

AGENDA

Design Review Committee

December 13, 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 <<MEETING DATE>>.

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. ZOOM LINK

I. To join, click the link or copy to your browser:

<https://us02web.zoom.us/j/88138903314?pwd=RC9CNnBZUmd3QW4ySDBoM1RrK3dnUT09>

If the link does not work, join at zoom.com with Webinar ID **881 3890 3314** Password: **83001**

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

I. P23-098 105 E. Broadway King of Broadway (Tyler Valentine)

II. P23-175 1060 South Park Loop Rd. The Loop Apartments (Tyler Valentine)

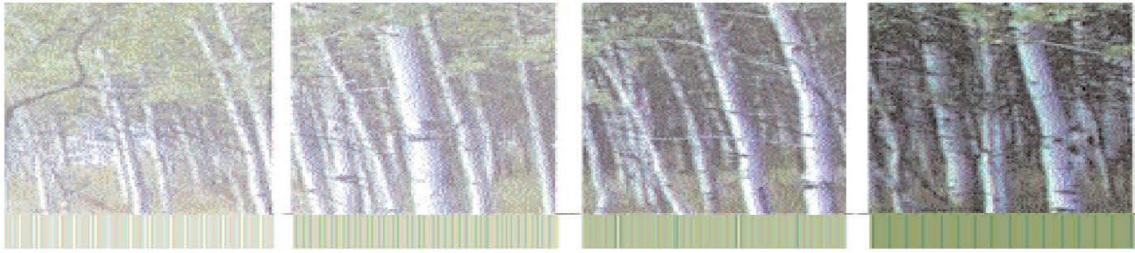
III. P22-258 185 S. Willow St. Teton County GSB (Katelyn Page)

IV. P23-158 415 N. Glenwood (Katelyn Page)

V. P23-193 400 W. Snow King Flat Creek Apts. (Tyler Valentine)

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: December 13, 2023

Item Number: P23-098

Applicant: Arcadis, Maid Korkut, AIA

Address: 105 E. Broadway Avenue

Recommendations: Final Material Sample Review

Background: On August 9, 2023, the DRC reviewed and approved a +/-9,500 sf, 3-story, mixed-use building (retail, short-term rental, & residential) at 105 E. Broadway Avenue. The DRC approved the building with the following condition:

1. Prior to building permit submittal, the applicant shall submit the final charred wood material for DRC review.

Project Summary: The applicant is seeking a final review of the final charred wood material sample. As proposed, the final material is Mojave Thermo Doug Fir VG Smooth - Delta Black (see photos below). No changes to the building are proposed. Below under the material sample photos is a summary of the approved project.



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'



Vision Statement:

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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

November 14, 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:
Wood Siding Delta – Mojave Thermo Doug Fir VG Smooth – Delta Black		1x

Sincerely,

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

Maid Korkut, AIA



MOJAVE THERMO DOUG FIR VG SMOOTH

BURN	Non	FINISH	Delta Black
APPLICATION	Exterior	SAMPLE #	19860
LINE #	1		

**Available in additional widths, profiles and surface textures*

The inherent beauty of our products provides a rich spectrum of hues, grains and textures. This sample is a representative of the product color and grade. As in any natural wood product this can vary. Please review our complete product guide and documentation available on our website.



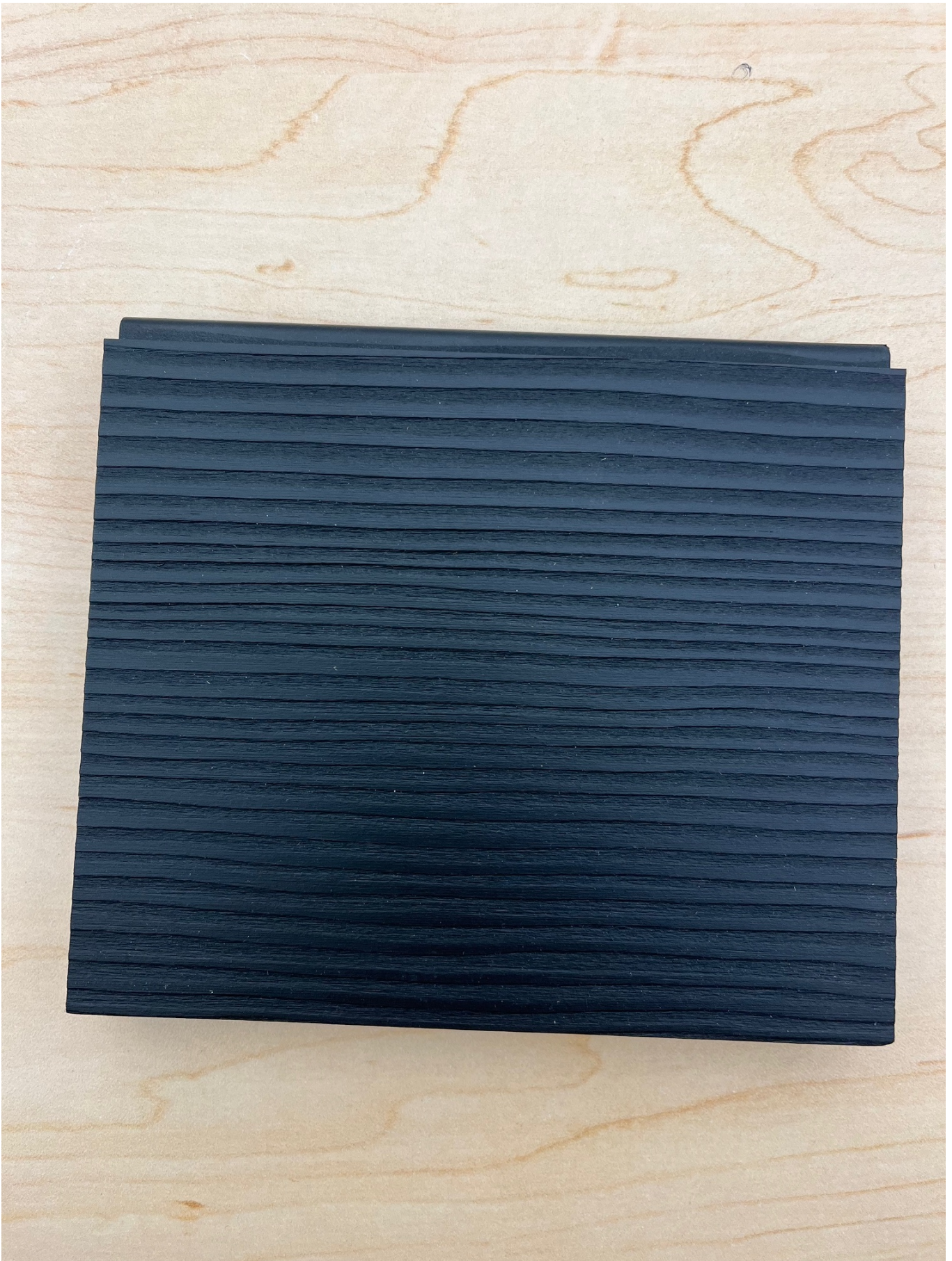
SUSTAINABLE

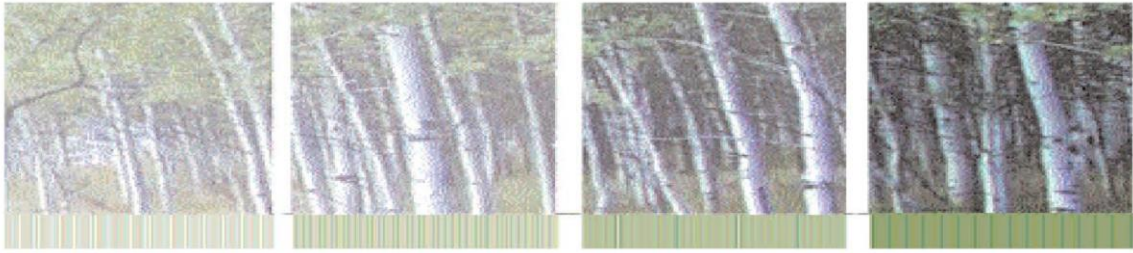
deltamillworks.com

512.385.1812



NATURAL WOOD





Town of Jackson Design Guidelines Checklist

Meeting Date: December 13, 2023

Item Number: P22-258

Applicant: CoRRnice Architecture, Rachel Ravitz, AIA

Address: 185 S. Willow St.

Recommendations: Final Approval

Project Summary:

The proposed project is a workshop, office, and entry addition to the Teton County General Services Building (GSB) at the corner of E. Simpson Avenue and N. Willow Street. Work is proposed to be completed as a self-perform project by Teton County (owner). Per the applicant, the proposed addition will provide a “home-base” for a mobile repair shop as well as expanded office space for County administration.

The proposed addition totals 3,834 sf gross floor area and includes an upgraded western pedestrian entrance, vehicle workshop, 550 sf carport, and 2,190sf of office/administration workspace.

November 8, 2023 DRC Review:

DRC reviewed this project at the previous meeting and voted to continue the item so the applicant to address the following items:

- Create more prominence for western entry;
- Combine screening for the eastern stair and the utility component so they read as one screening element; and
- Consider ways to make the eastern façade along S. Willow seem less “back of house”.

The applicant has made the following changes to the building design since the previous meeting. A full narrative of revisions is included as an attachment to this staff report.

- West entry canopies added
- South equipment canopy added
- Elongated windows in west entry pavilion
- Integrated east stair shroud with equipment enclosure
- Added window in vehicle porch
- Removed concertina wire from north wall

- Selected Timberland Suede as LP trim accent color

An attachment to this staff report shows the November 2023 versus December 2023 elevations for viewers to understand the above changes.

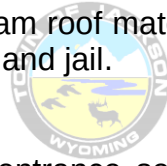
Massing and Composition:

Per the applicant, a shallow, mono-slope roof caps the entire shape, helping simplify the massing of the addition. The shed roof helps simplify the composition but remains consistent with regional intermountain west design vernacular. New windows mimic existing openings on the original building in an effort to repeat the building's rhythm and proportion. Also per the applicant, the proposed entry offers a more inviting alternative to the current opaque end walls and shed roof over entry stairs. The gabled design facilitates water shed more adequate than the existing design.

Elevations and floor plans are included with the applicant submittal packet.

Materials:

Per the applicant, the intent of the project is to use existing colors and textures to simplify the addition and make it adhere to the existing building as much as possible. Materials match existing trim work and a standing seam metal is introduced to cover the low slope roof. A dark beige wood trim with rough sawn cedar board will be applied vertically for siding. Areas of new Hardie Board soffit will be painted plywood to match existing soffit. The new standing seam roof material is selected for harmony with the roofs of the neighboring courthouse and jail.



Public Space:

Per the applicant, a new western entrance serving both the existing building and expanded floor area, increases accessibility to the structure and creates a more logical and welcoming public entrance. The existing ADA ramp which is difficult to maintain during winter months will be replaced with a machine lift within the building.

LDR Compliance:

There are no prescriptive LDR standards in the P/SP (Public/ Semi-Public) zone for structure location and massing such as FAR, structure setbacks, and height. Minimum parking requirements applicable to allowed uses in the P/SP zone will be review at time of building permit and applicant states parking is provided in neighboring municipal parking lots. At this time there are no concerns from staff in terms of LDR compliance. Below are some general notes on physical form:

Size:

- Existing Building Above Grade: 5,008 sf
- Proposed Habitable Addition: 2,580 sf
- Proposed Nonhabitable Addition: 1254 sf

Approximate Setbacks:

- West – 26' (neighboring structure - Courthouse)
- North – 17' (neighboring structure - Teton Co. Jail and Dispatch Building)

- East – 12' (eastern property line)
- South – 5' (southern property line)

Stories: 2

Height:

- Existing Structure – 35'-9"
- Carport and Vehicle Bay – 12'-5" sloping to 18'-8"
- Entry – 22'-4 5/8"

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DRC REVISIONS

Teton County Facilities Management
General Services Building Addition

Dec 4 2023
(DRC meets Dec 13 2023)
Seeking Final Approval

Overview:

1. West Entry Canopies Added
2. South Equipment Canopy
3. Elongated Windows West Entry Pavilion
4. Integrated East Stair Shroud with Equipment Enclosure
5. Additional Window in Vehicle Porch
6. Removed Concertina Wire from North Wall
7. North Office Area Windows Revised Spacing
8. Timberland Suede Chosen as LP Trim Accent Color

Since our last review in October of 2023, we added canopies to both entries on the West side of the new addition – one scaled higher for typical pedestrians meant to attract focus from the street, the other scaled lower for wheel chairs. We also revised the windows of the entry pavilion to be much taller, to differentiate them from the primary building, while maintaining a visual reference to the dyptic style windows of the existing rooms. A need for shear strength without making a leap to steel moment frames limited these windows to punched openings. We also added a roof to protect the heat pumps so that they could move to the south (Simpson) side and not distract from the landscaped entry sequence. The east façade along Willow Street features a siding-clad egress stair shroud which is folded and carved to shield mechanical equipment and to allow natural light. A window was added in the vehicle bay to appear friendlier. Minor revisions include the elimination of concertina wire above the north wall facing the jail yard, spacing of north windows in the office area, and a chosen accent color for the LP smart side trim boards. Thank you for looking at this project one more time.

Rachel Ravitz
CoRRnice Architecture LLC



1 South West Corner B&W



2 Vehicle Porch

2021 INTERNATIONAL BUILDING CODE
TYPE VB CONSTRUCTION

RISK CATEGORY II - 2 Story + Basement 36 Ft Tall

SPRINKLERS OLD & NEW PORTIONS

2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRIC CODE & NFPA-70
ANSI A117-2017

EXISTING BUILDING
2504 Basement
2504 Main floor
2504 Upper Floor
7512 Total

NEW ADDITION
2711 Office Level
556 Mezzanine Level
545 Carport
3812 Total

11,324 GRAND TOTAL

DEFERRED SUBMITTALS per IBC 107.3.4.1
To be Reviewed by Building Official Include
Roof Trusses, Sprinkler System, Radon Mitigation

Per 508.3 Non-Separated Occupancies
Most Restrictive Use is U-Utility

Per IBC Table 504.3
Type VB Occupancy U Sprinklered SM
Max Height is 60 Ft

Per Table 504.4
Max Stories above Grade = 2

Per Table 506.2
Type VB Occupancy U Sprinklered SM
Max Area is 16,500
Excluding Area Increases per Street frontage and
Excluding Basement Area

Basement Law Library A-3 per IBC 303.4
Max Area = 18,000 for Type VB SM Sprinklered

