

AGENDA

Design Review Committee

August 9, 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 September 13, 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/88330514842?pwd=MmdzYmlRYlNZMytGMMy9EQlVKZlF5QT09>

2. CALL TO ORDER

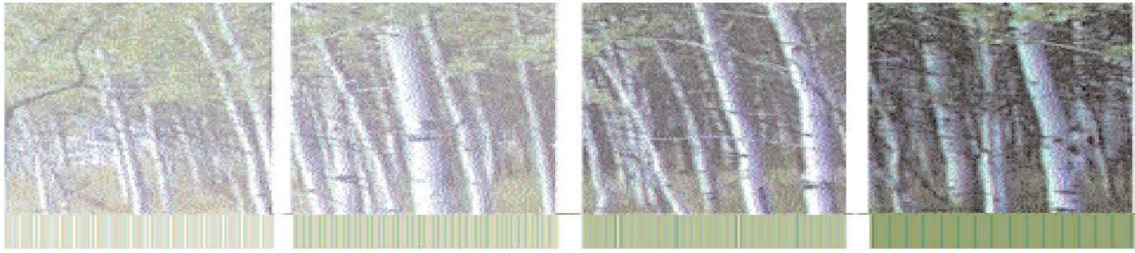
3. ROLL CALL

4. NEW BUSINESS

I. P23-098: 105 E. Broadway Ave - King of Broadway (continued from 7/12/2023)

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: August 9, 2023

Item Number: P23-098

Applicant: IBI Group, Peter Pillman

Address: 105 E. Broadway Avenue

Recommendations: Final Review

Background: On July 12, 2023, the DRC reviewed a +/-9,500 sf, 3-story, mixed-use building (retail, short-term rental, & residential) at 105 E. Broadway Avenue. The DRC continued the item for the following reasons:

1. Resolution is needed on all final materials throughout the building (type and color of CMU, kickplate, soffit, lighting, railings, etc.). All final materials shall be listed on the plans along with material samples.
2. The balcony is too large both in projection and thickness and doesn't mesh well with the overall design/theme. One suggestion was that the 2nd story railing could be pulled further back from the balcony to reduce its perceived mass and impact on the public ROW. If the private balcony is proposed to extend into the public ROW, this shall require future approval from the Town Council of an encroachment agreement, which may not be approved. The design should consider the possibility that such approval will not be granted and that the private balcony and railing will extend no farther than the applicant's front property line.
3. The covered walkway needs to continue across the entirety of the building frontage to protect the wood boardwalk and be reduced in depth to be at least 18" back from the curb.
4. The east elevation, especially the 3rd level, is highly visible and needs additional architectural improvements to improve the appearance. Suggestions include wrapping materials further around the east side and changing the color of the CMU to something lighter versus dark gray.
5. The applicant should consider varying the size/scale of the wood siding.

Project Summary: The applicant is seeking final review after receiving comments at the July 2023, DRC meeting. The applicant's response to the DRC's feedback can be found in the applicant's submittal. The size of the building remains roughly at 9,500 sf with retail, short-term rentals, and the 2:1 Workforce Housing Bonus. The listed materials are split face CMU (black and natural), exposed concrete, sheet metal (black) wood siding (gray barn), & wood siding (charred). This property

is located within the Downtown Design Overlay-2 (DDO-2) which requires the building to comply with the applicable western character design guidelines.

Below is a brief overview of the project:

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

Size: Approximately 9,500 sf above ground habitable.

- 1st floor: 9 parking spaces + 3,292 sf (retail) + 995 sf (circulation)
- 2nd floor: 1,937 sf (3-bed STR) + 1,140 sf (2-bed market unit) + 560 sf (1-bed Workforce restricted unit) + 268 sf (circulation)
- 3rd floor: 1,361 sf (2-bed STR) + 1,476 sf (2-bed STR) + 389 sf (circulation)

Parking: 8 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'





LDR Compliance:

Staff has done an LDR review and finds the building to generally comply with the DC-2 zone. The applicant has applied for an Administrative Adjustment to reduce the pedestrian frontage setback from 13'-6" to 10'. Staff and the DRC discussed this topic last year and felt that 10' would be appropriate based on the existing development to the east and future plans to reconstruct East Broadway which would likely result in shifting the existing curb south making up for lost pedestrian space.

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.





Arcadis, a California Partnership
10 Exchange Place, Suite 100 | Salt Lake City UT | 84111 | USA

July 25, 2023

Paul Anthony
Planning Director
Town of Jackson
P.O. Box 1687
Jackson, WY 83001

PROJECT: "KING OF BROADWAY" at 105 E Broadway, Jackson, WY

Dear Mr. Anthony,

Please accept these updated plans for redevelopment of the property "KING of Broadway" located at 105 East Broadway, Jackson, WY 83001,

Lot PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116
PIDN: 22-41-16-27-3-00-012

Included in this application are the following items:

- Submittal Checklist for Design Review Committee
- Application
- Letter of Authorization
- Project Narrative & Western Design Character
- LDR Compliance
- Housing Mitigation Worksheet
- Renderings
- New Proposed Elevations compared to approved.

We are looking forward to your review and feedback on our revisions and seek your approval.

Sincerely,

A handwritten signature in black ink, appearing to read "P. F. Pillman", with a stylized flourish at the end.

Peter Pillman, AIA
Project Director

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. [Hardscape Pedestrian Elements 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. [Shown on renderings](#)
 - ☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.
 - ☐ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.
 - ☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

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

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

Have you attached the following?

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

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title





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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that Jeff Neishabouri (Foam Capital LLC) is the owner in fee of the premises located at: _____
 Name of legal property owner as listed on deed

Address of Premises: 105E Broadway Jackson, WY 83001

Legal Description: Lot PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PIDN: 22-41-16-27-3-00-012

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Peter Pillman

Mailing address of Applicant/agent: 10 Exchange Place, Suite 100; Salt Lake City UT 84111 United States

Email address of Applicant/agent: peter.pillman@arcadis.com

Phone Number of Applicant/agent: 435-640-6500

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 ☐ Home Occupation ☐ Other (describe) _____

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

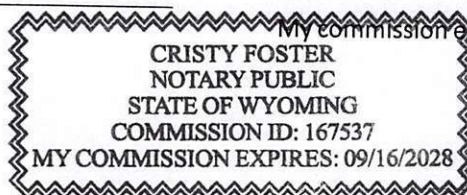
 Property Owner Signature

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

STATE OF Wyoming)
) SS.
 COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Jeff Neishabouri this 16th day of May, 2023. WITNESS my hand and official seal.

 Notary Public



My commission expires:

9/16/2028

PROJECT: "KING OF BROADWAY" at 105 E Broadway, Jackson, WY
PROJECT NARRATIVE

Our Resubmittal application is to respond to the DRC comments.

- Level 2 Balcony is reduced to 8'-6" as recommended by DRC.
- Railing on L2 balcony is setback to provide planter.
- Soffit @ L2 Balcony is made of lighter colored siding as recommended.
- Canopy is provided at Residential Entrance.
- East wall toward Belle Cose is done in two-tone CMU w/ precast ledger.
- Canopy on Level 2 & 3 is changed to sunshade.
- Materials shown on elevations.
- Varying the size/scale of the wood siding between light and dark.

WESTERN DESIGN CHARACTER

KING of Broadway is named for its location at the north end of King Street, just off Jackson's Town Square.

105 East Broadway sits in Area 2, the outer square donut of the downtown core. As such, it should display western character, but may do so a bit more broadly. It does not imitate a historic style but attempts to genuinely reference western design characteristics. The Gayle Building at 105 East Pearl, cited as a good example in the design guidelines, helped guide our choices. Although covered walkways are not required in Area 2, King of Broadway continues the covered boardwalk of the adjacent shop and differs by cantilever rather than columns. Its signage wall is a flat canopy for the pedestrian sidewalk below. It maintains a 2-story facade at the street, with massing at the third floor stepped back, as required by the LDR's. King of Broadway's upper balconies continue a tradition encouraged by many examples in the design guidelines. These balconies help animate the pedestrian experience.

Approaching the building from its southwest corner, i.e., from King Street or town square, a large chunk is indented or subtracted to create variety. This "articulation technique," using "wall offsets" is scaled appropriately to the terminus of King Street. It is not gratuitous or "overly busy."

One component of traditional western character is an "entrance which is clearly defined, often with double doors." 105 East Broadway has a primary porch entry leading upstairs and two retail level entry/ exits. Another common feature of traditional western buildings is a short stem wall or kickplate at the base. We stop the storefront sill 2 feet shy of the pavement, with a flat panel below the glazing. A "flat roof with simple cornice," is another example defined in the standards. The cornice helps the building meet the sky with elegance.

Facade materials are chosen for their heartiness and suitability to our downtown core. We have two types of wood siding: vertical charred 'Shou Sugi Ban' and horizontal shiplap, suggestive of reclaimed barnwood. We aim for natural materials, with matte rustic finishes, consistent with regional vernacular of the intermountain west.

