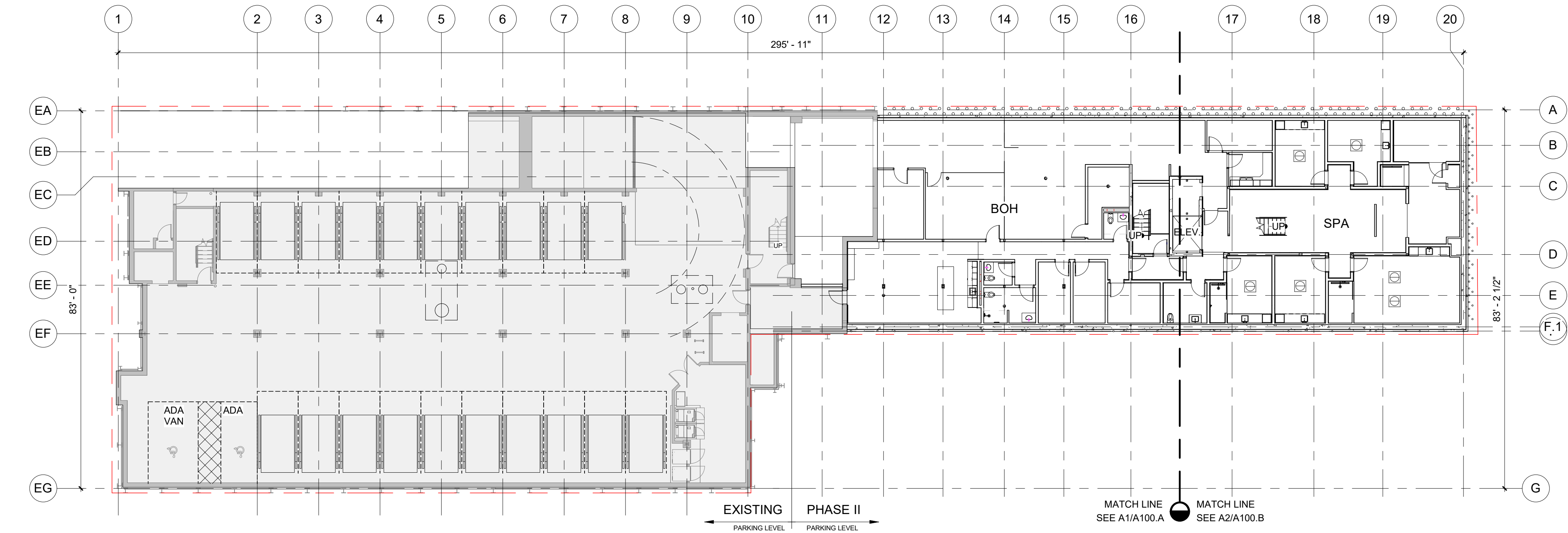
2/8/2022 11:51:41 AM



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



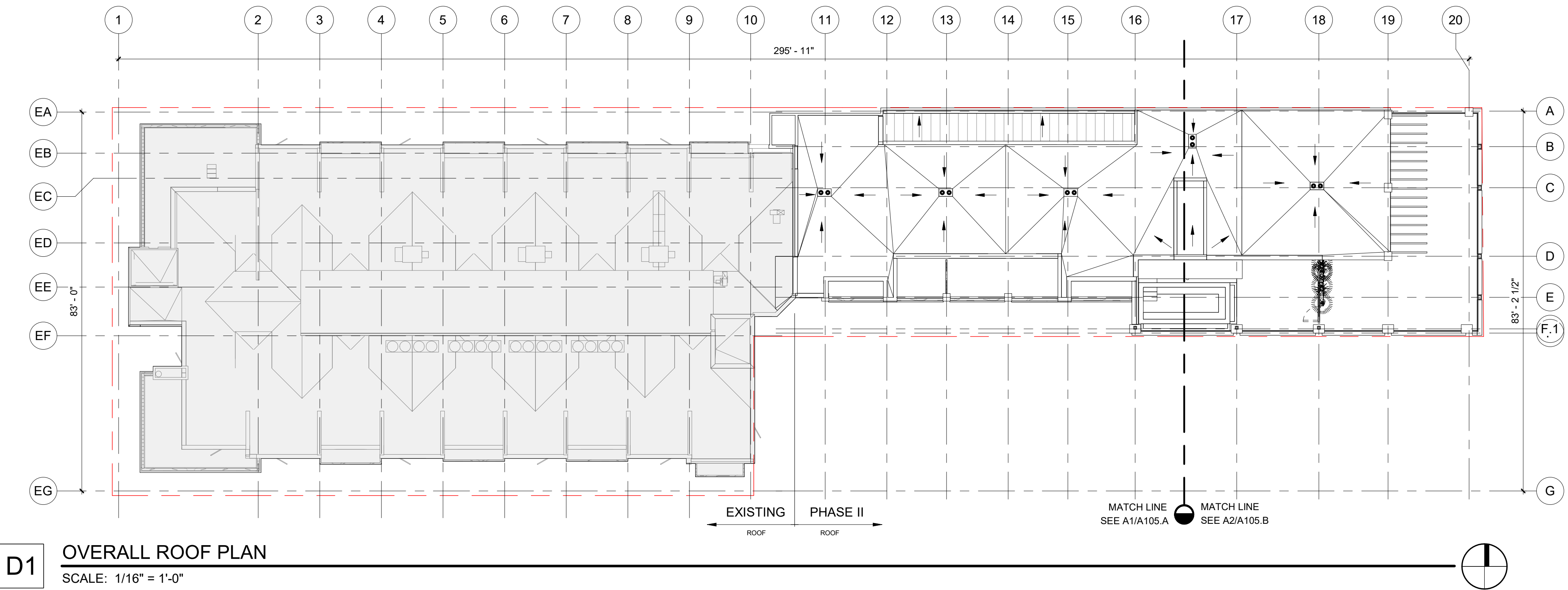
B1 OVERALL BASEMENT LEVEL
SCALE: 1/16" = 1'-0"



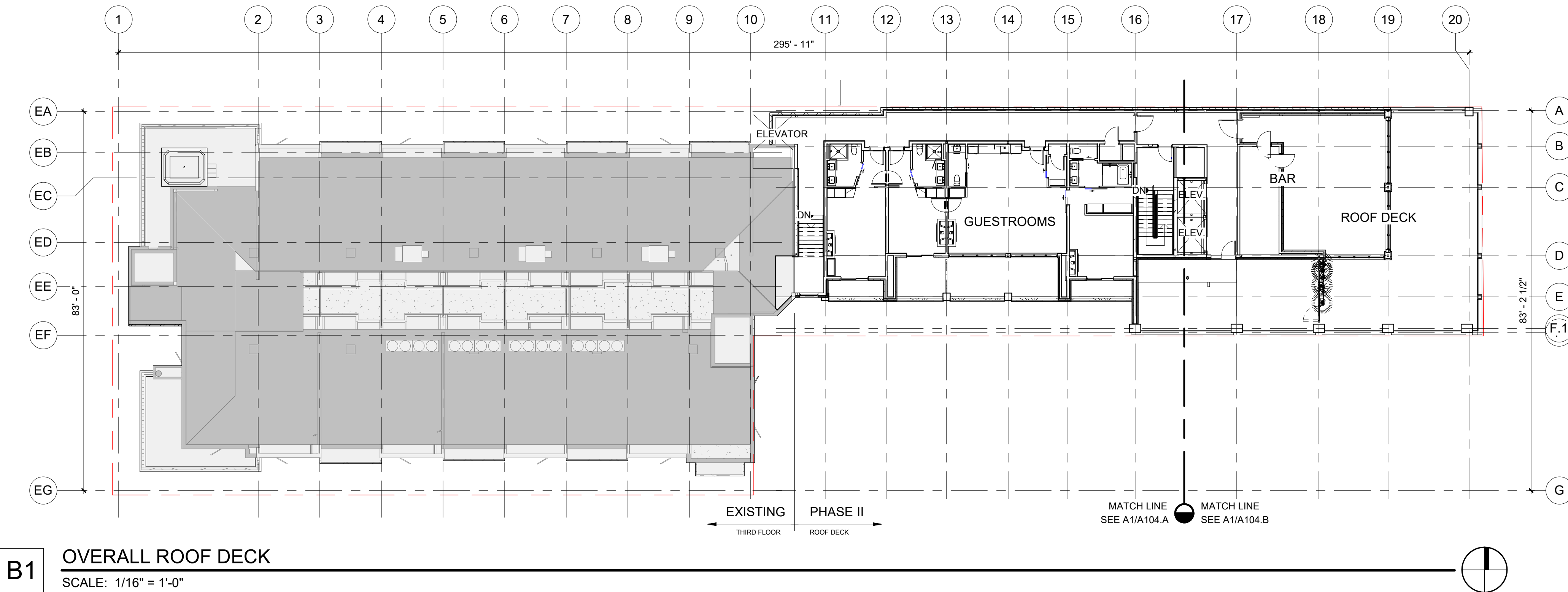
A1 OVERALL PARKING LEVEL
SCALE: 1/16" = 1'-0"

GENERAL NOTES
1. SEE A101 FOR DEMOLITION PLANS

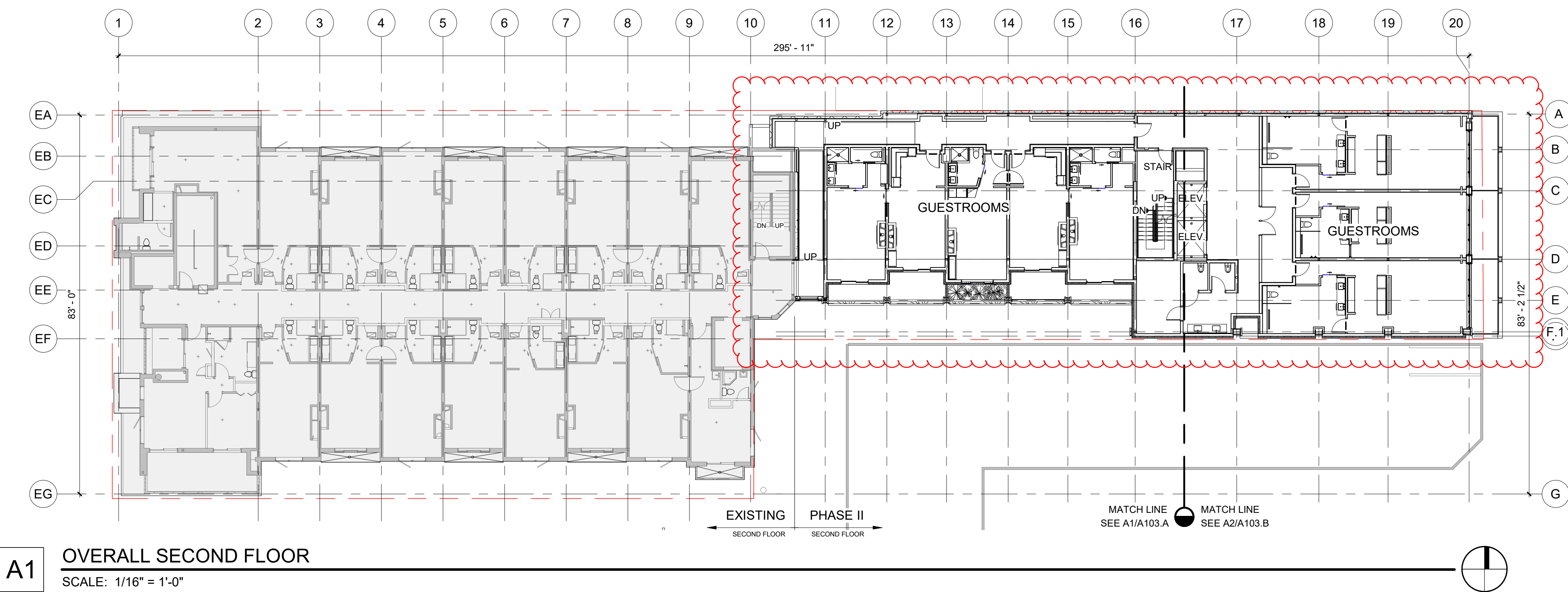
2/8/2022 11:51:50 AM



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



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

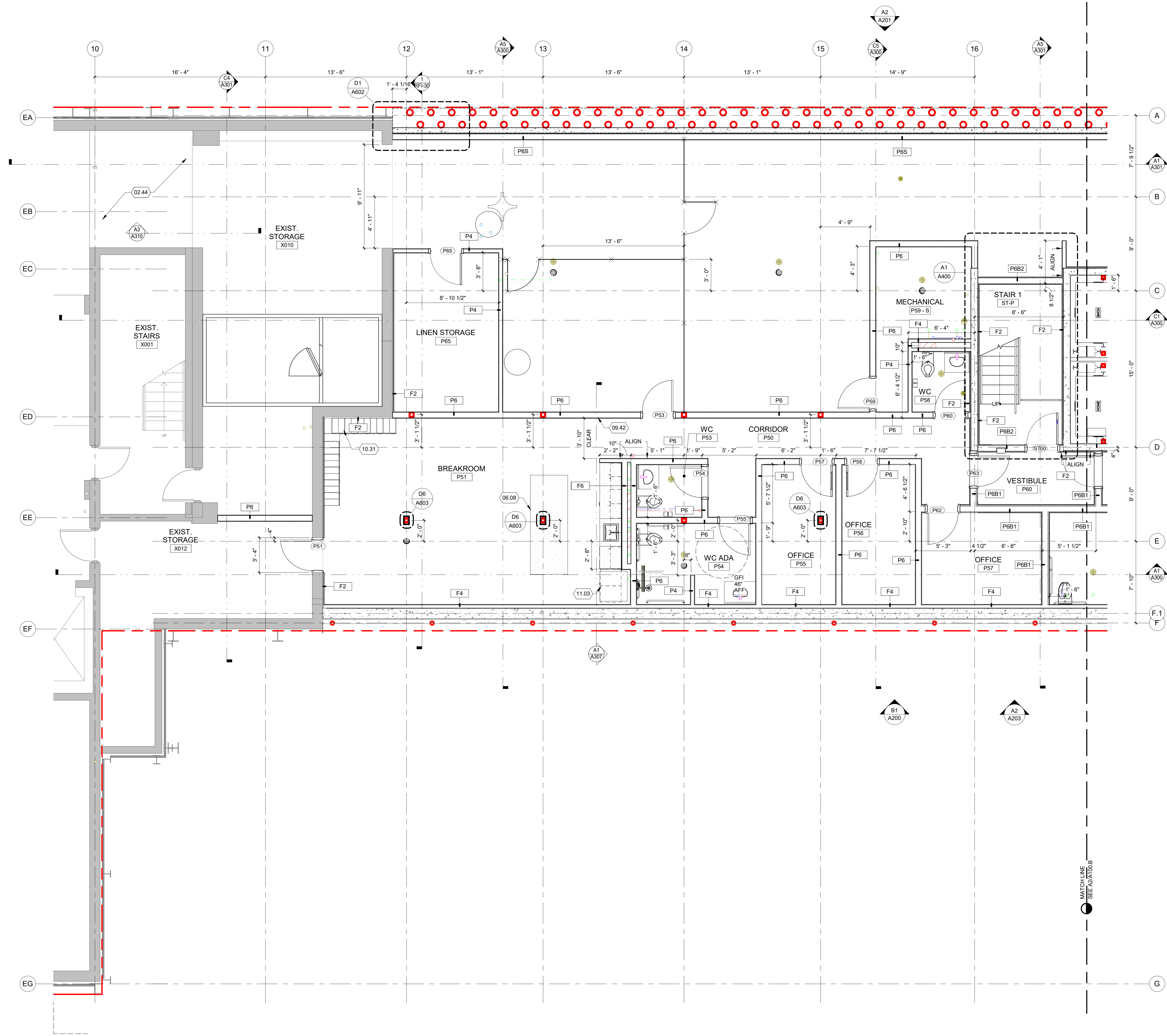


A1 OVERALL SECOND FLOOR
SCALE: 1/16" = 1'-0"

GENERAL NOTES
1. SEE A101 FOR DEMOLITION PLANS

7/6/2022 1:19:31 PM

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 SLOPE IS 1:12
- 08.42 COUNTERTOP ISLAND
- 10.31 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 2
Date 2
RFI #32

PROJECT NUMBER 18015

FLOOR PLAN - PARKING LEVEL (WEST)

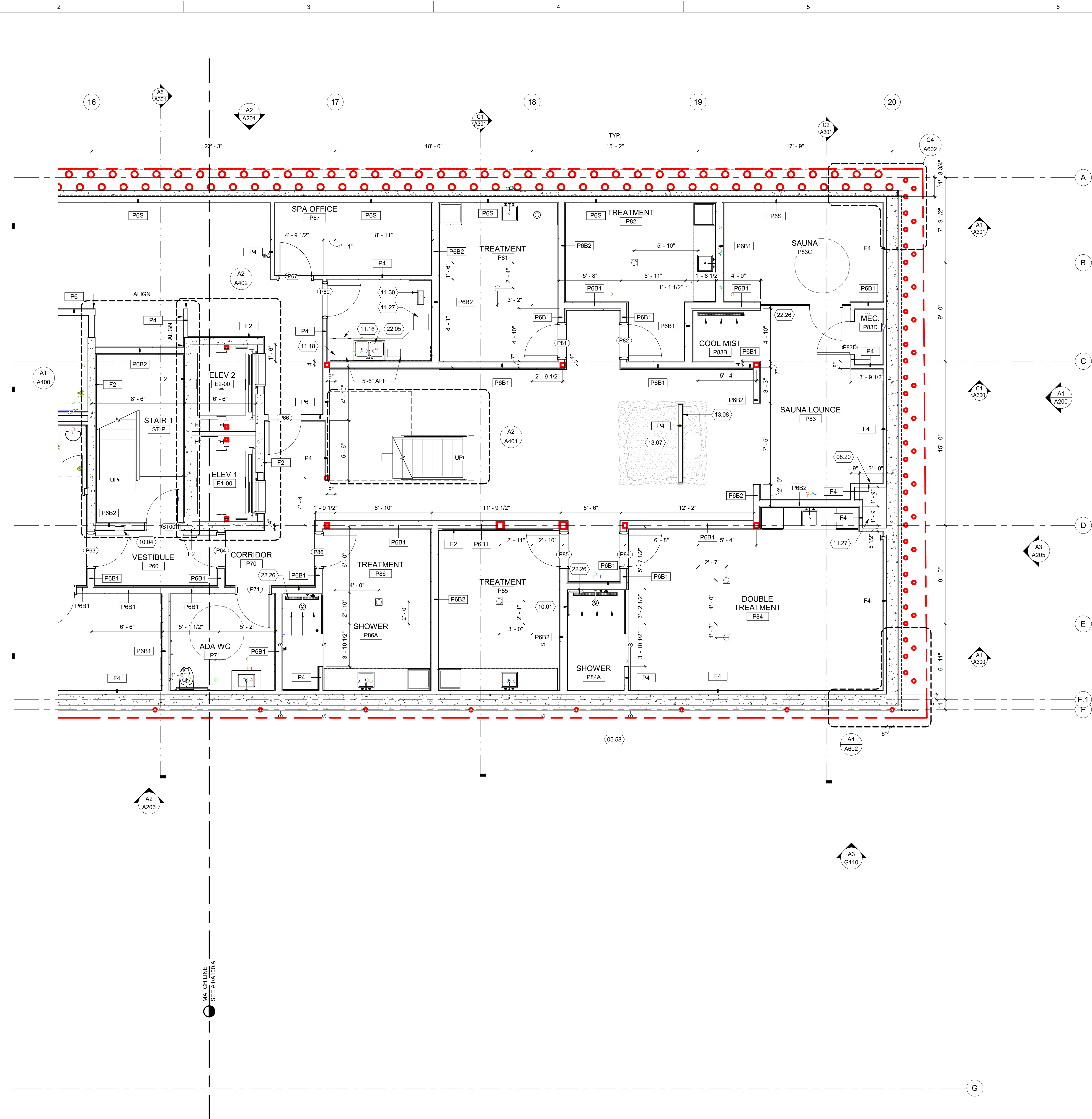
A100.A

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

7/6/2022 1:19:34 PM

A B C D E F

1 2 3 4 5 6



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 PHIL
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

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

7/6/2022 1:19:37 PM

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

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



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

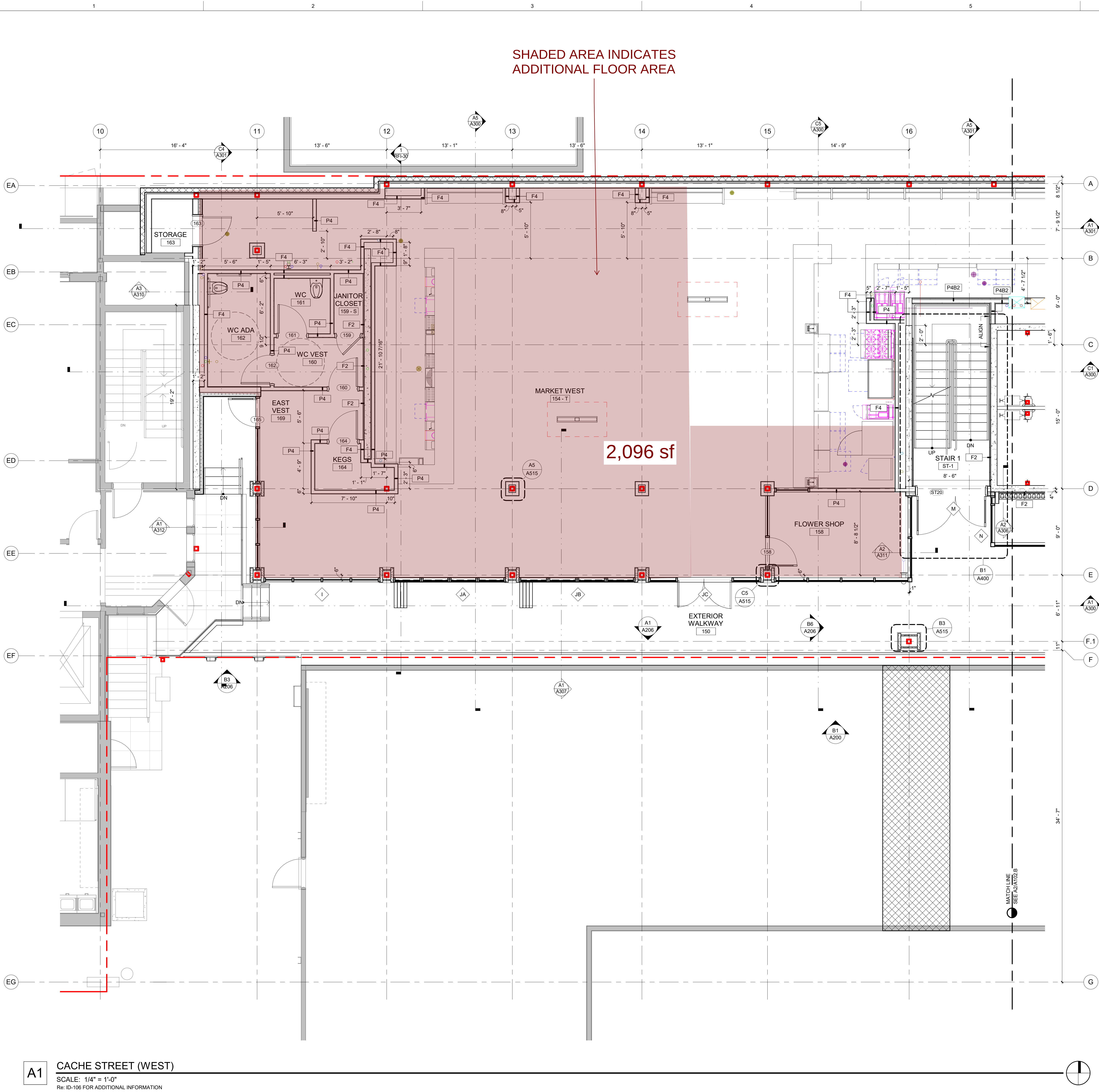
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE COMMENCEMENT OF WORK. THE ARCHITECT'S OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS SHALL BE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
3. ALL DIMENSIONS SHALL BE TO FACE OF CLEAR (N.O.) TO FINISH FACE OF ASSEMBLY.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND ELEVATIONS.
5. SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
6. ALL DOORS IN STUD WALLS ARE TO BE "4" CLEAR FROM CORNER OF ADJACENT WALL TO "4".
7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 12" MAX. ALL JOINTS SHALL BE REINFORCED WITH STRIPS GREATER THAN 30" U.N.O.
8. DASHED AND GREY LINEWORK IS OWNER SUPPLIED INFORMATION. CONTRACTOR TO VERIFY AND REPORT TO ARCHITECT. CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
9. SEE SECTION 05100 FOR FINISHING 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 REQUIREMENTS.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C. CONTRACTOR. ALL DIMENSION DISCREPANCIES MUST ALLOW FOR VARIANCES.
14. THE WORD "ALIGH" AS USED IN THESE DOCUMENTS SHALL BE INTERPRETED AS "ALSO" UNLESS OTHERWISE INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
15. ALL FLOOR, CEILING, AND/OR FLOOR SURFACES WHERE DEMOLITION HAS OCCURRED, PREPARE SURFACES TO ACCEPT NEW FINISHES, WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED ON SHEET 05100 FOR FINISHES TO MATCH EXISTING FINISH MATERIAL.
16. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SHOP DRAWING REVIEW PRIOR TO ANY FABRICATION OR INSTALLATION.
17. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN

PROJECT NUMBER 18015

FLOOR
PLAN -
BASEMENT
LEVEL
(EAST)

A101.B

7/6/2022 1:19:42 PM



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.
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

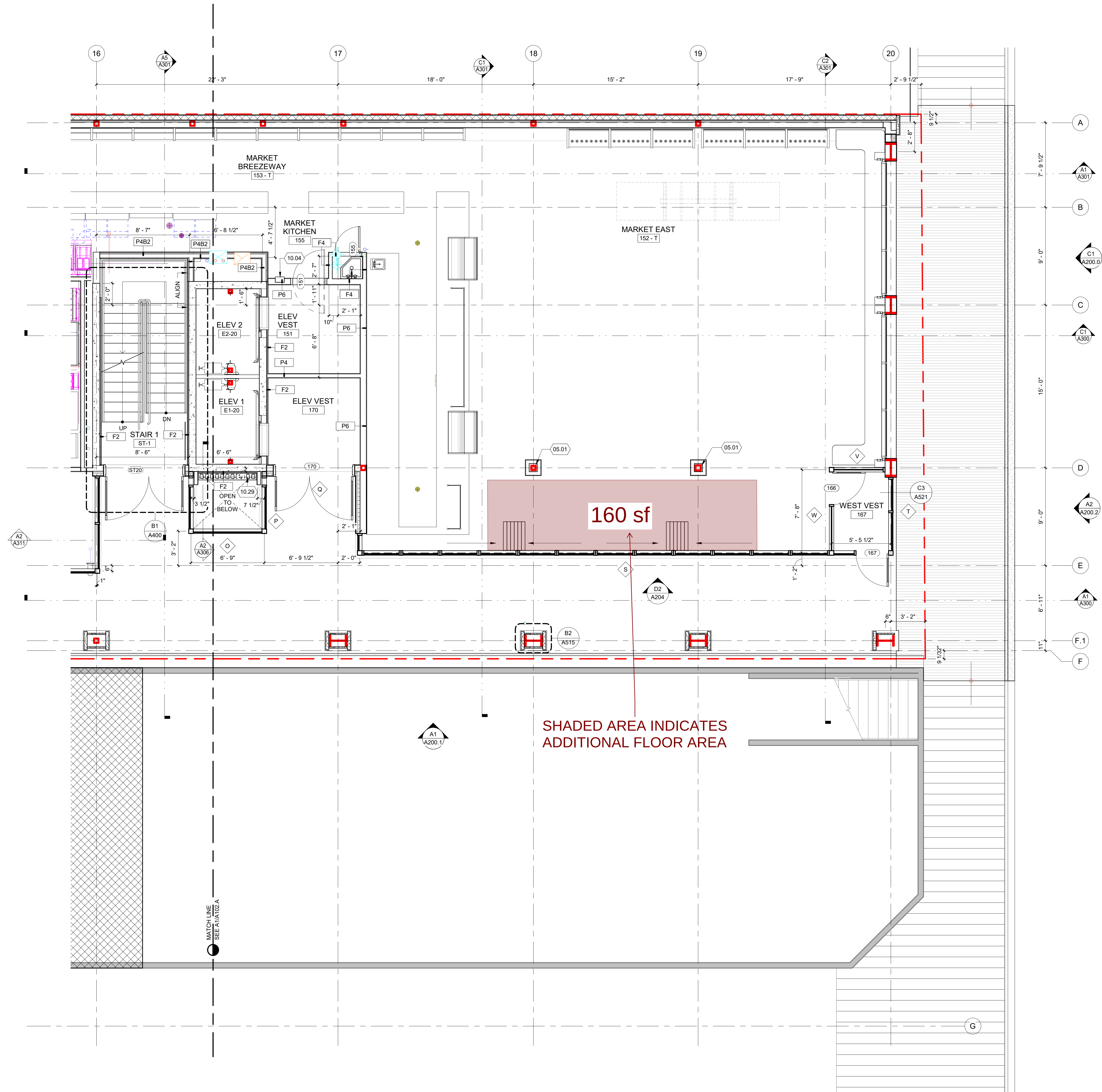
DATE: 7/22/2022
REVISION: City Review

FLOOR PLAN -
CACHE STREET
(WEST)

A102.A

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

7/6/2022 1:19:47 PM



A2 **CACHE STREET (EAST)**
SCALE: 1/4" = 1'-0"
Re: ID-107 FOR ADDITIONAL INFORMATION

REFERENCE NOTES

- 05.01 STRUCTURAL COLUMN, RE: STRUCTURAL DRAWINGS
- 10.04 FIRE EXTINGUISHER CABINET
- 10.29 PRE-FAB GREEN WALL, PROVIDE POWER AND WATER + DRAINAGE

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 LINENWORK 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

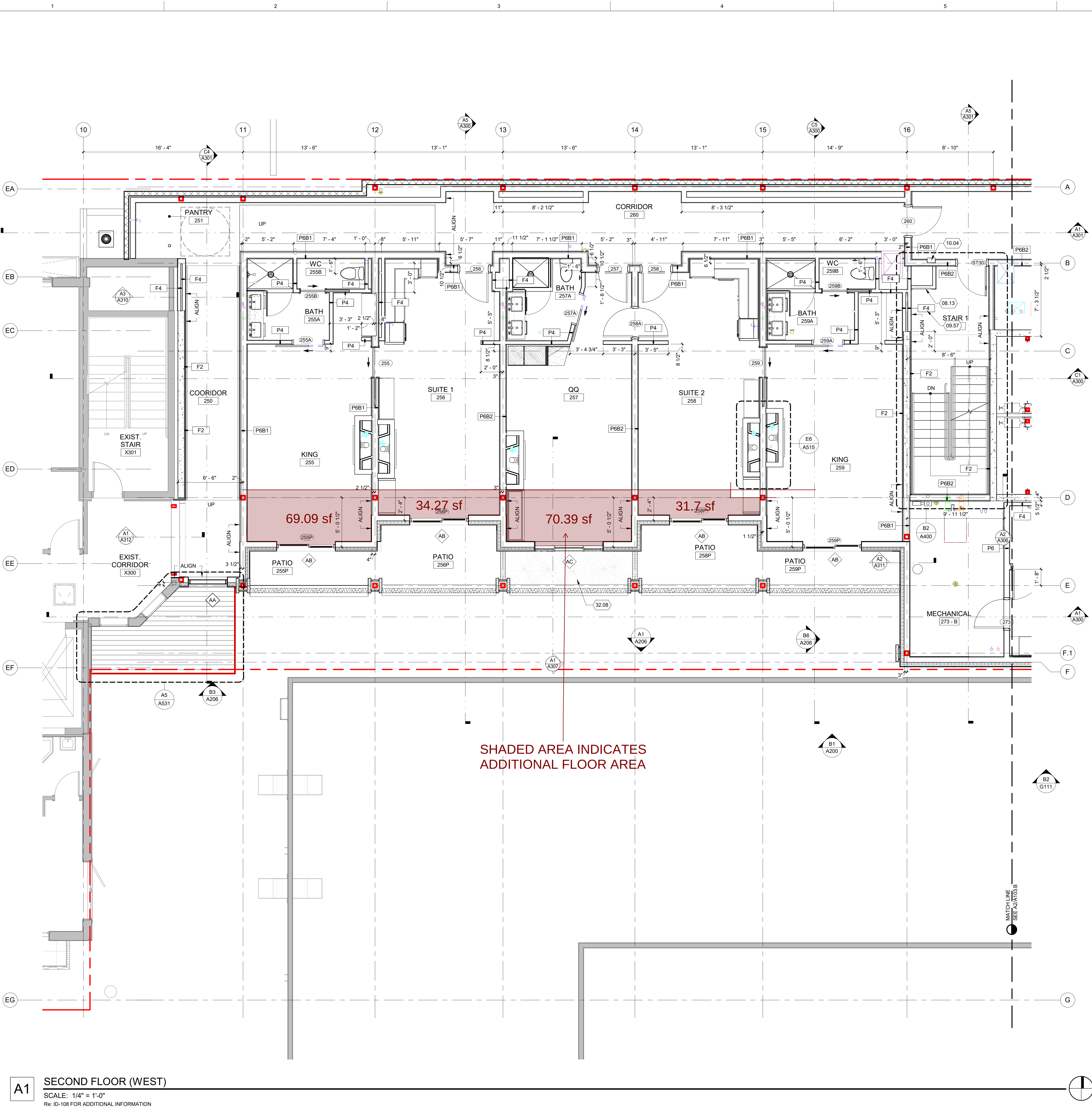
PROJECT NUMBER 18015

FLOOR PLAN - CACHE STREET (EAST)

A102.B

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

7/6/2022 1:19:51 PM



SHADED AREA INDICATES
ADDITIONAL FLOOR AREA

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

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 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

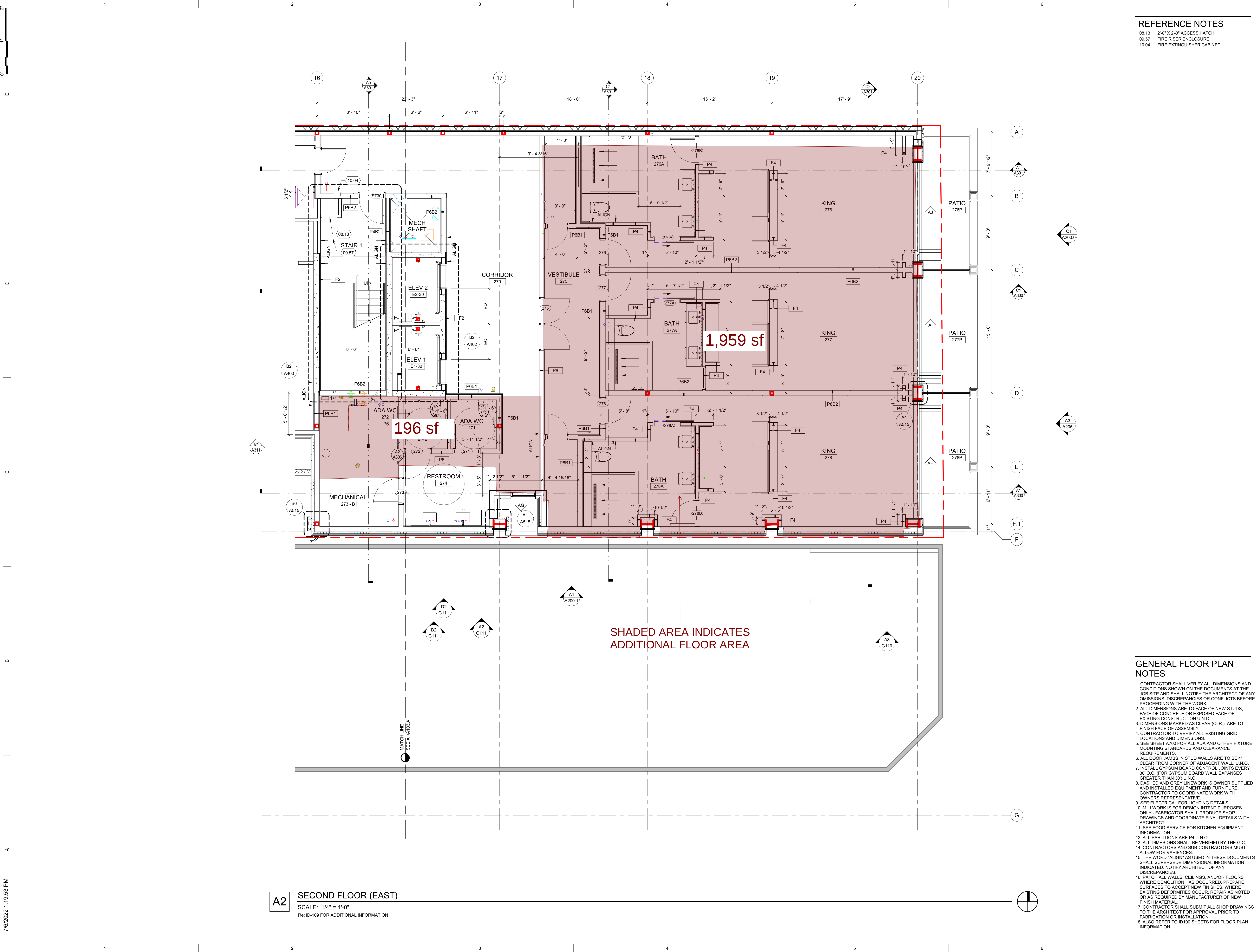
HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

PROJECT NUMBER 18015

FLOOR
PLAN -
SECOND
FLOOR
(WEST)

A103.A

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



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

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 LINENWORK 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.