Number	Sheet Name	Designer
A001	TITLE SHEET	Ravitz
A1FP	FIRE PROTECTION - OCCUPANCY SUMMARY	Ravitz
A100	CODE & COMCHECK	Ravitz
A101	SITE CONTEXT	Ravitz
A101B	SETBACKS	Designer
A102	FLOOR PLAN - SHOP LEVEL	Ravitz
A103	BASEMENT / FOUNDATION	Ravitz
A104	MAIN LEVEL	Ravitz
A106	DEMOLITION PLAN	Ravitz
A107	UPPER LEVEL & ADDITION ROOF PLAN	Ravitz
A108	REST ROOM DETAILS	Ravitz
A201	3D STREET VIEWS	Ravitz
A202	SOUTH WEST NEW ENTRY	Designer
A300	CONTEXT COLOR ELEVATIONS	Ravitz
A301	EXTERIOR ELEVATIONS	Ravitz
A302	EXTERIOR ELEVATIONS	Ravitz
A401	BUILDING CROSS SECTIONS	Ravitz
A402	BUILDING SECTIONS	Ravitz
A404	ADDITION LONG SECTIONS	Ravitz
A405	BUILDING SECTIONS	Ravitz
A501	WALL DETAILS	Ravitz
C1.0	CIVIL TITLE SHEET	Brough
C1.1	CIVIL GENERAL NOTES	Brough
C2.0	CIVIL EXIST CONDITIONS	Brough
C3.0	GRADING & SITE PLAN	Brough
C3.1	UTILITY & STORMWATER PLAN	Brough
C4.0	GRADING & SITE DETAILS	Brough
C4.1	WATER DETAILS	Brough
C4.2	SEWER & CABLE DETAILS	Brough
C4.3	STORMWATER DETAILS	Brough
cr-M001	MECHANICAL LEGENDS & NOTES	Cator Ruma
cr-M002	MECHANICAL SCHEDULES	Cator Ruma
cr-M100	BASEMENT HVAC PLAN	Cator Ruma
cr-M100F	BASEMENT FOUNDATION HVAC PLAN	Cator Ruma
cr-M101	FIRST FLOOR HVAC PLAN	Cator Ruma
cr-M102	SECOND FLOOR HVAC PLAN	Cator Ruma
cr-MD100	BASMENT HVAC DEMO PLAN	Cator Ruma
cr-MD101	FIRST FLOOR HVAC DEMO PLAN	Cator Ruma
cr-MD102	SECOND FLOOR HVAC DEMO PLAN	Cator Ruma
E00	ELECTRICAL SYMBOLS & ABBREVIATIONS	XL - Owens
E01	DETAILS RISERS & SCHEDULES	XL - Owens
E02	ENERGY COMPLIANCE FORMS	XL - Owens
E11	LIGHTING PLAN LEVEL 1	XL - Owens
E21	LIGHTING PLAN LEVEL 1	XL - Owens
E31	MECHANICAL POWER PLAN LEVEL 1	XL - Owens
FP1	FIRE PROTECTION	Hayward
FP2	FIRE PROTECTION DETAILS	Hayward
M00	XL HVAC COVER SHEET	XL - Godak
M01	XL ENERGY COMPLIANCE	XL - Godak
M11	XL HVAC PLAN LEVEL 1	XL - Godak
M12	XL HVAC PLAN LEVEL 2	XL - Godak
M61	XL- HVAC 3D VIEW	XL - Godak
M71	XL-HVAC DETAILS	XL - Godak
M81	XL -HVAC SCEDULES	XL - Godak
P00	PLLUMBING COVER SHEET	XL - Bake
P11	WASTE PLAN LEVEL 1	XL - Bake
P12	WASTE PLAN LEVEL 2	XL - Bake
P21	WATER PLAN LEVEL 1	XL - Bake
P22	WATER PLAN LEVEL 2	XL - Bake
P71	PLUMBING DETAILS	XL - Bake
P81	PLUMBING SCHEDULES	XL - Bake
P91	PLUMBING DIAGRAM 3D	XL - Bake
S1.1	STRUCTURAL NOTES	Sargent
S2.1	FOUNDATION PLAN	Sargent
S2.2	LOFT FRAMING PLAN	Sargent
S2.3	ROOF FRAMING PLAN	Sargent
S3.1	STRUCTURAL DETAILS	Sargent
S3.2	STRUCTURAL DETAILS	Sargent

REGIONAL RELEVANCE



AIA NCARB LEED AP
Box 2406 Jackson Wy 83001
(307) 699-2454
Rachel@coRRnice.com



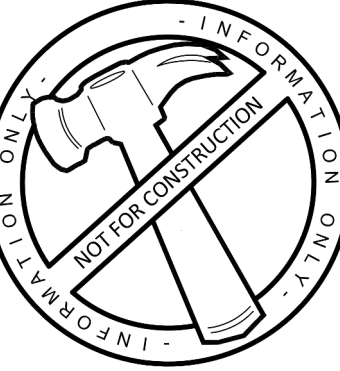


SARGENT ENGINEERS, INC.





INSIDE OUT
LANDSCAPE ARCHITECTURE, LLC



CSB TOOL & OFFICE ADDITION
GENERAL SERVICES BUILDING 185 South Willow Street

TITLE SHEET



Facilities Management

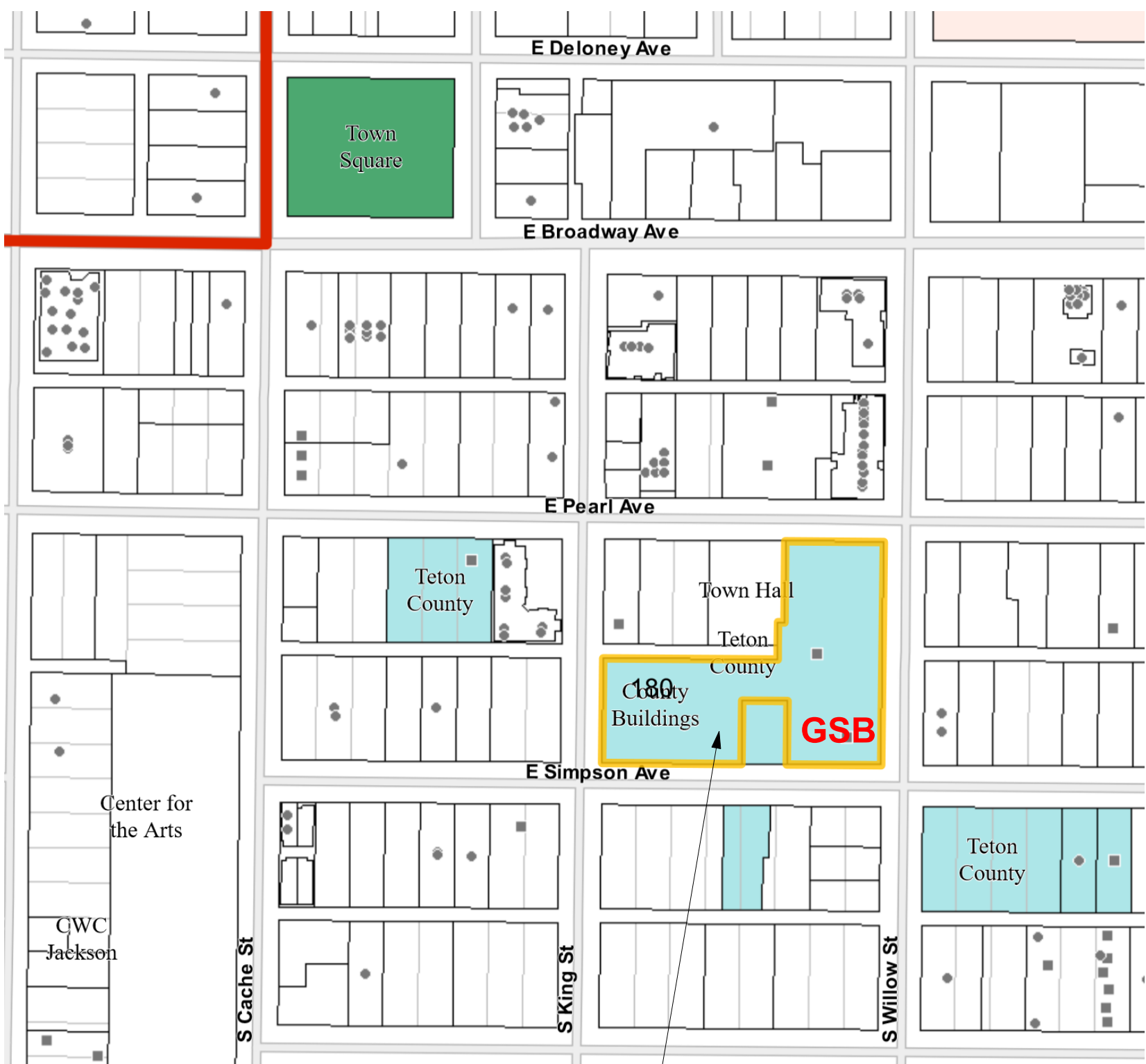
DateDec 4 2023

A001

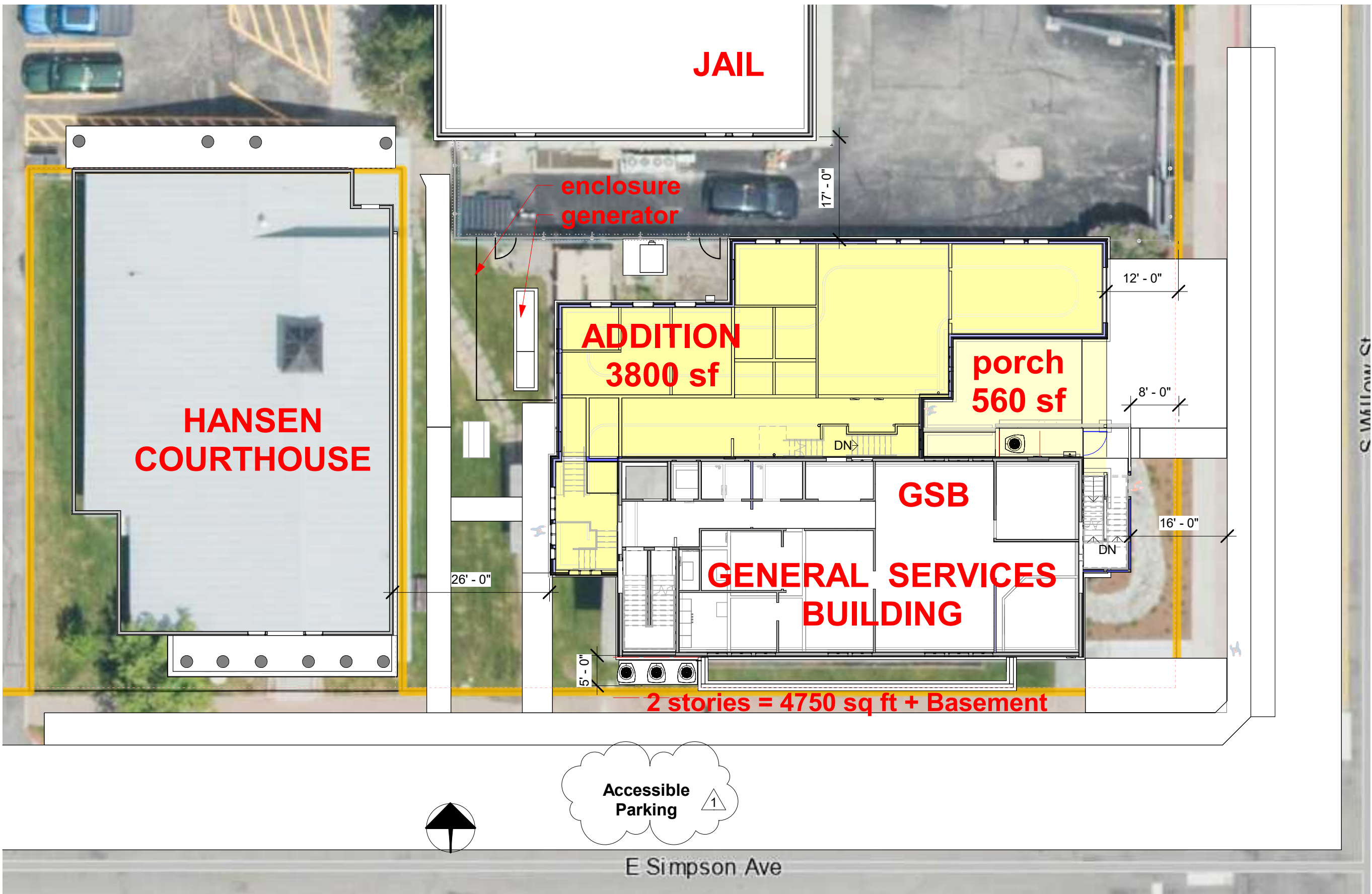
Scale



Existing Generator Enclosure



VICINITY MAP
1.8 Acre Public Space



① Site
1/16" = 1'-0"



REGIONAL RELEVANCE

CORNICIE ARCHITECTURE
AIA NCARB LEED AP
Box 2406 Jackson Wy 83001
(307) 699-2454
Rachel@coRRnice.com

JORGENSEN

SARGENT
SARGENT ENGINEERS, INC.

XL ENGINEERING

CATOR I RUMA & ASSOCIATES, CO.

INSIDE OUT LANDSCAPE ARCHITECTURE, LLC

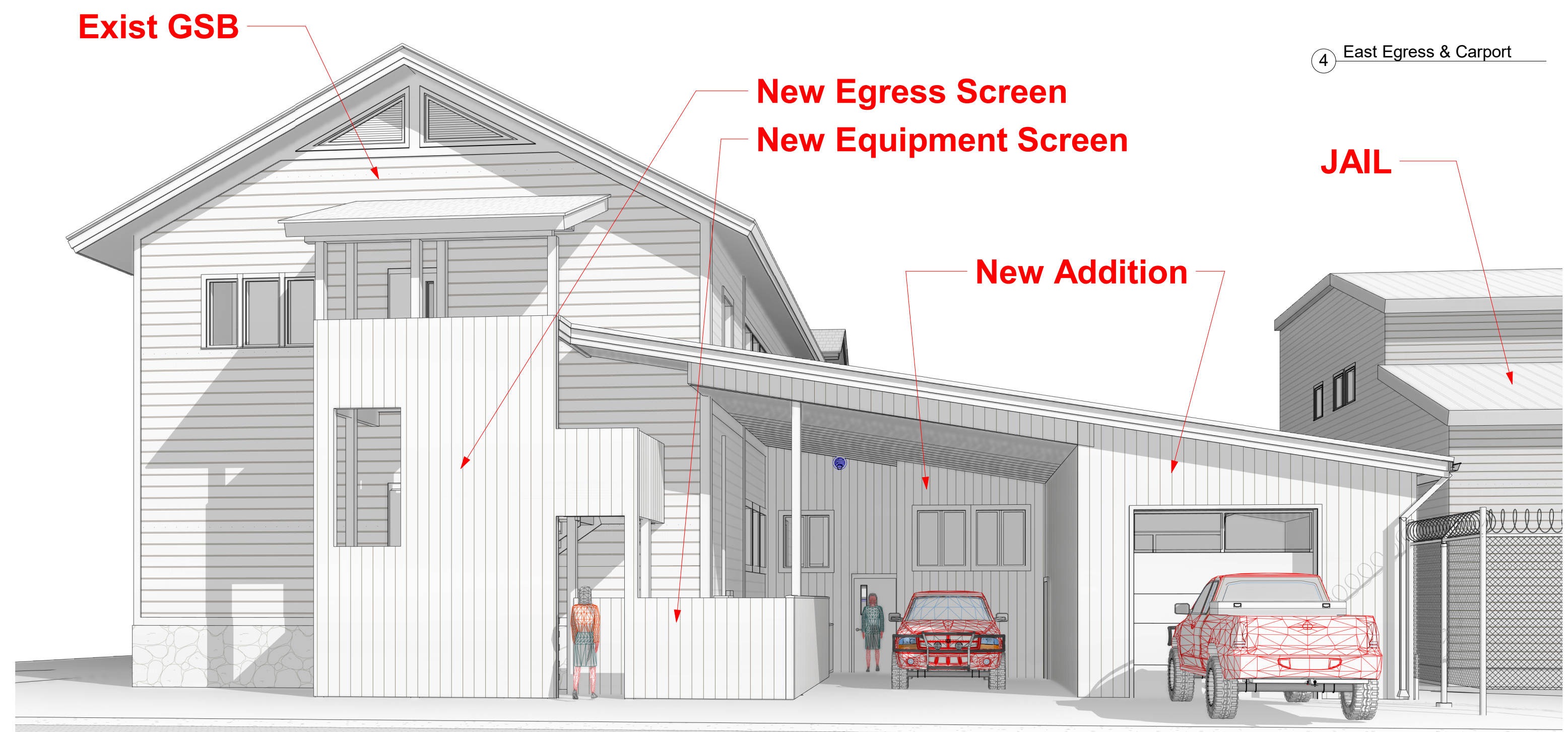
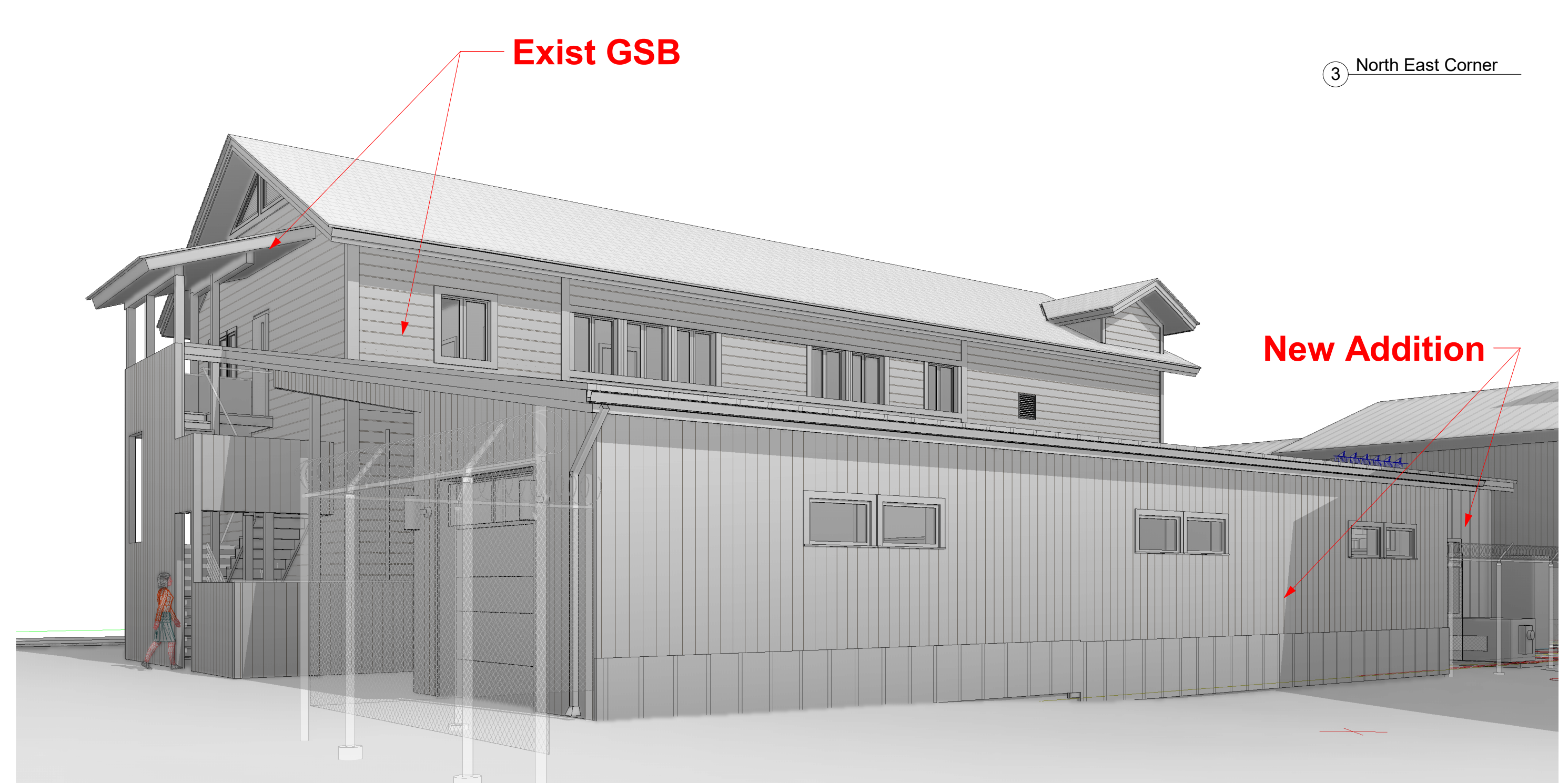
GSB TOOL & OFFICE ADDITION
GENERAL SERVICES BUILDING 185 South Willow Street
SITE CONTEXT