LDR COMPLIANCE

2.2.15. DC-2: Downtown Core-2

PROJECT INFORMATION

KING of Broadway

105 East Broadway, Jackson, WY 83001,

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

PIDN: 22-41-16-27-3-00-012

1. Lot Standards				
Building Setbacks (Sec 9.4.8.)				
General	Source	Notes	Proposed	Complies
Primary street setback range (min.-max)	ToJ LDR Section 2.2.15	0' – 5'	0' – 5'	Yes
Secondary street setback range (min.max)	ToJ LDR Section 2.2.15	0' – 5'	0' – 5'	Yes
Side interior (min.)	ToJ LDR Section 2.2.15	0' or 5'	0'	Yes
Rear (min.)	ToJ LDR Section 2.2.15	0' or 5'	0'	Yes
Abutting protected zone	ToJ LDR Section 2.2.15	10'		n/a
Landscaping (Div. 5.5.)				
Landscape surface ratio (min.)	ToJ LDR Section 2.2.15	n/a		n/a
Plant units (min.)	ToJ LDR Section 2.2.15	n/a		n/a
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.15	4'		n/a
Height in rear yard (max)	ToJ LDR Section 2.2.15	6'		n/a
Setback from pedestrian frontage	ToJ LDR Section 2.2.15	1'		n/a
Setback from side or rear lot line (min.)	ToJ LDR Section 2.2.15	0'		n/a
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min.)	ToJ LDR Section 2.2.15	30'		n/a
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.15	30'		n/a
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.15	0'	Structured parking	Yes

Access				
Curb cut width (mx)	ToJ LDR Section 2.2.15	24'		Yes
2. Bulk Standards	Source	Notes	Proposed	Complies
Street Façade (Sec. 9.4.11.)				
Width of ground and 2 nd story in primary street setback range	ToJ LDR Section 2.2.15		Building width 41'-0"	Yes, See Site Plan.
% of lot width (min.)	ToJ LDR Section 2.2.15	80%	98% Lot width 42'-1"	Yes
Length from street corner (min.)	ToJ LDR Section 2.2.15	30' min.	41'-0"	Yes
Width of ground and 2 nd story in secondary street setback range	ToJ LDR Section 2.2.15		Alleyway	n/a
% of lot width (min.)	ToJ LDR Section 2.2.15	80%	Alleyway	n/a
Length from street corner (min.)	ToJ LDR Section 2.2.15	30'	Alleyway	n/a
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch $\geq 5/12$	ToJ LDR Section 2.2.15	46'		n/a
Height (max) if roof pitch $< 5/12$	ToJ LDR Section 2.2.15	42'		Yes
Stories (max)	ToJ LDR Section 2.2.15	3	3	Yes
Height (min.) in any street setback range	ToJ LDR Section 2.2.15	16'		Yes
Building Stepback (Sec. 9.4.12.)				
Step back for any 3 rd story street façade or street façade over 30' (min.)	ToJ LDR Section 2.2.15	20'	Step back for any 3 rd story street façade or street façade – 20'-0" max	Yes
Encroachment in step back (max % of overall façade width)	ToJ LDR Section 2.2.15	40%	40%	Yes
A building with only residential use that has at least 4 units is exempt from stepback requirement	ToJ LDR Section 2.2.15			n/a
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.15	1.3	Actual FAR 1.49	Utilizing Bonus 2:1 Tool
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.15	(Sec 7.8.3)	0.922 Units	0.922 Units Fee in lieu.

Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.15	(Sec 7.8.4)	2:1 Bonus	Yes
3. Form Standards	Source	Notes	Proposed	Complies
Pedestrian Frontage				
Covered walkway	Sec. 2.2.1.C. 1	Total width from back of curb (min) 13.5' Furnishing/planting area (min) 18" – 3' Clear sidewalk width (min) 8'	10'-0" Sidewalk width	No Applying for Administrative adjustment.
Trees in grates	Sec 2.2.1.C. 2	Total width from back of curb (min) 13.5' Furnishing/planting area (min) 5' Clear sidewalk width (min) 6'		n/a
Building Frontage Options				
Shopfront	Sec. 2.2.1. D.2	Ground Story Height: 12' min Upper Story Height: 9' min Ground Floor Elevation: 0'-2' Transparency, Ground Story, Primary Street: 60% Transparency, Ground Story, Secondary Street: 30% Transparency, Upper Story, Primary Street: 20% Blank Wall Area, Primary Street: 15' max Blank Wall Area, Secondary Street: 30' max Ped. Access Entrance: Req Entrance Spacing: 50' max	Ground Story Height: 18' 80% Alleyway 65% 2'-8" max. Alleyway 12'-8" max.	Yes Yes n/a Yes n/a Yes
Office	ToJ LDR Section 2.2.15			n/a

	Sec. 2.2.1.D.2			
Residential	Sec. 2.2.1. D.3	Ground Story Height: 9' min Upper Story Height: 9' min Ground Floor Elevation: 0'-5' Transparency, Ground Story, Primary Street: 20% min Transparency, Ground Story, Secondary Street: 20% min Transparency, Upper Story, Primary Street: 20% min Blank Wall Area, Primary Street: 35' max Blank Wall Area, Secondary Street: 50' max Ped. Access Entrance: Req Entrance Spacing: n/a max		n/a n/a n/a n/a n/a n/a n/a
Lodging	ToJ LDR Section 2.2.15	See sec. 2.2.1.D.4.		n/a
Parking Type Options				
On-street parking	Sec. 2.2.1.E. 1.	On-street parking provides off-site, at grade parking in the public right-of-way.	1 stall	Yes
Surface parking	Sec. 2.2.1.E. 2.	Surface parking provides uncovered, at- grade parking. Surface parking must be located behind or to the side of buildings and must be screened from view from any street (except an alley).	9 stalls	Yes
Tuck-under parking	Sec. 2.2.1.E. 4.	Tuck-under parking provides at grade		n/a

		parking located beneath the upper-stories of a building. Tuck-under parking must be located to the rear of the building.		
Enclosed parking	Sec. 2.2.1.E. 3.	Enclosed parking provides at grade parking located beneath the upper stories of a building. Parking must be fully enclosed and be screened by a building facade.		n/a
Structured parking	Sec. 2.2.1.E. 5.	Structured parking provides parking fully integrated within a building. Active street fronts must be provided to the extent practical		n/a
Underground parking	Sec. 2.2.1.E. 6.	Underground parking provides below grade parking.		n/a

3. Calculations for Parking Requirements

Parking Credits for 105W Broadway

Historic/Current Use

Retail

15 (TOJ Record)

Total Parking Credits

15

Parking Requirements for Proposed 105W Broadway.

	Use	Number of units	Required parking
Workforce Deed Rest.	1 Br.	1	1 x 1.5 = 1.5
Short Term Rental	2 Br.	2	2 x 1.5 = 3
Long Term Rental	2 Br.	1	1 x 1.5 = 1.5
Short Term Rental	3 Br.	1	1 x 1.5 = 1.5
Workforce Housing and Associated Circulation		0	0
Total Parking Requirements			
Short Term Rental/Workforce Units			7.5 stalls required
Retail 2.25 SPOTS / 1000 SF			
Generates 7.17 SPOTS			

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	0.000216*sf	0	3648	1	0.787

Existing Workforce Housing Credit0.787

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.)

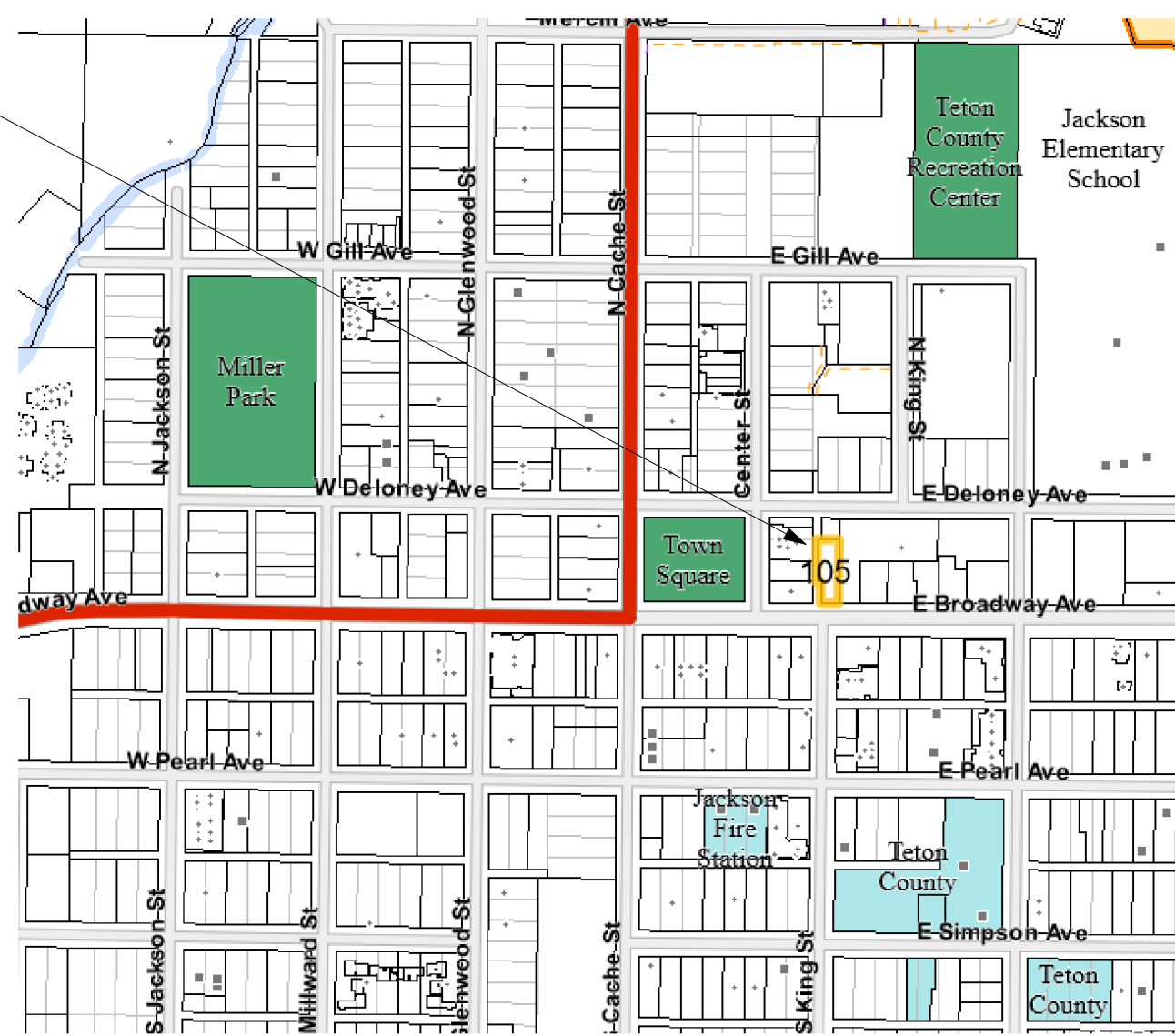
Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Retail	0.000216*sf	0	3185	1	0.687
Short-Term Rental Unit	0.102*bedrooms	3		1	0.306
Short-Term Rental Unit	0.102*bedrooms	2		3	0.613
Short-Term Rental Unit	0.102*bedrooms	1		1	0.102
Workforce Housing Unit	exempt				0.000

Affordable Workforce Housing Required:0.922 unitsFee-in-Lieu Amount:\$250,629.24

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.