7/6/2022 1:19:56 PM

A

B

C

D

E

F

1

2

3

4

5

6

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

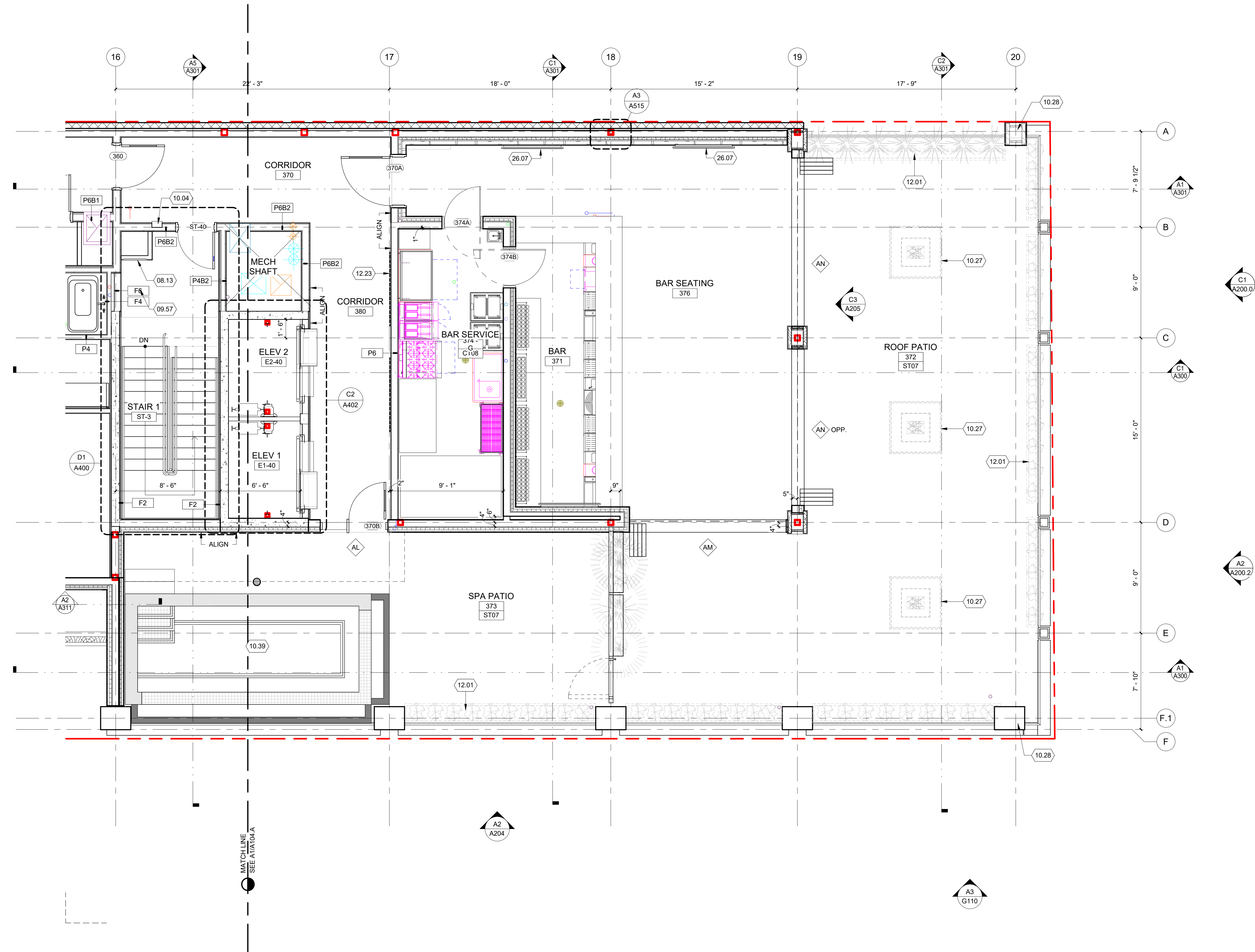
371

372

373

374

7/6/2022 1:19:59 PM



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 LINENWORK 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)

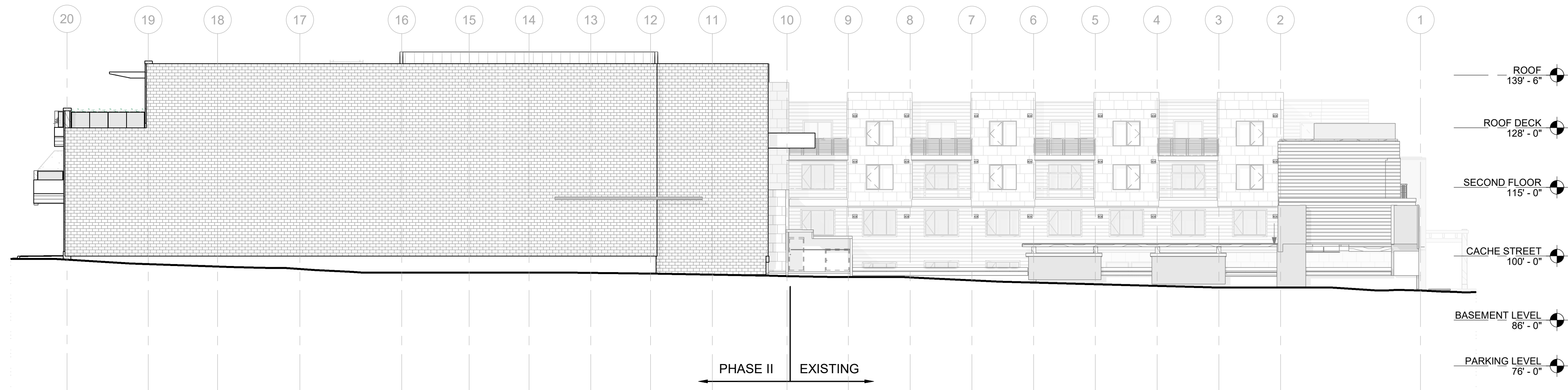
A104.B

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

7/29/2022 9:52:35 AM

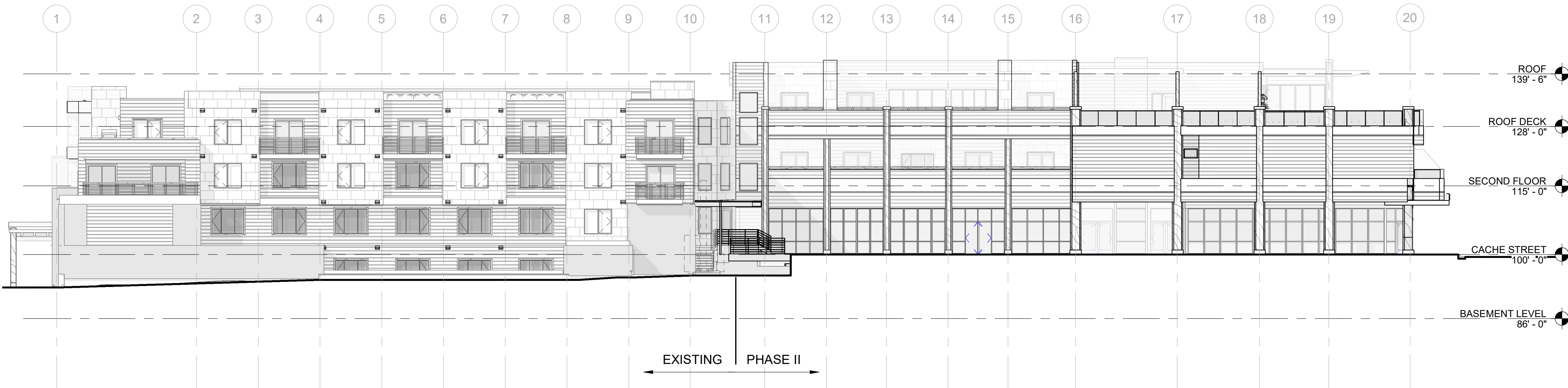
A B C D E

REFERENCE NOTES



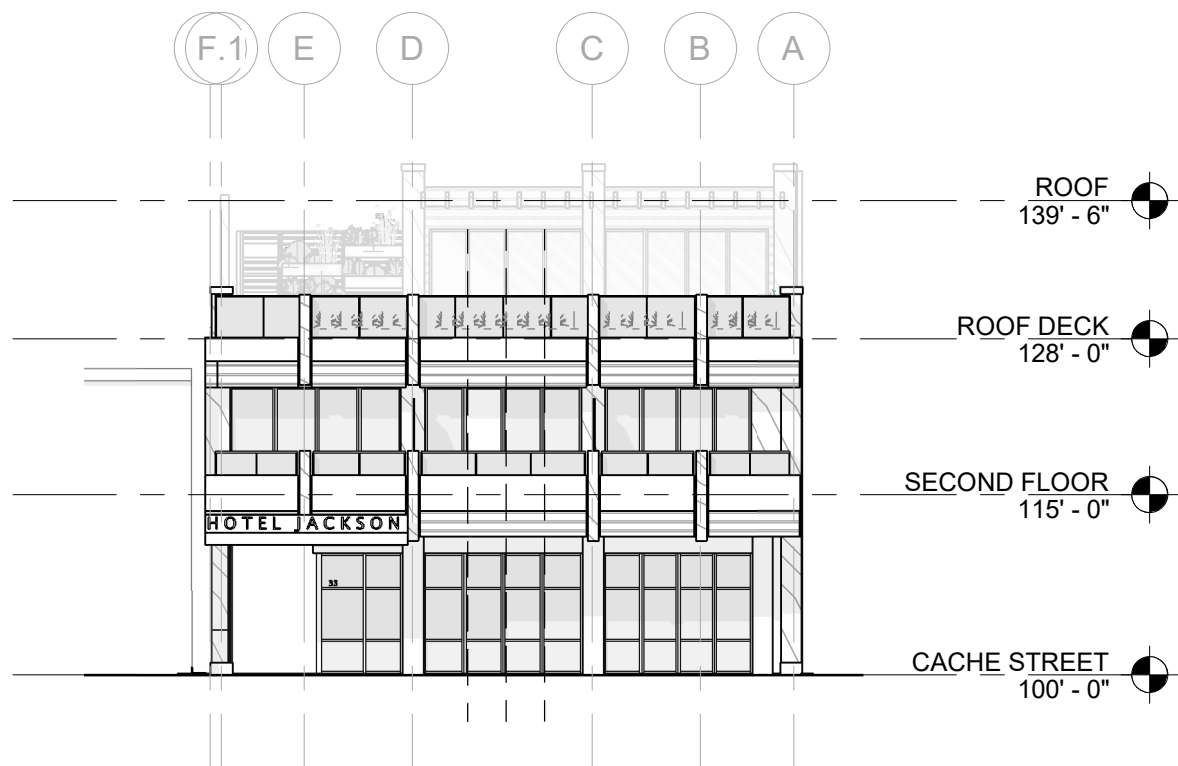
REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

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"



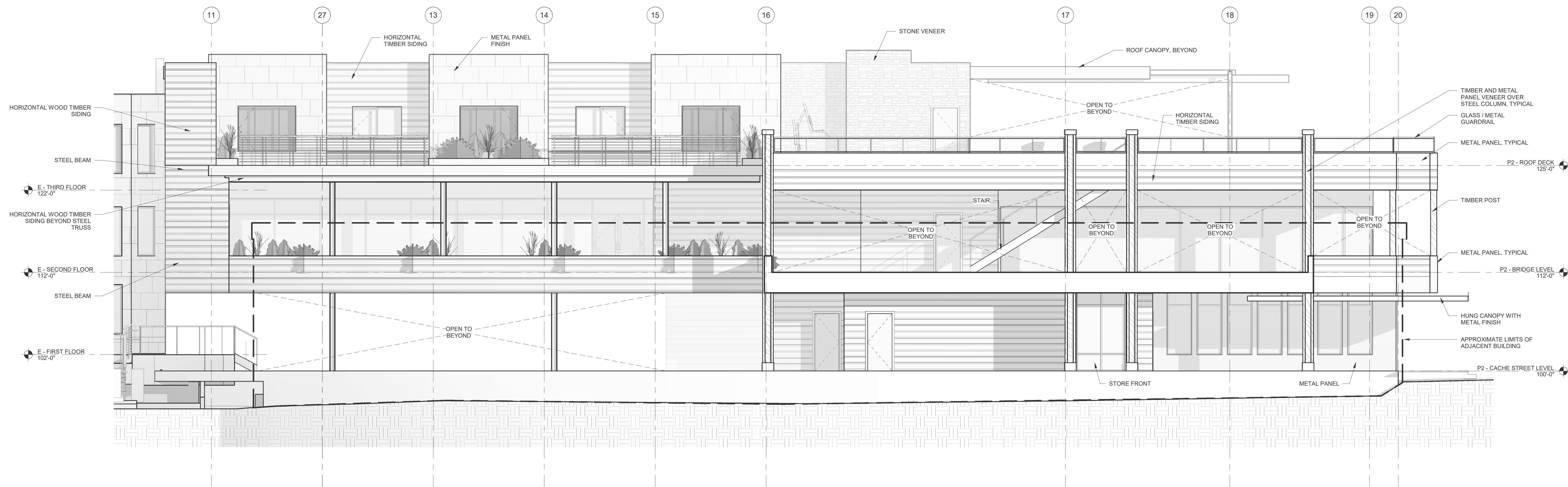
REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

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

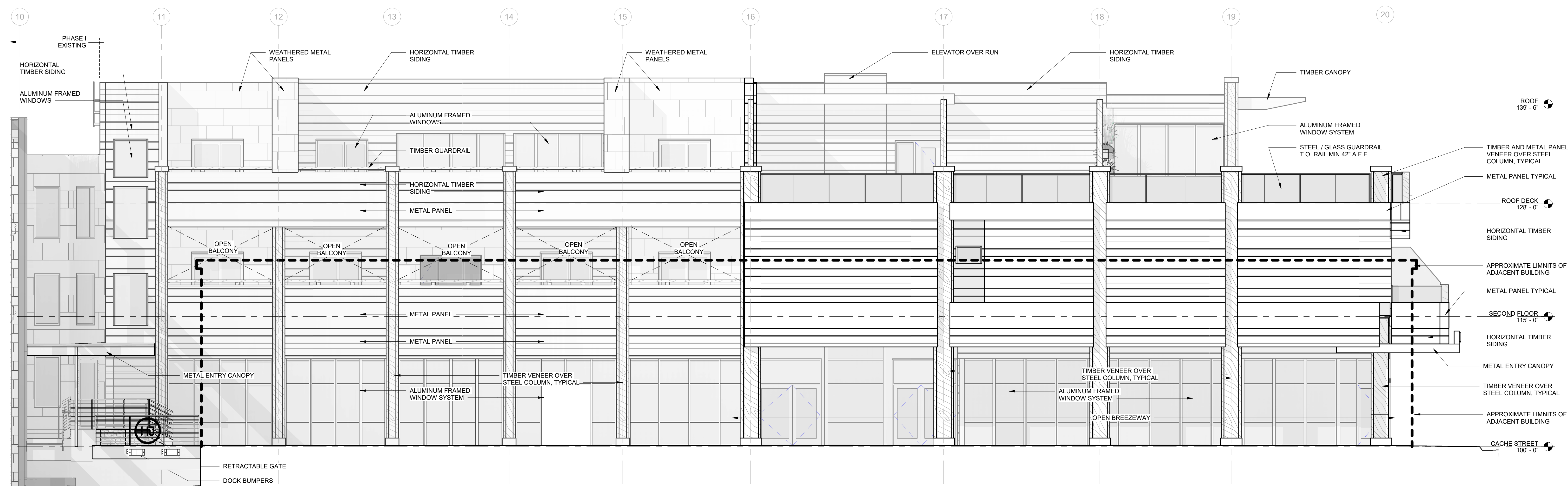


REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

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



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

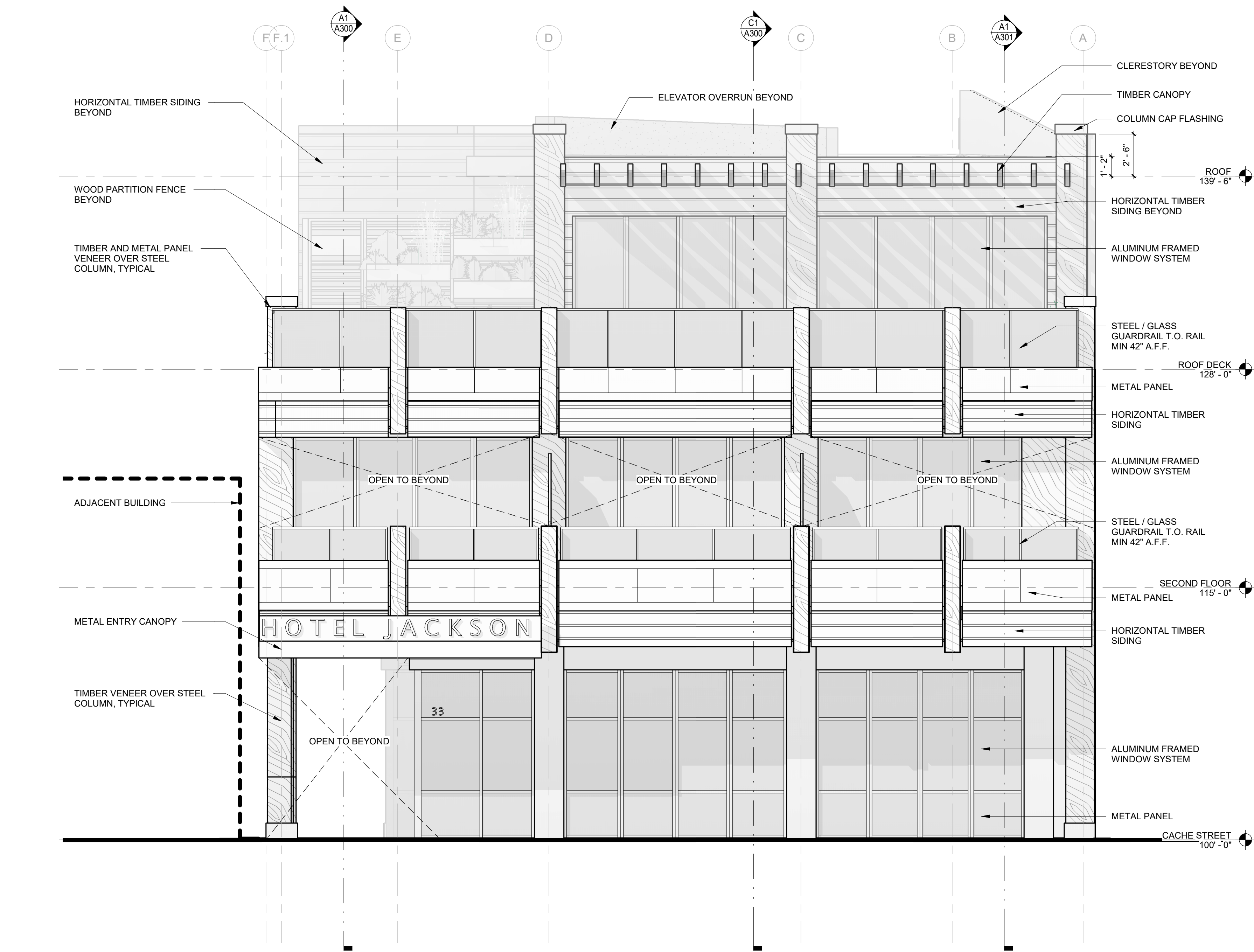


A1 SOUTH ELEVATION (UPDATED) (7.13.22)
SCALE: 3/16" = 1'-0"

7/29/2022 9:05:34 AM

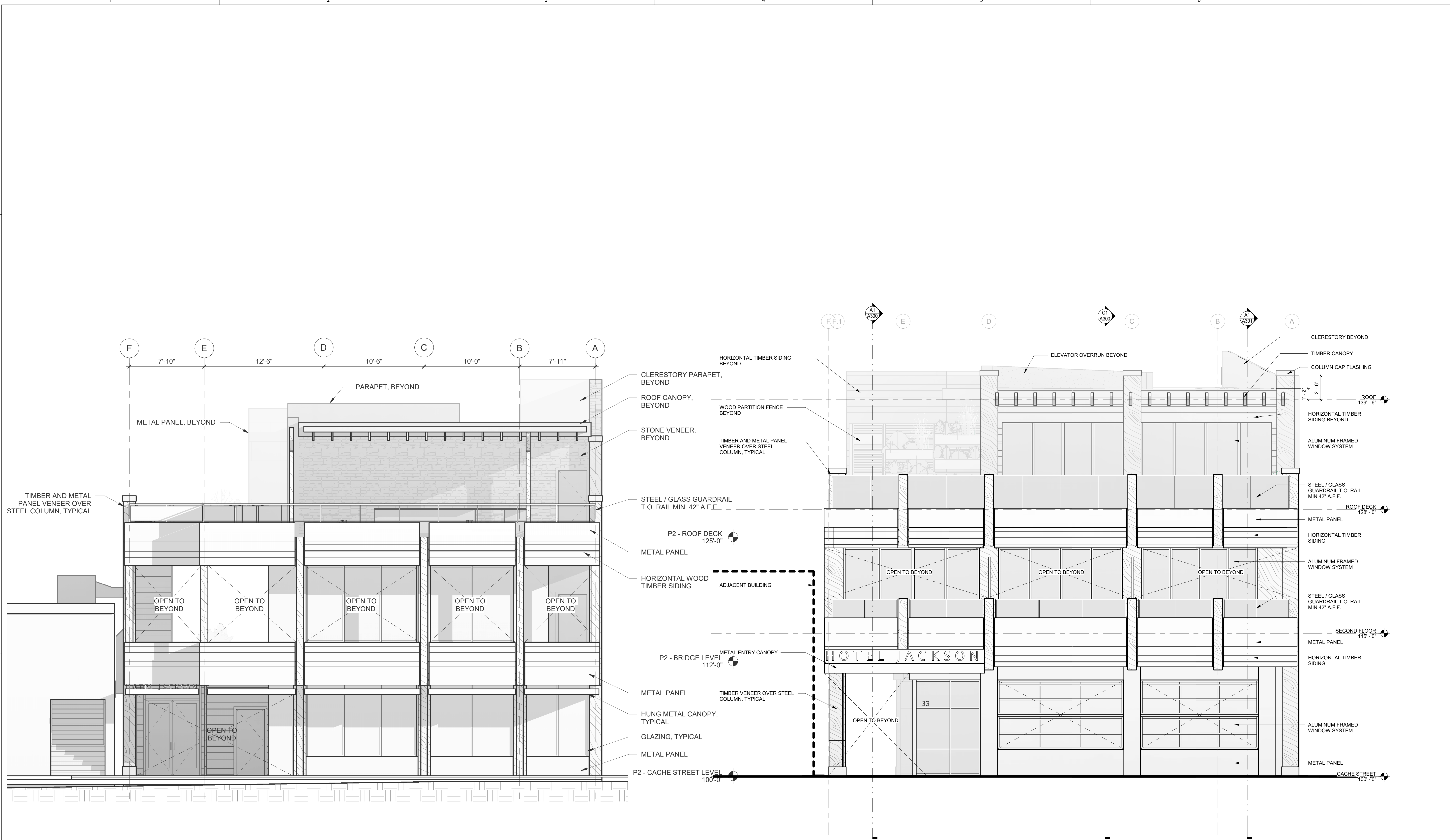
A B C D E

1 2 3 4 5 6



A2 OVERALL EAST ELEVATION (7.29.22)
SCALE: 1/4" = 1'-0"

6/27/2022 9:58:36 AM



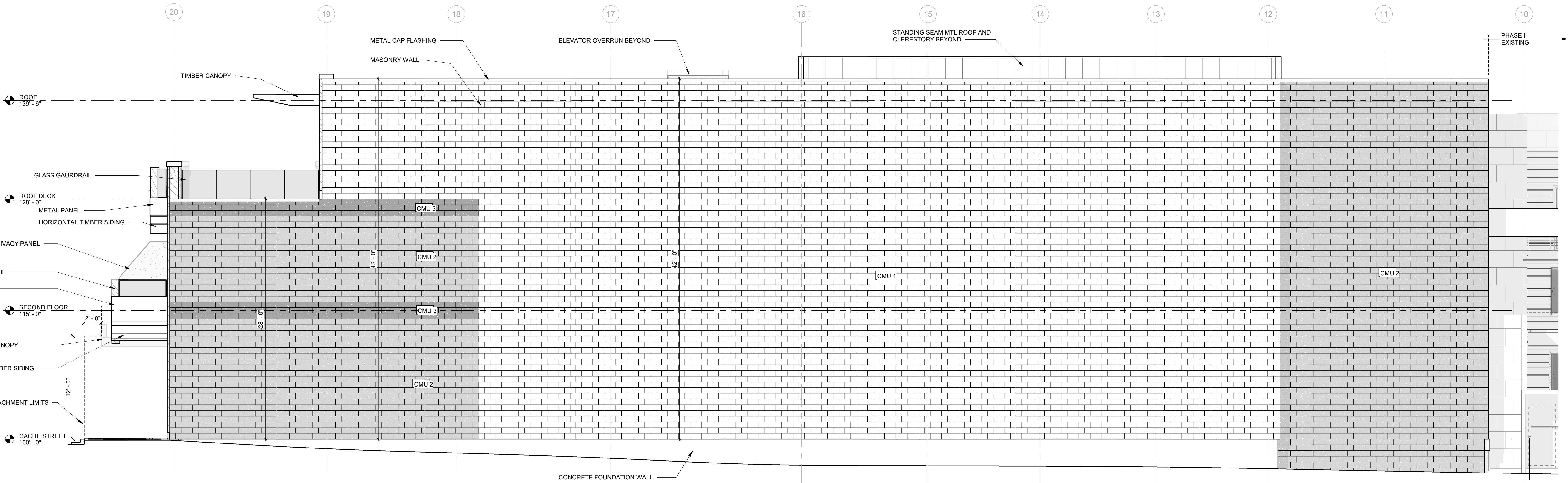
EAST ELEVATION (APPROVED)

A2 OVERALL EAST ELEVATION (7.13.22)
SCALE: 1/4" = 1'-0"

7/27/2022 1:10:20 PM

A B C D E

0' 1' 2'



A1

NORTH ELEVATION (7.29.22)
SCALE: 3/16" = 1'-0"