TETON COUNTY WYOMING
Facilities Management
Date Dec 4 2023
A101
Scale 1/16" = 1'-0"

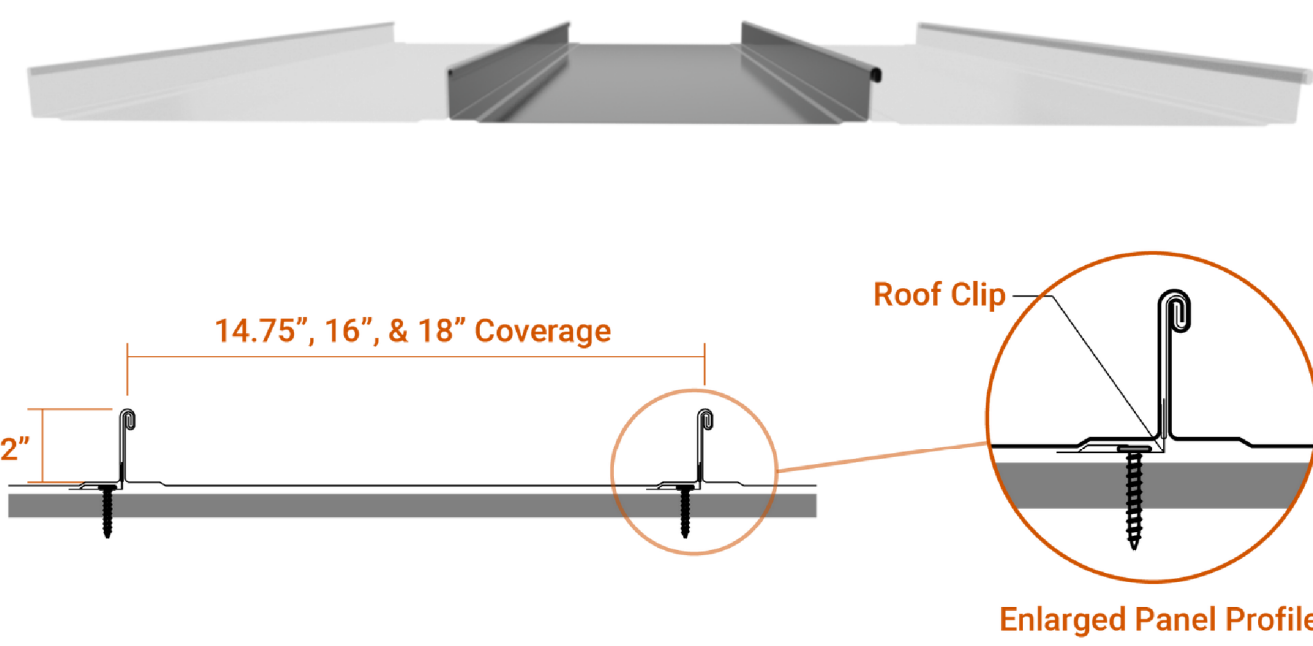


Jail Wall Removed
for Rendering

Hansen Court House



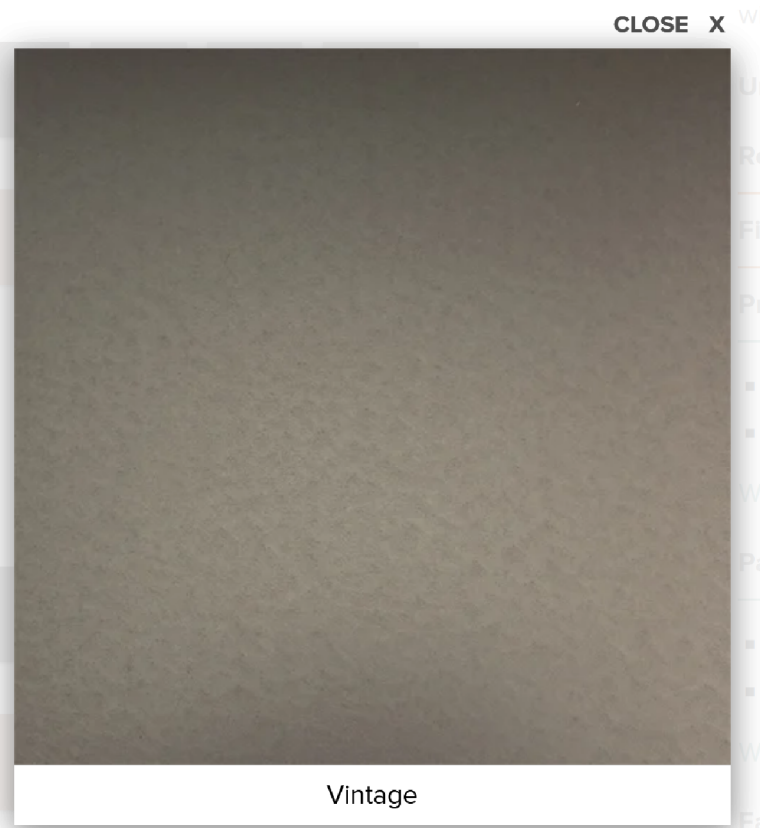
Panel Profile



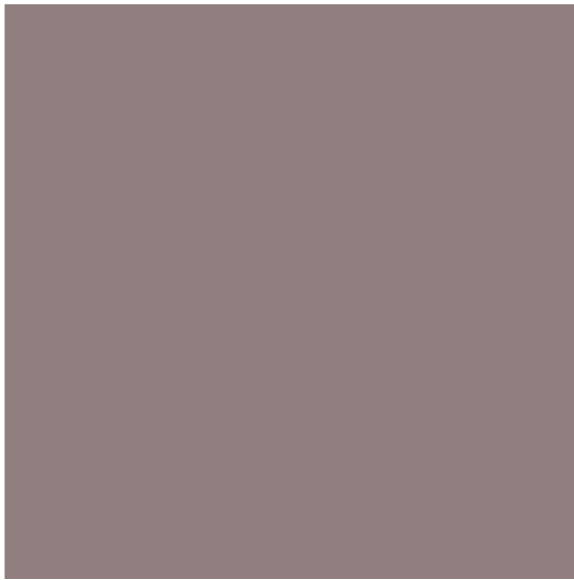
2" Standing Seam Mechanical Lock with Concealed Fasteners by Bridger Steel 24 Gauge with 18" Seams Finish "Vintage"

Soffit: Primed Smooth Hardi Board, Paint to Match existing Soffit & Trim

LP Smart Side Lap Siding Vertical Boards with Cedar Texture "Terra Brown"



LP Smart Side Trim Boards with Cedar Texture "Timberland Suede"



Alpen Window Sash to Match Exist
Silt





③ East Elevation Color
1/8" = 1'-0"

2" Standing Seam Mechanical Lock with Concealed Fasteners by Bridger Steel
24 Gauge with 18" Seams Finish "Vintage" OR EQUIVALENT

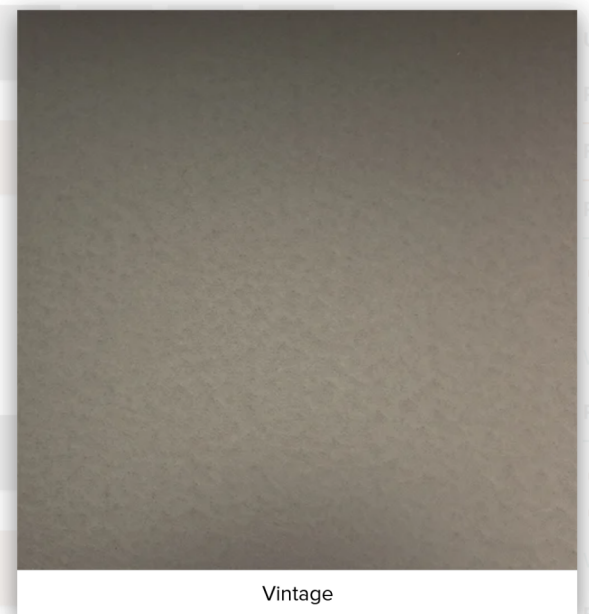
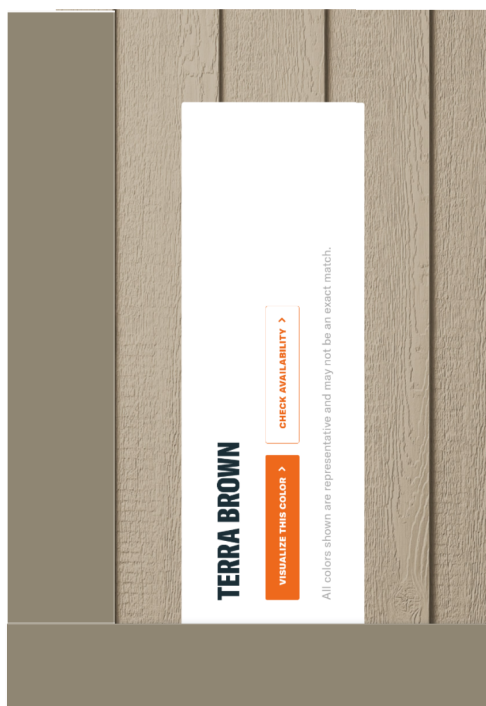
LP Smart Side Lap Siding Vertical Boards with Cedar Texture
"Terra Brown" OR EQUIVALENT

Alpen Window Sash
color "Silt" to match
exist windows



Silt

"Timberland Suede"
Trim by LP smart

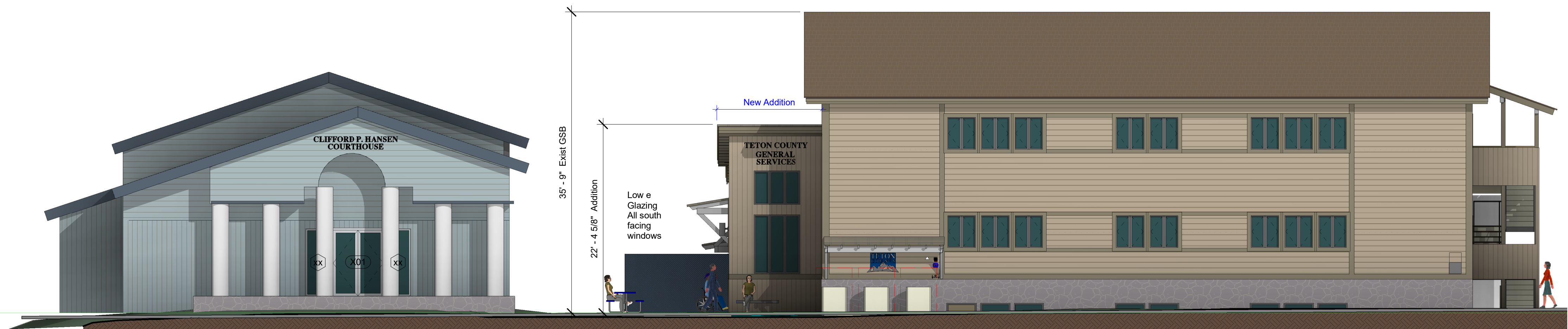


④ North Elevation Color
1/8" = 1'-0"

HANSEN COURTHOUSE



② West Elevation Color
1/8" = 1'-0"



① South Elevation Color
1/8" = 1'-0"

gotham | INCITO
Multiple Layers of Light

Luminaire Type:
Catalog Number:



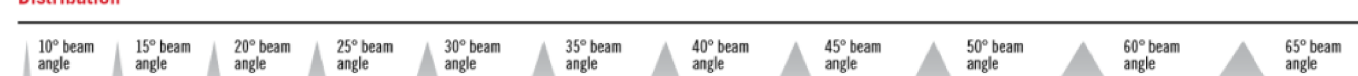
High Center Beam Wall Mount Cylinder

4"

