

AGENDA

Design Review Committee

March 8, 2023 – 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 April 12, 2023.

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/88983009163?pwd=QmNXUllwMjUrYXpmVzJteE5WYmd5Zz09>

2. CALL TO ORDER

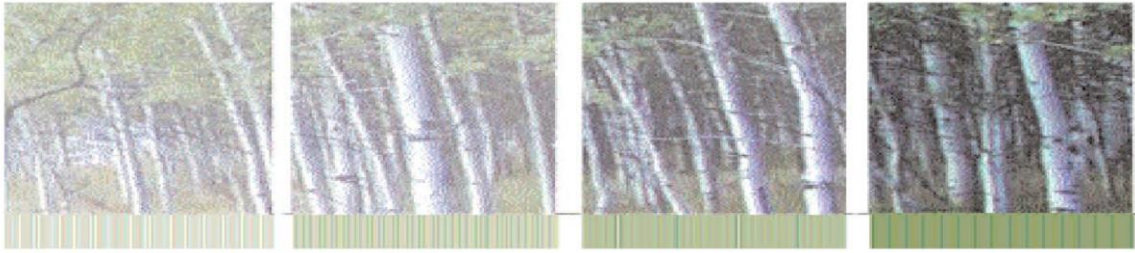
3. ROLL CALL

4. NEW BUSINESS

I. P23-038: 3001 Rangeview Drive - Rangeview Wellhouse

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: March 8, 2023

Item Number: P23-038

Applicant: A43 Architecture – Chris Jaubert

Address: 3001 Rangeview Drive (Rangeview Park)

Recommendations: Conceptual Review

Project Summary: The applicant is seeking a conceptual review for a new 918 sf single-story wellhouse located in Rangeview Park. The wellhouse will serve water needs in west Jackson. The Town of Jackson owns Rangeview Park and maintains it in conjunction with Teton County Parks & Recreation.

The project is slated to appear before Town Council for discussion during their March 20, 2023, Workshop meeting. At that time, Council will offer consideration of the public process, design review, and potential inclusion of public art at the wellhouse site. The project does not require DRC review; however, applicant has voluntarily applied for DRC review as an opportunity to receive feedback on the project prior to future Council Workshop discussion.

The existing small public parking area will remain which provides 5-6 parking spaces for the public to access the park. Rangeview Park includes a playground, open green space, and pedestrian pathways. Based on the location of the wellhouse, one of the existing 8'-wide pathways will need to be removed and shifted further to the south in order to maintain the park's current connectivity for the public and the neighborhood.

The proposed materials include beige Hardie plank, charcoal standing seam, and red metal vent covers. Per the applicant, the proposed materials are similar to those found in the surrounding context, are chosen for durability and low maintenance, and intend to reinforce the "playfulness" of the park context.

Per the applicant, composition of the proposed structure incorporates a gabled form with trapezoidal roof plans and sloping eaves as a method of creating visual interest in an economical manner. The composition aims to act as a landmark for the neighborhood while also blending into the neighborhood – thus southern façade on the park side appears "welcoming while discouraging close interaction" while remaining facades express the industrial use of the structure. Sizing of the structure is adequate to support the utility and equipment requirements, yet massing is consistent with other neighborhood structures.



LDR Compliance:

Since this wellhouse is located within Rangeview Park, no physical development standards apply to this request (i.e., setbacks, height limitations, LSR, plant units, etc.). With that being said, the applicant has located the structure 20' from the street property line which is consistent with the front yard setback for single-family homes in the neighborhood. At its nearest point, the relocation of the pedestrian path will be 11.1' from the structure. In addition, the structure is 17'-9" tall which is less than the allowed building height for single-family homes (i.e., 26' - 30'). Furthermore, the applicant is providing multiple trees and shrubs to help screen the building even though landscaping is not required.

Please reference applicant submittal for further detail.

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



Design Guideline Narrative

Project Name: Rangeview Wellhouse

Address: Rangeview Park, Rangeview Drive, Jackson, WY

The project consists of the construction of a new 918 sf wellhouse for the Town of Jackson. It will also include new and amended utility lines on site and in the public right-of-way as well, new landscaping, the shrouding of the existing wellhead, and the relocation of an existing pedestrian trail.

Public Space

The existing public space consists of two primary elements: Rangeview Drive and Rangeview Park. Rangeview Drive is the primary vehicular loop for the neighborhood. It hosts a small existing parking lot for park access which will remain. Rangeview Park hosts a playground, open green space, and a large section of the pedestrian trail that connects to the regional trail system. There is not currently much spatial delineation between these contexts, although their functions are disparate. We see this as an opportunity to use what would typically be an inert piece of municipal infrastructure to create a thickened ecotone at the park's edge, while responding appropriately to the requirements of each context.

Composition

The design approach is driven, as previously stated, by two disparate contexts. This is recognized in both the form and composition of the building. First, we take the extruded gable form found all around the neighborhood and set the ridge on a symmetrical bias to the plan. This allows for a more dynamic form, with trapezoidal roof planes and sloping eaves, an economical method for creating visual interest. The sides of the roof then wrap down as walls, with the ends remaining open to insinuate an interstitial zone between street and park. For the street side we implement a conventional façade, with landscaping for screening, clerestory windows, and camouflaged electrical and ventilation equipment. For the park, we cant the wall out to create a playfulness in the form, while also pushing away like a fortress to discourage pedestrians from approaching. Red circular vents appear haphazardly placed on the canted wall, adding to its playful character.