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

DATE REVISION
1 7/22/202 City Review
0

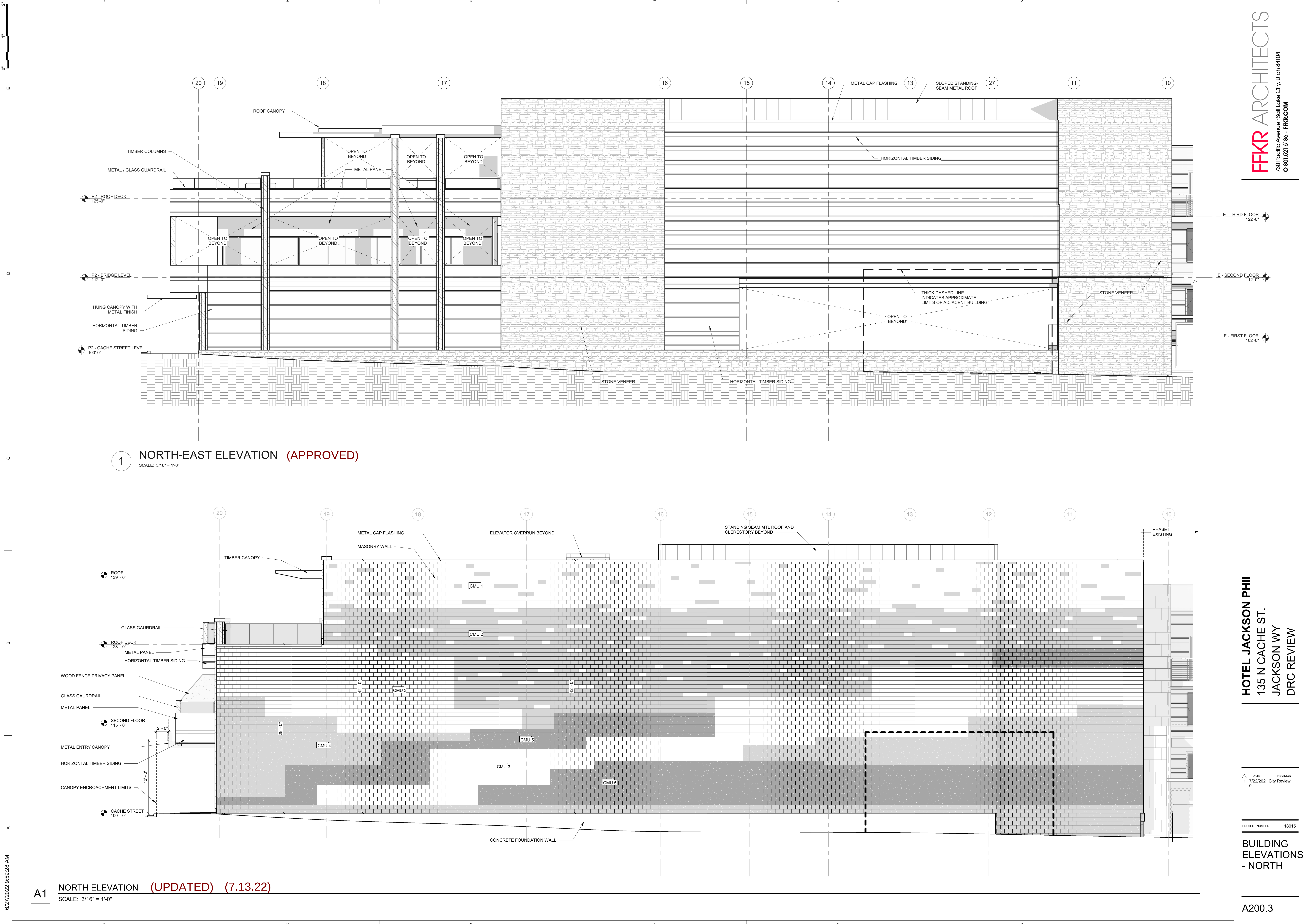
PROJECT NUMBER 18015

BUILDING
ELEVATIONS
- NORTH

A200.3

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

6/27/2022 9:59:28 AM



7/27/2022 1:11:12 PM

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z

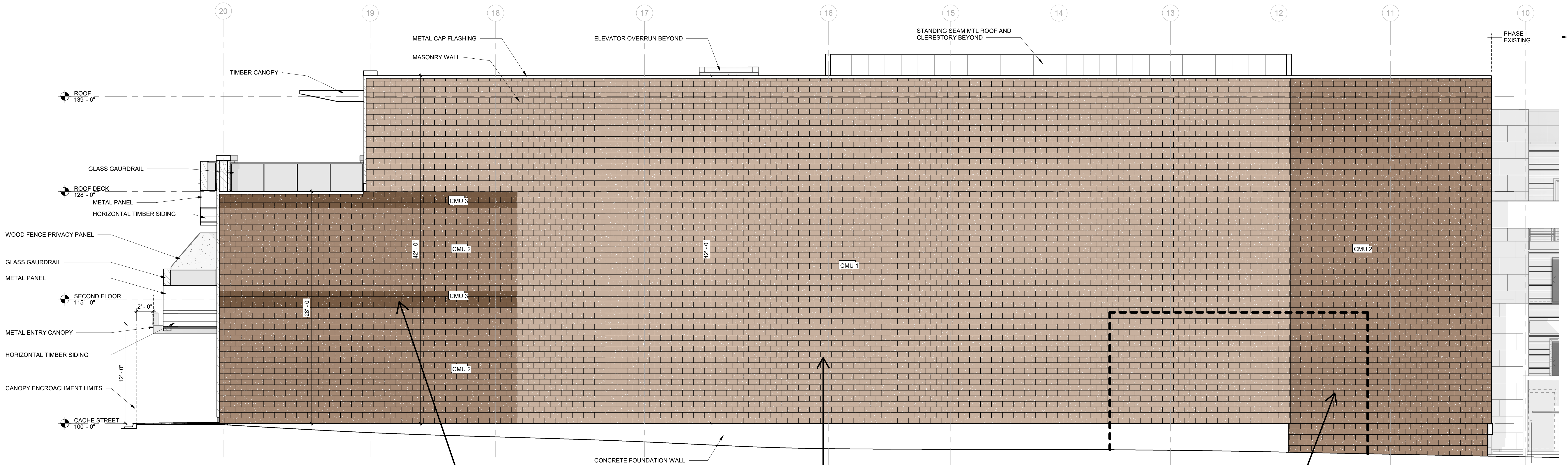
1 2 3 4 5 6



WEATHERED METAL
ALUMINUM FRAMED WINDOW

TIMBER SIDING
CAP FLASHING
METAL PANEL

Phase I Materials



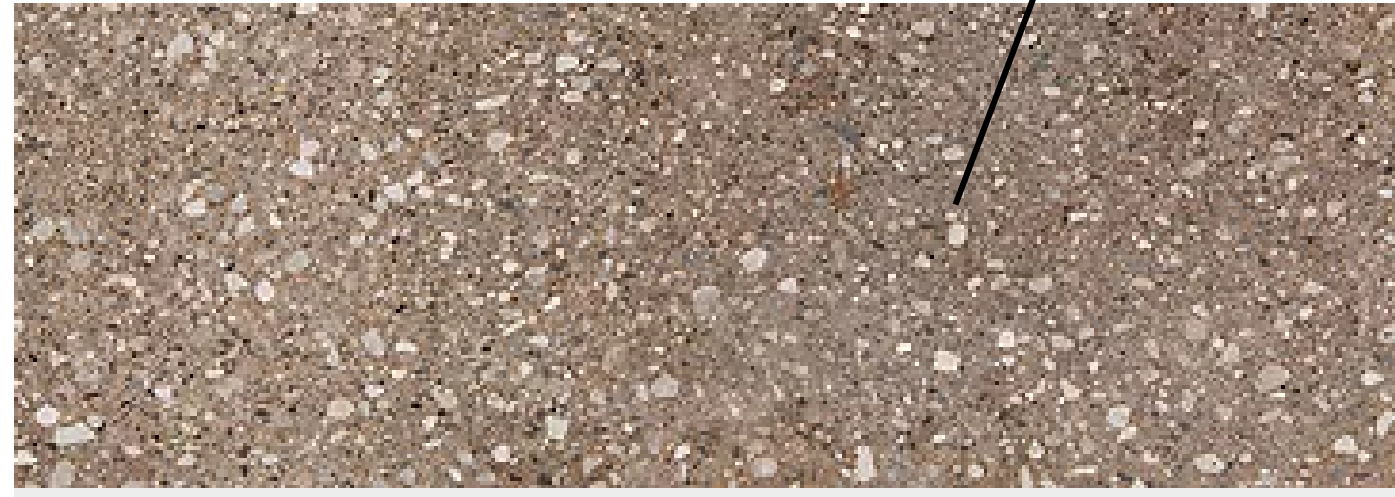
A1 NORTH ELEVATION - RENDERED (7.29.22)
SCALE: 3/16" = 1'-0"



Kanta Brown Ground Face



Sandstone, Ground Face (Premium)



Buff, Ground Face

MASONRY COLOR LEGEND

- CMU 1 KANTA SANDSTONE GROUND FACE
- CMU 2 KANTA BUFF GROUND FACE
- CMU 3 KANTA BROWN GROUND 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: 7/22/2022
REVISION: City Review
0

PROJECT NUMBER: 18015

BUILDING ELEVATIONS - NORTH

6/27/2022 12:16:03 PM

A

B

C

D

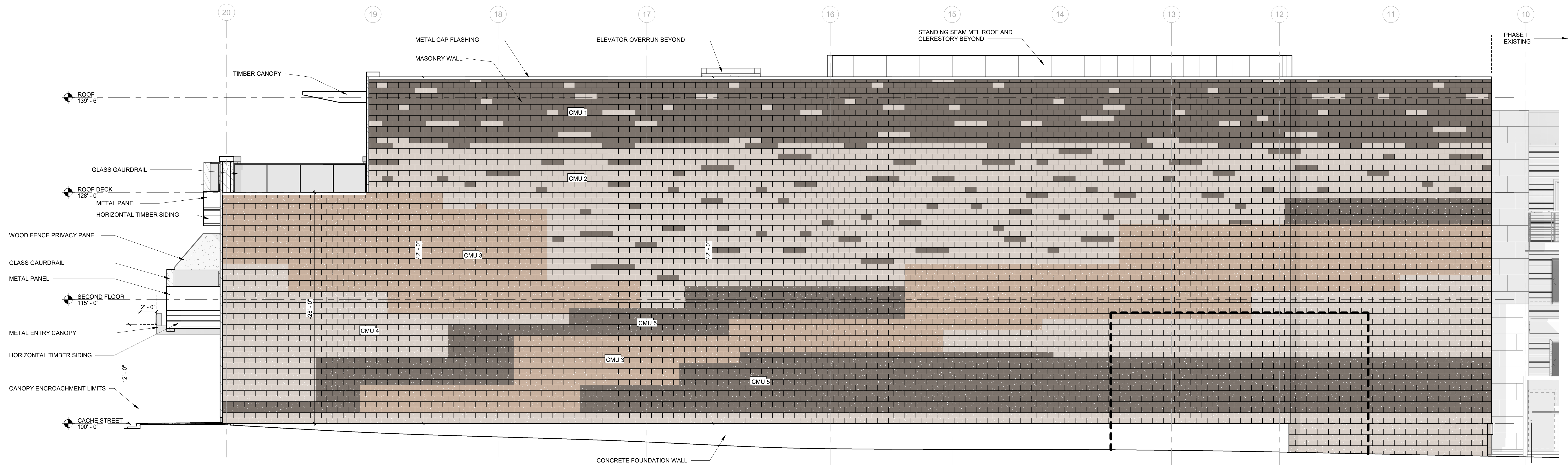
E

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

1 2 3 4 5 6



Phase I Materials



A1

NORTH ELEVATION - RENDERED (7.13.22)

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

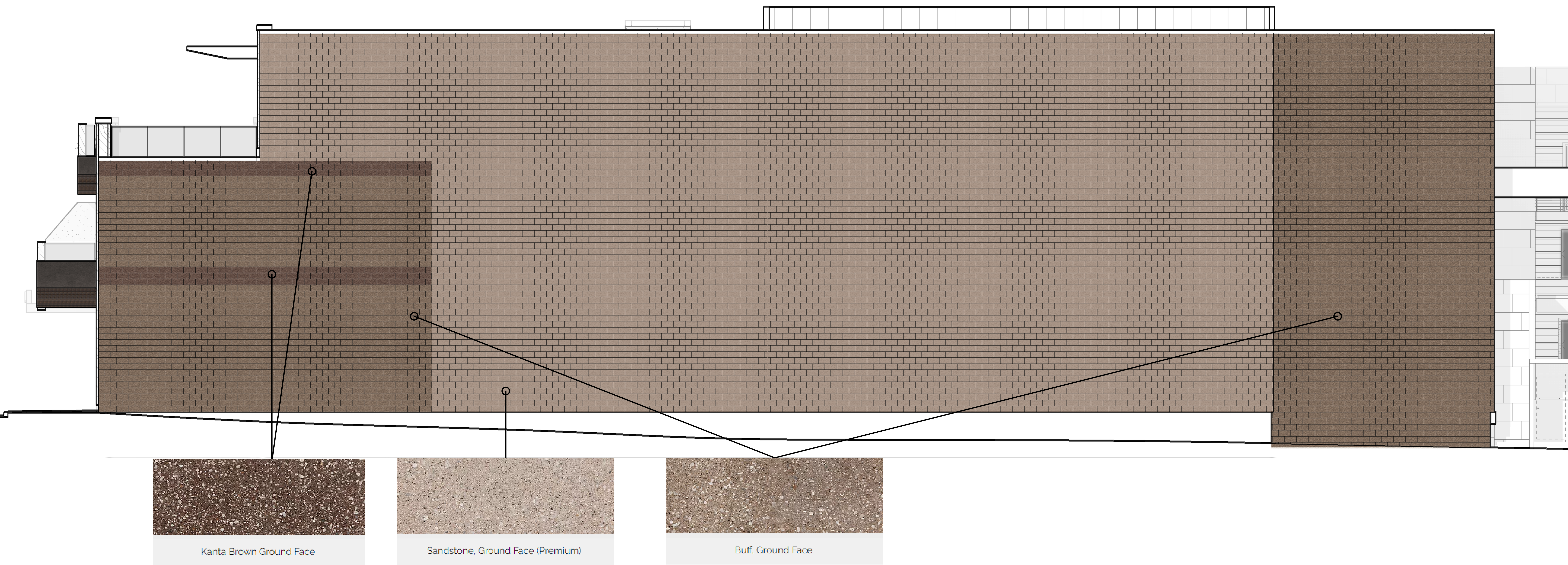
DATE REVISION
1 7/22/202 City Review
0

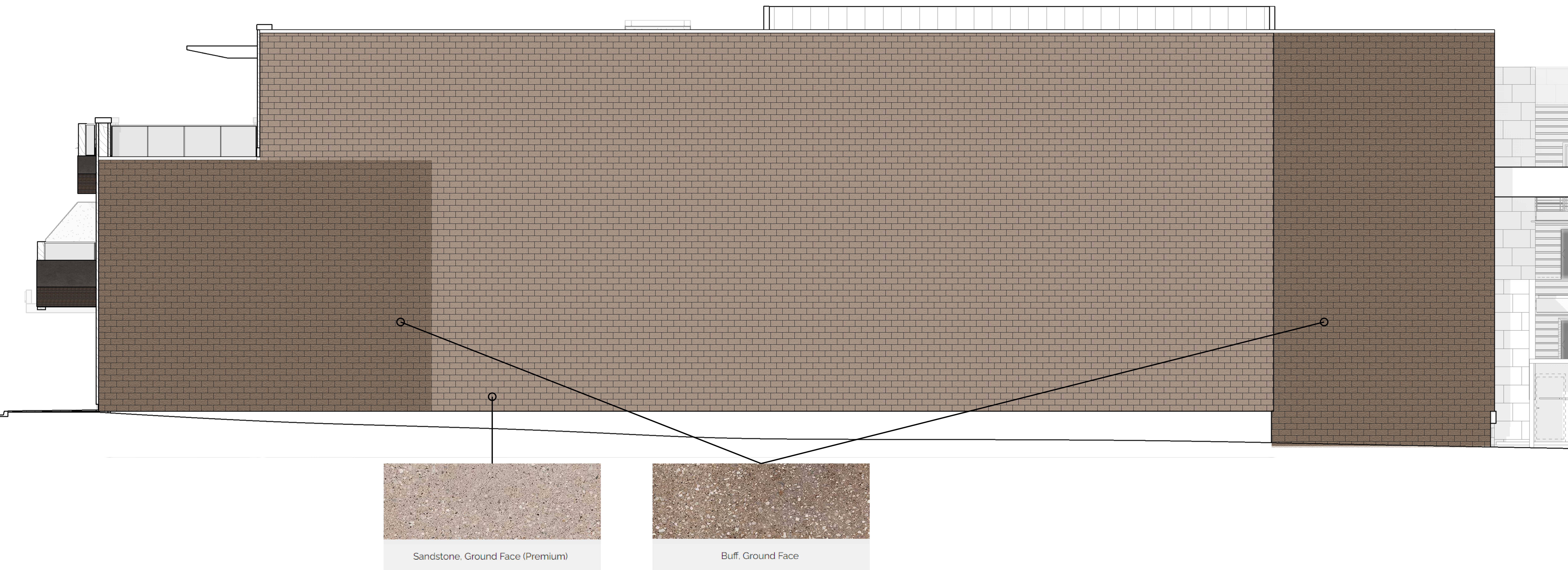
PROJECT NUMBER 18015

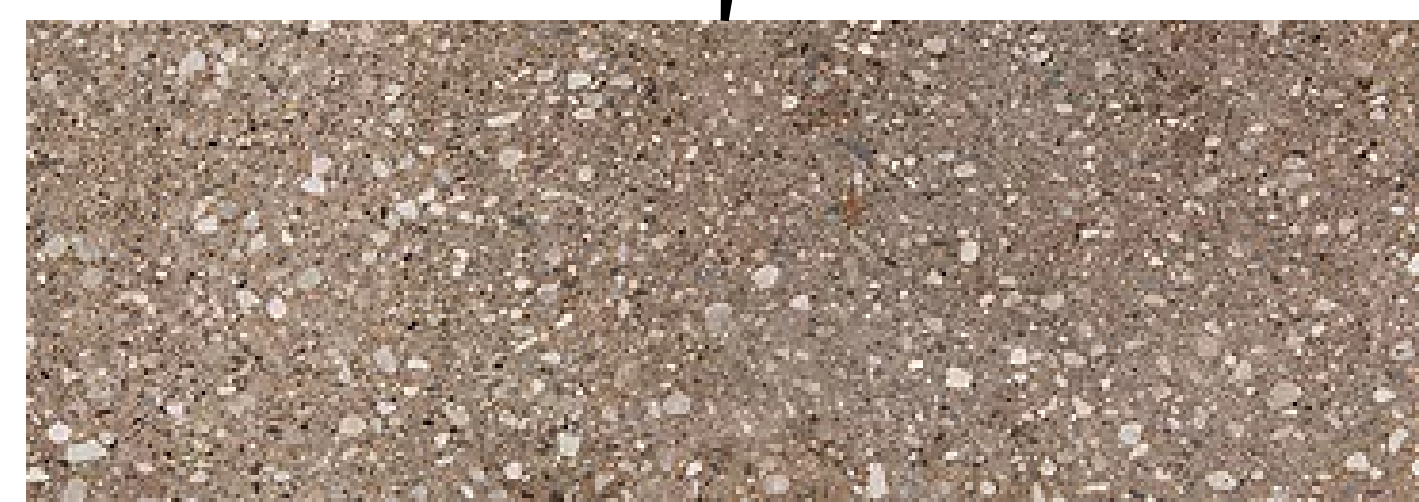
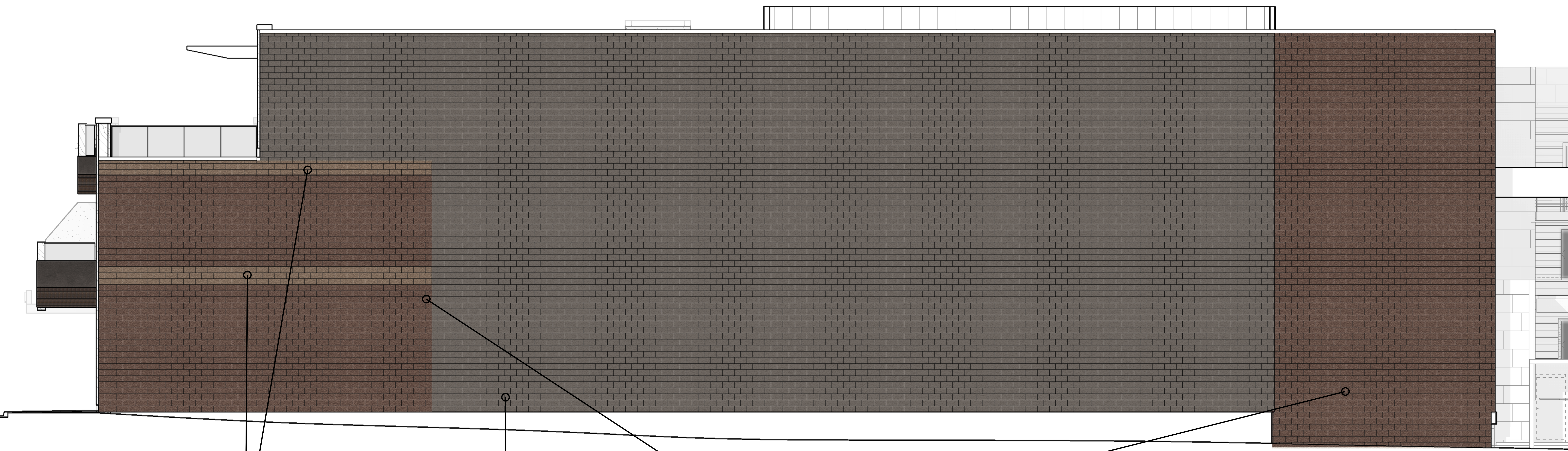
BUILDING
ELEVATIONS
- NORTH

A200.4

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







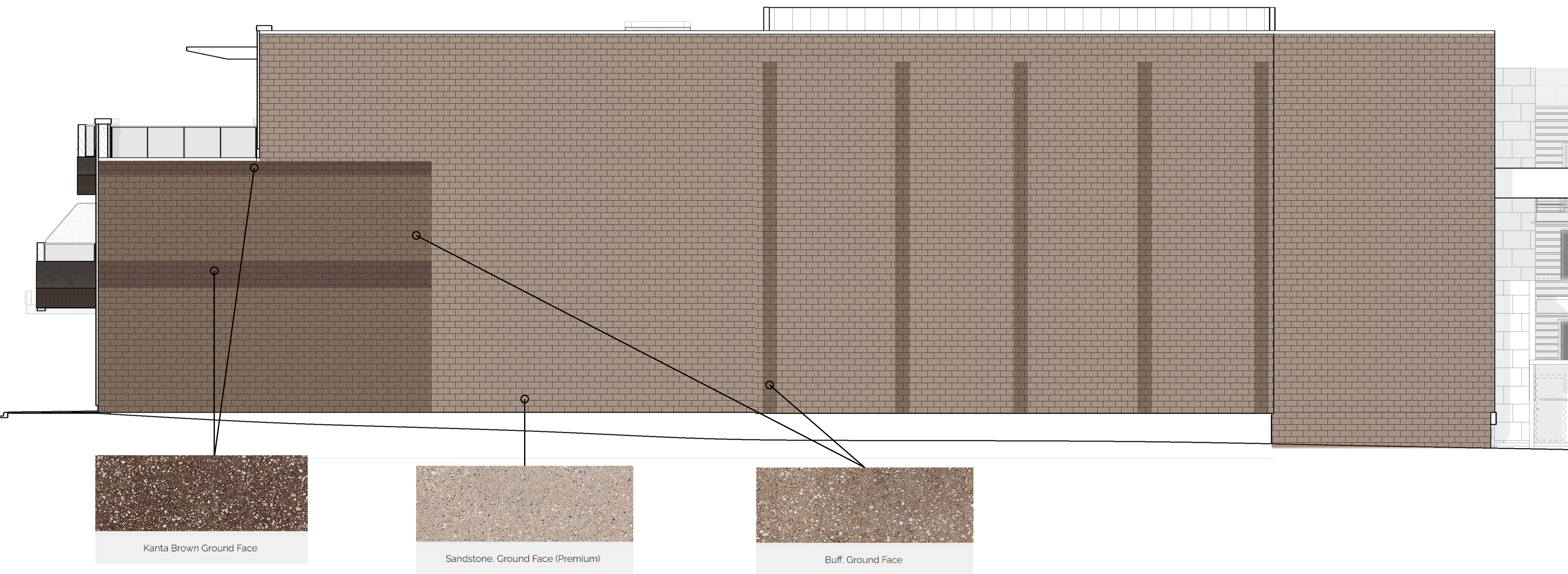
Buff, Ground Face



Black, Ground Face



Kanta Brown Ground Face





MASONRY WALL PRECEDENCES





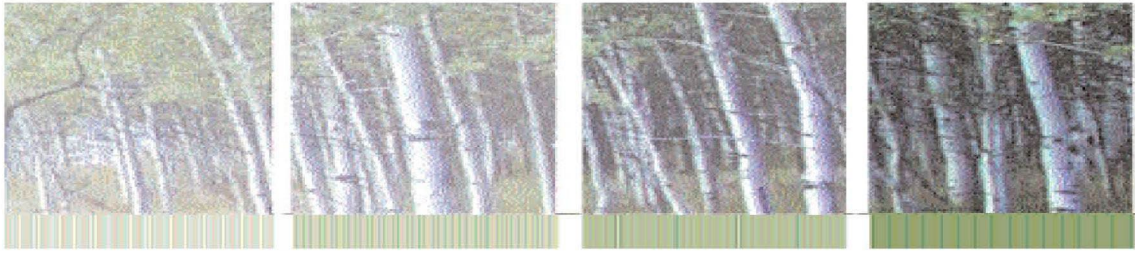
MASONRY WALL PRECEDENCES





MASONRY WALL PRECEDENCES





Town of Jackson Design Guidelines Checklist

Meeting Date: August 10, 2022

Item Number: P22-131

Applicant: Jason McKinnon – Design Associates

Address: 1050, 1060 & 1080 South Park Loop Road

Recommendations: **Approve, Approve w/ Conditions, Deny, Continue.**

Project Summary:

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

1. Applicant needs to address all LDR concerns as noted by staff and provide a full LDR compliance checklist upon re-submittal.

Applicant Response: LDR checklist and response to staff's concerns were provided.

2. Applicant needs to demonstrate compliance with all design guidelines in their narrative.

Applicant Response: Written narrative addressing design guidelines was provided.

3. The resolution on all renderings needs improvement as the previous visuals were blurry.

Applicant Response: Improved visual/renderings were provided.

4. Applicant needs to provide visuals of the development from the rear (south).

Applicant Response: Rear visuals were provided.

5. The front elevation has too many large blank walls. The applicant should add more windows to this elevation.

Applicant Response: The north elevation was modified to include more windows.

6. The 4th story step-down standard (Sec. 2.2.13.E.4) is not being met. This may require a reduction in units to reduce the size of the 4th story along the east and west sides.

Applicant Response: The 4th-story steps down on the east side of the East building and the west side of the West building.

7. The site lacks adequate amenities in relation to the proposed density. Consider converting the front parking lots to open space.

Applicant Response: The site design now includes additional open space amenities for the project. These site amenities now include multiple outdoor gathering spaces including BBQ and picnic areas, fire tables, seating areas, outdoor bike racks, coffee terraces at both buildings, & outdoor playground. In addition, the front parking lot of the East building was converted to open space. Please refer to the landscape plans.

8. Applicant should consider the use of balconies to provide some private outdoor space.

Applicant Response: Balconies were used on the 4th -story units which are stepped back. In total there are 6 units with balconies.

9. Applicant needs more contextual renderings.

Applicant Response: Additional contextual renderings were provided showing the development from the sides, streets and rear.

10. Applicant needs better renderings of the pedestrian frontage. It is recommended that a colored landscape plan be provided.

Applicant Response: A colored landscape plan with visuals was provided that better depict the site and the pedestrian frontage.

11. Applicant should seek opportunities to create more variability in the fenestration.

Applicant Response: The new design has tried to incorporate variability in the fenestration with the additional material transitions, window openings, outdoor entrance canopies, the 4th story step-back on both the East and West property.

The applicant is requesting a final DRC review for a new 4-story apartment rental housing project within 2 separate buildings with a total of 228 units. The combined properties total 2.08 acres (91,040 sf) with an allowed base FAR of 0.40 (36,416 sf). The applicant is planning to use the 2:1 workforce housing bonus to exceed the base FAR. The total habitable square footage is 165,960 sf. In addition, the applicant is adding a 4th story which is allowed in the CR-3 zone if certain criteria are met according to Section 2.2.13.E.4, namely the property must be at least 2 acres in size and the 4th story must be 100% deed-restricted (restriction can be workforce or affordable). Below is a breakdown of the site design, exterior materials, total calculations, and individual building calculations.

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

Site Design

As mentioned above, the site will have 2 buildings (East & West) divided by a primary vehicular access drive that leads to the underground parking garages for both buildings. The west building has its own separate curb cut and separate surface parking area in front of the building with 9 parking spaces for a total of 2 curb cuts. The applicant is proposing new detached sidewalks with planting strip along South Park Loop Road along with several internal sidewalks that connect the building to the street and connect the buildings together. Landscaping has been provided throughout the site which appears to exceed the minimum requirements of the LDRs. Due to the density of this project, a westbound turn lane is recommended by staff which the applicant is amendable to. This westbound turn lane has been shown on the plans, but since the street design has not been finalized, the turn lane shown is preliminary in nature.

Total Calculations (proposed):

- Total units: 228
 - 157 studios (approx. 400 sf)
 - 8 one-beds (approx. 500 sf)
 - 36 two-beds (approx. 1,100 sf)
 - 27 three-beds (approx. 1,200 sf)
- Unit Breakdown:
 - 122 Market Units
 - 105 Workforce Deed-Restricted Units
 - 1 Affordable Workforce Unit
- Total parking: 267 spaces (258 covered + 9 surface)
- Stories: 4
- Building height: Approx. 48'
- Total above ground habitable sf: 165,960 sf
- Total basement garage sf: 107,050 sf

East Building (proposed):

- 138 parking spaces within 2 basement level garages (55,780 sf total)
- 4 stories
- 82,550 sf (roughly 20,500 sf each floor)
- 123 units total (93 studios, 1 one-bed, 15 two-beds, 11 three-beds)
 - 66 Market Units
 - 57 Workforce Deed-Restricted Units

West Building (proposed):

- 120 parking spaces within 2 basement level garages (51,270 sf total) + 9 surface parking spaces = 129 total
- 4 stories
- 83,410 sf (roughly 21,000 sf each floor)

- 105 units total (64 studios, 4 one-bed, 21 two-beds, 16 three-beds)
 - 57 Market Units
 - 47 Workforce Deed-Restricted Units
 - 1 Affordable Workforce Unit

Exterior Materials (proposed):

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

LDR Compliance:

Since this development was resubmitted, Planning has generally found the project to comply with the LDRs. Staff is requesting feedback from the DRC on the following items:

- Building Height:
 - The majority of the building is compliant with the 48' building height with the exception of a building section along the south elevation which slightly exceeds 51'. The reason this area is taller than 48' is due to the grade change from the driveway that leads down into the basement garage. Staff finds this to be an acceptable reason to deviate from height because it is only for the driveway entrance and most basement driveways require a drop in grade for egress reasons. The areas to the west of the driveway also exceed the height limit, but that area is not a driveway, but a loading area for large deliveries, guest move in/out, etc. Staff is still considering whether the loading area should be treated similarly to the driveway entrance and feedback from the DRC is welcomed.
- Guest Parking:
 - The LDRs require 261 parking spaces and the applicant has provided 267 spaces which leave 6 guest spaces. Staff is still considering whether this is acceptable knowing there is no street parking on South Park Look and no public parking lots nearby, with the exception of the middle school which is generally not considered a public parking lot. With that being said, the LDRs have no guest parking requirement. Staff will likely give a strong recommendation to Town Council that more guest parking should be provided, especially considering that the density has now increased from 204 units to 228 units.

- Open Space:
 - Although the LDRs do not have an open space requirement, staff is still considering whether enough quality open space has been provided, especially on such a large development on track to be the densest housing project in Jackson to date. The applicant has improved and increased the amount/type of open spaces and staff acknowledges this effort. Staff is still seeking feedback from the DRC on whether the open space provided is sufficient for the density.
- Turn Lane:
 - Based on the proposed density, Town Engineering and Planning find that a westbound turn lane would benefit the development and help mitigate traffic impacts on South Park Loop Road. Although the preliminary traffic analysis is not requiring a turn lane, staff is setting the expectation that one should be included and the right-of-way appears to be wide enough to accommodate one. Because the applicant was made aware of the turn lane after the last DRC review, the street design is not finalized and the visuals in the packet do not accurately depict the design. The applicant will work with Town staff to finalize the street design during the Development Plan review.
- 4th Story Exemption:
 - One of the standards for the 4th story exemption in Section 2.2.13.E.4 states:

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

Staff is seeking direction and feedback from the DRC as to whether the proposed design is generally meeting this statement which is intended to reduce the perceived scale/mass as it relates to adjacent properties with smaller development. Staff acknowledges that the applicant has stepped back portions of the 4th story on the east side of the East building and the west side of the West building. Whether this is enough to meet the standard is still being considered by staff.