Feature Set

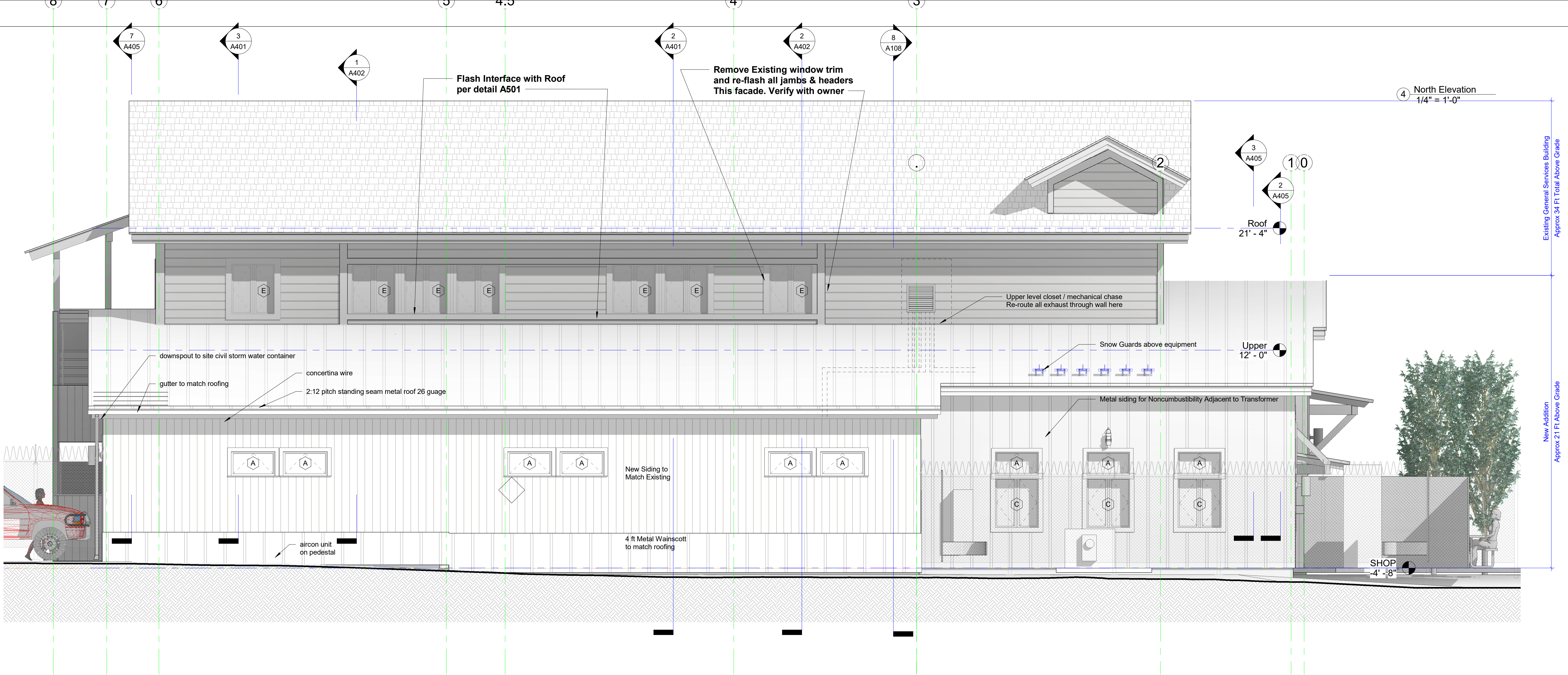
- Eleven optimized distribution patterns allow designers to achieve tailored objectives
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WLO), covered ceiling, IP66 option available, covered ceiling not required.
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting; UGR FAQ UGR FAQ

Distribution



Superior Performance

Beam Angle	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
13° beam angle	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
15° beam angle	700	1050	1400	2100	2800	3500	4200	4900	5600	6300	7000
18° beam angle	800	1200	1600	2400	3200	4000	4800	5600	6400	7200	8000
22° beam angle	900	1350	1800	2700	3600	4500	5400	6300	7200	8100	9000
26° beam angle	1000	1500	2000	3000	4000	5000	6000	7000	8000	9000	10000
30° beam angle	1100	1650	2200	3300	4400	5500	6600	7700	8800	9900	11000
36° beam angle	1200	1800	2400	3600	4800	6000	7200	8400	9600	10800	12000
42° beam angle	1300	1950	2600	3900	5200	6400	7600	8800	10000	11200	12400
48° beam angle	1400	2100	2800	4200	5600	7000	8400	9800	11200	12600	14000
54° beam angle	1500	2250	3000	4500	6000	7500	9000	10500	12000	13500	15000
60° beam angle	1600	2400	3200	4800	6400	8000	9600	11200	12800	14400	16000
65° beam angle	1700	2550	3400	5100	6800	8500	10200	11900	13600	15300	17000
70° beam angle	1800	2700	3600	5400	7200	9000	10800	12600	14400	16200	18000

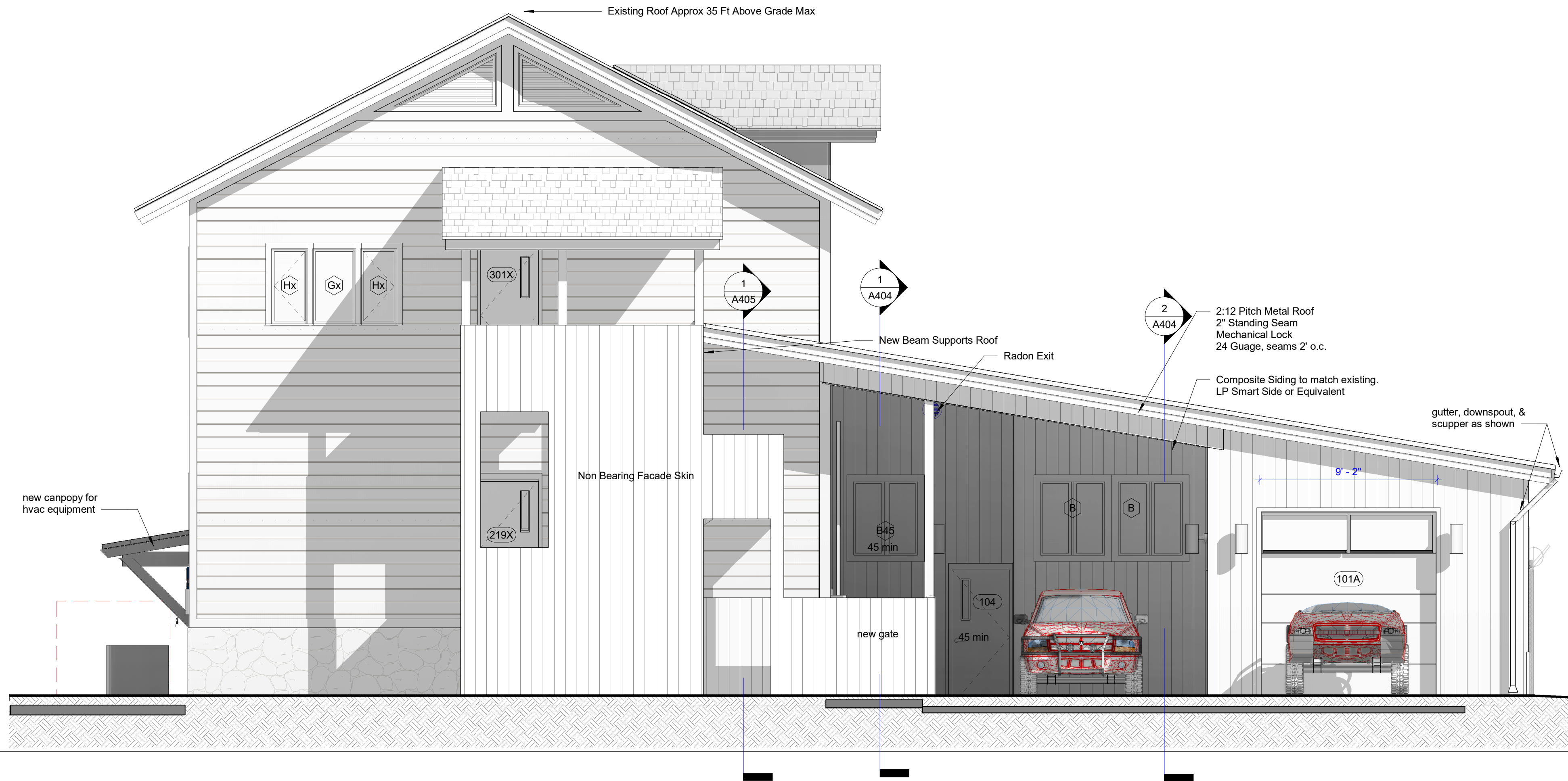


① East Elevation Willow
1/4" = 1'-0"

Window Schedule		
Mark	Family and Type	Count
A	Awning with Trim: 42 x 24 Clerestory	13
B	Fixed Dbl with Trim: 42" x 48"	2
B45	Fixed Dbl with Trim: 42" x 48" Rated	1
C	Casement Dbl with Trim: 42" x 48"	7
demo	Window-Casement-Double: 41" x 48" 2	5
E	Casement Dbl with Trim: 42" x 48" exist	26
F	Fixed: 60" x 30"	1
G	Fixed with Trim: 24" x 84"	1
H	Fixed with Trim: 42 x 42 Jail	8
J	Fixed: 22x84	7
K	Fixed: 22x48	4
M	Fixed: 22x54	2
N	Fixed: 5'x1'	1
P	Fixed: 18"x12" 2	2

ALL WINDOWS BY **ALPEN** HIGH PERFORMANCE PRODUCTS OR EQ
ZENITH SERIES with HEAT MIRROR and LOW SOLAR HEAT GAIN - sash color "Silt"
SHGC .35 TYPICAL w/ ARGON GAS (LOW E2 & CLEAR)
EXTERIOR GLAZED DOORS SHGC .40 OR BETTER
DOOR 113 TYROL SERIES SWING DOOR BY ALPEN WITH LOW PROFILE SILL
VISION LITE DOORS HOLLOW METAL WITH POLYSTYRENE CORE R6.4-7.1
BY GLADIATOR OR EQ (TRUDDOR, PATRIOT)
FILL FRAME WITH SPRAY FOAM AND SEAL WITH KIT - DOOR SWEEP, BULB SEAL, ADHESIVE TYPE FRAME SEAL
GARAGE DOOR R-14

NEW EXTERIOR DOORS								
Mark	Family	Width	Height	Lock	Hardware	Fire Rating	Frame Type	Operation
101A	Garage Door Martin	9' - 0"	10' - 0"	Paxton Remote	Liftmaster	zero	Steel	Overhead
101C	Garage Door Martin	9' - 0"	10' - 0"	None	per mfr	zero	Coiling	Overhead
104	Door-Passage-Single-Vision_Lite	3' - 0"	7' - 0"	Paxton	Egress	45 min	Hollow Metal	Hand Operated
112	Single-Glass 1	3' - 0"	7' - 0"	Paxton 8-5	lever		Window Mfr	
113	Single-Glass 1	3' - 0"	7' - 0"	Paxton 8-5	lever		Window Mfr	
Grand total: 5								



REGIONAL RELEVANCE

AIA NCARB LEED AP
Box 2406 Jackson Wy 83001
(307) 699-2454
Rachel@coRRnice.com

CSB TOOL & OFFICE ADDITION
GENERAL SERVICES BUILDING 185 South Willow Street

EXTERIOR ELEVATIONS

Facilities Management

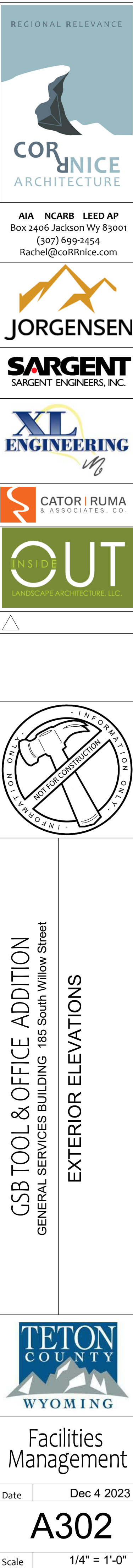
Date Dec 4 2023

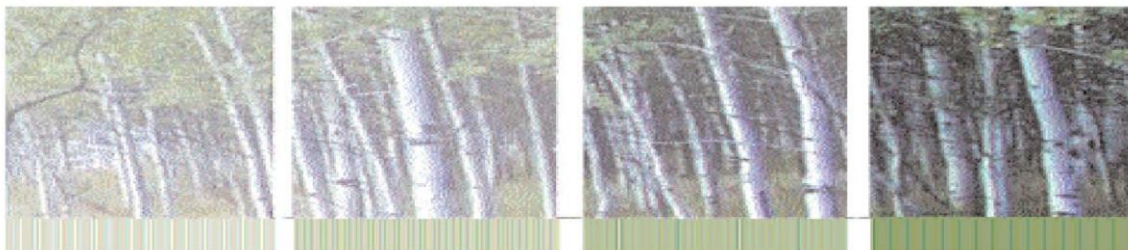
A301

Scale 1/4" = 1'-0"

Window Schedule		
Mark	Family and Type	Count
A	Awning with Trim: 42 x 24 Clerestory	13
B	Fixed Dbl with Trim: 42" x 48"	2
B45	Fixed Dbl with Trim: 42" x 48" Rated	1
C	Casement Dbl with Trim: 42" x 48"	7
demo	Window-Casement-Double: 41" x 48" 2	5
E	Casement Dbl with Trim: 42" x 48" exist	26
F	Fixed: 60" x 30"	1
G	Fixed with Trim: 24" x 84"	1
H	Fixed with Trim: 42 x 42 Jail	8
J	Fixed: 22x84	7
K	Fixed: 22x48	4
M	Fixed: 22x54	2
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P	Fixed: 18"x12" 2	2

Window Schedule		
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J	Fixed: 22x84	7
K	Fixed: 22x48	4
M	Fixed: 22x54	2
N	Fixed: 5'x1'	1
P	Fixed: 18"x12" 2	2





Town of Jackson Design Guidelines Checklist

Meeting Date: December 13, 2023

Item Number: P23-158

Applicant: Jackson Hole Construction Services, LLC

Address: 415 N. Glenwood Street

Recommendations: Final Review

Project Summary: The applicant is seeking final approval of a 7-unit, 3-story residential building. The property is located at 415 N. Glenwood Street and in the Commercial Residential-2 (CR-2) zone. The proposed building totals 7,650.3sf gross floor area and 5,608.7 sf habitable floor area. The effective total project Floor Area Ratio (FAR) is proposed at 0.92 and exceeds the 0.46 base FAR allowed in the CR-2 zone by utilizing the Affordable Workforce Housing Bonus ("2:1 bonus").

Complete application is provided as an attachment to this staff report. Please reference the application for design team's full narrative response to design guidelines.

November 8, 2023 DRC Review

The committee reviewed this project at last month's meeting with favorable review on the overall design. DRC requested the applicant address the following items prior to resubmittal.

- Consider attention to building entry (eastern façade);
- Play with "punches" on eastern façade; and
- Give attention to the building's base/pedestal.

Additional DRC discussion focused on the following:

- Consider how snow fall can be mitigated in roof design;
- Consider roof drainage, particularly near rear parking area;
- Garbage location is directly under a residential deck. Not ideal for resident; and
- Address general site plan "fixes" such as parking screening, dumpster location, etc.

The applicant has made the following changes to the building design since the previous meeting. A full narrative of revisions is included as an attachment to this staff report.

- Reconfigured floor plan and exterior stair access.
- Reconfigured parking plan in rear of structure
- Extended structure west where surface parking was previously located.

- Removed landscape path along northern boundary.
- Increased transparency at ground level street façade.
- Fully screened parking within the required parking setback from N. Glenwood St.
- Screened trash enclosure from N. Glenwood Street and met required setback from shared access drive.
- Exchanged street trees for aspen rather than spruce (staff notes they are shown in error on site plan 0.0 as Blue Spruce)

An attachment to this staff report shows the November 2023 versus December 2023 elevations for viewers to understand the above changes.

Project Scope:

- **Use:** 7 residential apartments
- **Size:** 5,608.7 sf above ground habitable floor area
 - 1st floor: Parking, exterior stairwell, residential units
 - 2nd floor: Exterior stairwell, residential units with private balconies
 - 3rd floor: Residential units with private balconies
- **Parking:** 9 required/provided
- **Stories:** 3
- **3rd Floor Step-back:** N/A for residential projects over 4 units
- **Building Height:** 42'

LDR Compliance:

Staff's previous concerns for the project meeting various LDR compliance items have been addressed by the applicant. Specifically, the applicant addressed the following items since the previous meeting.

