

AGENDA
Design Review Committee
January 10, 2024 – 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.

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/81065573665?pwd=OW91TjQrUnpXenNzQ0dEMzFURXVwUT09>

. If the link does not work, join at zoom.com with Webinar ID 810 6557 3665 Password: 83001

2. CALL TO ORDER

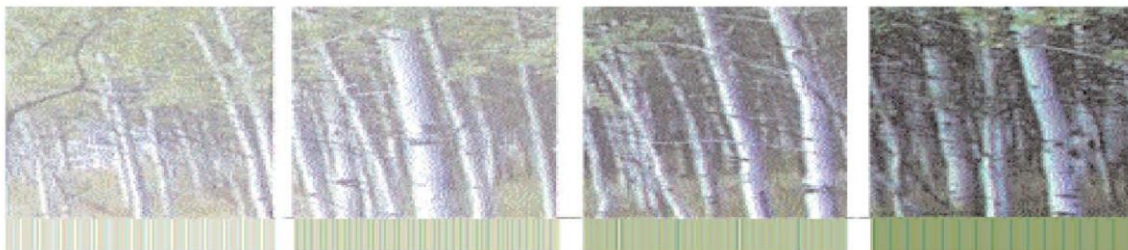
3. ROLL CALL

4. NEW BUSINESS

- i. **P23-222:** 640 E Broadway Ave -MHRS of Jackson Hole (Katelyn Page)
- ii. **P23-217:** 380 S Hwy 89 - Zion Bank Financial Center (Tyler Valentine)
- iii. **P23-230:** CWC Jackson Campus (Tyler Valentine)
- iv. **P23-180:** Large Building Review - LDR Amendment (Paul Anthony)

5. MATTERS FROM STAFF

6. ADJOURN



Town of Jackson Design Guidelines Checklist

Meeting Date: January 10, 2024

Item Number: P23-222

Applicant: Greg Mason, Krikor Architecture

Address: 640 E. Broadway Ave.

Recommendations: Approval

Project Summary:

The applicant is seeking final approval of a 2,912sf, 1-story rear addition to the existing 2-story commercial structure at 640 E. Broadway Avenue. The property is located in the Office Residential (OR) zone and currently houses offices for Mental Health & Recovery Services (formerly Jackson Hole Community Counseling Center). The proposed expansion will provide additional offices, conference rooms, and counseling rooms as MHRS partners with the Curran Seeley Foundation.

The complete application is provided as an attachment to this staff report. Please reference the application for comprehensive narrative and response to design guidelines. Additionally, material samples are available for viewing at the Planning Department.

Proposed Project Scope:

- **Use:** Office;
- **Expansion:** 32% of current floor area;
- **Size:** 2,912sf total including 1,267sf above ground habitable floor area and 1,645sf basement;
- **FAR:** 0.46;
- **Parking:** 30 spaces required in total. Fulfilled with existing parking area;
- **Stories:** 1-story with 1,034sf roof deck. Existing structure is 2-story; and
- **Building Height:** 30' (existing) 18'-4" (proposed rear addition).

Background:

Development Plan (P06-021) for the existing 9,237sf structure was approved by Town Council on June 5, 2006. Under that development plan review and approval the western property line along Macleod Drive was considered a side yard property line rather than street yard property line which allowed a side setback of 10' (min.) instead of a street setback of 20' (min.). Staff has maintained that setback determination for the current proposal meaning the western building setback may be 5' (min.) instead of 5'-15' (min.-max.) range.

The Development Plan also allowed continued use of existing nonconforming parking within an easement on Macleod Drive (Lot 11) to serve 640 E. Broadway Ave. This easement benefiting 640 E. Broadway Ave. is recorded with the Teton County Clerk.

Existing Nonconformities and LDR Compliance:

The existing structure is nonconforming to the following four (4) LDR standards:

1. Building setback range of 5'-15' (min.- max.) from the primary street;
2. Street façade width of 70% (min.) of ground and 2nd story in primary street setback range;
3. Pedestrian frontage requirement for trees-in-grates; and
4. Parking setback of 30' (min.) from the primary street.

LDR Sec. 1.9.2.B.3 allows nonconforming structures to expand without coming to compliance with some bulk and form standards. Items 2 and 3 fall under this exemption. Item 4, existing parking setback, is allowed to continue based on original development plan approval. *Therefore, items 2-4 are not considered further in this staff report and are not relevant for the purposes of DRC review of the Town's Design Guidelines.* Staff finds the proposed addition is compliant with other dimensional requirements of the OR Zone including height, setbacks, FAR, and LSR. Item 1 should be addressed by the Council through LDR changes in the next few months that would also exempt setback ranges from limits on expansion and so staff is not concerned about this nonconformity at this time.

Staff Recommendation Regarding LDR Compliance

Staff recommends DRC review the proposed structure without concern for the primary street setback.. First, staff is confident a proposed exemption will be approved by Council for the primary setback range. Additionally, should the proposed exemption not be approved, the applicant states they would likely remove proposed basement floor area expansion from the scope of work resulting in no more than 19% expansion of floor area meaning compliance under 1.9.2.B.3 would not be required. Essentially, the applicant could construct a compliant structure with no changes to the above ground design of the building thus no changes to elements impacting DRC review. Either through proposed exemption item 1 listed above, or removing basement floor area, the proposed structure could be consistent with LDR standards prior to building permit submittal.

In the event the applicant is required to make substantial design changes to the currently proposed structure, an updated design proposal would appear for DRC review at a later date.

Public Space and Street Wall:

Because the addition is proposed for the rear of the structure, the primary street façade along E. Broadway Ave. will remain unchanged. Per the applicant, placing the primary entrance toward the rear of the structure supports the confidential nature of the building's use and the decision not to include a more inviting "public" entrance is intentional. That said, design details clearly delineate the addition from the existing structure and elements such as covered entry, recessed art displays and covered walkway lead visitors to the structure's primary entrance on

the west of the property. The addition continues a tradition of providing “discrete gathering places” for patrons and staff.

Composition and Massing:

The addition includes 1,267sf of above ground habitable floor area to the rear of the existing structure. Together, the existing structure and proposed addition utilize a smaller footprint and overall height than the maximums allowed by the OR zone. Per the applicant, bulk and massing are stepped down between the existing structure and the rear of the property to respect the neighboring NL-3 residential zone due south.

Also per the applicant, the addition has its own “updated presence” and is differentiated from the existing structure primarily through its composition and materiality. The existing break pitch barn roof slope profile is used on part of the addition for tie in purposes and to avoid a stronger appearing single angular shed roof. The sloped roof also creates a covered pedestrian walkway helpful in indicating the new primary pedestrian entry.

Material Selection:

Per the applicant, the metal material palette with select wood accents is chosen to provide delineation from the existing wood structure and offer an updated, modern presence for the addition.

- Siding:
 - Main addition: Vertical 16”, 6”, and 8” metal shiplap panels with 1” spaced reveal
 - Entry vestibule and roof deck walls: Corrugated metal;
- Covered Walkway Foundation Wall: Multi-color stone dry stack appearance;
- Timber Columns: “spice chest” Sherwin-Williams SW3515;
- Windows/doors: White fiber glass to match existing window/door trim;
- Railing: Dark metal railing with guardrail cap to match timber columns; and
- Roof: Concealed fastener standing seam roof with color to match existing metal roof.

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.



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: MENTAL HEALTH AND RECOVERY SERVICES OF JH
Physical Address: 640 EAST BROADWAY AVE
Lot, Subdivision: LOT 18, 3RD REDMOND ADDITION PIDN: 22-41-16-34-1-56-003

PROPERTY OWNER.

Name: JACKSON HOLE COMMUNITY COUNSELING CENTER / DEIDRE ASHLEY Phone: 307.733.2046
Mailing Address: PO BOX 1868, JACKSON, WY ZIP: 83001
E-mail: DASHLEY@MHRSJH.ORG

APPLICANT/AGENT.

Name: KRIKOR ARCHITECTURE, LLC GREGORY MASON Phone: 307.413.6874
Mailing Address: POB 4659 ZIP: 83001
E-mail: KRIKORARCH@GMAIL.COM

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review BLDG PERMIT
SUBMITTAL LEVEL

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 #: NA Environmental Analysis #: NA
Original Permit #: NA Date of Neighborhood Meeting: NA

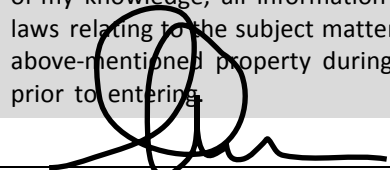
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

KRIKOR ARCHITECTURE, LLC GREGORY MASON

Name Printed

12.6.23

Date

ARCHITECT

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: 11.21.2023

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: Deidre Ashely Title: Executive Director

Being duly sworn, deposes and says that Mental Health & Recovery Services of Jackson Hole (FKA: Jackson Hole Community Counseling Center) is the owner in fee of the premises located at:

Address of Premises: 640 EAST BROADWAY AVE

Legal Description: LOT 18, 3RD REDMOND ADDITION / 22-41-16-31-1-56-003

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: KRIKOR ARCHITECTURE, GREGORY MASON

Mailing address of Applicant/agent: PO BOX 4659, JACKSON, WY 83001

Email address of Applicant/agent: KRIKORARCH@GMAIL.COM

Phone Number of Applicant/agent: 307.413.6874

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.

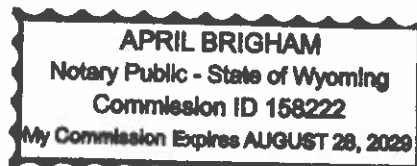
Deidre Ashely

Property Owner Signature

Executive Director

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 Deidre Ashely this 21st day of November. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: August 28, 2029

SPECIAL WARRANTY DEED

1031 Exchange, Inc. a Wyoming corporation, GRANTOR, of Teton County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid receipt of which is hereby acknowledged and pursuant to an IRC § 1031 tax deferred exchange, CONVEYS and WARRANTS in the manner set forth below, to: Jackson Hole Community Counseling Center, a Wyoming non-profit corporation, GRANTEE, whose address is P. O. Box 1868, Jackson, Wyoming 83001, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

Lot 18 of the 3rd Redmond Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on February 17, 1995 as Plat No. 836.

PIN #: 22-41-16-34-1-56-003

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

Grantor shall and will specially warrant that the title to the aforesaid property is free from defects or encumbrances created or suffered by Grantor and will forever defend the property conveyed by the within deed, and every part thereof, against every person lawfully claiming the same, or any part thereof, by, through, or under Grantor, and no other.

WITNESS my hand this 13th day of October, 2005.

1031 Exchange, Inc.,
a Wyoming corporation:

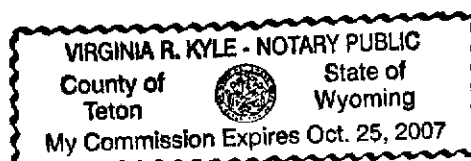
Frank Hess
Frank Hess, its President

STATE OF WYOMING)
COUNTY OF TETON)

On this 13th day of October, 2005, before me personally appeared Frank Hess, to me personally known, who, being sworn by me duly said that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and seal the date first above written.

Virginia R. Kyle
Notary Public
My Commission expires:



Grantor: 1031 EXCHANGE INC
Grantee: JACKSON HOLE COMMUNITY*
Doc 0661859 bk 605 pg 1067-1067 Filed at 4:24 on 10/17/05
Sherry L Daigle, Teton County Clerk fees: 8.00
By MARY SMITH Deputy

WARRANTY DEED

Christian A. Guier, a single man, GRANTOR, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, and pursuant to an IRC § 1031 tax deferred exchange, CONVEYS and WARRANTS to 1031 Exchange, Inc., a Wyoming corporation, GRANTEE, whose address is P.O. Box 449, Jackson, Wyoming 83001, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

Lot 18 of the 3rd Redmond Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on February 17, 1995 as Plat No. 836.

PIN #: 22-41-16-34-1-56-003

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

WITNESS my hand this 14th day of October, 2005.

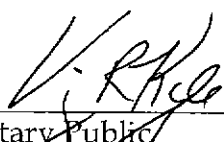

Christian A. Guier

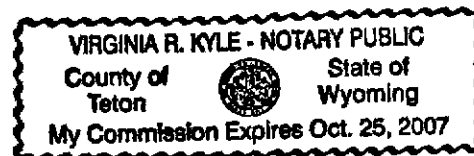
STATE OF WYOMING)
)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 14th day of October, 2005 by Christian A. Guier.

WITNESS my hand and official seal.

Grantor: GUIER, CHRISTIAN A
Grantee: 1031 EXCHANGE INC
Doc 0661858 bk 605 pg 1066-1066 Filed at 4:23 on 10/17/05
Sherry L Daigle, Teton County Clerk fees: 8.00
By MARY SMITH Deputy


Notary Public
My Commission Expires: _____



Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

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

December 6, 2023

TOJ Planning Department c/o Katelyn Page, Associate Planner
PO Box 1687
Jackson, WY 83001
307.733.0440



RE: MHRS of JH Proposed Addition
640 East Broadway
Jackson, Wyoming

I am pleased to submit a Building Permit Level Design Review Committee Application for the proposed addition to the existing building at 640 East Broadway. Mental Health & Recovery Services of JH (formally Jackson Hole Community Counseling Center and Mountain House) has expanded its community services by joining with Curran Seeley Foundation with the hopes of being under one roof. This creates the need for expansion of offices, counseling rooms and conference areas.

The existing 9237 sf two story wood frame building with basement has (3) equal 3000 sf floor plates with an additional 237 sf basement bump out that is being removed to make way for the addition. The Main Level 1267 sf addition contains a covered entry & vestibule, expanded Reception Area and new Private Offices that serve the Curran-Seeley Foundation. The Basement Level 1645 sf addition contains expanded Mountain House Reception Area and Office along with Conference Rooms and Bathroom for the entire facilities use. The existing Upper Level floor plan remains unchanged except for a new exterior door that enters onto a new pedestal paver roof deck that matches most of the lower floor footprint.

Everything on the North Front Façade facing the primary street East Broadway will remain the same. Therefore, no street elevations and site cross sections are included showing adjacent buildings on the block. The secondary street Macleod Drive is a minimally used road that only gives access to this facility, condos and several single family residences. As Architect of the original facility, I can claim that due to the more confidential nature of the building's use, the primary entrance to the facility is purposely toward the back of the property. Along Macleod the new slightly reappointed covered entry is being used as an independent design element to visually separate the existing building from the addition. The rendered views of the addition along Macleod show how the bulk and scale building mass steps down toward the residential zone. The new building footprint is placed where existing grass was previously. The larger landscape units were not altered much from existing. However, there is new low planted garden at the front entry (see LA Plan).

This facility is unlike most that typically require outdoor tie in space to the public right of way. No inviting "public" pedestrian realm amenities are added to the building in order to keep the space around the facility more discrete for patients that are there for counseling, detox and drug rehab. However, for clients of the facility, under the covered entry are two recessed shadow box displays for viewing art as you approach the front door. There is also a covered walkway to the entry and there is a roof deck for discrete gathering. The existing building has a below grade south and west facing walk out landscaped patio for client and staff use.

Various wood siding treatments were used on the existing building and will remain along with the new brown stain that was recently applied this year by Owner. Since there is already an abundance of wood, it has been decided to make the new addition exterior metal except for a couple wood accents. This helps the new construction have its own updated presence and set it up to be similar but different from the existing building. The existing "break pitch barn roof" slope profile is used on part of the addition for tie-in purposes and to avoid a stronger appearing single angular shed roof. This sloped roof has been used adjacent to the entry to accent one of the prime interior office spaces. The sloped roof is also used to create a covered pedestrian walkway and enclose a (less than 5' high) storage closet up on the roof deck. Most of the remaining roof area is the pedestal paver roof deck. This space will be used for administration gatherings and impromptu outdoor counseling sessions when the weather is nice. The guardrail around the entire roof deck is a solid parapet wall to offer client privacy. There may also be some raised planter beds that continue the organizations Therapeutic Gardening program when staffing allows.

The new sloped roof is concealed fastener standing seam roof with a color that matches the existing metal roof. The new fiberglass windows have a white exterior to match existing windows. All other materials and color added onto facades of the addition are different from the existing building for reasons mentioned above. The accent office pod under the sloped roof has 16" wide gray painted flush metal panels with a 1" vertical reveal. The remaining exterior perimeter walls have random pattern 6" and 8" wide gray painted flush metal panels with a 1" vertical reveal. The new covered front entry roof deck side walls and ceiling have a very low profile slightly corrugated metal siding. The painted color is off-white to make the space act like an aperture to pull as much natural light as possible into the new Entry Vestibule. The covered walkway is a design accent with stained wood posts and beam along with a low seat height stone garden wall to support the roof.

RE: MHRS Addition
640 East Broadway
Jackson, Wyoming



OFFICE RESIDENTIAL (OR) ZONE

BUILDING SETBACKS

Primary Street (north): 5' min / 15' max. / exist building to remain 20'-5"

Secondary Street (west): N/A

Side Yard West (per P06-021): 5' min. required / 9'-10" proposed

Side Yard East: 5' min. required / 5' proposed

Rear: 10' min. required / 74'-4" proposed

LANDSCAPING: 20% = 3159 min. required / 4047 proposed

PLANT UNITS: Total required – 6 or (\$21,900), Total proposed (\$26,450)

1 / 1000 sf of landscape area - 3.2 required

1 / 12 parking spaces – 2.4 required

FENCING: N/A

PARKING SETBACKS: N/A

ACCESS: 24' required, 24' exist from Macleod which is a private driveway easement

STREET FAÇADE: N/A

BUILDING HEIGHT: 30' max / 30' exist building / 18'-4" addition

BUILDING STEPBACK: N/A

SCALE OF DEVELOPMENT:

FAR 0.46 = 7,267 sf allowed, 7,267 sf proposed above grade

(not including Basement, Roof Deck and Roof Deck Storage)

(exist Main Level 3000 + new Main Level 1267 + exist Upper Level 3000 = 7267 sf)

9237 sf exist building x 20% expansion = 1847 sf total addition allowed

Main Floor Addition 1267 sf

Basement Addition 1645 sf

2912 sf proposed

(additional 1065 sf per future LDR amendment)

DESIGN GUIDELINES: N/A

PEDESTRIAN FRONTAGE: N/A

BUILDING FRONTAGE OPTIONS: N/A

PARKING TYPE OPTIONS: Existing Surface Parking and On Street Parking

ENVIRONMENTAL STANDARDS: N/A

SCENIC STANDARDS: Max lumens per SF of development 3. Will be met at BP Phase

NATURAL HAZARDS TO AVOID: N/A

SIGNS: A conceptual sign location and type is shown. Owner will apply for Sign Permit in future

GRADING, EROSION CONTROL, STORMWATER: Civil Engineer will be hired at BP Phase

PHYSICAL DEVELOPMENT PERMITS REQUIRED: <6900 SF - DRC and BP

SNOW STORAGE: $10\% \times 5094 = 510$ sf required, 574 sf proposed – see Sheet A001

Note – There is approximately a 13' wide grass area from curb to property line along the west side of Macleod for the entire length of this projects western property line. Although, I show this project meeting all snow storage requirements on site, this open space to the west is where most of the neighborhoods snow storage accumulates.

Best Regards,

A handwritten signature in black ink, appearing to read 'G. Mason'.

Gregory Mason, AIA, LEED AP
KRIKOR Architecture, L.L.C.

