

AGENDA

Design Review Committee

October 12, 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 November 9, 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. P22-131: 1050,1060,1070 South Park Loop Rd.- The Loop

II. P22-243: 105 E Broadway Avenue - King of Broadway

5. MATTERS FROM STAFF

6. ADJOURNMENT

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

Re-submittal Date: September 30th, 2022
Submittal Date: May 23rd, 2022
FFKR Architects Project No. 21000-108
TOJ #

SUBMITTED BY:



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

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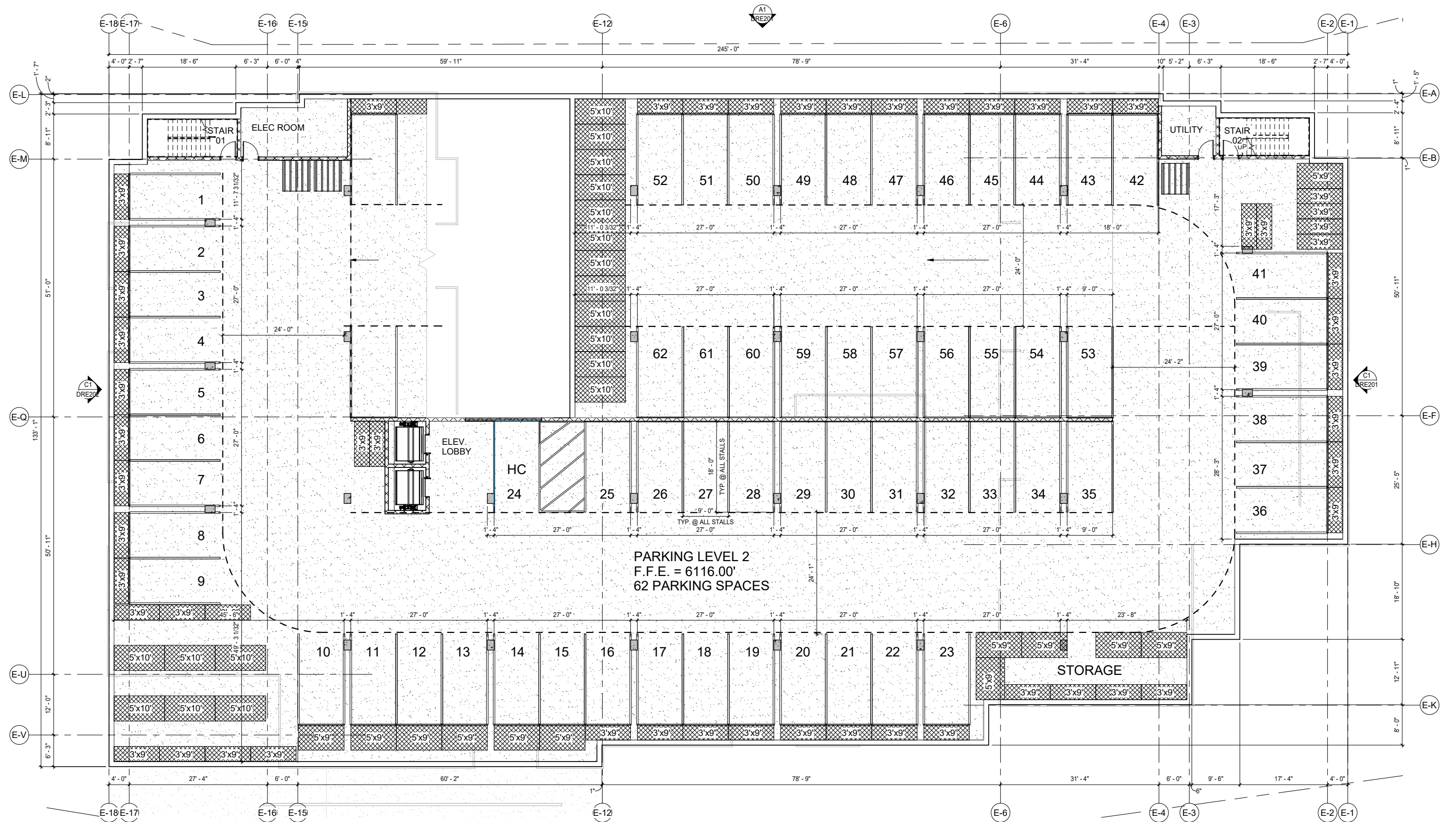
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154	NOTARIZED LETTER OF OWNER AUTHORIZATION
154	(LOA - SCG)

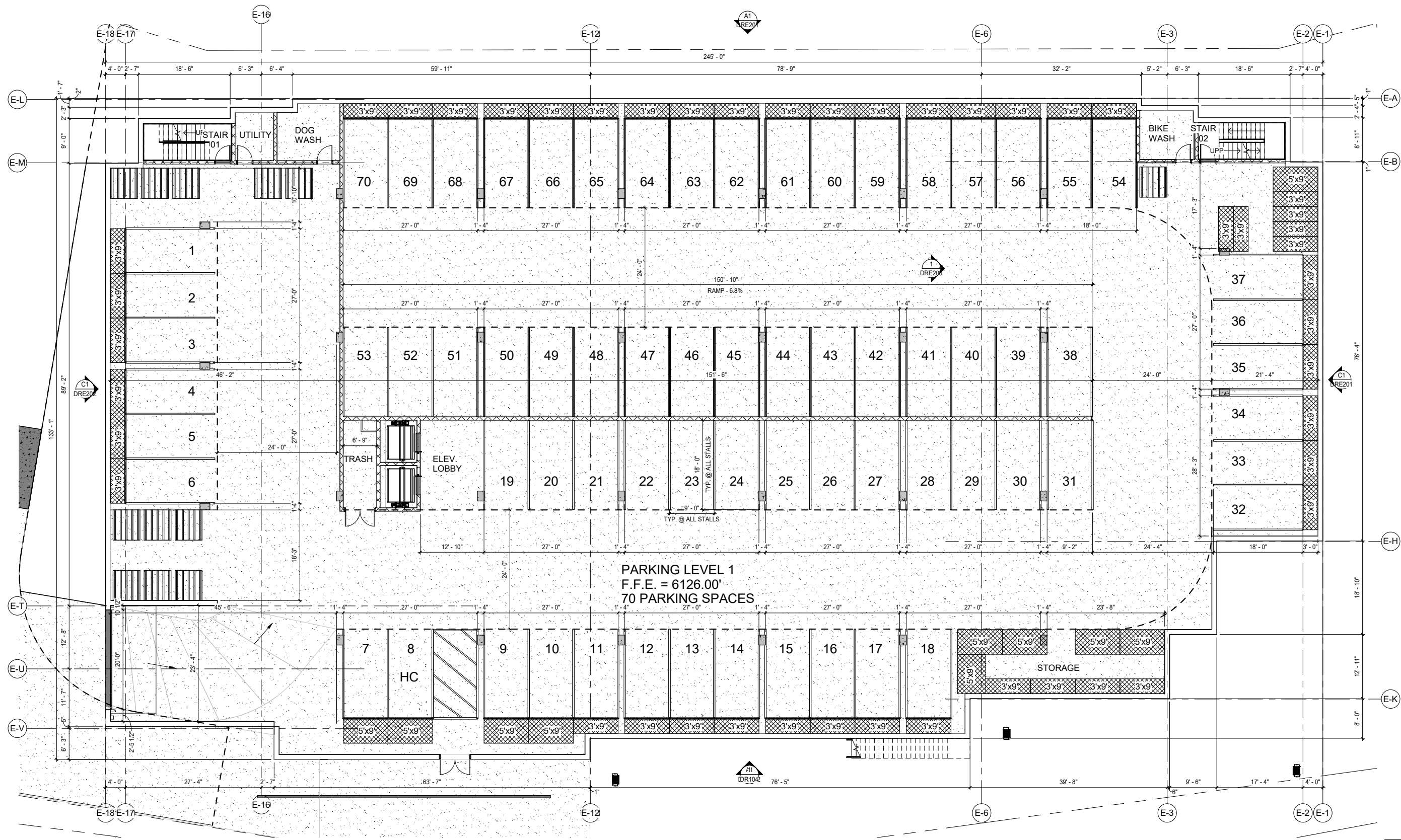
PROJECT TEAM DIRECTORY			
OWNER / DEVELOPER: Mogul Hospitality Partners – Jackson, LLC PO BOX 998 Midway, Utah 84049 www.mogulcapital.com Rachel Lambert Vice President of Construction Direct 602-885-2342 RachelL@mogulcapital.com Mogul Capital/TRCF	ARCHITECTS: FFKR Architects 730 Pacific Avenue Salt Lake 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 Desert Edge Architecture Steve Beesley, AIA Senior Project Manager C - 714.943.5840 steve@desertedge.co	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 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	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 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
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		

PLANS - BUILDINGS AND RENDERINGS

PLANS - EAST GARAGE LEVEL 02



PLANS - EAST GARAGE LEVEL 01



PLANS - EAST LEVEL 01 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 - EAST LEVEL O2 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 - EAST 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



KEY 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	SUMMER WHEAT	WOODTONE
C	FIBER CEMENT	ASPEN RIDGE	WOODTONE
D	FIBER CEMENT	WINCHESTER BROWN	WOODTONE
E	FIBER CEMENT	RIVER ROCK	WOODTONE
F	FIBER CEMENT	COSTAL GRAY	WOODTONE
G	METAL	MIDNIGHT BRONZE	PAC-CLAD
H	BRICK	BLACK ICE	INTERSTATE BRICK
J	VINYL	MATT BLACK	TBD
K	METAL	MATT GREY	TBD
L	CONCRETE	CONCRETE	NA
M	ALUMINUM	MATT BLACK	NA



ELEVATIONS - EAST BUILDING - SOUTH ELEVATION



ELEVATIONS - EAST BUILDING - EAST ELEVATION



C1 EAST BLDG EAST ELEVATION
SCALE: 1" = 10'-0"



1 EAST BLDG COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS - EAST BUILDING - WEST ELEVATION



C1 EAST BLDG WEST ELEVATION
SCALE: 1" = 10'-0"

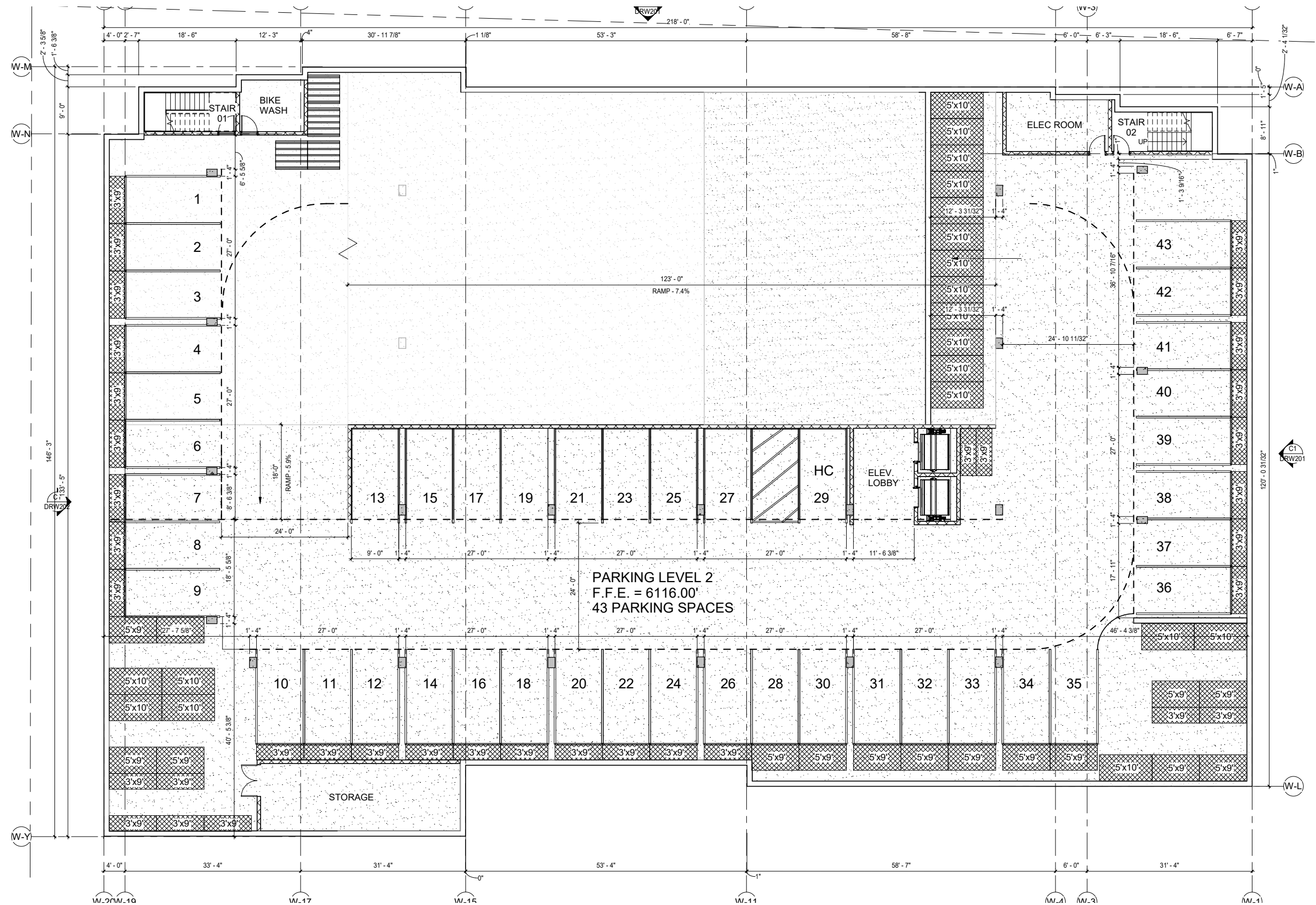


2 EAST BLDG COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

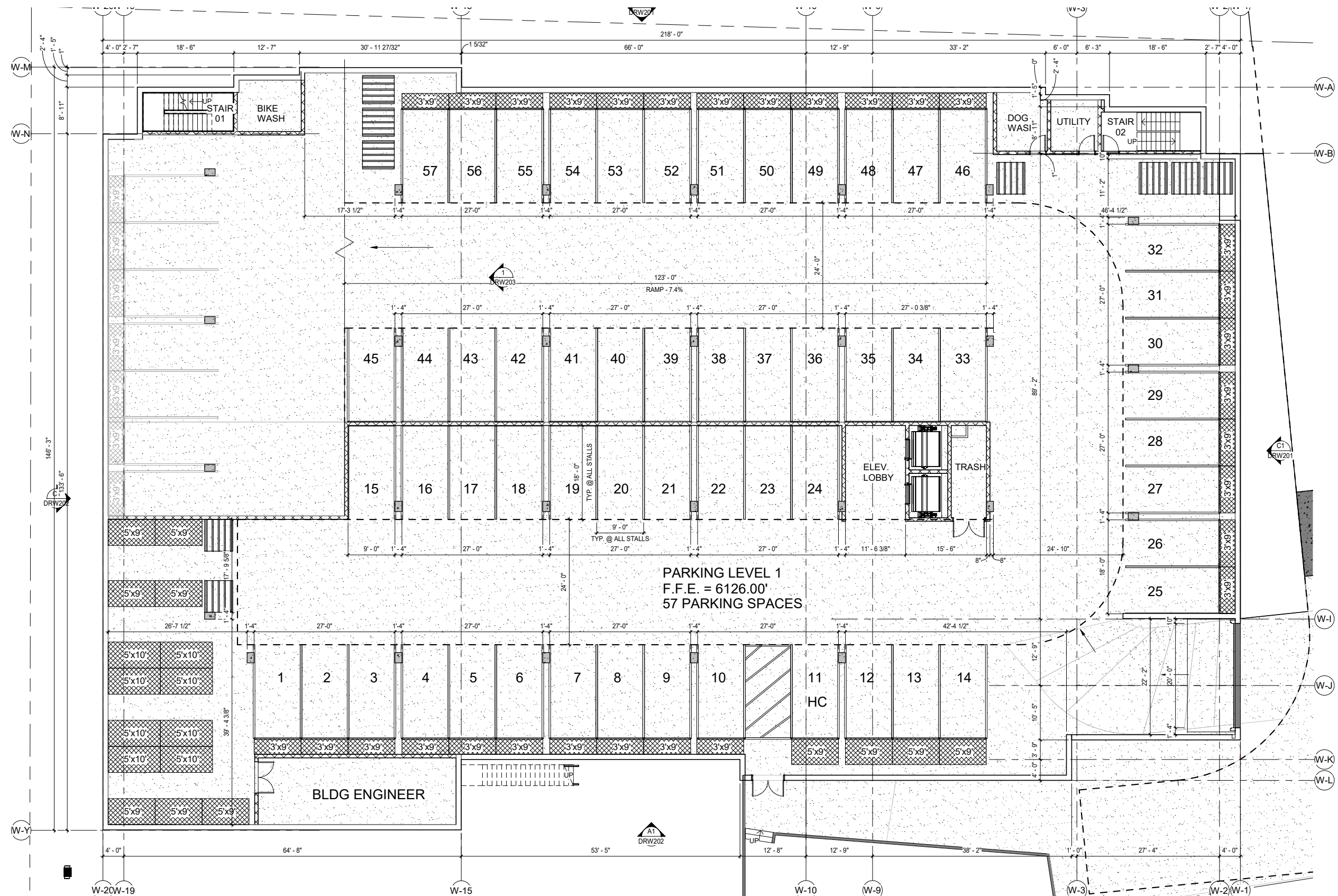
ELEVATIONS - EAST BUILDING - EAST FRONT RENDERING



PLANS - WEST GARAGE LEVEL 02



PLANS - WEST GARAGE LEVEL 01



PLANS - WEST LEVEL 01 FLOOR PLAN

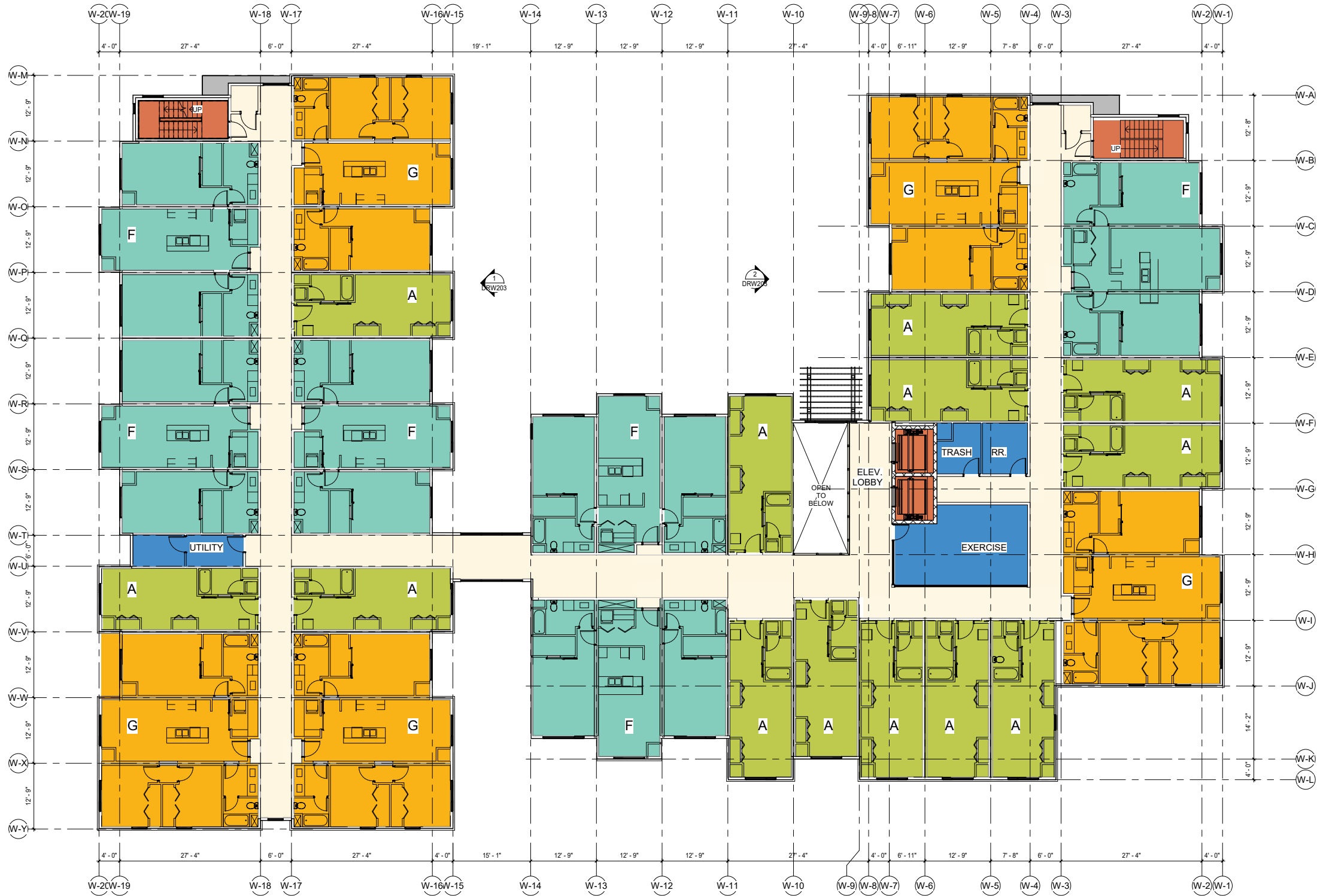
- A - Studio Apartment
- B - Studio Apartment
- C - Studio Apartment
- F - Two-bedroom Apartment
- G - Three-bedroom Apartment
- Vertical Circulation
- Building Support
- Circulation