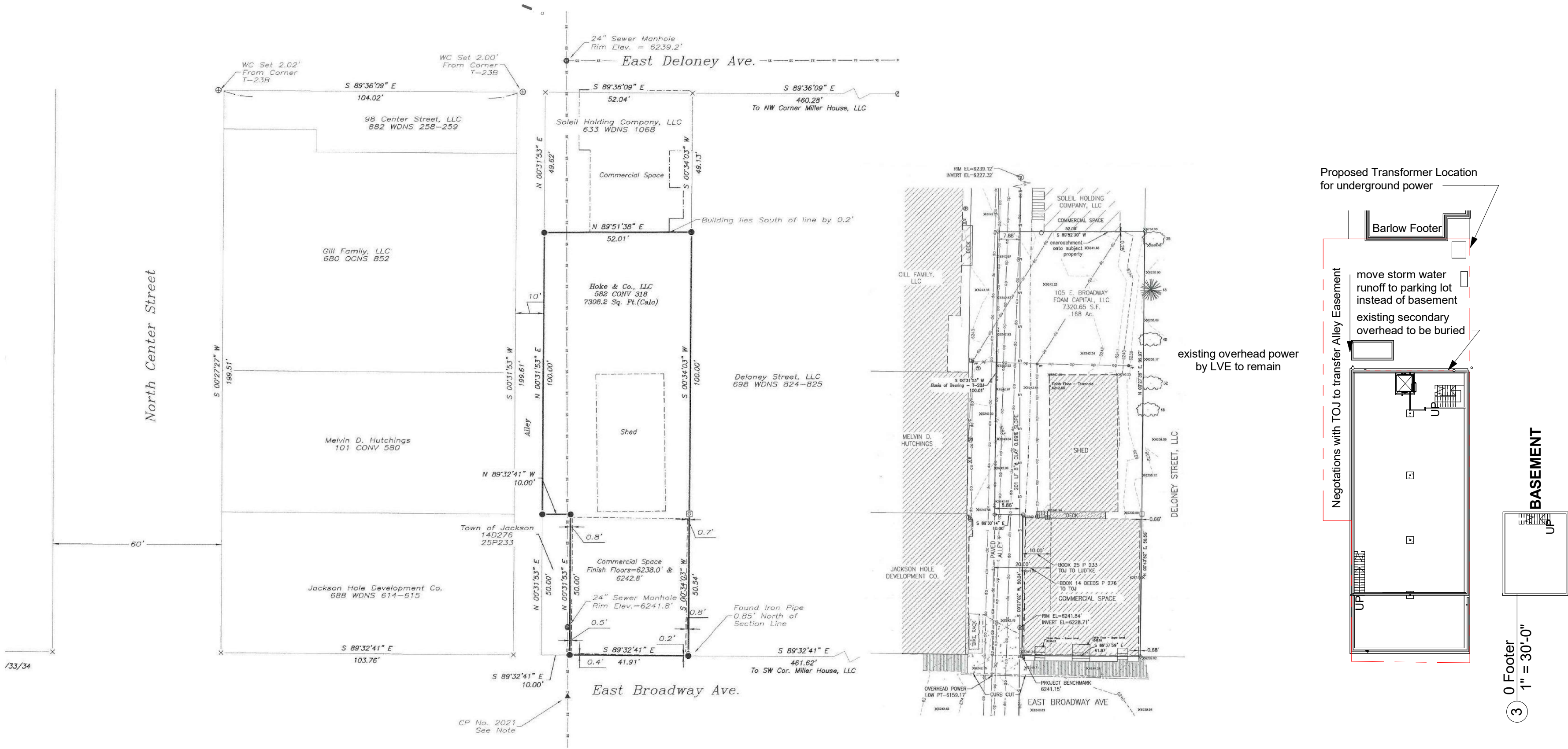
VICINITY



See also Sheet DRC4

9/26/2022		DEVELOPMENT CALCULATIONS		105 East Broadway & King	
AREA			AREA		FAR
to outside walls			to wall insides		Check
			for Housing Calcs		
-1956		Exist Retail	-1824	To be demolished	
4,173		Footprint		Floor 3 Footprint	3425
7,311		Lot Size		Floor 2 Footprint	4167
9,504	1.3	Max FAR		Floor 1 Footprint	4096
673		Egress 2 Mid level	578	n.a.	North Stair, Egress, Elevator
256	512	Egress 1 half or 50%	442		-512
1,513		Employee Apts E	1,380	Workforce Housing - Deed Restricted	-256
2,186		Total NOT FAR		Subtracted from FAR	-1,513
3,420		Retail	3,207	Retail East & West	
405		half Egress 1 & Suppor	555	Fire Rm, Elevator, Rest Rm	
2,025		Apartment A	1,730	Short Term Rental	
1,056		Apartment B	985	Short Term Rental	
512		Egress 3 Upper	423	Access and Exit from STR	
2,022		Apartment C	1,850	ARU or STR	
9,440		Total FAR	8,750	64	9407

No LSR Required



3.0 Footer
1" = 30'-0"

KING of BROADWAY
Foam Capital LLC

105 East Broadway, Jackson, WY 83001
SITE & VICINITY PLANS

DRC
SUBMITTAL

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

Date OCT 26 2022

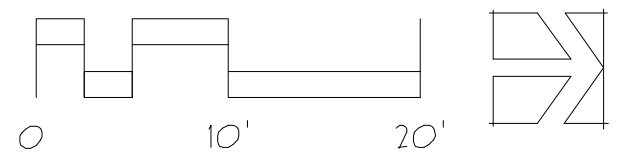
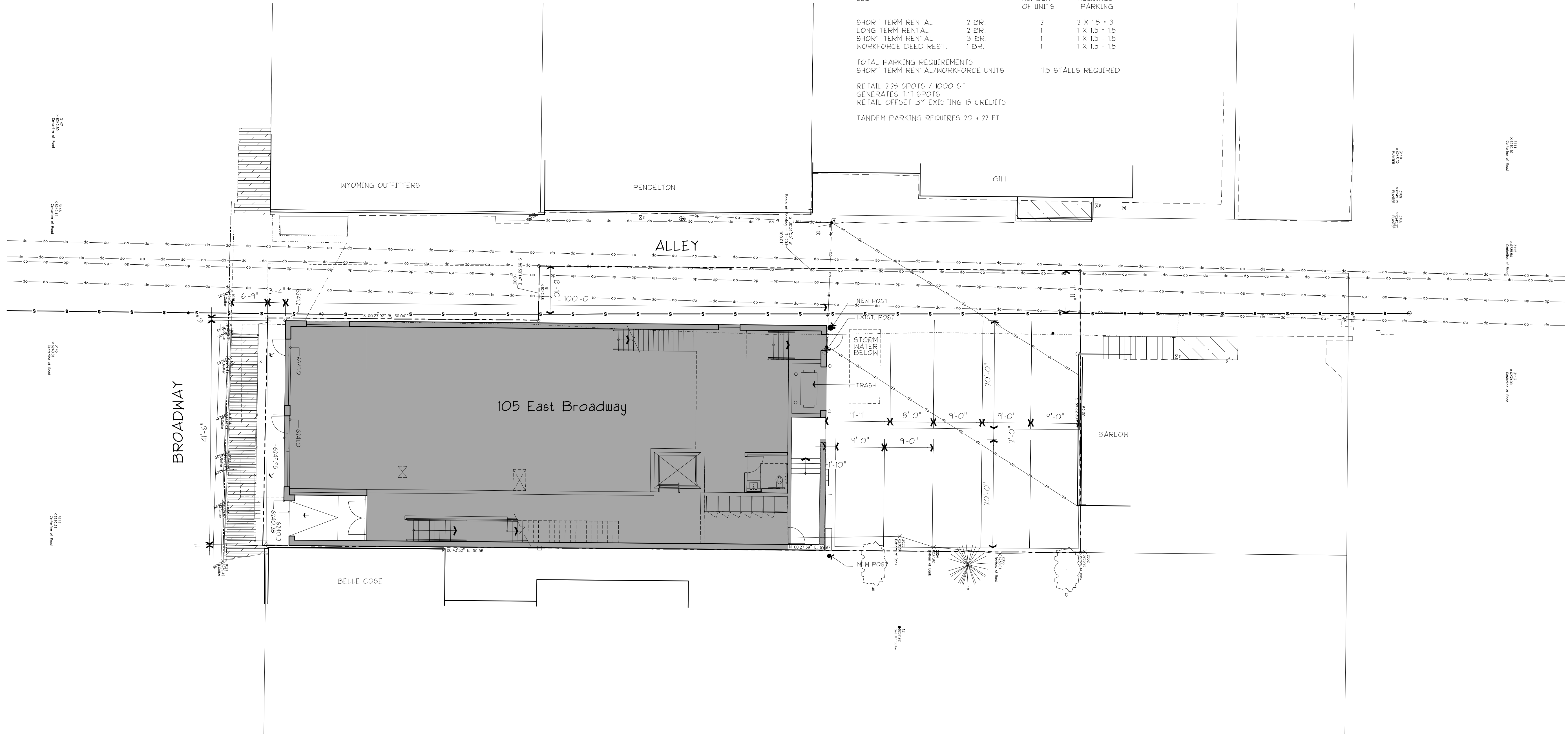
DRC 0