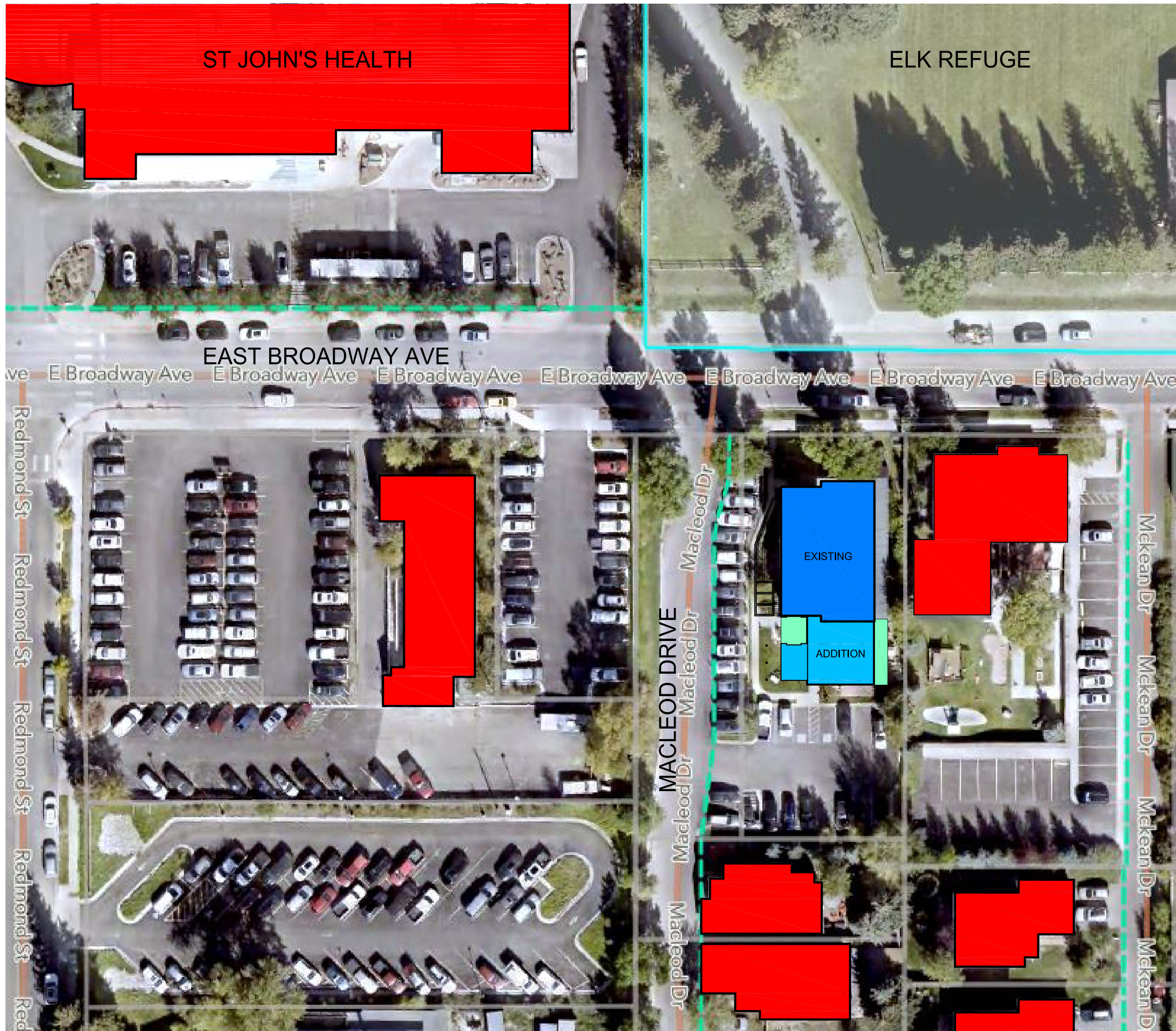
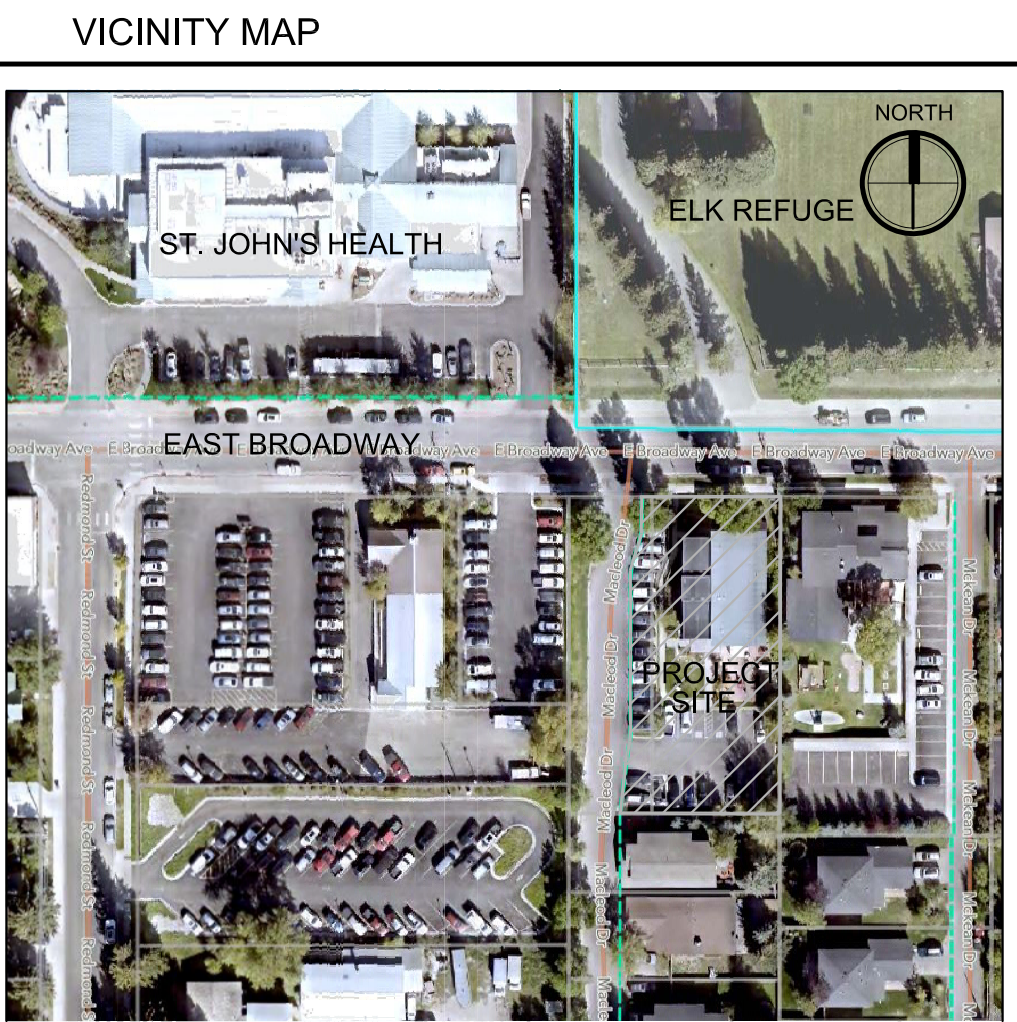


FIGURE / GROUND DIAGRAM
NOT TO SCALE



DEVELOPMENT CALCULATIONS

TOTAL BASE SITE AREA = 15,797 SF (.36 ACRES)
F.A.R. CALCULATION
ALLOWABLE F.A.R. 46% OF BASE SITE AREA = 7,267 SF
PROPOSED F.A.R. = 7,267 SF NOT INCLUDING BASEMENT
L.S.R. CALCULATION
MIN. ALLOWABLE L.S.R. 20% OF BASE SITE AREA = 3,159 SF
PROPOSED L.S.R. = 4,047 SF

- EXIST DRIVEWAY / PARKING / CURBS = 5403 SF
- EXIST BUILDING FOOTPRINT TO REMAIN = 3000 SF
- PROPOSED BUILDING FOOTPRINT= 1485 SF
- EXIST SUNKEN PATIO = 266 SF
- EXIST AREA WELLS = 398 SF
- NEW AREA WELLS = 315 SF
- EXIST COVERED PORCH = 75 SF
- NEW COVERED ROOF DECK AT GRADE = 160 SF
- EXIST SIDEWALKS TO REMAIN = 424 SF
- NEW SIDEWALKS = 224 SF
- TOTAL AREA = 11,750 SF

15,797 - 11,750 SF = 4,047 SF
PARKING CALCULATION
BASED ON 11912 SF HABITABLE
2.47 PER 1000 SF REQUIRED = 30 REQUIRED
3 ON STREET + 30 ON SITE = 33 PROPOSED

SNOW STORAGE CALCULATION
10% OF OFF-STREET PARKING AREAS

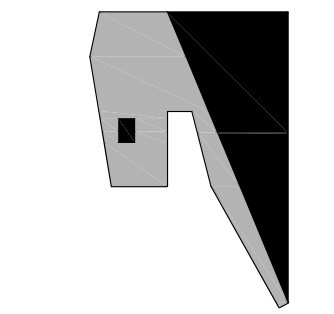
- SHADED AREA DENOTES 5094 SF INCLUDED IN SNOW STORAGE CALCULATION
5094 x 10% = 510 SF REQUIRED
- SHADED AREA DENOTES SNOW STORAGE AREAS S1 THROUGH S8 = 574 SF PROPOSED

FLOOR AREA STATISTICS (IN SQ.FT.)			
LOCATION	HABITABLE	NON HABITABLE	TOTAL
EXIST BASEMENT (NOT IN F.A.R.)	(3000)	-	(3000)
NEW BASEMENT (NOT IN F.A.R.)	(1645)	-	(1645)
EXIST MAIN FLOOR ADDITION	3000	-	3000
NEW MAIN FLOOR ADDITION	1267	-	1267
EXIST UPPER FLOOR	3000	-	3000
NEW ROOF DECK (NOT IN F.A.R.)	-	(1034)	(1034)
NEW DECK STORG. (NOT IN F.A.R.)	-	(225)	(225)
TOTAL BLDG AREA	11912	1259	13171
TOTAL BLDG IN F.A.R.	7267	-	7267

SITE DATA

LOT 18
3RD REDMOND ADDITION PLAT NO. 836
JACKSON, WYOMING
STREET ADDRESS: 640 EAST BROADWAY
ZONING: OFFICE RESIDENTIAL (OR)
SITE AREA: 15,797 SQ.FT. (.36 ACRES)
SITE TOPOGRAPHY: 0 - 1%
SETBACK REQUIREMENTS:
PRIMARY STREET: 5' MIN / 15' MAX
SECONDARY STREET: 5' MIN / 15' MAX
SIDES: 5' MIN REAR: 10' MIN
HEIGHT LIMITATIONS: 30' MAX

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

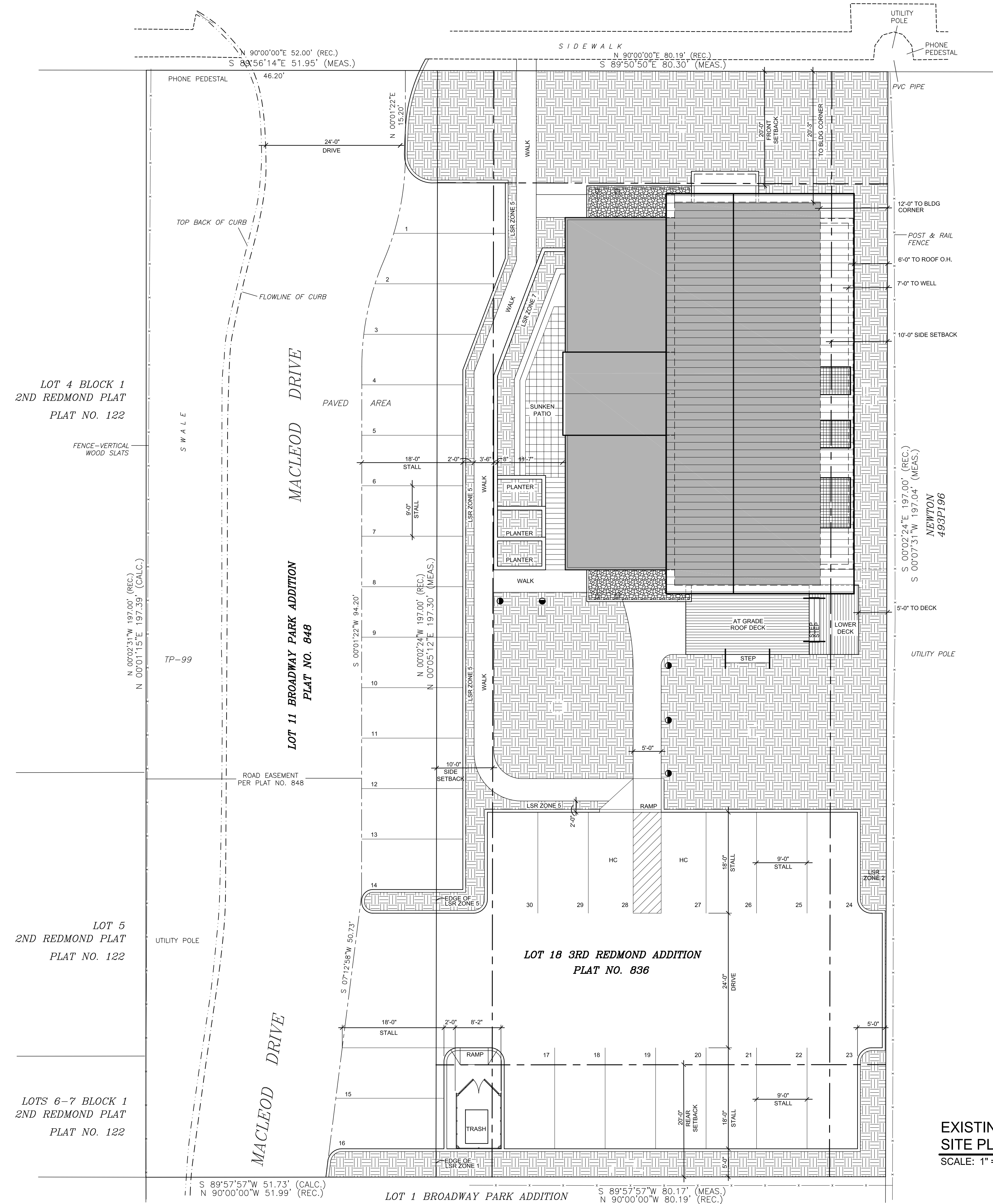


PROPOSED ADDITION
FOR
MENTAL HEALTH and RECOVERY
SERVICES OF JH
640 EAST BROADWAY JACKSON, WY

REVISIONS	
1	TO DRC SUBMITTAL
12.6.23	

date 12.6.23

A001

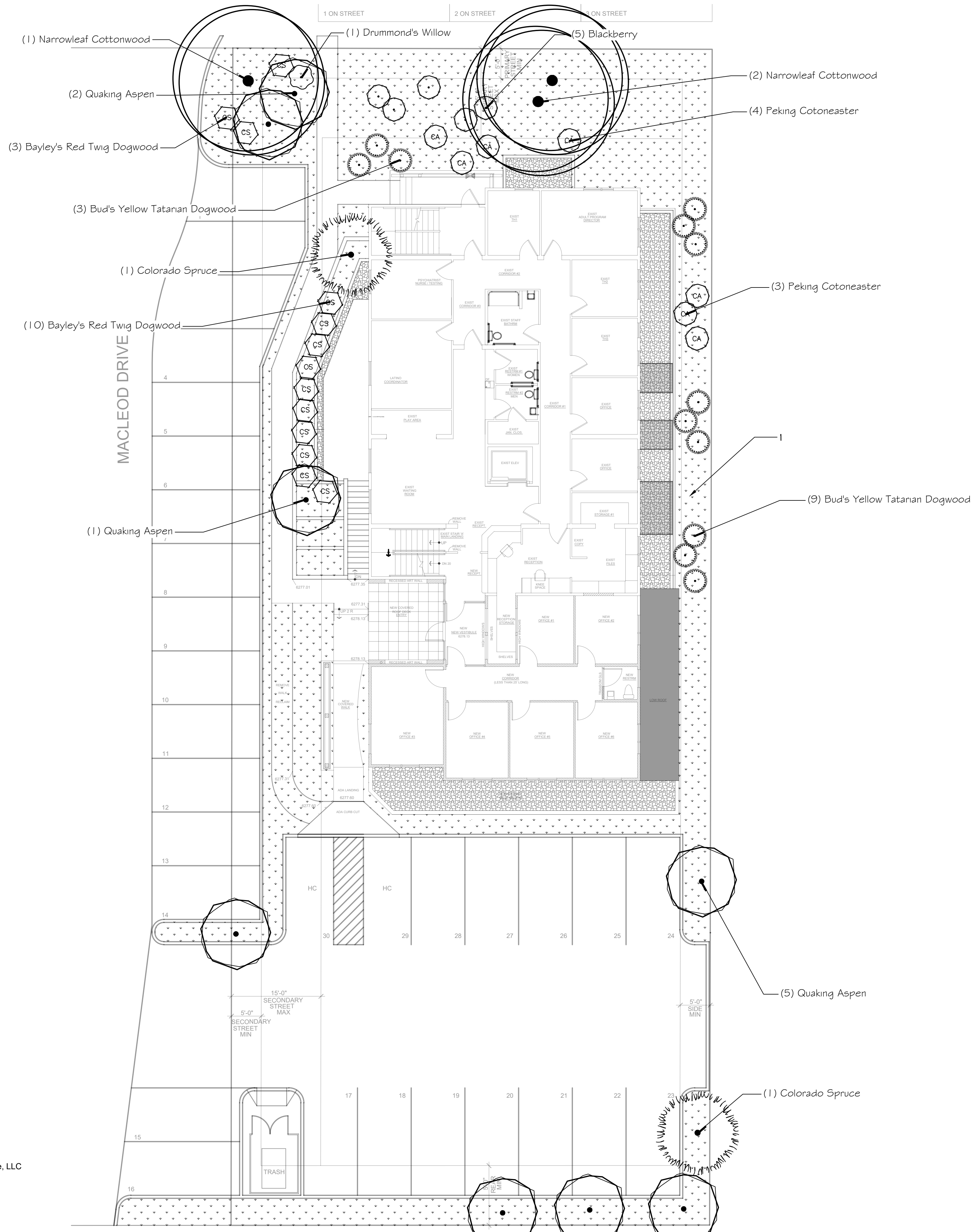


EXISTING
SITE PLAN
SCALE: 1" = 10'-0"



REVISIONS	
1	TO DRC SUBMITTAL

date 12.6.23



2023-35
MENTAL HEALTH AND RECOVERY SERVICES OF JH
640 EAST BROADWAY, JACKSON

Zoning: OR

LSR Requirement: 20% = 3,159 SF
Parking Requirement: 29 spaces

Plant Unit Requirements:	
1 plant unit per 1,000 SF of Required LSR	3.2
1 plant unit per 12 parking spaces	2.4
Total Plant Units:	5.6
Round to nearest whole number:	6.0
Plant unit value =	\$21,900

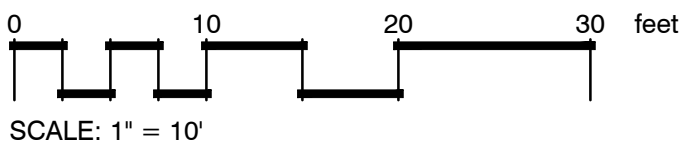
		Estimate	
		d Cost	Total Cost
Alt. A	Qty	Description	
	1	3" caliper canopy tree	\$500.00
	6	6'-8" large shrub	\$490.00
	4	#5 container shrub	\$95.00
			\$3,820.00
Alt. B	2	8' high evergreen tree	\$600.00
	2	3" caliper canopy tree	\$500.00
	3	6'-8" large shrub	\$490.00
			\$3,670.00
Alt. C	3	6'-8" large shrub	\$490.00
	3	8' high evergreen tree	\$600.00
	2	#5 container shrub	\$95.00
			\$3,460.00
Average plant unit cost			\$3,650.00

MHRS OF JH
Existing Plant Material to remain

SYMBOL	BOTANICAL NAME	COMMON NAME	Size	QTY	UNIT	Cost ea
TREES	Picea pungens	Colorado Spruce	12'-15'	2	ea	\$1,500
	Populus angustifolia	Narrowleaf Cottonwood	Existing	3	ea	\$3,000
	Populus tremuloides	Quaking Aspen	Existing	8	ea	\$500
SHRUBS	Cornus alba 'Bud's Yellow'	Bud's Yellow Tatarian Dogwood	4'	12	ea	\$275
	Cornus sericea 'Bailey'	Bayley's Red Twig Dogwood	4'	13	ea	\$275
	Cotoneaster acutifolius	Peking Cotoneaster	4'	7	ea	\$275
	Rubus fruticosus	Blackberry	4'	5	ea	\$275
	Salix drummondiana	Drummond's Willow	6'	1	ea	\$275
						\$26,450

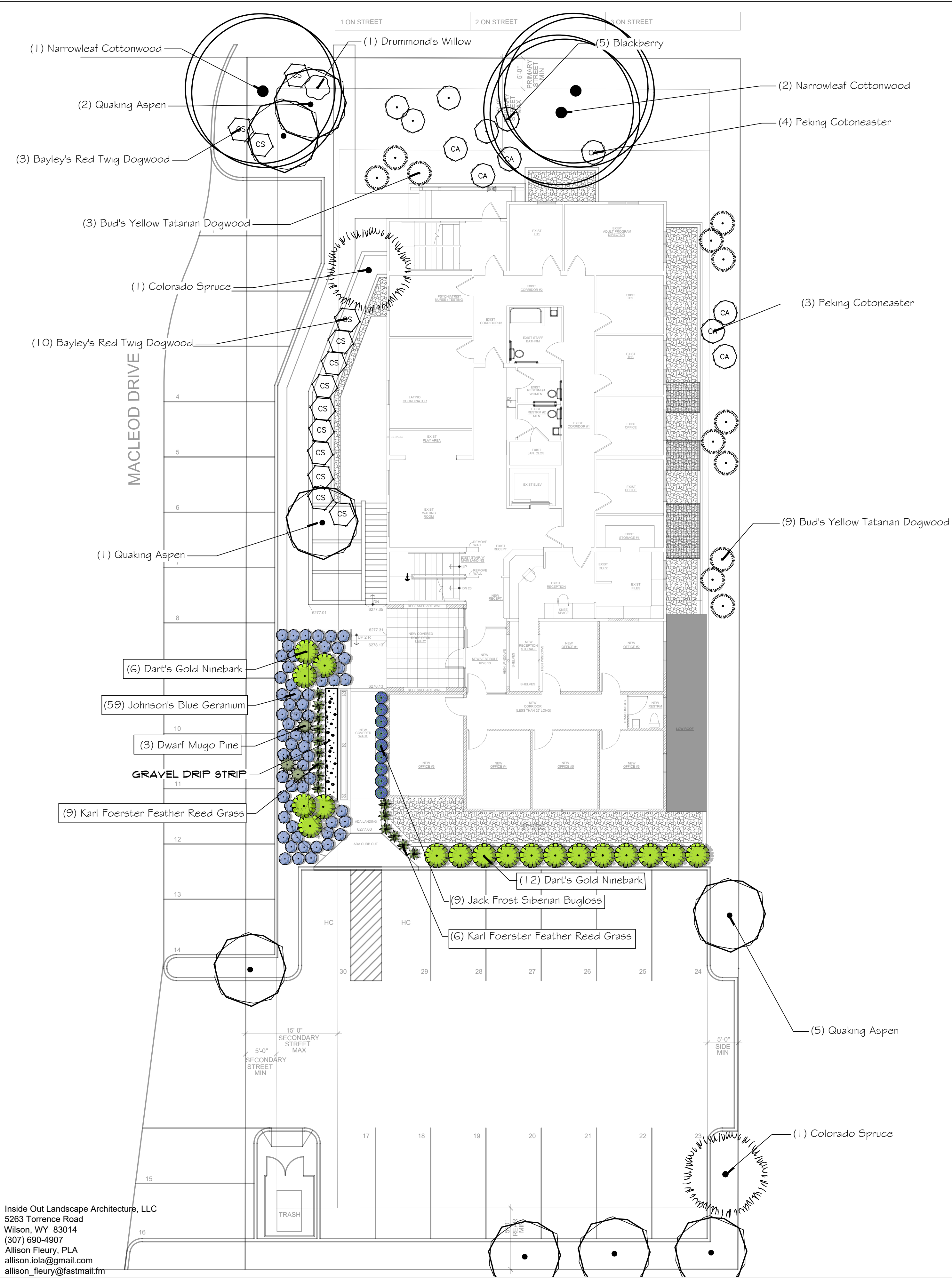
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	LSR	4,041 sf	



PROJECT TITLE:
MHRS OF JH
640 E BROADWAY
JACKSON WY
DRAWING TITLE:
EXISTING LANDSCAPE
PLAN

DRAWING NO: L300
Project Number: 2023-35
Prepared By: AMF Date: 11/29/23 Rev. Date: 12/06/23



Inside Out Landscape Architecture, LLC
5263 Torrence Road
Wilson, WY 83014
(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
TREES					
	<i>Picea pungens</i>	Colorado Spruce	Existing	2	
	<i>Populus angustifolia</i>	Narrowleaf Cottonwood	Existing	3	
	<i>Populus tremuloides</i>	Quaking Aspen	Existing	8	
SHRUBS					
	<i>Cornus alba</i> 'Bud's Yellow'	Bud's Yellow Tatarian Dogwood	Existing	12	
	<i>Cornus sericea</i> 'Baileyi'	Bayley's Red Twig Dogwood	Existing	13	
	<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	Existing	7	
	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	5 gal	18	
	<i>Pinus mugo</i> 'Compacta'	Dwarf Mugo Pine	5 gal	3	
	<i>Rubus fruticosus</i>	Blackberry	Existing	5	
	<i>Salix drummondiana</i>	Drummond's Willow	Existing	1	
GRASSES					
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	15	
PERENNIALS					
	<i>Brunnera macrophylla</i> 'Jack Frost'	Jack Frost Siberian Bugloss	1 gal	4	
	<i>Geranium x 'Johnson's Blue'</i>	Johnson's Blue Geranium	1 gal	54	