This building should act as a landmark while blending into the neighborhood. It should appear welcoming while discouraging close interaction. Thus is the paradoxical directive of municipal infrastructure governing the design decisions put forth here.



Massing

Sizing of the building is determined by utility and equipment clearances. At 17'-9" tall and a 918 sf footprint, the general massing of the building is consistent with that of the neighborhood.

Materials

The materials being proposed are similar, if not exact, to those found in the surrounding context. They were also deployed as a reference to the Broadway Pumphouse, creating the potential for a trademark look for Town of Jackson utility buildings. The palette is minimal, allowing the form to drive visual interest. Charcoal standing seam wraps the bulk of the building. Beige Hardie Plank is exposed at the ends to add warmth. Pops of red metal vent covers dot the south façade to reinforce its playfulness. All materials were chosen for their durability and low maintenance, along with their economical and visual properties.



Rangeview Wellhouse Rangeview Park

Project Narrative

The project consists of a new approx. 920sf Wellhouse for the Town of Jackson. The project is located on a flat site in the NL-3 Zone, within the Rangeview Park.

Zoning Standards

B.1 – Lot Standards

- Primary Street Setback – 20' **(Complies)**
- Secondary Street – 10' **(N/A)**
- Side interior – 10' **(N/A)**
- Rear – 25' **(N/A)**
- Landscape surface ratio - .45 **(Complies)**

B.3 – Bulk & Mass Standards

- Height (<3/12) – 26' max **(Complies)**
- Floor area ratio - .40 **(Complies)**

B.6 – Scenic Standards – (complies)

B.9 – Grading, Erosion Control, Stormwater – (complies)