- Structure setback – The applicant shows the structure meeting required setbacks in the CR-2 zone.
- Parking setback and screening – The applicant has revised site and building floor plan to fully screen parking within the 30' parking setback as measured from the back of pedestrian frontage.
- Plant Units – Applicant has updated landscape plan to show compliance with required plant units.
- Landscape Surface Ratio (LSR) – Applicant has updated landscape plan to show compliance with required LSR.
- Trash and Recycling Enclosures – Applicant has updated site plan to screen trash and recycling enclosure.

Staff has concerns over adequacy of proposed snow storage shown in small landscape strips adjacent to parking stalls. Plant units are also proposed for this area and snow may block parking stalls over the course of a winter season. Alternate locations for potential snow storage do not appear practical as they are blocked by fencing or vehicle parking spaces. It is possible the building program may be required to remove a vehicle parking space for final building permit to provide practical snow storage. While this has the potential to impact total unit count, staff does not feel the change would substantially change building design in terms of DRC review.

Additionally, renderings show grade changes from private property to the public right of way that will not be approved under current design. Pedestrian frontages require a continuous, maintained grade meeting ADA standards and grade changes required to accomplish acceptable slopes must be achieved on private property rather than in the public right of way. Like above comments on snow storage, staff feels this item will not impact DRC review but is important to note.

The applicant is responsible for complying with all applicable LDR requirements at time of building permit submittal.

Public Space and Street Wall:

The site plan accommodates the required trees-in-grates pedestrian frontage and 13.5' (min) total width from back of curb. Two street trees are introduced along the N. Glenwood Street public right of way. Form standards require the "Residential Frontage" which allows for limited window and door elements at the sidewalk level and a minimum building transparency of 20% at ground and second level which the proposed design meets. Additionally, the proposed structure meets the minimum required street facade width at ground level and second level of approximately 75% where 70% (min.) is required. The width of the shared access easement is deducted from the total lot width for the purpose of this calculation.

Composition and Massing:

The proposed building has total habitable floor area of 5,608.7 sf. Surrounding properties have a range of one story residential cabins, two story condominiums, and two and three story mixed use structures.

Per the applicant, balconies and material transitions included at the second and third levels serve to create "jogs" along the front and side facades and break up the overall massing. Also per the applicant, the building footprint is designed to be rectangular in order to facilitate off-site prefabrication of some building components.

Material Selection:

Per the applicant, the material palette is chosen to provide layering and rhythm to the structure. Materials include cedar texture siding in dark black and dark grey, black metal for window frames, and onyx black laminated roof shingles on the shed roof. Mating between siding and window frames is a similar dark tone. Exterior doors to each unit are pecan colored. A representation of the material palette is included as an attachment to this staff report.

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

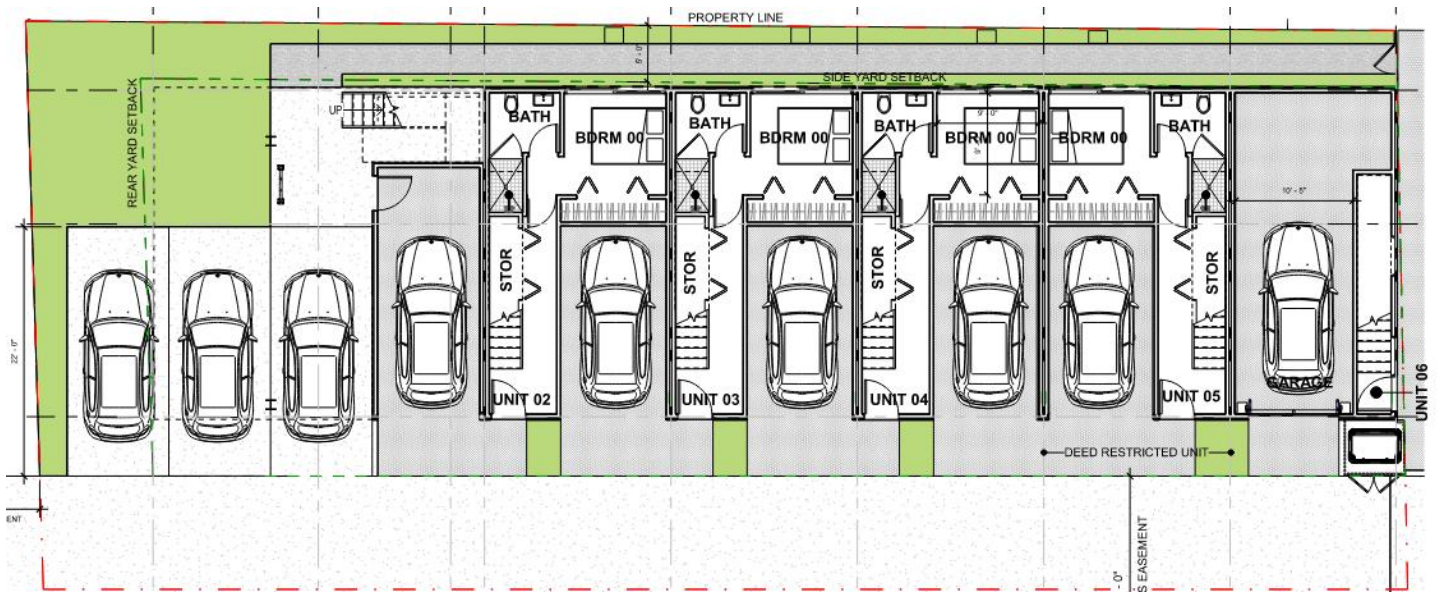
- ☐ Consider impacts on surrounding buildings, natural environment and culture.

Attachment A

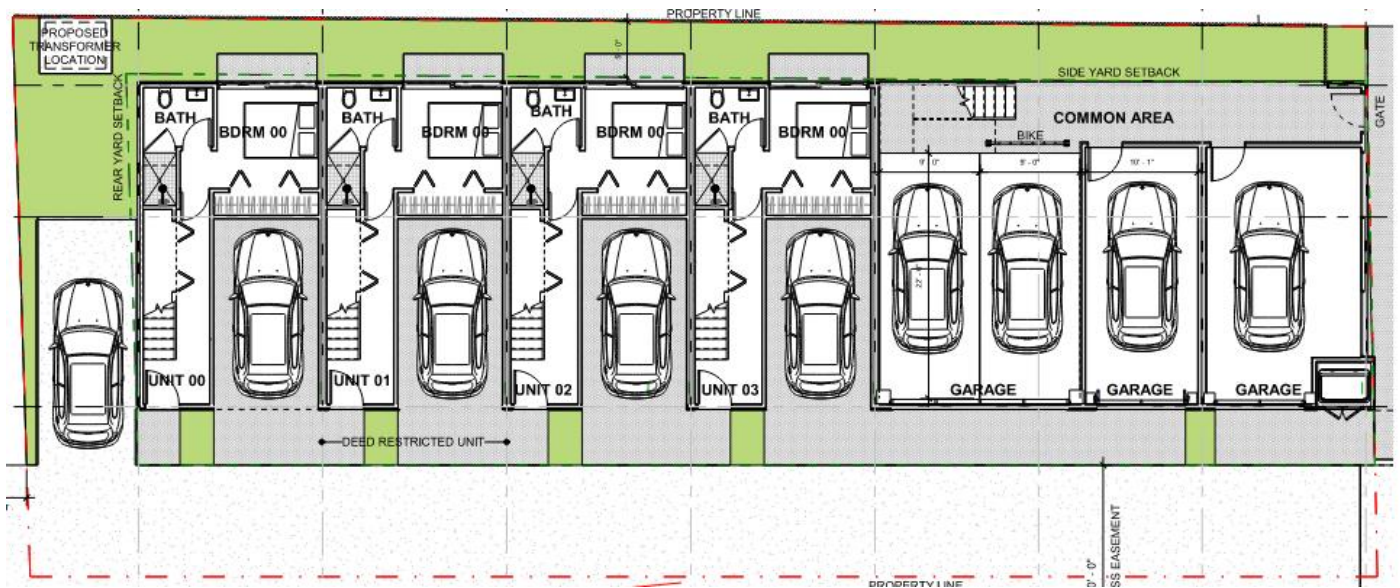
Elevation and Site Plan Changes

Site design, parking, and ground floor plan

November 2023



December 2023



South Elevation, Screened Parking, and Trash Enclosure

November 2023



December 2023



North Elevation and Relocated Exterior Stair

November 2023

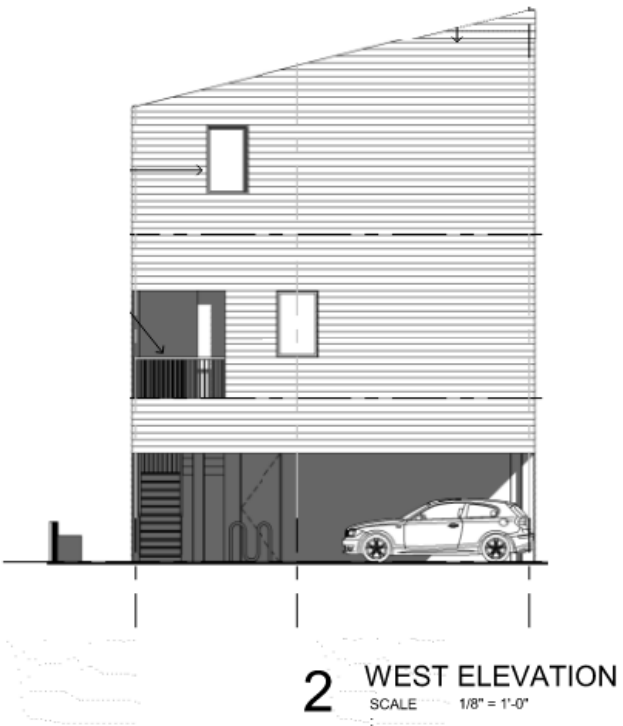


December 2023

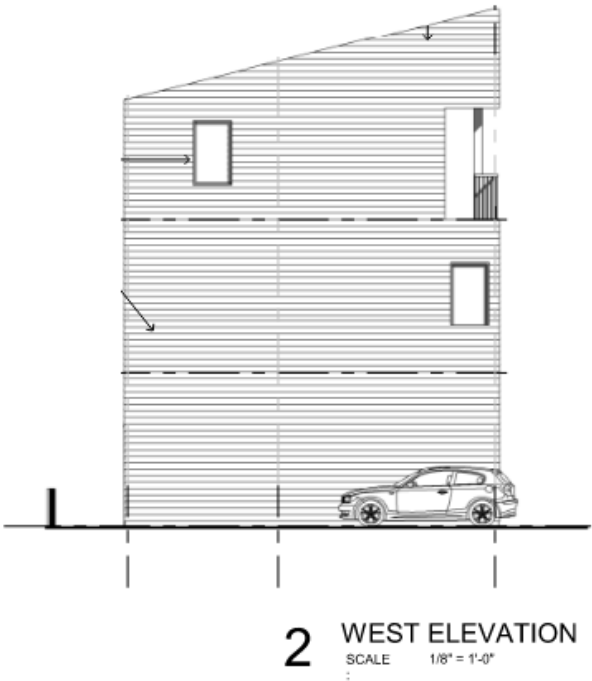


West and East elevations

November 2023



December 2023



N. Glenwood Street Rendering

November 2023



December 2023



Aspen Flats DRC Resubmittal Narrative – December 4, 2023 Resubmittal

The primary changes in the resubmittal stem from Units formerly titled 00 and 1 being shifted from the western portion of the building to between Units formerly titled 5 and 6. Units formerly titled 2, 3, 4, and 5 have been shifted west accordingly.

The enclosed parking now provides a setback of >45' from the back of the pedestrian frontage.

The trash enclosure has been setback into the building to establish a setback of 5' from the alley. The gates to the enclosure do not open into the established 2' trash setback from alley.

The trees in grades were changed from conifers to Aspens.

The landscaping was changed including the following changes:

- The #5 containers of Dogwoods were deleted.
- (3) 8 foot Blue Spruce were added on the northern portion of the lot.
- (2) 6'—8' large shrubs or multi-stem trees (Amur Maple) were added to the southern portion of the lot to provide screening to the carports to the west.
- (1) 6-bike rack was added.

The former Landscape Path was deleted. Snow retention was added to the roof above the small rear gravel mulch patio areas adjacent to each of the patio doors in the rear of Units 00, 1, 2, and 3.

Attention was given to the east façade. A bump-out on the SE corner serves to break up the design and make it more interesting. Windows were added to the east façade, and the entry to Unit 6 was shifted to share the common stairwell with Unit 4 and 5 via a common entrance on the façade.

The transformer was indicated on site plan to accurately reflect LSR.

Renderings were updated to show how the structure “meets” the ground.

415 N. Glenwood Zoning Compliance Chart

Aspen Flats

12/06/2023

2.2.12. CR-2: Commercial Residential-2		
STANDARD	REQUIREMENT	PROPOSED
Primary street setback range	0'-10'	0'
Side interior (min)	5'	5'
Rear (min)	10'	10'
Abutting protected zone (min)	10'	N/A
Landscape surface ratio (min)	10% (609.8 SF)	762 SF
Snow storage (min)	2.5% parking loading (35 SF) (1,400 SF of uncovered parking and loading)	35 SF REQUIRED, 72 SF PROPOSED
Plant Uses	1/1,000 sf of landscape area	1
Floor area ratio	.46 (2,806.28 SF max)	2,805.26 SF
7.8.4.B Workforce Deed Restricted (UNIT 01)	2:1 bonus SF	1028.18 SF
7.8.4.B Bonus floor area	2:1 bonus SF	2056.35 SF
FAR + Bonus (allowable)	4,692.62 SF	4,861.62 SF
Total habitable floor area	(FAR+Workforce Deed Restricted+Bonus)	6,637.05 SF Allowed 5,608.70 SF Proposed
Parking		
Tuck-under, enclosed, or structured parking (min)	0'	N/A
Primary street, above ground (min)	30'	>45'4"
Number of spaces (min)	9	9
LDR Sec. 6.2.5.B.2. compliance	LDR Sec. 6.2.2.C requires ADA space for residential with a parking lot. No parking lot is proposed per LDR Sec. 9.5.P	No ADA space Required

LDR Sec. 2.2.1.E.2 Surface Parking Standards	Surface parking must be located behind or to the side of buildings and must be screened from view from any street (except an alley).	Proposed surface parking is located to the side and behind the buildings and is screened from view from N. Glenwood street via the landscaping. Spaces within the 30' setback from pedestrian frontage are enclosed.
LDR Sec. 6.2.5.B.3. compliance	Required	Not applicable as access is from a driveway proposed to service 3 parcels. (405 N Glenwood accesses property directly from N. Glenwood Street)
Curb cut width (max)	24'	10' (on property)
Pedestrian Frontage 2.2.1.C.2 Type Total width from back of curb (min) Furnishing/planting area (min) Clear sidewalk width (min) Spacing of trees	Trees in Grates 13.5' 5' 6' 30'-40'	Trees in Grates 13'9" 5' 8'8" 30'
Width of ground and 2nd story in primary street setback range % of lot width (min) Length from street corner (min)	 70% 30'	 74.5% (accounting for easement (29.5 ft/40ft)) n/a
Height (max) if roof pitch $\geq 5/12$	46'	42'
Stories or Height (min) in any street setback range	2 or 24'	3 or 42'
Stepback for any 3rd story street facade or street facade over 30' (min)	10'	A building with only residential use that has at least 4 units is exempt from the stepback requirement
LDR Sec. 6.4.2. Compliance	Required for residential developments of 4 or more units	Similar material and color to the building, entirely enclosed to the street, side facing alley is gate, 27.5 SF Proposed
LDR Sec. 5.5.3.B Required Plant Units	1 per 1,000 SF of Landscaping (618 SF)	1 units (LDR 5.5.3.A.2 fractional plant units of one-

5.5.3.E.1 (Alternative "B")	2 3" caliper canopy trees 2 6'—8' large shrubs or multi-stem trees 3 8' high evergreen trees	half or more shall be treated as a requirement of one plant unit. 1 3"+ existing caliper canopy tree (Existing Aspen) 1 6+ bike rack in lieu of 3" caliper canopy tree 2 Six to eight-foot Amur Maple 3 8' Blue Spruce
Street Façade First Level Transparency	20%	20%
Street Façade First Level Transparency	20%	26.7%