Johnson's Blue Geranium



Dart's Gold Ninebark



Dwarf Mugo Pine



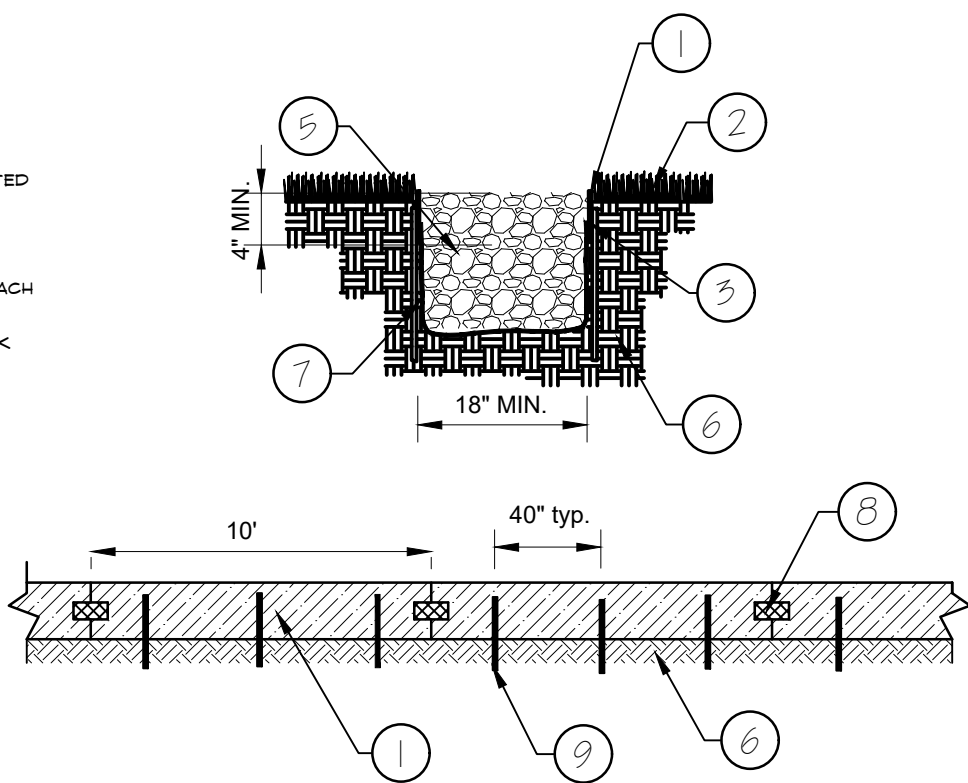
Karl Foerster Feather Reed Grass



Jack Frost Siberian Bugloss

- 1/4"x6"x6" METAL EDGING
- 800, PLANTING BED OR PAID
- STRIP STABILIZING PIN

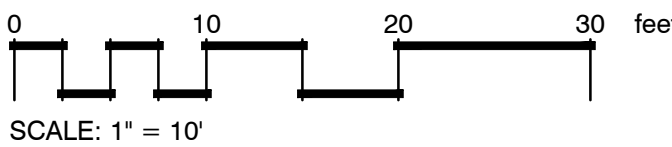
- 2" MINUS CLEAR GRAVEL
- UNDISTURBED OR COMPACTED SUBGRADE
- SEPARATION FABRIC
- METAL PLATE WELDED TO EACH SECTION OF STEEL
- #4 REBAR, 24" LENGTH, TACK WELDED TO 16" USING 3 REBAR PIECES PER SECTION



1 DRIP STRIP NO PIPE

3/8" = 1'-0"

P-RE-93



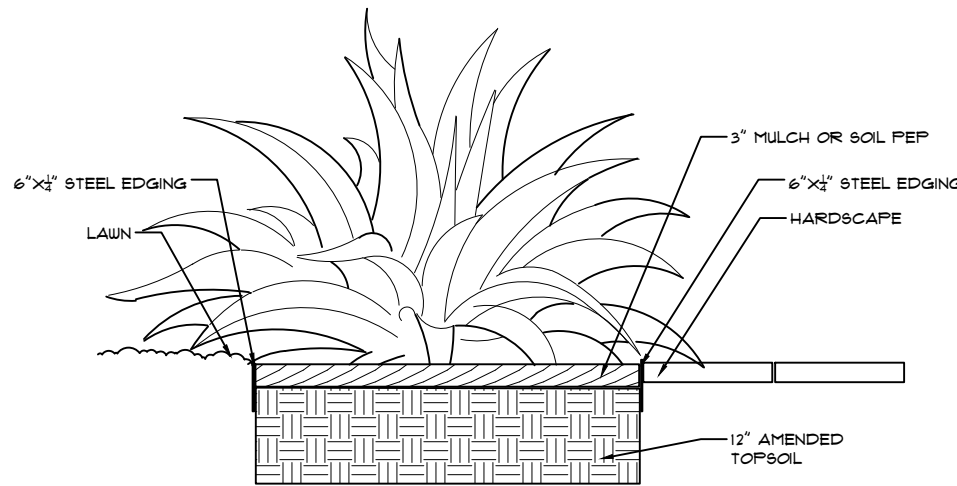
PROJECT TITLE:
MHRs OF JH
640 E BROADWAY
JACKSON WY
DRAWING TITLE:
PROPOSED LANDSCAPE
PLAN

DRAWING NO: L301
Project Number: 2023-35
Prepared By: AMF Date: 11/29/23 Rev. Date: 12/06/23

Inside Out Landscape Architecture, LLC
5263 Torrence Rd., Wilson WY 83014
www.insideoutlandscapearchitecture.com

PLANTING AND IRRIGATION NOTES

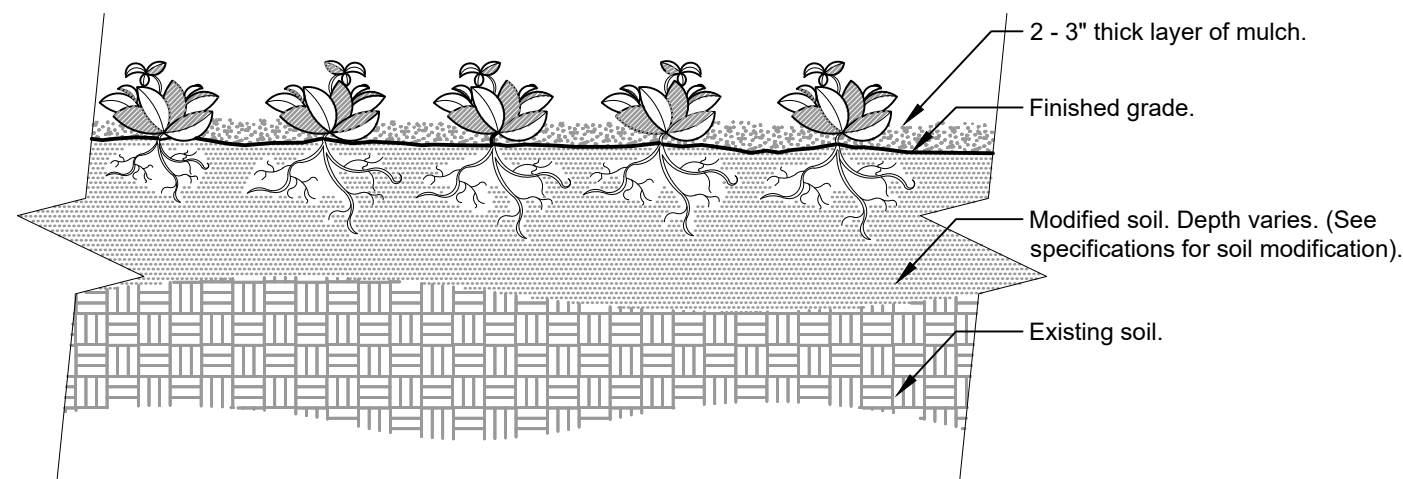
1. Verify locations and timing of site improvements installed by others. If any part of the work cannot be completed due to site conditions, contact the landscape architect for direction before proceeding.
2. Excavation near underground utilities shall be with care and if necessary, by hand. The contractor is fully responsible for this work and any disruption to unilities or damage to the site or improvements shall be repaired immediately at no expense to the Owner.
3. Obtain approval of finish grading from the landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be $1\frac{1}{2}"$ below adjacent edging or paving. Confirm mulch depth and whether grass areas are to be seed or sod.
4. Confirm all plant counts and square footages. Quantities shown are provided as Owner information. If quantities indicated on the plant list differ from the symbols shown on the plant, then the plans shall govern the plant count.
5. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than 1", clay lumps and other material deemed detrimental to plant growth.
6. Compost shall be organic, well composted, stable and weed free organic matter. Ph range of 5.5 to 8.0 with 16-16-9 nutrient content. Glacier Gold compost or approved equal.
7. For areas to receive sod as indicated on the plans, amend topsoil as needed to achieve maximum growth. A minimum depth of 4" topsoil to be placed on native soil prior to laying sod.
8. Areas indicated on the plans as Shrub and Perennial Beds shall receive a minimum of 12" amended topsoil prior to plant material installation.
9. The landscape architect shall review all plant material at the source or by photographs prior to shipment. Landscape architect reserves the right to reject any plant material deemed unacceptable.
10. Carefully align and space plant materials as indicated on the drawings and details. Final location of plant material to be approved by landscape architect.
11. All plant material shall be irrigated by automatic irrigation system with automatic controller. All trees, shrubs and perennials shall be drip irrigated and all turf areas shall be irrigated with spray or rotor system. Irrigation shall be design build by the Contractor. Contractor shall provide an irrigation shop drawing and as built drawings for the Owner.
12. The irrigation system shall be operational prior to plant installation.



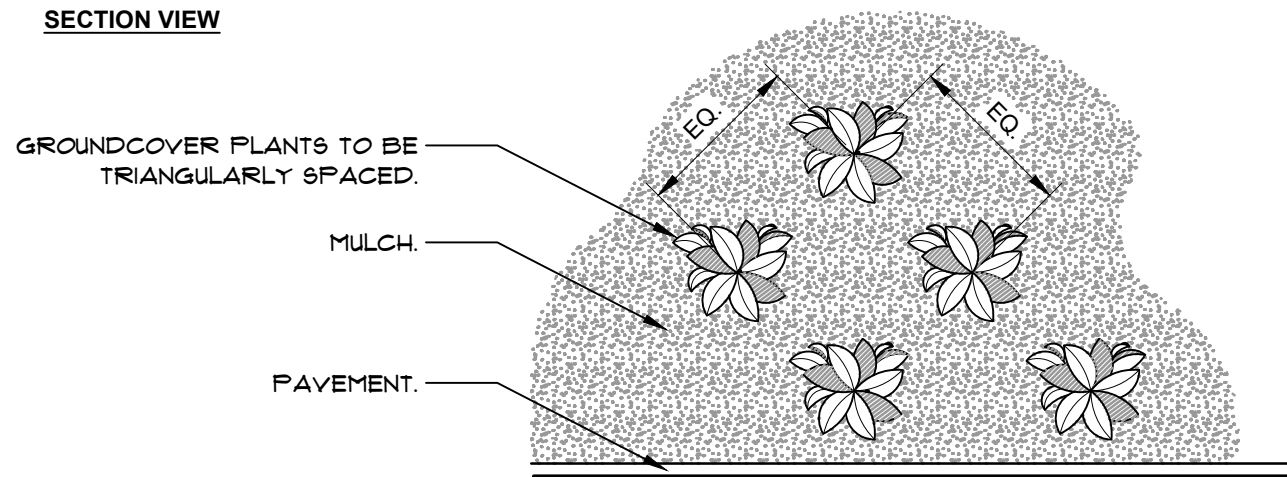
1 PLANTING BED

1/2" = 1'-0"

P-RE-16



SECTION VIEW



PLAN

Notes:

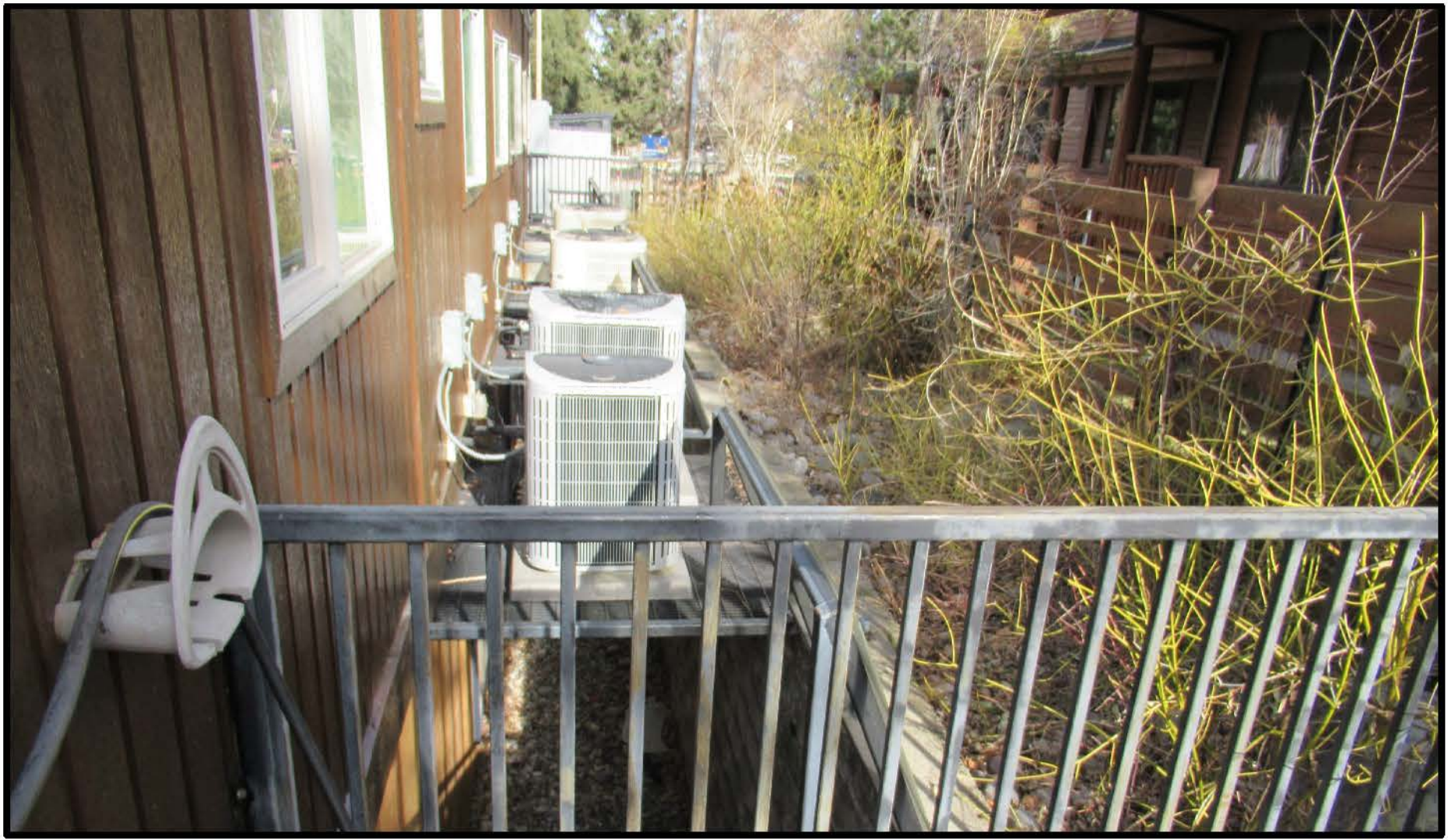
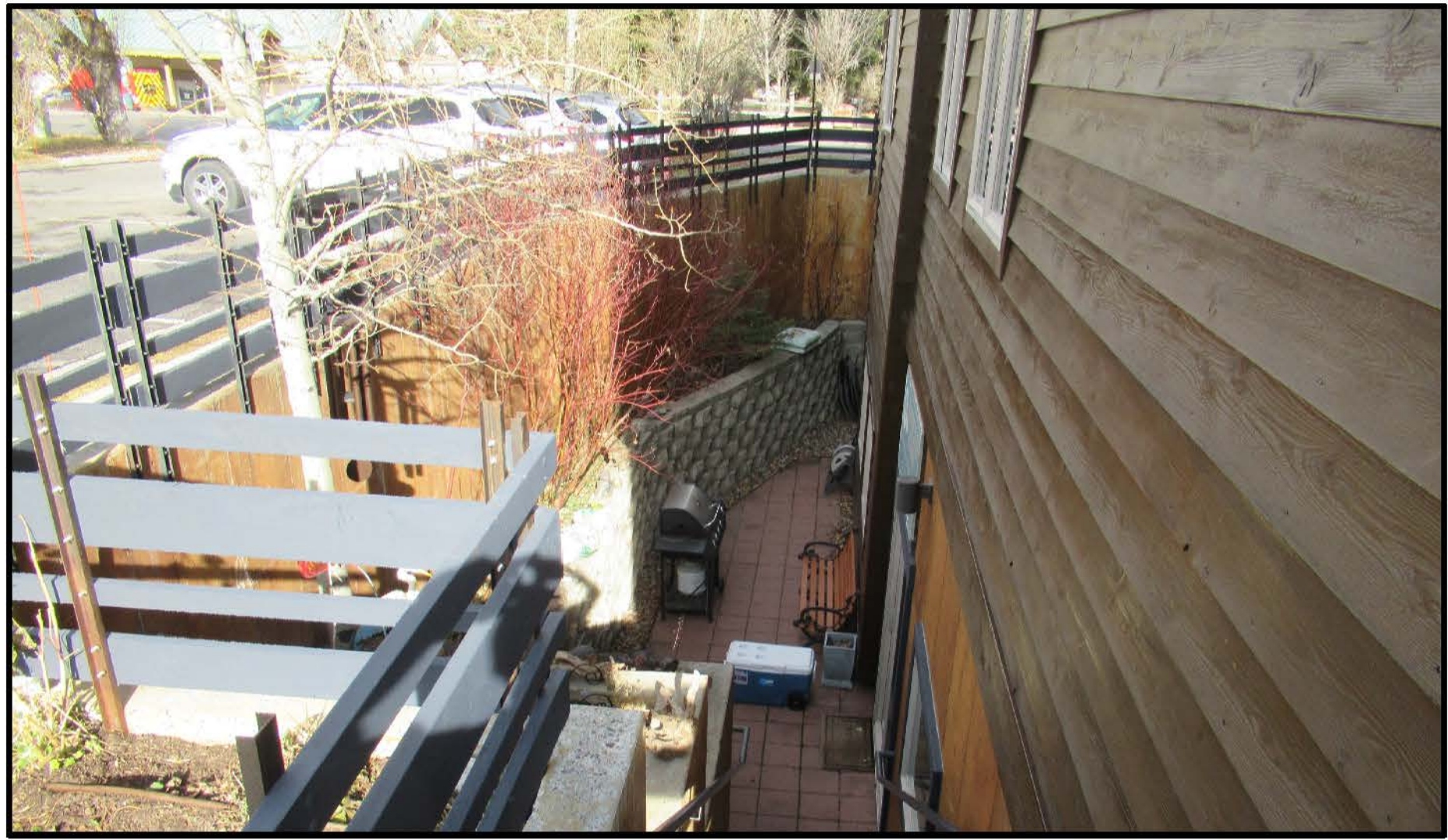
- 1- See planting legend for groundcover species, size, and spacing dimension.
- 2- Small roots ($\frac{1}{2}"$ or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
- 3- Settle soil around root ball of each groundcover prior to mulching.