RANGEVIEW WELLHOUSE

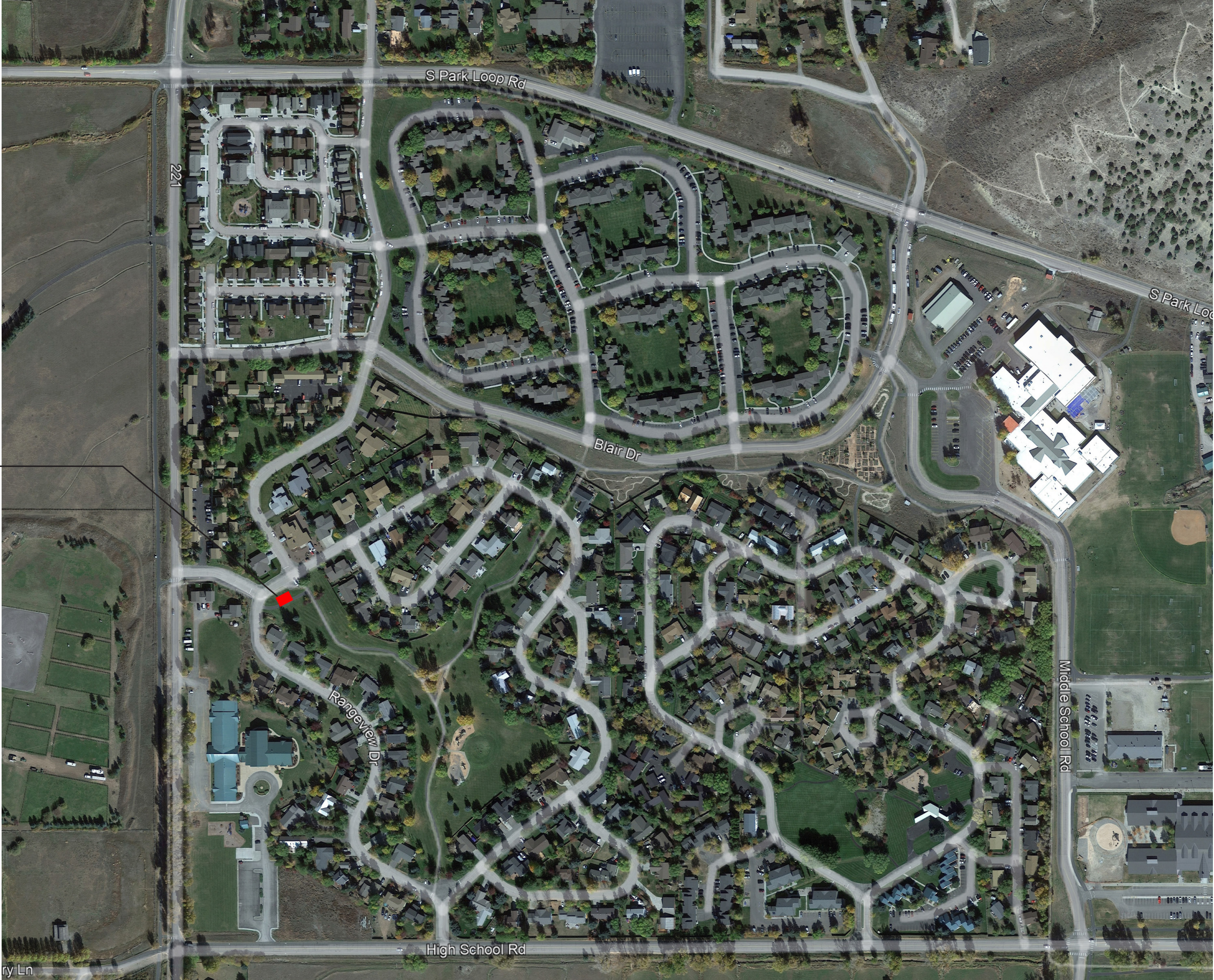
A43 ARCHITECTS
for

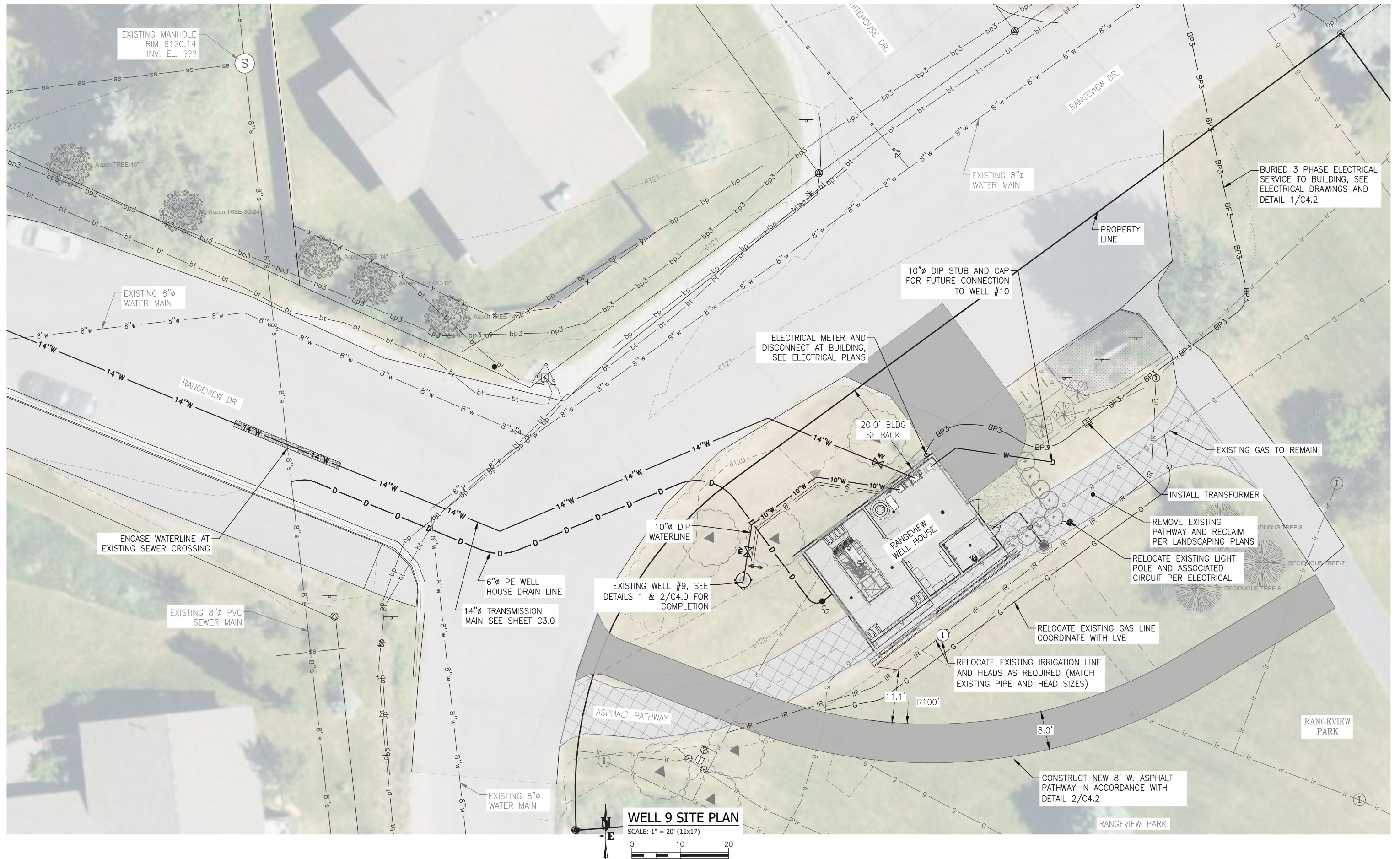
TOWN OF JACKSON DESIGN REVIEW COMMITTEE

WEDNESDAY, MARCH 8TH 2023



PROJECT
LOCATION







ELY SPRINGS WELLHOUSE



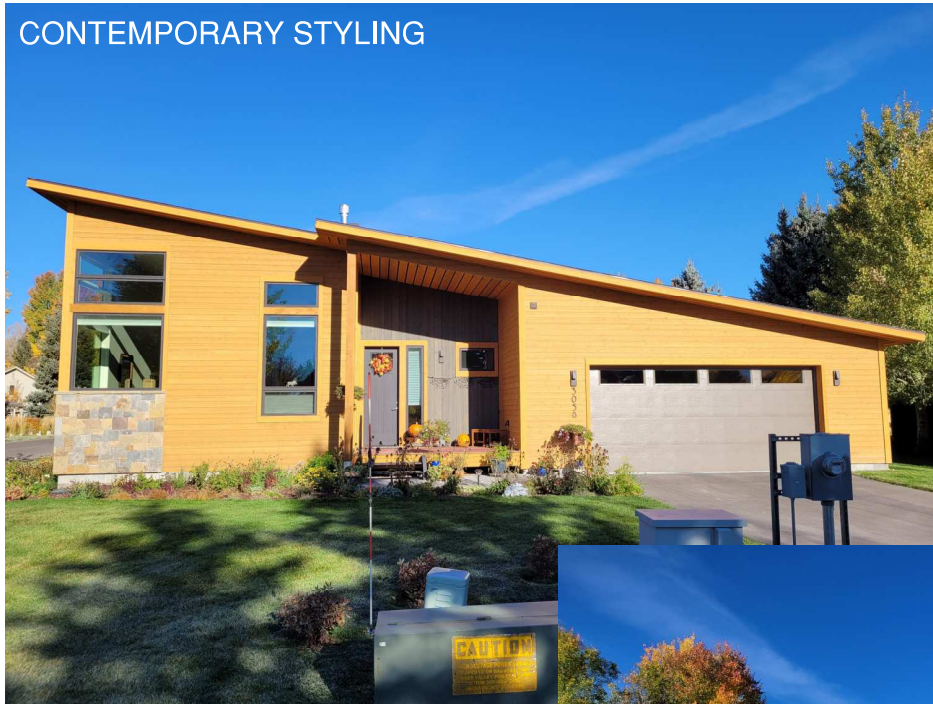
BROADWAY PUMPHOUSE



TYOLOGICAL PRECEDENTS



CONTEMPORARY STYLING



SALTBOX ROOF FORM