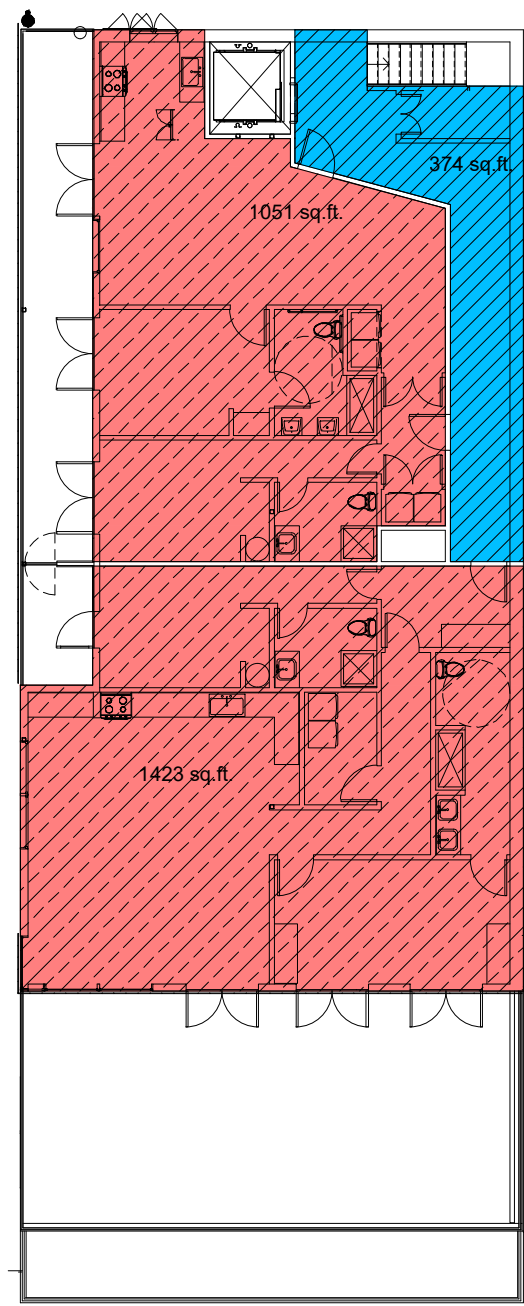
Scale 1" = 30'-0"

PARKING REQUIREMENTS FOR PROPOSED 105W BROADWAY.

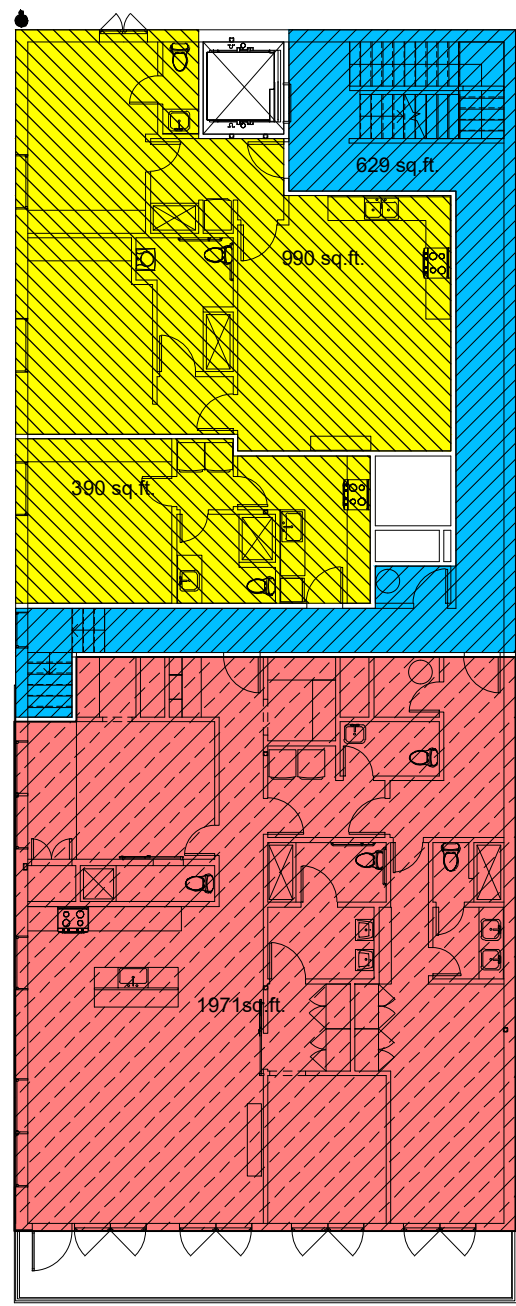
PARKING REQUIREMENTS FOR PROPOSED 105W BROADWAY.

USE	NUMBER OF UNITS	REQUIRED PARKING
SHORT TERM RENTAL	2 BR.	2
LONG TERM RENTAL	2 BR.	1
SHORT TERM RENTAL	3 BR.	1
WORKFORCE DEED REST.	1 BR.	1
TOTAL PARKING REQUIREMENTS		5
SHORT TERM RENTAL/WORKFORCE UNITS		1.5 STALLS REQUIRED
RETAIL 225 SPOTS / 1000 SF		
GENERATES 1.11 SPOTS		
RETAIL OFFSET BY EXISTING 15 CREDITS		
TANDEM PARKING REQUIRES 20' x 22 FT		

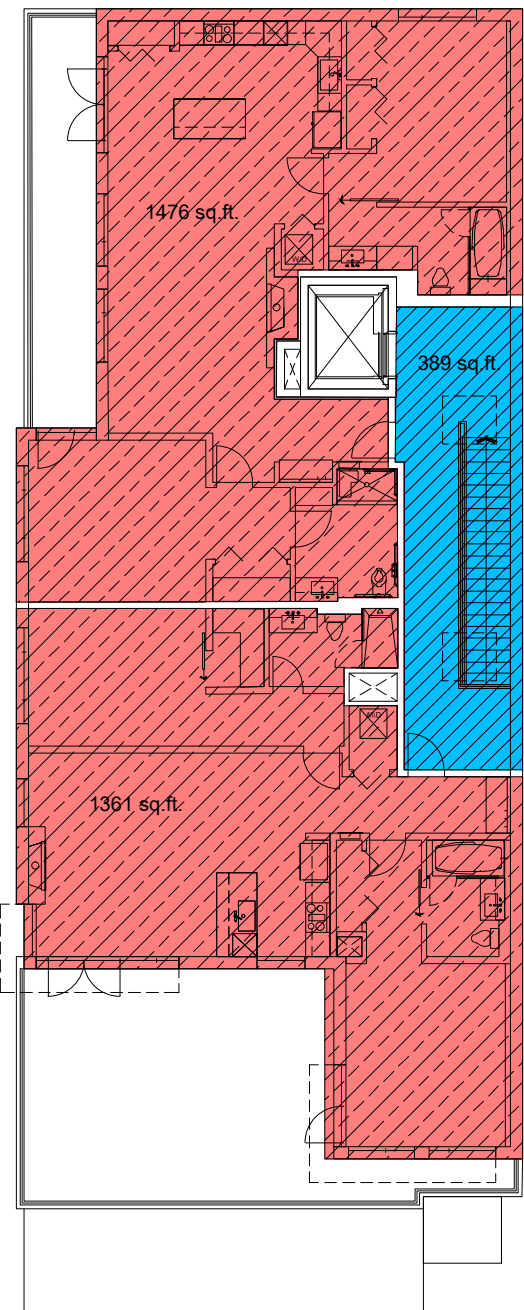




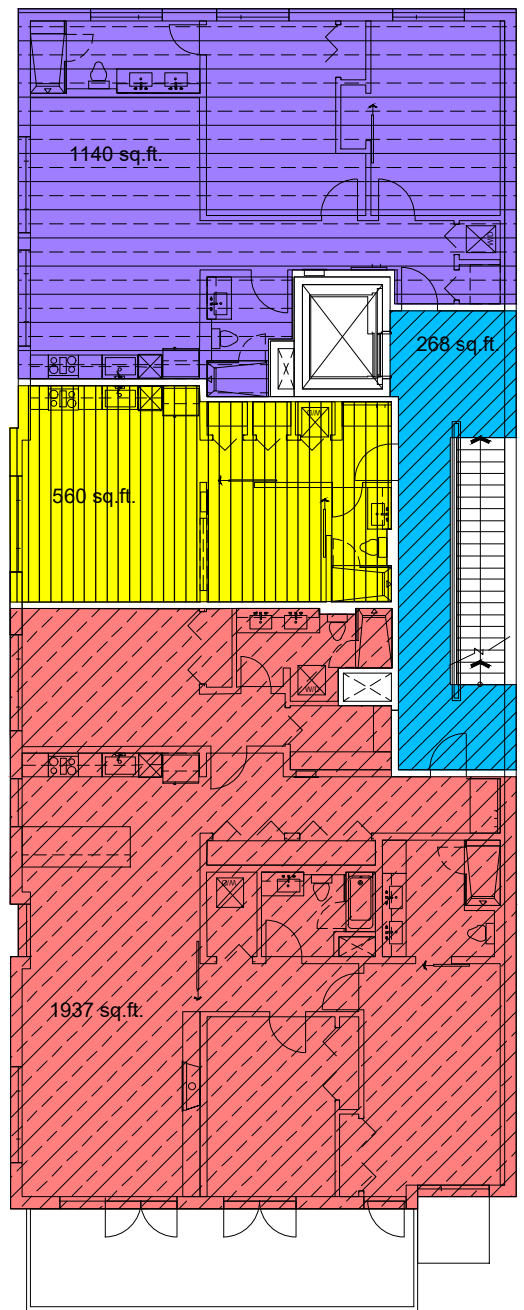
FLOOR PLAN - LEVEL 3
OLD - APPROVED



FLOOR PLAN - LEVEL 2
OLD - APPROVED



FLOOR PLAN - LEVEL 3
NEW - PROPOSED



FLOOR PLAN - LEVEL 2
NEW - PROPOSED

AREA BREAKDOWN

Lot Area 1,311 sq. ft. 0.161831 acre
Allowed Area per FAR 1.3
1,311 sq. ft. x 1.3 = 1,704 sq. ft.
Actual FAR Area 1,183 sq. ft.
Bonus 2:1 - 1,619 sq. ft.
559 sq. ft. - Deed Restricted Required
560 sq. ft. - Deed Restricted Provided