2 GROUNDCOVER

3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-PL-FX-GROU-01

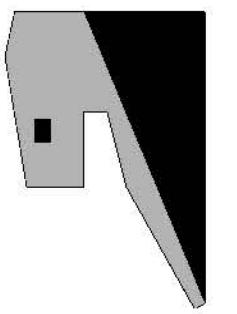


WEST SUNKEN GARDEN

EAST SUNKEN WINDOW WELL

EXISTING SITE CONDITIONS PHOTOS
NOT TO SCALE

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM



EXIST SITE CONDITIONS
PROPOSED ADDITION
FOR
**MENTAL HEALTH and RECOVERY
SERVICES OF JH**
640 EAST BROADWAY JACKSON, WY

REVISIONS	
1	TO DRC SUBMITTAL
	12.20.23

date 12.20.23

DRC1



VIEW TO THE SOUTHEAST

REVISIONS		12.6.23
1	TO: DRC SUBMITTAL	

date 12.6.23

DRC2

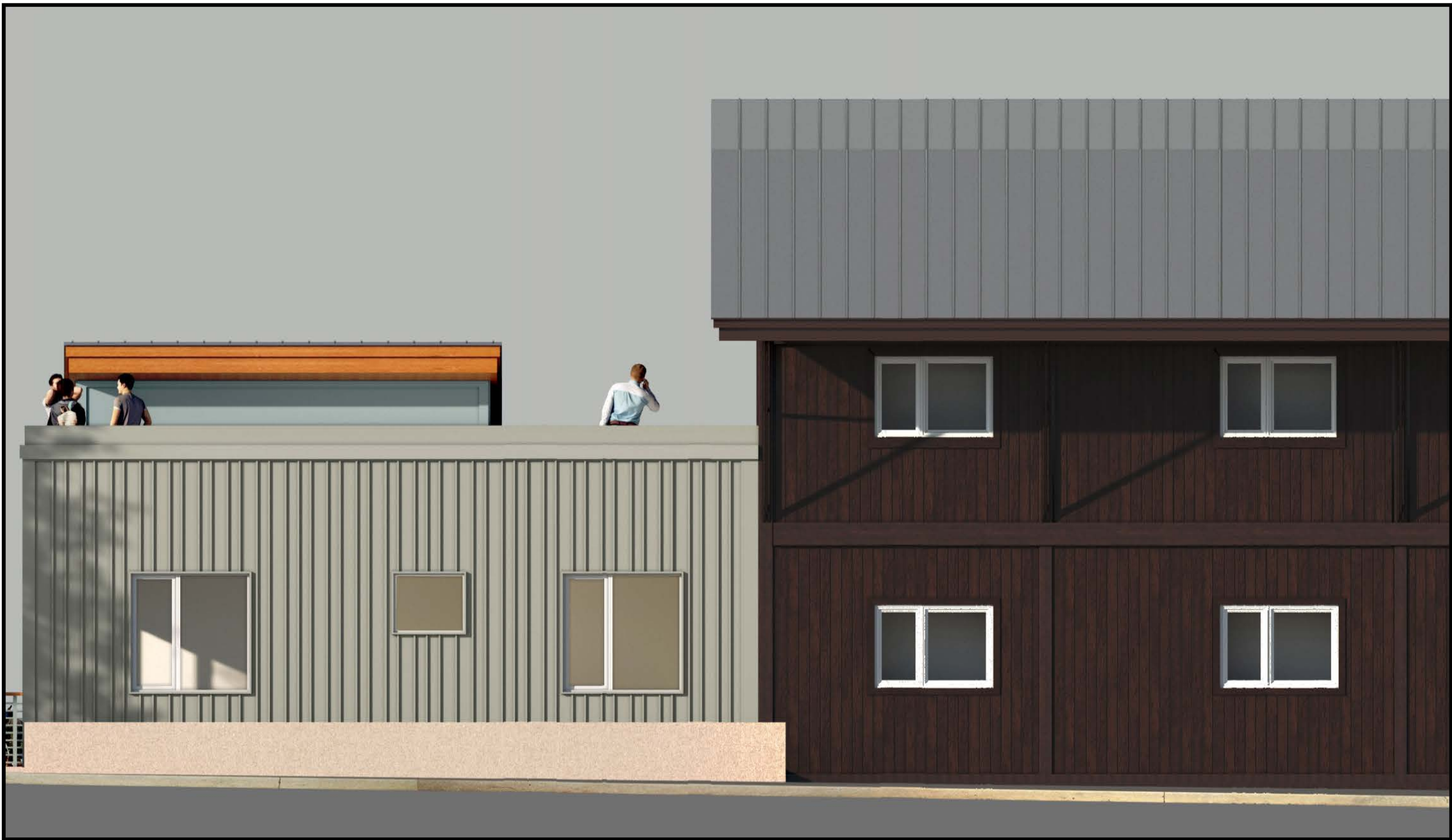


VIEW TO THE NORTHEAST

REVISIONS	
1	TO: DRC SUBMITTAL

date 12.6.23

DRC3



EAST ELEVATION

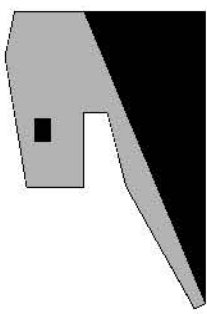


WEST ELEVATION



SOUTH ELEVATION

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel. 307.413.6874 email: KRIKORARCH@GMAIL.COM



RENDERINGS
PROPOSED ADDITION
FOR
**MENTAL HEALTH and RECOVERY
SERVICES OF JH**
640 EAST BROADWAY JACKSON, WY

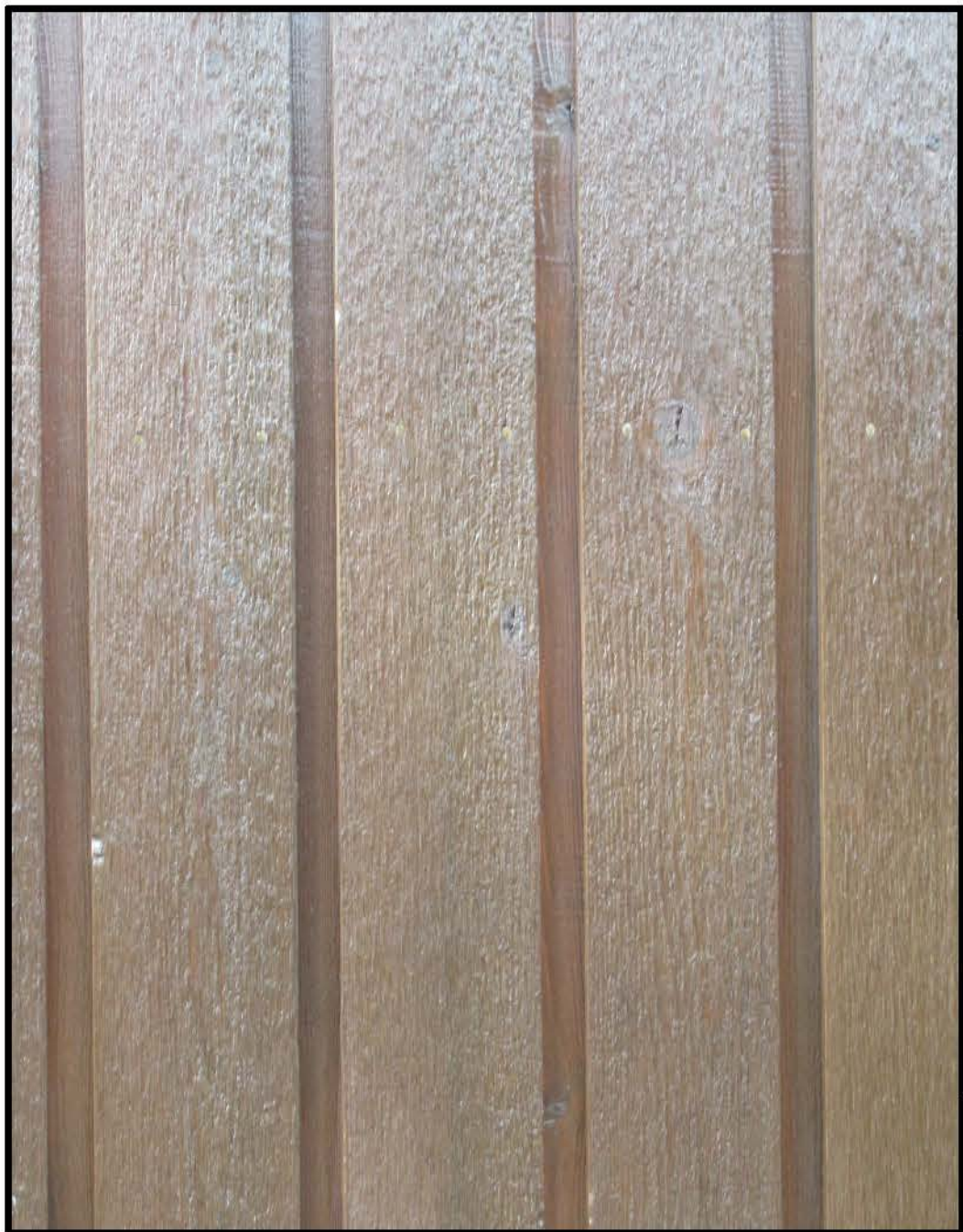
REVISIONS		12.6.23
1	TO: DRC SUBMITTAL	

date 12.6.23

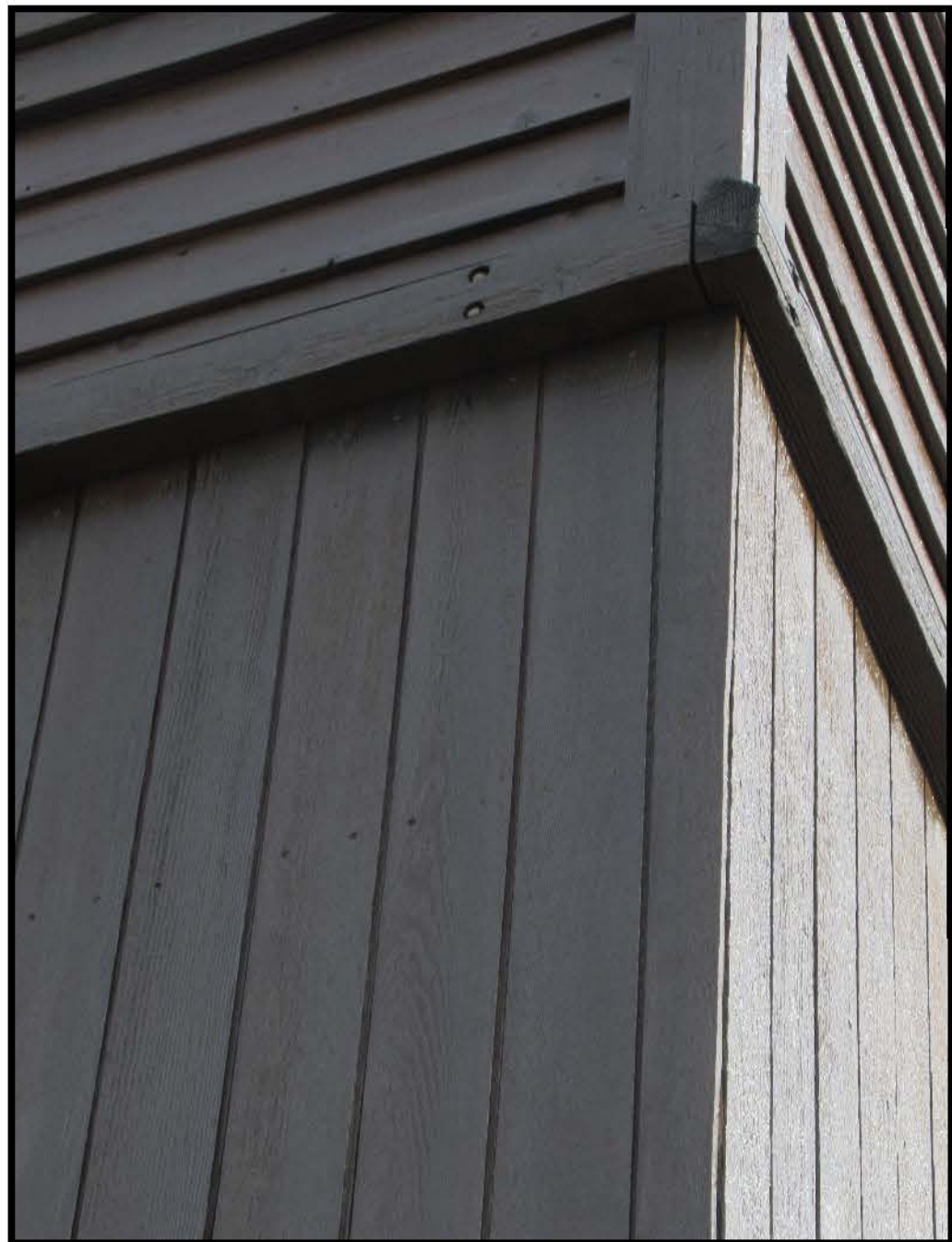
DRC4



1. EXIST WHITE COLOR WINDOWS



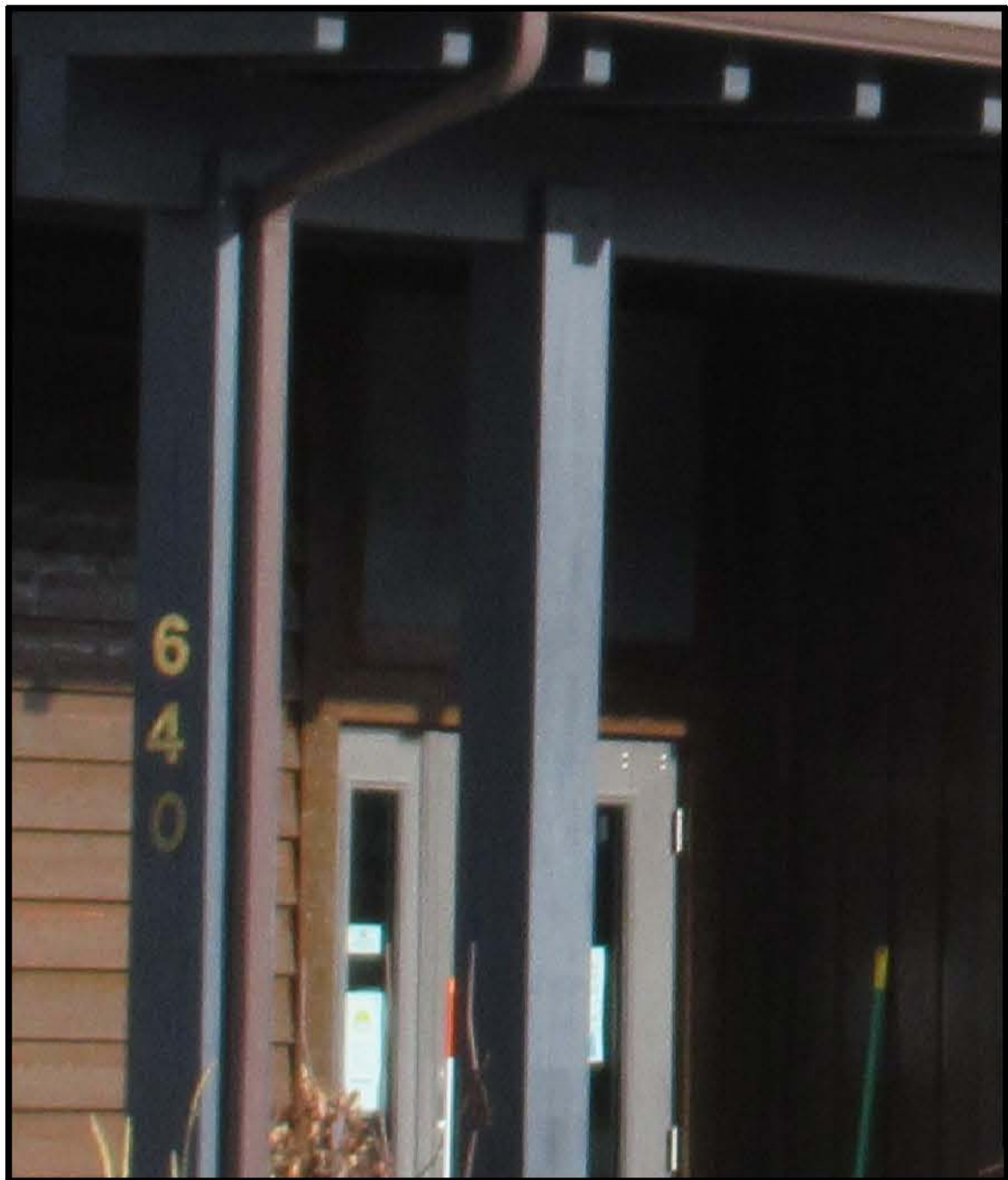
2. EXIST STAINED 1x8 ROUGH SWAN CHANNEL RUSTIC VERTICAL SIDING



3. EXIST STAINED TIMBER HORIZONTAL WOOD BAND & 1x6 VERTICAL WOOD

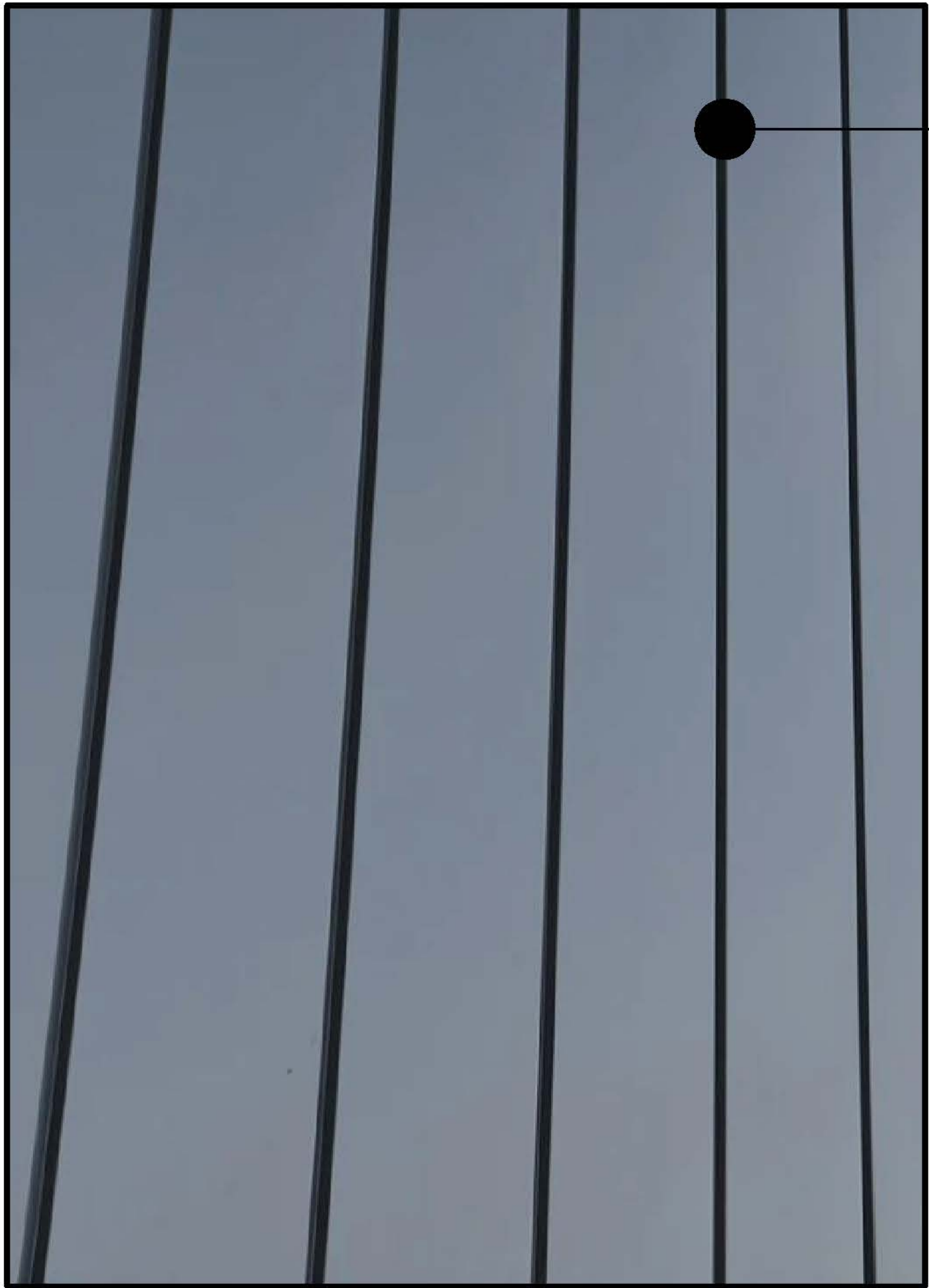


4. EXIST PAINTED ZINC GRAY FLAT METAL PANELS

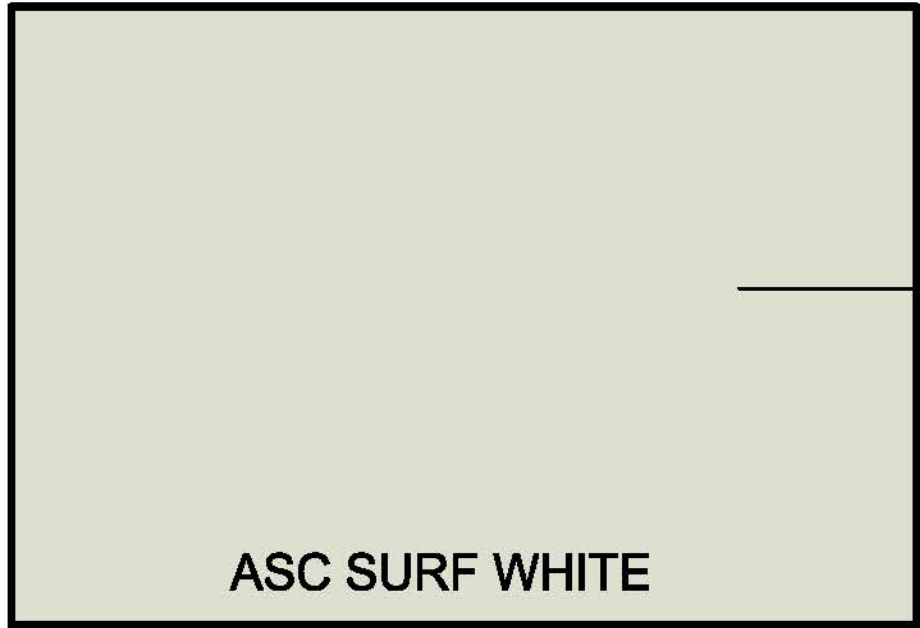
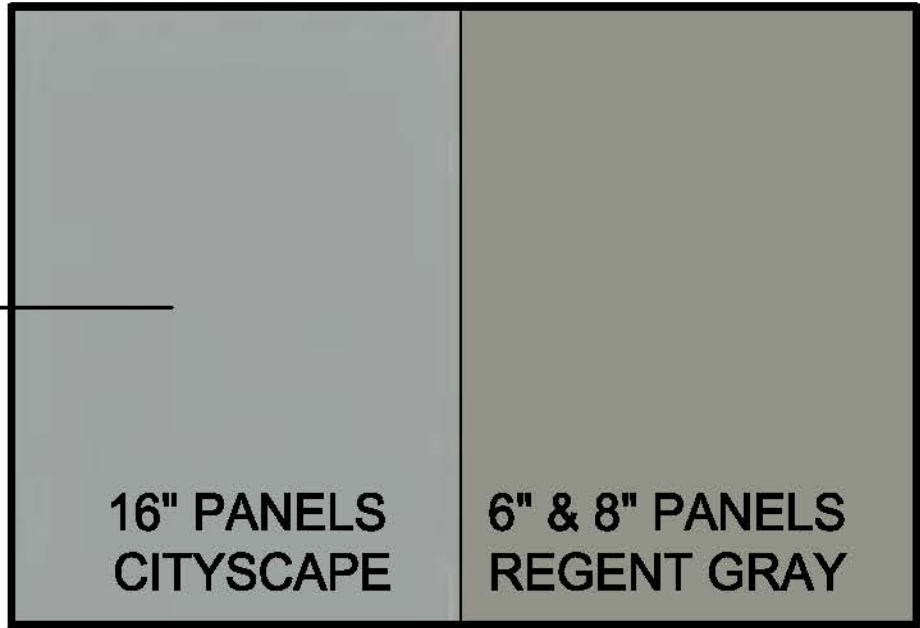