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 REVIEW FOR THE LOOP HOUSING PROJECT



APPLICANT:



MOGUL CAPITAL

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

PREPARED BY:

FFKR ARCHITECTS

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

TOWN OF JACKSON

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

SUBMITTED BY:



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

TABLE OF CONTENTS

6 PLANS - BUILDINGS AND RENDERINGS

8 PLANS - EAST
20 ELEVATIONS - EAST
30 PLANS - WEST
42 ELEVATIONS - WEST
52 PLANS - UNITS
58 PLANS - SITE ADJACENCIES
60 PLANS - RENDERINGS
72 PLANS - MATERIALS BOARD

75 PLANS - LANDSCAPE

76 PLANS - LANDSCAPE - FULL
78 PLANS - LANDSCAPE - OVERALL PLANTING PLAN
80 PLANS - LANDSCAPE - PLANTING PLAN

84 PLANS - AMENITIES

86 LANDSCAPE PLANS - AMENITIES WEST
88 LANDSCAPE PLANS - AMENITIES EAST
90 PLANS - WEST GARAGE LEVEL 01 - AMENITIES
92 PLANS - WEST LEVEL 01 FLOOR PLAN - AMENITIES
94 PLANS - EAST GARAGE LEVEL 01 - AMENITIES
96 PLANS - EAST LEVEL 01 FLOOR PLAN - AMENITIES

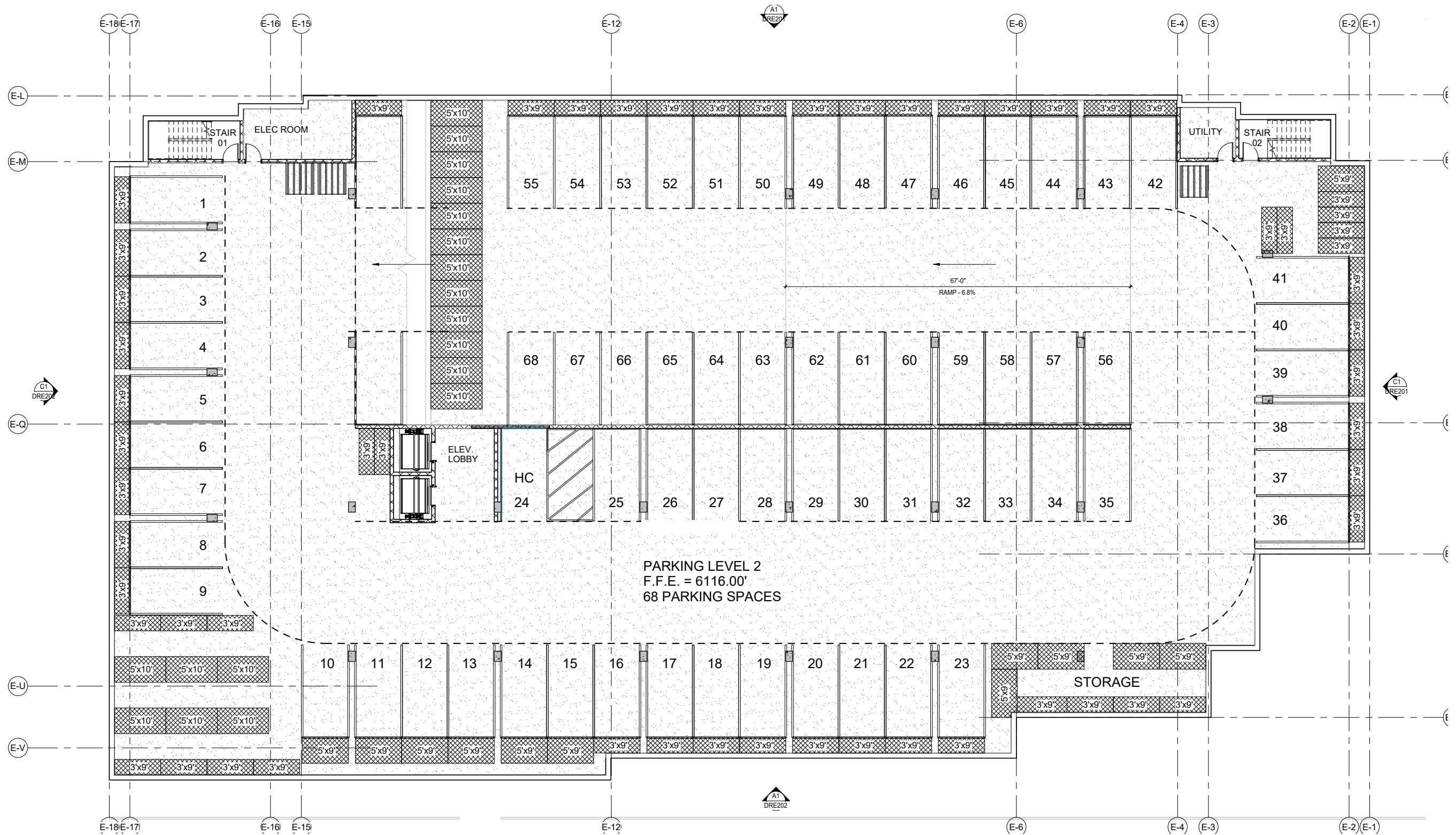
99 NARRATIVE

100 SCG - GENERAL WRITE-UP
104 NARRATIVE - LOOP HOUSING PROJECT
106 NARRATIVE - LOOP HOUSING PROJECT CONTINUED
108 NARRATIVE - LOOP HOUSING MITIGATION PLANS
126 NARRATIVE - LOOP HOUSING PROJECT
127 NARRATIVE - LDR COMPLIANCE
128 APPLICATION
132 NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - DA)
134 NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - FFKR)
136 NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - SCG)

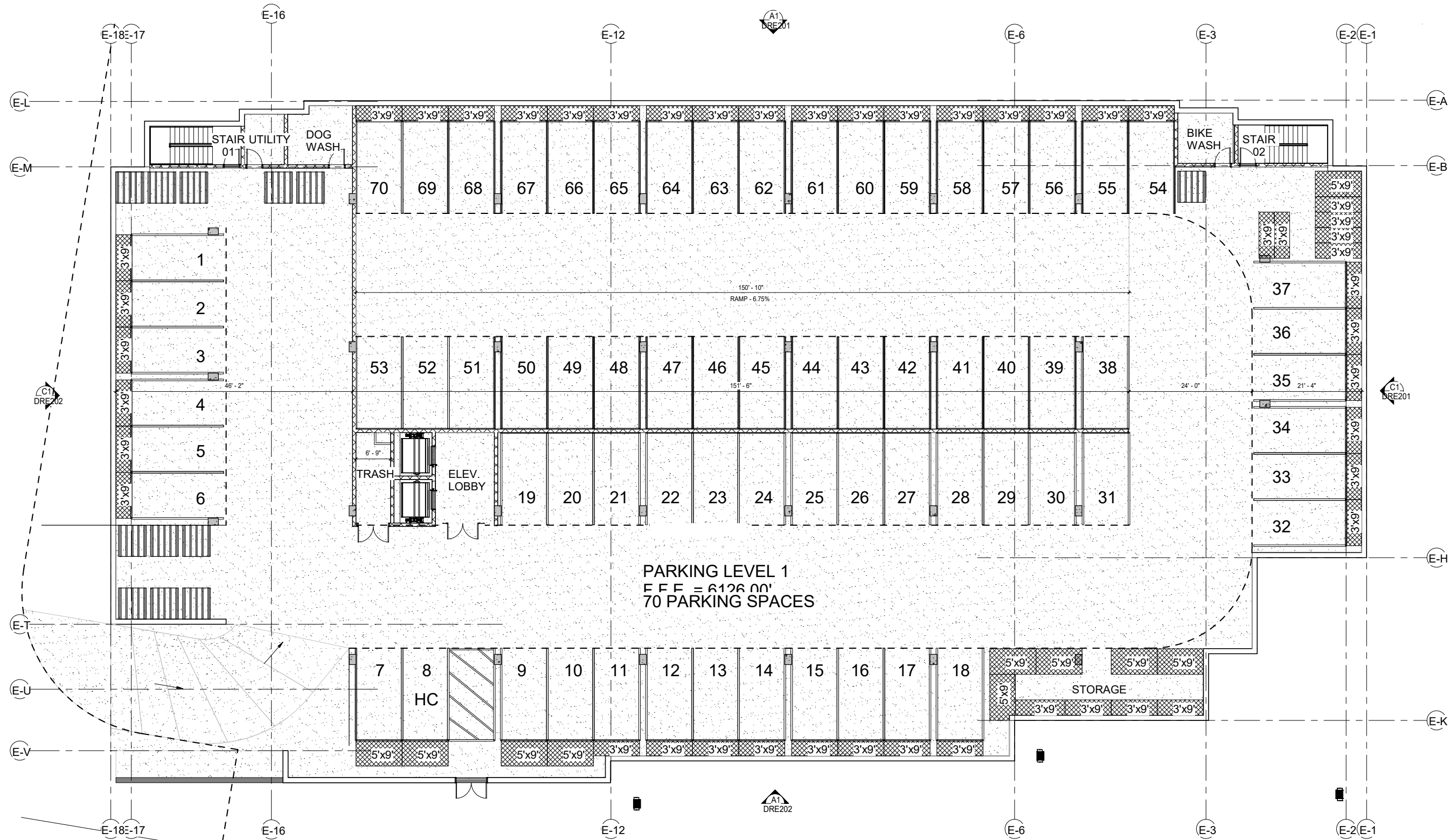
PROJECT TEAM DIRECTORY			
OWNER / DEVELOPER: Mogul Hospitality Partners – Jackson, LLC PO BOX 998 Midway, Utah 84049 www.mogulcapital.com Rachel Lambert Vice President of Construction Direct 602-885-2342 RachelL@mogulcapital.com Mogul Capital/TRCF	ARCHITECTS: FFKR Architects 730 Pacific Avenue Salt Lake City, Utah 84104 801.521.6186 801.539.1916 fax www.ffkr.com Jackson Ferguson AIA Principal Architect O - 801.520.5265 jferguson@ffkr.com Kevin Haub, AIA Associate Architect C -661.713.6362 khaub@ffkr.com	CIVIL ENGINEER: Summit Consulting Group P.O. Box 6482 Jackson, WY 83002 307.413.4399 Randy Schrauder Principal PE & PHIUS Certified Builder 307.413.4399 randy@scgengineering.com	MEP ENGINEER: Spectrum Engineers 324 State Street - #400 Salt Lake City, Utah 84111 800-678-7077 spectrum-engineers.com David Hinckley Electrical Design D - 801-201-8369 DGH@spectrum-engineers.com Rick Graham Plumbing Design D - 801-401-8478 rlg@spectrum-engineers.com
OWNER REPRESENTATIVE: Standard Construction 2, LLC Boyd Suemnick Owner's Representative 760-519-7821 boyd@udvs.net	PROJECT ARCHITECT: Design Associates Architects 130 W. Broadway Suite A PO Box 4615 Jackson, WY 83001 www.dajh.com Jason MacKinnon Project Architect O - 307-733-3600 C - 307-264-9070 Jason@dajh.com	STRUCTURAL ENGINEER: DCI Engineers 523 W 6 th Street, Suite 616 Los Angeles, CA 90014 Mark D. Aden, PE, SE Principal D - 213.298.3703 C - 509.991.3244 maden@dc-engineers.com Nolan G. Lenahan, PE Associate Principal 916-337-1449	LANDSCAPE ARCHITECT: FFKR Architects 730 Pacific Avenue Salt Lake City, Utah 84104 801.521.6186 801.539.1916 fax www.ffkr.com Matt Payne PLA Associate I Landscape Architect 801-534-4258 mpayne@ffkr.com

PLANS - BUILDINGS AND RENDERINGS

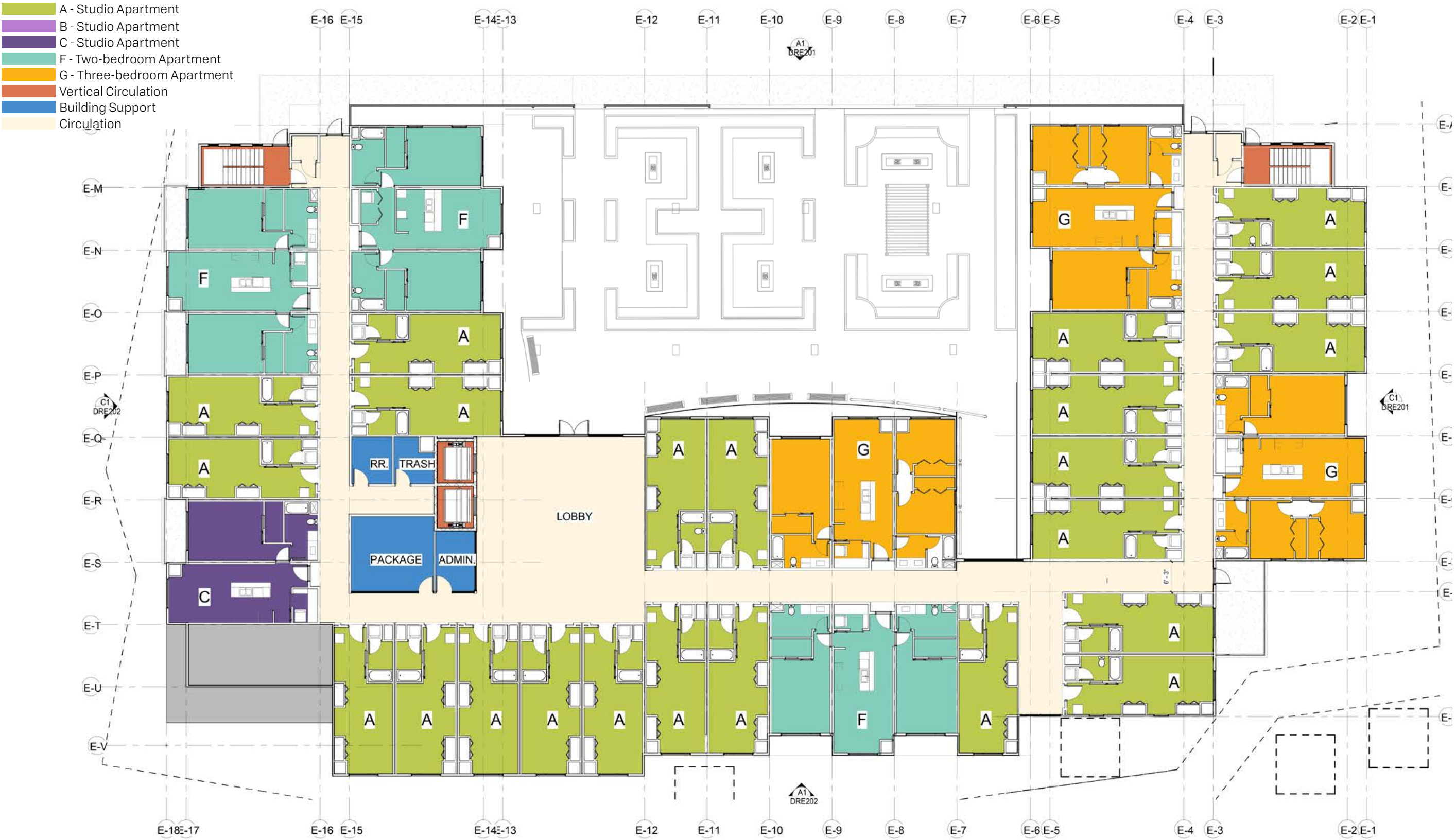
PLANS - EAST GARAGE LEVEL 02



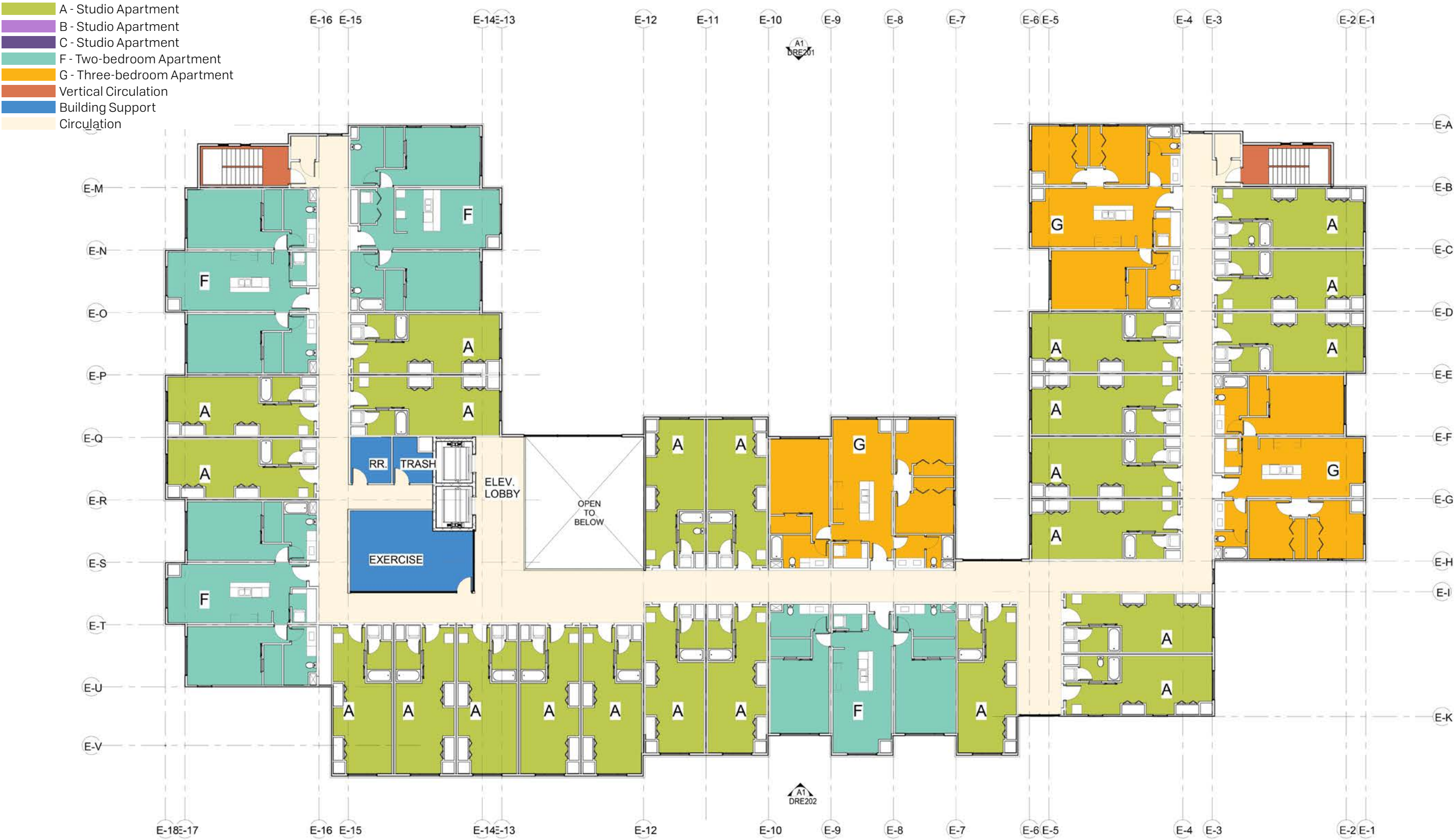
PLANS - EAST GARAGE LEVEL 01



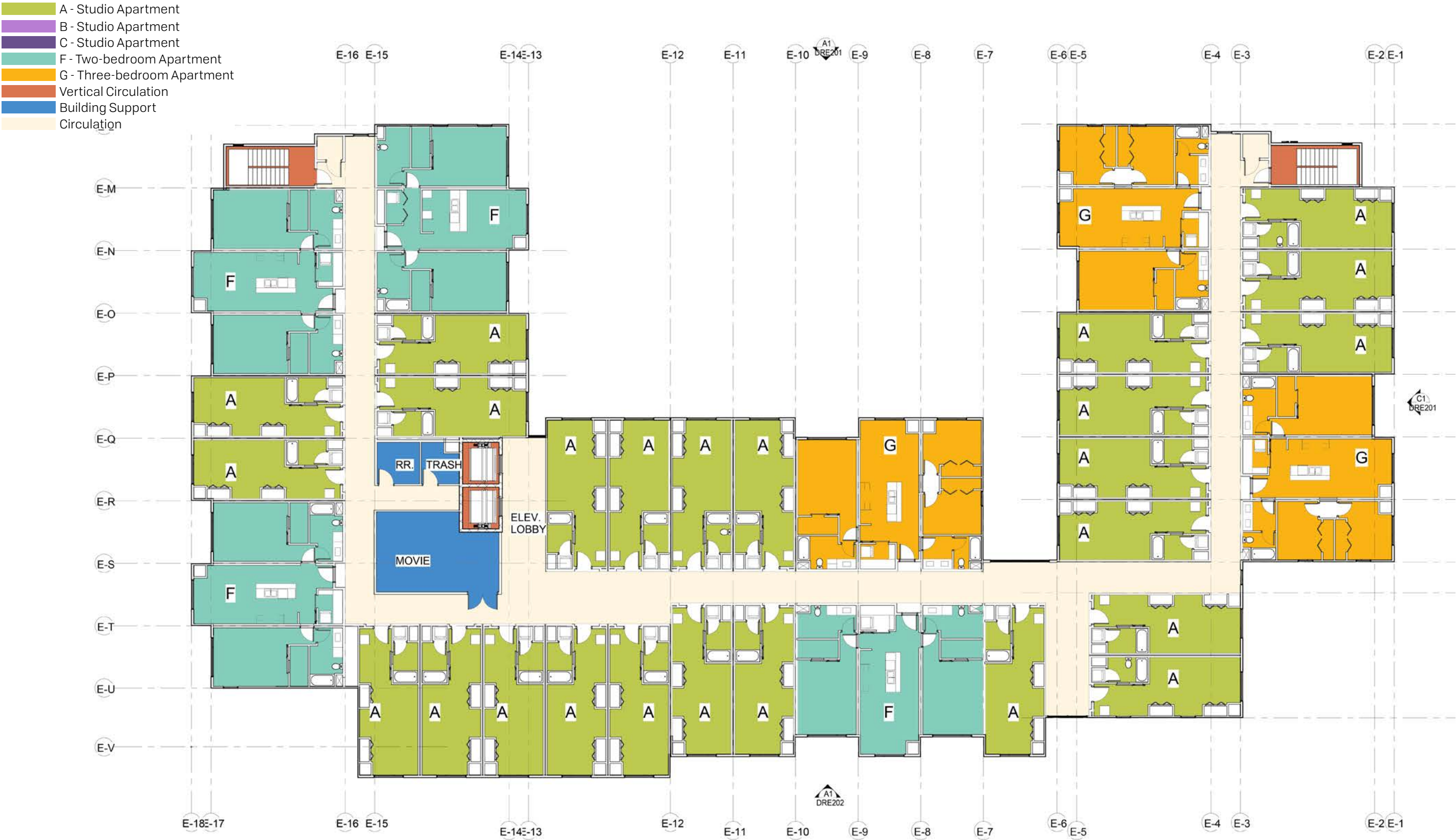
PLANS - EAST LEVEL 01 FLOOR PLAN



PLANS - EAST LEVEL 02 FLOOR PLAN

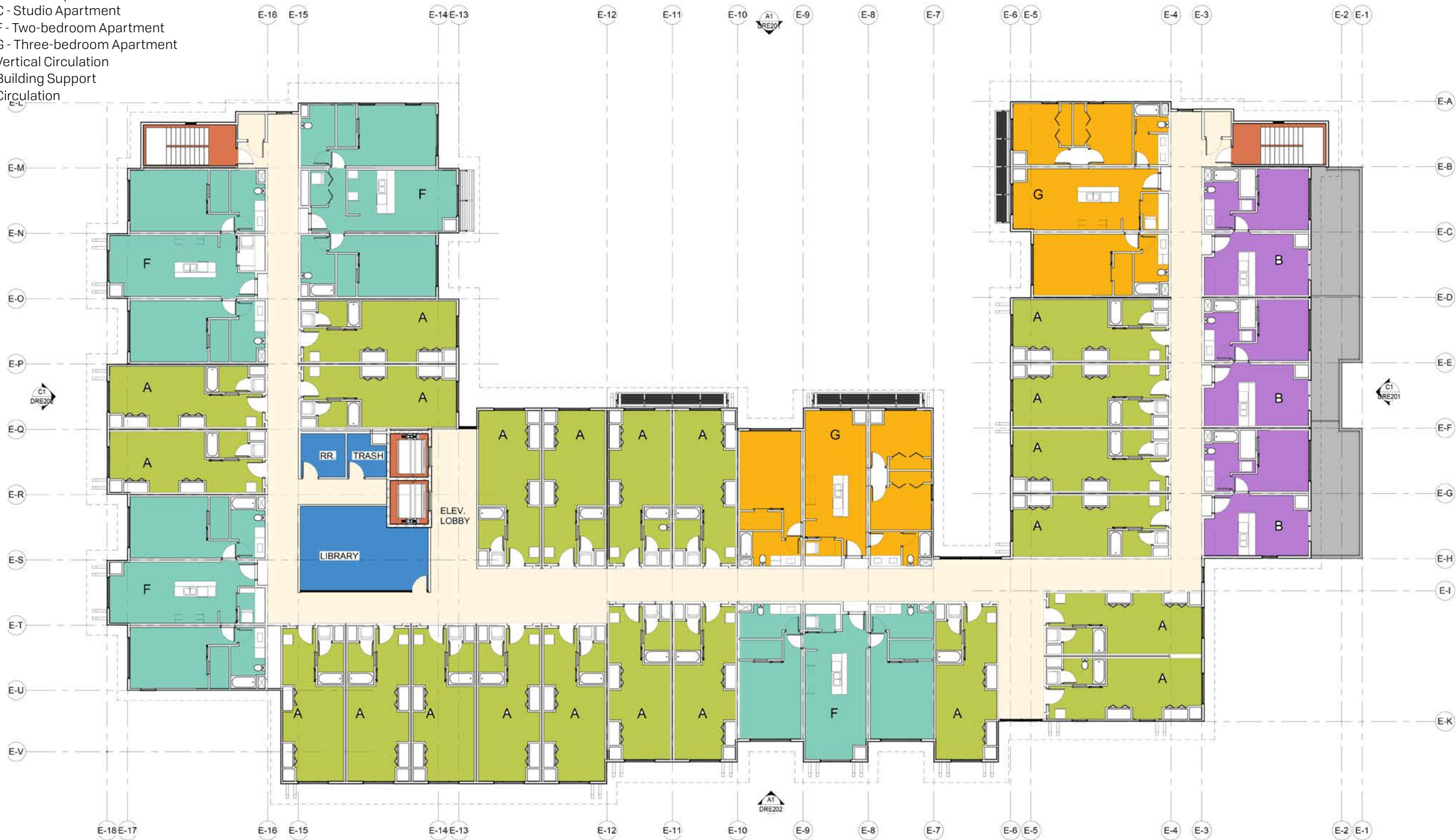


PLANS - EAST LEVEL 03 FLOOR PLAN



PLANS - EAST LEVEL 04 FLOOR PLAN

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



ELEVATIONS - EAST BUILDING - NORTH ELEVATION

EXTERIOR FINISH

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



ELEVATIONS - EAST BUILDING - SOUTH ELEVATION



ELEVATIONS - EAST BUILDING - EAST ELEVATION



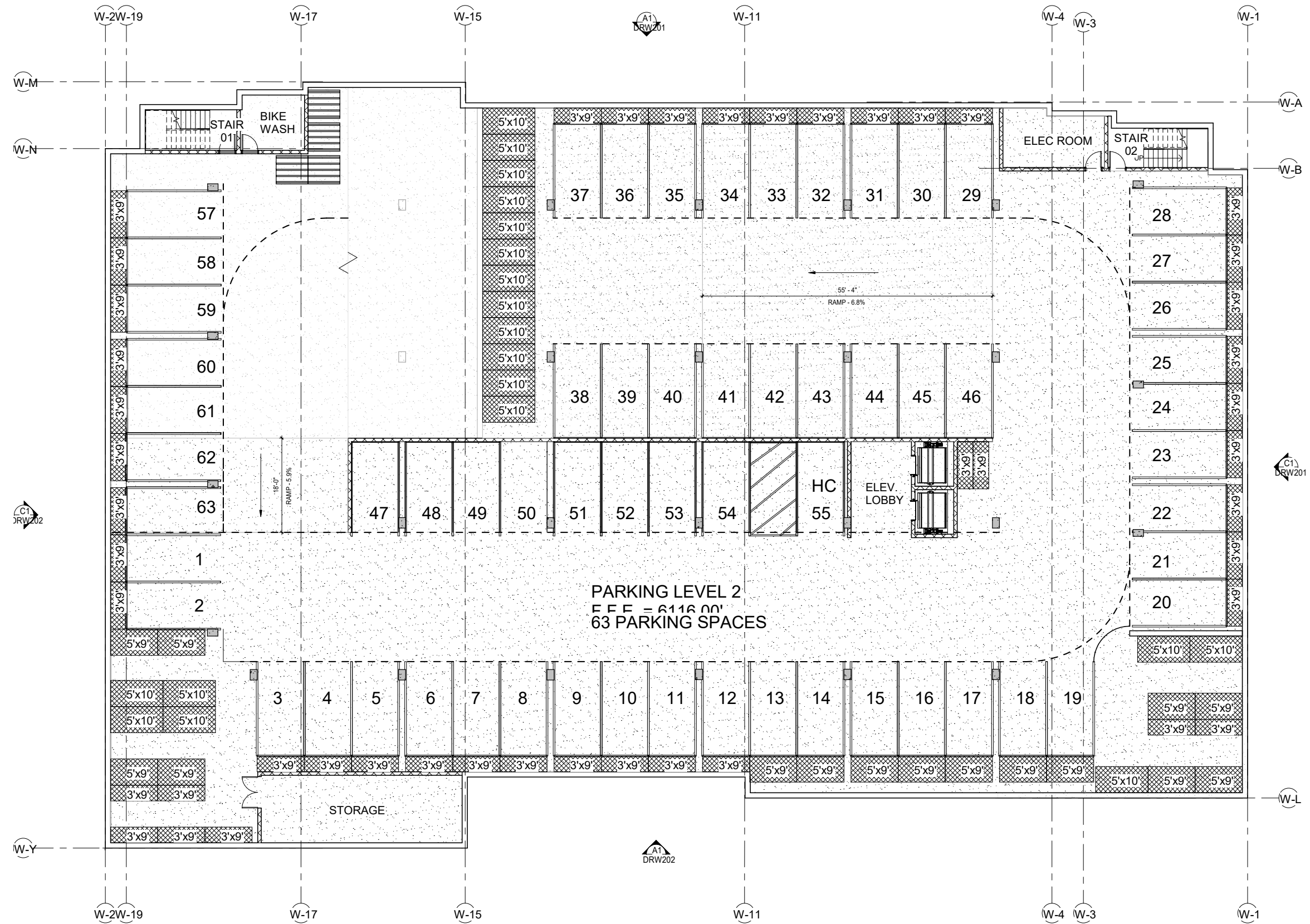
ELEVATIONS - EAST BUILDING - WEST ELEVATION