AREA BREAKDOWN

OLD - APPROVED	NEW - PROPOSED	
4445 sq. ft.	4174 sq. ft.	STR Housing Base FAR
0 sq. ft.	1140 sq. ft.	LTR Housing Bonus 2:1
423 sq. ft.	1524 sq. ft.	STR Circulation Base FAR
6316 sq. ft.	3185 sq. ft.	Retail Base FAR
1380 sq. ft.	0 sq. ft.	Workforce Housing
0 sq. ft.	560 sq. ft.	Workforce Deed Restr.
728 sq. ft.	120 sq. ft.	Exempt

178 sq. ft. of circulation is exempt
46% of 268 sq. ft. is exempt
(serving WH)
140 is applied toward Base FAR

HOUSING REQUIREMENTS & BREAKDOWN

Short-Term Rental Units Breakdown - Base FAR

2 Bd.	2
3 Bd.	1
Total STR I	3

Affordable Workforce Housing Required: 0.922 units
Offset by Fee-In-Lieu.

Bonus 2:1 Breakdown

1 Bd.	1 (Deed Restricted)
2 Bd.	1 (Long Term Rental)
Total	2

PARKING REQUIREMENTS & BREAKDOWN

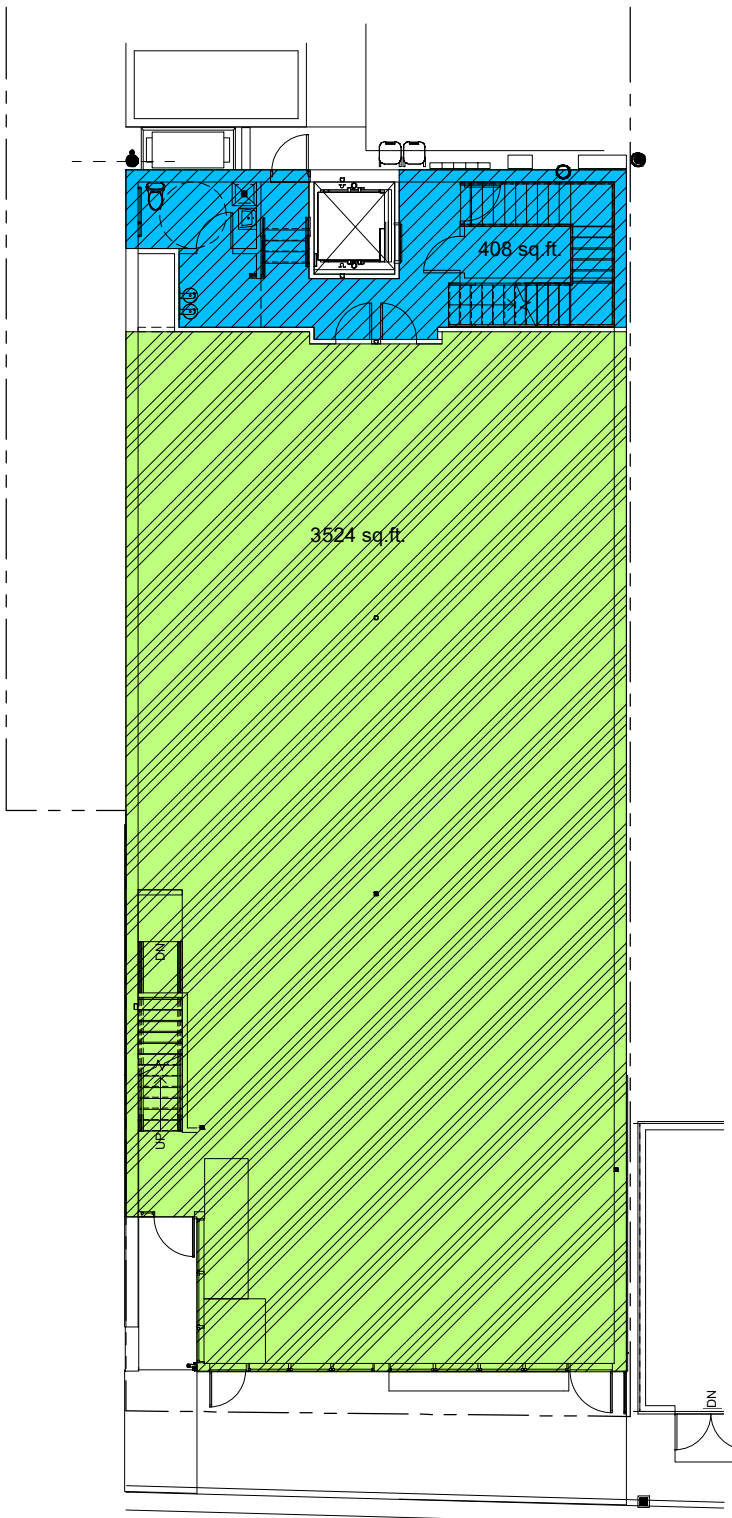
PARKING REQUIREMENTS FOR PROPOSED 105W BROADWAY.

USE	NUMBER OF UNITS	REQUIRED PARKING
SHORT TERM RENTAL	2 BR.	2
LONG TERM RENTAL	2 BR.	1
SHORT TERM RENTAL	3 BR.	1
WORKFORCE DEED REST.	1 BR.	1

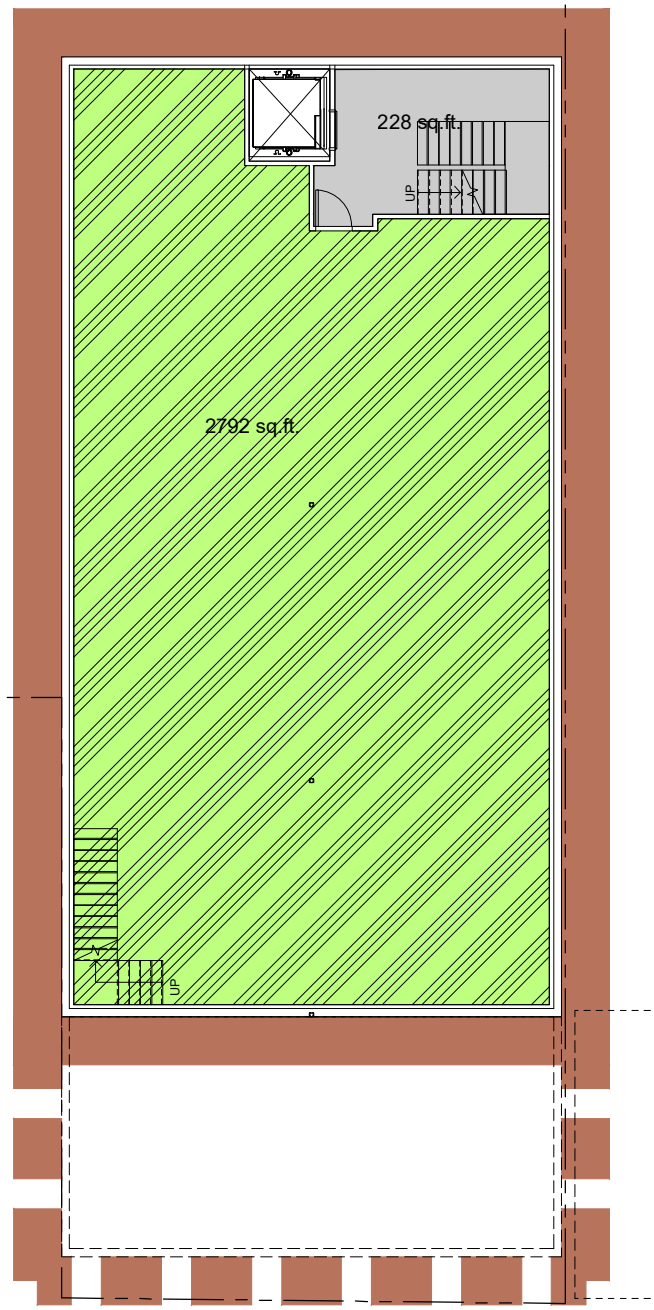
TOTAL PARKING REQUIREMENTS
SHORT TERM RENTAL/WORKFORCE UNITS 1.5 STALLS REQUIRED