KEY PLAN

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

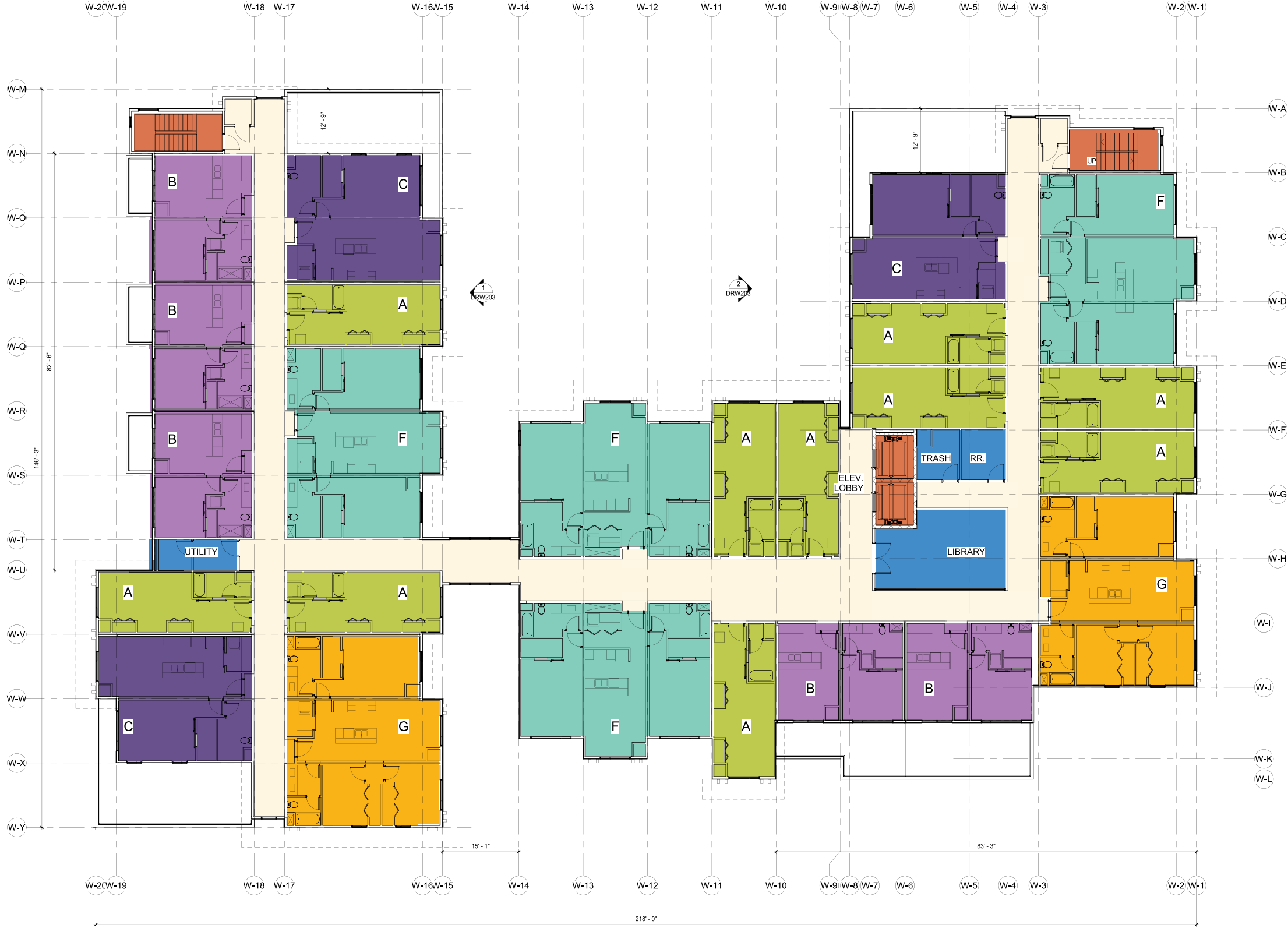
- A - Studio Apartment
- B - Studio Apartment
- C - Studio Apartment
- F - Two-bedroom Apartment
- G - Three-bedroom Apartment
- Vertical Circulation
- Building Support
- Circulation



REFE

PLANS - WEST 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



A1 WEST BLDG LEVEL 4 FLOOR PLAN
SCALE: 1" = 10'-0"

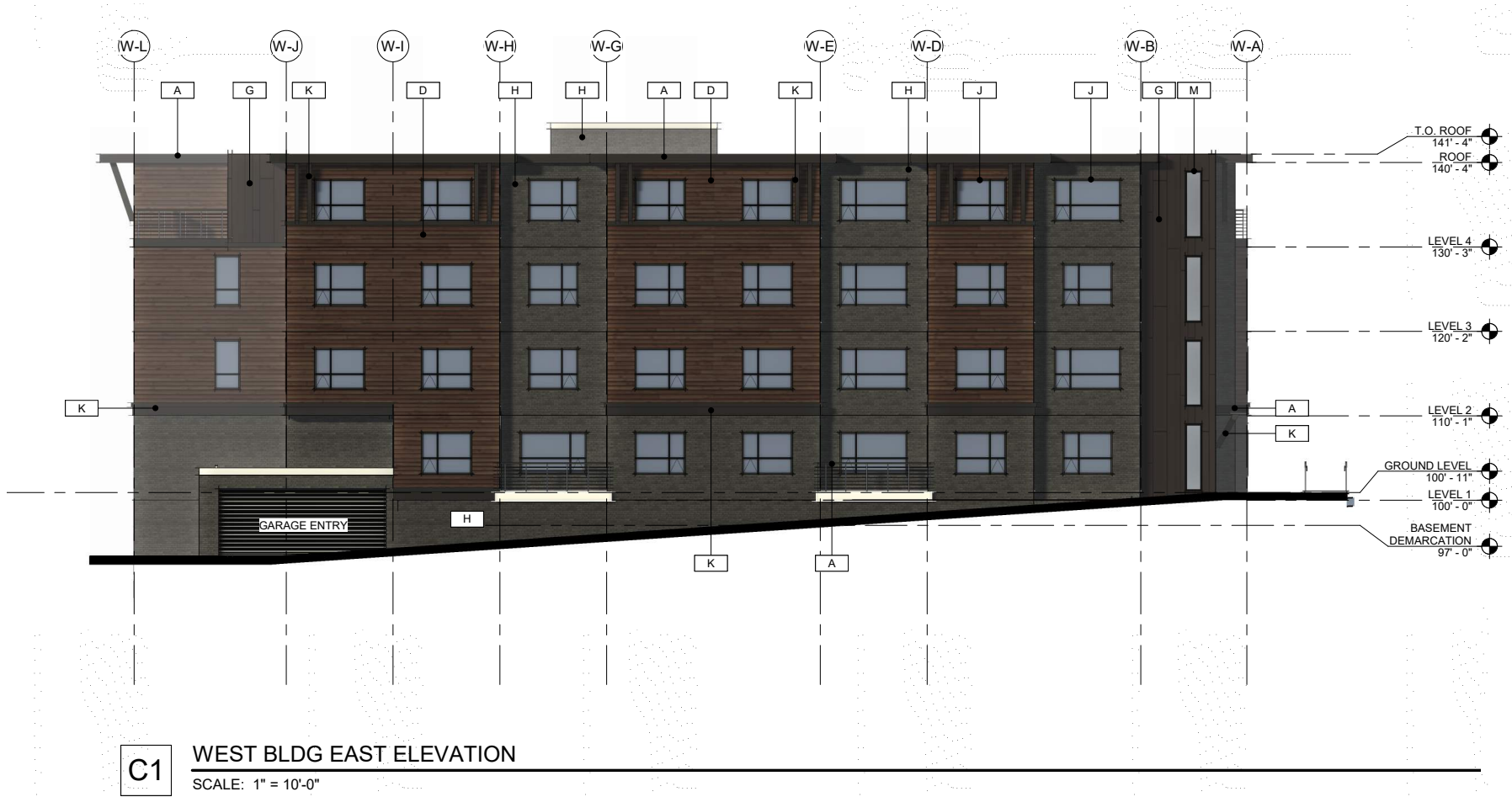
ELEVATIONS - WEST BUILDING - NORTH ELEVATION



ELEVATIONS - WEST BUILDING - SOUTH ELEVATION



ELEVATIONS - WEST BUILDING - EAST ELEVATION



ELEVATIONS - WEST BUILDING - WEST ELEVATION



C1 WEST BLDG WEST ELEVATION
SCALE: 1" = 10'-0"

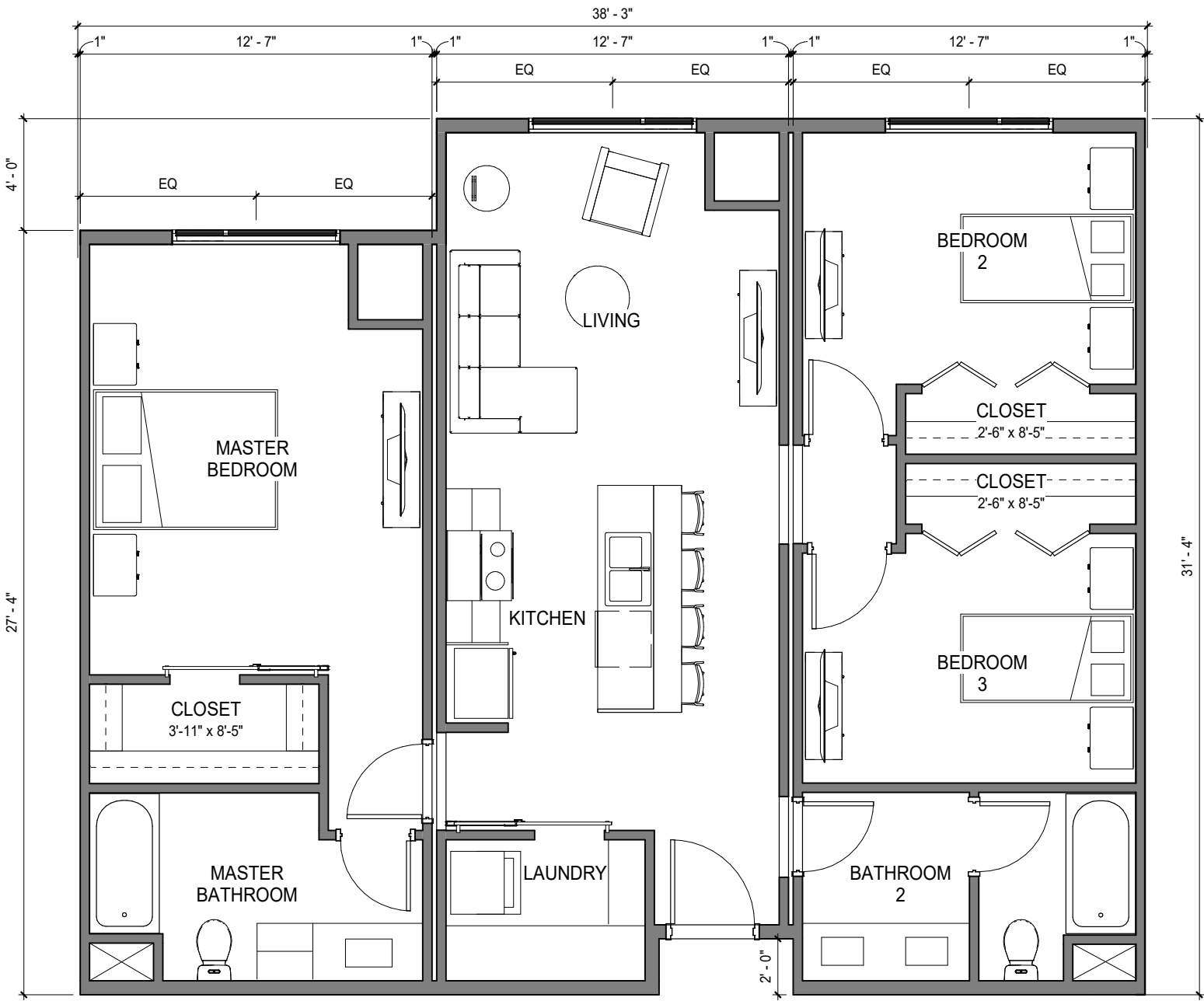


1 WEST BLDG COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS - WEST BUILDING - WEST FRONT RENDERING

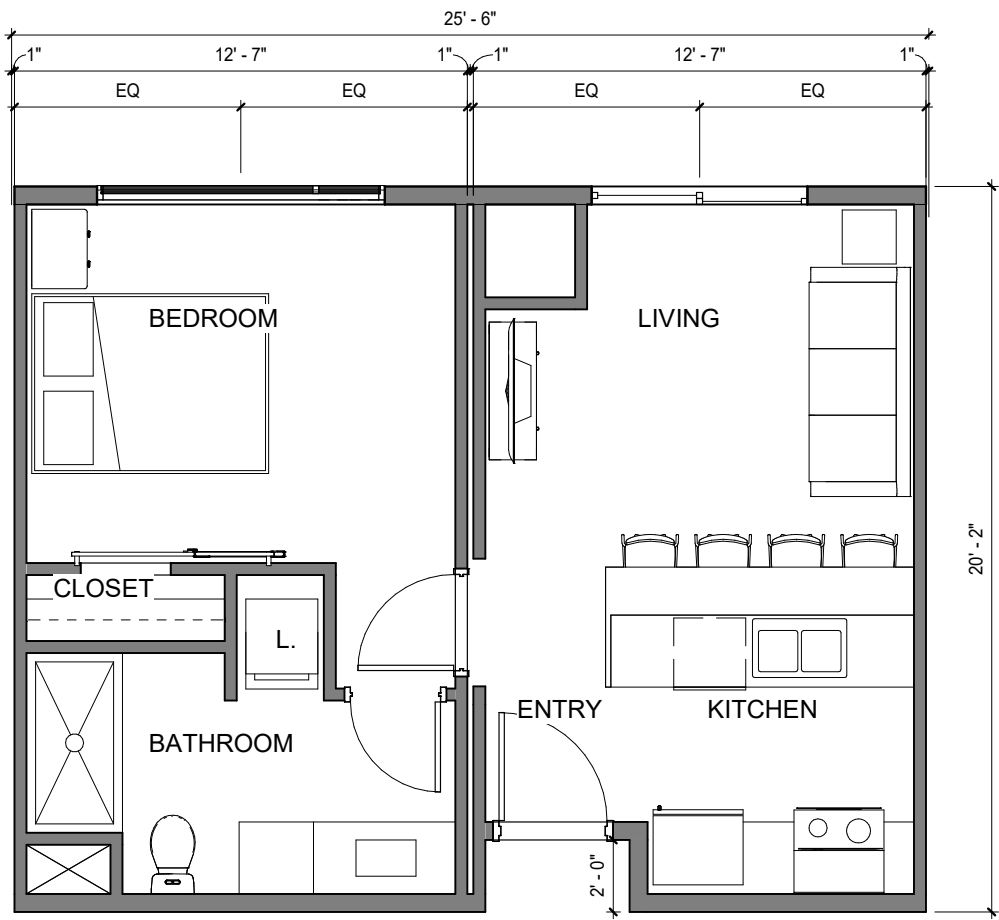


PLANS - UNITS: G & B



ENLARGED UNIT TYPE "G" FLOOR PLAN

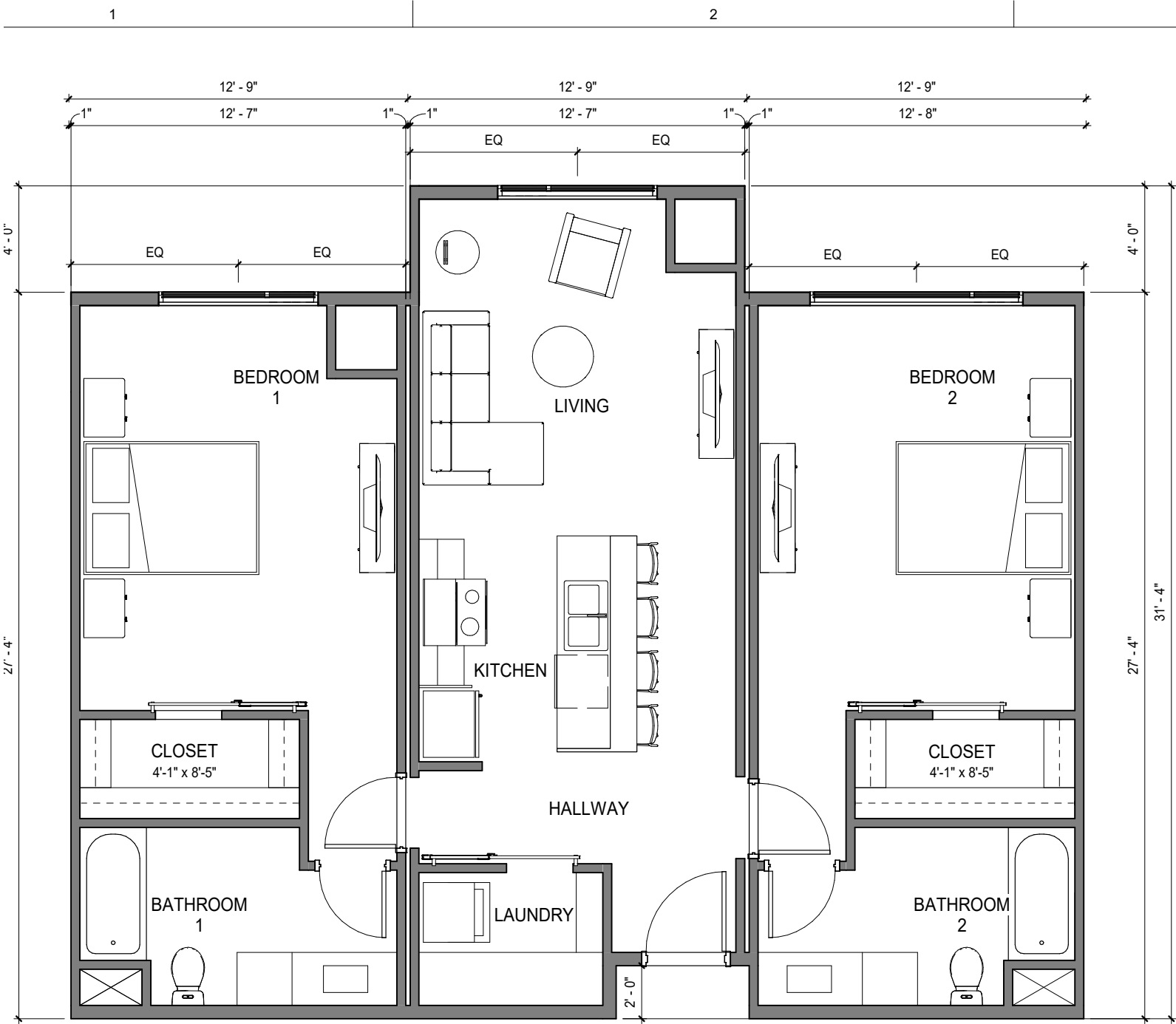
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ENLARGED UNIT TYPE "B" FLOOR PLAN

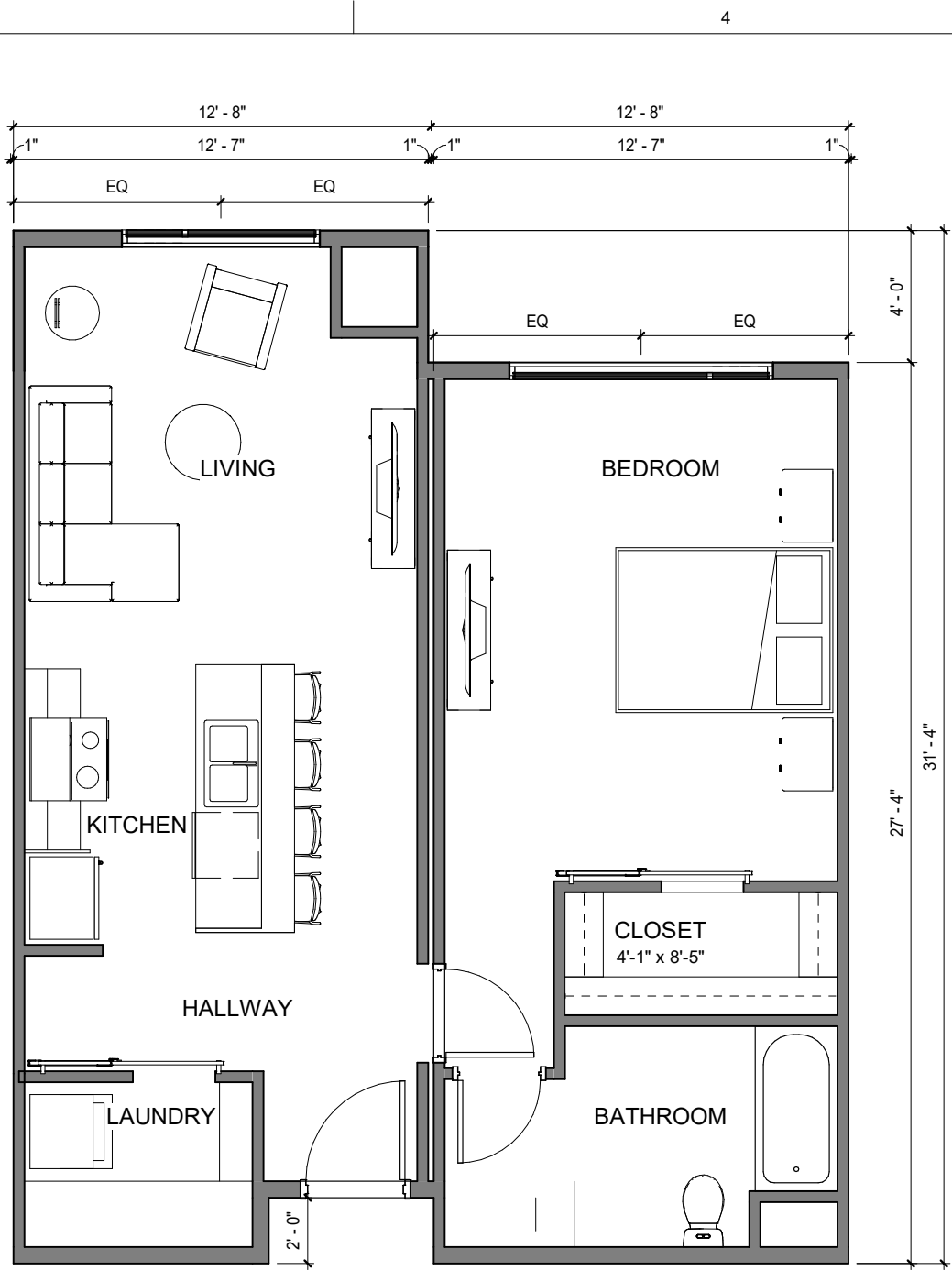
SCALE: 1/4" = 1'-0"