415 N GLENWOOD ST

Design review committee

ASPEN FLATS -DRC PACKAGE V2
12.06.23

braimansauer
braimansauer

PROPOSED AREA CALCULATIONS

BASE AREA CALCULATIONS LDR 7.8.3

UNIT	HABITABLE SF
UNIT 00	1,040.17 SF
UNIT 2	1,028.18 SF
UNIT 3	1,028.18 SF
UNIT 4	495.98 SF
UNIT 5	496.70 SF
UNIT 6	491.32 SF
TOTAL BASE:	4,580.53 SF

WORKFORCE DEED RESTRICTED LDR 7.8.4

UNIT	HABITABLE SF
UNIT 1	1,028.18 SF
TOTAL WORKFORCE:	1,028.18 SF

ALLOWABLE AREA CALCULATIONS

FAR ALLOWABLE SF LDR 7.8.3

CATEGORY	TOTAL SF	MULTIPLIER	ALLOWABLE
LOT AREA	6,098.40 SF	0.46	2,805.26 SF
SUBTOTAL FAR:	6,098.40 SF		2,805.26 SF

MAX UNRESTRICTED BONUS SQUARE FOOTAGE LDR 7.8.4

CATEGORY	TOTAL SF	MULTIPLIER	ALLOWABLE
LOT AREA	1,028.18 SF	2	2,056.35 SF
SUBTOTAL BONUS:	1,028.18 SF		2,056.35 SF

TOTAL ALLOWABLE AREA:	4,861.62 SF
TOTAL PROPOSED AREA:	4,580.53 SF

TOTAL DEED RESTRICTED AREA:	1,028.18 SF
TOTAL FREE MARKET AREA:	4,580.53 SF
TOTAL BONUS AREA:	2,056.35 SF
TOTAL BONUS + FAR:	4,861.62 SF
TOTAL HABITABLE AREA:	5,608.70 SF

TOTAL GROSS SQUARE FOOTAGE

LEVEL	TOTAL
LEVEL 01	2,737.25 SF
LEVEL 02	2,523.91 SF
LEVEL 03	2,389.10 SF
TOTAL	7,650.26 SF

TOTAL HABITABLE SQUARE FOOTAGE

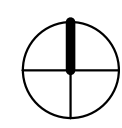
LEVEL	TOTAL
LEVEL 01	1,093.22 SF
LEVEL 02	2,291.93 SF
LEVEL 03	2,223.55 SF
TOTAL	5,608.70 SF



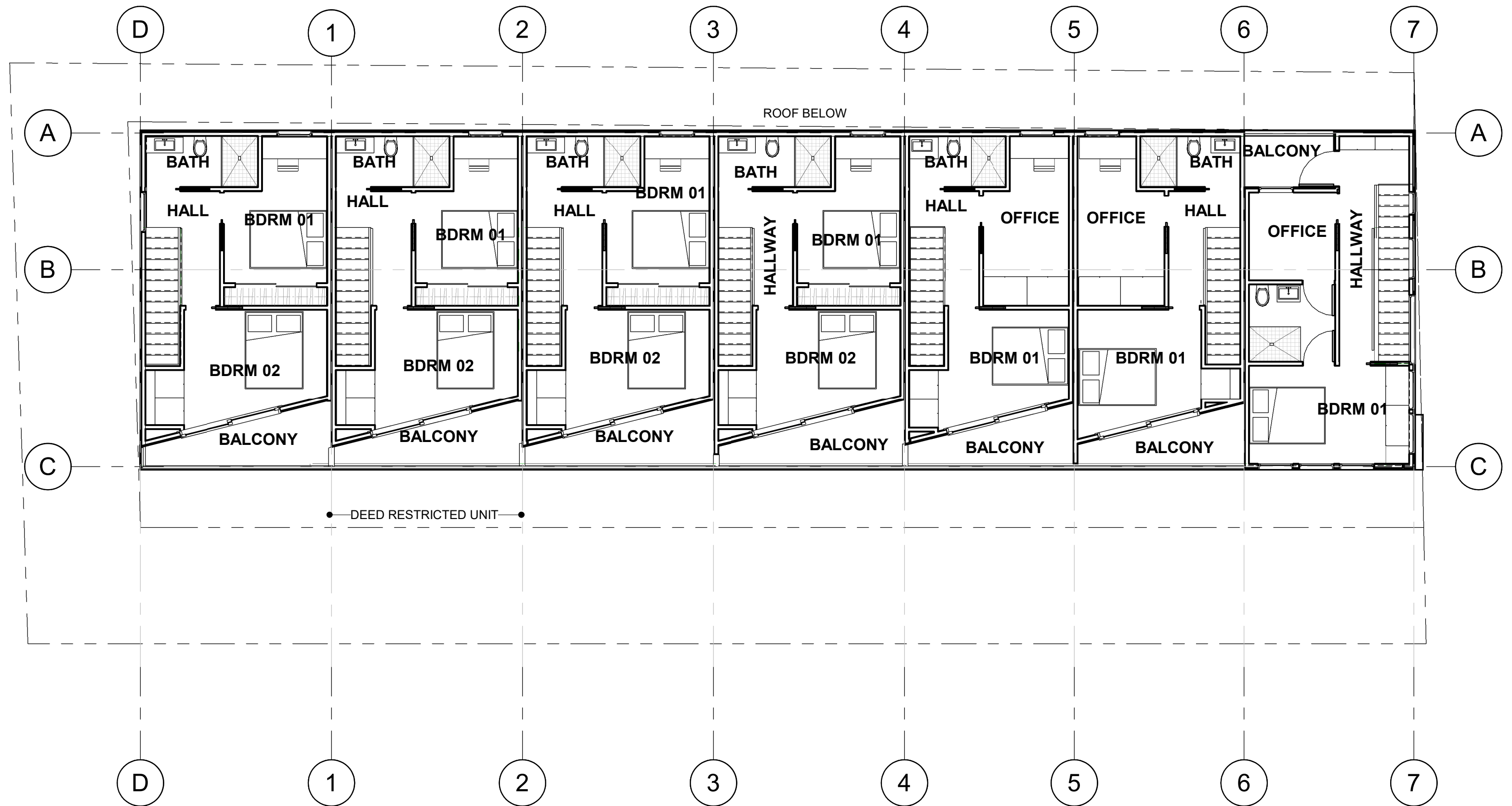
SITE PLAN KEY	
A	ACCESS EASEMENT; GRAVEL + CONCRETE
B	PEDESTRIAN CONNECTION
C	GRASS / PLANTING
D	COVERED ABOVE
E	REFUSE STORAGE
F	SNOW STORAGE (95 SQ. FT. PROVIDED)
G	BIKE RACK
H	PLANTER, SEE LANDSCAPE PLAN

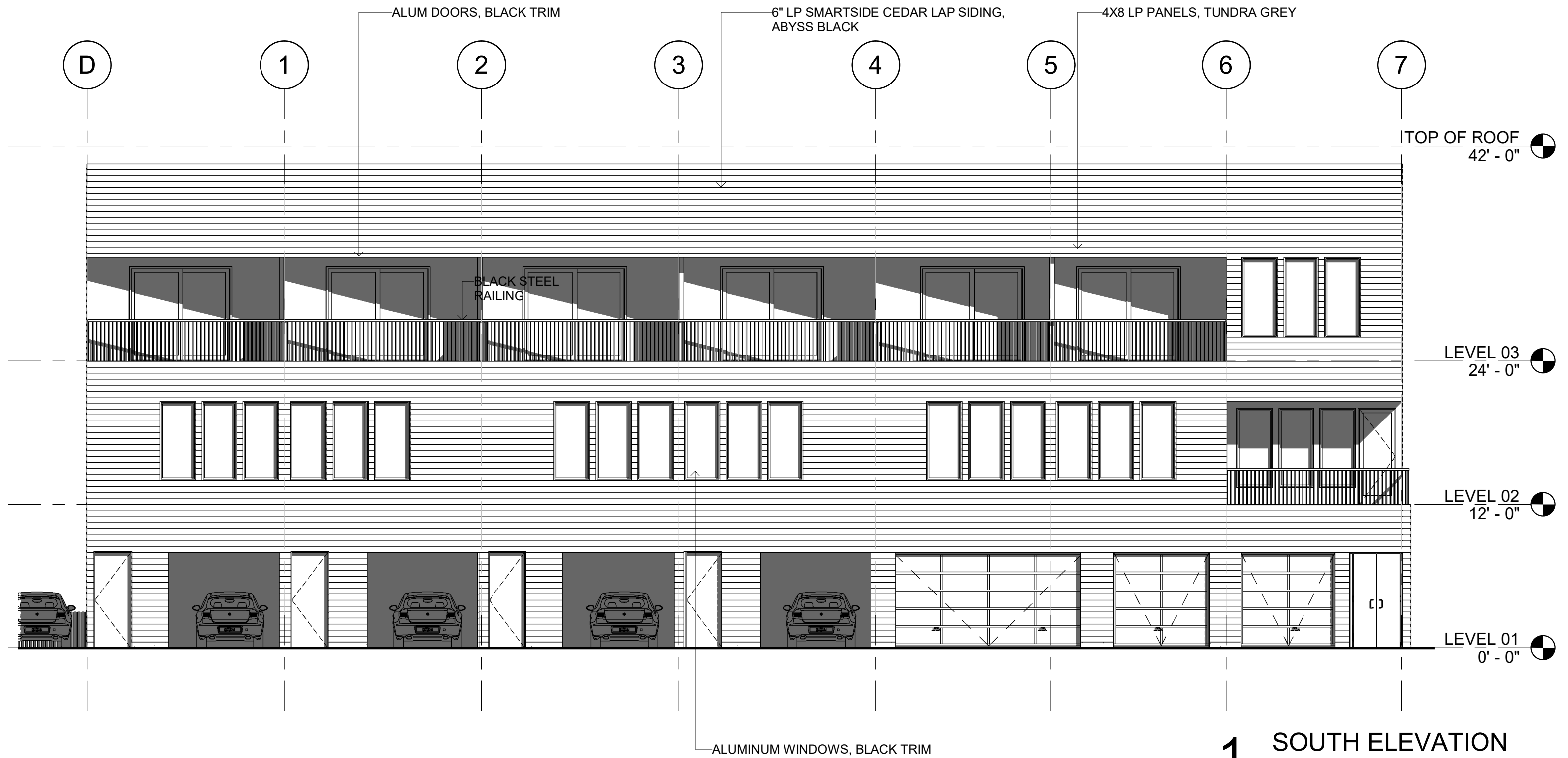
1 SITEPLAN

SCALE 1/16" = 1'-0"