RETAIL 225 SPOTS / 1000 SF
GENERATES 1.11 SPOTS
RETAIL OFFSET BY EXISTING 15 CREDITS

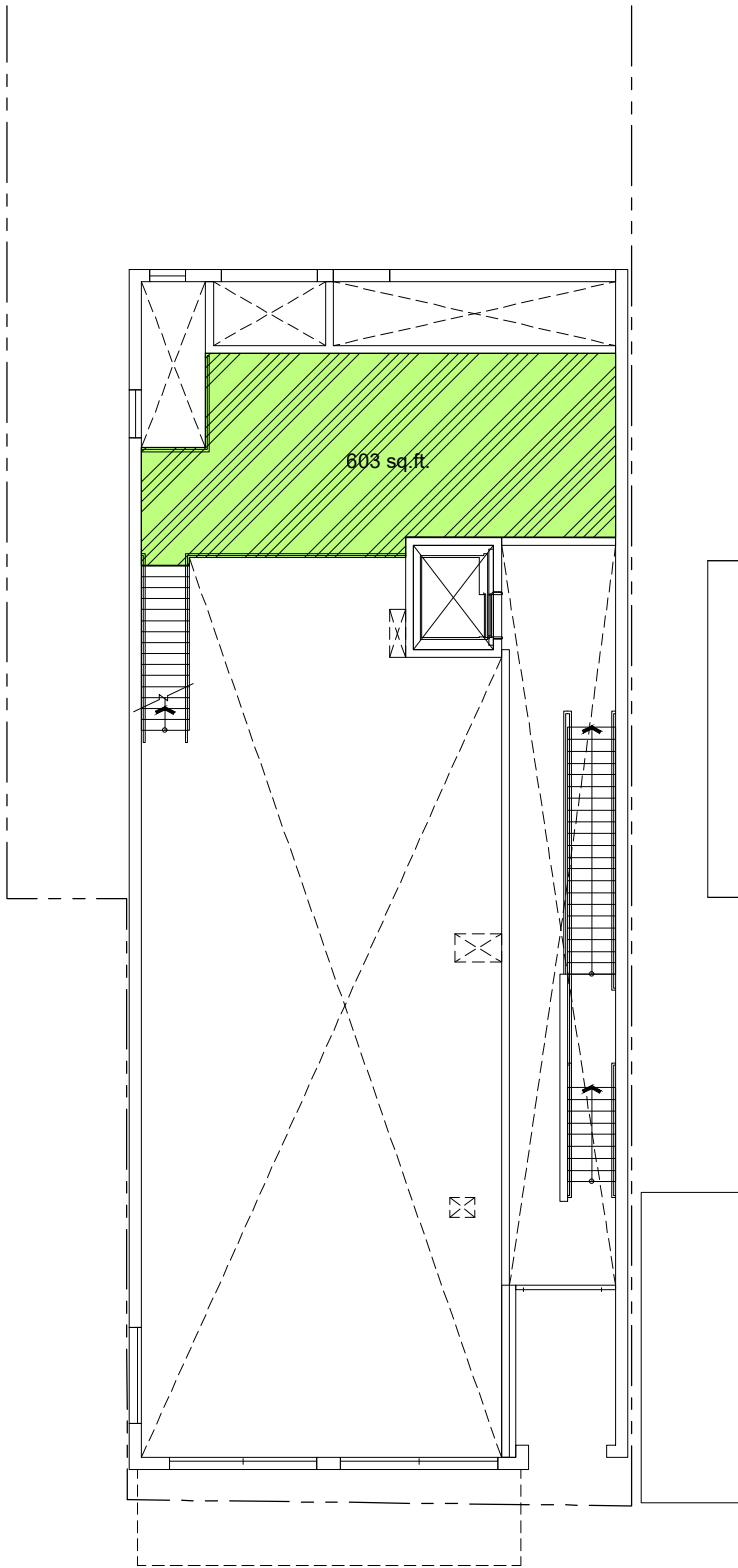
TANDEM PARKING REQUIRES 20 x 22 FT



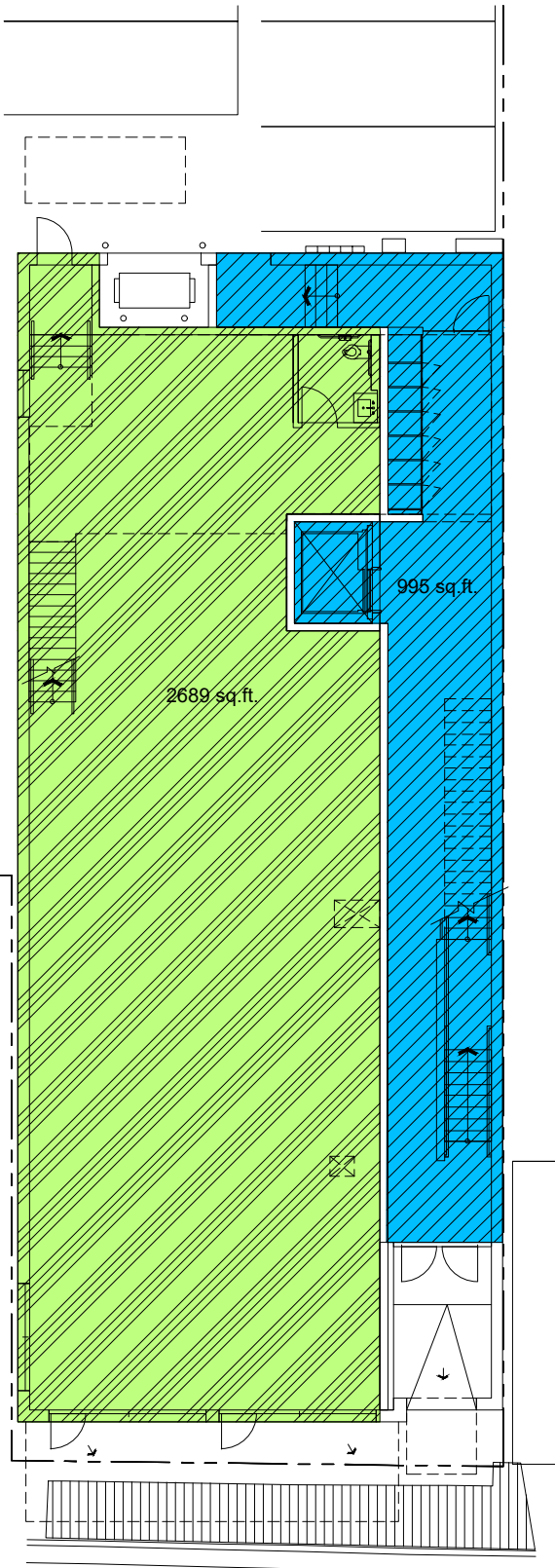
FLOOR PLAN - LEVEL 1
OLD - APPROVED



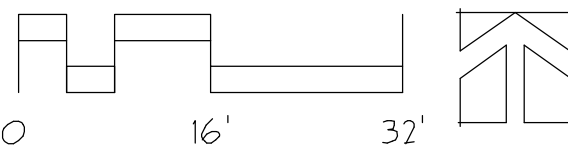
FLOOR PLAN - BASEMENT
OLD - APPROVED



FLOOR PLAN - MEZZANINE
NEW - PROPOSED



FLOOR PLAN - LEVEL 1
NEW - PROPOSED





105 East, Broadway, Jackson, WY 83001

RENDERING
July 25, 2023



Arcadis, a California Partnership
10 Exchange Place – Suite 112
Salt Lake City UT 84111 USA
tel 801 532 4233 fax 801 532 4231
www. arcadis.com