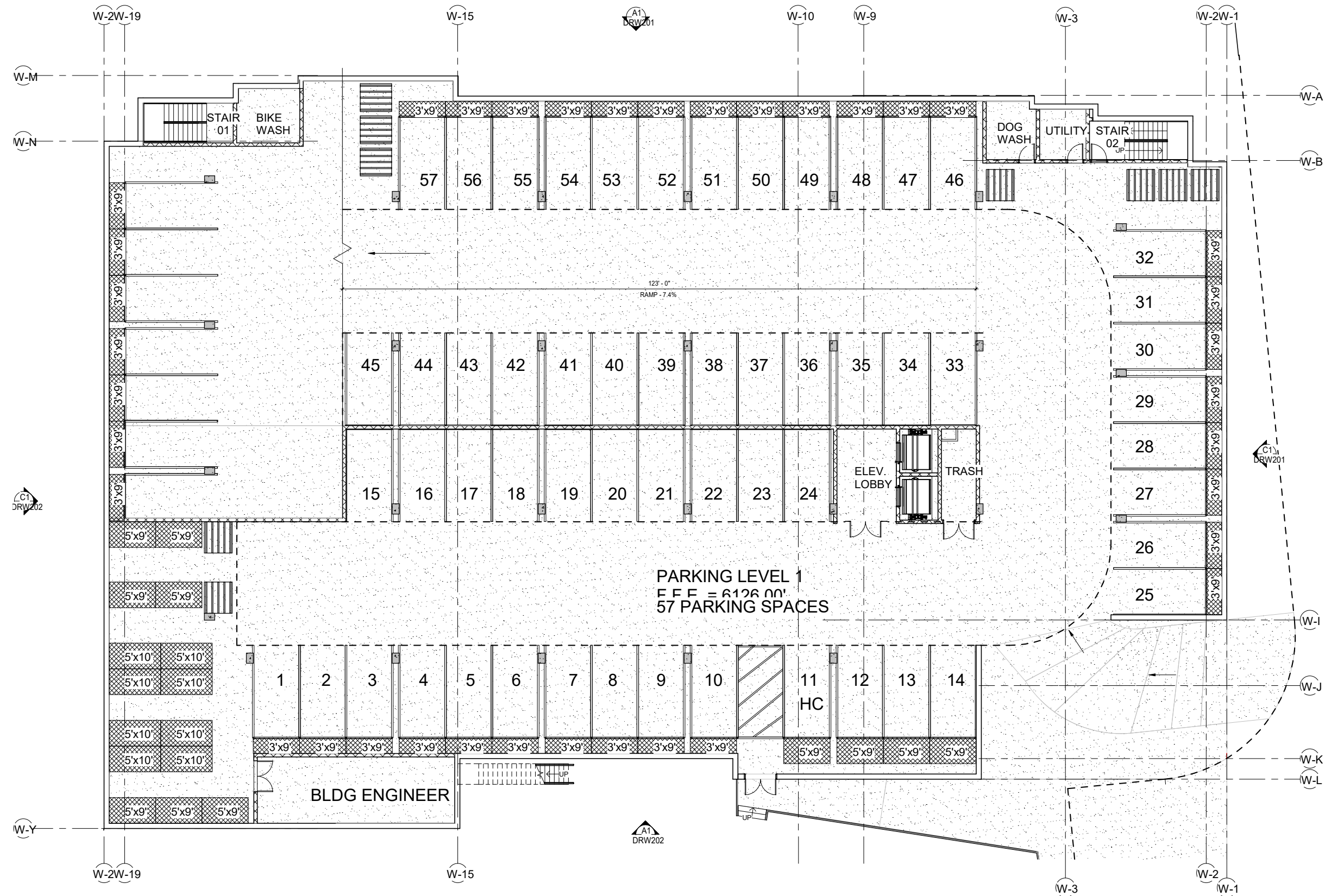
ELEVATIONS - EAST BUILDING - EAST FRONT RENDERING



PLANS - WEST GARAGE LEVEL 02



PLANS - WEST GARAGE LEVEL 01



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



PLANS - WEST LEVEL 02 FLOOR PLAN

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

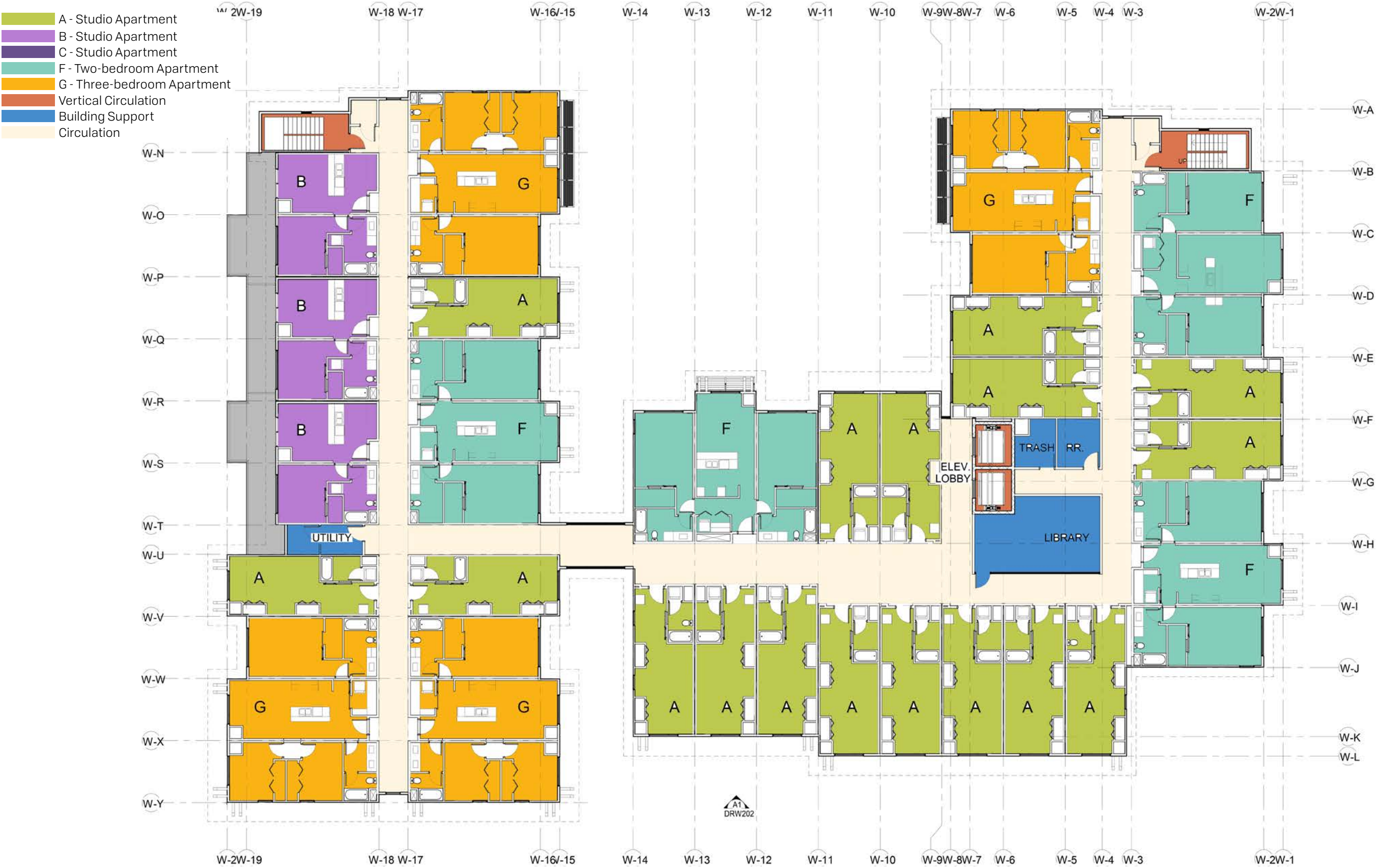


PLANS - WEST LEVEL 03 FLOOR PLAN

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



PLANS - WEST LEVEL 04 FLOOR PLAN



ELEVATIONS - WEST BUILDING - NORTH ELEVATION



ELEVATIONS - WEST BUILDING - SOUTH ELEVATION



ELEVATIONS - WEST BUILDING - EAST ELEVATION



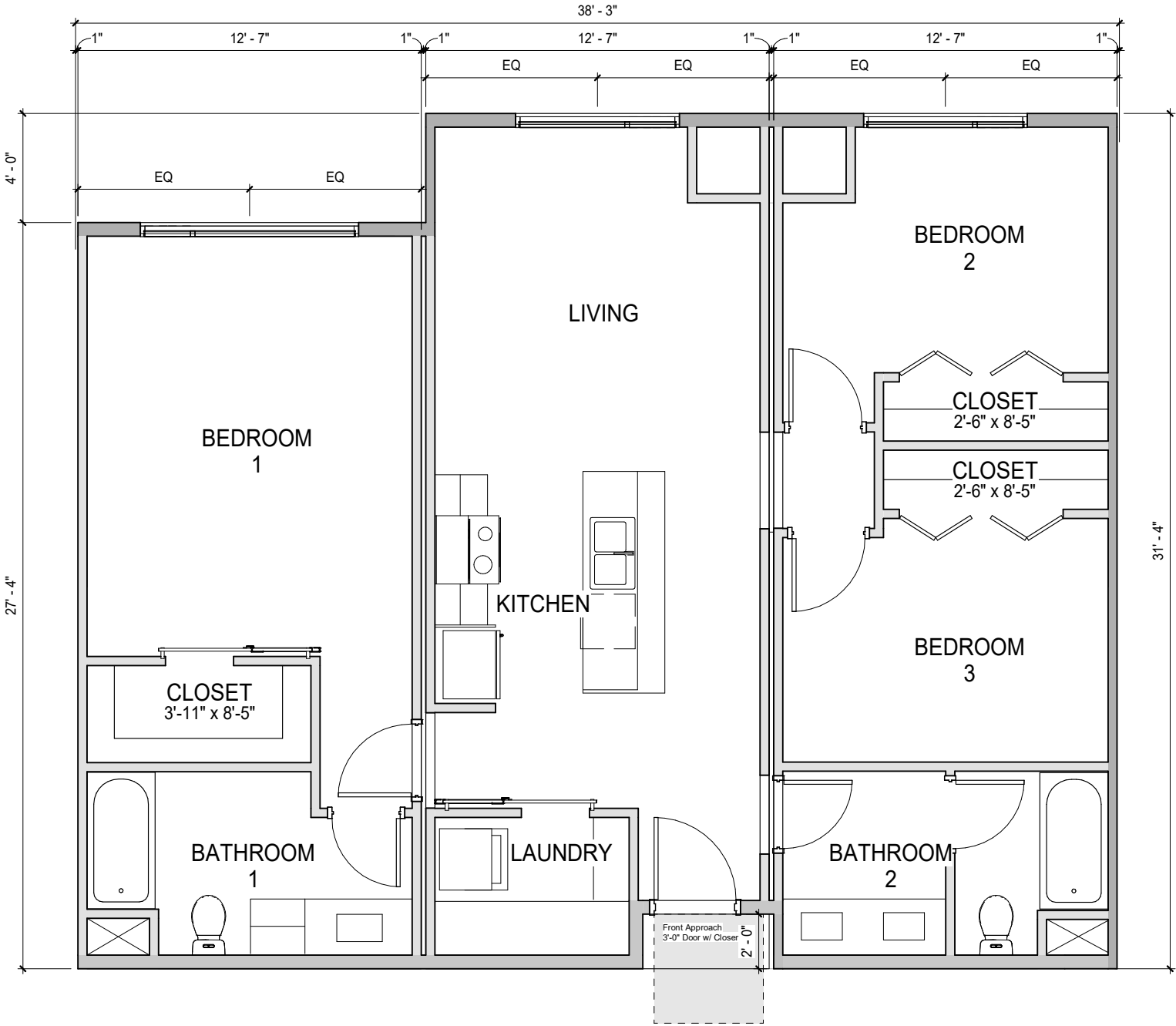
ELEVATIONS - WEST BUILDING - WEST ELEVATION



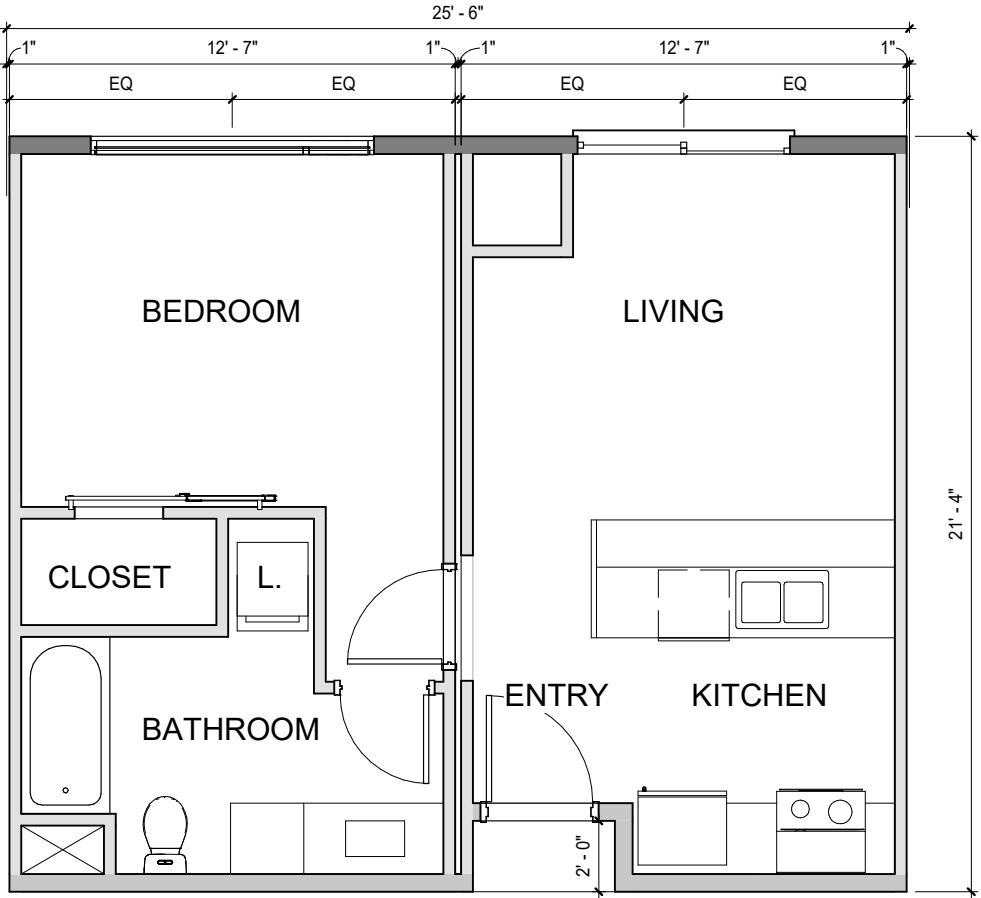
ELEVATIONS - WEST BUILDING - WEST FRONT RENDERING



PLANS - UNITS: G & B

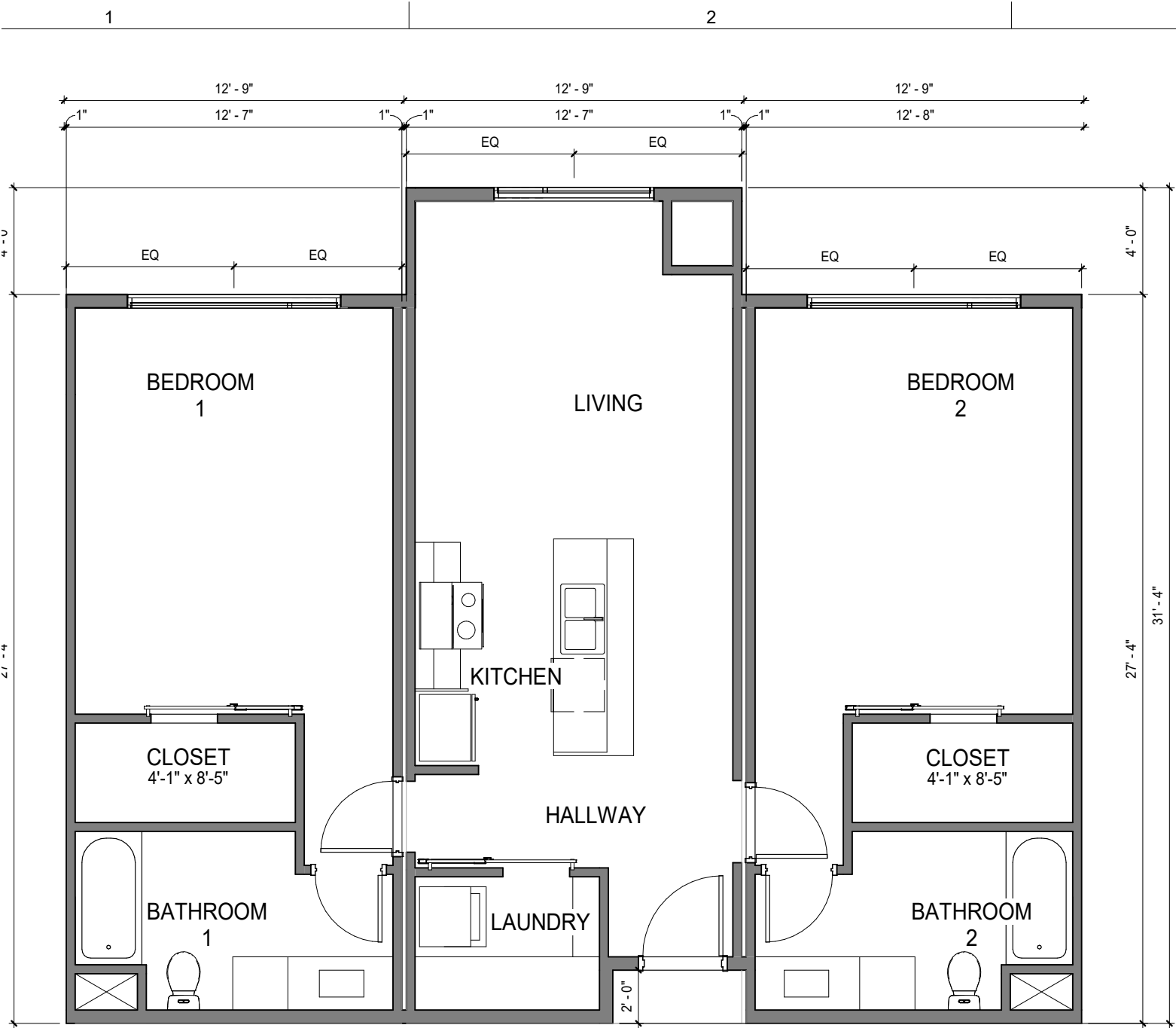


ENLARGED UNIT TYPE "G" FLOOR PLAN
SCALE 1/4" = 1'-0"

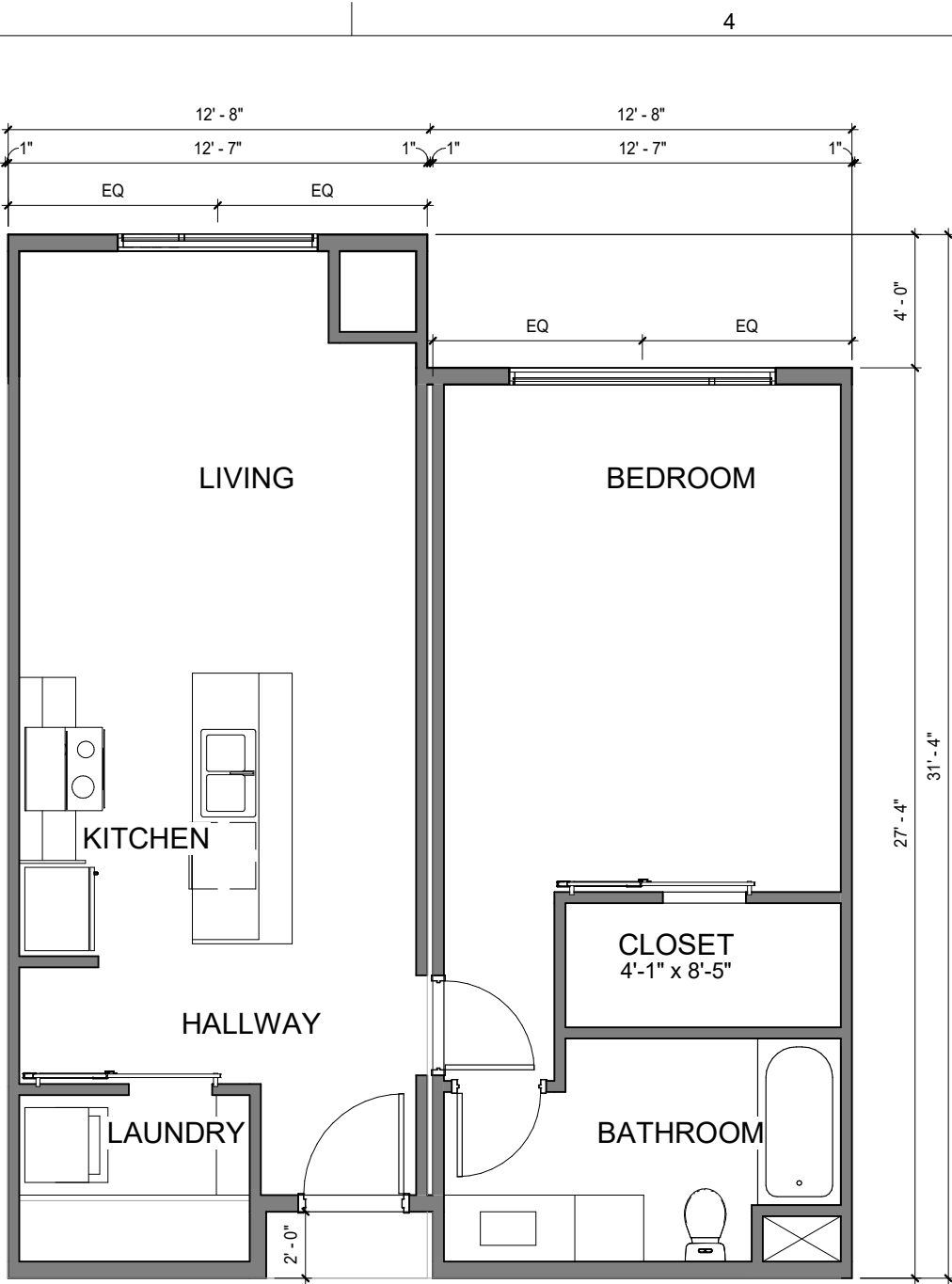


ENLARGED UNIT TYPE "B" FLOOR PLAN
SCALE 1/4" = 1'-0"

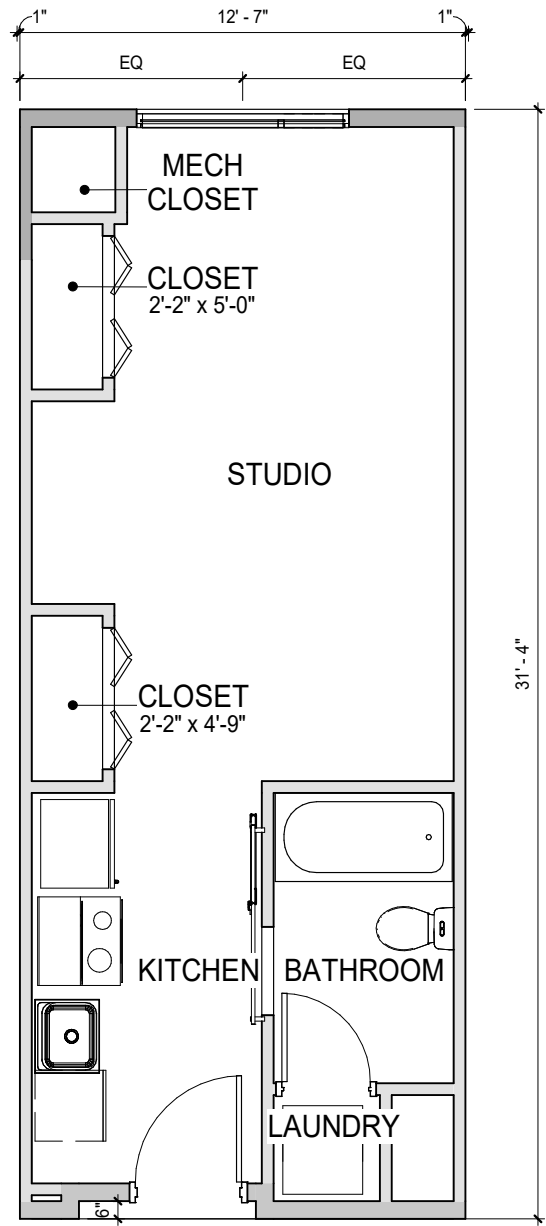
PLANS - UNITS: F & C



ENLARGED UNIT TYPE "F" FLOOR PLAN
SCALE:1/4" = 1'-0"



ENLARGED UNIT TYPE "C" FLOOR PLAN
SCALE:1/4" = 1'-0"



ENLARGED UNIT TYPE "A" FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLANS - SITE ADJACENCIES









PLANS - RENDERINGS - HILLSIDE VIEW LOOKING SOUTH





PLANS - RENDERINGS - NORTH OVERALL VIEW



PLANS - MATERIALS BOARD

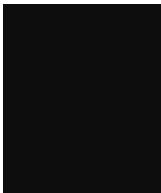
Desert Ore

VERTICAL MTL PANEL



D DESERT ORE

FASCIA / AWNING / KICKERS



F MATT BLACK

HORIZONTAL SIDING

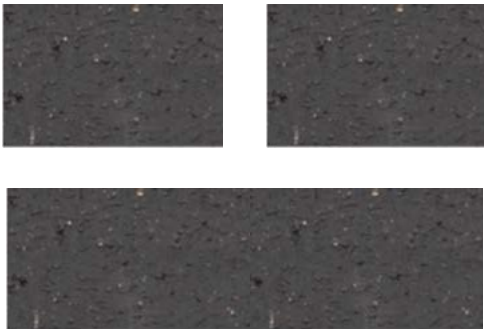


G MATT GREY

EXTERIOR FINISH

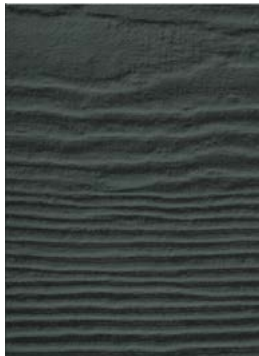
CODE	MATERIAL	FINISH	MANUFACTURER
A	VINYL	MATT BLACK	TBD
B	FIBER CEMENT	ARCTIC WHITE	JAMES HARDIE
C	FIBER CEMENT	IRON GRAY	JAMES HARDIE
D	METAL	WOOD GRAIN	PAC-CLAD
E	BRICK	BLACK ICE	INTERSTATE BRICK
F	METAL	MATT BLACK	TBD
G	METAL	MATT GREY	TBD
H	CONCRETE	CONCRETE	NA

BRICK VENEER



E BLACK ICE

VERTICAL SIDING



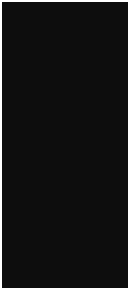
C IRON GREY

HORIZONTAL SIDING



B ARTIC WHITE

VINYL WINDOW



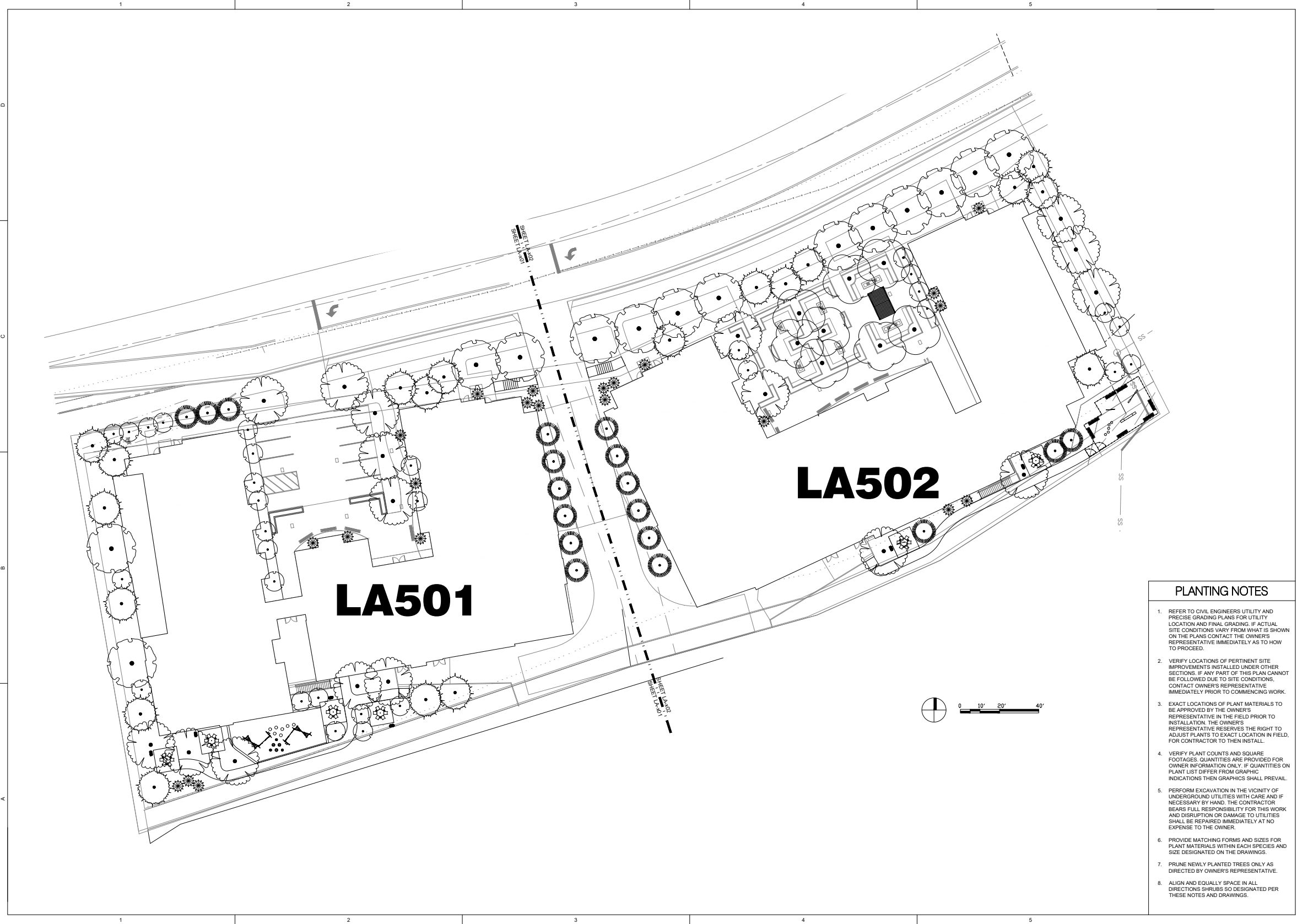
A MATT BLACK



PLANS - LANDSCAPE



PLANS - LANDSCAPE - OVERALL PLANTING PLAN



- PLANTING NOTES**
1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
 2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
 3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
 4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
 5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
 6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
 7. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
 8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.

FFKR ARCHITECTS
7300 Reynolds Avenue, Suite 100, Salt Lake City, Utah 84143
313.487.4144 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
100 East 100 South
Suite 100, Midway UT
84049
435.654.5030

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

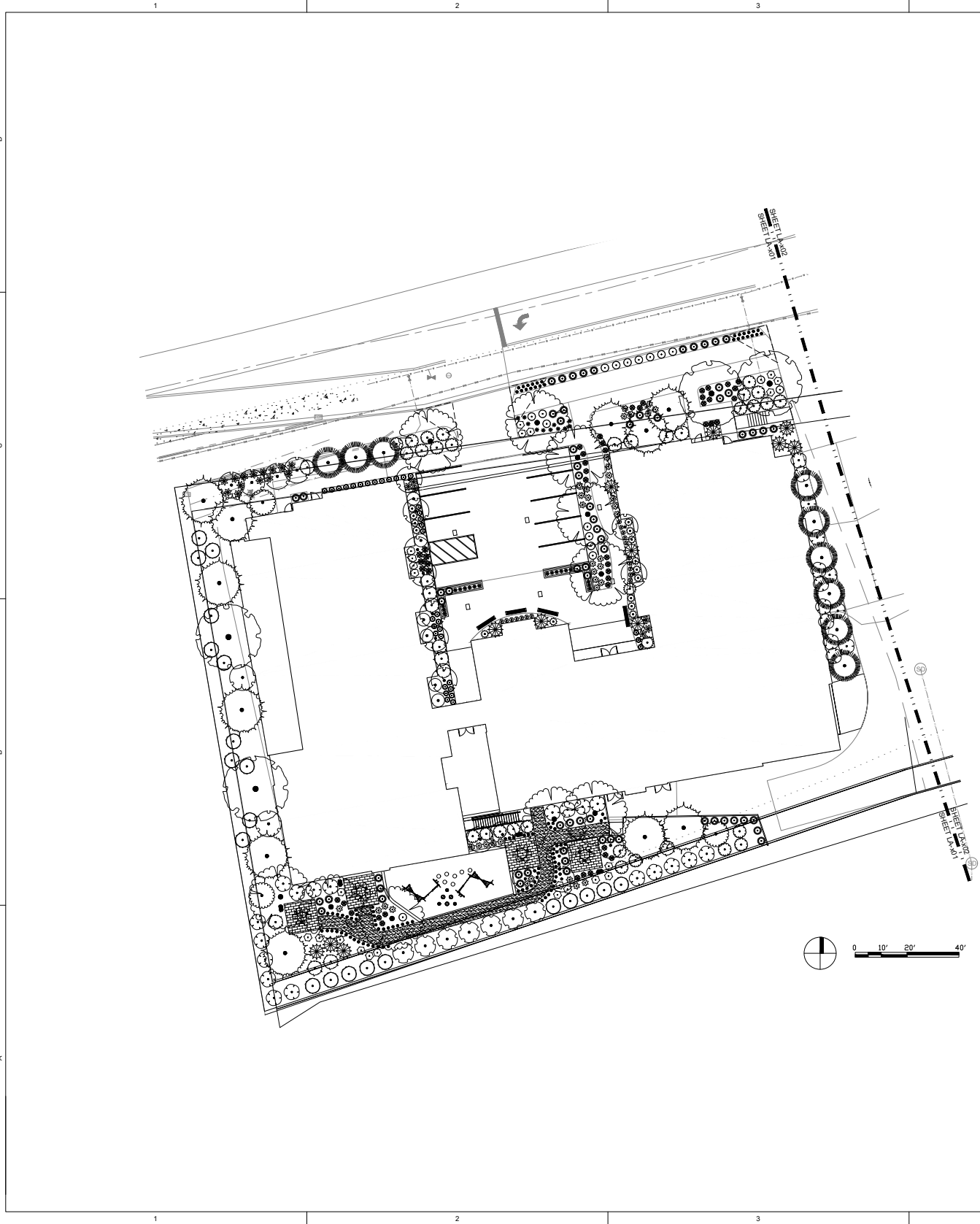
DATE REVISION

PROJECT NUMBER

**OVERALL
LANDSCAPE
PLANTING
PLAN**

LA500

PLANS - LANDSCAPE - PLANTING PLAN



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Fp	Fraxinus pennsylvanica 'Palmere' Palmere Green Ash	2" Cal.	4
	Gi	Gleditsia triacanthos inermis 'Impcole' TM Imperial Honey Locust	2" Cal.	10
	Pp	Picea glauca pendula 'Morton Tower' Morton Tower Weeping White Spruce	8'-12" H	12
	Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8'-12" H	11
	Pb	Pinus aristata Bristlecone Pine	8'-12" H	9
	Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.	21
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	As	Amelanchier alnifolia 'Regent' Serviceberry	5 gal	21
	Cr	Cornus sericea 'Cardinal' Red Twig Dogwood	5 gal	26
	Cl2	Coloneaster lucidus Shiny Coloneaster	5 gal	32
	Pn	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	3 gal	17
	Pb2	Physocarpus opulifolius 'Monto' TM Diablo Ninebark	5 gal	7
	Pr	Pinus nigra 'Green Tower' Green Tower Austrian Pine	5 gal	2
	Sl	Syringa villosa Late Lilac	5 gal	3
	Tl	Taxus x media 'Tauntonii' Taunton's Anglo-Japanese Yew	5 gal	15
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Cb	Calamagrostis brachytricha Korean Feather Reed Grass	3 gal	32
	Ck	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal	34
	Dg	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	3 gal	19
	Fe	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal	105
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Am	Astilbe japonica 'Montgomery' Montgomery Japanese Astilbe	1 gal	8
	At3	Athyrium filix-femina Common Lady Fern	1 gal	4
	Ap2	Athyrium niponicum pictum 'Pewter Lace' Pewter Lace Japanese Painted Fern	1 gal	17
	Hx	Helenium x 'Waltraut' Waltraut Sneezeweed	1 gal	38
	Hc	Heuchera x 'Crimson Curles' Crimson Curles Coral Bells	1 gal	27
	Hb	Hosta sieboldiana 'Blue Angel' Plantain Lily	1 gal	9
	Hp	Hosta x 'Patriot' Patriot Hosta	1 gal	7
	Li	Ligularia x hessel 'Little Rocket' Little Rocket Ragwort	1 gal	15
	Lp	Lupinus x 'Popsicle Mix' Popsicle Mix Lupine	1 gal	29
	Ms	Matteuccia struthiopteris Ostrich Fern	1 gal	20
	Sm	Salvia nemorosa 'May Night' May Night Sage	1 gal	40