PLANS - UNITS: F & C



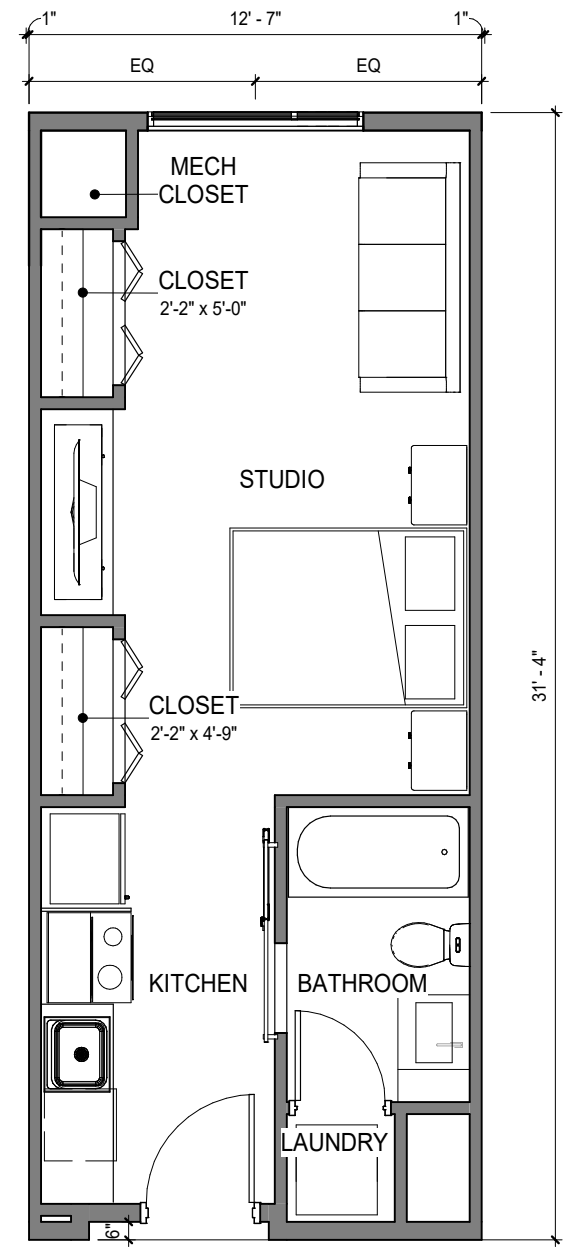
ENLARGED UNIT TYPE "F" FLOOR PLAN

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 - WEST BUILDING COURTYARD VIEW



PLANS - RENDERINGS - EAST BUILDING COURTYARD VIEW





PLANS - RENDERINGS - WEST TO EAST VIEW



PLANS - RENDERINGS - HILLSIDE VIEW LOOKING SOUTH



PLANS - RENDERINGS - HILLSIDE VIEW LOOKING SOUTH



PLANS - RENDERINGS – BASEBALL FIELD VIEW WEST



PLANS - RENDERINGS – REAR VIEW EAST



PLANS - RENDERINGS – WEST BUILDING MAIN ENTRANCE

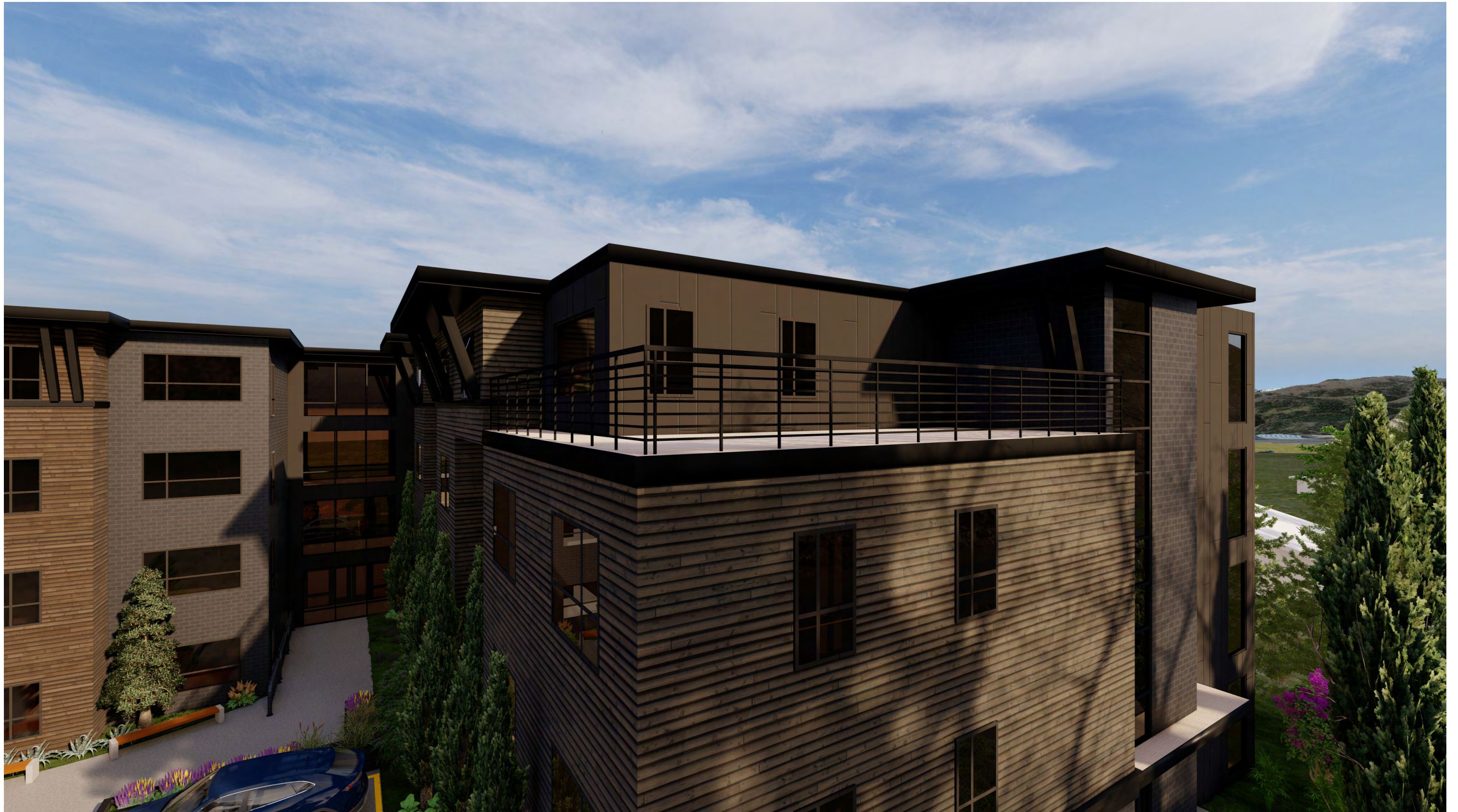


PLANS - RENDERINGS – WEST BUILDING MAIN ENTRANCE 2



PLANS - RENDERINGS – WEST BUILDING SIDE PEDESTRIAN ENTRY





EXTERIOR SAMPLE BOARD

FIBER CEMENT

WOODTONE

B

SUMMER WHEAT

FIBER CEMENT

WOODTONE

C

ASPEN RIDGE

FIBER CEMENT

WOODTONE

D

WINCHESTER BROWN

FIBER CEMENT

WOODTONE

E

RIVER ROCK

FIBER CEMENT

WOODTONE

F

COSTAL GRAY

METAL

TBD

K

MATT GREY

CONCRETE

NA

L

PAINTED CONCRETE

VINYL WINDOW FRAME

J

MATTE BLACK

ALUMINUM

M

MATTE BLACK

METAL

G

MIDNIGHT BRONZE

META

TBD

BRICK

INTERSTATE BRICK



East Building Front Perspective



West Building Front Perspective

PLANS - LANDSCAPE



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THE LOOP - APARTMENTS
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JACKSON, WYOMING

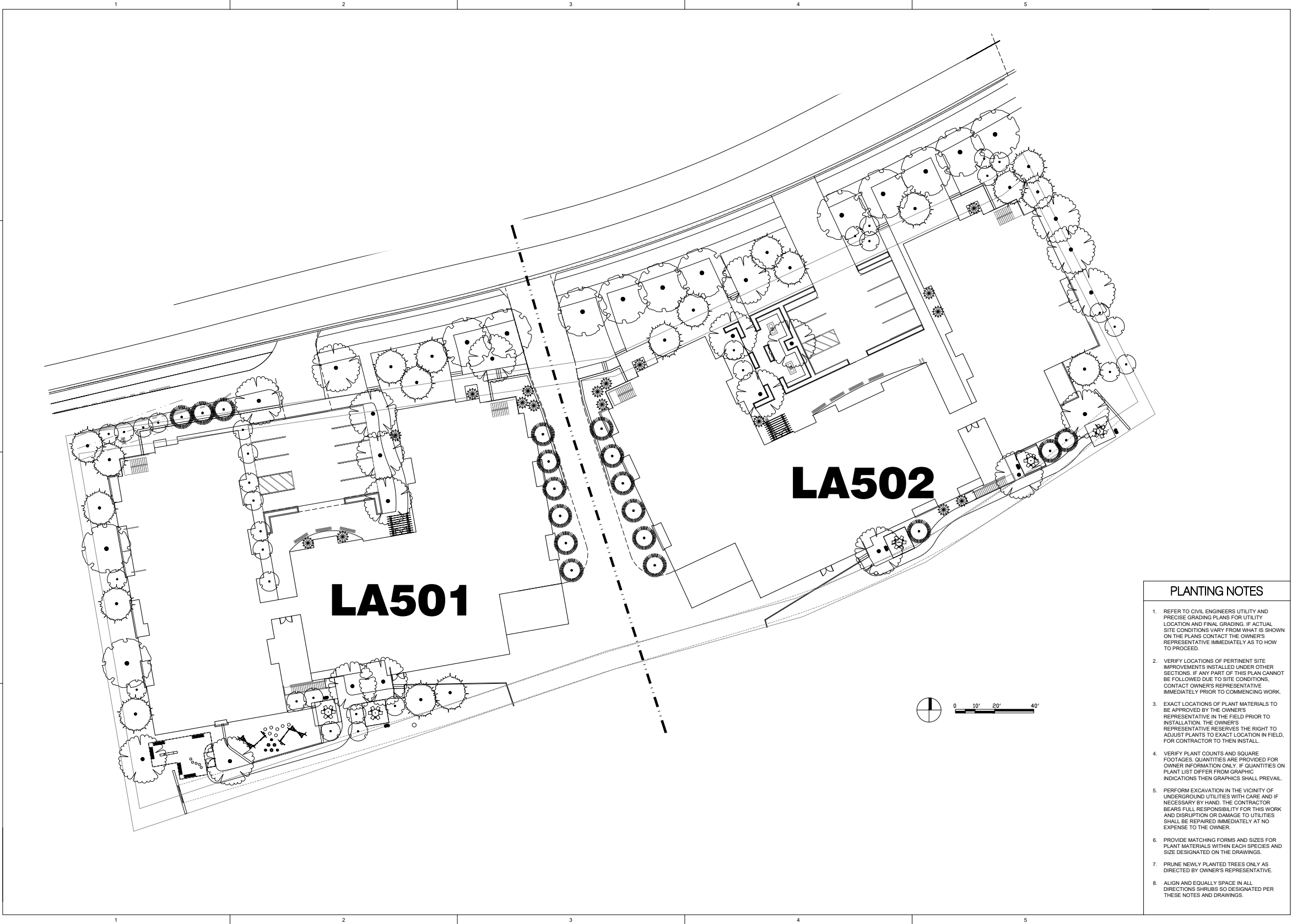
△ DATE REVISION

PROJECT NUMBER

LANDSCAPE
PLANTING
PLAN

LA501

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.

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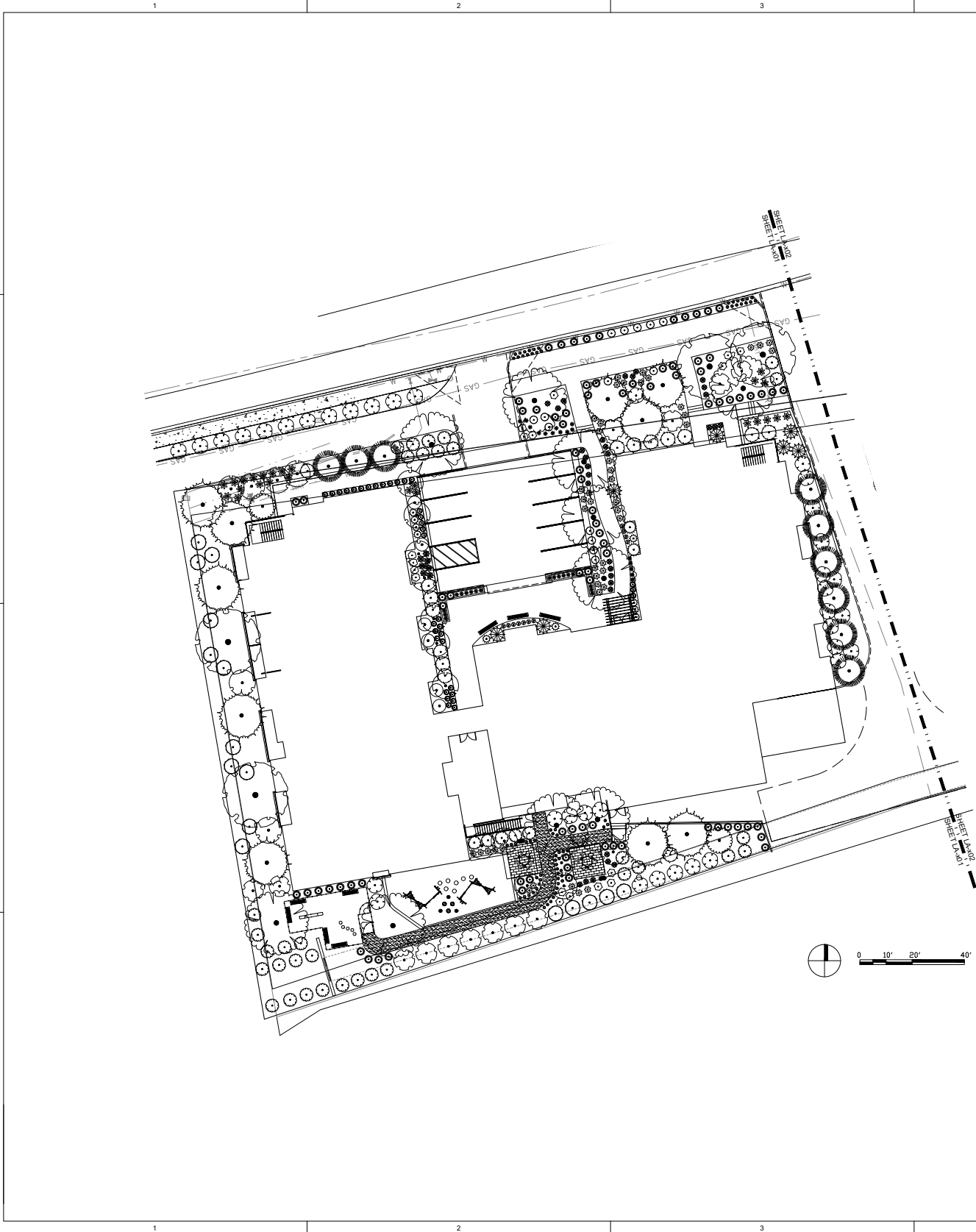
DATE REVISION

PROJECT NUMBER

**OVERALL
LANDSCAPE
PLANTING
PLAN**

LA500

PLANS - LANDSCAPE - PLANTING PLAN



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Fp	Fraxinus pennsylvanica 'Palmore' Palmore Green Ash	3" Cal.	4
	Gi	Gleditsia triacanthos inermis 'Impcole' TM Imperial Honey Locust	3" Cal.	10
	Pp	Picea glauca pendula 'Morton Tower' Morton Tower Weeping White Spruce	8'-12' H	7
	Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8'-12' H	10
	Pb	Pinus aristata Bristlecone Pine	8'-12' H	9
	Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.	19
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	As	Amelanchier alnifolia 'Regent' Serviceberry	5 gal	16
	Cr	Cornus sericea 'Cardinal' Red Twig Dogwood	5 gal	38
	Cl2	Coloneaster lucidus Shiny Coloneaster	5 gal	37
	Pn	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 gal	14
	Pb2	Physocarpus opulifolius 'Monro' TM Diablo Ninebark	5 gal	13
	Pr	Pinus nigra 'Green Tower' Green Tower Austrian Pine	5 gal	2
	Sl	Syringa villosa Late Lilac	5 gal	2
	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	37
	Ck	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal	47
	Dg	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	3 gal	13
	Fe	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal	68
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	11
	Hx	Helenium x 'Waltraut' Waltraut Sneezeweed	1 gal	44
	Hc	Heuchera x 'Crimson Curles' Crimson Curles Coral Bells	1 gal	27
	Hb	Hosta sieboldiana 'Blue Angel' Plantain Lily	1 gal	6
	Hp	Hosta x 'Patriot' Patriot Hosta	1 gal	7
	Li	Ligularia x hessel 'Little Rocket' Little Rocket Ragwort	1 gal	10
	Lp	Lupinus x 'Popsicle Mix' Popsicle Mix Lupine	1 gal	34
	Ms	Matteuccia struthiopteris Ostrich Fern	1 gal	25
	Sm	Salvia nemorosa 'May Night' May Night Sage	1 gal	31

TOTAL LANDSCAPED AREA: 10,123 SF

REFERENCE NOTES

MATERIALS LEGEND

FFKR ARCHITECTS
7700 Rockledge Avenue / Suite 100 / Northridge, CA 91324
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THE LOOP - APARTMENTS
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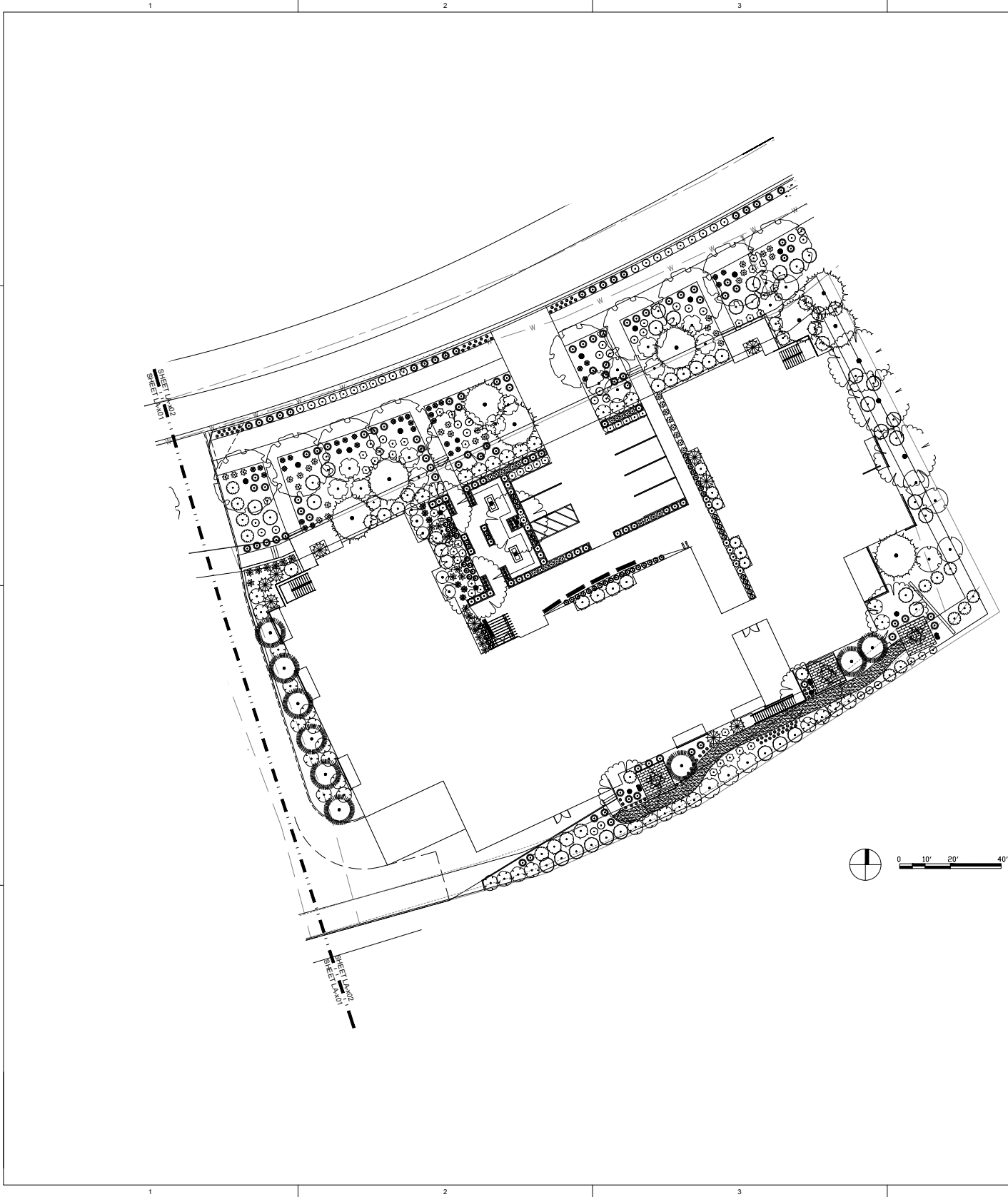
DATE REVISION

PROJECT NUMBER

LANDSCAPE PLANTING PLAN

LA501

PLANS - LANDSCAPE - PLANTING PLAN



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Fp	Fraxinus pennsylvanica 'Patmore' Patmore Green Ash	3" Cal.	9
	Gi	Gleditsia triacanthos inermis 'Impcoke' TM Imperial Honey Locust	3" Cal.	10
	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	9
	Pb	Pinus aristata Bristlecone Pine	8'-12" H	9
	Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.	12
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	As	Amelanchier alnifolia 'Regent' Serviceberry	5 gal	33
	Cr	Cornus sericea 'Cardinal' Red Twig Dogwood	5 gal	16
	Ct2	Coloneaster lucidus Shiny Coloneaster	5 gal	39
	Prn	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 gal	42
	Pb2	Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark	5 gal	14
	Pr	Pinus nigra 'Green Tower' Green Tower Austrian Pine	5 gal	3
	Tt	Taxus x media 'Tauntonii' Tauntoni's Anglo-Japanese Yew	5 gal	30
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Cb	Calamagrostis brachytricha Korean Feather Reed Grass	3 gal	62
	Ck	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal	53
	Dg	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	3 gal	46
	Fe	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal	78
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Am	Astilbe japonica 'Montgomery' Montgomery Japanese Astilbe	1 gal	41
	Atf3	Athyrium filix-femina Common Lady Fern	1 gal	11
	Hx	Helenium x 'Waltraut' Waltraut Sneezeweed	1 gal	56
	Hc	Heuchera x 'Crimson Curis' Crimson Curis Coral Bells	1 gal	24
	Hb	Hosta sieboldiana 'Blue Angel' Plantain Lily	1 gal	6
	Hp	Hosta x 'Patriot' Patriot Hosta	1 gal	6
	Li	Ligularia x hessel 'Little Rocket' Little Rocket Ragwort	1 gal	28
	Lp	Lupinus x 'Popsicle Mix' Popsicle Mix Lupine	1 gal	23
	Ms	Matteuccia struthiopteris Ostrich Fern	1 gal	19
	Sm	Salvia nemorosa 'May Night' May Night Sage	1 gal	33

TOTAL LANDSCAPED AREA: 12,054 SF

REFERENCE NOTES

MATERIALS LEGEND

FFKR ARCHITECTS
7700 Rockledge Avenue / Salt Lake City, Utah 84114
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84049
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THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD
JACKSON, WYOMING