BOARD & BATTEN SIDING
DARK GREY/BLACK INSET AT
GARAGE DOOR



SHED ROOFS
HIP-GABLE ROOFS

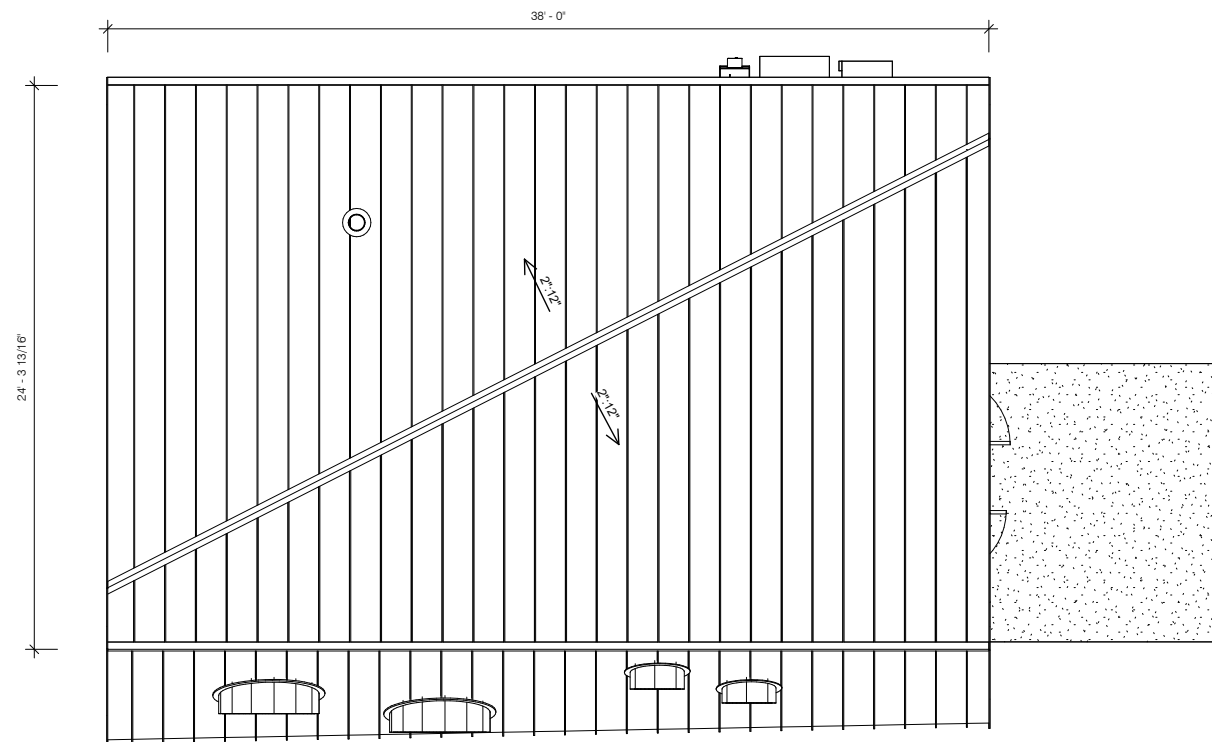


DARK GREY CORRUGATED METAL SIDING

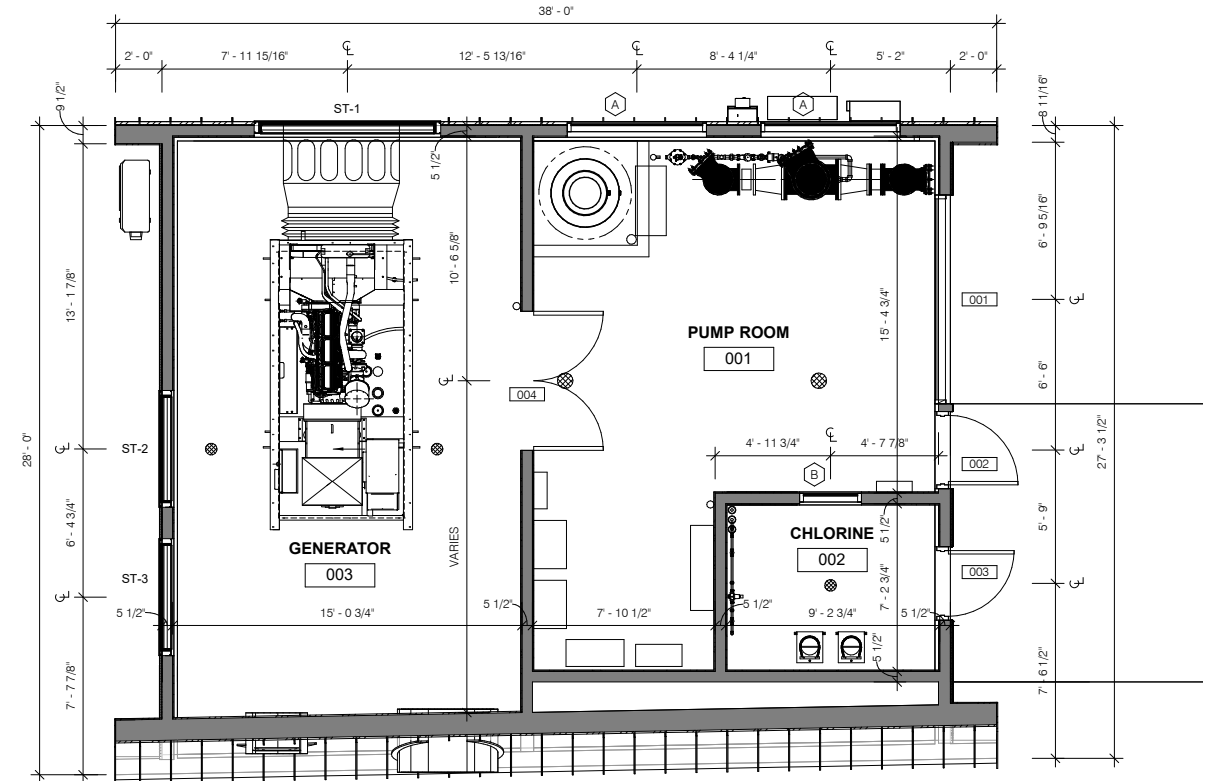


BOARD & BATTEN SIDING
CEDAR SIDING INSET INTO
RECESSES





ROOF PLAN



FLOOR PLAN



MATERIAL SCHEDULE:

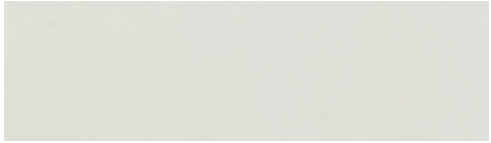
1	STANDING SEAM METAL ROOFING/SIDING
2	HORIZONTAL HARDIE PLANK SIDING
3	CONCRETE
4	METAL FLASHING
5	METAL DUCTWORK
6	GALVANIZED METAL EXHAUST
7	METAL WELL HEAD COVER
8	HOLLOWCORE METAL DOOR
9	METAL LOUVERS
10	OVERHEAD DOOR
11	FIBERGLASS WINDOW FRAME



CHARCOAL GREY



REGAL RED



DOVER WHITE



NAVAJO BEIGE

Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.