TOTAL LANDSCAPED AREA: 10,123 SF

REFERENCE NOTES

MATERIALS LEGEND

FFKR ARCHITECTS
730 Nevada Avenue / 8th Floor, Suite 800
O 801.481.4144 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
100 East 100th Street
Suite 100, Midway UT
84049
435.654.5030

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

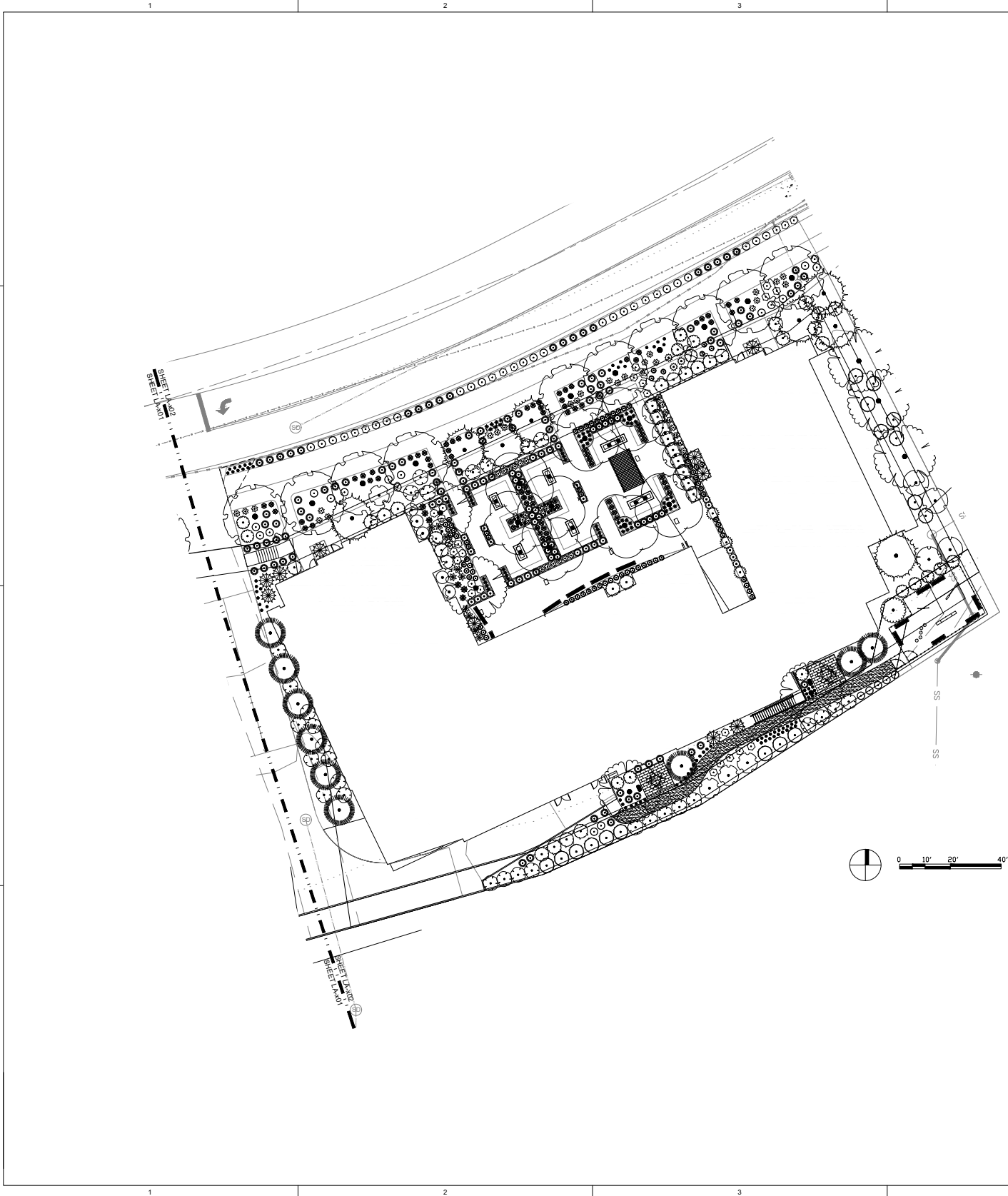
DATE REVISION

PROJECT NUMBER

**LANDSCAPE
PLANTING
PLAN**

LA501

PLANS - LANDSCAPE - PLANTING PLAN



PLANT SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Ax	Acer truncatum x platanoides 'Warrenred' TM Pacific Sunset Maple	2" Cal.	8
	Fp	Fraxinus pennsylvanica 'Palmore' Palmore Green Ash	2" Cal.	10
	Gi	Gleditsia triacanthos inermis 'Impcole' TM Imperial Honey Locust	2" Cal.	7
	Pp	Picea glauca pendula 'Morton Tower' Morton Tower Weeping White Spruce	8'-12" H	10
	Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8'-12" H	8
	Pb	Pinus aristata Bristlecone Pine	8'-12" H	9
	Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.	10
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	As	Amelanchier alnifolia 'Regent' Serviceberry	5 gal	17
	Cr	Cornus sericea 'Cardinal' Red Twig Dogwood	5 gal	14
	Ct2	Cotoneaster lucidus Shiny Cotoneaster	5 gal	40
	Ph	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	3 gal	43
	Pb2	Physocarpus opulifolius 'Monro' TM Diabolo Ninebark	5 gal	4
	Pr	Pinus nigra 'Green Tower' Green Tower Austrian Pine	5 gal	3
	Sl	Syringa villosa Late Lilac	5 gal	1
	Tt	Taxus x media 'Tauntoni' Tauntoni's Anglo-Japanese Yew	5 gal	26
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Cb	Calamagrostis brachytricha Korean Feather Reed Grass	3 gal	78
	Ck	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal	54
	Dg	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	3 gal	26
	Fe	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal	86
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Am	Astilbe japonica 'Montgomery' Montgomery Japanese Astilbe	1 gal	54
	Af3	Athyrium filix-femina Common Lady Fern	1 gal	11
	Hx	Helenium x 'Waltraut' Waltraut Sneezeweed	1 gal	50
	Hc	Heuchera x 'Crimson Curts' Crimson Curts Coral Bells	1 gal	22
	Hb	Hosta sieboldiana 'Blue Angel' Plantain Lily	1 gal	5
	Hp	Hosta x 'Patriot' Patriot Hosta	1 gal	6
	Li	Ligularia x hessel 'Little Rocket' Little Rocket Ragwort	1 gal	21
	Lp	Lupinus x 'Popsicle Mix' Popsicle Mix Lupine	1 gal	63
	Ms	Matteuccia struthiopteris Ostrich Fern	1 gal	10
	Sm	Salvia nemorosa 'May Night' May Night Sage	1 gal	78
TOTAL LANDSCAPED AREA: 12,054 SF				

REFERENCE NOTES

MATERIALS LEGEND

FFKR ARCHITECTS
7300 Reservoir Avenue / Salt Lake City, Utah 84143
313.487.4144 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
100 East Broadway
Ste 100, Midway UT
84049
435.654.5030

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

△ DATE REVISION

PROJECT NUMBER

**LANDSCAPE
PLANTING
PLAN**

LA502

PLANS - AMENITIES

LANDSCAPE PLANS - AMENITIES WEST

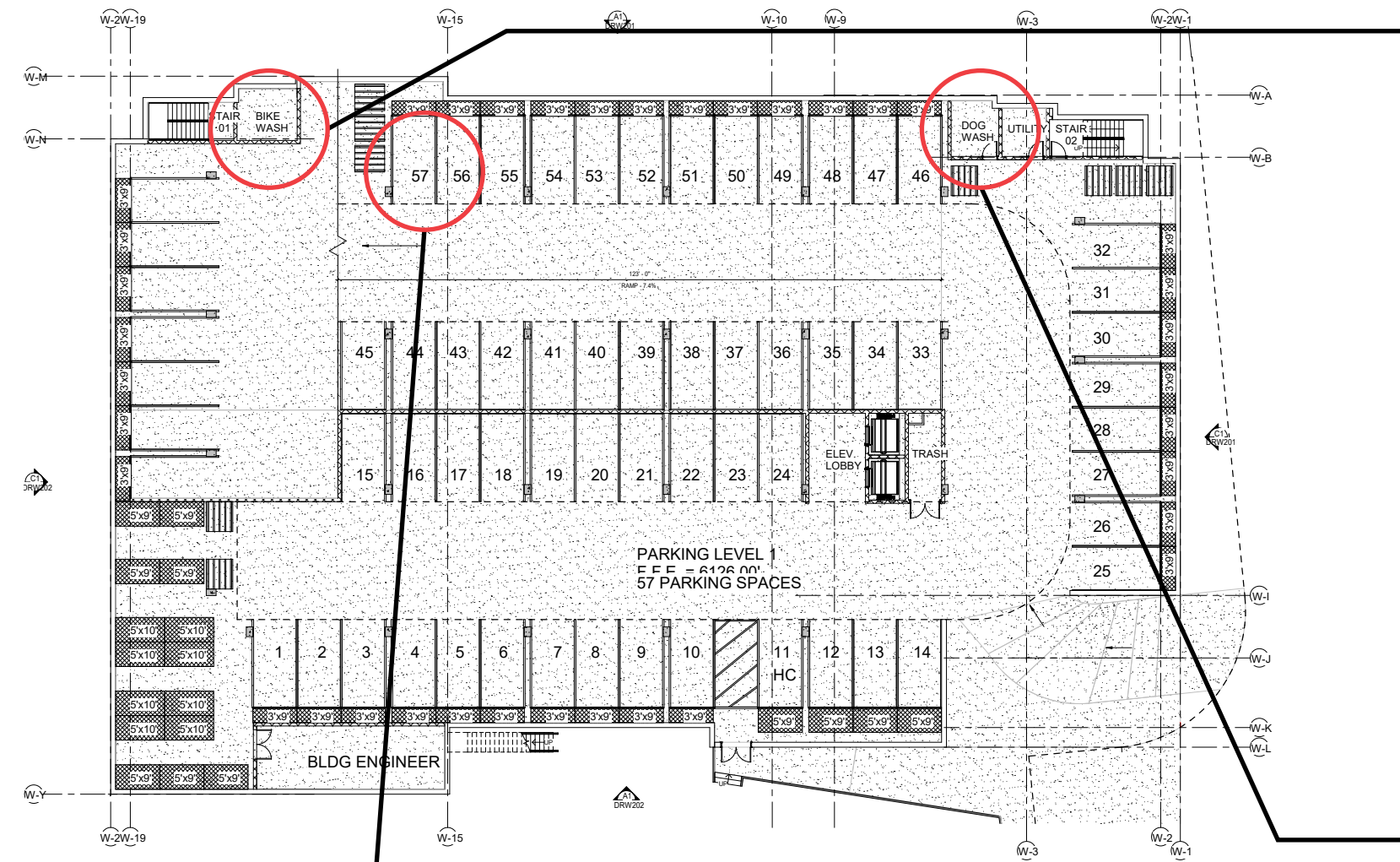


LANDSCAPE PLANS - AMENITIES EAST

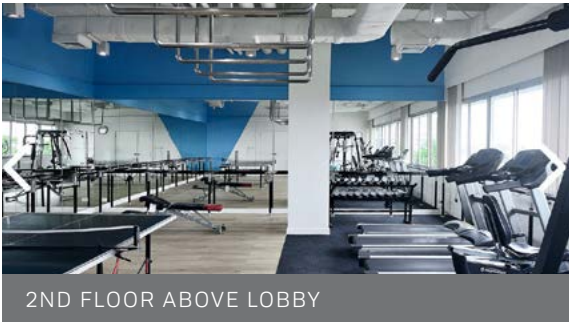
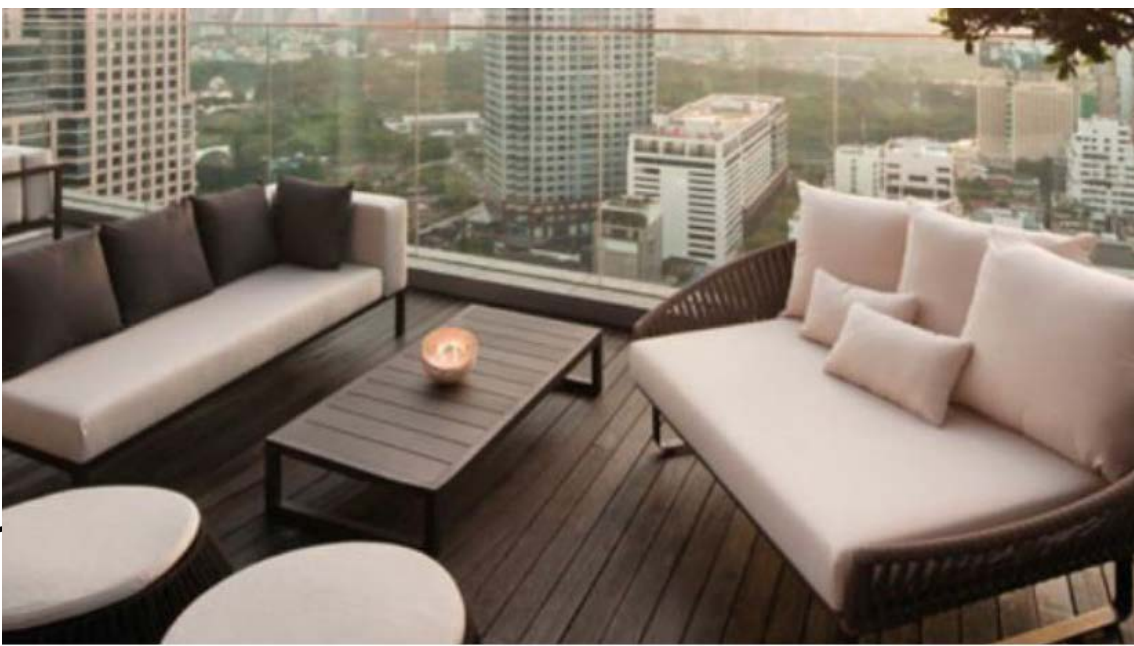
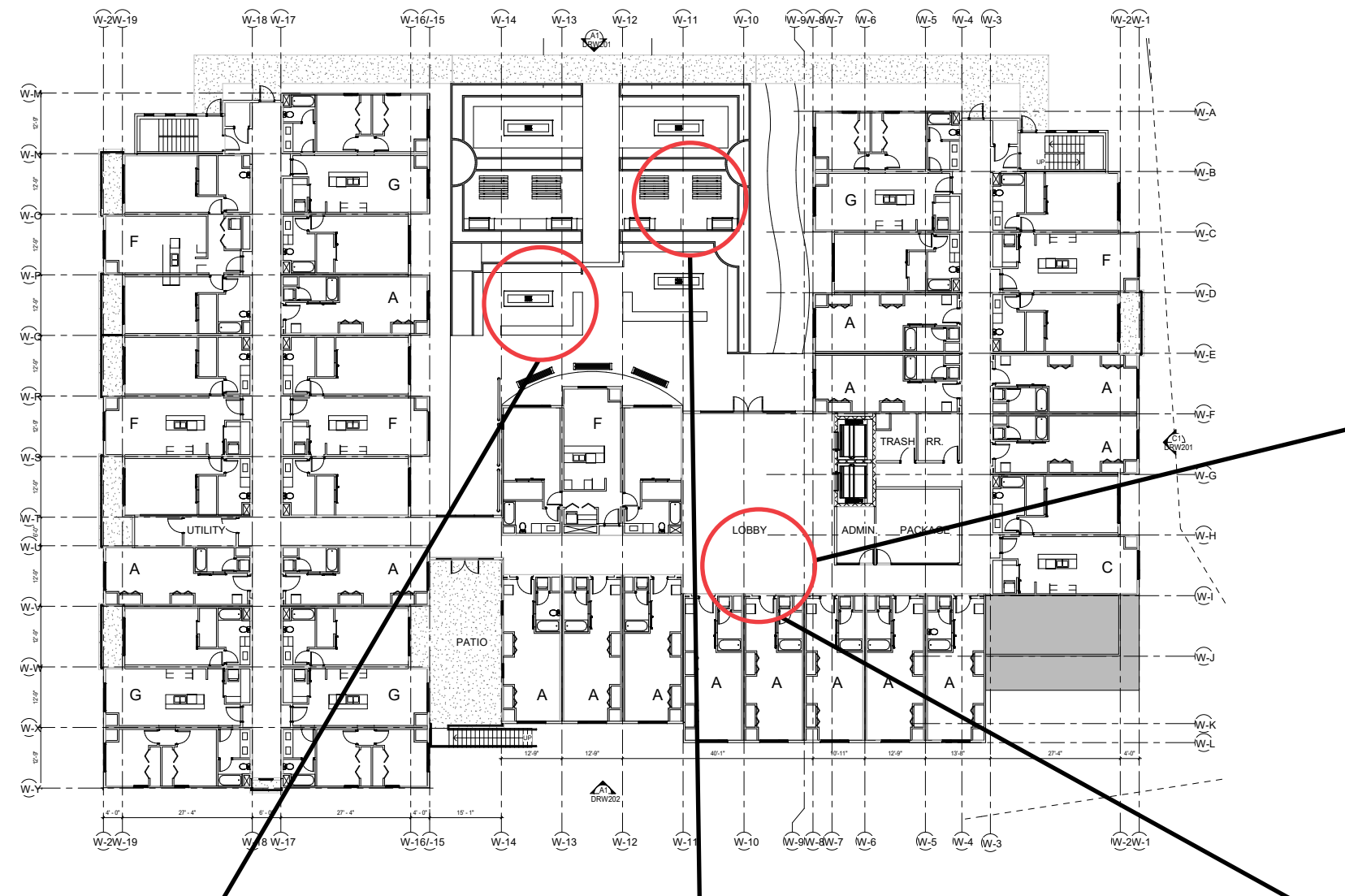
Bike path



PLANS - WEST GARAGE LEVEL 01 - AMENITIES

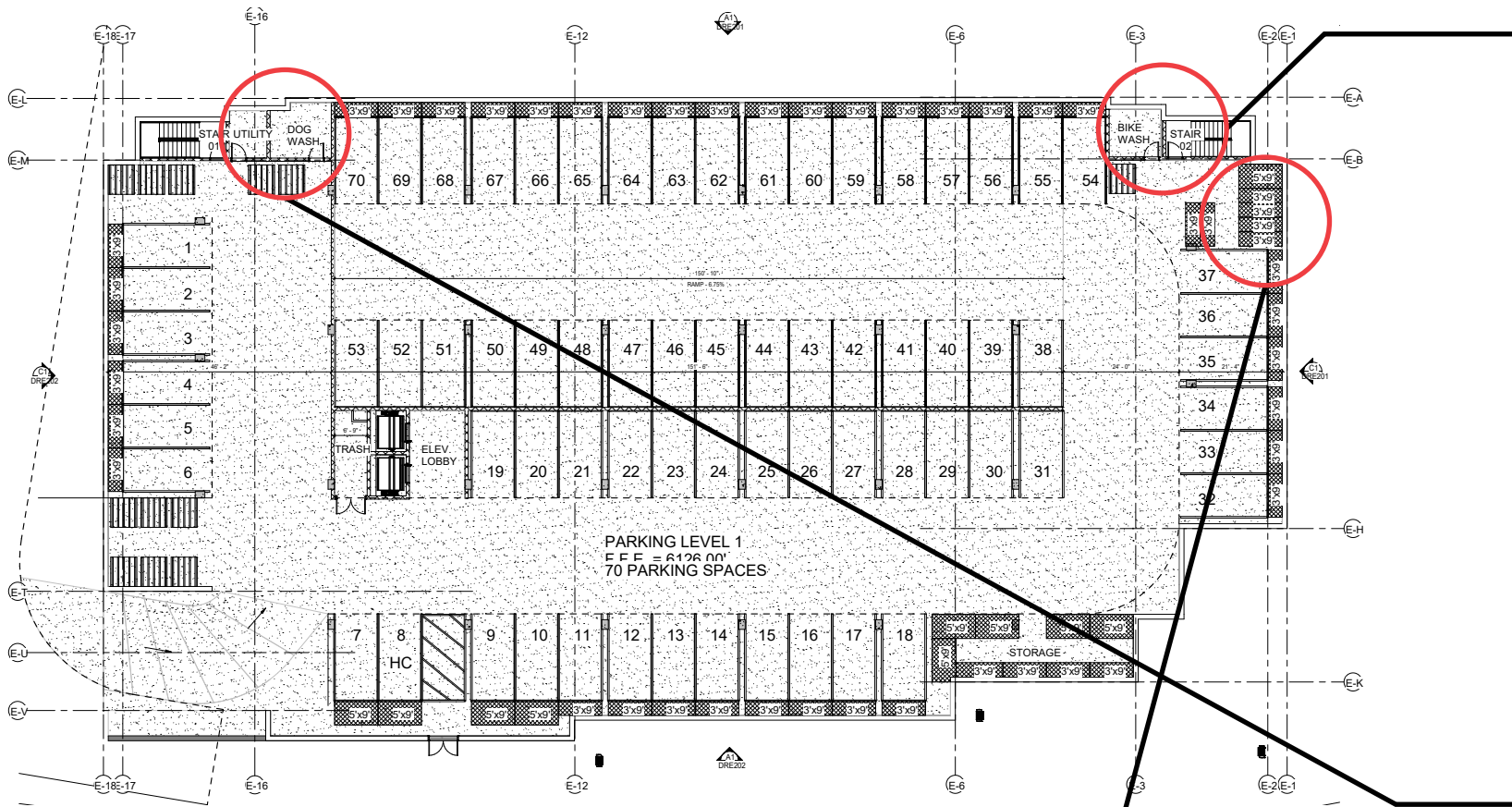


PLANS - WEST LEVEL 01 FLOOR PLAN - AMENITIES

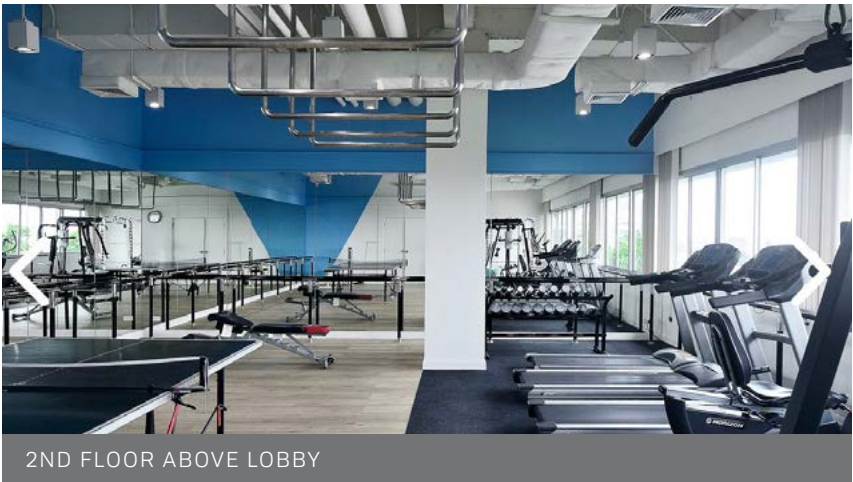
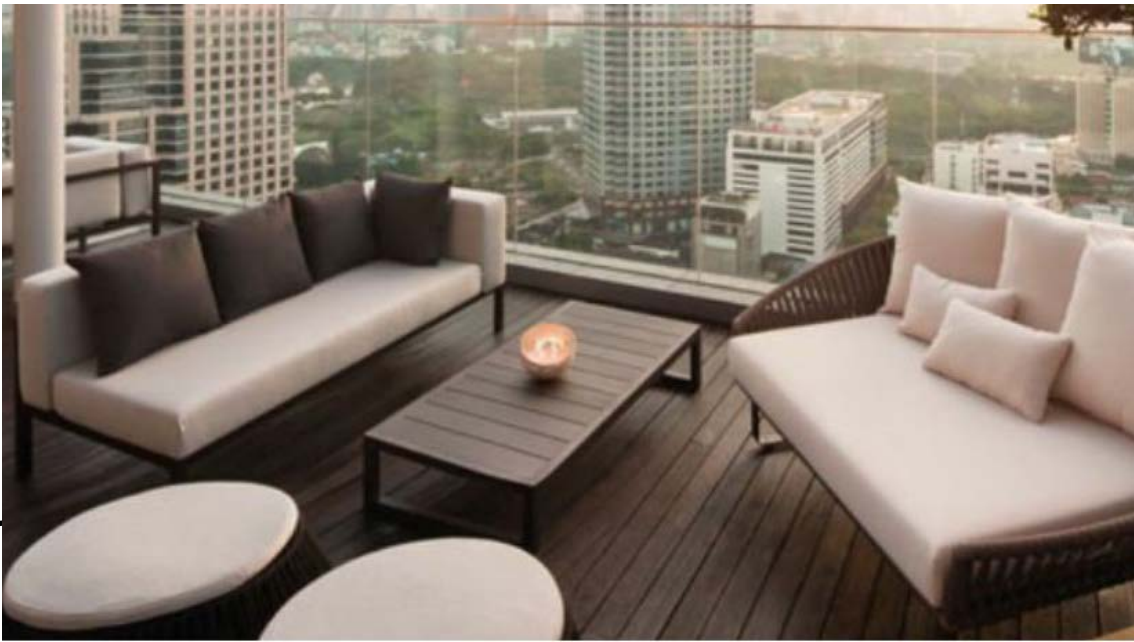
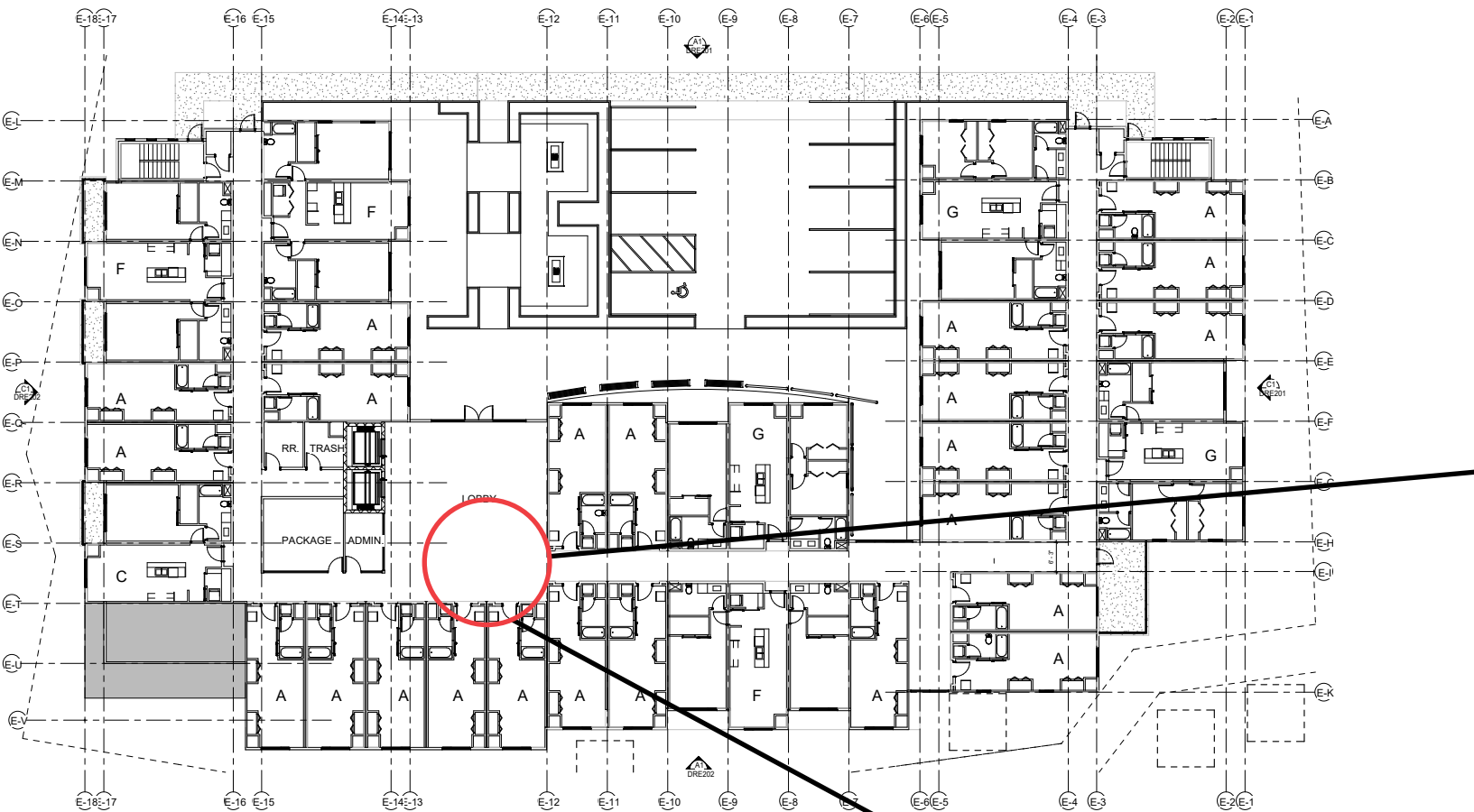


2ND FLOOR ABOVE LOBBY

PLANS - EAST GARAGE LEVEL 01 - AMENITIES



PLANS - EAST LEVEL 01 FLOOR PLAN - AMENITIES



NARRATIVE

SCG - GENERAL WRITE-UP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCG - GENERAL WRITE-UP

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

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

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

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

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

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

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

NARRATIVE - LOOP HOUSING PROJECT

Loop Housing Project

May 23, 2022

DEVELOPMENT STATS & NARRATIVE

Lot Info

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

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

Area: 1050 South Park Loop Road – .34 acres
1060 South Park Loop Road – .60 acres
1080 South Park Loop Road – 1.15 acres
Full Site 2.09 acres (91,040 s.f.),
Total Building footprint for both buildings at grade1.22 acres (53,430 s.f.)

Zoning: CR-3
Overlays: N/A
Scale of Development
FAR: 2.09 acres (91,040 s.f.)
Allowed: .40 (36,416 s.f.)
DEV Plan Threshold – (>30,000 s.f.)
2:1 Bonus: 23,524 s.f. - all deed restricted workforce housing
Site Development: .58 (East & West Parking Garage – 53,430 s.f.)
Allowed: .90 (81,936 s.f.)

Building Floor Area

West Building

Garage Levels 2	26,900 s.f.
Garage Level 1	24,370 s.f.
Level 1	20,820 s.f.
Level 2	20,560 s.f.
Level 3	21,310 s.f.
Level 4	20,720 s.f.
Grand Total	134,680 s.f.

East Building

Garage Levels 2	26,720 s.f.
Garage Level 1	29,060 s.f.
Level 1	20,580 s.f.
Level 2	20,280 s.f.
Level 3	21,050 s.f.
Level 4	20,340 s.f.
Grand Total	138,890 s.f.

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

WEST BUILDING UNIT COUNT / PARKING REQUIREMENTS						
	A UNITS	B UNITS	C UNITS	F UNITS	G UNITS	TOTAL
WEST BLDG - LEVEL 1	15	0	1	5	4	25
WEST BLDG - LEVEL 2	15	0	0	6	4	25
WEST BLDG - LEVEL 3	17	0	0	6	4	27
WEST BLDG - LEVEL 4	17	3	0	4	4	28
WEST BLDG - TOTAL UNITS	64	3	1	21	16	105 UNITS
PARKING RATIO	x1	x1	x1.5	x1.5	x1.5	
WEST PARKING REQUIRED	64	3	1.5	31.5	24	124 STALLS
WEST PARKING PROVIDED						124 STALLS
WEST GUEST PARKING PROVIDED						5 STALLS
TOTAL WEST PARKING PROVIDED						129 STALLS
WEST BICYCLE PARKING						150 SPACES

WEST BUILDING UNIT STORAGE REQUIREMENTS					
	A UNITS	B UNITS	C UNITS	F UNITS	G UNITS
STORAGE AREA REQUIREMENT	25 SF	25 SF	25 SF	40 SF	50 SF
WEST STORAGE REQUIRED	64 (3'x9')	3 (3'x9')	1 (3'x9')	20 (5'x9')	16 (5'-x10')
WEST STORAGE PROVIDED	70 (3'x9')	3 (3'x9')	1 (3'x9')	27 (5'x9')	27 (5'-x10')

EAST BUILDING UNIT COUNT / PARKING REQUIREMENTS						
	A UNITS	B UNITS	C UNITS	F UNITS	G UNITS	TOTAL
EAST BLDG - LEVEL 1	23	0	1	3	3	30
EAST BLDG - LEVEL 2	23	0	0	4	3	30
EAST BLDG - LEVEL 3	25	0	0	4	3	32
EAST BLDG - LEVEL 4	22	3	0	4	2	32
EAST BLDG - TOTAL UNITS	93	3	1	15	11	123 UNITS
PARKING RATIO	x1	x1	x1.5	x1.5	x1.5	
EAST PARKING REQUIRED	93	3	1.5	23	16.5	137 STALLS
EAST PARKING PROVIDED						137 STALLS
EAST GUEST PARKING PROVIDED						1 STALLS
TOTAL EAST PARKING PROVIDED						138 STALLS
EAST BICYCLE PARKING						150 SPACES

EAST BUILDING UNIT STORAGE REQUIREMENTS					
	A UNITS	B UNITS	C UNITS	F UNITS	G UNITS
STORAGE AREA REQUIREMENT	25 SF	25 SF	25 SF	40 SF	50 SF
EAST STORAGE REQUIRED	93 (3'x9')	3 (3'x9')	1 (3'x9')	15 (5'x9')	12 (5'-x10')
EAST STORAGE PROVIDED	97 (3'x9')	3 (3'x9')	1 (3'x9')	22 (5'x9')	18 (5'-x10')

New Parking

Residential: 1/DU < 500 s.f., otherwise 1.5/DU
Parking Spots: 267 total parking stalls
258 covered parking stalls which includes 9 visitor parking at main entrance (261 residential parking required for this project)

Additional Unit Storage

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

Landscape Ratio

Min: 10% (9,104 s.f.)
Plant Units (min): 1/1,000 s.f. landscaped area + 1/12 parking spots
Landscaped area provided: 24% (22,177 s.f.)