DATE REVISION

PROJECT NUMBER

LANDSCAPE
PLANTING
PLAN

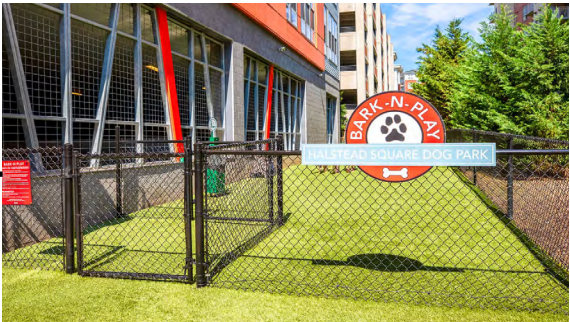
LA502

PLANS - LANDSCAPE - PLANTING PLAN



PLANS - AMENITIES

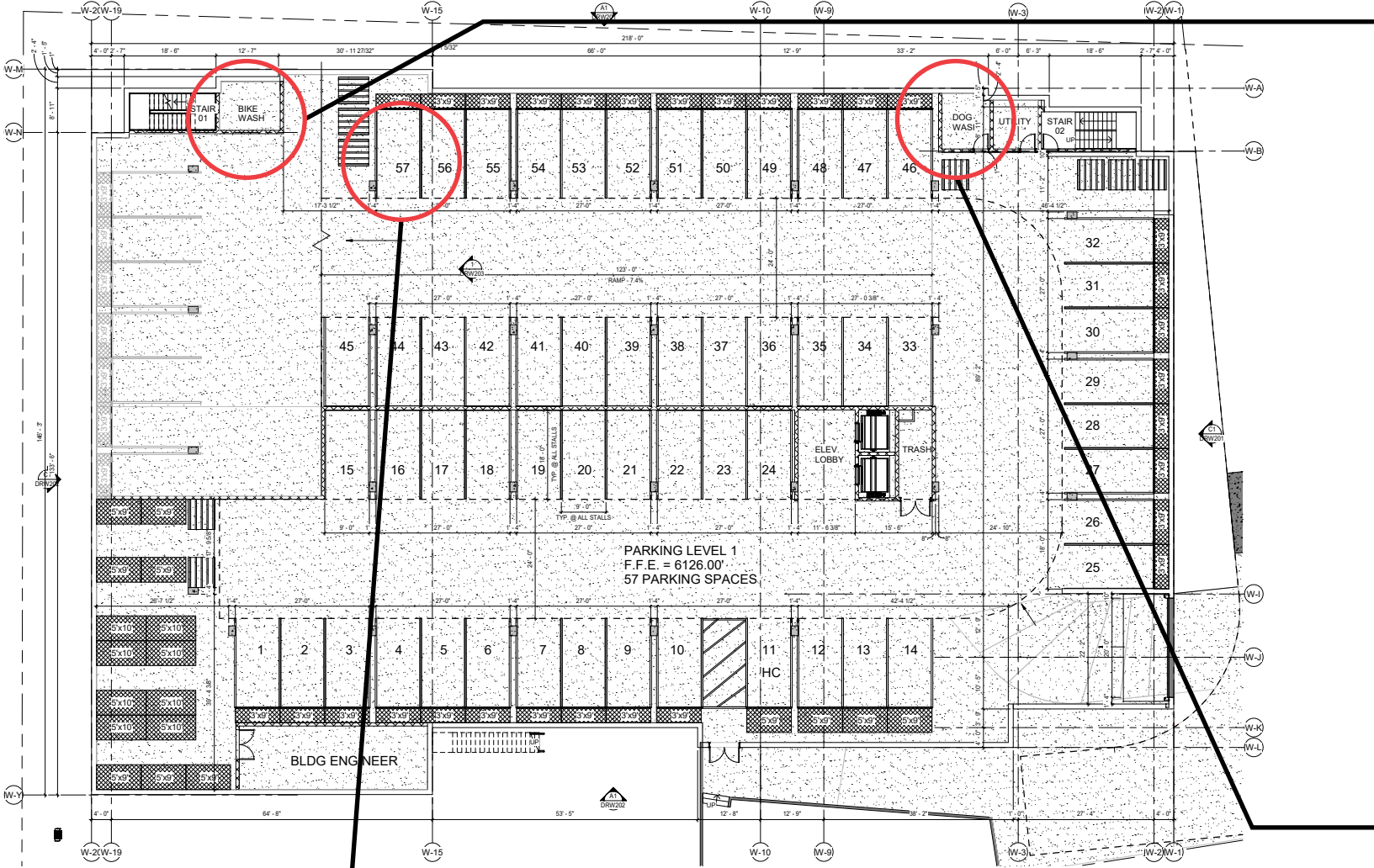
LANDSCAPE PLANS - AMENITIES WEST



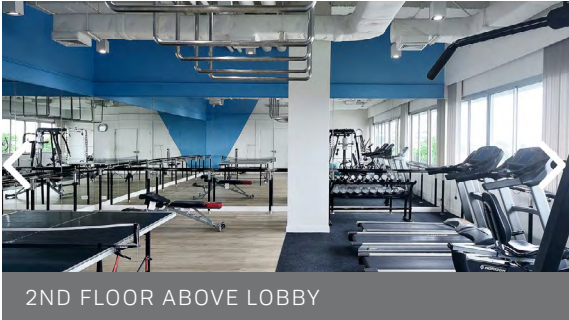
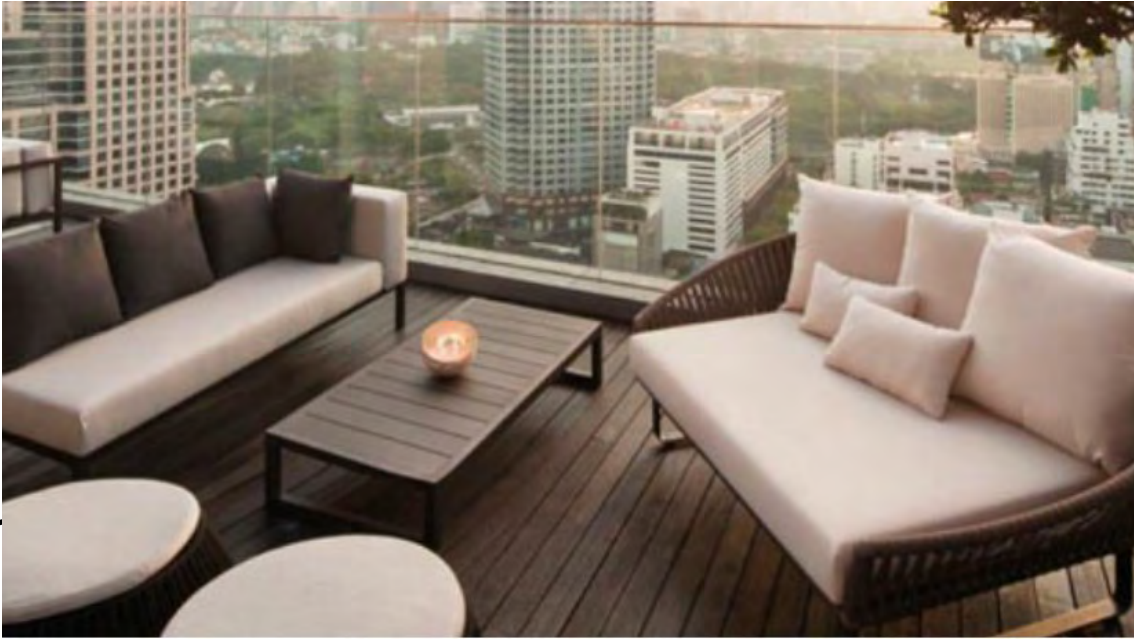
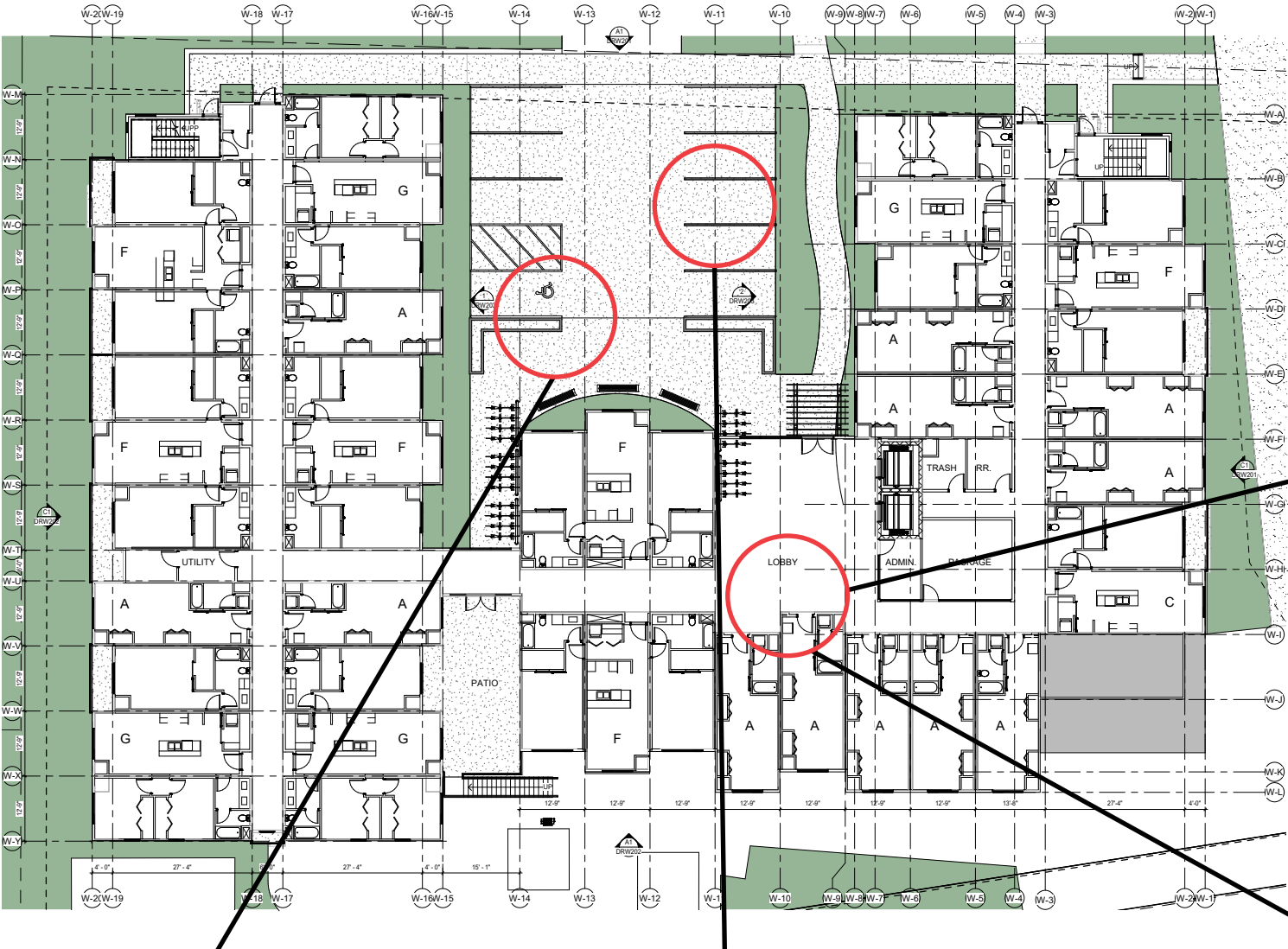
LANDSCAPE PLANS - AMENITIES EAST



PLANS - WEST GARAGE LEVEL 01 - AMENITIES

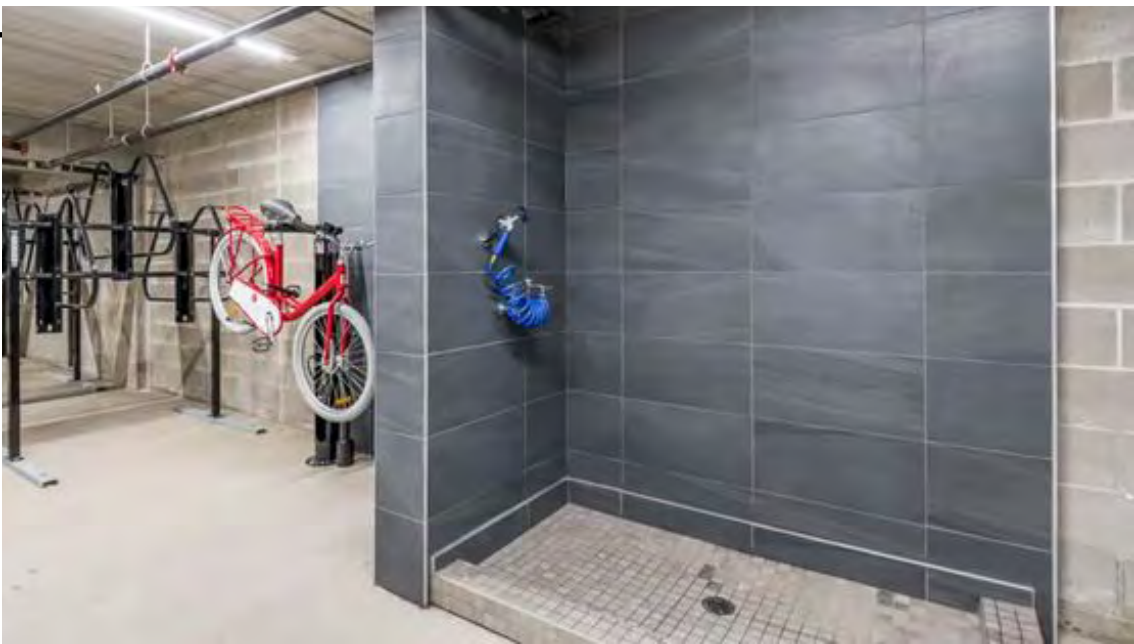
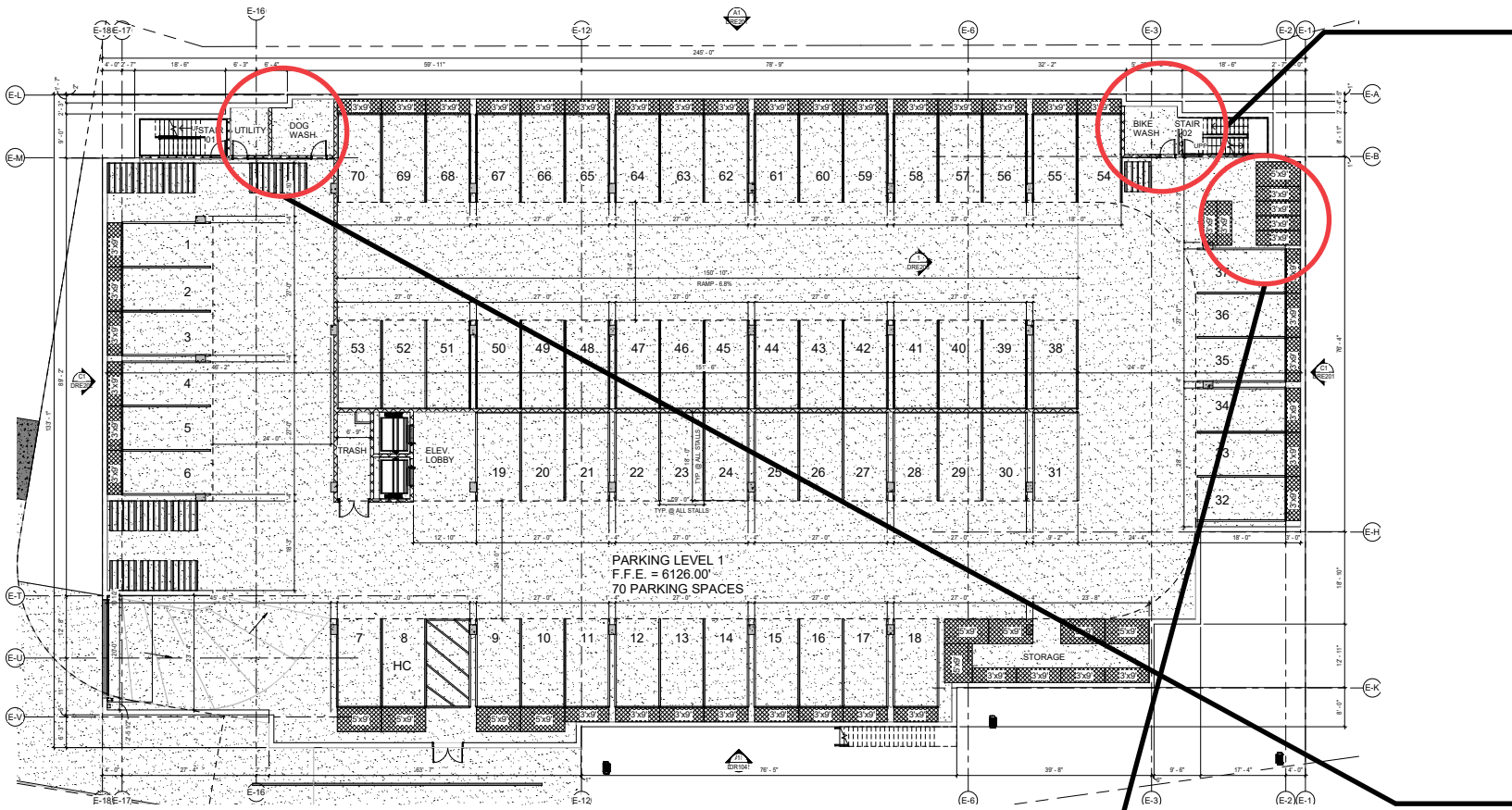


PLANS - WEST LEVEL 01 FLOOR PLAN - AMENITIES

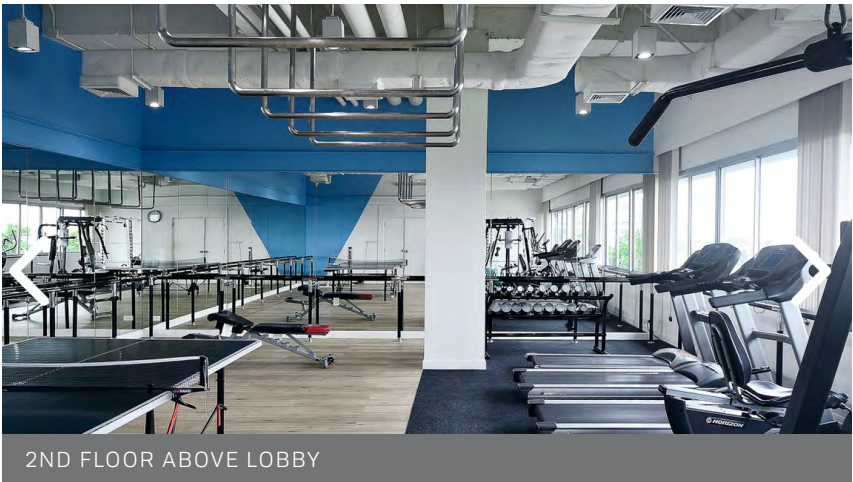
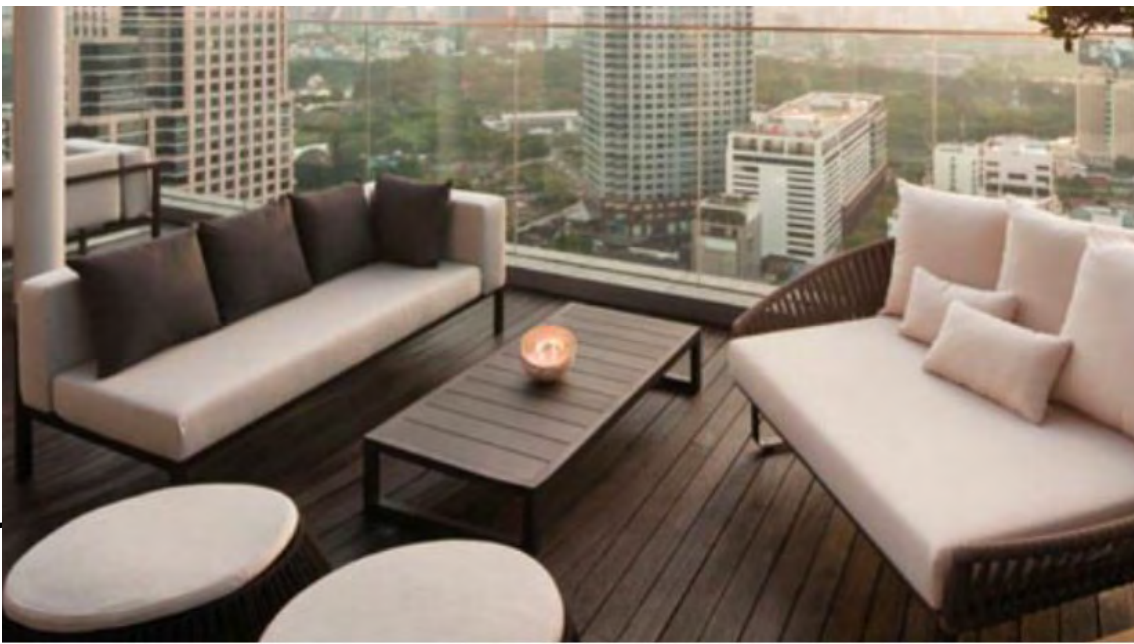
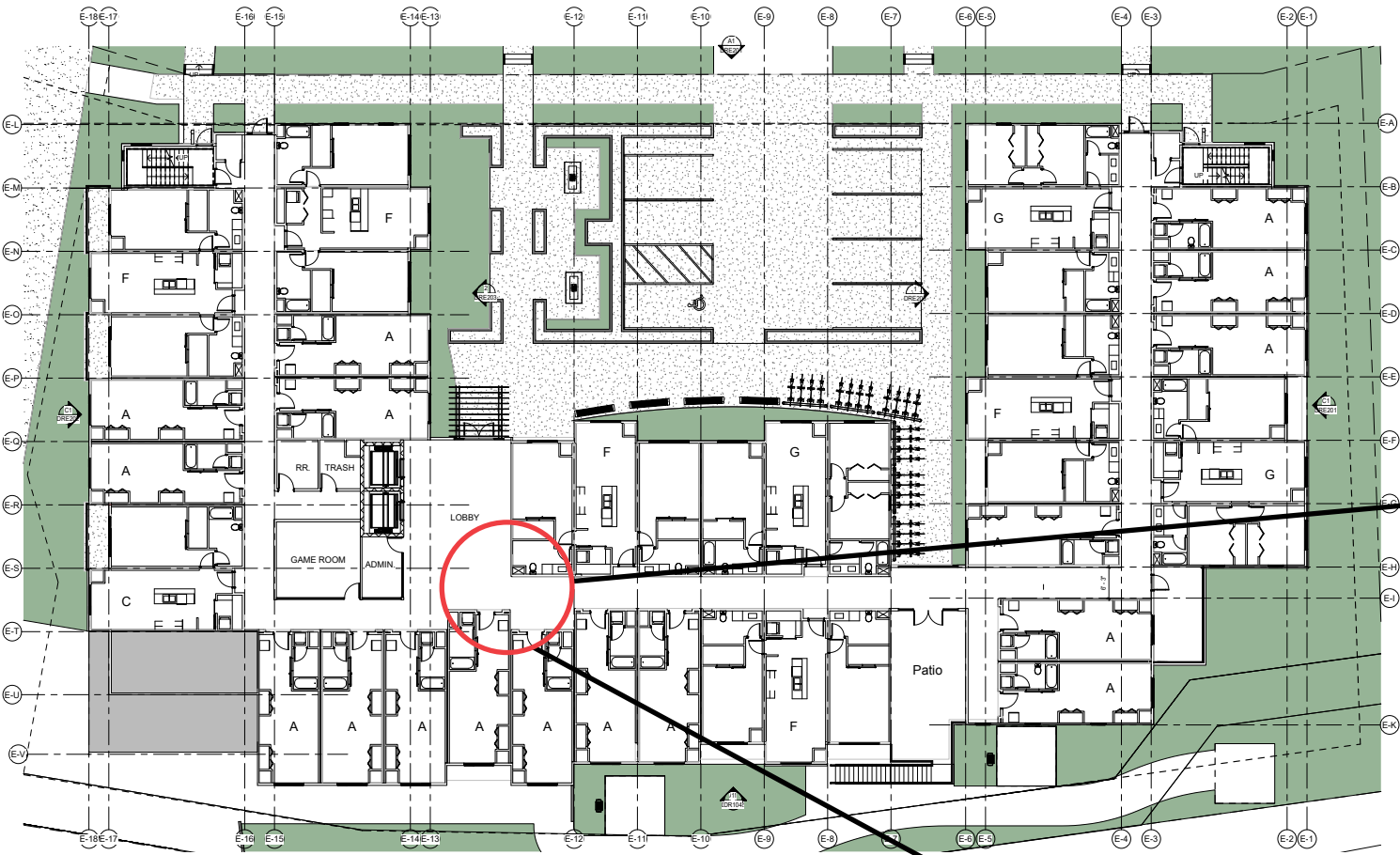


2ND FLOOR ABOVE LOBBY

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

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

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

5. Parking: There are a total of 248 parking stalls. The parking stalls are distributed between the two buildings and between the upper podium level and subterranean levels. The upper podium level parking areas are accessed directly off of SPLR. These parking spaces are intended for quests and short-term deliveries (confirm that this is correct). The subterranean levels are accessed from the main driveway that bisects the two buildings. These parking spaces are reserved for tenants.