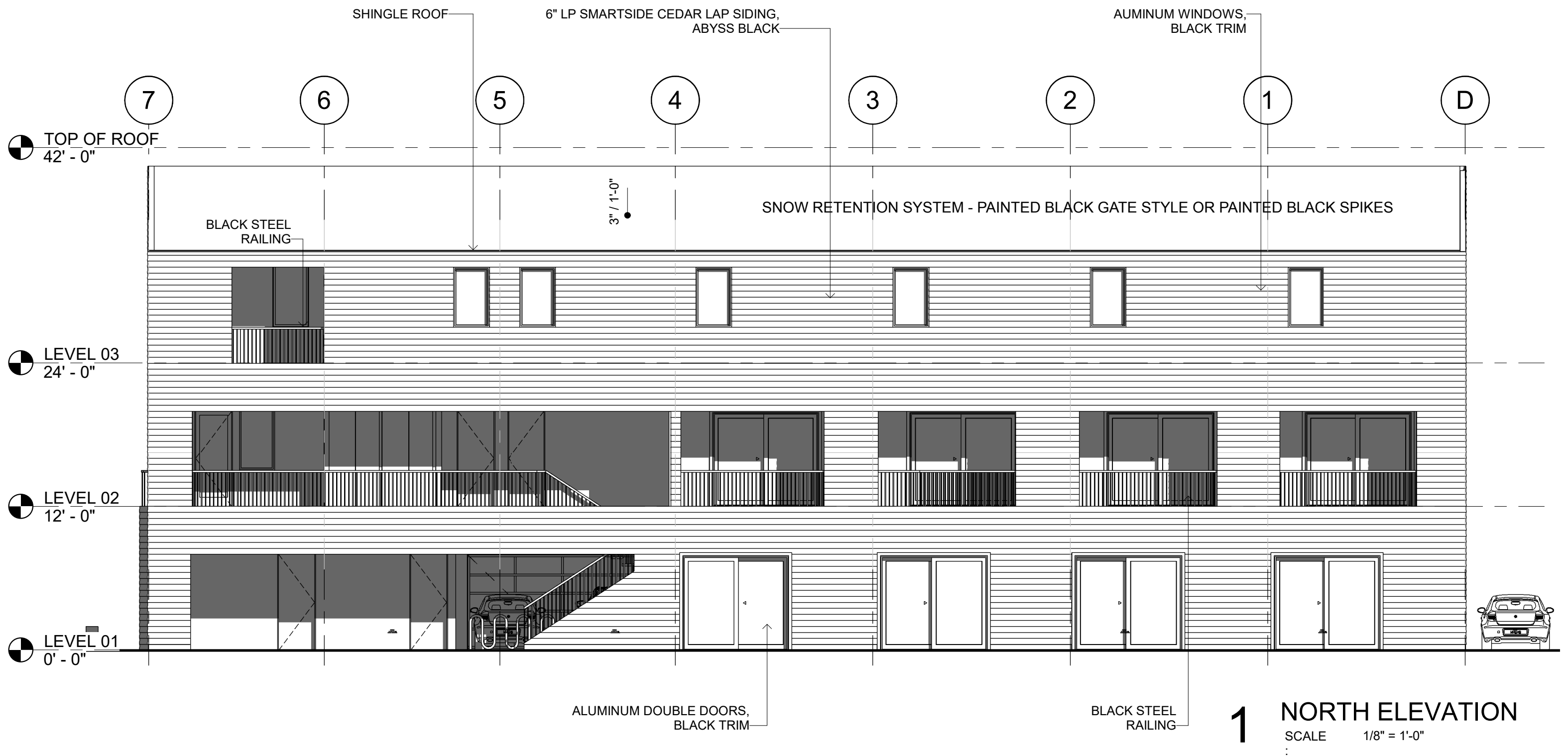


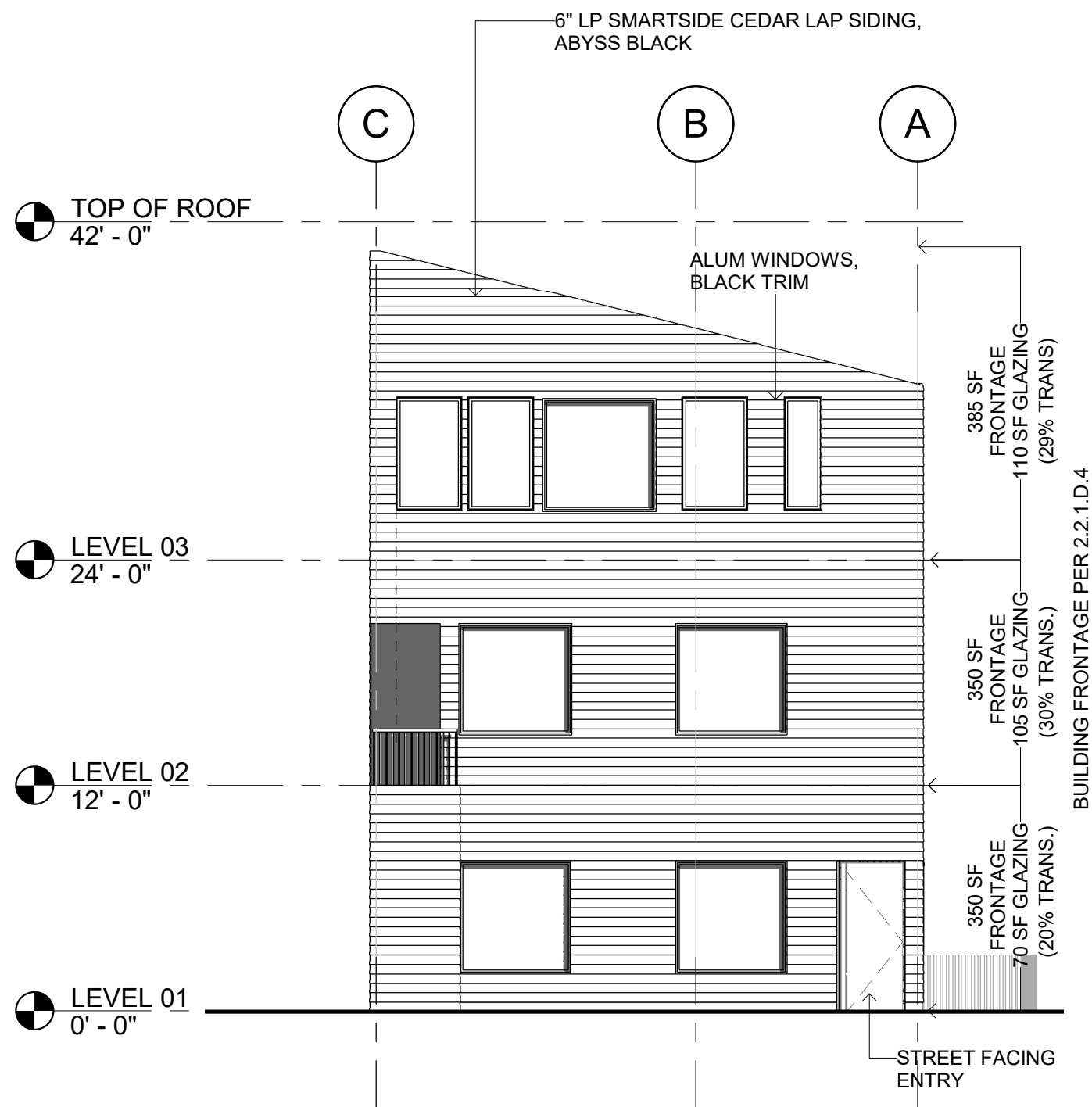




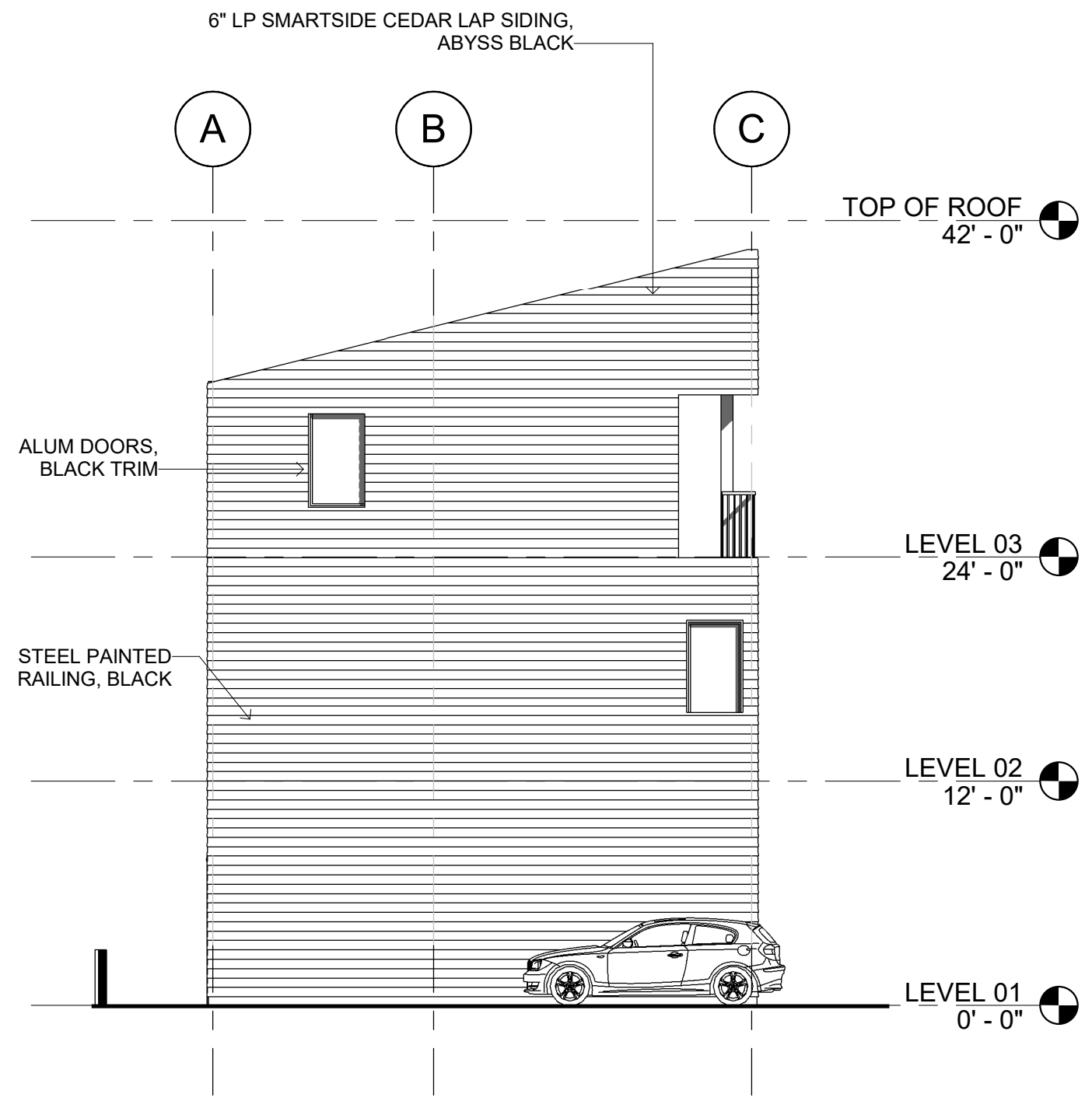


1 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

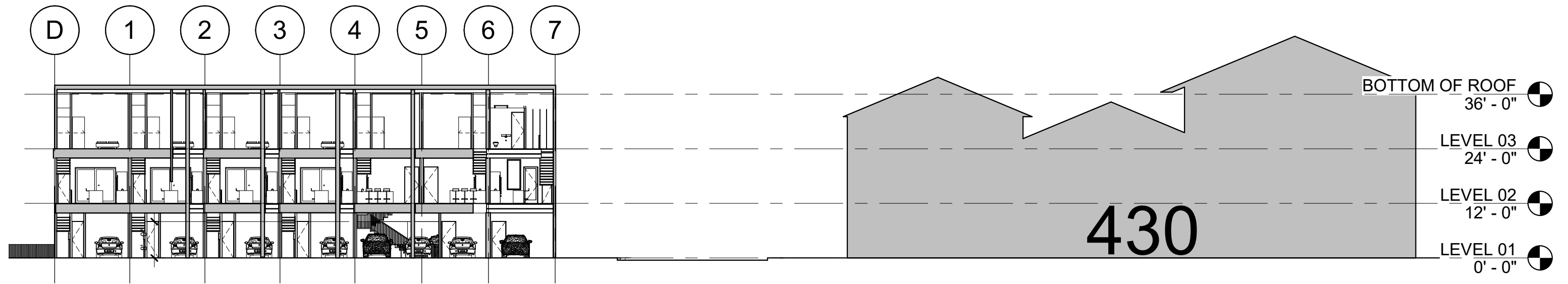




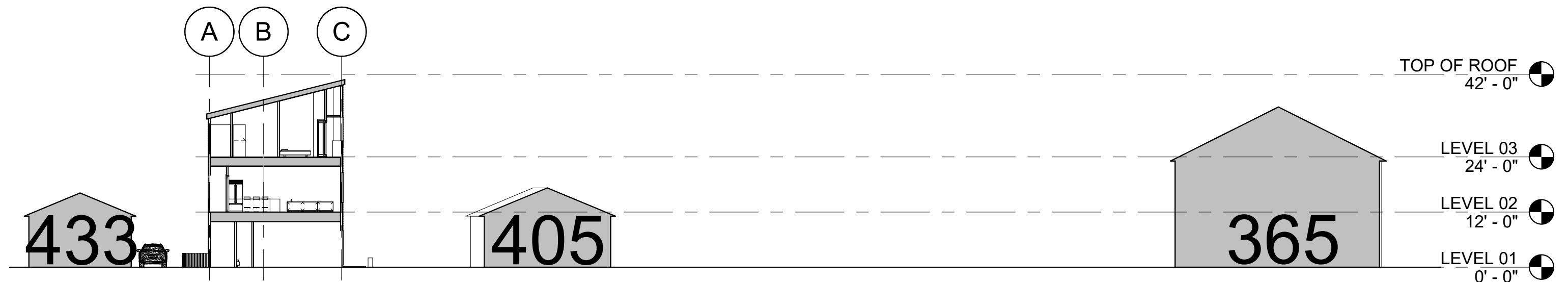
1 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"



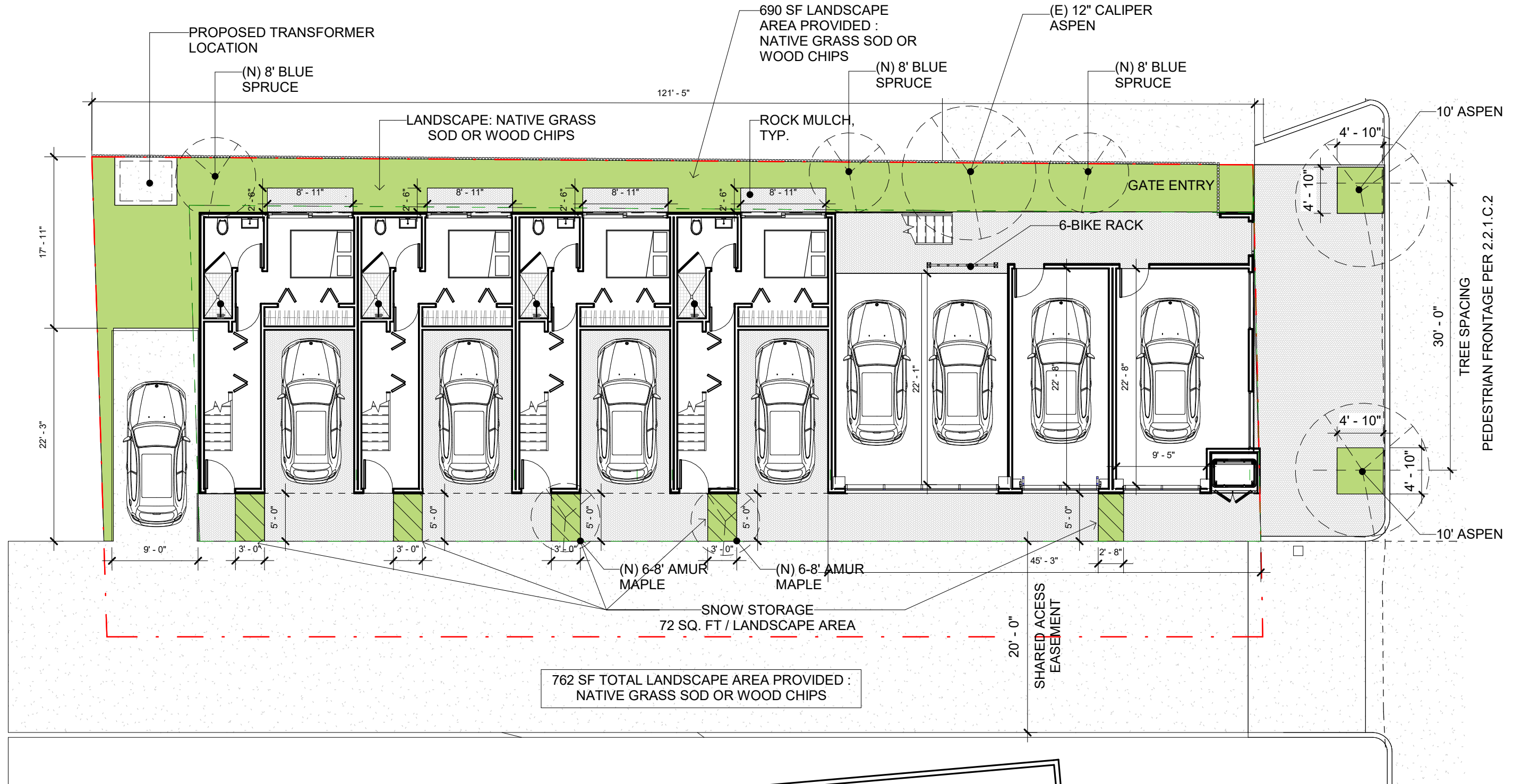
2 CROSS SECTION
 SCALE 3/64" = 1'-0"

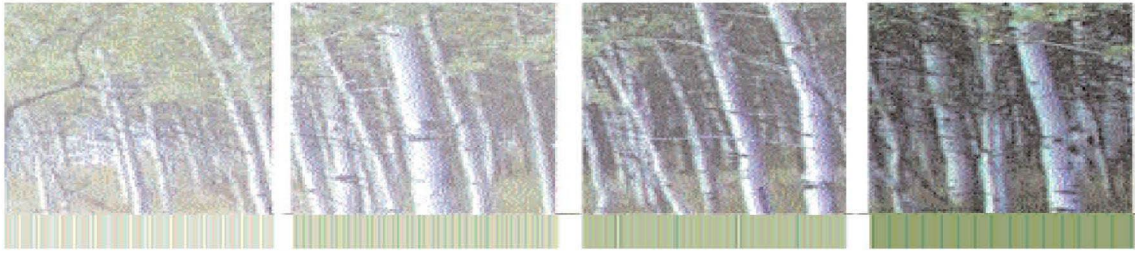


1 BUILDING SECTION
 SCALE 3/64" = 1'-0"









Town of Jackson Design Guidelines Checklist

Meeting Date: December 13, 2023

Item Number: P23-193

Applicant: Tyler Davis (developer)

Address: 400 W. Snow King Ave

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

Background: The DRC originally approved the Flat Creek Apartment project on June 8, 2022, and later approved a series of exterior changes on August 10, 2022. The project is currently under construction.

Request:

The applicant (i.e., developer) is requesting to change all 4 of the main exterior materials and change the configuration of the white and reddish siding from a rectangular panel pattern to a vertical and horizontal pattern. Below are the proposed changes:

Approved	Proposed
Cedar Woodtone fiber cement horizontal siding	Cedar Woodtone ChamClad PVC horizontal siding
Gray Woodtone fiber cement horizontal siding	Gray Woodtone ChamClad PVC horizontal siding
Reddish/rusted flat metal panels	Reddish ChamClad PVC horizontal siding
White America Fiber Cement composite panels	White ChamClad PVC vertical siding

The reason for these changes is not architectural but is related to cost. According to the applicant, the contractor for the project had included a different set of exterior materials in their construction contract than those approved by the DRC. The developer did not catch this error at the time of signing the contract and it was not discovered until it was time to order and pay for the materials and it became clear that the materials bid in the contract and those approved by the DRC were not the same. The contractor estimates that installing the approved materials was possible but would cost over \$300,000. To save on project costs, the developer is now asking for alternative materials. In general, the applicant is requested to replace fiber cement and metal products with PVC products. The colors are generally the

same, although the finish and glare will differ. Below are photos of both proposed and approved materials (note – the approved reddish/rusted metal sample is not the exact material but similar because the applicant was unable to get a sample of the actual material. Also, the approved woodgrain sample was never received):



Project Summary:

The applicant is building a new 100% deed-restricted housing project in the easternmost portion of 400 W. Snow King Ave. The property (+/- 6 acres) is owned by the Town of Jackson and is home to several buildings utilized mostly by the Town Public Works Department, but also by Teton County Parks and Recreation. The project takes up approximately 1 acre of land in the easternmost corner of the property.