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NEW



NEW



OLD



OLD



NEW - PROPOSED DESIGN



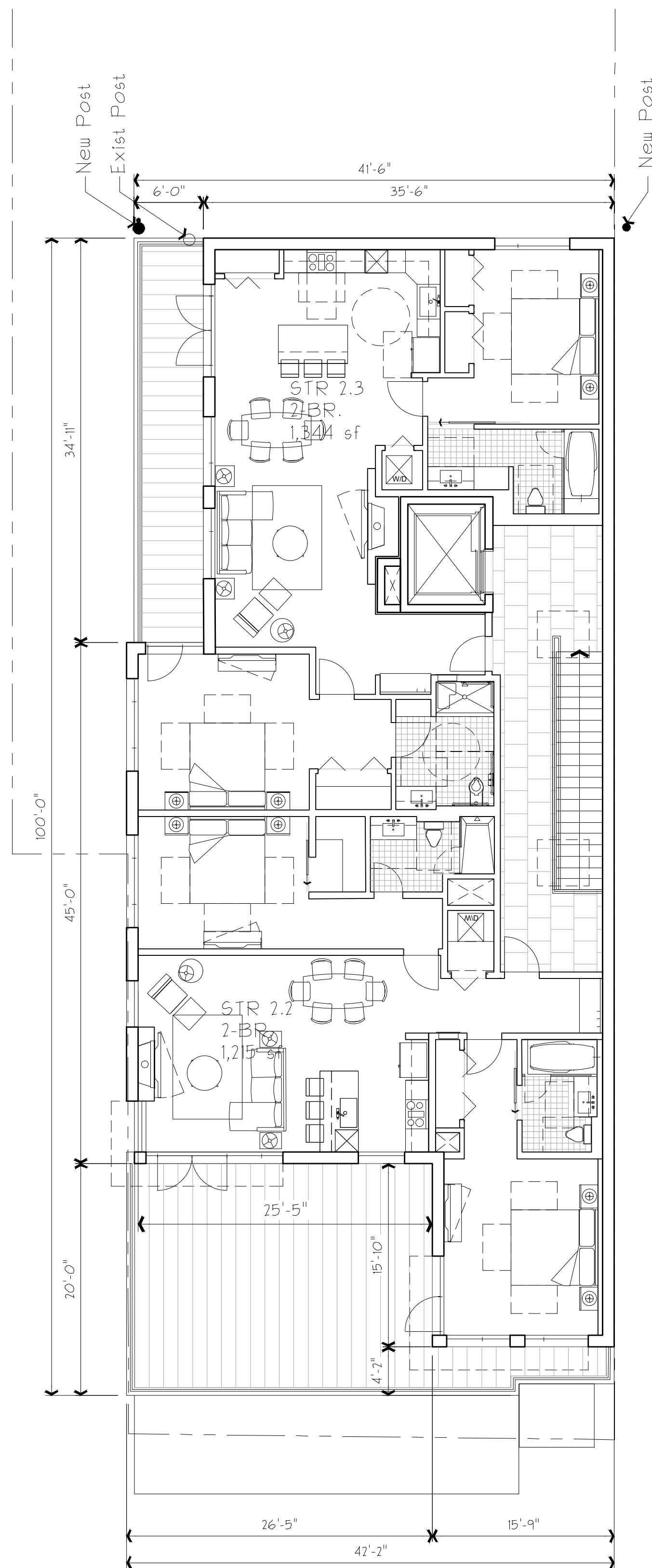
NEW - PROPOSED DESIGN



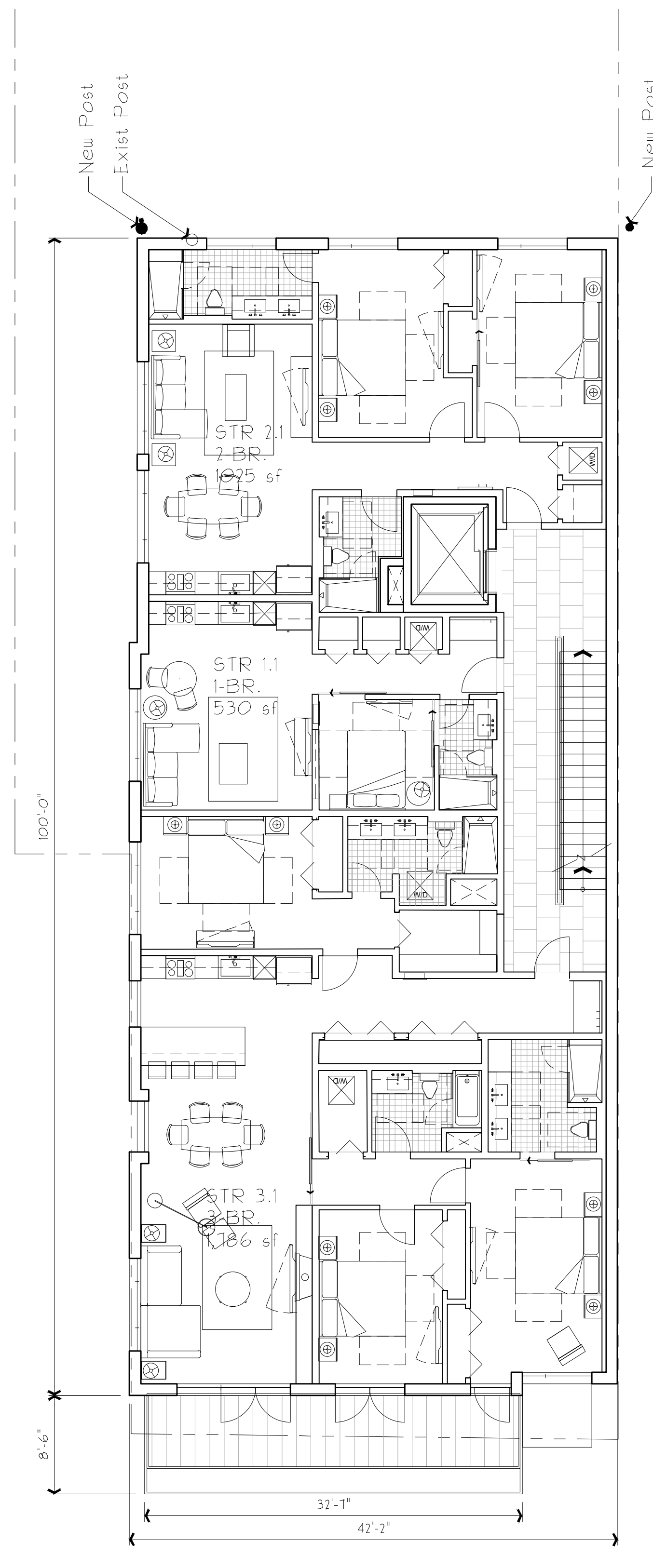
OLD - APPROVED DESIGN



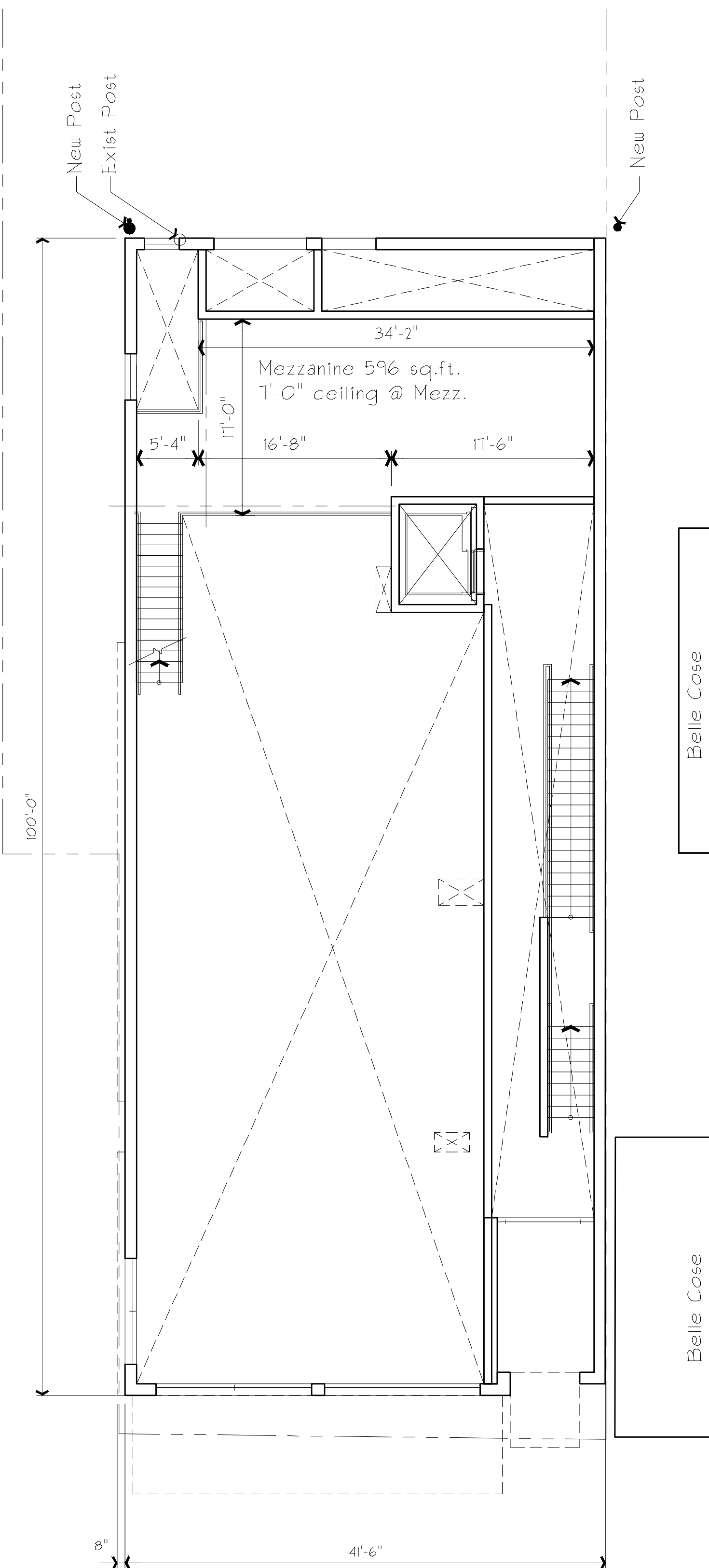
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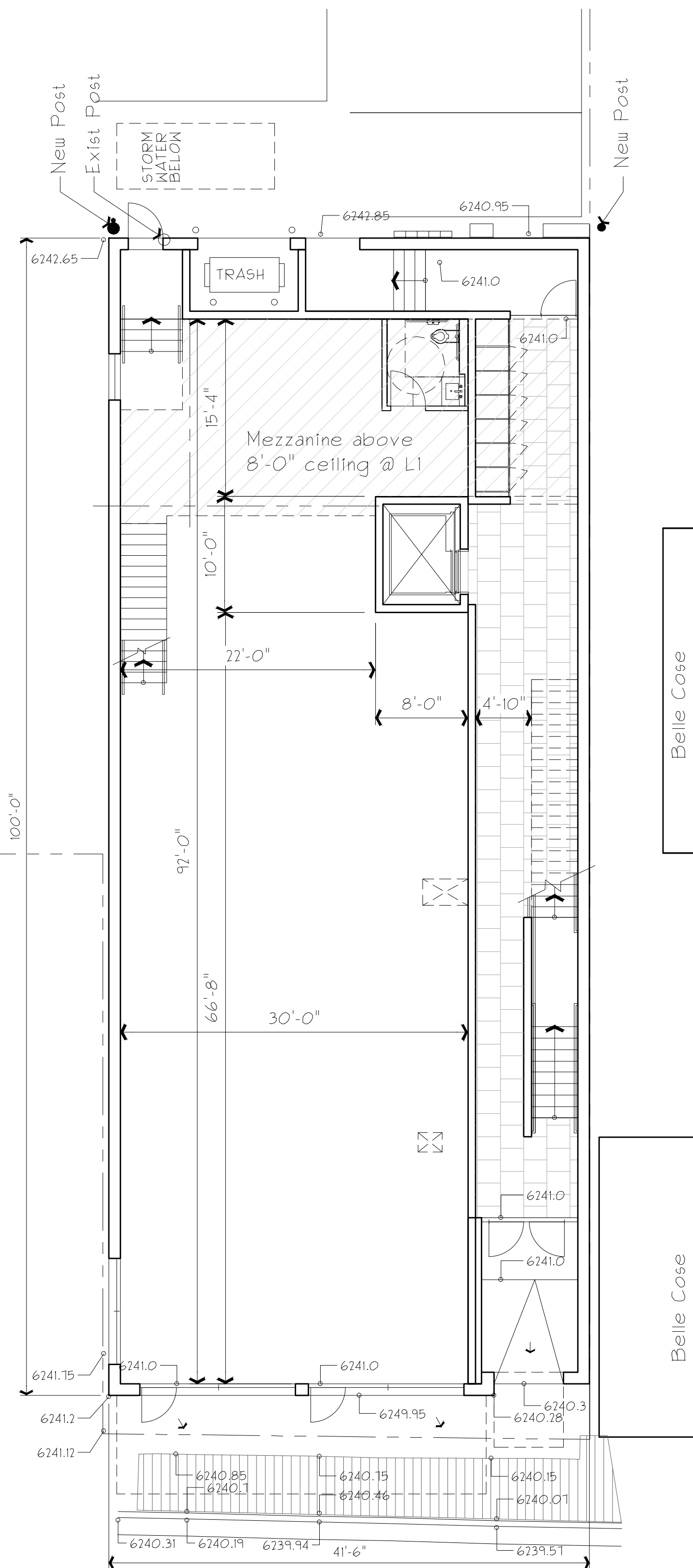
FLOOR PLAN - LEVEL 3
NEW - PROPOSED