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

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

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

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

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

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

SCG - GENERAL WRITE-UP

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

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

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

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

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

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

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

NARRATIVE - LOOP HOUSING PROJECT

Loop Housing Project

September 30, 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: 23,943 s.f. - all deed restricted workforce housing

Site Development: .58 (East & West Parking Garage – 53,130 s.f.)

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

Building Floor Area

West Building

Garage Levels 2 26,924 s.f.

Garage Level 1 24,330 s.f.

Level 1 20,966 s.f.

Level 2 20,785 s.f.

Level 3 21,473 s.f.

Level 4 18,787 s.f.

Grand Total 132,265 s.f.

East Building

Garage Levels 2 28,645 s.f.

Garage Level 1 28,800 s.f.

Level 1 20,298 s.f.

Level 2 19,975 s.f.

Level 3 19,585 s.f.

Level 4 18,102 s.f.

Grand Total 135,405 s.f.

WEST BUILDING UNIT COUNT / PARKING REQUIREMENTS						
	A UNITS (STUDIO)	B UNITS (1-BED)	C UNITS (1-BED)	F UNITS (2-BED)	G UNITS (3-BED)	TOTAL
WEST BLDG C - LEVEL 1	9	0	1	3	1	14
WEST BLDG C - LEVEL 2	10	0	0	3	2	15
WEST BLDG C - LEVEL 3	11	0	0	3	2	16
WEST BLDG C - LEVEL 4	7	2	1	3	1	14
WEST BLDG D - LEVEL 1	3	0	0	3	3	9
WEST BLDG D - LEVEL 2	3	0	0	3	3	9
WEST BLDG D - LEVEL 3	3	3	0	1	3	10
WEST BLDG D - LEVEL 4	3	3	2	1	1	10
WEST BLDG - TOTAL UNITS	49	8	4	20	16	97 UNITS
PARKING RATIO	x1	x1	x1.5	x1.5	x1.5	
WEST PARKING REQUIRED	49	8	6	30	24	117 STALLS
WEST PARKING PROVIDED (COURTYARD & GARAGE)						117 STALLS
WEST GUEST PARKING PROVIDED (COURTYARD)						0 STALLS
TOTAL WEST PARKING PROVIDED (SHORTAGE ACCOMMODATED IN THE EAST BLDG)						109 STALLS
WEST BICYCLE PARKING						130 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	53 (3'x9')	6 (3'x9')	3 (3'x9')	20 (5'x9')	17 (5'-x10')
WEST STORAGE PROVIDED	53 (3'x9')	6 (3'x9')	3 (3'x9')	8 (5'x9')	8 (5'-x10')

EAST BUILDING UNIT COUNT / PARKING REQUIREMENTS						
	A UNITS (STUDIO)	B UNITS (1-BED)	C UNITS (1-BED)	F UNITS (2-BED)	G UNITS (3-BED)	TOTAL
EAST BLDG A - LEVEL 1	6	0	0	1	2	9
EAST BLDG A - LEVEL 2	6	0	0	1	2	9
EAST BLDG A - LEVEL 3	3	3	0	1	1	8
EAST BLDG A - LEVEL 4	1	4	1	1	0	7
EAST BLDG B - LEVEL 1	11	0	1	4	1	17
EAST BLDG B - LEVEL 2	11	0	0	4	2	17
EAST BLDG B - LEVEL 3	12	0	0	4	2	18
EAST BLDG B - LEVEL 4	6	3	1	3	2	15
EAST BLDG - TOTAL UNITS	56	10	3	19	12	100 UNITS
PARKING RATIO	x1	x1	x1.5	x1.5	x1.5	
EAST PARKING REQUIRED	56	10	4.5	28.5	18	117 STALLS
EAST PARKING PROVIDED						117 STALLS
EAST GUEST PARKING PROVIDED						14 STALLS
SHARED PARKING W/ WEST BLDG						8 STALLS
TOTAL EAST PARKING PROVIDED						139 STALLS
EAST BICYCLE PARKING						130 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	68 (3'x9')	6 (3'x9')	3 (3'x9')	19 (5'x9')	12 (5'-x10')
EAST STORAGE PROVIDED	68 (3'x9')	6 (3'x9')	3 (3'x9')	2 (5'x9')	12 (5'-x10')

New Parking

Residential:

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

Parking Spots:

248 total parking stalls

232 covered parking stalls and 16 visitor parking at main entrances

(234 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.

-197 total resident apartments (rental units) including a total of 4 ADA units.

-The unit mix for both buildings includes a total of (105) studio units, (25) 1-bedroom units, (39) - 2-bedroom units, & (28) - 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.

-159,971 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 (232 parking spots) 108,699 total S.F. of underground parking area and 16 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 three access curb cuts. The 24-feet wide east and west access is for each building at the upper podium level that will provide 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 middle driveway.

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

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

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

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

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

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

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

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

NARRATIVE - LOOP HOUSING PROJECT CONTINUED

DRC 2nd Round Comments – 8/10/2022

- 1. Vision statement – An overarching comment from the DRC was that the project design and scale were not consistent with the vision statement of the Design Guidelines which states:

“Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience.”

The Jackson Loop workforce housing project is a Bunkhouse to the town of Jackson. Just a couple miles out of town, it provides the workforce a place of their own to unwind and rest like the bunkhouse of the traditional ranch. It is made of modern materials native to the region including siding, brick, and metal panels. The resident units are stacked to get space for their individual needs with more space than a traditional bunk. This is after all nicer than a traditional bunk house with underground parking, storage for bikes, care for pets and shared entertainment spaces for family and friends. The courtyards provide a nice arrival from town by bike or hike or a great launching point for a walk with the dog on the connected trail system.

- 2. 4th story step-down – Not enough effort was made to address the standard (Sec. 2.2.13.E.4.c) that calls for stepping down the building height to small-scale development. Part of the trade-off of getting the 4th story is reducing its perceived bulk and scale by stepping the building height down in areas that abut adjacent to smaller development. Although the LDRs do not give a specific percentage that needs to be stepped down, the DRC felt that the applicant needs to make much bigger and bolder moves to address the scale of these large buildings. It was strongly suggested that the density be reduced as a means to achieve this standard. At the meeting, the DRC acknowledged that the density was at 204 units in July and the suggestion then was to reduce density, yet the density increased to 228 units which was opposite of the DRCs suggestion. Meeting the design guidelines can mean that floor area and/or density need to be reduced and that a proposed density and/or floor area is not guaranteed. As a reminder, the LDRs state in Section 1.6.2 that “Maximum densities and intensities are not guaranteed to be achievable by the terms of these LDRs. All standards and requirements shall be met and actual achievable densities and intensities may be limited by factors such as product type, site location and configuration, natural and scenic resource limitations, or parking requirements.”

The step down has been increased on the East side of the East building from step back at the fourth floor to both the third and fourth floor. It has also been increased on the West side of the west building from fourth floor to both the third and fourth floor. Additional step backs have been added at the ends of each of the 4 wings that face Jackson Loop road. Balconies have been placed at the step backs. These balconies have also been finished with darker colors to enhance the step back affect. Unit Density has also been reduced from 228 to 207.

- 3. Scale – The DRC felt the scale is beyond what is in Jackson and not enough effort was made to address the scale of the building. This comment reinforces the overarching concerns over the density of the project.

Like the ranch bunkhouse, the workforce housing is a different use and density than the main town. These residents often reside as individuals. As such they take more space than a traditional family. For example 1 bed units occupy 700 SF where families take 900 SF in a 2 or 3 bed unit. Also, space is provided so individuals can spend communal time together in public spaces as their family. While the stacked units appear to be more in number, the number of persons residing here is not as high as other town uses like hotels.

- 4. Landscaping – The DRC posed a practical question of how the large trees located above the basement level garages will be planted and maintained. Will those trees be in above ground planting boxes or be at-grade?

Trees over the parking below will be planted in boxes. This will restrict the root system, and ultimately restrict the tree some at maturity. Also note, the East courtyard has reverted to include some vehicle access. This is per the request of emergency services for fire truck and ambulance services to reach the courtyard area and hose pull around the building.

- 5. Materials – The bright white hardy is too white and it makes the building feel bigger.

The white siding has been replaced with wood look siding stained to a more traditional western feel.

- 6. Roof plane – The roof plane has no vertical variation and is too flat. The applicant needs to make efforts to change this plane to break up the perceived scale.

The roof line has been adjusted in several locations. The roof cap soffits have been reduced to bump out locations on the building. Step back locations on the building have been given a straight roof line similar to a parapet. Step backs at the balconies on the third and fourth floors have changed the roof lines dramatically.

- 7. Windows - More windows are needed on the street elevation.

Floor to ceiling glazing has been added at the street side towers which compose the end of hallways in the building layout. This is a strip of glazing that encompasses the door at street level up to the soffit at the tower roof soffit. These windows also provide a dramatic view and natural lighting at the end of the hallway inside the building.

DRC 3rd Round Comments – 9/14/2022

- 1. **Human Scale/Public Space.** More attention needs to be paid to improving the human scale on the south side of the property which includes breaking up the mass and improving the composition.

Major changes include: 1) 4th story step back at over 40% of the south elevations. 2) a column of units near the lobby was moved in 4 feet to further the interplay on the south elevation of in and out on the building. 3) Units are removed at the bridge between buildings A & B to further clarify separation. 4) Separate color scheme for each of the 4 buildings A, B, C, and D

More attention should also be paid to the north elevation to improve the human scale (See Design Guideline A.1 p.6)

Changes include: 1) Revised and enlarged resident entries at the north end of the buildings A, B, C, and D. 2) The main resident and visitor entry at building B and at Building C is enhanced with post and trellis expression. 3) Separate color and texture scheme for each of the 4 buildings A, B, C, and D. See materiality below.

- 2. **Massing:** Make more of an attempt to step back the top floor in order to break up the visual roof form, especially on the top floor on the south side. Still is too flat and needs more visual interest.

Major changes include: 1) 4th story step back at over 40% of the south elevations. 2) a column of units near the lobby was moved in 4 feet to further the interplay on the south elevation of in and out on the building with a modified roof line at the column location.

- 3. **Screening.** More attention to the Pine tree sizes as the trees shown in the renderings do not accurately reflect the true size of trees as shown in the landscape plan. Also, please remove trees shown on north side of SPLR as these are misleading and remove mature trees in the south/southeastern portion of property if those trees will be removed as part of redevelopment (See Design Guideline A.5 p.8).

The tree size has been revised in the renderings.

NARRATIVE - LOOP HOUSING PROJECT CONTINUED

4. **Massing.** More additive and subtractive massing on the south side as there is no effort to break up the south façade which is highly visible from the Gregory Lane area and school property.

1) 4th story step back at over 40% of the south elevations. 2) a column of units near the lobby was moved in 4 feet to further the interplay on the south elevation of in and out on the building. 3) Units are removed at the bridge between buildings A & B to further clarify separation. Glass Bridges between buildings A & B and between buildings C & D are enhanced to provide further separation. 4) The total unit count is reduced from 207 to 197.

5. **Materiality.** Certain materials are used in large masses throughout the project that does not come off as authentic. Break up materials more on the south elevation, too monotone as proposed. Recommendation to consider replacing the summer wheat with something that reads more like real wood.

The amount of woodtone cementitious fiber board “Summer wheat” has been reduced to building A. Building B, C and D have been revised to include more grey and brown woodtone cementitious fiber board to be more similar in color to the cementitious fiber board included in the design guidelines. The lower level material band of buildings A and B is dark grey board and batten cementitious fiber board. The lower level of material band of buildings C and D is dark brick.

6. More contextual renderings/perspectives/elevations are needed to give more of a sense of how the development relates to the rest of the block. This is a requirement of the DRC submittal checklist.

Please note the updated topography included in the renderings. Photos of the tree covered existing single family residences are also included. Photos from the trailer park and the NPT shipping warehouse are also included. Photos are included of the tree lined site from the ball field. See also the video rendering of a drive thru along the Jackson Loop Road, and a walking rendering along the ball field, warehouse and trailer park view from the south.

7. **Volume Complexity.** The building still feels like a large monolithic building, especially from the south elevation. The two buildings also read as one building as one drives east or west on SPLR.

1) 4th story step back at over 40% of the south elevations. 2) a column of units near the lobby was moved in 4 feet to further the interplay on the south elevation of in and out on the building. 3) Units are removed at the bridge between buildings A & B to further clarify separation. Glass Bridges between buildings A & B and between buildings C & D are enhanced to provide further separation.

8. **Material Transition.** Better demonstrate how one material switches to another material. This is hard to tell based on the scale of the building.

Please see the vignette renderings of balconies and entries.

9. Pedestrian entrances need to be more engaging.

Please see the vignette renderings of the entries. Visitors are encouraged to use the main entrance at the courtyard with enhanced with trellis structures.

10. Suggestion to bring the brick band down so that it hits the base of the building, especially on the south side.

The basement parking podium beneath buildings C and D has been covered with Masonry to match the level one masonry band above. The basement parking podium beneath buildings A and B has been covered with board and batten siding to match the level one board and batten siding band above.

11. **Optional Recommendation.** Consider differentiating the two buildings so that they appear more as two separate buildings. This can perhaps be accomplished by material changes for one building for sake of comparison.

The amount of woodtone cementitious fiber board “Summer wheat” has been reduced to building A. Building B, C and D have been revised to include more grey and brown woodtone cementitious fiber board to be more similar in color to the cementitious fiber board included in the design guidelines.

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. 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 3rd and 4th stories 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 below the roof line 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.

NARRATIVE - LOOP HOUSING PROJECT CONTINUED

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.



Residential



Baseball Field



Shipping Warehouse

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

EAST BLDG - LEVEL 2 FLOOR PLAN

DRE102

DATE: _____ REVISION: _____

NARRATIVE - LOOP HOUSING MITIGATION PLANS



FFKR ARCHITECTS
760 Pacific Avenue • Salt Lake City, Utah 84104
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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: 220778

EAST BLDG - LEVEL 3 FLOOR PLAN

DRE103

NARRATIVE - LOOP HOUSING MITIGATION PLANS



FFKR ARCHITECTS
700 Pacific Avenue • Salt Lake City, Utah 84104
313.221.6186 • ffrk.com

MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Salt Lake City, Midway UT
84143
435.684.5030

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

DATE: _____ REVISION: _____

PROJECT NUMBER: 22078

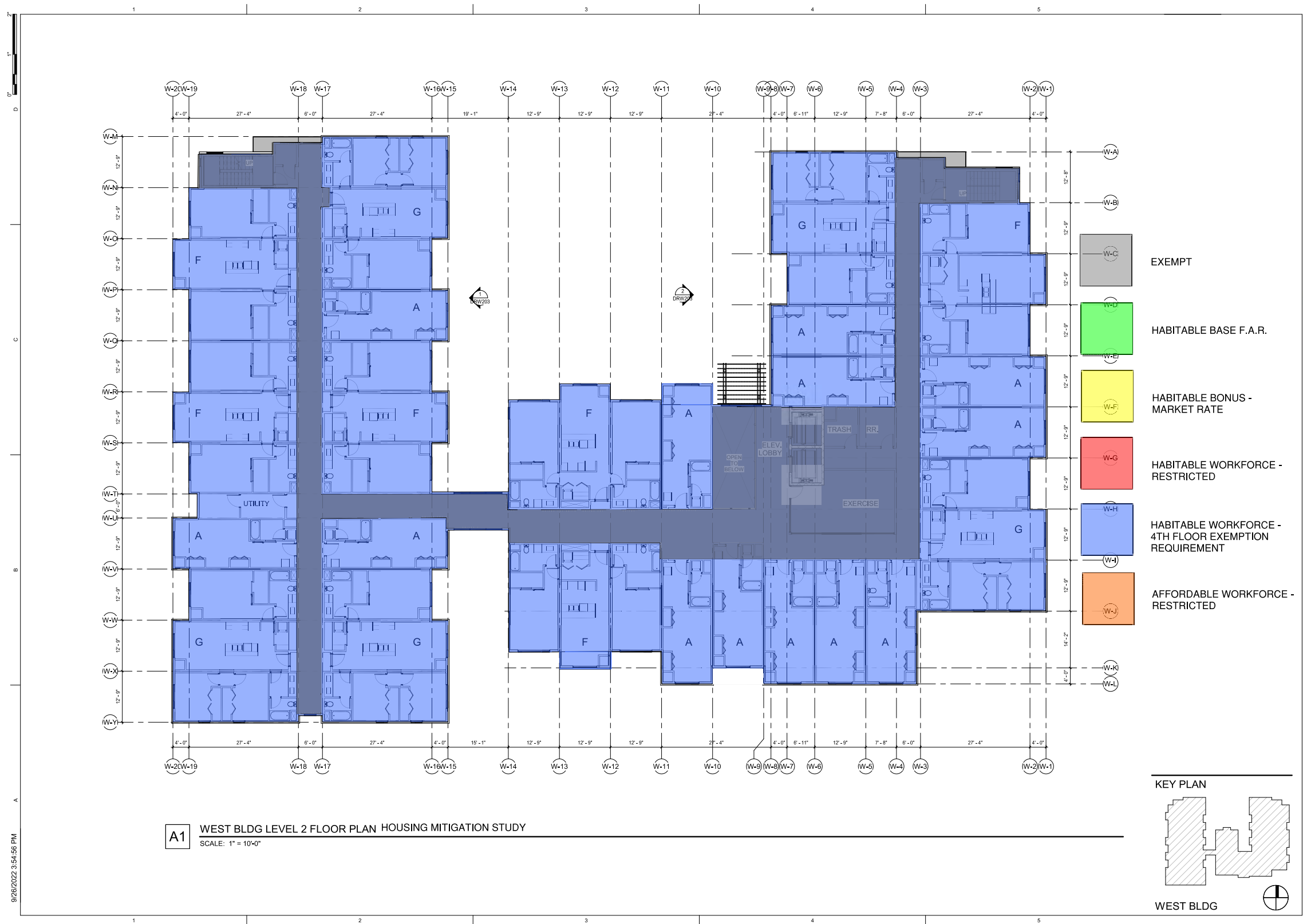
EAST BLDG - LEVEL 4 FLOOR PLAN

DRE104

NARRATIVE - LOOP HOUSING MITIGATION PLANS



NARRATIVE - LOOP HOUSING MITIGATION PLANS



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

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210 E. Main Street
Salt Lake City, Midway UT
84143
435.654.5030

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

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435.654.5030

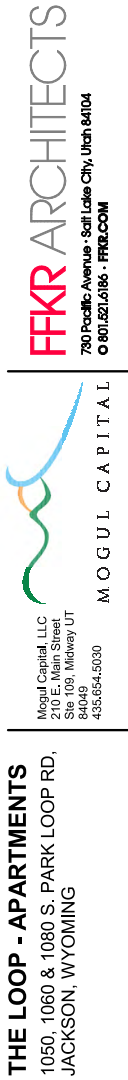
THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD,
JACKSON, WYOMING

DATE: _____
REVISION: _____

PROJECT NUMBER: 22078

WEST BLDG - LEVEL 3 FLOOR PLAN

DRW103



NARRATIVE - LOOP HOUSING 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 (Unrestricted)	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$		2557	1	0.066
Detached Single-Family Unit (Unrestricted)	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$		968	1	0.021
Detached Single-Family Unit (Unrestricted)	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$		941	1	0.021
Detached Single-Family Unit (Unrestricted)	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$		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	17	0.190
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$	1	499	12	0.178
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$	1	731	5	0.120
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$	2	1087	7	0.282
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$	3	1138	3	0.128
Workorce Housing Bonus Unit	exempt	1	398	31	0.000
Workorce Housing Bonus Unit	exempt	1	499	6	0.000
Workorce Housing Bonus Unit	exempt	1	731	2	0.000
Workorce Housing Bonus Unit	exempt	3	1138	13	0.000
Workorce Housing Bonus Unit	exempt	2	1087	12	0.000
Workforce Housing Unit	exempt	1	398	57	0.000
Workforce Housing Unit	exempt	3	1138	12	0.000
Workforce Housing Unit	exempt	2	1087	20	0.000

Affordable Workforce Housing Required: 0.767 units

Fee-in-Lieu Amount: \$ 208,492.02

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](#).