The project consists of a single 3-story building approximately 40,000 sf in size. The building is approximately 35' tall with 48 rental units: 24 one-bedrooms, 12 two-bedrooms, and 12 three-bedrooms. Units range in size from 480 sf to 791 sf. Primary vehicular access will be taken from Snow King Avenue but residents or guests can also access the site from the alley to the east. A total of 110 parking

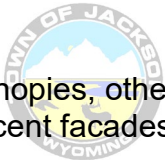
spaces are provided that will serve not only the new housing development but also the existing Parks and Recreation building to the west. The approved materials are Metal Panels in Bridger Steel (Red), Fiber Cement Panels in Pearl (white), Horizontal Fiber Cement Siding in Sand Castel (wood tone), and Horizontal Fiber Cement Siding in Coastal Gray (wood tone).

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.”

A. Public Space

1) Use

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

2) Location

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

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.

- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

1) Mass & Height:

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

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

Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

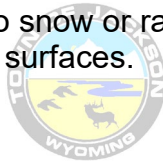
- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
- ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of 5 feet.

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

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

4) Roofs

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



D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

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

E) Materials

1) Application of Materials

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

2) Materials Selection

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





PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

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

PROPERTY OWNER.

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

APPLICANT/AGENT.

Name: Tyler Davis - Flatcreek Apartments LLC. Phone: 307.264.9070
Mailing Address: PO Box 12111 Jackson WY. ZIP: 83002
E-mail: tylerdavis34@ymail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

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

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

Have you attached the following?

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

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

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



Signature of Property Owner or Authorized Applicant/Agent
Tyler Davis

Name Printed

11-06-2023

Date
Developer

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 : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

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

Address of Premises: 400 W SNOW KING AVENUE

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

Please attach additional sheet for additional addresses and legal descriptions

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

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

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

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

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

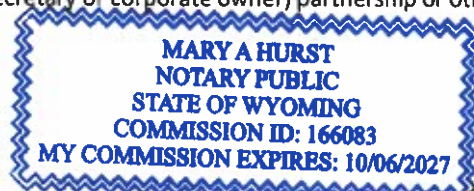
- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☒ Demolition Permit ☒ Other (describe) Pre-app requests, Use Permit Apps

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

Larry Pardee
 Property Owner Signature

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

STATE OF Wyoming)
) SS.
 COUNTY OF Teton)



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

Mary A Hurst
 Notary Public

My commission expires: 10/06/2027



Flat Creek Housing Project

November 6, 2023

DESIGN REVIEW COMMITTEE REQUEST #4

PROJECT NARRATIVE & DRC REQUEST TO CHANGE PREVIOUS APPROVED MATERIALS

Lot Info

Address: 400 West Snow King Avenue

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

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

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

Zoning: NH-1

Overlays: N/A

Scale of Development

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

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

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

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

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

Building Setbacks

Primary Street – 20'

Secondary Street – 10'

Side Interior – 10'

Rear – 20'

New Parking:

Residential:

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

Parking Spots:

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

Landscape Ratio

Min:

.21 (9,148 s.f.)

Plant Units (min):

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

Building Height

Max height:

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

Stories:

3 stories

Existing Property Conditions

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

Development Overview:

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

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

Quality of Construction

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

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

Project Amenities

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

Unit Amenities

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

FLAT CREEK APARTMENTS LOW INCOME HOUSING TAX CREDITS & FUNDING

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

REQUESTED CHANGE OF MATERIALS – November 6, 2023

- Cedar and Gray Woodtone fiber cement horizontal siding products proposed to be changed to a ChamClad PVC horizontal siding to match wood siding finishes that were previously approved by the DRC.
- Flat metal panels have been reselected to be ChamClad PVC horizontal siding to match red metal panels that was previously approved by the DRC.
- America Fiber Cement white composite panels were changed to be ChamClad PVC vertical siding to match the white finish color of the fiber cement panels that was previously approved by the DRC.

MODIFICATIONS APPROVED BY DRC FINAL SUBMISSION - August 10, 2022

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

DRC RESPONSE TO FIRST ROUND COMMENTS – April 13, 2022

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

- The monolithic building comment has been contemplated and addressed with improvements to the exterior look and feel as well as changes to the roofline to add more variation. Due to the affordability and the site constraints (more below) of this project, the design and development team estimate that going from one building to two will be an increased cost of \$900,000 in the exteriors alone by adding approximately 12,000 square feet of exterior walls, and likely upwards of \$1.5mm in additional costs total.

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

DRC RESPONSE TO SECOND ROUND COMMENTS – May 11, 2022

- Materials and colors need to be finalized at the time of the meeting. There was not a clear answer on what type of concrete would be used. Also, the color of the corrugated metal sample did not match the rendering well. The DRC needs to have material samples that accurately match the renderings.

All exterior materials and colors have been finalized and submitted as a portion of this DRC submittal.

- The applicant needs to provide street contextual renderings.

We have attached some additional rendering views that helps portray the design of the new project and adjacent surrounding properties at street level along Snow King Avenue

- The white material against the dark material did not mesh well.

The dark black metals and black fiber cement panels were eliminated from the overall exterior design of the project.

- There was too much dark metal. Consider a change in materials and/or colors to brighten/warm the building up.
- ***The dark black metals and black fiber cement panels were eliminated from the overall exterior design of the project. The design now includes EIFS panel materials that are more vibrant and appealing on the exterior of the building. These EIFS panels represent a rusty oxidized metal and lighter wood grain tones in cedar and light gray that have helped to brighten up the exterior of the project.***

- The material change did not work well with the push and pull. The applicant needs to explore how those two elements can better coincide.

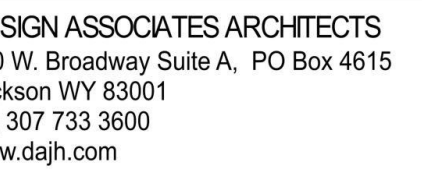
The design now includes areas on the building that are expressed with a break in different material transitions and a break in plane that help to establish the push and pull of the building materials.

- The pocket park still needs work as it was not presented in its final product. There were still concerns over safety being so close to the road. The site plan also didn't quite match the renderings because the BBQ area was shown

on one plan but not the other. All plans need to match.

We eliminated the large boulders around the playground. We are showing landscaped hedgerow and bushes around the perimeter of the kids playground this should help create an edge for this area and will protect by keeping kids within the boundaries of the playground area. Site plan and renderings match for the amenities around the site.

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



DATE	DESCRIPTION
11-11-22	Addendum 2
02-10-23	Addendum 3

WN:	-
CKED:	-
NO:	2223



VIEWED FOR CODE COMPLIANCE

IN ACCORDANCE WITH THE APPLICABLE
 SECTION CODE(S) IDENTIFIED BELOW

☒ STRUCTURAL
☒ PLUMBING
☒ MECHANICAL
☒ ELECTRICAL
☒ ENERGY
☐ FIRE

I HEREBY ACCEPTANCE OF DOCUMENTS
 AND I AUTHORIZE CONSTRUCTION TO
 BE IN VIOLATION OF ANY FEDERAL,
 STATE, OR LOCAL REGULATIONS.

_____ DATE: 03/21/23

MAST CODE CONSULTANTS, INC.

EXTERIOR ELEVATIONS

A201

Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- Vertical Dimensions (Left Side):**
 - 20' SETBACK
 - 20' SETBACK
 - 20' SETBACK
- Vertical Dimensions (Right Side):**
 - 3'-2"
 - 9'-6"
 - 10'-0"
 - 10'-0"
 - 0"
- Horizontal Dimensions (Bottom):**
 - 9'-0"
- Labels and Callouts:**
 - TOP PL:** 28' - 6"
 - W.4** (Window 4)
 - P.1** (Pillar 1)
 - P.2** (Pillar 2)
 - M.3** (Material 3)
 - W.4** (Window 4)
 - P.1** (Pillar 1)
 - EXHAUST VENTS, TYP** (Exhaust Vents, Typical)
 - LEVEL 3** 20' - 0"
 - LEVEL 2** 10' - 0"
 - LEVEL 1** 0"
 - WINDOW SHADE CANOPY, TYP. REF: A515**
 - ELECTRICAL METERS PER ELECTRICAL**
 - EXTERIOR LIGHTING, TYP.**
 - HIGH PARAPET** 33' - 5"
 - PARAPET** 32' - 8"
 - ROOF** 29' - 6"
 - 4 A421** (Roof Slope)
 - 1** (Roof Slope)
- Other Annotations:**
 - A, B, C, E, G, H** (Circular markers indicating specific points or features)
 - 4** (Circular marker indicating a specific point or feature)
 - 1** (Circular marker indicating a specific point or feature)

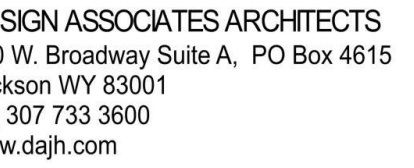
Architectural elevation drawing of a building facade. The drawing includes various annotations for window types (W.1, W.2, W.3, W.4), exhaust vents (EXHAUST VENTS, TYP), and intake vents (INTAKE VENTS, TYP). The facade is divided into sections with different colors and patterns. The drawing also shows the building's height and level markers (LEVEL 1, LEVEL 2, LEVEL 3) and a north arrow.

Annotations include:

- W.1, W.2, W.3, W.4 (Window types)
- EXHAUST VENTS, TYP (Exhaust vents)
- INTAKE VENTS, TYP (Intake vents)
- LEVEL 1, LEVEL 2, LEVEL 3 (Building levels)
- MAX BUILDING HEIGHT (Maximum building height)
- PARAPET (Parapet)
- ROOF (Roof)
- HIGH PARAPET (High parapet)
- TOP PL. 28' - 6" (Top plane)
- Various numerical callouts (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17) and alphanumeric codes (A521, A502, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643, A644, A645, A646, A647, A648, A649, A650, A651, A652, A653, A654, A655, A656, A657, A658, A659, A660, A661, A662, A663, A664, A665, A666, A667, A668, A669, A670, A671, A672, A673, A674, A675, A676, A677, A678, A679, A680, A681, A682, A683, A684, A685, A686, A687, A688, A689, A690, A691, A692, A693, A694, A695, A696, A697, A698, A699, A700, A701, A702, A703, A704, A705, A706, A707, A708, A709, A710, A711, A712, A713, A714, A715, A716, A717, A718, A719, A720, A721, A722, A723, A724, A725, A726, A727, A728, A729, A730, A731, A732, A733, A734, A735, A736, A737, A738, A739, A740, A741, A742, A743, A744, A745, A746, A747, A748, A749, A750, A751, A752, A753, A754, A755, A756, A757, A758, A759, A760, A761, A762, A763, A764, A765, A766, A767, A768, A769, A770, A771, A772, A773, A774, A775, A776, A777, A778, A779, A780, A781, A782, A783, A784, A785, A786, A787, A788, A789, A790, A791, A792, A793, A794, A795, A796, A797, A798, A799, A800, A801, A802, A803, A804, A805, A806, A807, A808, A809, A810, A811, A812, A813, A814, A815, A816, A817, A818, A819, A820, A821, A822, A823, A824, A825, A826, A827, A828, A829, A830, A831, A832, A833, A834, A835, A836, A837, A838, A839, A840, A841, A842, A843, A844, A845, A846, A847, A848, A849, A850, A851, A852, A853, A854, A855, A856, A857, A858, A859, A860, A861, A862, A863, A864, A865, A866, A867, A868, A869, A870, A871, A872, A873, A874, A875, A876, A877, A878, A879, A880, A881, A882, A883, A884, A885, A886, A887, A888, A889, A890, A891, A892, A893, A894, A895, A896, A897, A898, A899, A900, A901, A902, A903, A904, A905, A906, A907, A908, A909, A910, A911, A912, A913, A914, A915, A916, A917, A918, A919, A920, A921, A922, A923, A924, A925, A926, A927, A928, A929, A930, A931, A932, A933, A934, A935, A936, A937, A938, A939, A940, A941, A942, A943, A944, A945, A946, A947, A948, A949, A950, A951, A952, A953, A954, A955, A956, A957, A958, A959, A960, A961, A962, A963, A964, A965, A966, A967, A968, A969, A970, A971, A972, A973, A974, A975, A976, A977, A978, A979, A980, A981, A982, A983, A984, A985, A986, A987, A988, A989, A990, A991, A992, A993, A994, A995, A996, A997, A998, A999, A1000, A1001, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A1009, A1010, A1011, A1012, A1013, A1014, A1015, A1016, A1017, A1018, A1019, A1020, A1021, A1022, A1023, A1024, A1025, A1026, A1027, A1028, A1029, A1030, A1031, A1032, A1033, A1034, A1035, A1036, A1037, A1038, A1039, A1040, A1041, A1042, A1043, A1044, A1045, A1046, A1047, A1048, A1049, A1050, A1051, A1052, A1053, A1054, A1055, A1056, A1057, A1058, A1059, A1060, A1061, A1062, A1063, A1064, A1065, A1066, A1067, A1068, A1069, A1070, A1071, A1072, A1073, A1074, A1075, A1076, A1077, A1078, A1079, A1080, A1081, A1082, A1083, A1084, A1085, A1086, A1087, A1088, A1089, A1090, A1091, A1092, A1093, A1094, A1095, A1096, A1097, A1098, A1099, A1100, A1101, A1102, A1103, A1104, A1105, A1106, A1107, A1108, A1109, A1110, A1111, A1112, A1113, A1114, A1115, A1116, A1117, A1118, A1119, A1120, A1121, A1122, A1123, A1124, A1125, A1126, A1127, A1128, A1129, A1130, A1131, A1132, A1133, A1134, A1135, A1136, A1137, A1138, A1139, A1140, A1141, A1142, A1143, A1144, A1145, A1146, A1147, A1148, A1149, A1150, A1151, A1152, A1153, A1154, A1155, A1156, A1157, A1158, A1159, A1160, A1161, A1162, A1163, A1164, A1165, A1166, A1167, A1168, A1169, A1170, A1171, A1172, A1173, A1174, A1175, A1176, A1177, A1178, A1179, A1180, A1181, A1182, A1183, A1184, A1185, A1186, A1187, A1188, A1189, A1190, A1191, A1192, A1193, A1194, A1195, A1196, A1197, A1198, A1199, A1200, A1201, A1202, A1203, A1204, A1205, A1206, A1207, A1208, A1209, A1210, A1211, A1212, A1213, A1214, A1215, A1216, A1217, A1218, A1219, A1220, A1

[illegible]

1 WEST ELEVATION
1/8" = 1'-0"



DATE	DESCRIPTION
11-11-22	Addendum 2
02-10-23	Addendum 3
04-21-23	Addendum 4 /town response

JDA

ENSEN DESIGN
ARCHITECTS
7730 Leary Way NE Redmond, WA 98052
www.jd-arch.com
425.216.0318

LIMIT SET

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

EXTERIOR ELEVATIONS

SHEET:

A201

1 2 3 4 5 6 7 8 9 10 11 13 14 15 16

W.4 P.2 W.1 M.1 P.1 W.1 S.1 W.1 M.2 S.2 W.2 M.2 P.2 S.1 S.2 W.2 S.1 P.2 M.2 W.1 W.1 P.2 M.1 P.1 W.4

EXHAUST VENTS, TYP EXHAUST VENTS, TYP EXHAUST VENTS, TYP EXHAUST VENTS EXHAUST VENTS EXHAUST VENTS

TOP PL 28' - 6" W.4 P.2

INTAKE VENTS, TYP

ERV INTAKE VENTS, TYP 3.5" x 3.5" ALUM D.S. TO TIGHTLINE TO APPROVED LOCATION

M.4 EXTERIOR LIGHTING, TYP

ERV VENT 24" AFF

EXHAUST VENT

HIGH PARAPET 33' - 5" PARAPET 32' - 8" ROOF 29' - 6" LEVEL 3 20' - 0" LEVEL 2 10' - 0" LOWEST GRADE ELEVATION EL 6214.8 LEVEL 1 0' - 0"

1/8" = 1'-0"

WEST ELEVATION