5. EXIST STAINED TIMBER POST AND BEAM

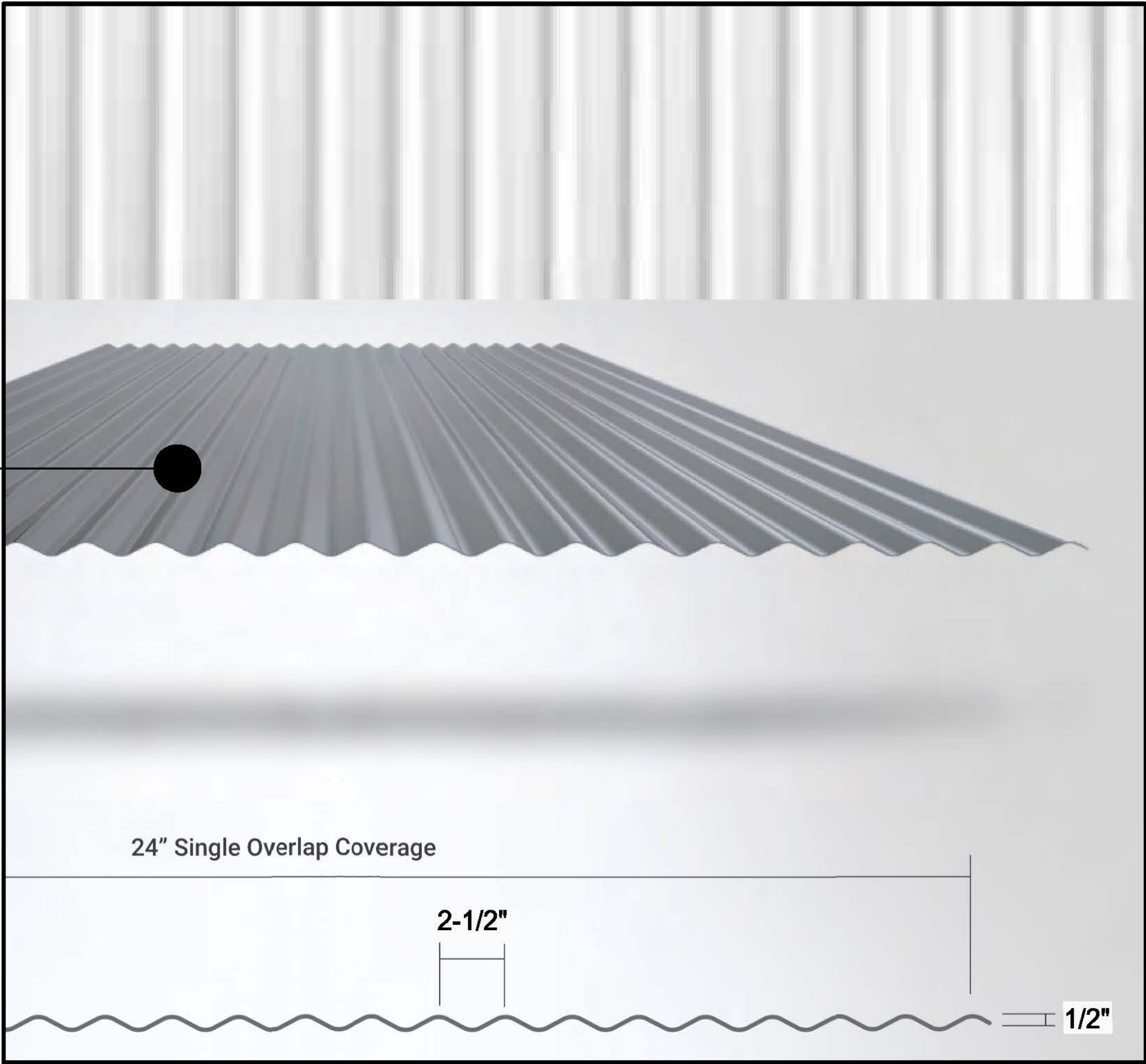
EXISTING BUILDING MATERIALS



6. VERTICAL 16", 6", 8" WIDE METAL SHIP LAP FLAT METAL PANEL WITH 1" SPACED REVEAL



7. MUTI-COLOR STONE DRY STACK APPEARANCE



8. VERTICAL METAL CORRUGATED PANEL WITH 1/2" LOW PROFILE AND 2-1/2" SPACING



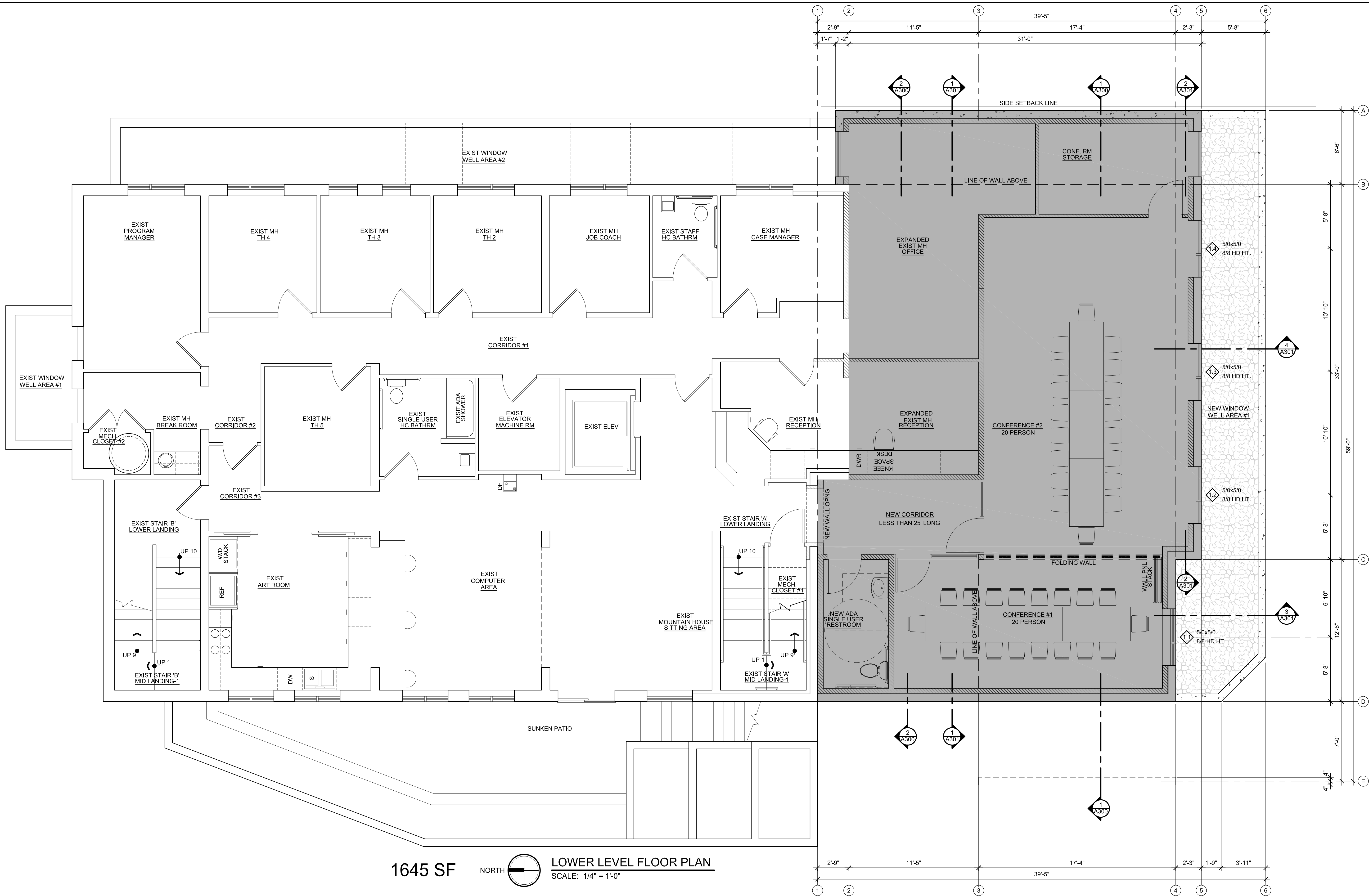
9. STAINED TIMBER COLUMNS, BEAM AND GUARDRAIL CAP SHERWIN-WILLIAMS SW3513 "SPICE CHEST" SEMI-TRANSPARENT

10. STANDING SEAM METAL ROOF TO MATCH EXISTING PROFILE & COLOR

11. WINDOWS TO MATCH EXISTING PROFILE AND COLOR

NEW BUILDING MATERIALS

REVISIONS		12.6.23			
1	TO: DRC SUBMITTAL				



1645 SF



LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN KEY NOTES

LOWER LEVEL FLOOR PLAN

PROPOSED ADDITION

FOR
**MENTAL HEALTH and RECOVERY
SERVICES OF JH**

640 EAST BROADWAY JACKSON, WY

REVISIONS

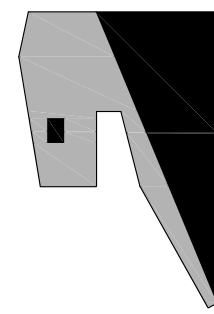
12.6.23

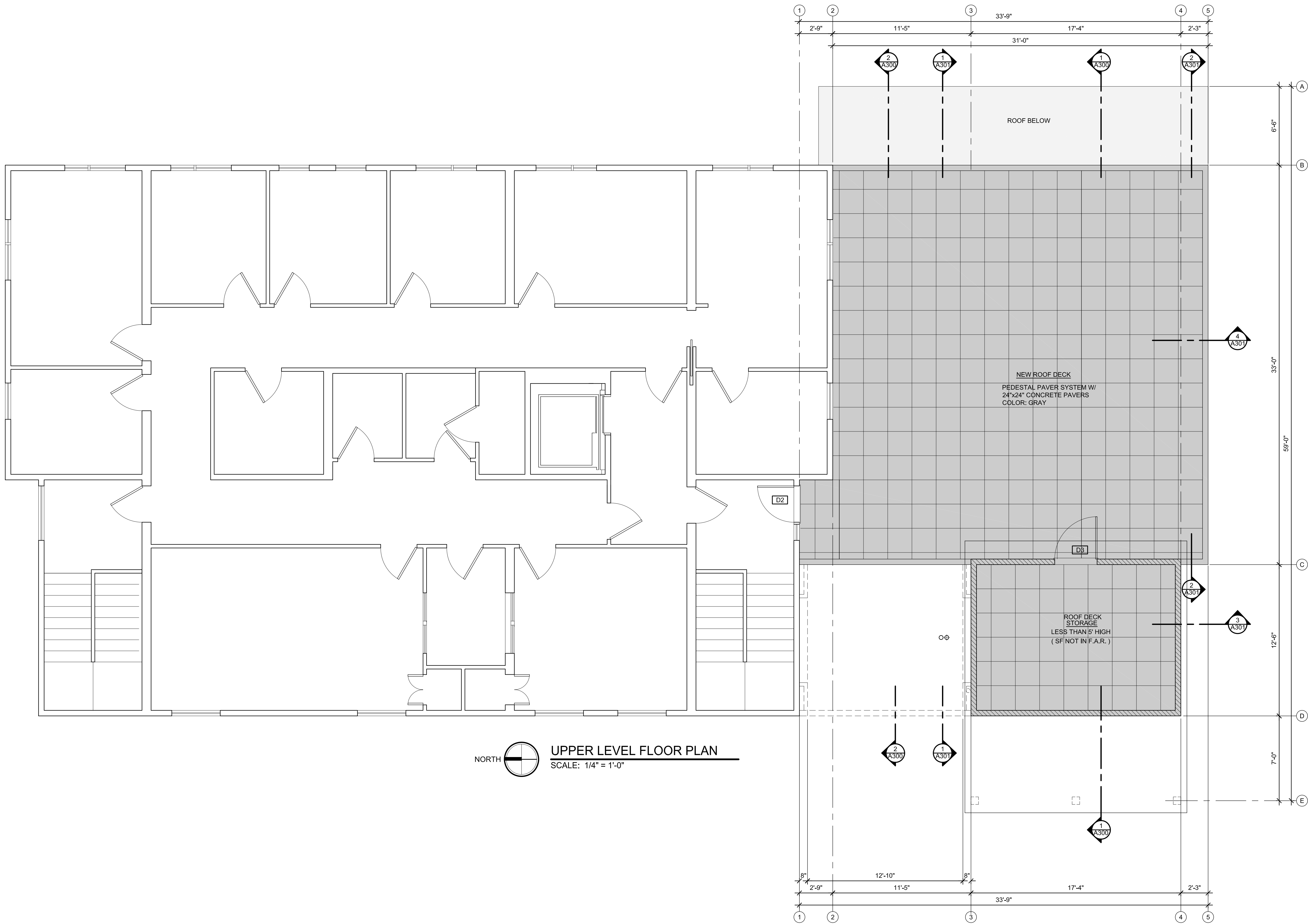
1 TO: DRC SUBMITTAL

date 12.6.23

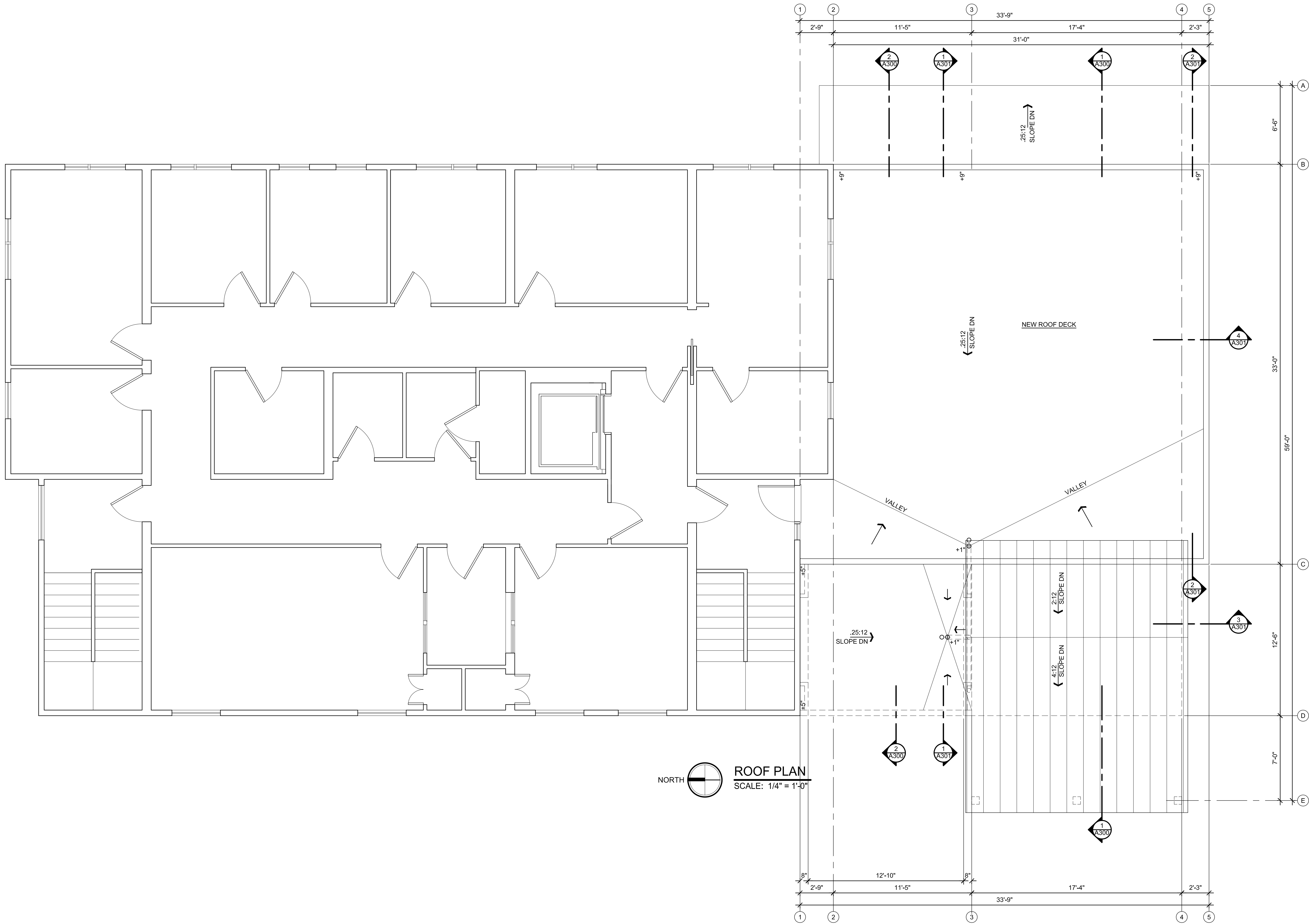
A101

KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM





REVISIONS	
1	TO: DRC SUBMITTAL
	12.6.23



PLAN KEY NOTES

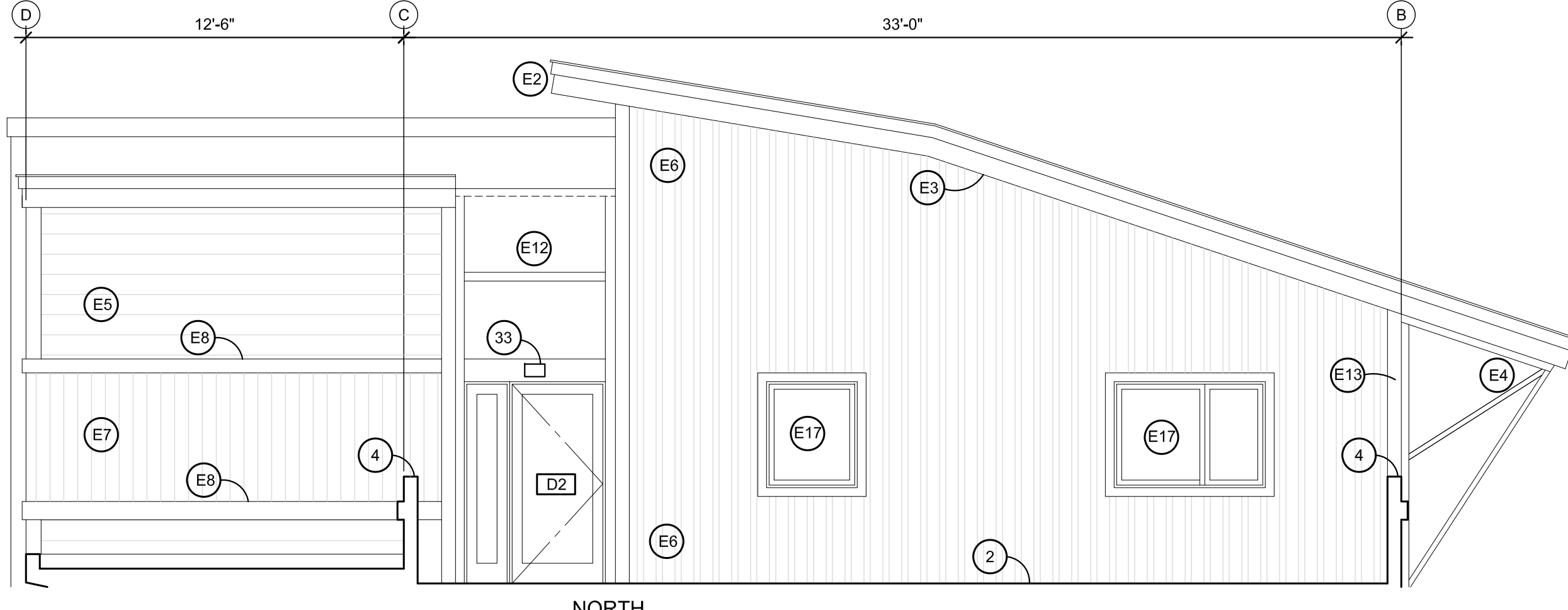
REVISIONS	
1	TO: DRC SUBMITTAL
	12.6.23

date 12.6.23

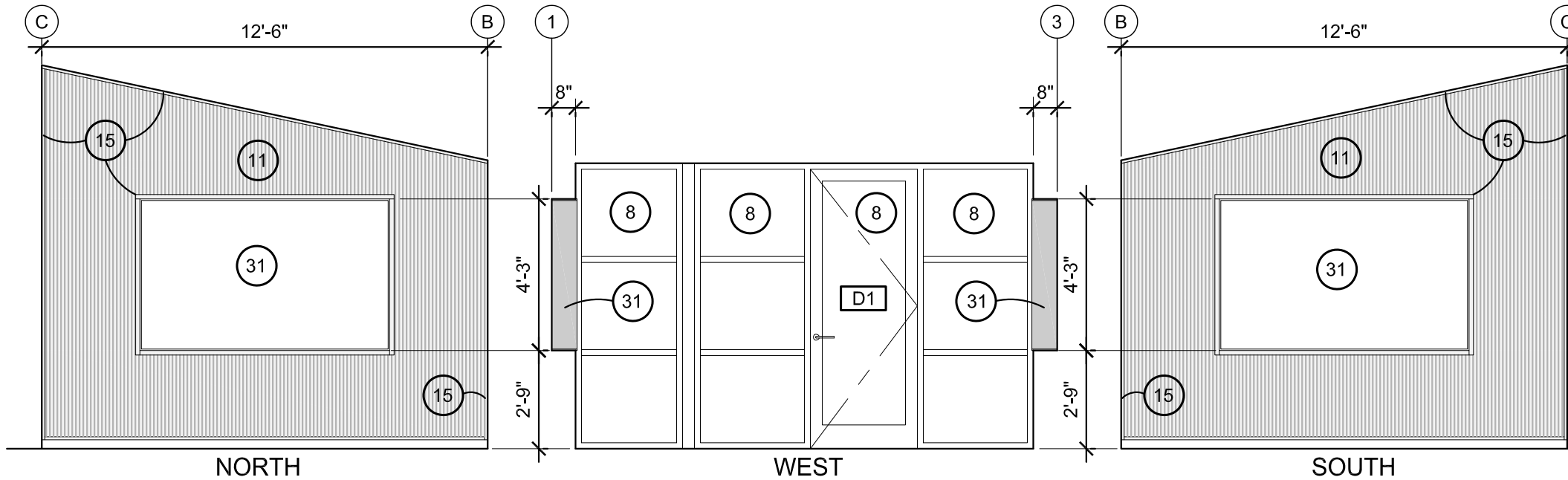
A103



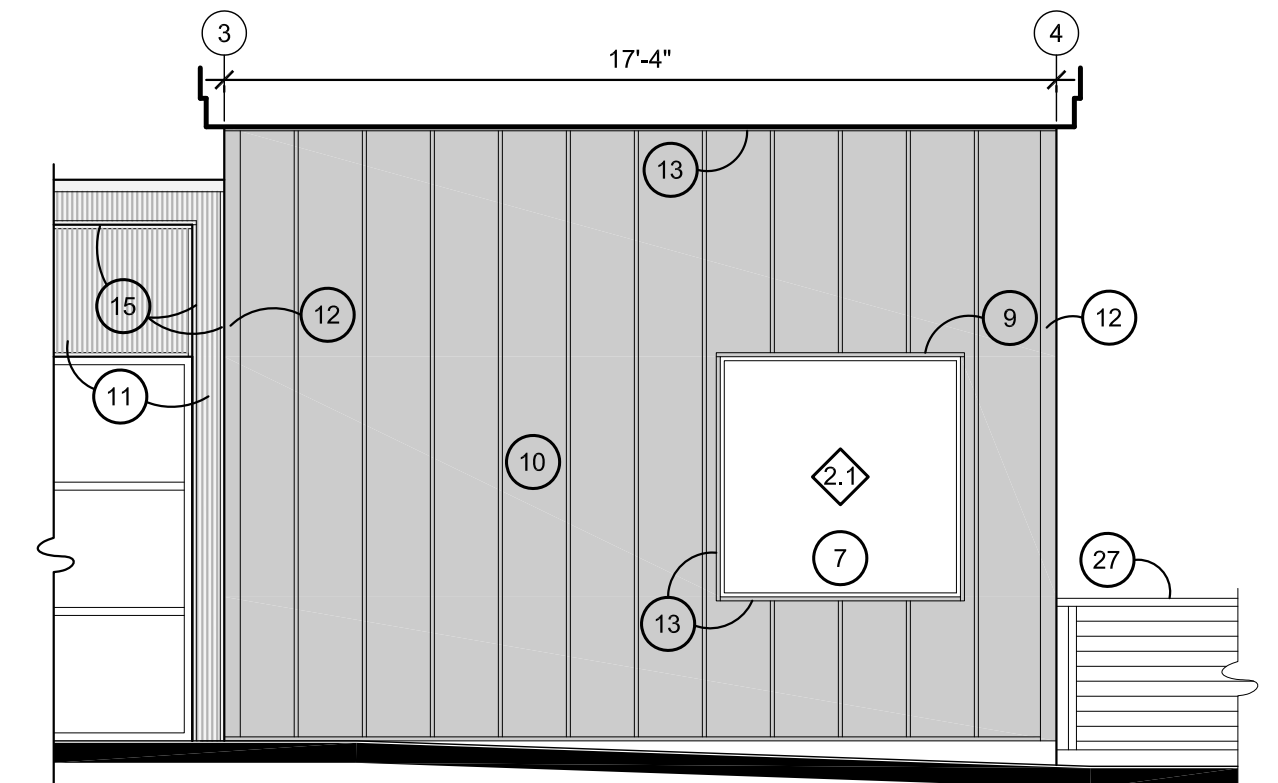
1 WEST ELEVATION
A200 SCALE: 1/4" = 1'-0"