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 - 34,172 SF MARKET HOUSING - 44,632 SF DEED RESTRICTED - 23,943 SF EXEMPTION - 33,052 SF TOTAL HABITABLE - 159,971 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 - 234 PARKING STALLS PROVIDED - 248 PARKING STALLS 232 COVERED PARKING STALLS & 16 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 & LAWN 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 GROUND 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. 116 PIDN: 22-40-16-06-1-00-010, 011 & 012

PROPERTY OWNER.

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

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

E-mail: RachelL@mogulcapital.com

APPLICANT/AGENT.

Name: Jason MacKinnon Phone: 307-264-9070

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

E-mail: jason@dajh.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner ☒Applicant/Agent

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

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

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

Pre-application Conference #: 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.

	<u>7/05/22</u>
Signature of Property Owner or Authorized Applicant/Agent	Date
<u>Jason MacKinnon</u>	<u>Project Architect</u>
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

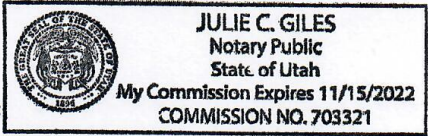
Managing Partner
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Utah)
COUNTY OF Wasatch) SS.

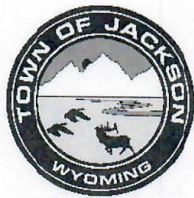
The foregoing instrument was acknowledged before me by Bradley Wagstaff this 9
day of May, 2022. WITNESS my hand and official seal.

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

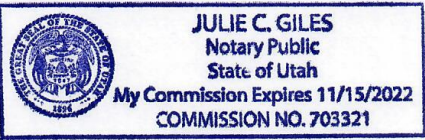
Managing Partner
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Utah)
COUNTY OF Wasatch) SS.

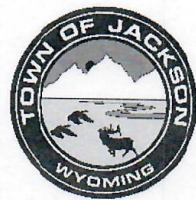
The foregoing instrument was acknowledged before me by Bradley Waystaff this 9
day of May, 2022. WITNESS my hand and official seal.

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:

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

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

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

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

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

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

- ☒ 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

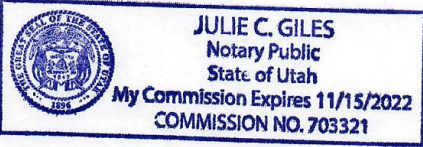
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

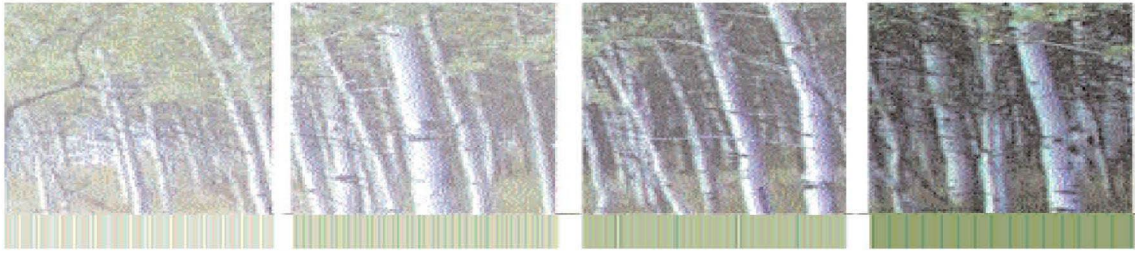
STATE OF Utah)
COUNTY OF Wasatch) SS.

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: October 12, 2022

Item Number: P22-243

Applicant: CoRRnice Architecture, Rachel Ravitz, AIA

Address: 105 E. Broadway Avenue

Recommendations: Conceptual Review

Background: On December 8, 2022, the DRC reviewed and approved a +/-9,400 sf, 2-story, mixed-use building (retail, short-term rental, & residential) at 105 E. Broadway Avenue. The three main materials approved were CMU, gray barn wood siding, and charred wood siding.

The property is zoned DC-2 and within Area 2 of the Downtown Design Overlay and was subject to the new Design Guidelines that address “western character” (see below for more detail) at the December 8th meeting.

Below is a visual of the approved building:



Project Summary: The applicant is now seeking to make changes to the approved design and is requesting conceptual review and feedback from the DRC before submitting for final review. The uses within the building are not changing and will

continue to include retail, short-term rentals, and a deed-restricted unit. The main changes are 1) a 3rd floor is being added thus increasing the height to 42', 2) the building depth has been shortened and the parking is no longer covered, 3) the balconies over the alley have been removed, and 4) a 4th material has been added – Gray Cementous siding.

Below is a brief overview of the project:

Use: Mixed-Use (retail, short-term rentals, deed restricted unit)

Size: Approximately 9,400 sf above ground habitable.

- 1st floor: 9 parking spaces + 3,206 sf (retail)
- 2nd floor: 1,726 sf (3-bed STR) + 1,034 sf (2-bed STR)
- 3rd floor: 1,850 sf (3-bed STR) + 1,400 sf (3-bed deed restricted unit)

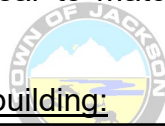
Parking: 6 required. 9 provided. (Note: this property has enough parking credits to fully cover the parking required for the retail use).

Stories: 3

3rd Floor Step-back: 20'

Building Height: 42'

Materials: The listed materials are CMU, gray barn wood siding, charred wood siding, and Cementous gray cladding. The applicant will need to provide more clarity on the final materials and colors with their next submittal as some of the visuals in this packet do not appear to match, specifically the gray barn wood siding.



Below is a visual of the proposed building:



LDR Compliance:

Since this is a conceptual review, staff has not yet done a complete LDR review for compliance. With that being said, staff does not see any major red flags at this time. Below are some general comments on the project:

- Staff observes that the STR units and deed-restricted unit have multiple doors leading to the hallway which indicates that portions of each unit are

- intended to be locked off and rented separately. If this is the intent, it would increase density resulting in increased parking and housing requirements. It is likely that staff will limit each unit to only 1 entry door if the intent is not to lock-off portions of each unit for separate rental.
- Parking dimensions are needed. It is unclear if there is room for parking adjacent to the transformer and vault.
 - Need to confirm how floor area is being measured and counted.

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.



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). Abbreviated Narrative Describes changes since previous Approval |
| ☒ | 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. See sheet DRC 1, DRC3 |
| ☒ | 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. Hardscape Pedestrian Elements Shown as Previously Approved |
| ☒ | 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. physical samples will be brought again for final approval |
| ☒ | OPTIONAL: Conceptual Approval: Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project. |
| ☒ | OPTIONAL: Massing Model: For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff. |



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: KING OF BROADWAY Multi-Use Building
Physical Address: 105 East Broadway
Lot, Subdivision: PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PIDN: 22-41-16-27-3-00-012

PROPERTY OWNER.

Name: Foam Capital LLC - Jeff Neishabouri Phone: (307)690-1500
Mailing Address: P.O. Box 2633 Jackson WY ZIP: 83001
E-mail: FoamCapitalLLC@gmail.com

APPLICANT/AGENT.

Name: Rachel Ravitz, AIA Phone: (307)699-2454
Mailing Address: P.O. Box 2406 - Jackson WY 83001 ZIP: 83001
E-mail: Rachel@CoRRnice.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: DRC New Submittal
_____ 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 #: Valentine April 2021 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?

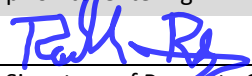
240 **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-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

Rachel Ravitz

Name Printed

Sep 26 2022

Date

Architect

Title

LETTER OF AUTHORIZATION

Foam Capital, LLC

Jackson WY 83001

, "Owner" whose address is: P.O. Box 2633

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jeff Neishabouri

, as the owner of property

more specifically legally described as: 105 East Broadway

Parcel 22-41-16-27-3-00-012

PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116

(If too lengthy, attach description)

HEREBY AUTHORIZES

Rachel Ravitz, AIA

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: Manager

(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 Jeff Neishabouri this 19th day of March, 2021.

WITNESS my hand and official seal.

Melanie R. Hall

(Notary Public)

My commission expires:

(Seal)



DRC NARRATIVE

KING of Broadway - 105 East Broadway

September 26 2022
(DRC meets Oct 12 2022)
Seeking Conceptual Approval

Our building is named for its location at the north end of King Street, along East Broadway, just east of Town Square. Since our previous DRC submissions, the latest being in November of 2021, we made significant revisions to our design to accommodate site infrastructure. The approach simplifies and reduces existing overhead power and enables future redevelopment of the historic Square from a perspective of electrical power. This opportunity – alley power burial - will be outlined in our December presentation and is represented on the last drawing ELEC.

In general terms, we propose a taller building with a smaller footprint. A third story has been added and set back from the street, leaving the original façade along Broadway largely unchanged since the previous approval. Retail and office are somewhat reduced per the shortened footprint, with more residential apartments. Short term and long term are intended, a mix of free market and deed restricted. Affordable workforce housing is proposed at mid level. A condensed footprint also alleviates parking, allowing this flexible programming. Friendly pedestrian hardscape elements remain on Broadway.

We proceed again with materials selected from regional manufacturers. Renderings show these same finishes which correspond to physical samples that will accompany our final approval - wood shiplap siding and charred vertical siding. Gray cementitious siding is proposed on the third floor.

Cantilevered balconies overhanging the west alley are eliminated, although this area is owned by the applicant. Our new design incorporates a covered west balcony carved from the primary box on the upper floor, in addition to the southern balconies facing Broadway. This new third floor and its somewhat lighter techtonic expression will likely be the committee's focus.

We look forward to your input and seek conceptual approval on this project.

Thank you
Rachel Ravitz, AIA

November 2021 Approved DRC Submittal Rendering



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
Retail	0.000431*sف	0	1824	1	0.785

Existing Workforce Housing Credit0.785

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
Retail	0.000431*sف	0	3267	1	1.407
Short-Term Rental Unit	0.204*bedrooms	5	2760	1	1.021
Short-Term Rental Unit	0.204*bedrooms	3	1850	1	0.613
Workforce Housing Unit	exempt	2	973	1	0.000
Workforce Housing Unit	exempt	1	426	1	0.000

Affordable Workforce Housing Required:2.256 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 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](#).

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

The LDRs include a schedule for how many units have to be affordable to each income range and how many units have to have 1, 2, or 3 bedrooms. The LDRs also allow for adjustment, subject to approval by the Housing Director. To propose an adjusted allocation, change the values in the gold cells; the customized allocation must meet the customization rules provided. If a rule is violated, the cell will turn red. See also Section 6.3.4 of the LDRs.

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.000	1.000	44%	Custom % shall be ≥ 25%
Units Affordable to Households making 80% Median Income	0.000	0.000	0%	Custom % shall be ≥ 19%
Units Affordable to Households making 120% Median Income	1.256	1.256	56%	Custom % shall be < 43%
Workforce Units	0.000	0.000	0%	Custom % shall be < 13%
Total	2.256	2.256	Proposed total shall be ≥ Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	1.000	1.256	0.000	2.256	4.060	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	1.000	1.256	0.000	2.256	3.961	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

The bedroom mix must be proportionally distributed among the affordability mix. If you modify the distribution (gold cells) the totals must match your allocation totals (they will turn red if they do not). A customized distribution should be within 1 (rounded up or down) of the even distribution displayed (it will turn red if it is not). See also Section 6.3.4 of the LDRs.

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	0.000	1.000	0.000	1.000	0.429	0.429	0.143
Affordable to 80% Median Income	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Affordable to 120% Median Income	1.000	0.256	0.000	1.256	0.538	0.538	0.179
Workforce Restriction	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	1.000	1.256	0.000				

Once you have determined the proposed distribution please fill out the [Method Sheet](#) regarding how the required housing will be provided.

The LDRs require that unless impractical, any housing requirement of 1 unit or greater be provided through construction of housing. If impractical, the units may be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The instructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	0.256	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	2.256	Fee In-Lieu:	\$53,263.64

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is required by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

	Office	Retail	Restaurant Bar	Mini Storage
Nexus Study Calculation (Or Subsequent Codified Independent Calculation)				
Construction				
employees per 1,000 sf	1.234	1.234	1.234	0.514
sf per room				
Length of Construction Career	30	30	30	30
employees per 1,000 sf/room	0.041	0.041	0.041	0.017
employees per unit	1.774	1.774	1.774	1.774
employees who can afford	28.87%	28.87%	28.87%	28.87%
units per 1,000 sf/room	0.016	0.016	0.016	0.007
Post-Construction				
employees per 1,000 sf/room	1.598	1.202	3.911	0.02
employees per unit	1.678	1.706	2	1.652
Employees who can afford	33.14%	21.30%	19.65%	26.08%
units per 1,000 sf/room	0.637	0.554	1.571	0.009
Fire/EMS				
Fire/EMS employees per 1000 sf	0.00100	0.00100	0.00100	0.00100
employees per unit	1.797	1.797	1.797	1.797
employees who can afford	25.56%	25.56%	25.56%	25.56%
Fire/EMS units per 1000 sf	0.00042	0.00042	0.00042	0.00042
Law Enforcement				
Law employees per 1000 sf	0.00301	0.00301	0.00301	0.00301
employees per unit	1.797	1.797	1.797	1.797
employees who can afford	27.09%	27.09%	27.09%	27.09%
Law units per 1000 sf	0.00122	0.00122	0.00122	0.00122
Total				
Employees per 1000 sf/room	1.643	1.247	3.956	0.041
units per 1,000 sf/room	0.655	0.573	1.589	0.017
2018 Policy Decision Upon Adoption				
Town				
Town Yearround mitigation "rate"	55%	55%	55%	55%
Town Reduction factor	0.75	0.75	0.75	0.75
Town Required units per 1,000 sf/room	0.493	0.431	1.197	0.013
County				
County Yearround mitigation "rate"	48%	48%	48%	48%
County Reduction factor	0.66	0.66	0.66	0.66
County Required units per 1,000 sf/room	0.431	0.377	1.045	0.011
	3,286	6,334	6,334	6,609
	5.399390674	14.49709566	14.49709566	10.7919458
		1768	1768	

Industrial	Institutional	Lodging	Residential
0.514	0.927	1.234	1.234
30	30	900	30
0.017	0.031	0.037	0.041
1.774	1.774	1.774	1.774
28.87%	28.87%	28.87%	28.87%
0.007	0.012	0.015	0.016
0.71	1.598	0.487	
1.652	1.678	2	1.713
26.08%	28.18%	22.87%	21.26%
0.318	0.684	0.188	2.176
0.00100	0.00100	0.00100	0.00033
1.797	1.797	1.797	1.797
25.56%	25.56%	25.56%	25.56%
0.00042	0.00042	0.00042	0.00014
0.00301	0.00301	0.00301	0.00107
1.797	1.797	1.797	1.797
27.09%	27.09%	27.09%	27.09%
0.00122	0.00122	0.00122	0.00043
0.731	1.633	0.528	0.043
0.326	0.698	0.204	0.017
55%	55%	73%	73%
0.75	0.75	1.00	1.00
0.246	0.526	0.204	0.017
48%	48%	73%	73%
0.66	0.66	1.00	1.00
0.214	0.459	0.204	0.017

=====

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HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)

Universe: Households

2012-2016 American Community Survey 5-Year Estimates

Teton County, Wyoming

HMI ~ \$75,000

	Estimate		
Total:	8,576		
Less than \$10,000	196		
\$10,000 to \$14,999	171		
\$15,000 to \$19,999	191		
\$20,000 to \$24,999	561		
\$25,000 to \$29,999	208		
\$30,000 to \$34,999	203		
\$35,000 to \$39,999	340		
\$35,000 - \$37,499	170	20%	25%
\$37,500 - \$39,999	170		
\$40,000 to \$44,999	451		
\$45,000 to \$49,999	197		
\$50,000 to \$59,999	510	15%	19%
\$60,000 to \$74,999	1,231		
\$75,000 to \$99,999	1,226		
\$100,000 to \$124,999	862		
\$100,000 - \$104,999	172.4		
\$105,000 - \$109,999	172.4		
\$110,000 - \$114,999	172.4	35%	43%
\$115,000 - \$119,999	172.4		
\$120,000 - \$124,999	172.4		
\$125,000 to \$149,999	573	11%	13%
\$150,000 to \$199,999	386	19%	
\$200,000 or more	1,270		
Median = \$75,594			

B08202: HOUSEHOLD SIZE BY NUMBER OF WORKERS IN HOUSEHOLD - Universe: Households

2012-2016 American Community Survey 5-Year Estimates

Teton County, Wyoming

	Estimate		
Total:	8,576		
No workers	1,700		
1 worker	2,935		
2 workers	3,238		
3 or more workers	703		
1-person household:	2,573	Assumed E Allocation	
No workers	935	1 Bedroom	1.426702 0.428571
1 worker	1,638		
2-person household:	3,203	2 Bedroom	1.994506 0.428571
No workers	639		
1 worker	771		

2 workers	1,793		
3-person household:	1,413	3 Bedroom	2.092428 0.142857
No workers	0		
1 worker	251		1.76515
2 workers	759		
3 workers	403		
4-or-more-person household:	1,387		
No workers	126		
1 worker	275		
2 workers	686		
3 or more workers	300		

Cost per Livable sf (based on most recent projects currently being developed, see equation)

\$ 563

Median Income (based on most recent HUD Family Median Income applied to housing department

	1 bed	2 bed	3 bed
50%	\$ 36,800.69	\$ 46,337.56	\$ 50,270.60
80%	\$ 58,881.11	\$ 74,140.10	\$ 80,432.96
120%	\$ 88,321.67	\$ 111,210.15	\$ 120,649.45
200%	\$ 147,202.78	\$ 185,350.25	\$ 201,082.41

Average Livable Size (set by policy in LDRs, recent Housing Department developments at right for r

1 bed	2 bed	3 bed
	650	900
		1150

Max Rental Rate (based on Rules and Regulations that rent shall be based on low end of range spei

	1 bed	2 bed	3 bed
50%	\$ 4,124.13	\$ 5,840.76	\$ 6,548.71
80%	\$ 8,540.21	\$ 11,401.27	\$ 12,581.18
120%	\$ 15,164.33	\$ 19,742.03	\$ 21,629.89
200%	\$ 23,996.50	\$ 30,863.04	\$ 33,694.83

Cap Rate (set by policy in LDRs based on reasonable industry standard)

8%

Maximum Sales Price (based on Rules and Regulations that sales price shall be based on the middle

	1 bed	2 bed	3 bed
50%	\$ 71,072.13	\$ 89,490.40	\$ 97,086.17
80%	\$ 153,989.61	\$ 193,895.88	\$ 210,353.37
120%	\$ 236,907.09	\$ 298,301.35	\$ 323,620.58
200%	\$ 379,051.34	\$ 477,282.16	\$ 517,792.92

Fee In-Lieu (based on 6.3.4.B.1.a-b that the lower income ranges must be rental and assuming the l

	1 bed	2 bed	3 bed
50%	\$ 314,338.83	\$ 433,607.95	\$ 565,485.68
80%	\$ 259,137.79	\$ 364,101.61	\$ 490,079.78

120%	\$	128,983.31	\$	208,316.12	\$	323,723.96
200%	\$	-	\$	29,335.31	\$	129,551.62

1 bed, < 50% Me	\$	314,338.83
2 bed, < 50% Me	\$	433,607.95
3 bed, < 50% Me	\$	565,485.68
1 bed, < 80% Me	\$	259,137.79
2 bed, < 80% Me	\$	364,101.61
3 bed, < 80% Me	\$	490,079.78
1 bed, < 120% M	\$	128,983.31
2 bed, < 120% M	\$	208,316.12
3 bed, < 120% M	\$	323,723.96
1 bed, Workforce	\$	-
2 bed, Workforce	\$	29,335.31
3 bed, Workforce	\$	129,551.62

Most Recent Housing Department developments (source: Housing Department)

	Land	Construction	Gross sf	Livable sf
174 N. King St.	\$ 2,000,000	\$ 14,000,000	31,531	21,286
Redmond Street P	\$ 3,645,000	\$ 9,255,000	35,078	18,645
Grove Phase 2		\$ 9,549,163	42,141	33,252

in-take data based on Rules and Regulations occupancy requirements)

Median Income by Persons in Household (HUD)

1	\$ 68,950
2	\$ 78,800
3	\$ 88,650
4	\$ 98,500
5	\$ 106,380
6	\$ 114,260
7	\$ 122,140

Occupancy standards in Rules and I

Bedrooms	Heads
1	1 or 2
2	1 or 2
3	1 or 2

reference)

Unit sizes in most recent Housing Department developments (source:

	Studio	1 Bed	2 bed
174 N. King St	395	790	950
Redmond Street	495	588	1081
Grove Phase 1	535	705	928
Grove Phase 2			1179

ending 30% of income on rent, including utilities)

Annual Utilities/HOA (estimate from Housing Department)

\$ 2,500

3 of the range and use the mortgage terms at right)

22%	percent of income toward mortgage payment
5%	percent down
30	mortgage term
6%	20-year average interest rate

higher ranges will be sold)

Units	Gross/Unit	Livable/Unit	Gross/Livable	Land/Gross	Construct/Gross
30	1,051	710	1.48	\$ 60	\$ 419
26	1,349	717	1.88	\$ 104	\$ 264
24	1,756	1,386	1.27		\$ 227
	1,359	915	1.49	\$ 82	296

Regulations	Housing Department Applications as of			
Dependents	Dependants			
0 or 1	Heads	0	1	2
1+	1	190	34	6
2+	2	91	45	51

Housing Department)