Building Height

Max height: 48' (roof pitch < 5/12)
Stories: 4 stories per item #4 in the Zone-Specific Standards for CR-3

Existing Property Conditions

- All 3 existing properties (1050,1060,1080) are along South Park Loop Road between the Middle School Road to the West and Gregory Lane to the East.
-Existing multiple single-family homes, apartments, and accessory use buildings to be demolished and removed from the site at 1050 & 1060 SPLR.
-Existing miscellaneous commercial and contractor storage & shop buildings at 1080 SPLR will be demolished and removed from the site.
-All existing landscaping and trees on all 3 properties will need to be removed onsite for the construction of the new development.
-All existing utilities/pedestals will need to be removed and upgraded onsite for the new development of both buildings.
-Existing storm water easement

NARRATIVE - LOOP HOUSING PROJECT CONTINUED

Proposed Development

- Project design includes (2) four story residential apartment buildings over 2 levels of underground covered parking below grade.
- 228 total resident apartments (rental units) including a total of 5 ADA units.
- The unit mix for both buildings includes a total of (157) studio units, (8) 1-bedroom units, (36) - 2-bedroom units, & (27) - 3-bedroom units. Both buildings will provide a mixture of market rate, deed-restricted workforce housing, future employee housing, and affordable deed-restricted workforce housing rental apartments.
- All resident units for the project will be constructed as a prefabricated modular unit and will be fully assembled prior to being shipped onsite.
- 165,660 s.f. total habitable gross square feet on four levels for both the East and West Buildings, both buildings will include 2 levels of covered basement level parking (258 parking spots) 107,050 total S.F. of underground parking area and 18 resident & visitor surface parking stalls at both main entrances to each building.
- Resident amenities for the project will include outdoor community venues that will have fire tables and BBQ picnic designated areas, coffee terraces, outdoor playground, designated bike parking areas, game room, tech center, interior lounge areas, dog and bike wash rooms.
- The property is accessed directly off of SPLR. The project proposes two access curb cuts. The 24-feet wide western most access is for the West building podium level guest and short-term delivery parking. The middle driveway will be the main point of use for the tenants. The middle driveway splits between the buildings and provides access from SPLR to the lower parking - located beneath both buildings. The driveway is 24-feet wide within the SPLR right-of-way and necks down to 20-foot-wide within the development. The driveways will include all-weather type surfaces that are capable of supporting fire apparatus. A fire apparatus hammerhead-type turn around will be created at the terminal end of the driveway.
- The western access also is for the western shared access to the adjacent property owner. To note, the 60-feet wide

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

- western access within the SPLR right-of-way is larger than the others. The purpose for the size is to enable the neighboring property to maneuver with large cattle hauling transport vehicles. The development team met with the neighbors to ensure that adequate access for them continues and has been included within this development plan.
- There are no improvements proposed to SPLR itself. All existing and proposed driveway cuts will meet TOJ standards. All driveways will remain private.
- The existing open irrigation ditch is shown to be relocated and buried in a concrete box culvert at the South property line.
- All new utility connections (buried electrical, sewer, water, fire line, storm sewer) will be provided for both East and West buildings.
- New internal pedestrian sidewalks will be provided around the site for accessibility and connection to the pedestrian walkways in the right-of-way at South Park Loop Road.
- The site design includes the future planning for bike lane pathways and additional landscape buffers in the right-of-way for the new development to eventually connect to surrounding properties to the East and West on the South side of South Park Loop Road.
- A mixture of 300+ total short-term and long-term bike parking stalls will be provided for residents, staff, and visitors at the main entrances and in the underground parking levels for both buildings.

DRC 1st Round Comments – 6/8/2022

1. Applicant needs to address all LDR concerns as noted by staff and provide a full LDR compliance checklist upon re-submittal.
See attached LDR compliance checklist submitted in this DRC package.
2. Applicant needs to demonstrate compliance with all design guidelines in their narrative.
See attached narrative regarding compliance with the design guidelines.
3. The resolution on all renderings needs improvement as the previous visuals were blurry.
See attached hi-resolution renderings for the project.
4. Applicant needs to provide visuals of the development from the rear (south).
See attached renderings for the project that highlight the South elevations for both buildings.
5. The front elevation has too many large blank walls. The applicant should add more windows to this elevation.
See attached renderings for the project that highlight the North elevations which now include additional window openings. See also the LDR compliance checklist that describes the project meets the LDR requirements.
6. The 4th story step-down standard (Sec. 2.2.13.E.4) is not being met. This may require a reduction in units to reduce the size of the 4th story along the east and west sides.
The East and West elevations have been revised to address the 4th story step back standard identified in the LDRs for both buildings at the East and West property lines. See attached revised design that demonstrates compliance of this requirement in the attached renderings and LDR compliance checklist.
7. The site lacks adequate amenities in relation to the proposed density. Consider converting the front parking lots to open space.
The site design now includes additional open space amenities for the project. These site amenities now include multiple outdoor gathering spaces including BBQ and picnic areas, fire tables, seating areas, outdoor bike racks, coffee terraces at both buildings, & outdoor playground..
8. Applicant should consider the use of balconies to provide some private outdoor space.
Both building designs have now included private unit balconies at the 4th floor step back units and also at some of the ground level units on the East and West elevations of both buildings.
9. Applicant needs more contextual renderings.
See attached additional renderings for the project that highlight surrounding properties and adjacent buildings for visual reference and scale.
10. Applicant needs better renderings of the pedestrian frontage. It is recommended that a colored landscape plan be provided.
See attached new renderings for the project that highlight the primary street views and pedestrian frontage along South Park Loop Road.
11. Applicant should seek opportunities to create more variability in the fenestration.
The new design has tried to incorporate variability in the fenestration with the additional material transitions, window openings, outdoor entrance canopies, the 4th story step-back on both the East and West property

NARRATIVE - LOOP HOUSING MITIGATION PLANS

boundaries for both of the buildings, and the addition of balconies at the 1st and 4th level stories of the building.

Design Guideline Compliance

A. Public Space:

The site design now includes additional programmed open/public space amenities for the project. These site amenities now include multiple outdoor gathering spaces including BBQ and picnic areas, fire tables, covered seating areas, outdoor bike racks, coffee terraces at both buildings, outdoor playground, dog park, and outdoor exercise stations. Most of these spaces are configured and located so that these open space areas have direct connections to the main entrances to both buildings and the pedestrian frontage & future bike lane pathways along South Park Loop Road. The main entrance gathering spaces will be screened with landscape seating/planter walls and plantings that will help screen and buffer these site amenities from the vehicular traffic at South Park Loop Road.

B. Composition:

The project exterior design creates visual interest for both buildings through the use and mix of different forms, elements, details, materials, textures, and finishes that help to achieve a vibrant and welcoming residential scale project. The primary street elevations define a pedestrian connection with an energetic sense of place through the use of public gathering areas at our main entrances to both buildings. Both of the main entrances have exterior canopies with large expanses of glazing that help bring in natural light which help to achieve a more inviting space for the residents and visitors. The 4th floor step-down addresses smaller scale developments to East and West adjacent single-family properties.

C. Massing:

The new addition of the step-in balconies at the 4th story and the step out balconies at ground level on the East and West elevations of both buildings have created some additive and subtractive design features to the building facade. The main entrances have included more public space venues where large planter and landscape walls have been designed in that connect to the building and create more visual interest at these North exterior elevations. The building features angled metal kickers applied to the building as if they are holding up the roof overhangs. There are also small canopies applied to the exteriors scattered around the North elevations of the building. The materials on the building have been broken up in an effort to create a residential feel around the development. The roof design is flat and will be sloped away from the perimeter edge of the roof to help avoid any snow slides.

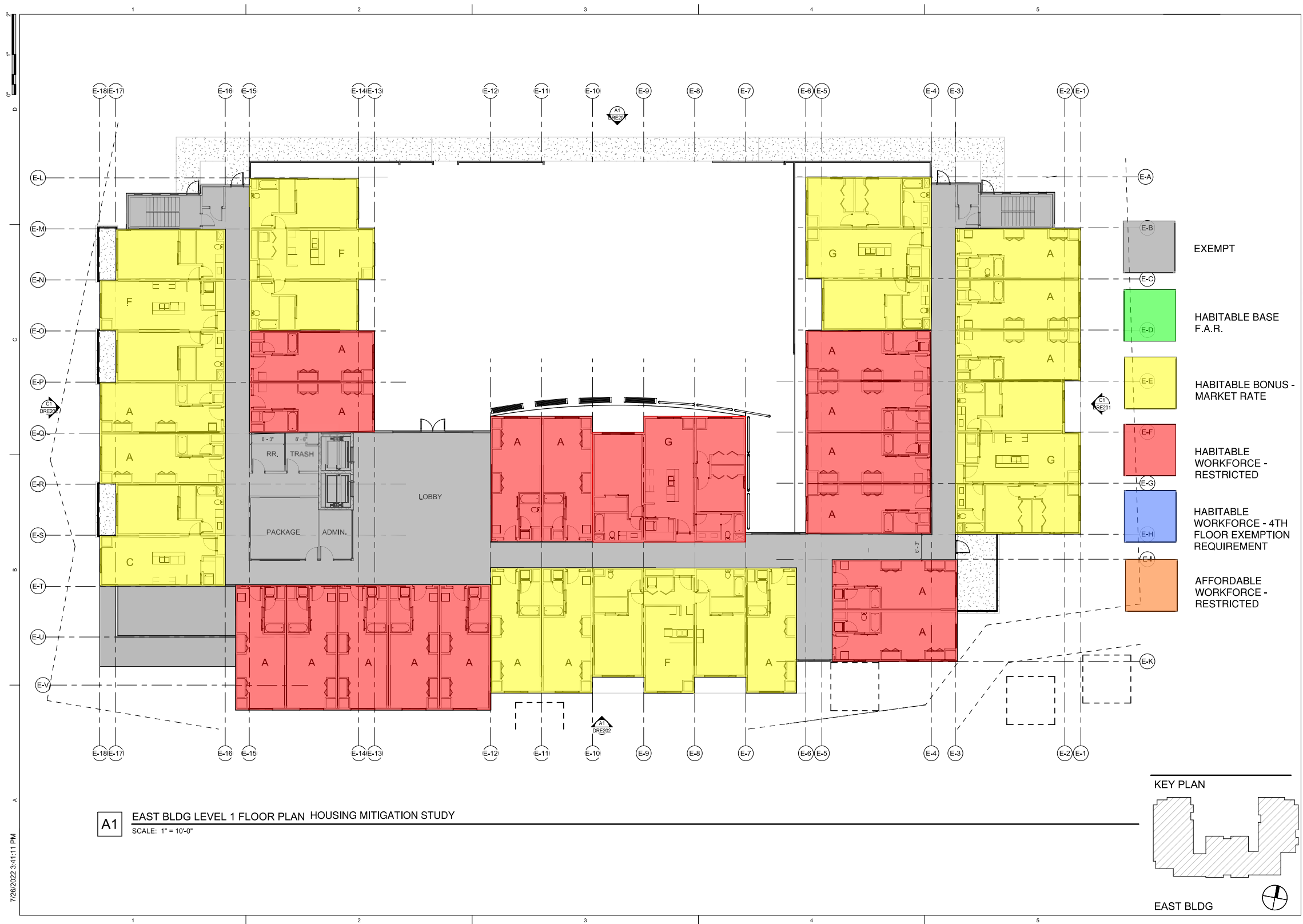
D. Street Wall

The zone district does not allow the building to be built to the property line along the street frontage with the required setbacks and the current size of the right-of-way at South Park Loop Road. Both buildings are setback a range of 40'-60' from the primary street frontage. We have included programmed public space amenities in these areas along the primary street edge including gathering and seating areas, dog park, exercise stations, landscape walls and planters, fire pits, canopies over the main entrances, open space and pedestrian/bike lane pathway connections along South Park Loop Road. There are also landscape buffer areas between the primary street and the building that help screen these areas and any visitor parking from the roadway. The current building and site design provides vehicle and long-term bike parking at the South rear of the site in the 2-story underground parking garage.

E. Materials

The materials that have been selected for the exterior of these buildings are residential in nature and include cementitious siding, brick, metal panels, and fiberglass windows and doors. The selected colors and materials represent a modern residential palette that we feel mixes in well with the town of Jackson overall mountain and western character and culture.

NARRATIVE - LOOP HOUSING MITIGATION PLANS



FFKR ARCHITECTS
760 Pacific Avenue • Salt Lake City, Utah 84104
313.221.6186 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Ste. 109, Midway UT
435.654.5030

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

DATE: _____ REVISION: _____

PROJECT NUMBER: 220778

EAST BLDG - LEVEL 1 FLOOR PLAN

DRE101

NARRATIVE - LOOP HOUSING MITIGATION PLANS



NARRATIVE - LOOP HOUSING MITIGATION PLANS



FFKR ARCHITECTS
760 Pacific Avenue • Salt Lake City, Utah 84104
313.221.6186 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Ste. 109, Midway UT
435.654.5030

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

DATE: _____
REVISION: _____

PROJECT NUMBER: 220778

EAST BLDG - LEVEL 3 FLOOR PLAN

DRE103

NARRATIVE - LOOP HOUSING MITIGATION PLANS



NARRATIVE - LOOP HOUSING MITIGATION PLANS



FFKR ARCHITECTS
760 Pacific Avenue • Salt Lake City, Utah 84104
313.221.6186 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Ste. 109, Midway UT
435.654.5030

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

PROJECT NUMBER: 22078
WEST BLDG - LEVEL 1 FLOOR PLAN
DRW101

DATE	REVISION

NARRATIVE - LOOP HOUSING MITIGATION PLANS



FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
801.221.6186 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Salt Lake City, UT 84143
847.654.5030

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

PROJECT NUMBER 22078

WEST BLDG LEVEL 2 FLOOR PLAN

DRW102

NARRATIVE - LOOP HOUSING MITIGATION PLANS



FFKR ARCHITECTS
780 Pacific Avenue • Salt Lake City, Utah 84104
801.221.6186 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Ste. 109, Midway UT
438.654.5030

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

DATE: _____ REVISION: _____

PROJECT NUMBER: 22078

WEST BLDG - LEVEL 3 FLOOR PLAN
DRW103

NARRATIVE - LOOP HOUSING MITIGATION PLANS



FFKR ARCHITECTS
780 Pacific Avenue • Salt Lake City, Utah 84104
313.221.6186 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Ste. 109, Midway UT
438.654.5030

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

PROJECT NUMBER: 22078
WEST BLDG - LEVEL 4 FLOOR PLAN
DRW104

NARRATIVE - LOOP HOUSING PROJECT

Housing Mitigation Plan updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tennant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		2557	1	0.066
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		968	1	0.021
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		941	1	0.021
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		1022	1	0.023

Existing Workforce Housing Credit 0.131

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	1	398	39	0.436
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	1	499	6	0.089
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	2	1087	4	0.161
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	3	1138	6	0.256
Workorce Housing Bonus Unit	exempt	1	398	35	0.000
Workorce Housing Bonus Unit	exempt	1	731	2	0.000
Workorce Housing Bonus Unit	exempt	3	1138	11	0.000
Workorce Housing Bonus Unit	exempt	2	1087	19	0.000
Workforce Housing Unit	exempt	1	398	83	0.000
Workforce Housing Unit	exempt	3	1138	9	0.000
Workforce Housing Unit	exempt	2	1087	14	0.000

Affordable Workforce Housing Required: 0.811 units Fee-in-Lieu Amount: \$ 220,624.29

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitgation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the Unit Type Sheet.

NARRATIVE - LDR COMPLIANCE

	CR-3	PROPOSED	COMPLIES?
FAR	0.4 (36,416 SF) (2:1 WORKFORCE HOUSING BONUS ALLOWED)	2:1 WORKFORCE HOUSING BONUS USED TOTAL FAR USED - 35,870 SF BONUS MARKET HOUSING - 48,563 SF WFH DEED RESTRICTED - 24,585 SF 4TH FLOOR EXEMPTION - 33,879 SF TOTAL HABITABLE - 165,680 SF	YES
LSR	10% SITE AREA (9,060 SF)	24% SITE AREA (22,177 SF)	YES
PLANT UNITS	1/1,000 SF OF LANDSCAPE AREA & 1/12 PARKING SPACES	REQUIRED PLANT UNITS - 24 ALTERNATE 'A' PROVIDED - 27 3" Caliper Canopy Trees: 31/1 = 31 6'-8' Large Shrubs: 162/6 = 27 #5 Container Shrubs: 146/4 = 36.5	YES
MINIMUM LOT SIZE	N/A FOR APARTMENTS	N/A FOR APARTMENTS	YES
HEIGHT	48' W/ 4TH FLOOR INCENTIVE	48'	YES
PARKING	1/DU IF < 2 BEDROOMS AND < 500 SF; OTHERWISE, 1.5/DU	REQUIRED - 261 PARKING STALLS PROVIDED - 267 PARKING STALLS 258 COVERED PARKING STALLS & 9 SURFACE PARKING STALLS PROVIDED	YES
PRIMARY STREET SETBACK (NORTH)	10'-65' FROM PROPERTY LINE	10' FROM PROPERTY LINE	YES
SIDE INTERIOR SETBACK (EAST & WEST)	5'	10'	YES
REAR SETBACK (SOUTH)	10'	20'-40'	YES
STREET FAÇADE WIDTH	50% PRIMARY STREET	100% AT PRIMARY STREET	YES
3RD STORY STEPBACK	10' W/ 60% ENCROACHMENT ALLOWED	10' W/ 40% ENCROACHMENT AT EAST AND WEST PROPERTY LINES	YES
PEDESTRIAN FRONTAGE	TREES IN GRATES & TREES IN LAWN	TREES IN LAWN (SOUTH PARK LOOP ROAD)	YES
RESIDENTIAL MINIMUM STORY HEIGHT	GROUND STORY - 9' MIN UPPER STORY HEIGHT - 9' MIN GROUND FLOOR ELEVATION - 0'-5'	GROUND STORY - 10' UPPER STORY - 10' GROUND FLOOR ELEVATION - 0'	YES
RESIDENTIAL TRANSPARENCY	GROUND STORY PRIMARY - 20% GROUND STORY SECONDARY - 20% UPPER STORY PRIMARY & SECONDARY - 20%	GROUND STORY - 28% GROUND STORY SECONDARY - N/A UPPER STORY PRIMARY & SECONDARY - 21%	YES
RESIDENTIAL BLANK WALL AREA	BLANK WALL AREA PRIMARY STREET - 35' MAX BLANK WALL SECONDARY STREET - 50' MAX	BLANK WALL AREA PRIMARY STREET - 22' MAX AT BOTH BUILDINGS BLANK WALL SECONDARY STREET - N/A	YES
RESIDENTIAL PEDESTRIAN ACCESS	ENTRANCE FACING PRIMARY STREET REQUIRED FOR EACH GROUND FLOOR UNIT	ENTRANCES TO BOTH EAST AND WEST BUILDINGS FACE TOWARDS THE PRIMARY STREET	YES

APPLICATION



PLANNING PERMIT APPLICATION
Planning & Building Department

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

Fees Paid_____

Application #s _____

For Office Use Only

Date & Time Received _____

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

PROJECT.

Name/Description: THE LOOP

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

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

PROPERTY OWNER.

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

Mailing Address: PO BOX 998 MIDWAY, UTZIP: 84049-0998

E-mail: RachelL@mogulcapital.com

APPLICANT/AGENT.

Name: Jason MacKinnonPhone: 307-264-9070

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

E-mail: jason@dajh.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner

☒Applicant/Agent

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

Use Permit

_____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 #: PAP 21-241

Environmental Analysis #: NA

Original Permit #: NA

Date of Neighborhood Meeting: _____

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

Have you attached the following?

- ☒ **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

7/05/22

Date

Jason MacKinnon

Project Architect

Name Printed

Title

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:
(please check to indicate that each item has been addressed)

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

- ☒ **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.

NOTARIZED LETTER OF OWNER AUTHORIZATION
(LOA - DA)



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

Date: 04/29/2022

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Mogul Hospitality Partners - Jackson, LLC and/or Midway Hospitality Partners, LLC and/or Christensen Brothers, LLC

Being duly sworn, deposes and says that _____ is the owner in fee of the premises located at:

Name of property owner as listed on deed

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

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

Please attach additional sheet for additional addresses and legal descriptions

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

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

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

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

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

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

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

Bradley Wagstaff
Property Owner Signature

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

STATE OF Utah)
COUNTY OF Wasatch) SS.

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

Julie C. Giles
Notary Public

My commission expires: 11/15/2022



NOTARIZED LETTER OF OWNER AUTHORIZATION
(LOA - FFKR)



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

Date: 04/29/2022

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Mogul Hospitality Partners - Jackson, LLC and/or Midway Hospitality Partners, LLC and/or Christensen Brothers, LLC

Being duly sworn, deposes and says that _____ is the owner in fee of the premises located at:

Name of property owner as listed on deed

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

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

Please attach additional sheet for additional addresses and legal descriptions

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

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

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

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

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

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

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

Bradley Waystaff
Property Owner Signature

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

STATE OF Utah)
COUNTY OF Wasatch) SS.

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

Julie C. Giles
Notary Public

My commission expires: 11/15/2022



NOTARIZED LETTER OF OWNER AUTHORIZATION
(LOA - SCG)



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

Date: 04/29/2022

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Mogul Hospitality Partners - Jackson, LLC and/or Midway Hospitality Partners, LLC and/or Christensen Brothers, LLC

Being duly sworn, deposes and says that _____ is the owner in fee of the premises located at:
Name of property owner as listed on deed
Address of Premises: 1080, 1060 & 1050 S Park Loop Road, Jackson, WY

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

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

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

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

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

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

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

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

Bradley Wagstaff
Property Owner Signature
Managing Partner

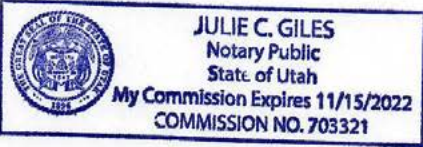
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

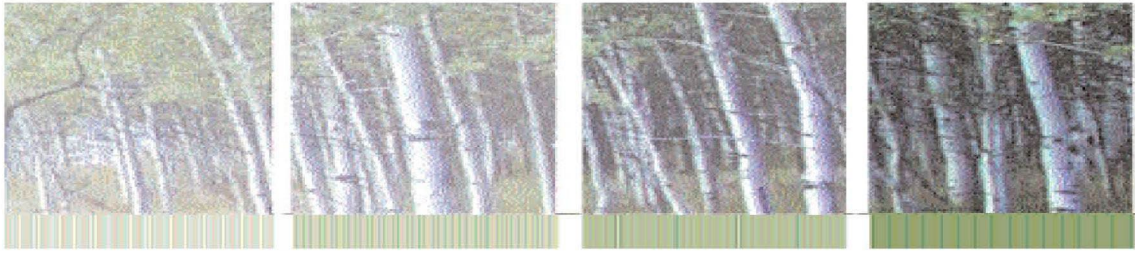
STATE OF Utah)
COUNTY OF Wasatch) SS.

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

Julie C. Giles
Notary Public

My commission expires:
11/15/2022





Town of Jackson Design Guidelines Checklist

Meeting Date: August 10, 2022

Item Number: P22-195

Applicant: Tyler Davis

Address: 400 W. Snow King Ave

Recommendations: **Approve, Approve w/ Conditions, Deny, Continue.**

Background: The DRC last reviewed the Flat Creek Apartment project on June 8, 2022. The DRC approved the project with the following condition:

1. The applicant shall bring the missing EIFS material sample to the DRC to review in order to determine whether the material is appropriate or whether a metal material is appropriate.

Since the June 8th approval, the applicant has decided to go with a metal panel instead of the EIFS for the reddish-rusted metal. In addition, the applicant is proposing a series of exterior changes which are summarized below:

1. Added mechanical and electrical room massing at the North and South ends of the building.
2. Provided recessed areas for weather protection at exit doors on the North and South ends of the building.
3. Reduced the canopy along portions of the East and West elevations.
4. Eliminated the canopy at the deep building recessed areas.
5. Replaced two areas on east and west elevations of white panelized siding with horizontal faux wood siding.
6. Reduced window trim at jams and sills at the horizontal faux wood siding.
7. Eliminated window trim at the white cementitious siding and the red metal panel areas.
8. Maintained and added eyebrow window trim at the red metal panel areas.
9. Large living room window changed to two separate windows to meet standard sizing requirements.

Project Summary:

The applicant is requesting a final DRC review for a new 100% deed-restricted housing project in the eastern-most portion of 400 W. Snow King Ave. The property (+/- 6 acres) is owned by the Town of Jackson and is home to several buildings

utilized mostly by the Town Public Works Department, but also by Teton County Parks and Recreation. The project will take up approximately 1-acre of land in the eastern-most corner of the property. Staff confirmed with the applicant that the configuration of the 1-acre lease area has already been reviewed and approved by WCDA and any changes to the configuration would require an amendment to their tax credit application and subject them to a separate review process. This is important to know because the DRC had concerns over the building configuration and were curious if more of the building could be located closer to the road to screen the parking. Based on conversations with the application, the current lease area is not anticipated to change.

The project consists of a single 3-story building approximately 40,000 sf in size. The building will be approximately 35' tall. The applicant is proposing 48 rental units: 24 one-bedrooms, 12 two-bedrooms, and 12 three-bedrooms. Units range in size from 480 sf to 791 sf. Primary vehicular access will be taken from Snow King Avenue but residents or guests can also access the site from the alley to the east. A total of 110 parking spaces are proposed that will serve not only the new housing development but also the existing Parks and Recreation building to the west. The exterior materials include woodgrain siding (cedar and gray color), fiber cement panels (pearl color), dark gray metal, red rusty metal panel, and black vinyl.

Vision Statement:

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

The following items are a checklist of general Design Guidelines for your convenience, however this request is limited to color selection:

A. Public Space

1) Use

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

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

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

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

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

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

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

4) Roofs

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

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.

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

E) Materials

1) Application of Materials

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

2) Materials Selection

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





PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

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

PROPERTY OWNER.

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

APPLICANT/AGENT.

Name: Tyler Davis - Flat Creek Apartments LLC. Phone: 307.264.9070
Mailing Address: PO Box 8352 Jackson, WY. ZIP: 83002
E-mail: tylerdavis34@gmail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: P22-060 Environmental Analysis #: _____
Original Permit #: TBD Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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



Signature of Property Owner or Authorized Applicant/Agent
Tyler Davis

Name Printed

07-29-2022

Date
Developer

Title

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

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



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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

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

Address of Premises: 400 W SNOW KING AVENUE

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

Please attach additional sheet for additional addresses and legal descriptions

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

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

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

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

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

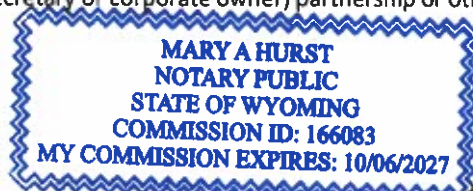
- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☒ Demolition Permit ☒ Other (describe) Pre-app requests, Use Permit Apps

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

Property Owner Signature

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

STATE OF Wyoming)
) SS.
COUNTY OF Teton)



The foregoing instrument was acknowledged before me by Larry Pardee this 22nd day of March, 2022. WITNESS my hand and official seal.

Mary A Hurst
Notary Public

My commission expires: 10/06/2027



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

Date:

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

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

Address of Premises: 400 W SNOW KING AVENUE

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

Please attach additional sheet for additional addresses and legal descriptions

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

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

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

Phone Number of Applicant/agent: 732-0867

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

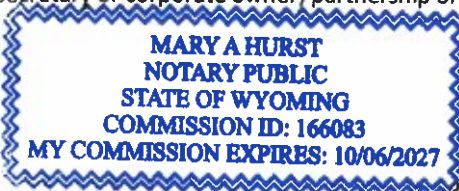
- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☒ Demolition Permit ☒ Other (describe) Pre-app requests, Use Permit Apps

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

Property Owner Signature

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

STATE OF Wyoming)
) SS.
 COUNTY OF Teton)



The foregoing instrument was acknowledged before me by Larry Pardee this 28th day of March, 2022. WITNESS my hand and official seal.

Notary Public

My commission expires: 10/06/2027



Flat Creek Housing Project

April 25, 2022

DESIGN REVIEW COMMITTEE REQUEST #2

PROJECT NARRATIVE & DRC RESPONSE TO FIRST ROUND COMMENTS

Lot Info

Address: 400 West Snow King Avenue

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

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

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

Zoning: NH-1

Overlays: N/A

Scale of Development

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

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

2:1 Bonus: .91 (39,753 s.f.) - all deed restricted housing

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

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

Building Setbacks

Primary Street – 20'

Secondary Street – 10'

Side Interior – 10'

Rear – 20'

New Parking:

Residential:

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

Parking Spots:

110 provided (105 required for this project 60 residential + 45 for Parks & Rec)

Landscape Ratio

Min:

.21 (9,148 s.f.)

Plant Units (min):

1/1,000 s.f. landscaped area + 1/12 parking spots

Building Height

Max height:

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

Stories:

3 stories

Existing Property Conditions

- 2 existing onsite buildings to be demolished for the expansion of parking and new apartment development.
- Existing parking area to remain and expanded for new apartment development.
- Existing sewer, water, and storm drainage utilities currently located onsite will serve the new apartment development.

Development Overview:

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

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

Quality of Construction

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

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

Project Amenities

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

Unit Amenities

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

FLAT CREEK APARTMENTS LOW INCOME HOUSING TAX CREDITS & FUNDING

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

MODIFICATIONS TO APPROVED DRC DESIGN;

- Added mechanical and electrical room massing at the North and South ends of the building.
- Provided recessed areas for weather protection at exit doors on the North and South ends of the building.
- Reduced the canopy along portions of the East and West elevations.
- Eliminated the canopy at the deep building recessed areas.
- Replaced two areas of white panelized siding with horizontal faux wood siding.
- Reduced window trim at jams and sills at the horizontal faux wood siding.
- Eliminated window trim at the white cementitious siding and the red metal panel areas.
- Maintained and added eyebrow window trim at the red metal panel areas.
- Large living room window changed to two separate windows to meet standard sizing requirements.

DRC RESPONSE TO FIRST ROUND COMMENTS – April 13, 2022

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

- The monolithic building comment has been contemplated and addressed with improvements to the exterior look and feel as well as changes to the roofline to add more variation. Due to the affordability and the site constraints (more below) of this project, the design and development team estimate that going from one building to two will be an increased cost of \$900,000 in the exteriors alone by adding approximately 12,000 square feet of exterior walls, and likely upwards of \$1.5mm in additional costs total.
- The comment regarding human scale and interaction with pedestrians has been addressed with improved landscaping design as well as a first-floor canopy to provide additional exterior texture and a welcoming entrance. The north-facing side of the building incorporates a new window pattern, entrance canopy, along with different use of materials to help address the pedestrian interaction and human scale concern.
- Window sizes and patterns were revised to be larger, include more variation, and a more inviting look.
- Exterior material pattern has been revised and these changes incorporate more palatable and intentional transitions

- Concerns regarding the EFIS and material durability are appreciated as we, as the developers of this building, mainly focus on three things: affordability, durability, and approachability. As part of our application, Flat Creek Apartments has committed to using exterior products (roofing and siding) that have a minimum of a 30-year warranty.
- Regarding the land and site: the town of Jackson, though due process, designated the 1-acre piece of land within town of Jackson-owned land as a future site for affordable housing which was then represented in the Request for Proposals. Once BlueLine and Snow King Partners were selected, the process to apply for tax credits began; as mentioned above, the application includes detailed information about this specific site, as designated by the town. Any deviation to the site post-award (which was February 2022) puts Flat Creek at risk of losing the support from the state agency. Additionally, the town of Jackson specified that the roadway to the south of the building which connects to the alley was to remain as available access. And last, the parking requirements as requested by Town of Jackson for our development includes 60 parking stalls for 84 beds and shared access of 45 additional parking stalls for Parks and Recreation building. The 1-acre lease area cannot be modified.
- Beyond the parking requirements listed above, the request to reduce parking could be a possibility, however the developers and the town strongly suggest parking be kept to the standard set without a request for reduction. Due to the shared lot, the lack of street parking, and property management experience in Jackson and elsewhere, 110 spaces are sufficient for shared access with Parks and Recreation and our new development.
- Private outdoor spaces such as balconies or patios were considered for this development however, it is not financially feasible due to budget constraints. As a response, changes to the windows and enlarging window sizes were incorporated to provide more natural light and create an opportunity for a better connection to the outdoors for all of the resident units.