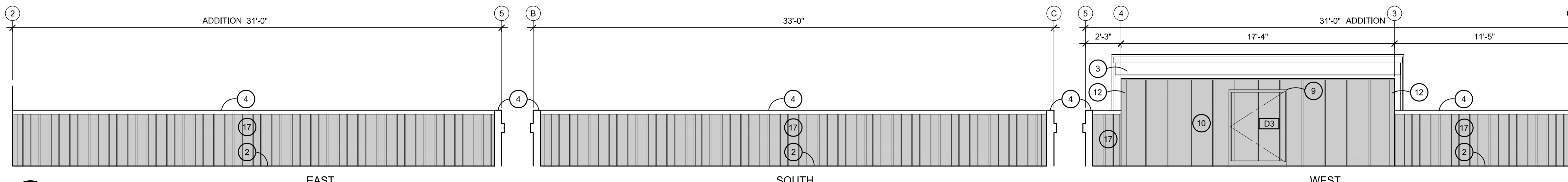
2 ROOF DECK ELEVATION
A200 SCALE: 1/4" = 1'-0"



3 COVERED ROOF DECK ENTRY ELEVATIONS
A200 SCALE: 1/4" = 1'-0"



4 PARTIAL WEST ELEVATION
A200 SCALE: 1/4" = 1'-0"



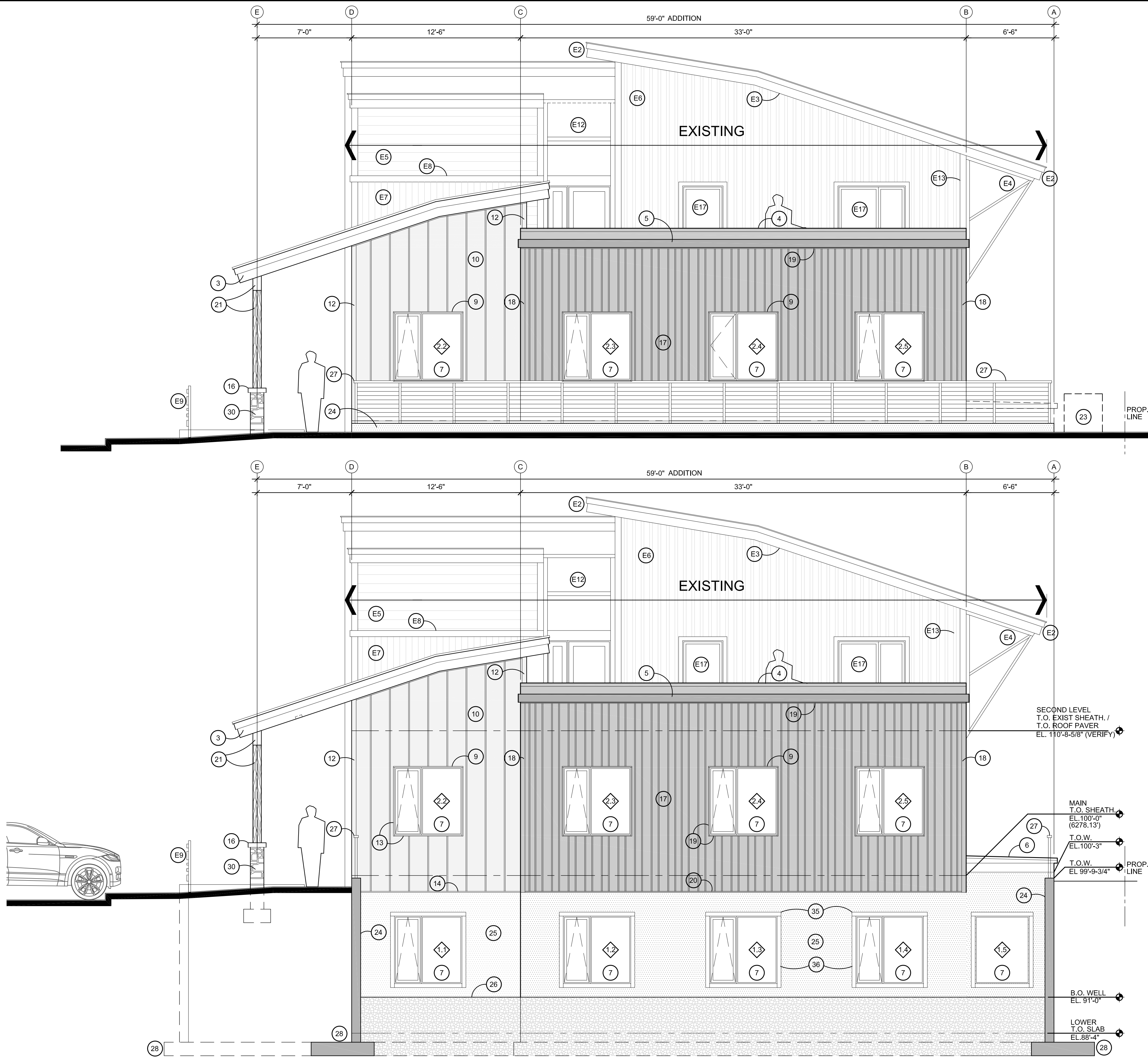
5 ROOF DECK ELEVATIONS
A200 SCALE: 1/4" = 1'-0"

EXISTING BUILDING MATERIALS KEY

- | | | |
|---|--|--|
| (E1) EXIST PAINTED CONCEALED FASTENER
STANDING SEAM METAL ROOF | (E8) EXIST STAINED HORIZONTAL
TIMBER TRIM | (E15) EXIST SPLIT FACE BLOCK RET.
WALL AND SUNKEN WELL |
| (E2) EXIST STAINED WOOD FASCIA | (E9) EXIST STAINED HORIZONTAL
SLAT WOOD GUARDRAIL | (E16) EXIST STAINED CONCRETE
FOUNDATION WALL |
| (E3) EXIST WOOD SOFFIT | (E10) EXIST STAINED HORIZONTAL
WOOD SLAT WALL | (E17) EXIST VINYL WINDOW
COLOR: WHITE |
| (E4) EXIST PAINTED TUBE STEEL
DIAGONAL BRACE | (E11) EXIST STAINED TIMBER COLUMNS
AND BEAM | (E18) EXIST POWER PANEL INTO BLDG
W/ EMERGENCY DISCONNECT |
| (E5) EXIST STAINED HORIZONTAL LAP
SIDING 6.5" TO THE WEATHER | (E12) EXIST PAINTED FLAT METAL PANEL | |
| (E6) EXIST STAINED VERTICAL 1x8
CHANNEL RUSTIC SIDING | (E13) EXIST STAINED WOOD
CORNER BOARD | |
| (E7) EXIST STAINED VERTICAL
1x6 WOOD SIDING | (E14) EXIST MECH. COND. UNIT
ON STEEL GRATE | |

PROPOSED BUILDING MATERIALS KEY

- | | | | | | |
|---|--|---|--|--|---|
| (1) ASC DESIGN SPAN HP 24 GAUGE STANDING SEAM METAL ROOFING
PAINTED DURATECH 5000 STANDARD COLOR TO MATCH EXISTING.
SEAM HEIGHT 1-3/4", SEAM SPACING 16", CONCEALED FASTENER
CLIPS PER MFR, MIN CLASS B RATING | (8) THERMALLY BROKEN ALUMINUM & GLASS DOOR AND
FIXED SIDELIGHT STOREFRONT SYSTEM, 1" INSULATED
TEMPERED GLASS W/ 0.32 U-VALUE AND LOW E2 HIGH
PERFORMANCE GLASS, COLOR: WHITE | (15) ASC 1" CLOSURE TRIM, COLOR TO MATCH
ADJACENT SIDING | (22) PROPOSED FUTURE SIGN LOCATION | (28) FROST PROTECTED CONCRETE FTG - SEE STRUCT. | (35) PAINTED METAL Z-FLASH W/ DRIP ON TOP
OF EVERY WINDOW W/ WOOD TRIM |
| (2) CONCRETE TILE ON PEDESTAL PAVER SYSTEM ON EPDM ROOF | (9) PAINTED METAL CLOSURE TRIM ON TOP OF EVERY DOOR /
WINDOW COLOR TO MATCH ADJACENT SIDING | (16) 4" THICK SLOPED STONE SLAB CAP | (23) MECH. COND. UNIT - SEE MEP - LESS THAN 48" HIGH
INTO SIDE SETBACK ON CONC. PAD ON GRADE | (29) CONC. STEPS & WALKWAY POURED ON GRADE | (36) STAINED 2x4 ROUGH SAWN WD TRIM
STAIN TO MATCH EXIST WINDOW TRIM
IN SAME ADJACENT CONDITION |
| (3) STAINED 2x STACKED WOOD FASCIA PROFILE MATCH EXIST
COLOR: SW3540 MOUNTAIN ASH | (10) FLATIRON STEEL 24 GAUGE 1" FLUSH VERTICAL WALL PANEL
1" PROFILE x 16" WIDE W/ 1" REVEAL, COLOR: STEALTH GRAY | (17) FORMA PLANK 24 GAUGE FLAT MTL VERTICAL
WALL PANEL 7/8" PROFILE x 6-1/4" & 8-1/2" WIDE
PATTERN W/ 1" REVEAL, COLOR: CITYSCAPE | (24) STAINED CONCRETE RETAINING WALL
COLOR TO MATCH EXIST | (30) 2" MULTI-COLOR DRY STACK APPEARANCE STONE
VENEER ON LOW CONCRETE WALL - SEE STRUCT. | |
| (4) PAINTED MTL PARAPET / GUARDRAIL CAP FLASH W/ DRIP EDGE
42" ABOVE FINISHED DECK | (11) ASC 26 GAUGE 1/2" PROFILE W/ 2-1/2" SPACING CORRUGATED
WALL AND SOFFIT PANEL, COLOR: SURF WHITE | (18) FORMA 4" CORNER CLOSURE TRIM
COLOR TO MATCH ADJACENT SIDING | (25) STAINED CONCRETE BLDG FOUNDATION
WALL COLOR TO MATCH EXIT | (31) SHADOW BOX DISPLAY W/ PAINTED 3/8" WELDED
STEEL PLATE FRAME AND BACK PANEL | |
| (5) FLAT MTL 22 GAUGE TRIM OVER 3x4 BUILT-UP HORIZ. FASCIA BAND
COLOR TO MATCH ADJACENT SIDING | (12) FLATIRON 1" FLUSH METAL OUTSIDE CORNER CLOSURE TRIM
W/ 4" WIDE PROFILE, COLOR TO MATCH ADJACENT SIDING | (19) TYP FORMA 7/8" J-CHANNEL CLOSURE TRIM
COLOR TO MATCH ADJACENT SIDING | (26) PIT RUN AT BOTTOM OF SUNKEN WELL | (32) EXTERIOR CEILING RECESSED LIGHT FIXTURE "A"
OPERATED BY PHOTOCELL (8) TOTAL - SEE ELEC. | |
| (6) FULLY ADHERED EPDM ROOF ON TAPERED INSULATION | (13) TYP FLATIRON 1" FLUSH J-METAL CLOSURE TRIM W/ 1-1/4"
PROFILE, COLOR TO MATCH ADJACENT SIDING | (20) TYP FORMA 7/8" BASE DRIP TRIM
COLOR TO MATCH ADJACENT SIDING | (27) PAINTED 2"x2" STEEL GUARDRAIL POST ATTACHED
TO TOP OF RET. WALL, 3/8" HORIZ. STL RODS @ 3-1/8"
SPACING WELDED TO POSTS, 1" x 3" PAINTED METAL
CAP @ +42" ABOVE TOP OF RETAINING WALL
COLOR: TOP RAIL TO MATCH WOOD STAIN, REMAINING
TO MATCH ADJACENT METAL SIDING | (33) EXTERIOR WALL MOUNTED LIGHT FIXTURE "B"
OPERATED BY INTERIOR LIGHT SWITCH (1)
(1) TOTAL - SEE ELEC. | |
| (7) FIBERGLASS WINDOW W/ INSULATED 0.32 U-VALUE AND LOW
E2 HIGH PERFORMANCE GLASS, COLOR: WHITE | (14) TYP FLATIRON 1" FLUSH BASE DRIP TRIM, COLOR TO MATCH
ADJACENT SIDING | (21) STAINED TIMBER COLUMN AND BEAM
COLOR: SHERWIN-WILLIAMS SW3513
SPICE CHEST SEMI-TRANSPARENT | | (34) SLOPED PAINTED 1-1/2" DIAM. MTL RAILING ON
EACH SIDE OF STAIR | |



SOUTH ELEVATION #1
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION #2
SCALE: 1/4" = 1'-0"

EXISTING BUILDING MATERIALS KEY

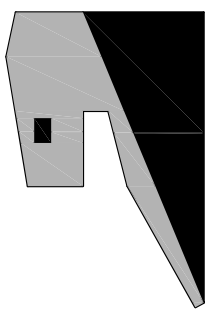
- | | | |
|--|---|---|
| (E1) EXIST PAINTED CONCEALED FASTENER / STANDING SEAM METAL ROOF | (E8) EXIST STAINED HORIZONTAL TIMBER TRIM | (E15) EXIST SPLIT FACE BLOCK RET. WALL AND SUNKEN WELL |
| (E2) EXIST STAINED WOOD FASCIA | (E9) EXIST STAINED HORIZONTAL SLAT WOOD GUARDRAIL | (E16) EXIST STAINED CONCRETE FOUNDATION WALL |
| (E3) EXIST WOOD SOFFIT | (E10) EXIST STAINED HORIZONTAL WOOD SLAT WALL | (E17) EXIST VINYL WINDOW COLOR: WHITE |
| (E4) EXIST PAINTED TUBE STEEL DIAGONAL BRACE | (E11) EXIST STAINED TIMBER COLUMNS AND BEAM | (E18) EXIST POWER PANEL INTO BLDG W/ EMERGENCY DISCONNECT |
| (E5) EXIST STAINED HORIZONTAL LAP SIDING 6.5" TO THE WEATHER | (E12) EXIST PAINTED FLAT METAL PANEL | |
| (E6) EXIST STAINED VERTICAL 1x8 CHANNEL RUSTIC SIDING | (E13) EXIST STAINED WOOD CORNER BOARD | |
| (E7) EXIST STAINED VERTICAL 1x6 WOOD SIDING | (E14) EXIST MECH. COND. UNIT ON STEEL GRATE | |

PROPOSED BUILDING MATERIALS KEY

- | | | | | | |
|--|---|---|---|--|---|
| (1) ASC DESIGN SPAN HP 24 GAUGE STANDING SEAM METAL ROOFING PAINTED DURATECH 5000 STANDARD COLOR TO MATCH EXISTING. SEAM HEIGHT 1-3/4". SEAM SPACING 16". CONCEALED FASTENER CLIPS PER MFR, MIN CLASS B RATING | (8) THERMALLY BROKEN ALUMINUM & GLASS DOOR AND FIXED SIDELIGHT STOREFRONT SYSTEM. 1" INSULATED TEMPERED GLASS W/ 0.32 U-VALUE AND LOW E2 HIGH PERFORMANCE GLASS, COLOR: WHITE | (15) ASC 1" CLOSURE TRIM, COLOR TO MATCH ADJACENT SIDING | (22) PROPOSED FUTURE SIGN LOCATION | (28) FROST PROTECTED CONCRETE FTG - SEE STRUCT. | (35) PAINTED METAL Z-FLASH W/ DRIP ON TOP OF EVERY WINDOW W/ WOOD TRIM |
| (2) CONCRETE TILE ON PEDESTAL PAVER SYSTEM ON EPDM ROOF | (9) PAINTED METAL CLOSURE TRIM ON TOP OF EVERY DOOR / WINDOW COLOR TO MATCH ADJACENT SIDING | (16) 4" THICK SLOPED STONE SLAB CAP | (23) MECH. COND. UNIT - SEE MEP - LESS THAN 48" HIGH INTO SIDE SETBACK ON CONC. PAD ON GRADE | (29) CONC. STEPS & WALKWAY POURED ON GRADE | (36) STAINED 2x4 ROUGH SAWN WD TRIM STAIN TO MATCH EXIST WINDOW TRIM IN SAME ADJACENT CONDITION |
| (3) STAINED 2x STACKED WOOD FASCIA PROFILE MATCH EXIST COLOR: SW3540 MOUNTAIN ASH | (10) FLATIRON STEEL 24 GAUGE 1" FLUSH VERTICAL WALL PANEL 1" PROFILE x 16" WIDE W/ 1" REVEAL, COLOR: STEALTH GRAY | (17) FORMA PLANK 24 GAUGE FLAT MTL VERTICAL WALL PANEL 7/8" PROFILE x 6-1/4" & 8-1/2" WIDE PATTERN W/ 1" REVEAL, COLOR: CITYSCAPE | (24) STAINED CONCRETE RETAINING WALL COLOR TO MATCH EXIST | (30) 2" MULTI-COLOR DRY STACK APPEARANCE STONE VENEER ON LOW CONCRETE WALL - SEE STRUCT. | |
| (4) PAINTED MTL PARAPET / GUARDRAIL CAP FLASH W/ DRIP EDGE 42" ABOVE FINISHED DECK | (11) ASC 26 GAUGE 1/2" PROFILE W/ 2-1/2" SPACING CORRUGATED WALL AND SOFFIT PANEL, COLOR: SURF WHITE | (18) FORMA 4" CORNER CLOSURE TRIM COLOR TO MATCH ADJACENT SIDING | (25) STAINED CONCRETE BLDG FOUNDATION WALL COLOR TO MATCH EXIT | (31) SHADOW BOX DISPLAY W/ PAINTED 3/8" WELDED STEEL PLATE FRAME AND BACK PANEL | |
| (5) FLAT MTL 22 GAUGE TRIM OVER 3x4 BUILT-UP HORIZ. FASCIA BAND COLOR TO MATCH ADJACENT SIDING | (12) FLATIRON 1" FLUSH METAL OUTSIDE CORNER CLOSURE TRIM W/ 4" WIDE PROFILE, COLOR TO MATCH ADJACENT SIDING | (19) TYP FORMA 7/8" J-CHANNEL CLOSURE TRIM COLOR TO MATCH ADJACENT SIDING | (26) PIT RUN AT BOTTOM OF SUNKEN WELL | (32) EXTERIOR CEILING RECESSED LIGHT FIXTURE "A" OPERATED BY PHOTOCELL (8) TOTAL - SEE ELEC. | |
| (6) FULLY ADHERED EPDM ROOF ON TAPERED INSULATION | (13) TYP FLATIRON 1" FLUSH J-METAL CLOSURE TRIM W/ 1-1/4" PROFILE, COLOR TO MATCH ADJACENT SIDING | (20) TYP FORMA 7/8" BASE DRIP TRIM COLOR TO MATCH ADJACENT SIDING | (27) PAINTED 2"x2" STEEL GUARDRAIL POST ATTACHED TO TOP OF RET. WALL, 3/8" HORIZ. STL RODS @ 3'-18" SPACING WELDED TO POSTS, 1" x 3" PAINTED METAL CAP @ +42" ABOVE TOP OF RETAINING WALL COLOR: TOP RAIL TO MATCH WOOD STAIN, REMAINING TO MATCH ADJACENT METAL SIDING | (33) EXTERIOR WALL MOUNTED LIGHT FIXTURE "B" OPERATED BY INTERIOR LIGHT SWITCH (1) TOTAL - SEE ELEC. | |
| (7) FIBERGLASS WINDOW W/ INSULATED 0.32 U-VALUE AND LOW E2 HIGH PERFORMANCE GLASS, COLOR: WHITE | (14) TYP FLATIRON 1" FLUSH BASE DRIP TRIM, COLOR TO MATCH ADJACENT SIDING | (21) STAINED TIMBER COLUMN AND BEAM COLOR: SHERWIN-WILLIAMS SW3513 SPICE CHEST SEMI-TRANSPARENT | | (34) SLOPED PAINTED 1-1/2" DIAM. MTL RAILING ON EACH SIDE OF STAIR | |