Pella Impervia

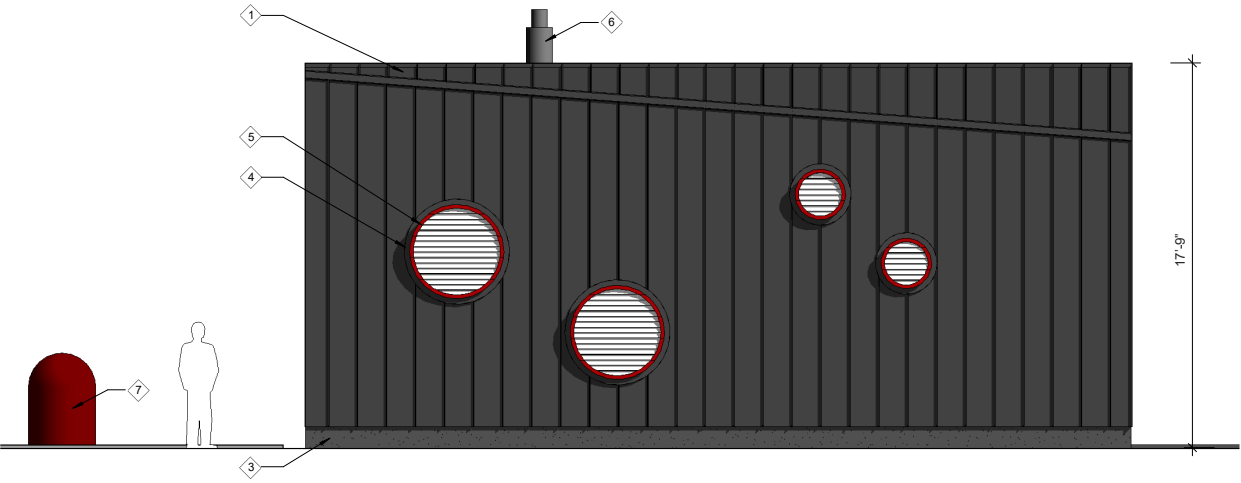
Fiberglass windows and patio doors

Sleek profiles and more glass

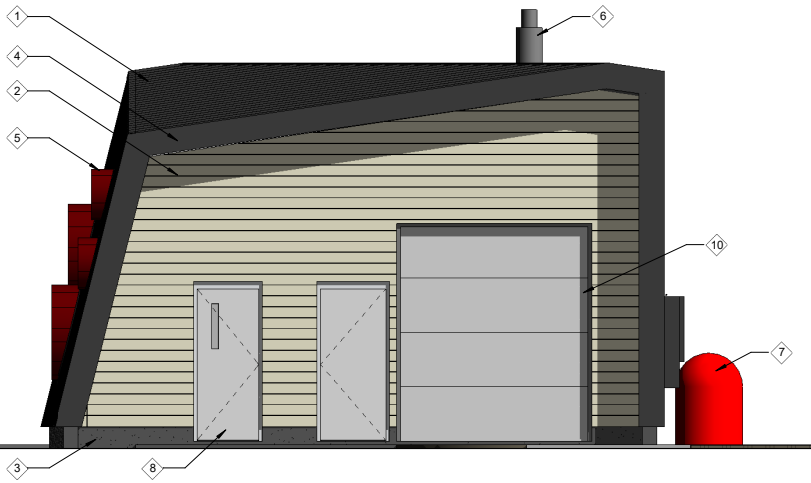
Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

Revolutionary hardware

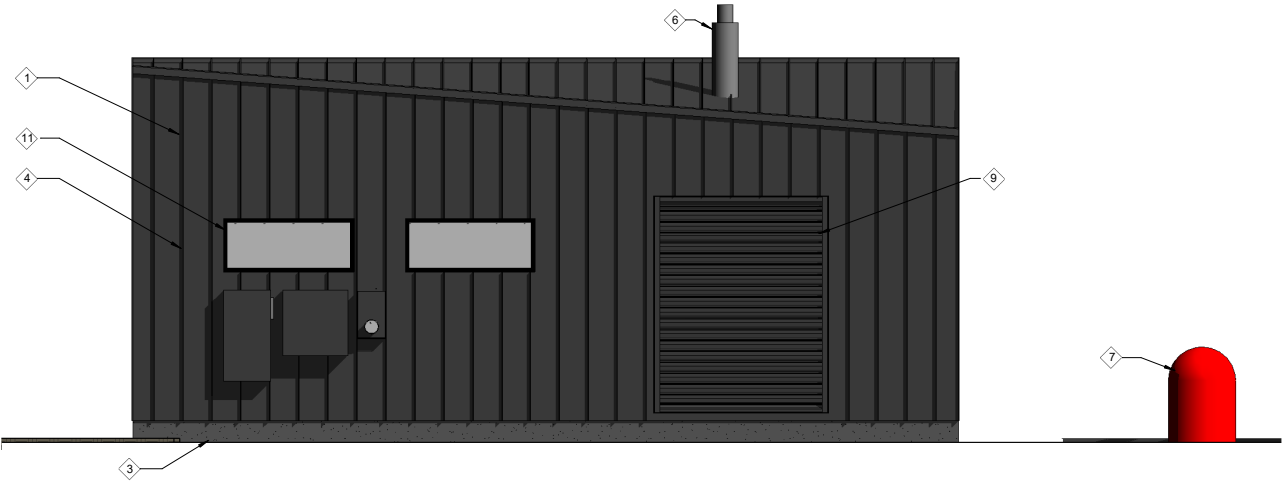
Introducing a revolutionary way to operate casement and swing windows. This patent-pending, EasySlide Operator simply slides to open, without the effort of cranking.



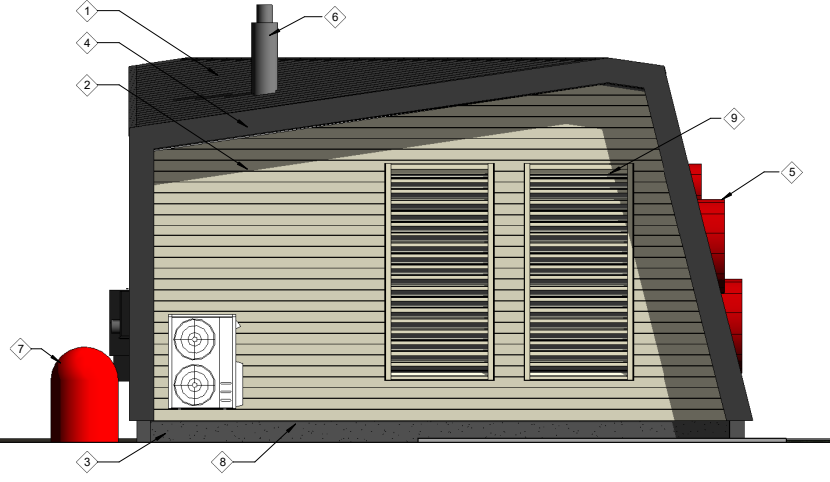
SOUTH



EAST



NORTH



WEST





LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EDGE OF ROAD
	EXISTING 1' CONTOUR
	EXISTING WATER
	EXISTING BURIED POWER
	EXISTING GAS
	EXISTING SEWER
	EXISTING BURIED TELEPHONE
	EXISTING IRRIGATION

PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
DECIDUOUS TREES				

	Populus tremuloides	Aspen	3" CAL	4
			4" CAL	2

SHRUBS

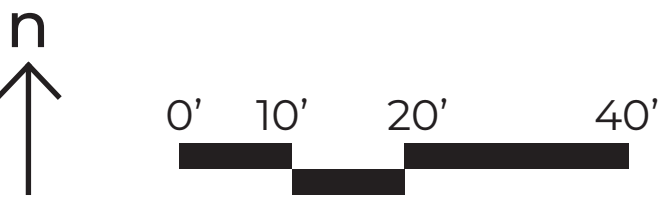
	Aronia melanocarpa	Black Chokeberry	4' H	4
	Cornus sericea 'santi'	Red-twig dogwood	4' H	7