3 bed

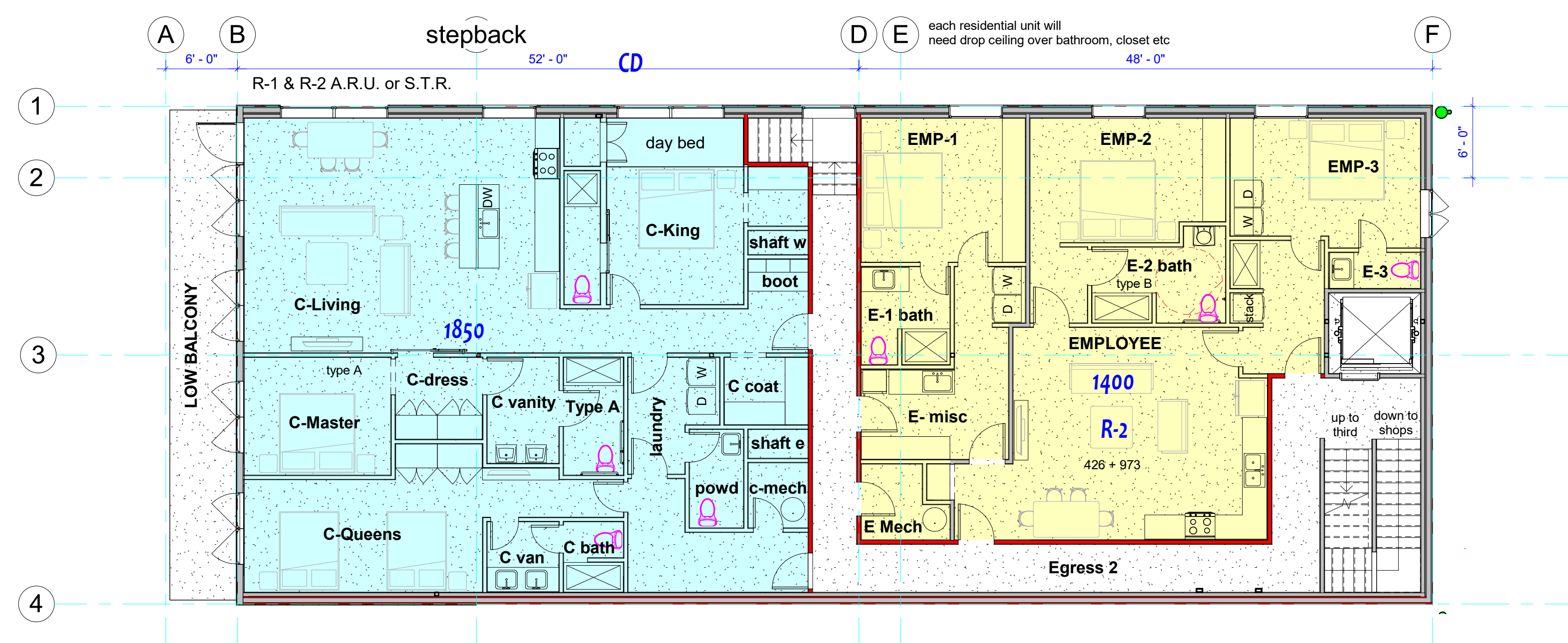
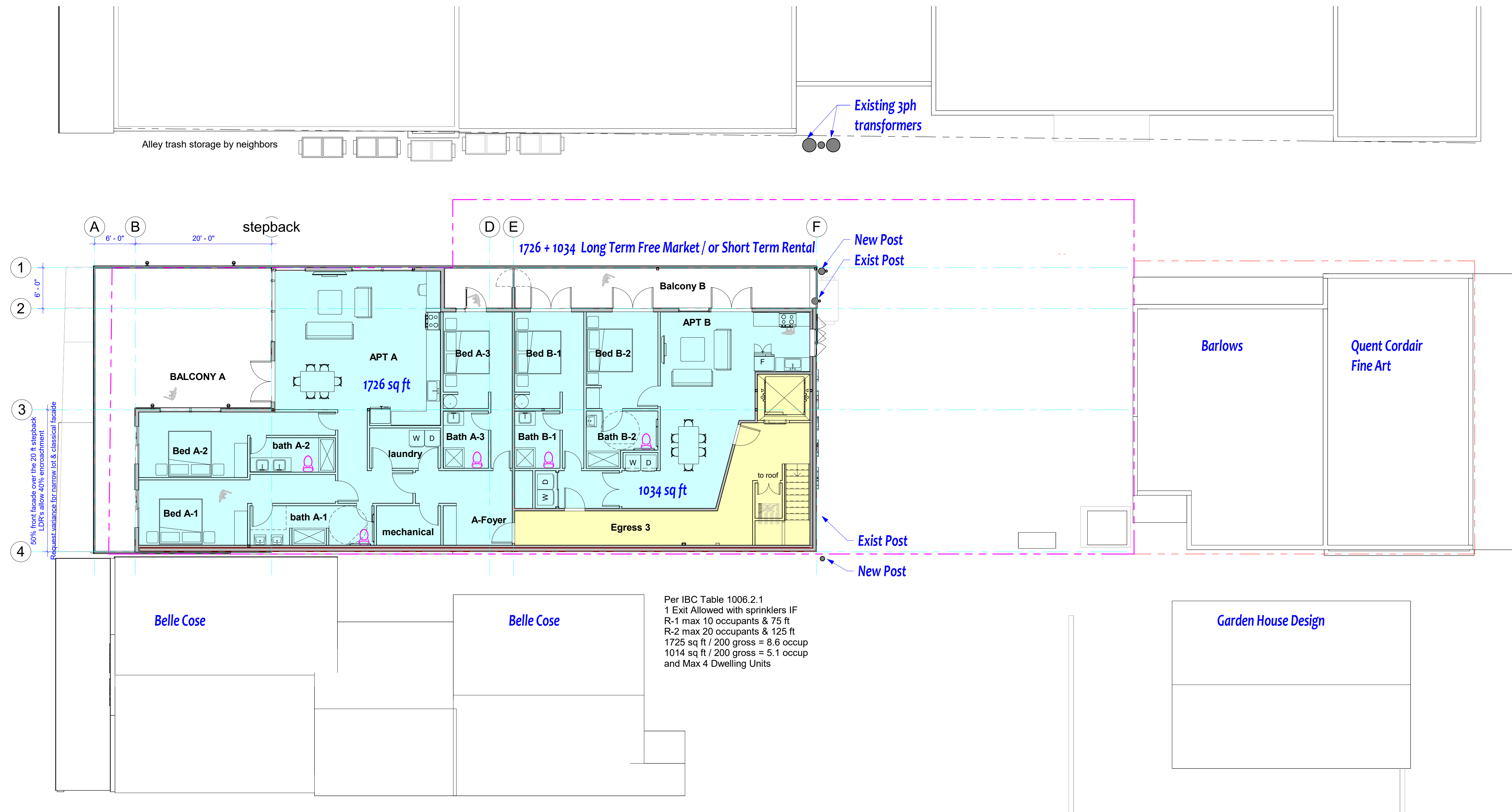
	designed as market units
1592	designed as market units

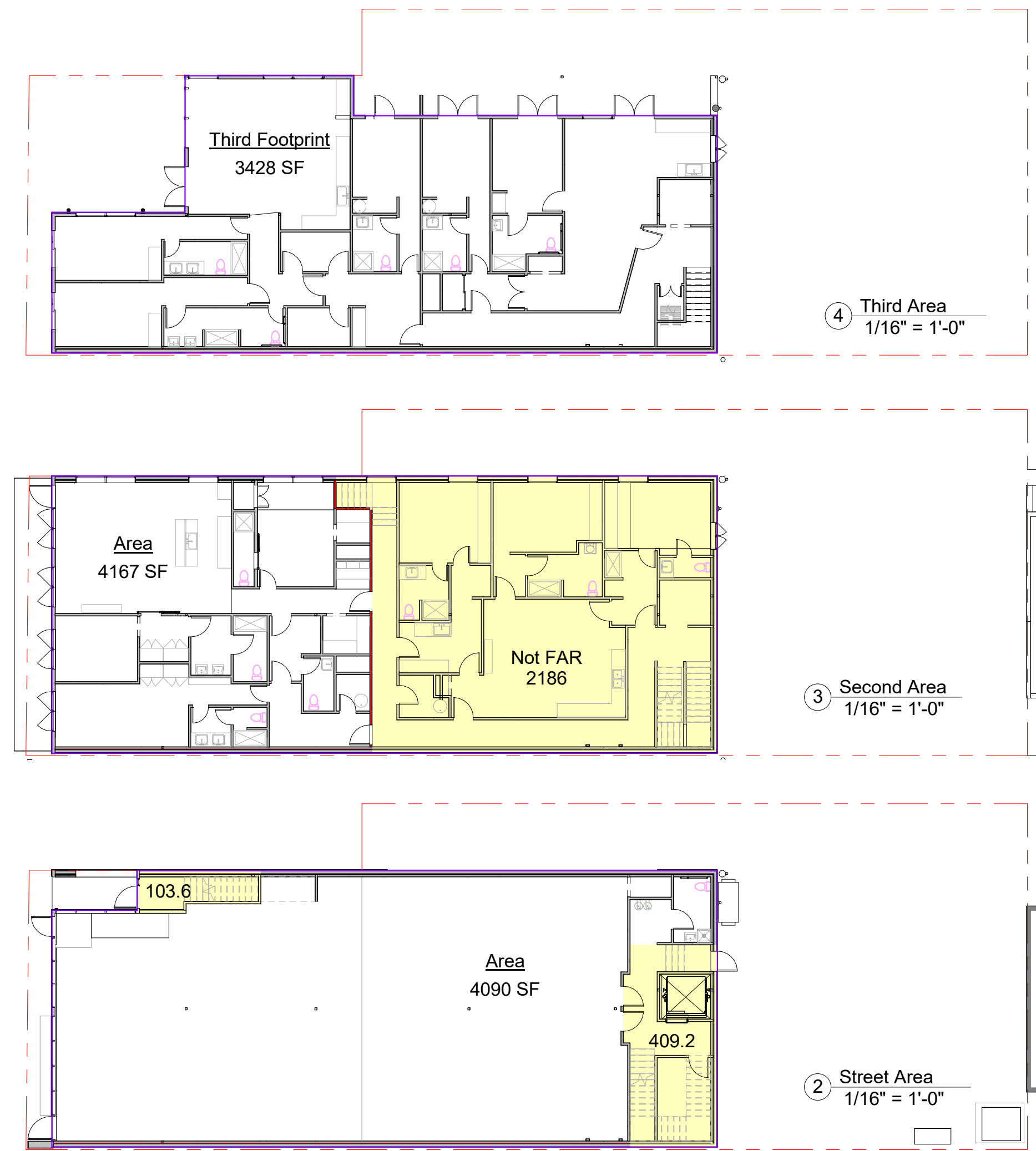
Total/Gross

\$ 478 Land was purchased in 2010, \$2,000,000 is the estimated value in 2018 based on comps, gr
\$ 368 Land was purchased in 2014 for \$3,645,000, estimated value to day is about \$4.5M.
\$ 227
\$ 379

3	4	5
4	0	0
18	1	3

ross sf for land cost per gross sf includes 1915 sf of retail





KING of BROADWAY
Foam Capital LLC

105 East Broadway, Jackson, WY 83001

BUILDING SECTION

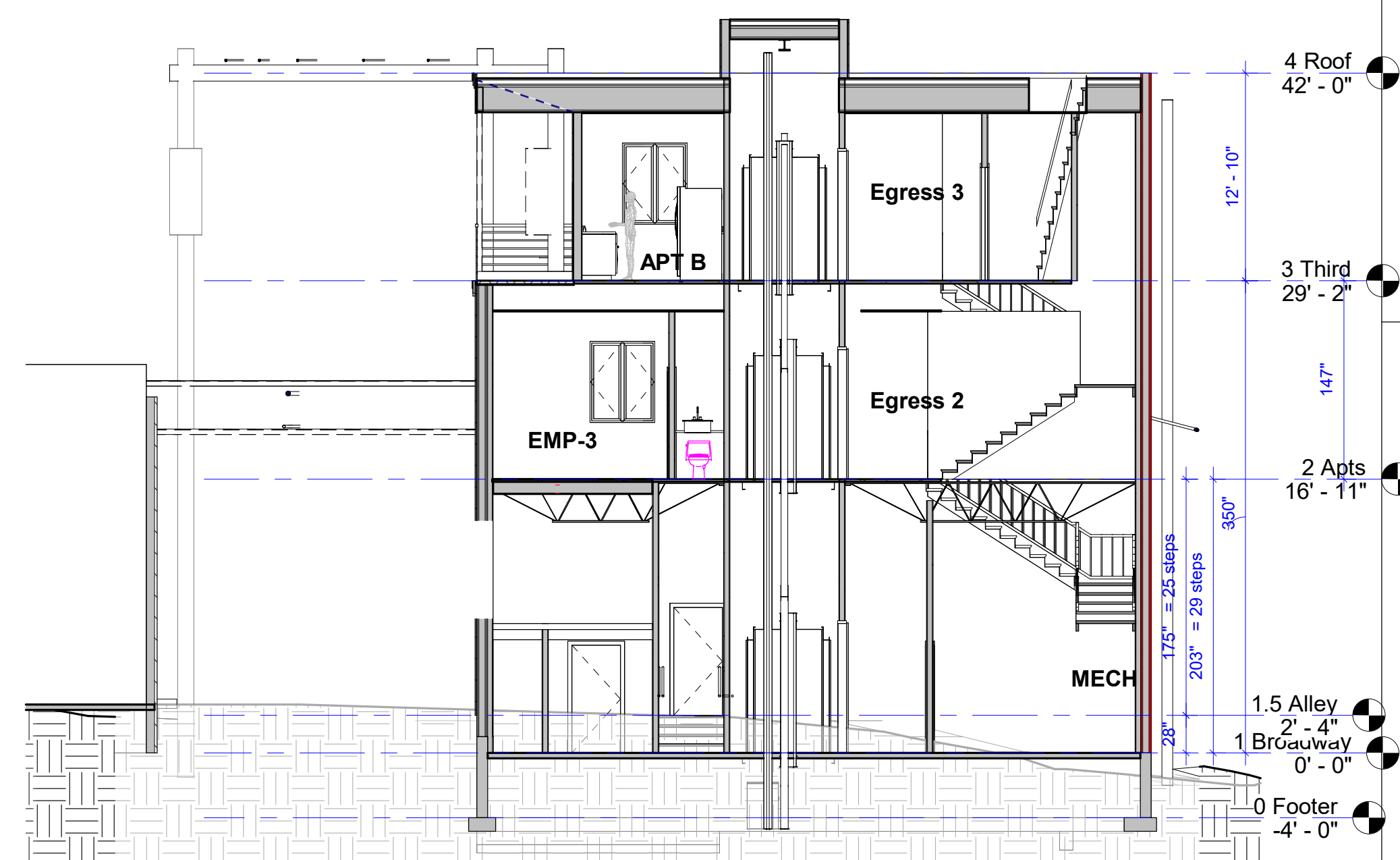
DRC
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NOT FOR CONSTRUCTION
These Drawings Are Not
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coRRnice Architecture, LLC
and Rachel Ravitz, AIA are
Indemnified for any liability
due to errors & omissions

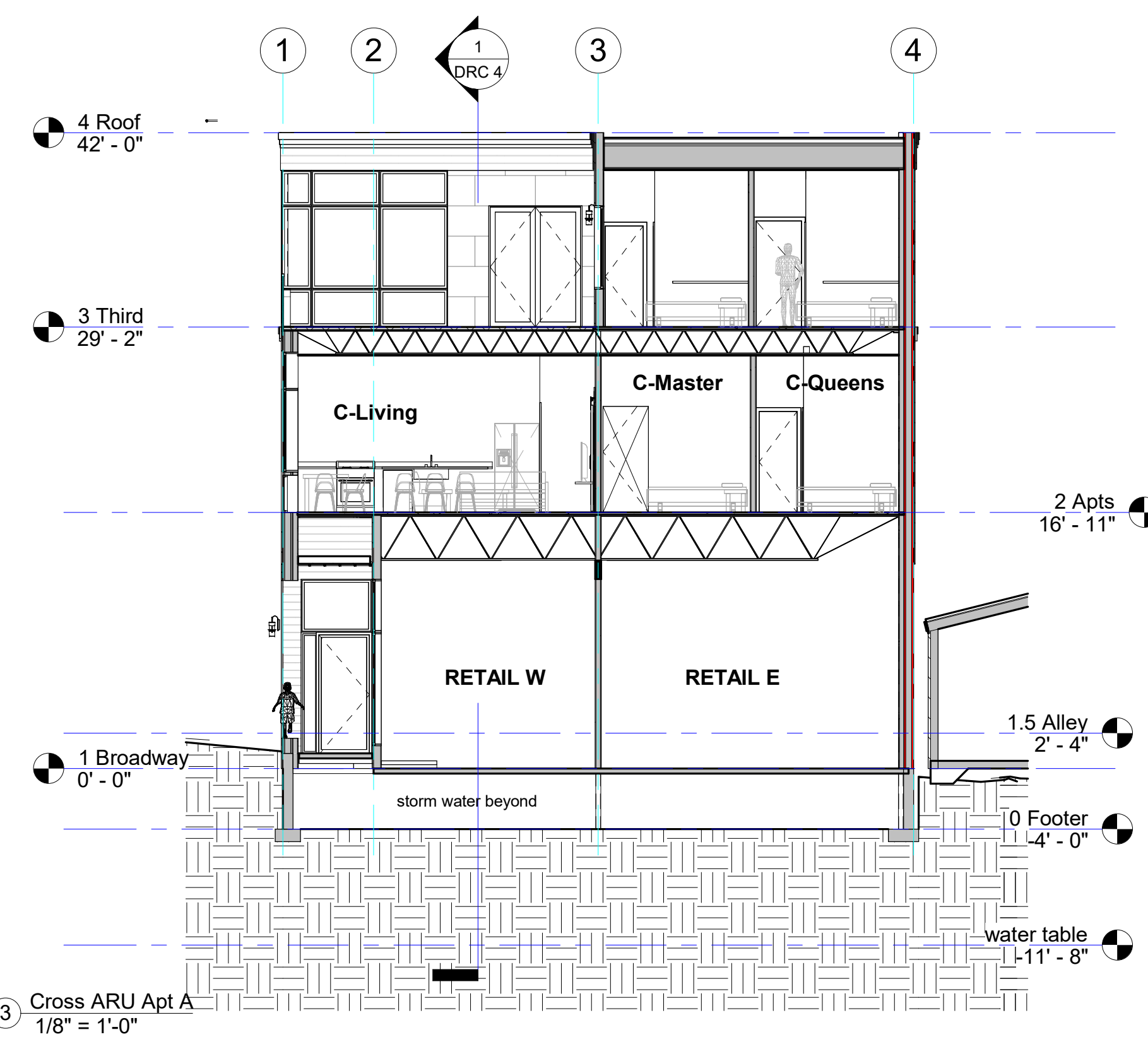
Date SEP 30 2022

DRC 4

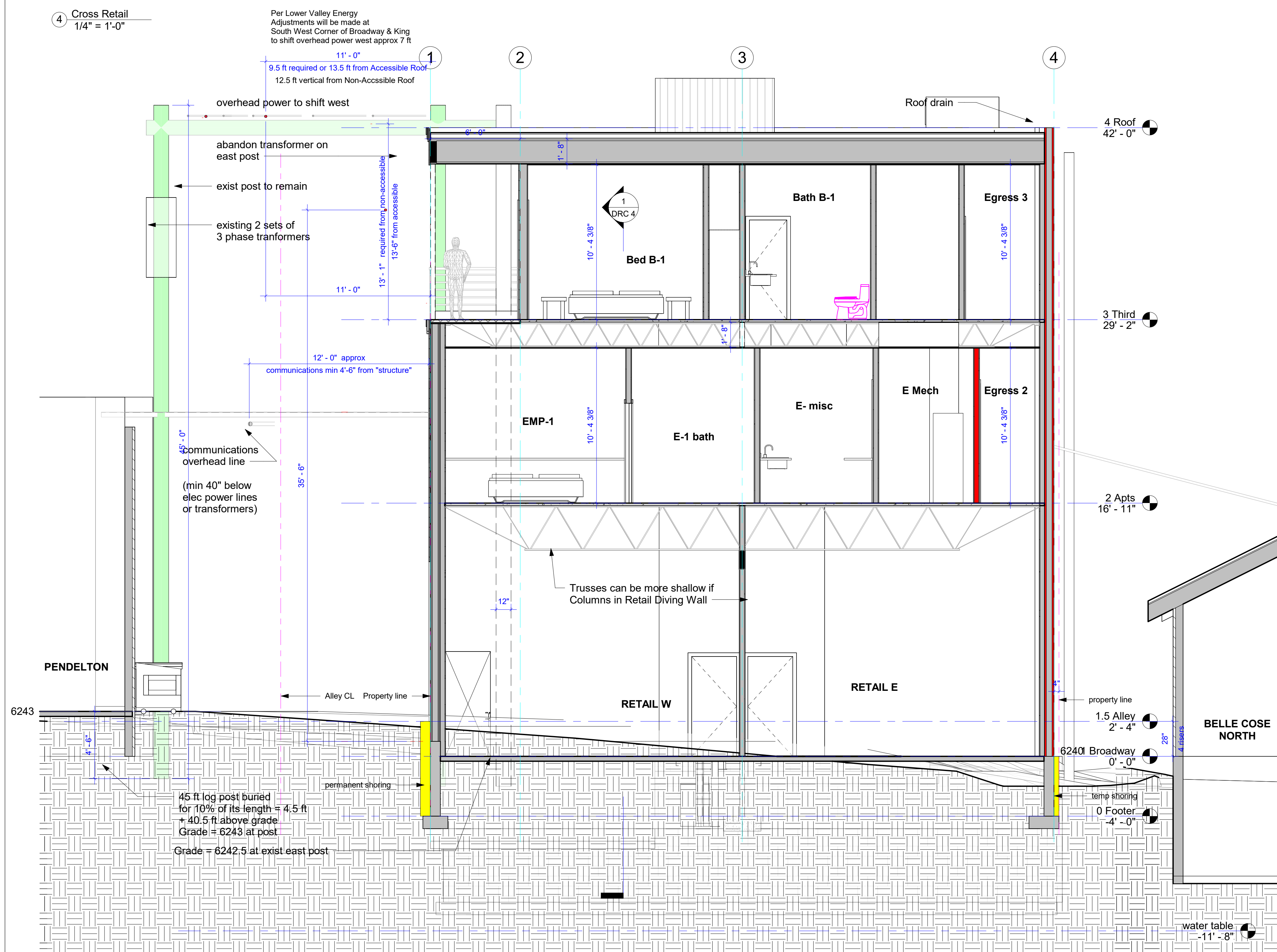
Scale As indicated

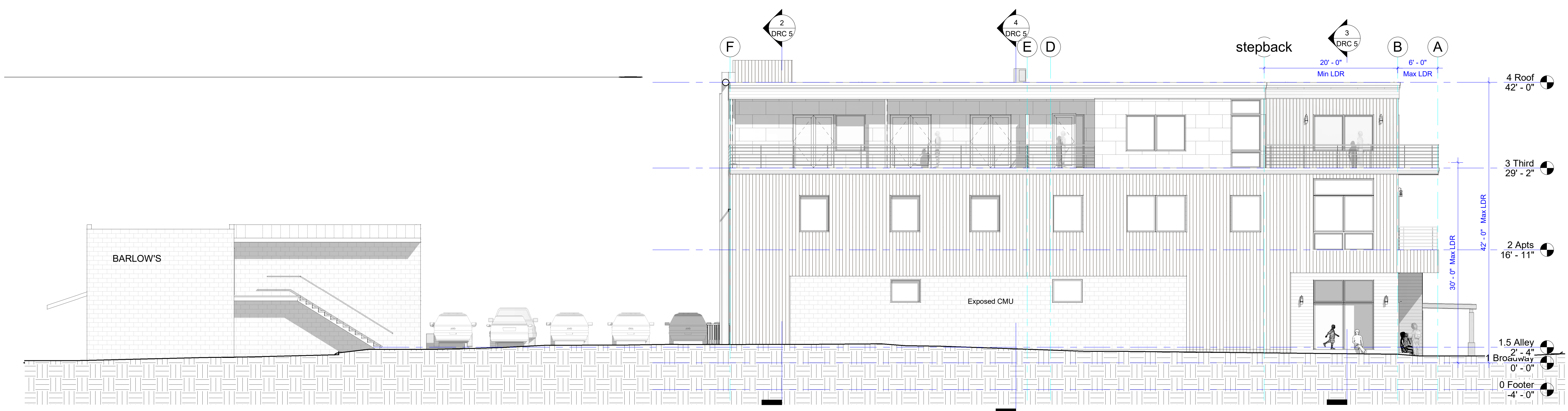


② Cross Stair Elevator
1/8" = 1'-0"