EXISTING BUILDING MATERIALS KEY										PROPOSED BUILDING MATERIALS KEY									
(E1) EXIST PAINTED CONCEALED FASTENER / STANDING SEAM METAL ROOF	(E8) EXIST STAINED HORIZONTAL TIMBER TRIM	(E15) EXIST SPLIT FACE BLOCK RET. WALL AND SUNKEN WELL	(1) ASC DESIGN SPAN HP 24 GAUGE STANDING SEAM METAL ROOFING PAINTED DURATECH 5000 STANDARD COLOR TO MATCH EXISTING. SEAM HEIGHT 1-3/4", SEAM SPACING 16", CONCEALED FASTENER CLIPS PER MFR, MIN CLASS B RATING	(8) THERMALLY BROKEN ALUMINUM & GLASS DOOR AND FIXED SIDELIGHT STOREFRONT SYSTEM, 1" INSULATED TEMPERED GLASS W/ 0.32 U-VALUE AND LOW E2 HIGH PERFORMANCE GLASS, COLOR: WHITE	(15) ASC 1" CLOSURE TRIM, COLOR TO MATCH ADJACENT SIDING	(22) PROPOSED FUTURE SIGN LOCATION	(28) FROST PROTECTED CONCRETE FTG - SEE STRUCT.	(35) PAINTED METAL Z-FLASH W/ DRIP ON TOP OF EVERY WINDOW W/ WOOD TRIM		(E2) EXIST STAINED WOOD FASCIA	(E9) EXIST STAINED HORIZONTAL SLAT WOOD GUARDRAIL	(E16) EXIST STAINED CONCRETE FOUNDATION WALL	(2) CONCRETE TILE ON PEDESTAL PAVR SYSTEM ON EPDM ROOF	(9) PAINTED METAL CLOSURE TRIM ON TOP OF EVERY DOOR / WINDOW COLOR TO MATCH ADJACENT SIDING	(16) 4" THICK SLOPED STONE SLAB CAP	(23) MECH. COND. UNIT - SEE MEP - LESS THAN 48" HIGH INTO SIDE SETBACK ON CONC. PAD ON GRADE	(29) CONC. STEPS & WALKWAY POURED ON GRADE	(36) STAINED 2x4 ROUGH SAWN WD TRIM STAIN TO MATCH EXIST WINDOW TRIM IN SAME ADJACENT CONDITION	
(E3) EXIST WOOD SOFFIT	(E10) EXIST STAINED HORIZONTAL WOOD SLAT WALL	(E17) EXIST VINYL WINDOW COLOR: WHITE	(3) STAINED 2x STACKED WOOD FASCIA PROFILE MATCH EXIST COLOR: SW3540 MOUNTAIN ASH	(10) FLATIRON STEEL 24 GAUGE 1" FLUSH VERTICAL WALL PANEL 1" PROFILE x 16" WIDE W/ 1" REVEAL, COLOR: STEALTH GRAY	(17) FORMA PLANK 24 GAUGE FLAT MTL VERTICAL WALL PANEL 7/8" PROFILE x 6-1/4" & 8-1/2" WIDE PATTERN W/ 1" REVEAL, COLOR: CITYSCAPE	(24) STAINED CONCRETE RETAINING WALL COLOR TO MATCH EXIST	(30) 2" MULTI-COLOR DRY STACK APPEARANCE STONE VENEER ON LOW CONCRETE WALL - SEE STRUCT.			(E4) EXIST PAINTED TUBE STEEL DIAGONAL BRACE	(E11) EXIST STAINED TIMBER COLUMNS AND BEAM	(E18) EXIST POWER PANEL INTO BLDG W/ EMERGENCY DISCONNECT	(4) PAINTED MTL PARAPET / GUARDRAIL CAP FLASH W/ DRIP EDGE 42" ABOVE FINISHED DECK	(11) ASC 26 GAUGE 1/2" PROFILE W/ 2-1/2" SPACING CORRUGATED WALL AND SOFFIT PANEL, COLOR: SURF WHITE	(18) FORMA 4" CORNER CLOSURE TRIM COLOR TO MATCH ADJACENT SIDING	(25) STAINED CONCRETE BLDG FOUNDATION WALL COLOR TO MATCH EXIT	(31) SHADOW BOX DISPLAY W/ PAINTED 3/8" WELDED STEEL PLATE FRAME AND BACK PANEL		
(E5) EXIST STAINED HORIZONTAL LAP SIDING 6.5" TO THE WEATHER	(E12) EXIST PAINTED FLAT METAL PANEL	(E19) EXIST STAINED WOOD CORNER BOARD	(5) FLAT MTL 22 GAUGE TRIM OVER 3x4 BUILT-UP HORIZ. FASCIA BAND COLOR TO MATCH ADJACENT SIDING	(12) FLATIRON 1" FLUSH METAL OUTSIDE CORNER CLOSURE TRIM W/ 4" WIDE PROFILE, COLOR TO MATCH ADJACENT SIDING	(19) TYP FORMA 7/8" J-CHANNEL CLOSURE TRIM COLOR TO MATCH ADJACENT SIDING	(26) PIT RUN AT BOTTOM OF SUNKEN WELL	(32) EXTERIOR CEILING RECESSED LIGHT FIXTURE "A" OPERATED BY PHOTOCELL (8) TOTAL - SEE ELEC.			(E6) EXIST STAINED VERTICAL 1x8 CHANNEL RUSTIC SIDING	(E13) EXIST STAINED WOOD CORNER BOARD	(E14) EXIST MECH. COND. UNIT ON STEEL GRATE	(6) FULLY ADHERED EPDM ROOF ON TAPERED INSULATION	(13) TYP FLATIRON 1" FLUSH J-METAL CLOSURE TRIM W/ 1-1/4" PROFILE, COLOR TO MATCH ADJACENT SIDING	(20) TYP FORMA 7/8" BASE DRIP TRIM COLOR TO MATCH ADJACENT SIDING	(27) PAINTED 2"x2" STEEL GUARDRAIL POST ATTACHED TO TOP OF RET. WALL, 3/8" HORIZ. STL RODS @ 3-1/8" SPACING WELDED TO POSTS, 1" x 3" PAINTED METAL CAP @ +42" ABOVE TOP OF RETAINING WALL COLOR: TOP RAIL TO MATCH WOOD STAIN, REMAINING TO MATCH ADJACENT METAL SIDING	(33) EXTERIOR WALL MOUNTED LIGHT FIXTURE "B" OPERATED BY INTERIOR LIGHT SWITCH (1) TOTAL - SEE ELEC.		
(E7) EXIST STAINED VERTICAL 1x6 WOOD SIDING			(7) FIBERGLASS WINDOW W/ INSULATED 0.32 U-VALUE AND LOW E2 HIGH PERFORMANCE GLASS, COLOR: WHITE	(14) TYP FLATIRON 1" FLUSH BASE DRIP TRIM, COLOR TO MATCH ADJACENT SIDING	(21) STAINED TIMBER COLUMN AND BEAM COLOR: SHERWIN-WILLIAMS SW3513 SPICE CHEST SEMI-TRANSPARENT	(34) SLOPED PAINTED 1-1/2" DIAM. MTL RAILING ON EACH SIDE OF STAIR													



KRIKOR Architecture
1125 Deer Creek Drive P.O. Box 4659 Jackson, WY 83001
tel.307.413.6874 email: KRIKORARCH@GMAIL.COM