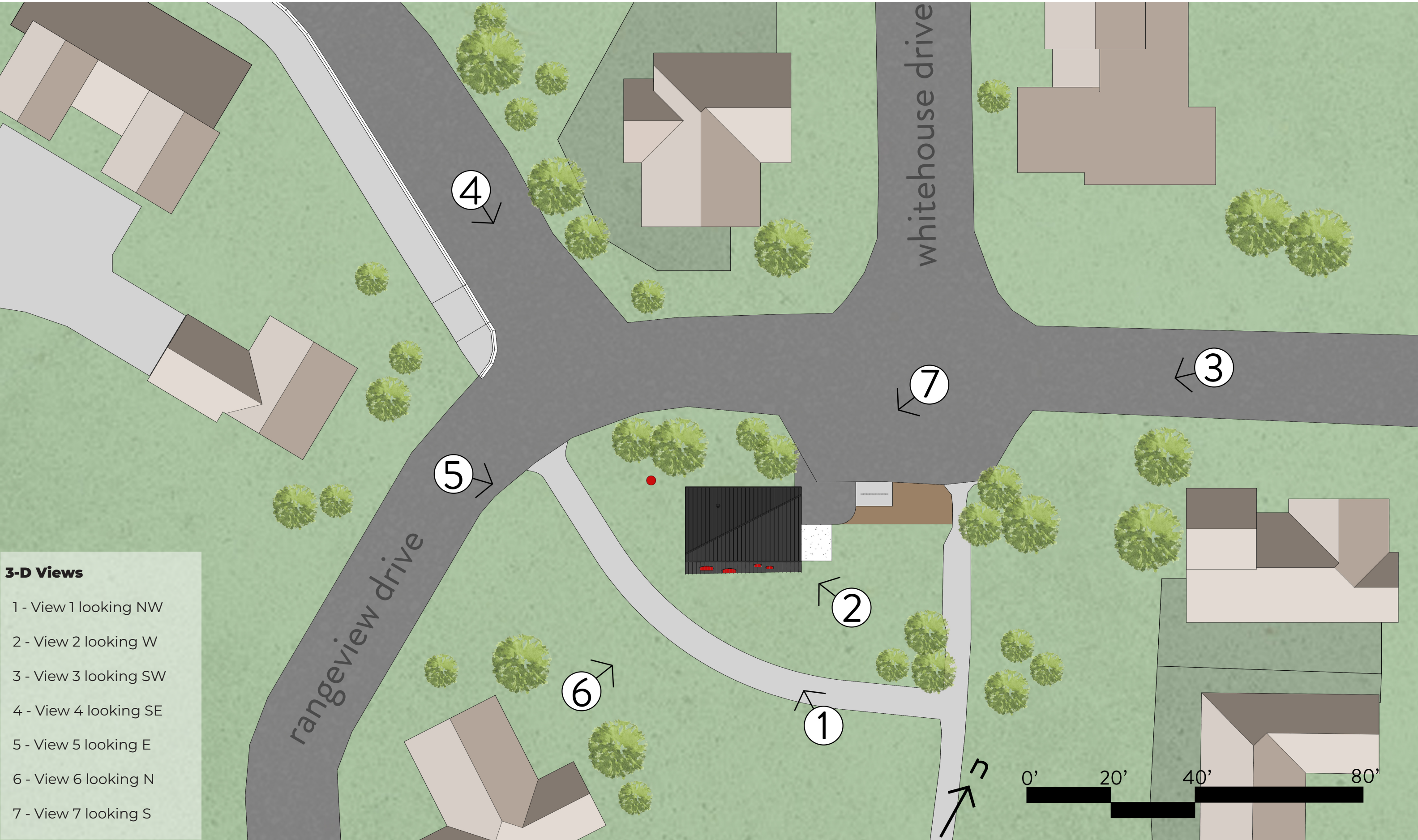
GRASS AND SEED MIX

	Bluegrass Sod - 2,560 SF
	Meadow Sod - 3,350 SF

PLANTING NOTES

1. Confirm all plant counts and square footages: quantities shown are provided as owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
2. Carefully align and space plant materials as indicated in these notes, drawings and details.
3. Refer to civil engineer's utility and grading plans. If site conditions vary from what is shown, contact the landscape architect and civil engineer for direction before proceeding.
4. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the owner.
5. Do not perform any pruning of existing or newly planted trees or shrubs without the direction and approval of the landscape architect.
6. The irrigation system shall be operational prior to plant installation, or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the landscape architect prior to installing any plant material.
7. The irrigation system shall be design-build retrofit of existing system. All trees and shrubs shall be drip irrigated. All disturbed areas shall be spray irrigated including lawn and native grass areas.
8. All plant material shall be irrigated for a minimum of 2 years until establishment.
9. Protect existing trees and their root zones during construction. Do not store materials or equipment under or near roots of trees. 6' tall construction fencing is recommended to protect on site trees to remain.