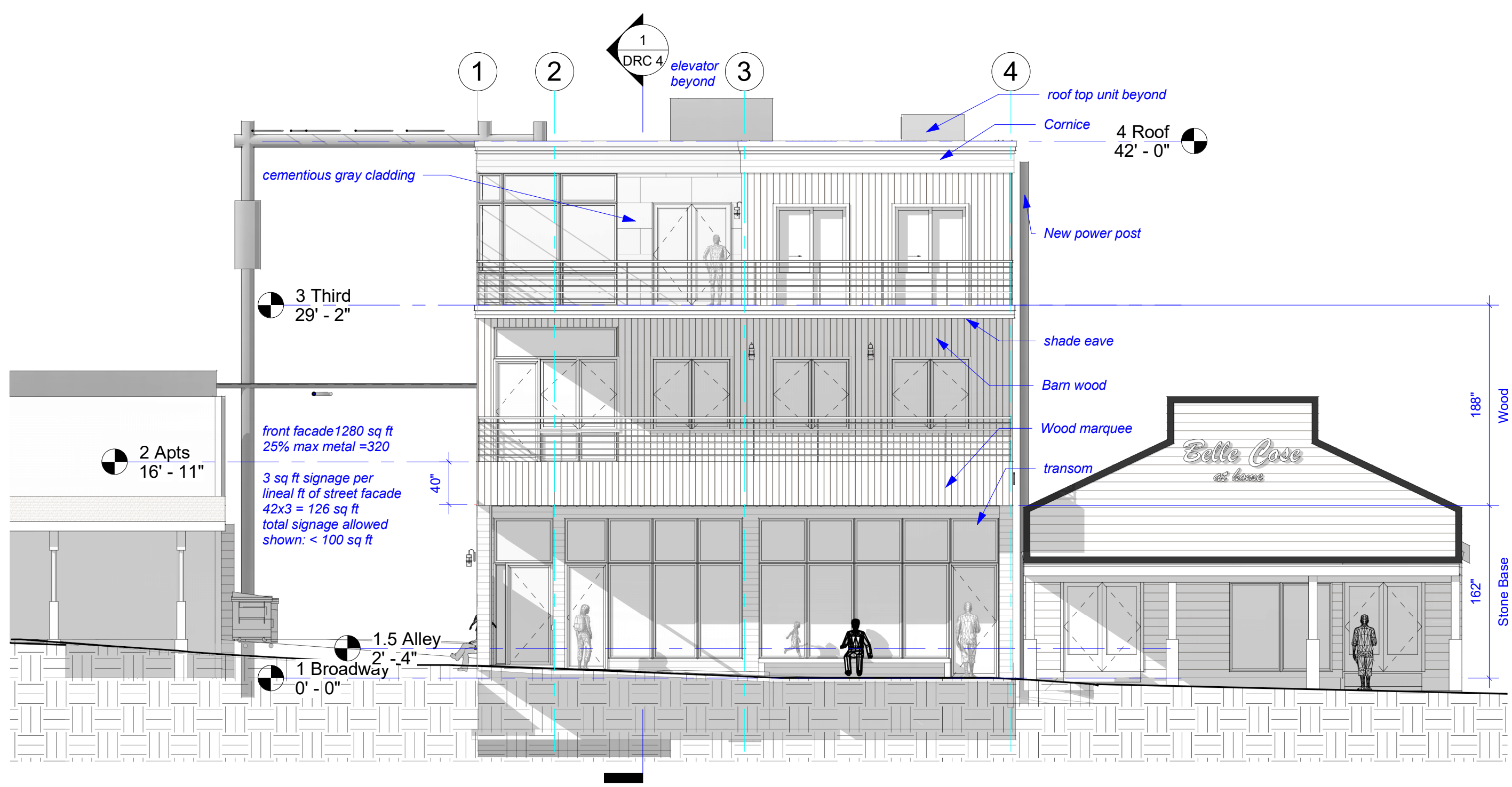


③ Cross ARU Apt A
1/8" = 1'-0"





④ WEST - ALLEY
1/8" = 1'-0"

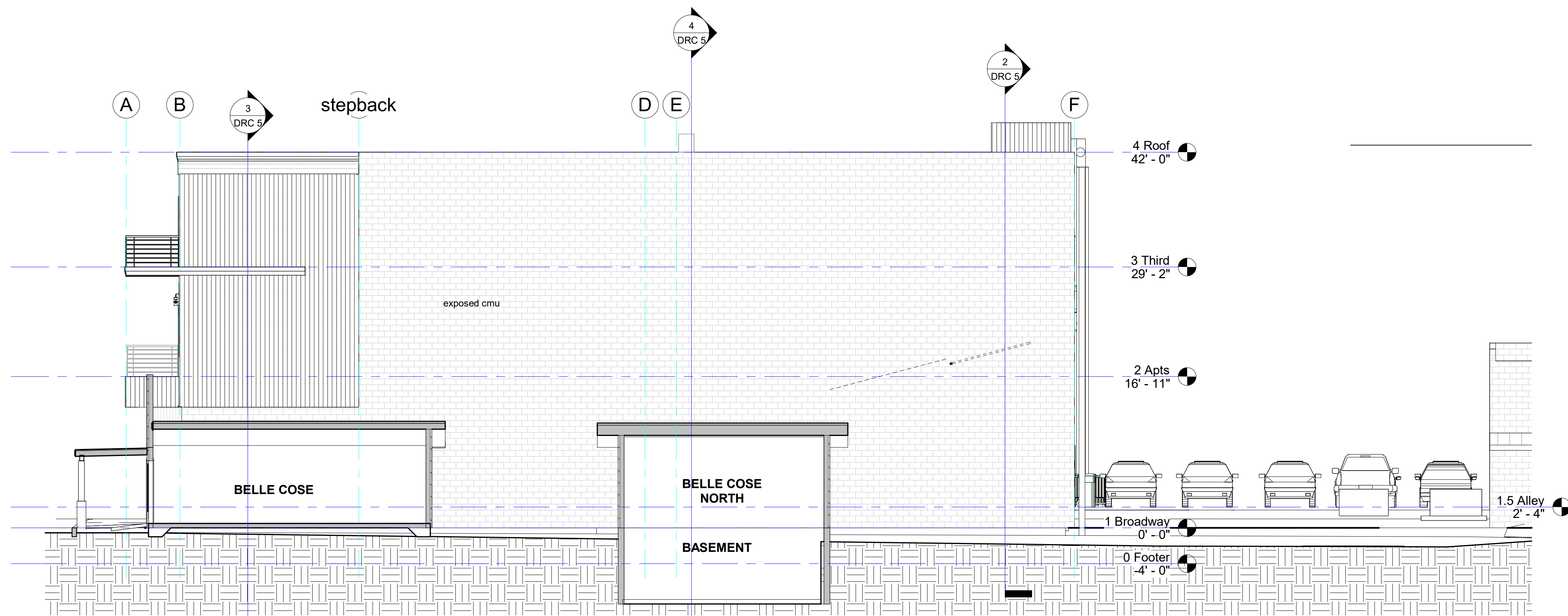


② SOUTH - BROADWAY
1/8" = 1'-0"

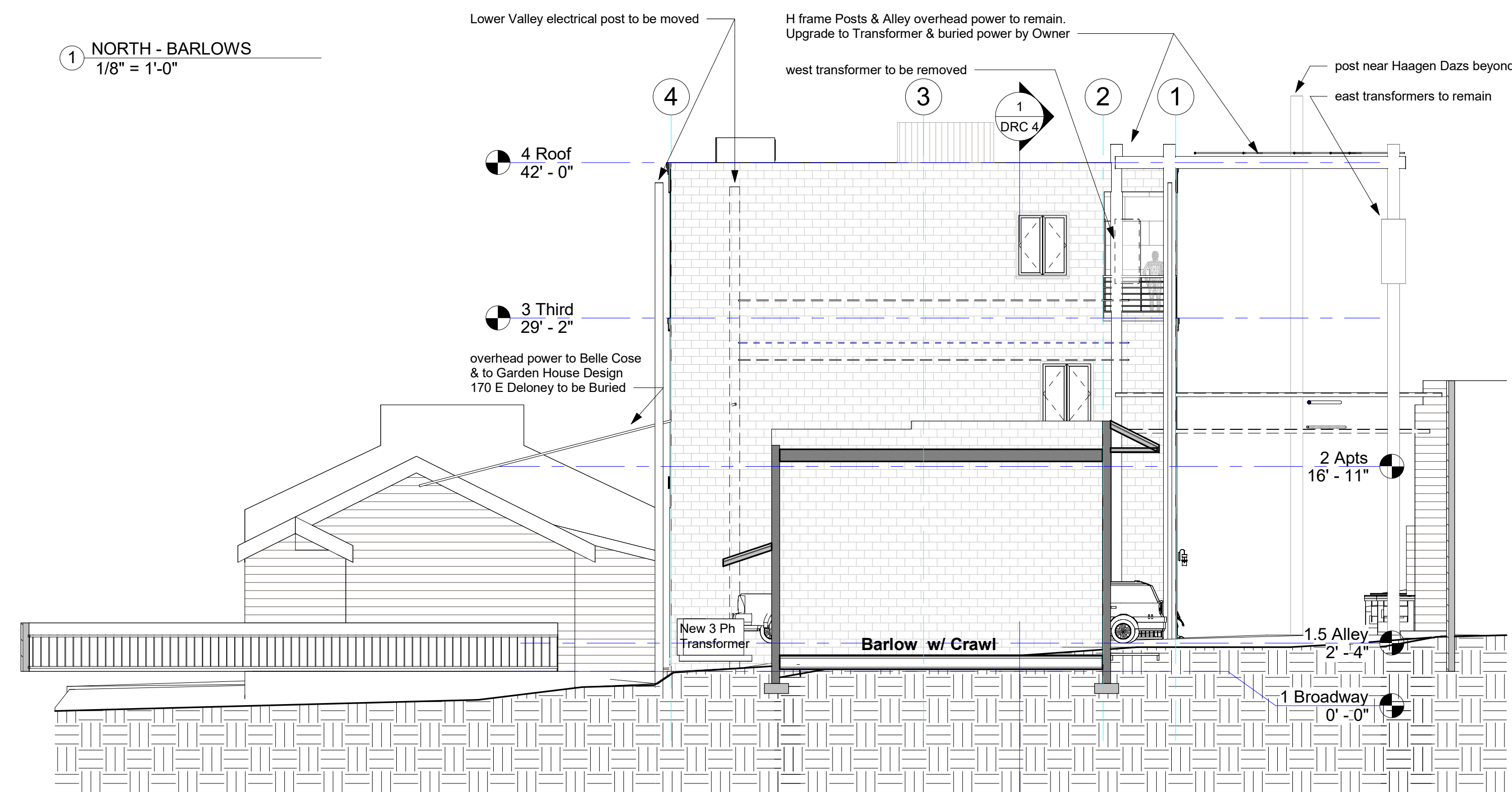


⑤ FRONT FACADE
1/4" = 1'-0"

KING of BROADWAY
Foam Capital LLC
105 East Broadway, Jackson, WY 83001
ELEVATIONS



② EAST - INTERIOR
1/8" = 1'-0"



① NORTH - BARLOWS
1/8" = 1'-0"

KING of BROADWAY
Foam Capital LLC

105 East Broadway, Jackson, WY 83001

ELEVATIONS

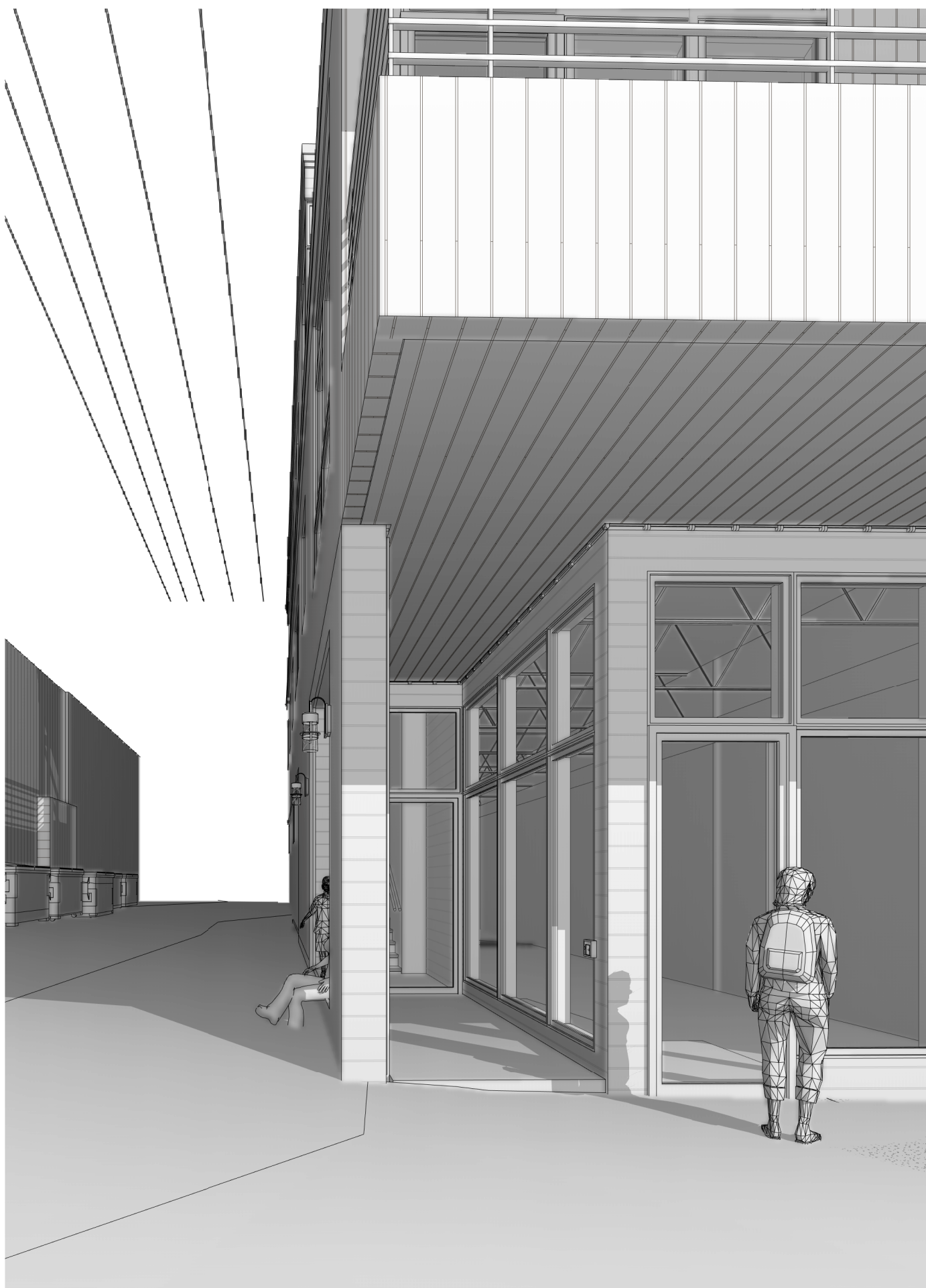
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DRC-7

Scale 1/8" = 1'-0"



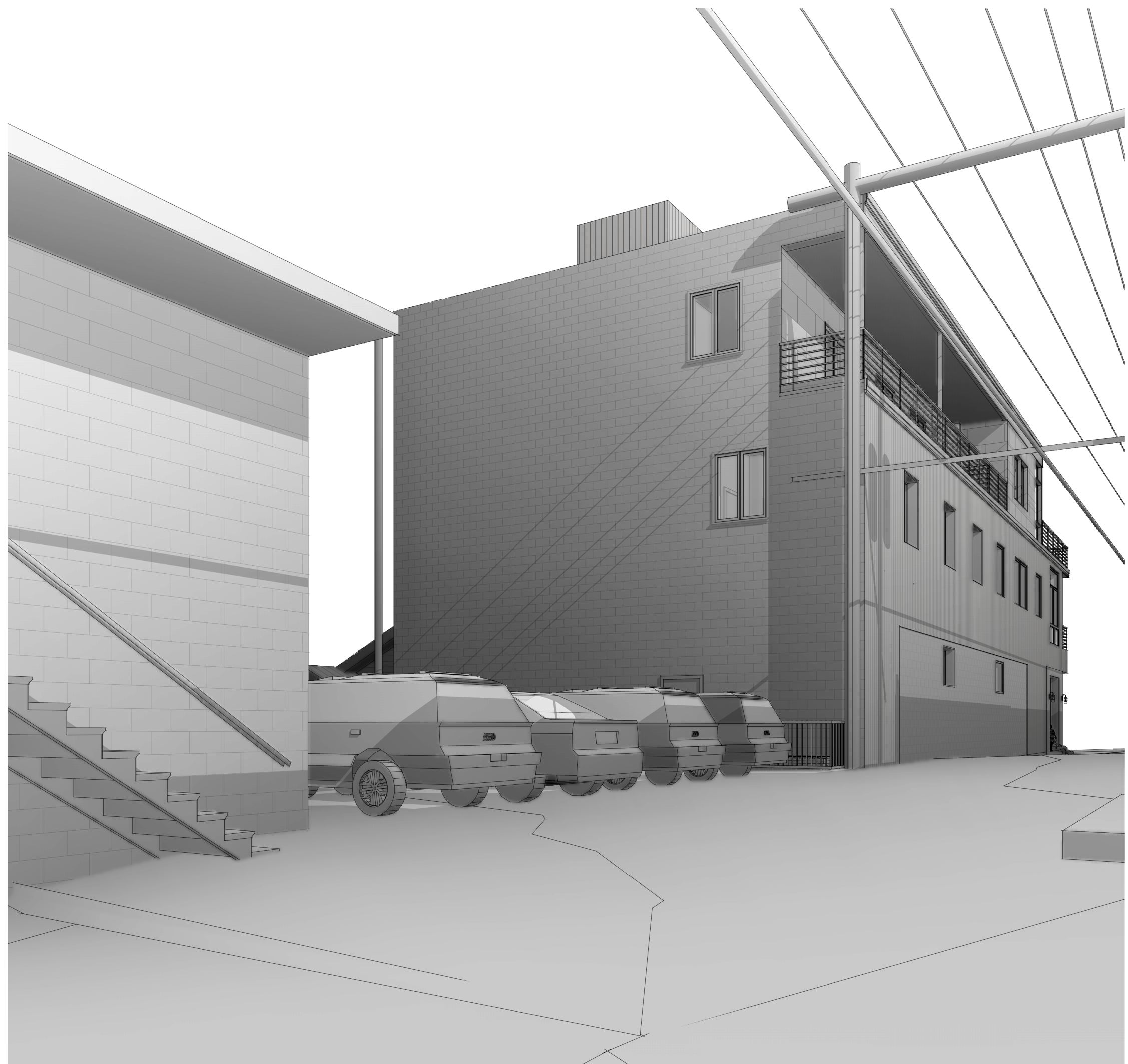
③ To Apts



⑤ White Stripes



② From Wyo Outfitters



④ Alley



"Barn Gray" 1x6 Shiplap Siding by Teton Windswept



Charred Wood "Kebony Half Gator" by Delta Millworks

Hardi-panel Smooth
vertical siding panels
'Magnolia Home'
48x120 sheets
used for upper level
24x48 stretcher bond
large 'block' siding with

Tamlyn Extreme Trim
painted aluminum corners
& reveals

"It's About Thyme " color



Example of wood siding
wrapped to soffit surface





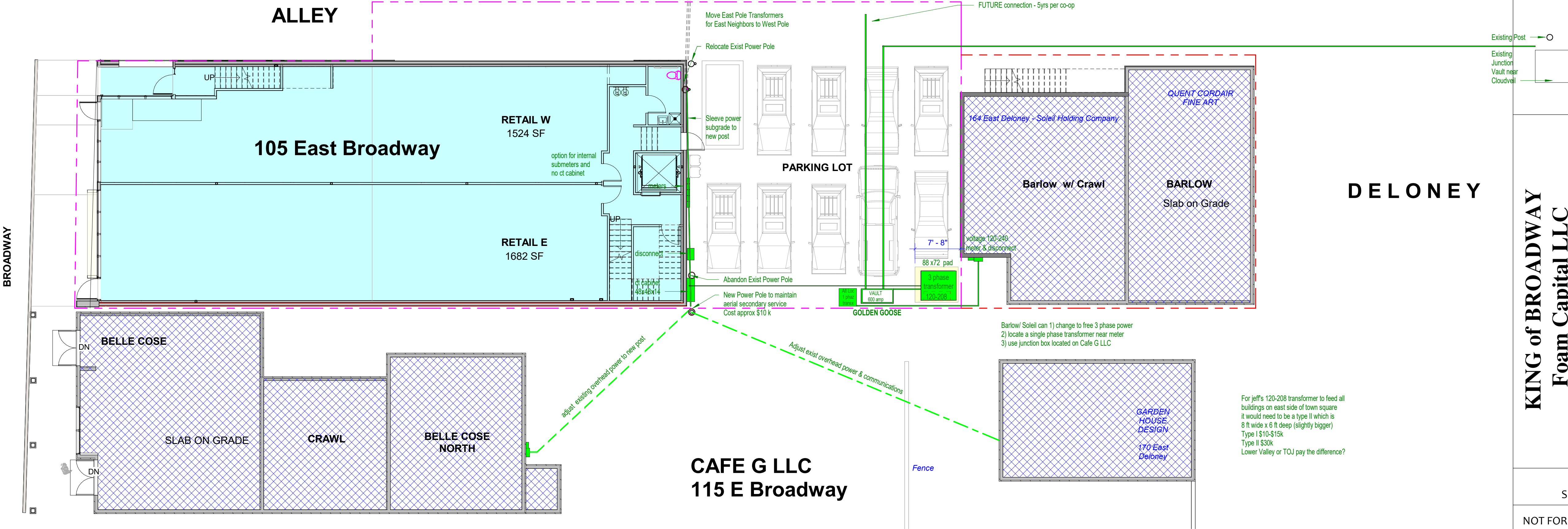
Overhead in alley adjacent to lot 105.



Existing Pole at South West Corner of Broadway & King
(Near Haagen Dazs)



DE LONEY



DE LONEY

KING of BROADWAY
Foam Capital LLC

105 East Broadway, Jackson, WY 83001

SITE ELECTRICAL

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Date SEP 30 2022

ELEC

Scale 1" = 10'-0"

1 ELECTRICAL
1" = 10'-0"