DRC RESPONSE TO SECOND ROUND COMMENTS – May 11, 2022

- Materials and colors need to be finalized at the time of the meeting. There was not a clear answer on what type of concrete would be used. Also, the color of the corrugated metal sample did not match the rendering well. The DRC needs to have material samples that accurately match the renderings.
All exterior materials and colors have been finalized and submitted as a portion of this DRC submittal.
- The applicant needs to provide street contextual renderings.
We have attached some additional rendering views that helps portray the design of the new project and adjacent surrounding properties at street level along Snow King Avenue
- The white material against the dark material did not mesh well.
The dark black metals and black fiber cement panels were eliminated from the overall exterior design of the project.
- There was too much dark metal. Consider a change in materials and/or colors to brighten/warm the building up.
- **The dark black metals and black fiber cement panels were eliminated from the overall exterior design of the project. The design now includes EIFS panel materials that are more vibrant and appealing on the exterior of the building. These EIFS panels represent a rusty oxidized metal and lighter wood grain tones in cedar and light gray that have helped to brighten up the exterior of the project.**
- The material change did not work well with the push and pull. The applicant needs to explore how those two elements can better coincide.
The design now includes areas on the building that are expressed with a break in different material transitions and a break in plane that help to establish the push and pull of the building materials.
- The pocket park still needs work as it was not presented in its final product. There were still concerns over safety being so close to the road. The site plan also didn't quite match the renderings because the BBQ area was shown on one plan but not the other. All plans need to match.
We eliminated the large boulders around the playground. We are showing landscaped hedgerow and bushes around the perimeter of the kids playground this should help create an edge for this area and will protect by keeping kids within the boundaries of the playground area. Site plan and renderings match for the amenities around the site.

- The applicant needs to explore ways to soften the building through use of different materials and/or colors. D
With the use of these new materials, colors, textures, and patterns in this submittal we feel that we are achieving a much more appealing project to present to the DRC.
- The windows still felt too relentless.
The design now has included 2 different window types for the bedrooms and living areas to help break up the elevations of the building.



FLAT CREEK WORKFORCE HOUSING



DESIGN ASSOCIATES ARCHITECTS
130 W. Broadway Suite A, PO Box 4615
Jackson WY 83001
(307) 333-3800
www.dajh.com

ISSUED SETS	

REVISIONS		
REV#	DATE	DESCRIPTION

DRAWN:	-
CHECKED:	-
JOB NO:	2223



JENSEN DESIGN
ARCHITECTS
7730 Leary Way NE, Redmond, WA 98052
www.jd-arch.com
425.766.0218

FLAT CREEK WORKFORCE APARTMENTS
400 WEST SNOW KING AVE, JACKSON, WY 83001

CONCEPTUAL DESIGN

BUILDING CALCULATIONS:

UNIT COUNTS

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

48 UNITS TOTAL

PARKING CALCULATION

PARKING REQUIRED
THIS PROJECT - 60
EXISTING PROJECT - 45

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

AREA CALCULATIONS

STRUCTURE FOOTPRINT
14,135 SF

FIRST FLOOR AREA
14,135 SF

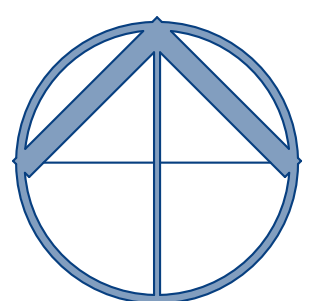
SECOND FLOOR AREA
14,237 SF

THIRD FLOOR AREA
14,237 SF

TOTAL AREA
42,609 SF

LANDSCAPE LEGEND:

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



SITE PLAN

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



DESIGN ASSOCIATES ARCHITECTS
130 W. Broadway Suite A, PO Box 4615
Jackson WY 83001
(307) 307-7333
www.dajh.com

ISSUED SETS	

REVISIONS		
REV#	DATE	DESCRIPTION

DRAWN: -

CHECKED: -

JOB NO: 2223



JENSEN DESIGN
ARCHITECTS
7730 Leary Way NE, Redmond, WA 98052
www.jd-arch.com
425.216.0218

FLAT CREEK WORKFORCE APARTMENTS
400 WEST SNOW KING AVE., JACKSON, WY 83001

CONCEPTUAL DESIGN

SITE PLAN

SHEET:

A100





DRAWN:	-
CHECKED:	-
JOB NO:	2223



400 WEST SNOW KING AVE., JACKSON, WY 83301

FILE PATH: C:\Users\olemag\Documents\2223_Flat Creek Reg_823_Altmate_olemag2D\HT.MT

EET:



EAST ELEVATION PROPOSED

1/8" = 1'-0"



EAST ELEVATION ORIGINAL

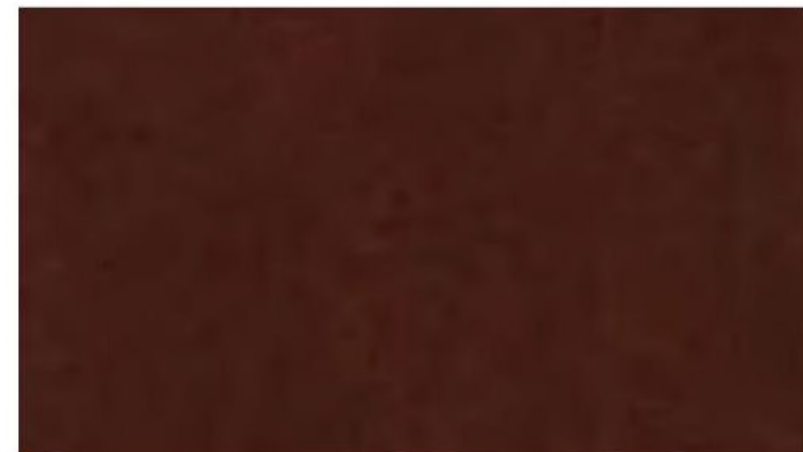
HORIZONTAL SIDING



1

WOODGRAIN FINISH CEDAR

METAL PANEL



2

COLOR RED

PANEL

3

FIBER CEMENT - COLOR PEARL

HORIZONTAL SIDING



4

WOODGRAIN FINISH ASH

TRIM



5

DARK GREY METAL PAINT

WINDOWS



6

BLACK VINYL

$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$

NORTH ELEVATION ORIGINAL

SOUTH ELEVATION ORIGINAL

1 WOODGRAIN FINISH CEDAR

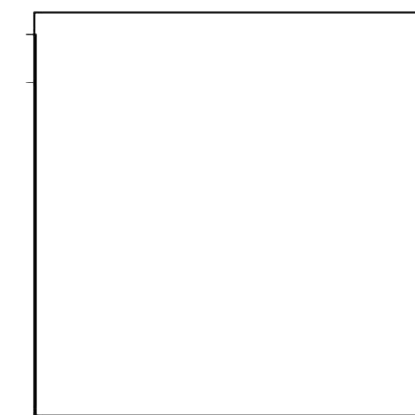
2 COLOR RED

3 FIBER CEMENT - COLOR PEARL

4 WOODGRAIN FINISH ASH

5 DARK GREY METAL PAINT

6 BLACK VINYL



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

[illegible]

DRAWN:	-
CHECKED:	-
JOB NO:	2223



FLAT CREEK WORKFORCE APARTMENTS

400 WEST SNOW KING AVE. JACKSON, WY 833XX

NORTH & SOUTH
ELEVATIONS

CONCEPTUAL DESIGN

SHEET:

A302



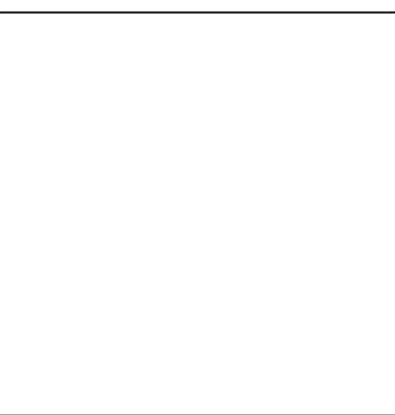
ISSUED SETS	

REVISIONS		
REV#	DATE	DESCRIPTION

DRAWN:	-
CHECKED:	-
JOB NO:	2223

JDA

JENSEN DESIGN
ARCHITECTS
7730 Leary Way NE, Redmond, WA 98052
www.jd-arch.com
425.756.0218



DESIGN ASSOCIATES ARCHITECTS
130 W. Broadway Suite A, PO Box 4615
Jackson WY 83001
(T) 307.733.3800
www.dajh.com

ISSUED SETS	

REVISIONS		
REV#	DATE	DESCRIPTION

DRAWN:	-
CHECKED:	-
JOB NO:	2223



JENSEN DESIGN
ARCHITECTS
7730 Leary Way NE, Redmond, WA 98052
www.jd-arch.com
425.216.0218

FLAT CREEK WORKFORCE APARTMENTS
400 WEST SNOW KING AVE., JACKSON, WY 83001

VIEW 2

CONCEPTUAL DESIGN

SHEET:

A402



DESIGN ASSOCIATES ARCHITECTS
130 W. Broadway Suite A, PO Box 4615
Jackson WY 83001
(307) 333-3800
www.daa-jh.com

ISSUED SETS	

REVISIONS		
REV#	DATE	DESCRIPTION

DRAWN:	-
CHECKED:	-
JOB NO:	2223



JENSEN DESIGN
ARCHITECTS
7730 Leary Way NE, Redmond, WA 98052
www.jd-arch.com
425.216.0218

FLAT CREEK WORKFORCE APARTMENTS
400 WEST SNOW KING AVE, JACKSON, WY 83001

CONCEPTUAL DESIGN

VIEW 3

SHEET:

A403



DESIGN ASSOCIATES ARCHITECTS
130 W. Broadway Suite A, PO Box 4615
Jackson WY 83001
(307) 333-3800
www.dajh.com

ISSUED SETS	

REVISIONS		
REV#	DATE	DESCRIPTION

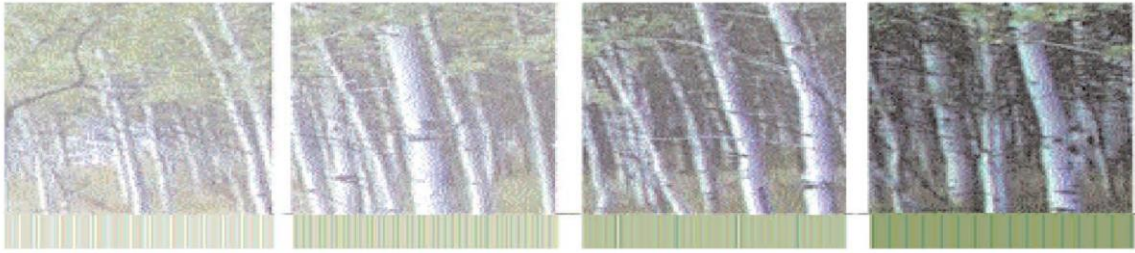
DRAWN:	-
CHECKED:	-
JOB NO:	2223



JENSEN DESIGN
ARCHITECTS
7730 Leary Way NE, Redmond, WA 98052
www.jd-arch.com
425.756.0218

FLAT CREEK WORKFORCE APARTMENTS
400 WEST SNOW KING AVE., JACKSON, WY 83001
VIEW 4
CONCEPTUAL DESIGN

SHEET:
A404



Town of Jackson Design Guidelines Checklist

Meeting Date: August 10, 2022

Item Number: P22-192

Applicant: Hoyt Architects

Address: 665 S. Cache St.

Recommendations: Conceptual Review

Project Overview:

The proposed project at 665 S. Cache St. is located on three lots in the CR-1 zone and is within the Lodging Overlay. The project consists of redeveloping the existing surface parking lot and constructing a mixed-use building dedicated to office, residential, and short-term rental uses. The project will include deed restricted units in association with the Workforce Housing Floor Area Bonus (2:1 Bonus).

A 15' utility easement on the southern property line will remain physically undeveloped and contribute to LSR minimum and plant unit requirements.

Trees in grades is the designated pedestrian frontage which requires a 5' (min) furnishing/planting area, a 6' (min) clear sidewalk width, and a total width from back of curb to 13.5'. Trees in grades shall be placed 30'-40' on center.

Building height is 42'-0" and complies with the LDRs maximum height standard for a non-sloped roof. There is a third floor step-back of 10'-0" for 40% of the overall street facade. The alley (rear) setback is 10'-0" and will be used for parking garage access and building services. Parking is provided both at-grade and via the underground parking structure.

The proposed material palette reflects the neighboring 645 S. Cache Street Development. The applicant will share further detail on the proposed materials during discussion. The building design includes an elevated exterior courtyard on the second story as well as private rooftop patio space for select units.

LDR Compliance

Staff has not fully reviewed the application for LDR Compliance.

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.

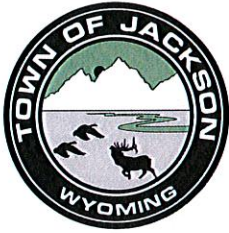
E) Materials

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.



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: 665 S Cache Mixed Use
Physical Address: 665 S Cache
Lot, Subdivision: Lot 12, 13 & 14 Block 4 Karns - 2 PIDN: 22-41-16-33-1-69-003

PROPERTY OWNER.

Name: NEWJACK LLC Phone: _____
Mailing Address: PO Box 11803 ZIP: 83002
E-mail: tom@ahjacksonhole.com

APPLICANT/AGENT.

Name: Brad Hoyt - Hoyt Architects Phone: 307 733 9955
Mailing Address: PO Box 7364 ZIP: 83002
E-mail: bradh@hoytarchitects.design

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

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

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

Pre-application Conference #: P21-249 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

Name Printed

Date

Title



Town of Jackson Planning and Building Department

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

Thomas P. Hedges

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

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

Address of Premises: 655 & 665 S Cache St.

Legal Description: LOTS 12, 13&14, BLK. 4, KARNS-2 PID 22-41-16-33-1-69-003

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Hoyt Architects - Jim Barlow

Mailing address of Applicant/agent: PO Box 7364 Jackson Wy 83002

Email address of Applicant/agent: jimb@hoytarchitects.design

Phone Number of Applicant/agent: 307 733 9955 ext 5

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

☐ 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.

Thomas P. Hedges
Property Owner Signature

Manager

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

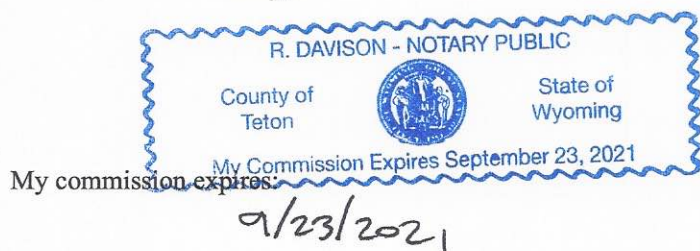
STATE OF WYOMING)
) SS.

COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Thomas P. Hedges this 21st day of SEPTEMBER, 2021.

WITNESS my hand and official seal.

[Signature]
Notary Public





July 25 2022

665 S. Cache

DRC Application

Project Narrative

This project is for the re-development of existing surface parking lot space located at 665 S. Cache Street in the Town of Jackson on three lots with existing development. The project is located in the CR-1 Zone with Lodging overlay. This project is adjacent to 645 Cache a recently completed mixed use redevelopment.

The project consists of redeveloping the existing parking lot and constructing a new office building with new long term and short term rental units on the property. The project will include deed restricted housing with the intent to utilize the workforce housing floor area bonus. The project will look at a sub grade parking structure and existing on street parking. The project is using existing housing credits from the 645 Cache redevelopment.

There is an existing 15 foot utility easement along the south property line which will remain and provide landscape area for the LSR. This along with the required plant units is shown on the landscape site plan.

The project follows material and design cues from the adjoining 645 Cache development. The zoning is CR-1 and a planning pre-app has been conducted for this project. A floor area tabulation and parking requirements are included. A floor area bonus above the allowable FAR is included to fill out the volume that the form- based zoning code allows. Trees in lawn is the designated street frontage and the structure is set back from the back of street curb 13' – 6". The height is 42'-0" as per the LDR's for a non- slope roof. There is a third floor step-back of 10'-0" for 40 % of the street front. The alley setback is 10'-0" and will be used for the parking garage access and building services.

665 S. Cache

Preliminary Floor Areas 3N

LEVEL	CATEGORY	AREA SF	BEDS			
Garage/Parking	41 Spaces	18,000				
Ground	Restricted 1	1,306	2			
	Restricted 2	835	1			
	Restricted 3	1,038	2			
	Offices	6,143				
	Mech	585				
	Circulaton	1,546				
Level 2/3 East				Level 2:	East	West
	LT1	2,037	3		1155	1164
	ST1	2,312	3		1175	1178
	ST2	2,065	3		1177	1178
	ST3	2,322	3		1179	1163
	ST4	2,116	2		1216	1391
Level 2/3 West				Level 3:	East	West
	LT5	2,037	3		882	873
	LT2	2,318	3		1137	1140
	LT4	2,065	3		888	887
	R4	2,303	3		1143	1140
	LT3	2,291	3		900	900
	Circulation	365				
	Courtyard	2,819				
		54,503				
Totals						
	Office	6,143	11%			
	Restricted Total	5,482	10%			
	LT - Market Total	10,748	20%			
	ST - Market Total	8,815	16%			
	Circulation Total	4,730	9%			
	Parking, Mech, Storage	18,585	34%			
		54,503	100.00%			
FAR calculations						
	Site Area	20,000				
	Base FAR .65+.15 Lodging=.80	16,000				
	Office	6,143		Bonus FAR		
	ST - Market Total	8,815		Restricted	5,482	
	Base FAR Total	14,958		LT - Market	10,748	
	Excess FAR	1,042		10,964	216	

665 S. Cache
Preliminary Floor Areas 3N
Parking Calculations

Residential units		Per Unit	
	13	1.5	19.5
Office per 1000 SF			
	2.47	6,143	15.2
		Total	35
645 Obligation			11
			46
Provided			
Street			4
Alley			9
Garage			40
		Total	53





HOYT architects



CACHE STREET



SWEDISH COLUMNAR ASPENS

COVERED BIKE PARKING

DENSE SHRUB PLANTING:
LILAC, DOGWOOD, SNOWBERRY

BENCHES

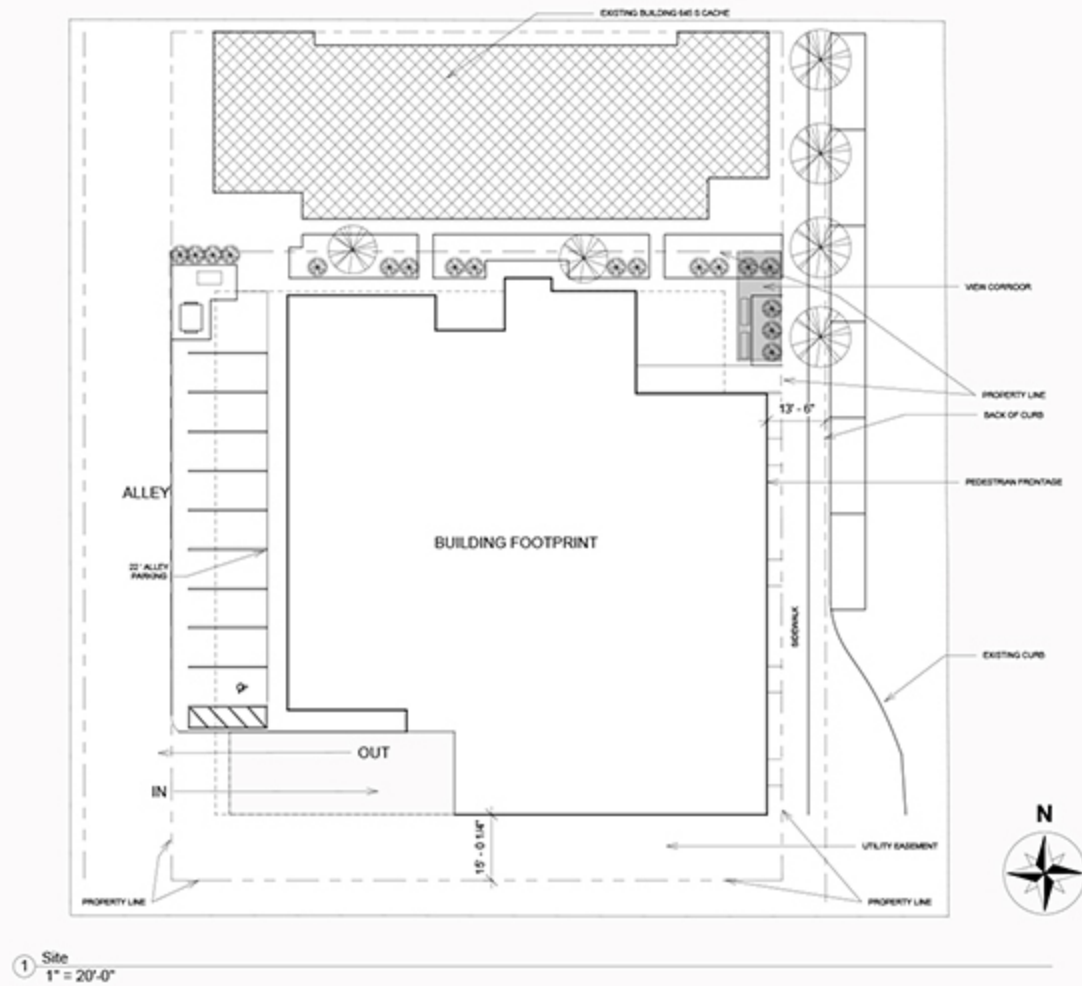
PATMORE GREEN ASHES

DWARF REDBUD OR DWARF
CHOKECHERRY

RAISED PERENNIAL BEDS

ALTERNATING ASPENS AND
PATMORE ASHES 30' O.C.

PERENNIAL BEDS



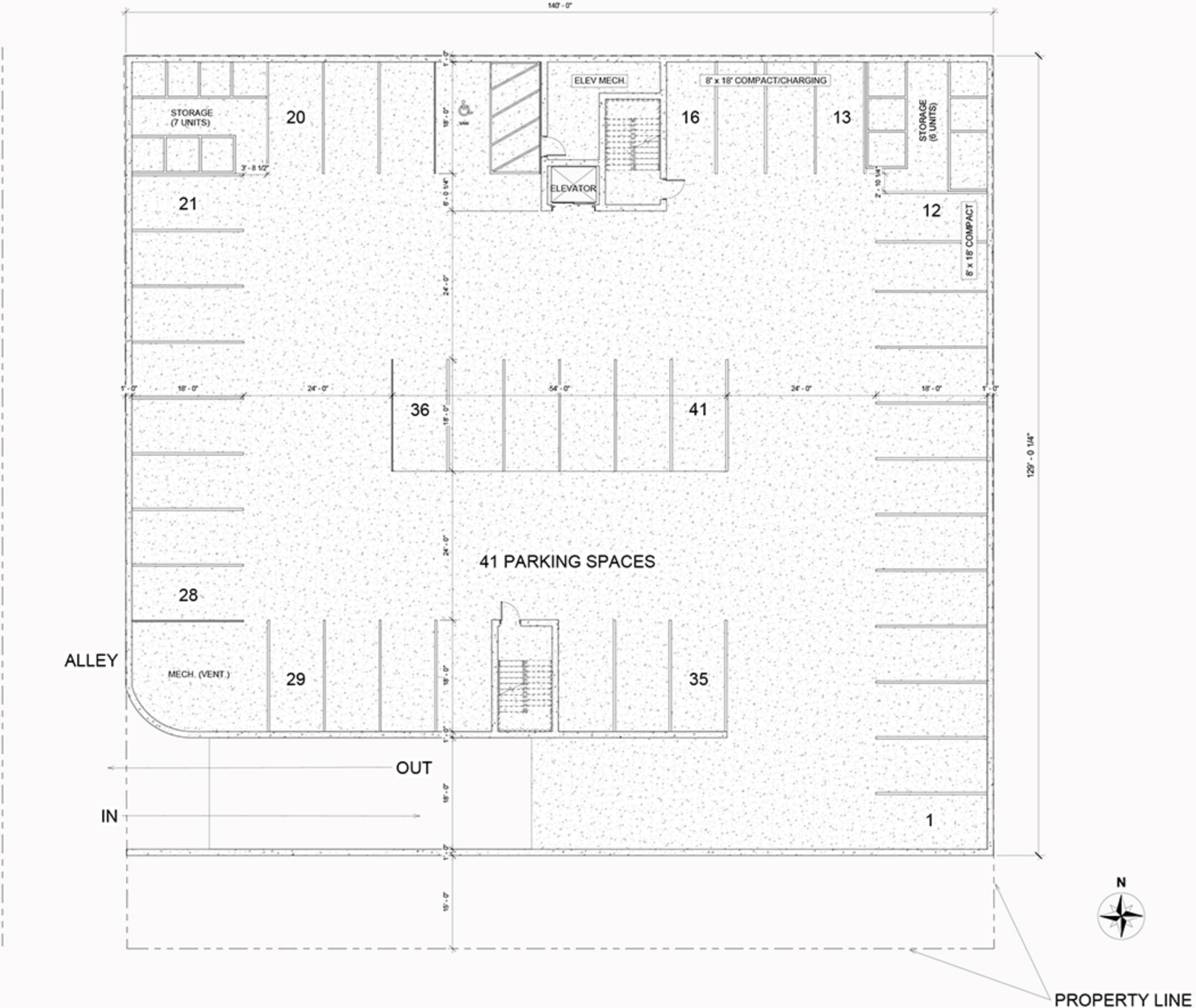
665 Cache Street
Jackson, Wyoming
665 Cache Street Schematic Design

SD

05.16.2022
DRAWN BY | Emma Hamby
CHECKED BY | Checker
REVISIONS

Site

A100





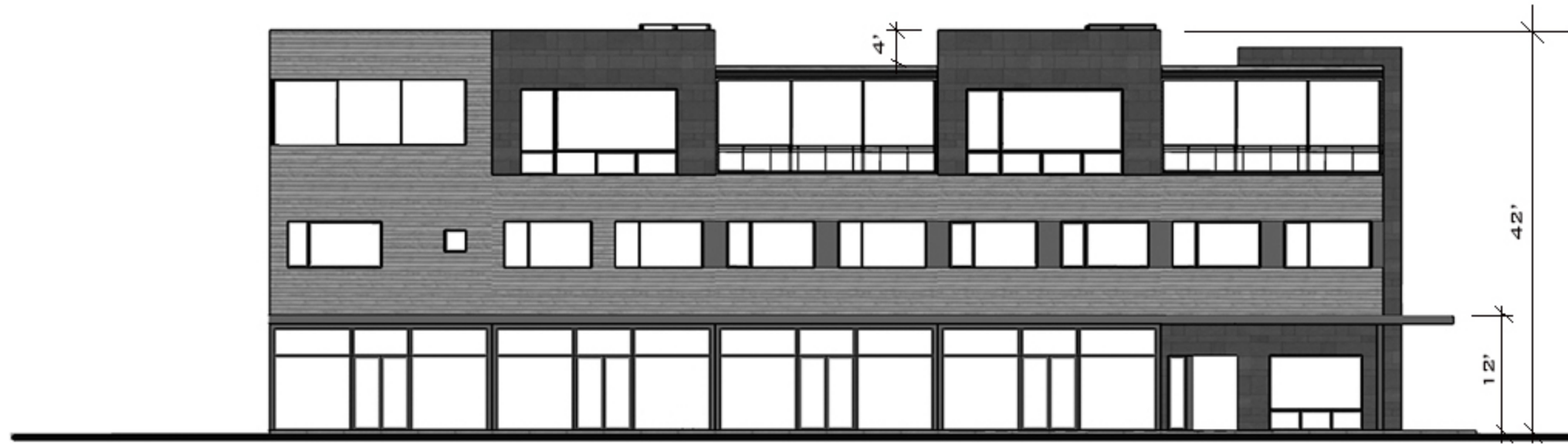
SD

05.16.2022
DRAWN BY | Author
CHECKED BY | Checker
REVISIONS

Level 3 SD

A104

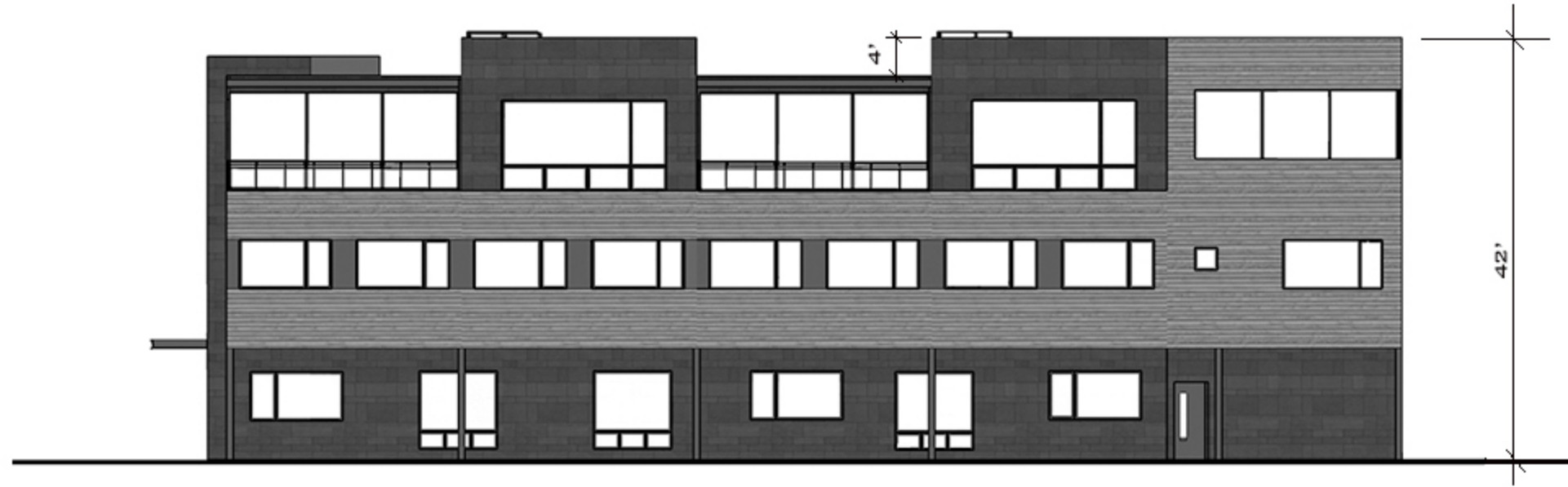




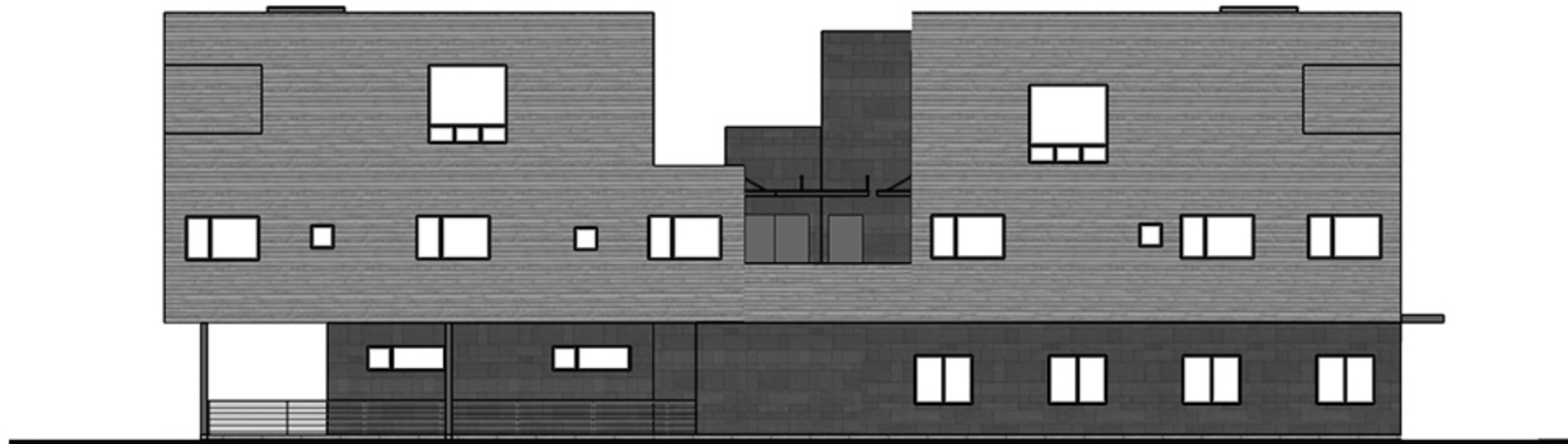
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION





HOYT

architects



HOYT

architects