3-D Views

- 1 - View 1 looking NW
- 2 - View 2 looking W
- 3 - View 3 looking SW
- 4 - View 4 looking SE
- 5 - View 5 looking E
- 6 - View 6 looking N
- 7 - View 7 looking S



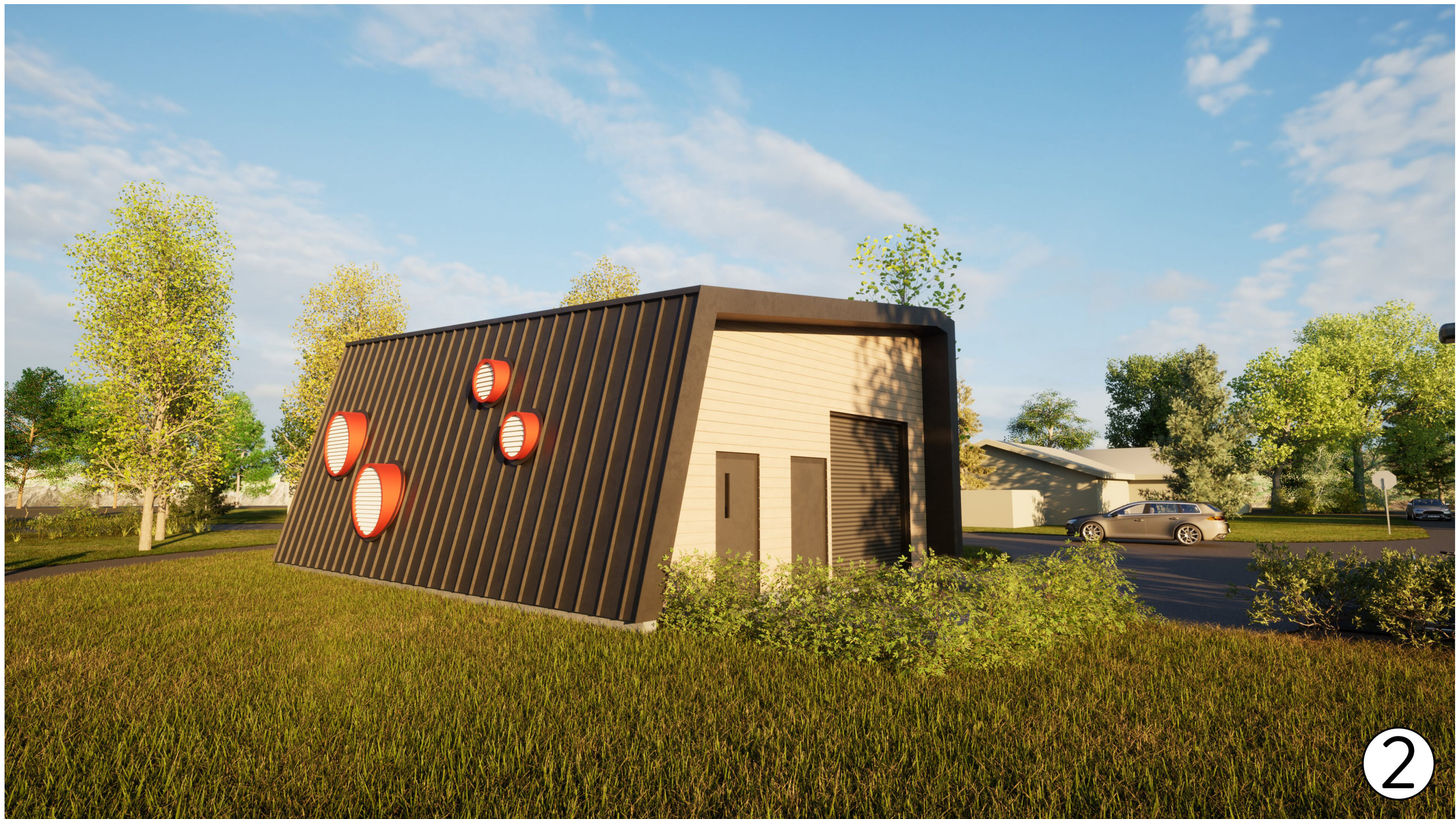
3-D VIEWS KEY PLAN



1

VIEW 1 LOOKING NW





2

VIEW 2 LOOKING W





3

VIEW 3 LOOKING SW





4

VIEW 4 LOOKING SE





5

VIEW 5 LOOKING E





6

VIEW 6 LOOKING N





7

VIEW 7 LOOKING S





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: Rangeview Wellhouse
Physical Address: 3001 RANGEVIEW DRIVE
Lot, Subdivision: Lot 29 & 100, Cottonwood Park, Rangeview Neighborhood PIDN: 22-40-16-06-2-09-027

PROPERTY OWNER.

Name: Town of Jackson, ATTN Brian Lenz Phone: 307-739-4547
Mailing Address: 450 W Snow King Avenue Jackson, WY ZIP: 83001
E-mail: btlenz@townofjackson.com

APPLICANT/AGENT.

Name: A43 Architecture - Claude Terral, Chris Jaubert Phone: 307-249-8650
Mailing Address: PO Box 4055, Jackson, WY ZIP: 83001
E-mail: trey@a43design.com

DESIGNATED PRIMARY CONTACT.

☒ Property Owner ☐ Applicant/Agent

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

Use Permit

☐ Basic Use
☐ Conditional Use
☐ Special Use

Relief from the LDRs

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

Physical Development

☐ Sketch Plan
☐ Development Plan
☒ Design Review

Subdivision/Development Option

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

Interpretations

☐ Formal Interpretation
☐ Zoning Compliance Verification

Amendments to the LDRs

☐ LDR Text Amendment
☐ Map Amendment

Miscellaneous

Other: _____
☐ Environmental Analysis

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

Pre-application Conference #: _____ 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?

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

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

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

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

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

Tyler Sinclair
Signature of Property Owner or Authorized Applicant/Agent
Tyler Sinclair
Name Printed

2/22/2023
Date
Interim Town Manager
Title