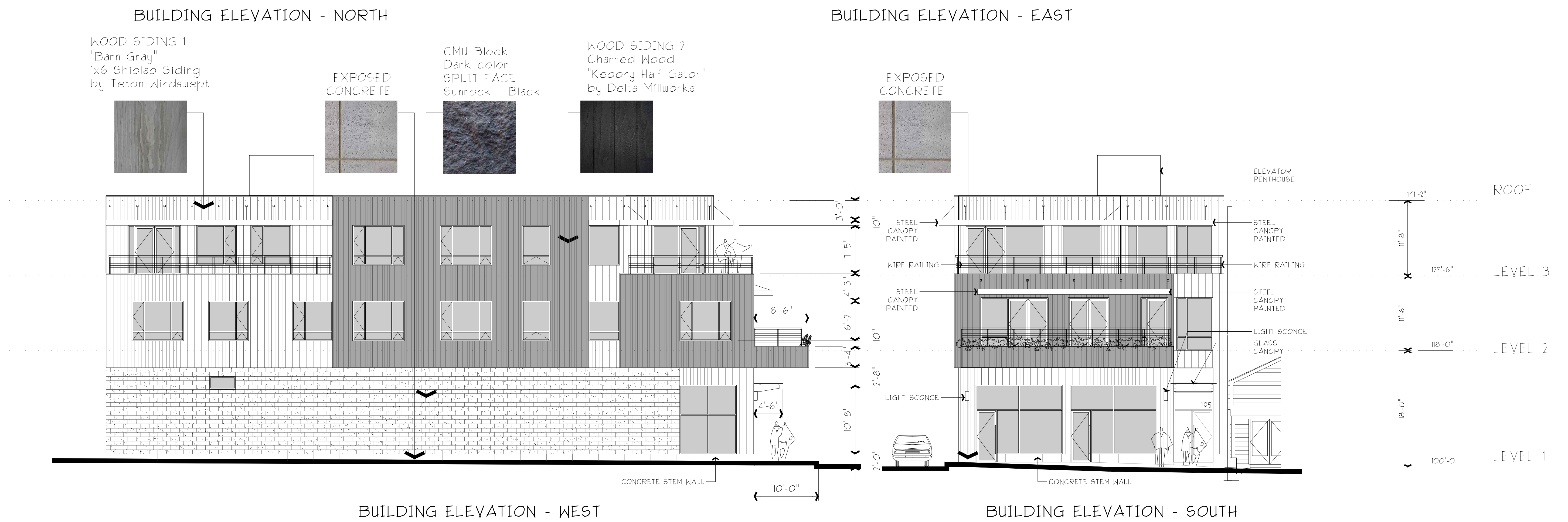
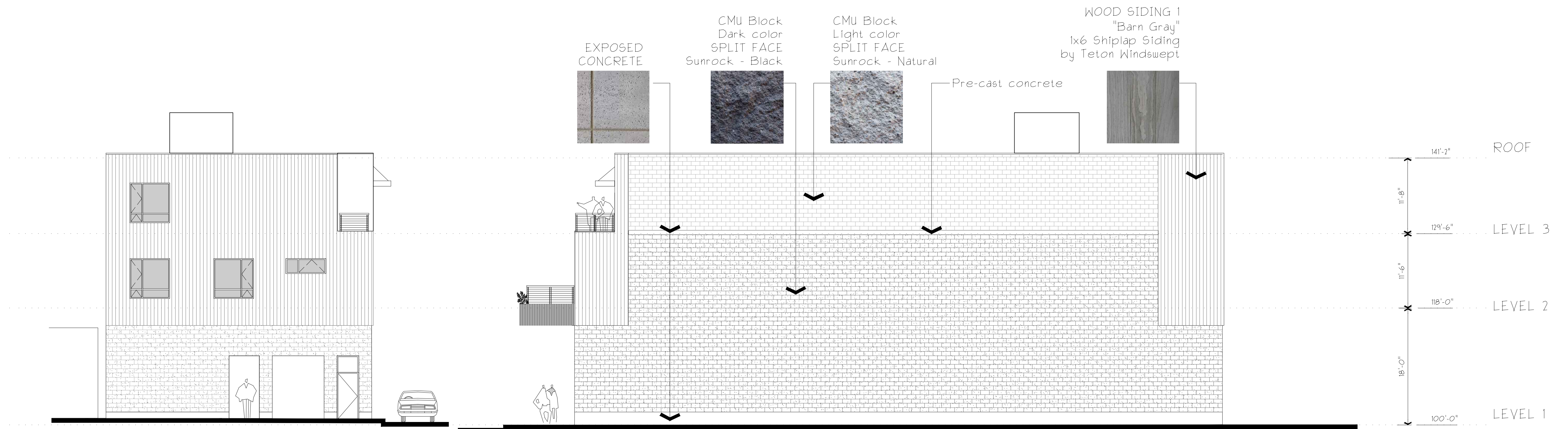
FLOOR PLAN - LEVEL 2
NEW - PROPOSED

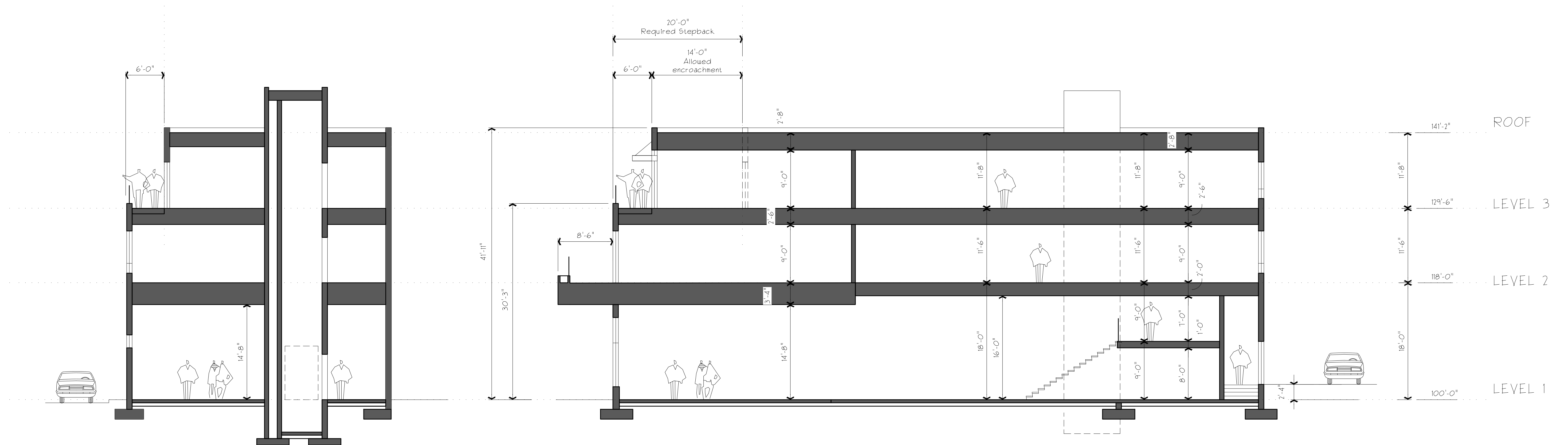


FLOOR PLAN - MEZZANINE
NEW - PROPOSED



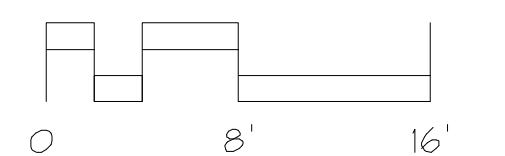
FLOOR PLAN - LEVEL 1
NEW - PROPOSED





BUILDING SECTION A-A

BUILDING SECTION B-B





Arcadis, a California Partnership
10 Exchange Place, Suite 100 | Salt Lake City UT | 84111 | USA

August 02, 2023

Town of Jackson, WY
Attn: Planning Department
150 E Pearl Avenue
Jackson, WY 83001

LETTER OF TRANSMITTAL

PROJECT: "KING OF BROADWAY" at 105 E Broadway, Jackson, WY 83001

Dear Mr. Valentine,

Please accept these physical samples for redevelopment of the property "KING of Broadway" located at 105 East Broadway, Jackson, WY 83001,

Lot PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116
PIDN: 22-41-16-27-3-00-012

To:	Tyler Valentine	
Subject:		Quantity:
CMU Sample – Dark color/Split Face Sunrock - BLACK		1x
CMU Sample – Light color/Split Face Sunrock -NATURAL		1x
Sheet Metal – Painted Berridge - Matte Black - Kynar 500		1x
Wood Siding – Soffit TERRAMAI – SKU598C		1x

Sincerely,

A handwritten signature in black ink, appearing to read 'Maid Korkut'.

Maid Korkut, AIA