EXTERIOR ELEVATIONS

PROPOSED ADDITION FOR

MENTAL HEALTH and RECOVERY SERVICES OF JH

640 EAST BROADWAY JACKSON, WY

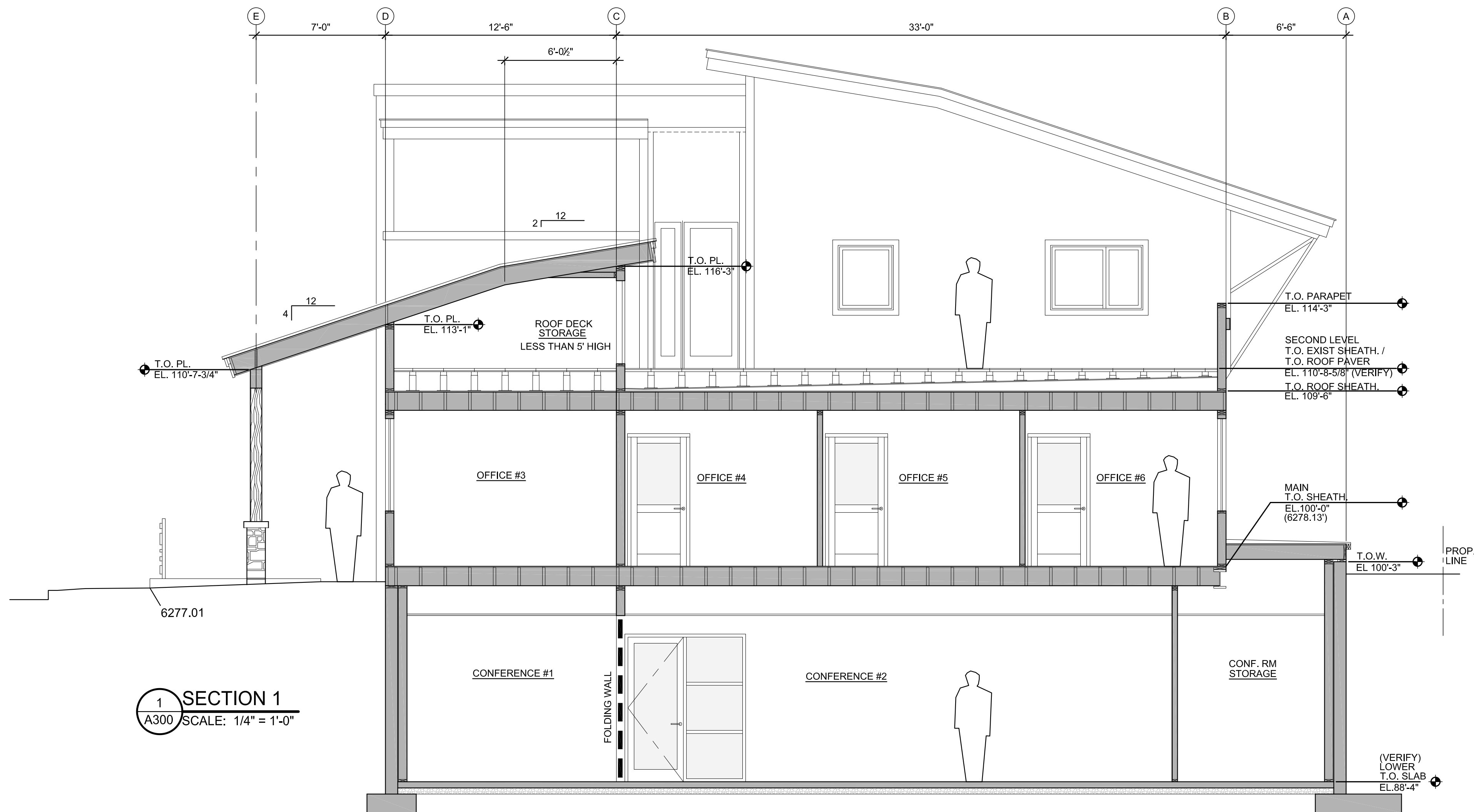
REVISIONS

NO.	DESCRIPTION	DATE
1	T.O. DRC SUBMITTAL	12.6.23

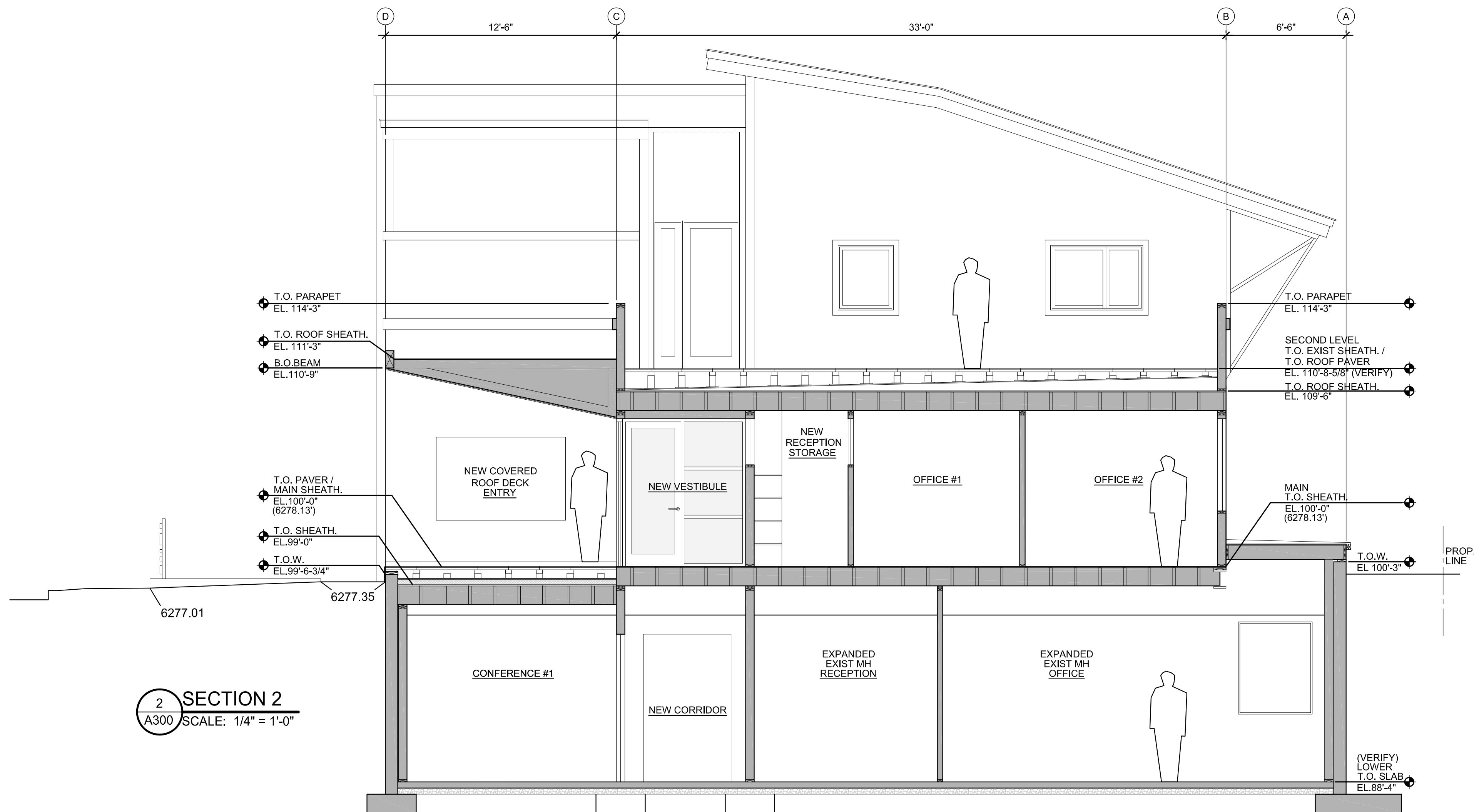
date

12.6.23

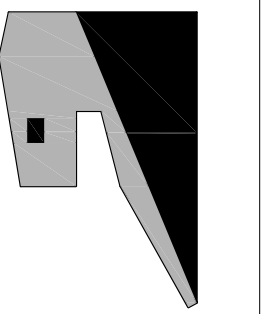
A202



1 SECTION 1
A300 SCALE: 1/4" = 1'-0"

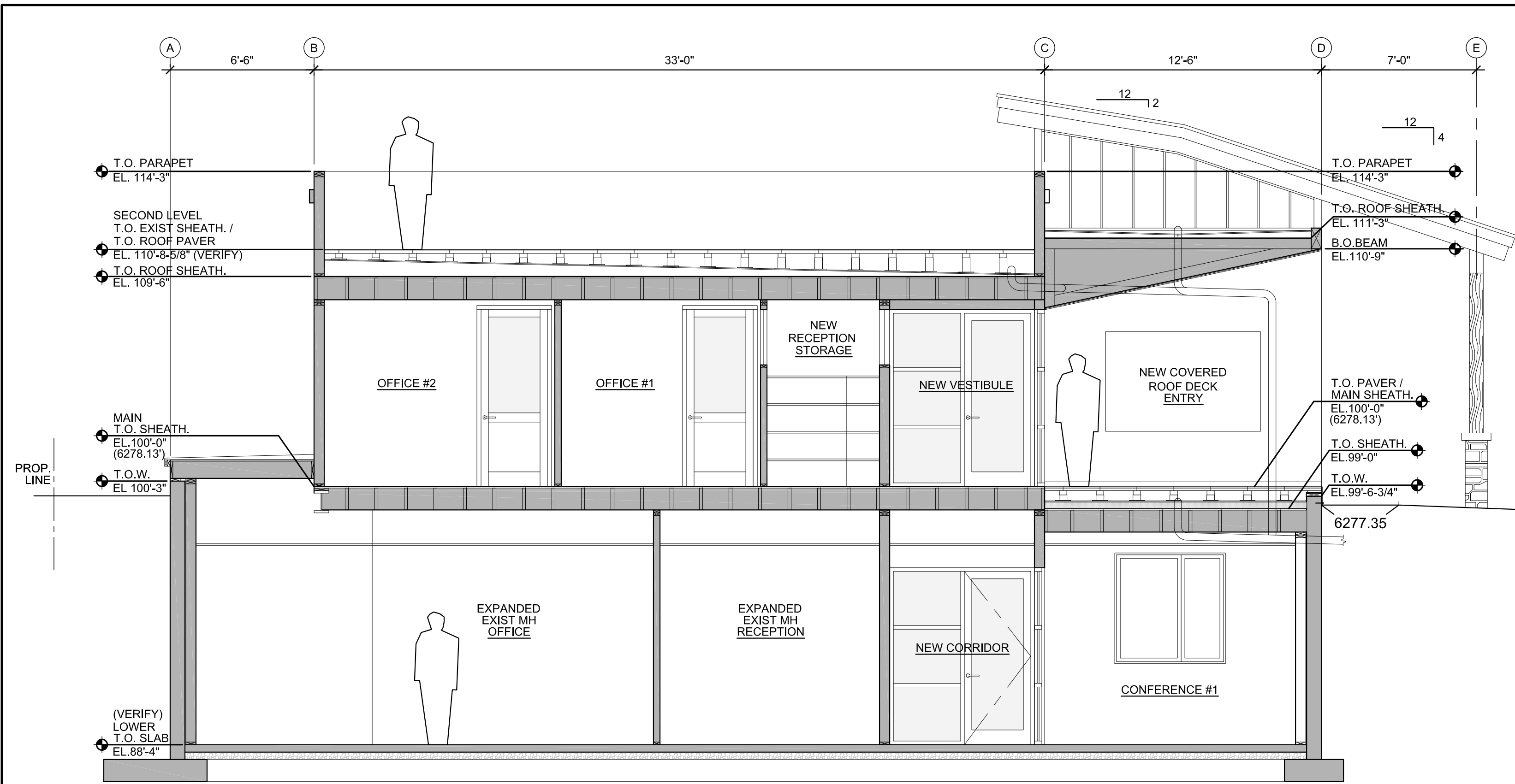


2 SECTION 2
A300 SCALE: 1/4" = 1'-0"

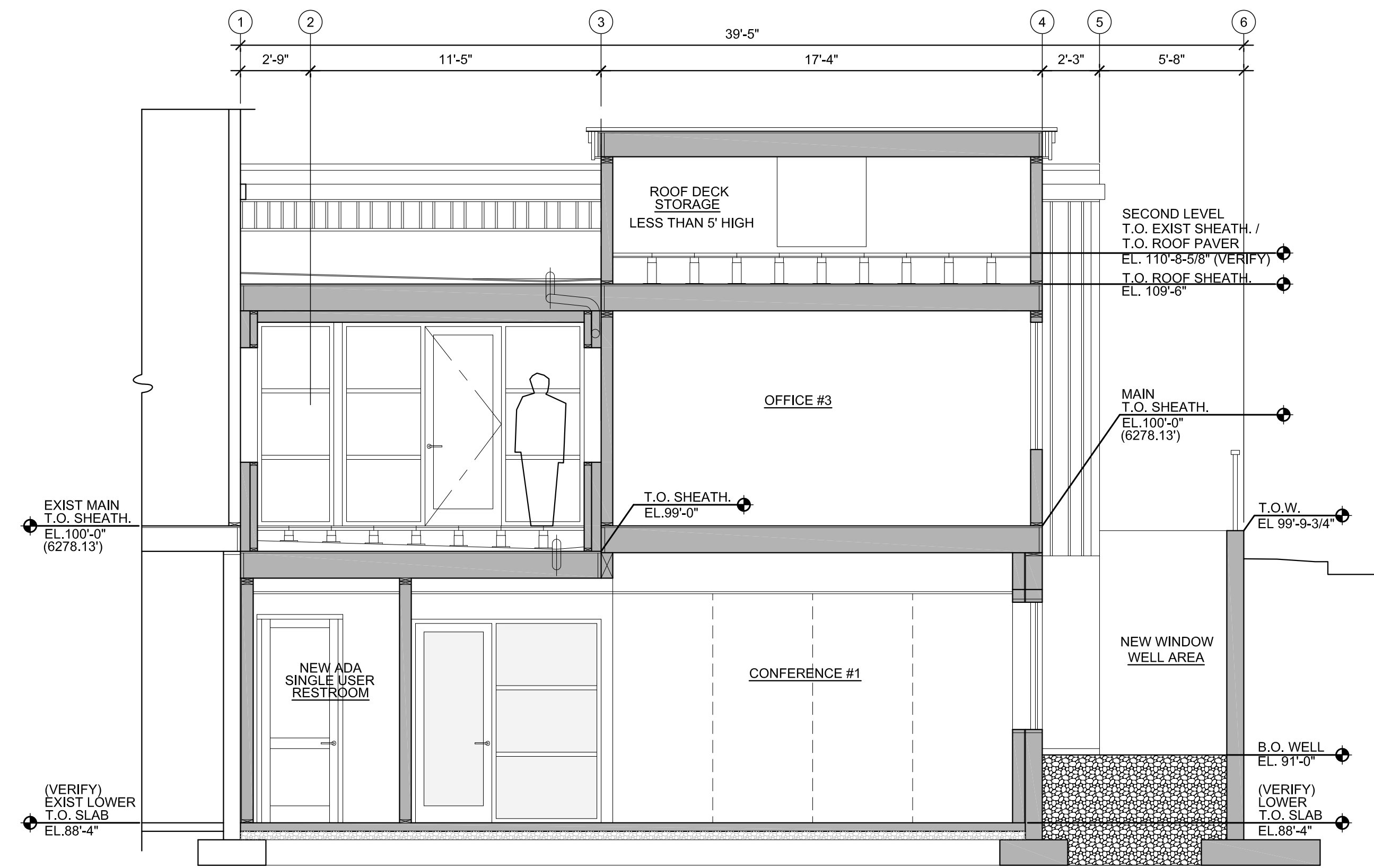


REVISIONS	DATE	DESCRIPTION
1	12.6.23	TOJ DRC SUBMITTAL

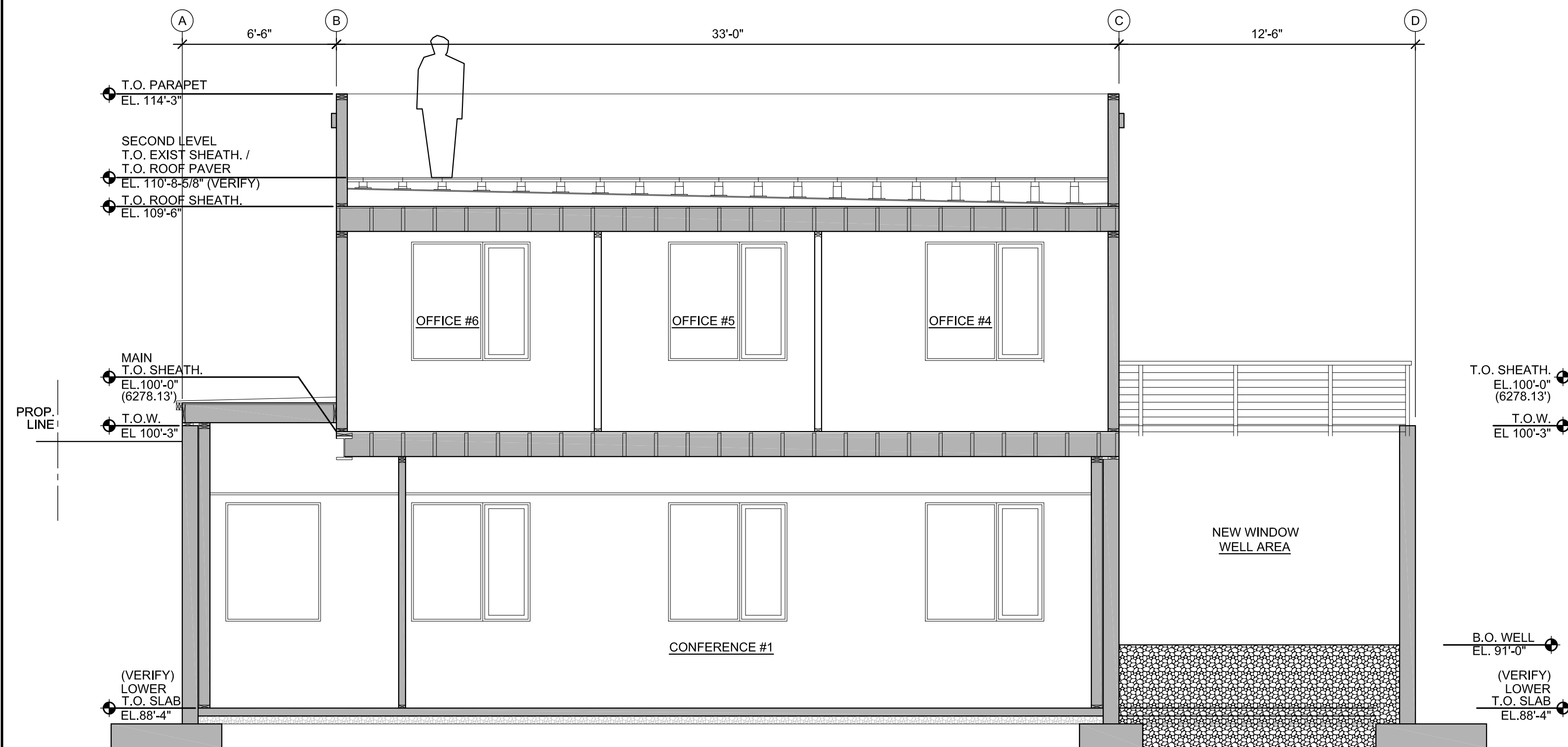
date 12.6.23



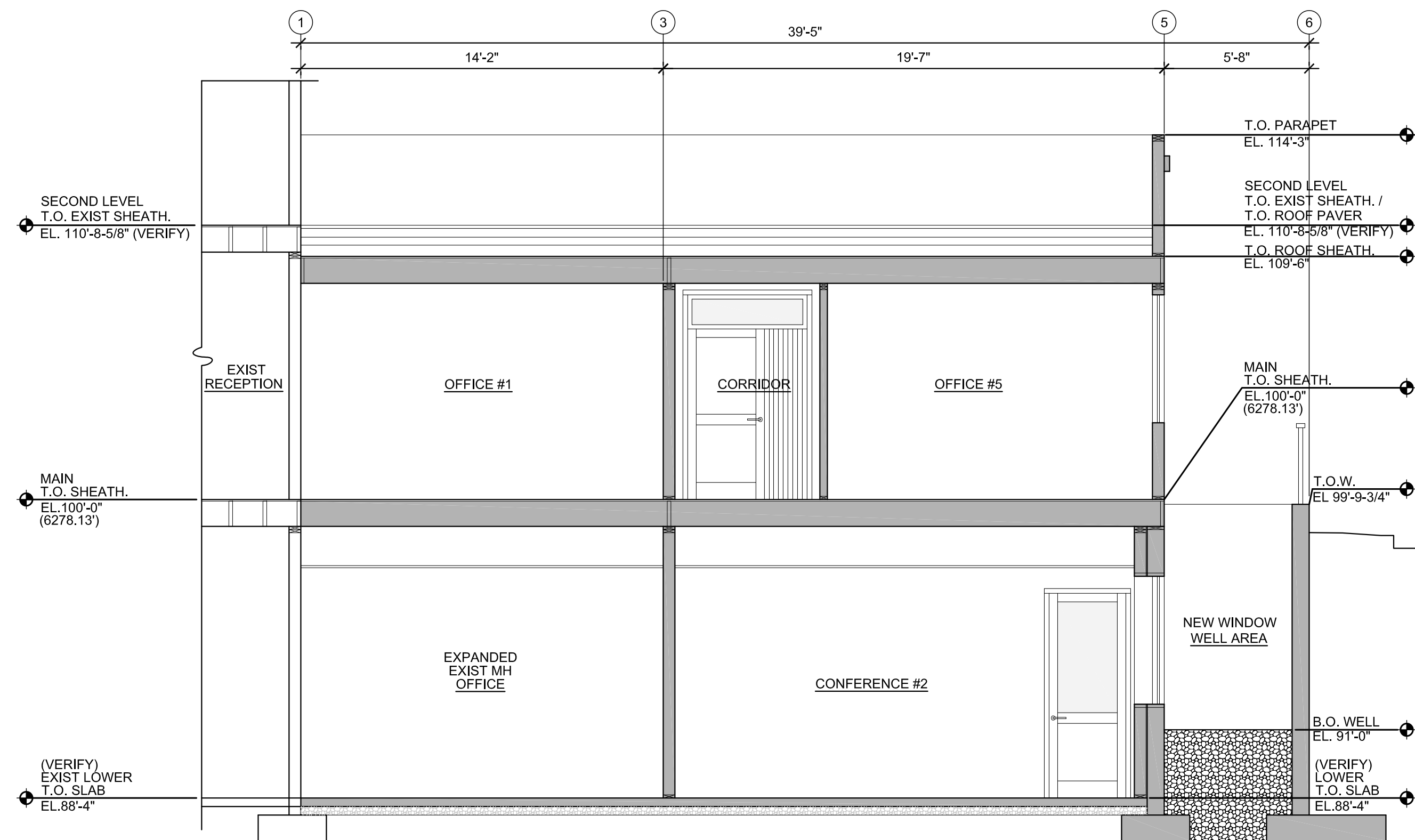
1 SECTION 1
A301 SCALE: 1/4" = 1'-0"



3 SECTION 3
A301 SCALE: 1/4" = 1'-0"



2 SECTION 2
A301 SCALE: 1/4" = 1'-0"

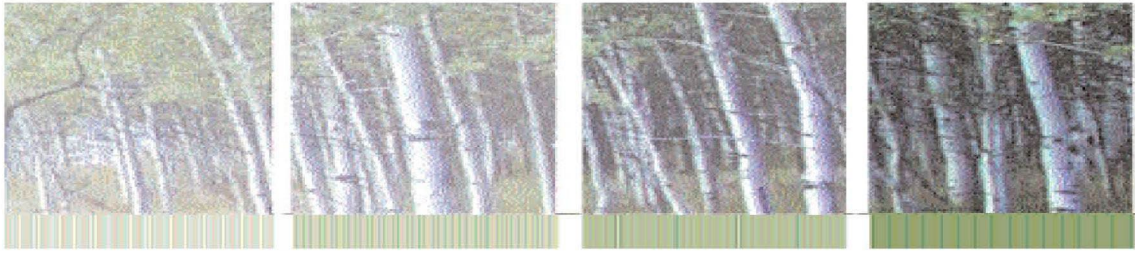


4 SECTION 4
A301 SCALE: 1/4" = 1'-0"

REVISIONS	TO/DRC SUBMITTAL	DATE
1		12.6.23

date 12.6.23

A301



Town of Jackson Design Guidelines Checklist

Meeting Date: January 10, 2023

Item Number: P23-217

Applicant: Prescott Muir Architects, Jay Lems

Address: 380 S. Highway 89

Recommendations: Final Review

Project Summary: The applicant is seeking final DRC review for a new 2-story, 12,557 sf building for Zion's Bank Financial Center. The existing Rendezvous Bistro restaurant building will be demolished and the site scraped as part of the project. The site will maintain its same vehicular access off South Highway 89 which is a 2-way shared access serving multiple surrounding properties. The proposed site circulation includes a driveway that leads to 29 surface parking spaces along the south and east sides of the building. In addition, 3 drive-up ATM lanes are proposed along the north side of the building and ATM users may exit the site via a one-way driveway that runs along the front of the building.

To serve pedestrian needs, internal sidewalks have been added along the south and east sides of the building both of which merge and connect to the existing sidewalk along South Highway 89. Landscaping is primarily proposed along the street frontage and north side of the building because a shared access easement to the south and utility easement to the east prohibit such improvements. Snow storage is provided in front of the building within 2 large landscape areas. A trash enclosure is provided in the northeast corner of the site.

Regarding the building itself, primary pedestrian access is provided on the south side and east side even though the building's west elevation is designed in a way that addresses/interacts with the street. The first floor consists of a waiting/lobby area, a teller service area, and various offices. The second floor is primarily a gathering space for conferences and larger gatherings/trainings. The primary proposed materials are gray stone veneer, aluminum clad paneling in champagne color, exposed wood joists, wood-wrapped steel columns, and exterior EIFS.

Below is a brief overview of the project:

Use: Service Use (bank/financial center)

Size: 12,557 sf above ground habitable.

- 1st floor: 6,102 sf (service)
- 2nd floor: 6,264 sf (service)

Parking: 28 required. 29 provided. (Note: 4 of the 29 spaces are on the adjacent property and shared via a shared parking agreement).

EV Parking: 9 required – 2 EV installed + 7 EV capable.

Stories: 3 max. 2 stories proposed.

Building Height: 42' max. 39' proposed.



LDR Compliance:

Staff has done an LDR review and finds the building to generally comply with the CR-3 zone. This project is being reviewed through a Development Plan and so staff is still in the process of conducting a detailed review of the project. One aspect of the project that staff is still considering is the landscape plan and additional vertical plantings will likely be required within the 20' landscape buffer along the highway.

Vision Statement:

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

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

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

2) Location

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

3) Connections

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



4) Scale & Variety

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

5) Screening

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

B) Composition

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

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

C) Massing

1) Mass & Height:

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

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

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

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

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

4) Roofs

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

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.

- ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

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

2) Materials Selection

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



TRANSMITTAL

DATE: 01.04.24

PROJECT: Zions Bank Jackson
380 S Highway 89
Jackson, Wyoming

TO: Jackson Hole City Planning Department

RE: DRC Resubmittal

WE TRANSMIT:

() PICK UP () HAND DELIVER (X) EMAIL
() EXPRESS MAIL () REGULAR MAIL

INDEX	DATE	DESCRIPTION
1	11.27.23	Permit Application
2	08.03.23	Letter of Authorization
3	12.18.23	Project Narrative *
4	12.18.23	Land Development Regulation Compliance Summary *
5	09.08.23	ALTA Survey *
6	12.14.23	Civil sheets C0.1, C1.1, C2.1 and C3.1 *
7	12.07.23	Landscape sheets L-L001, L-L101 and L-L501 *
8	12.14.23	Electrical Lighting Cutsheets and sheet ES1.1 *
9	12.18.23	Architectural sheets A0.1, A1.1, A1.2, A2.1 and A2.2 *
10	12.18.23	Context Elevations *
11	12.18.23	Figure Ground Areal Plan *
12	12.18.23	Renderings *
13	12.18.23	Material Board *

NOTE: * Documentation has been updated since the initial DRC submittal dated 11.27.23. Documentation matches the Development Plan submittal dated 12.18.23.



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: Zions Bank Financial Center
Physical Address: 380 S Highway 89 Jackson, Wyoming 83001
Lot, Subdivision: _____ PIDN: 22-41-16-32-4-19-003

PROPERTY OWNER.

Name: Zions Bank Phone: 801.419.1475
Mailing Address: 1 South Main Street, Salt Lake City ZIP: 84133
E-mail: delon.askvig@zionsbank.com

APPLICANT/AGENT.

Name: Prescott Muir Architects Phone: 801.521.9111
Mailing Address: 171 W Pierpont Avenue, Salt Lake City, Ut ZIP: 84101
E-mail: jay@prescottmuir.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 #: _____ 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
Jay Lems

Name Printed

11.27.23

Date
Architect

Title

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

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



Town of Jackson
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

Being duly sworn, deposes and says that ZIONS BANCORPORATION, N.A. is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 380 S HIGHWAY 89, JACKSON WY 83001

Legal Description: LOT 2, MACINTYRE SUBDIVISION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: PRESCOTT MUIR ARCHITECTS, ATTN: JAY LEMS

Mailing address of Applicant/agent: 171 W PIERPONT AVENUE, SALT LAKE CITY, UT 84101

Email address of Applicant/agent: jay@prescottmuir.com

Phone Number of Applicant/agent: 801 521.9111

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

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

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

[Signature]
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 UTAH)
COUNTY OF Salt Lake) SS.

The foregoing instrument was acknowledged before me by Delon Askug this 3rd day of August 2025. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 6/11/2025



MEMO

DATE: 12.18.23

TO: Town of Jackson Planning and Zoning Department

PROJECT: Zions Bank Jackson Wyoming
Financial Center
380 S Highway 89
Jackson, Wyoming 83001

RE: Land Development Regulation Compliance and Narrative Project Description

Land Development Regulation Compliance

Zoning: Section 2.2.13 CR-3 Commercial Residential-3

2.2.13.B.1 Lot Standards

ITEM 1: Building Setbacks:

1.1 Highway 89/191:

1.1.A Primary street setback range:

i. Required:

- Property Line (min.): 20'
- Back of curb (min.): 30'
- Property line (max.): 85'

ii. Provided:

- Property Line: 50'
- Back of curb: 65'

1.1.B Side interior:

i. Required (min.): 5'

ii. Provided:

- North: 5'-8"
- South: 58'-6"

1.1.C Rear:

i. Required (min.): 10'

ii. Provided: 42'-7"

- ITEM 2: Landscaping Area:
- 2.1 Landscape Surface Ratio:
- 2.1.A Required (min): 10% = 3,717 SF
- 2.1.B Provided: 16.5% = 6,136 SF
- 2.2 Highway 89 Streetscape Standards:
- 2.2.A Landscape Strip Required: 20'
- 2.2.B Landscape Strip Provided: 20'

- ITEM 3: Plant Units:
- 3.1 Required: 6 units.
- 3.2 Provided: 6 units.

- ITEM 4: Parking Setbacks:
- 4.1 Highway: Primary Street:
- 4.1.A Required (min): 20'
- 4.1.B Provided: 20'

- ITEM 5: Access:
- 5.1 Existing to remain.

2.2.13.B.2 Bulk Standards

- ITEM 6: Street Façade:
- 6.1 Width of ground and second story in primary street setback range:
- 6.1.A Required: 50% of lot width (min.)
- i. Lot width along Highway 89:
- 123' (excludes 30-foot right-of-way easement)
 - $123' \times 0.5 = 61.5'$ min.
- 6.1.B Provided:
- i. Level 1: 71'-0"
- ii. Level 2: 74'-0"

ITEM 7: Building Height:

7.1 Required:

- 7.1.A Height (max.) roof pitch < 5/12: 42'
- 7.1.B Height fronting Highway 89/191 (min.): 24'
- 7.1.C Stories (max.): 3

7.2 Provided:

7.2.A Height:

- i. Upper roof: 39'-0"
- ii. Lower volume coping height: 30'-0"

7.2.B Stories: 2

ITEM 8: Building Stepback:

8.1 Required:

- 8.1.A Stepback for any 3rd story street façade or street façade over 30' (min.): 10'
- 8.1.B Encroachment in stepback (max. % of overall façade width): 60%

8.2 Provided:

8.2.A Upper roof: 39'-0"

i. Encroachment in stepback:

- Level 2 width: 74'-0"
- $74'-0" \times 0.6 = 44'-5"$
- Width of level 2 façade that exceeds 30-feet in height: 31'-0"

8.2.B Lower volume coping height: 30'-0"

ITEM 9: Scale of Development:

9.1 Required (max.):

9.1.A Floor area ratio (FAR max.): 0.40

- i. Total site area: 37,173 SF
- ii. $0.40 \times 37,173 \text{ SF} = 14,869 \text{ SF}$

9.2 Provided:

9.2.A Current Design Floor Area (measured to the exterior face of structural walls):

- i. L1: 6,102 SF
- ii. L2: 6,264 SF
- iii. Total: 12,366 SF
- iv. $12,366 \text{ SF} / 37,173 \text{ SF} = 33.2\%$

2.2.13.B.3 Form Standards

ITEM 10: Pedestrian Frontage Options:

- 10.1 Required: Trees in grates or trees in lawn.
- 10.2 Provided: Trees in lawn.

ITEM 11: Building Frontage Options: Highway 2.2.1.6:

11.1 Story Height:

11.1.A Required:

- i. Ground story height (min.): 12'
- ii. Upper story height (min.): 9'
- iii. Ground floor elevation (min.-max): 0' - 5'

11.1.B Provided:

- i. Ground story height: 12'
- ii. Upper story height: 9'
- iii. Ground floor elevation: 0' - 6"

11.2 Transparency:

11.2.A Required:

- i. Ground story, primary street (min.): 40%
- ii. Upper story, primary street (min.): 20%

11.2.B Provided:

- i. Ground story, primary street: Greater than 40%
- ii. Upper story, primary street: Greater than 20%

11.3 Pedestrian access:

11.3.A Entrance facing primary street:

- i. Not provided.
- ii. Pursuant with prior discussions and email dated 06.27.23 with Tyler Valentine of the Town of Jackson Planning Department:

The Town is "...supportive of not requiring an entrance facing the highway provided the parking is shifted to the back and the 2-way circulation in the front goes to a one-way exit."

- iii. The above requested site modifications have been implemented in the current site plan design.

ITEM 12: Parking Type Options: Surface parking

2.2.13.B.4 Fencing: Noted, N/A

2.2.13.B.5 Environmental Standards: Noted, N/A

2.2.13.B.6 Scenic Standards:

ITEM 13: Exterior Lighting:

- 13.1 Light trespass is prohibited.
 - 13.1.A Site lighting design prohibits trespass.
- 13.2 All light fixtures over 600 lumens shall be fully shielded.
 - 13.2.A All light fixtures are over 600 lumens and are fully shielded.
- 13.3 Max lumens per SF of site development:
 - 13.3.A Required: 3 fc/SF max.
 - 13.3.B Provided: 1.7 fc/SF.
- 13.4 Lumens per site max:
 - 13.4.A Required:
 - i. All fixtures: 100,000
 - ii. Unshielded fixtures: 5,500
 - 13.4.B Provided:
 - i. All fixtures: 40,567
 - ii. Unshielded fixtures: N/A.
- 13.5 Light color:
 - 13.5.A Required: $\leq 3000\text{K}$
 - 13.5.B Provided: 3000K

2.2.13.B.7 Natural Hazards to Avoid: Noted, N/A

2.2.13.B.8 Signs: Noted

2.2.13.B.9 Grading, Erosion Control, Stormwater: Noted

2.2.13.B.10 Physical Development Permits Required

ITEM 14: 9,750 SF – 19,500 SF:

- 14.1 Required:
 - 14.1.A Development Plan
 - 14.1.B Building Permit
 - 14.1.C DRC Review

2.2.13.C Allowed Uses and Use Standards

ITEM 15: Allowed Uses:

15.1 Commercial Uses:

15.1.A Service (permitted):

- i. Banks, saving and loans, and credit unions.

ITEM 16: Use Requirements:

16.1 Parking (min.):

16.1.A Required:

i. Service:

- Parking Requirement: 2.25/1,000 SF

ii. Level 1: Service

- Building Area (Exterior face of structure): 6,102 SF
- 6,102 SF x 2.25/1,000 SF = 13.72 stalls

iii. Level 2: Service

- Building Area (Exterior face of structure): 6,264 SF
- 6,264 SF x 2.25/1,000 SF = 14.09

iv. Total L1 and L2 parking required: 27.81 ~ 28 stalls total

16.1.B Provided:

- i. 25 stalls on-site (1 accessible stall, 2 EV stalls, 8 EV future)
- ii. 4 stalls off-site (shared parking agreement)
- iii. 29 stalls total

16.2 Electrical Vehicle Supply Equipment (EVSE):

16.2.A Required (Nonresidential):

i. EVSE Capable: 30% of off-street parking provided.

- 28 stalls x 30% = 8.4 stalls.

ii. EVSE Installed: 5% of off-street parking provided.

- 28 stalls x 5% = 1.4 stalls

16.2.B Provided:

i. EVSE Capable: 10 total stalls.

ii. EVSE Installed: 2/10 stalls.

16.3 Affordable Workforce Housing Units (min.):

16.3.A Existing building:

i. Use: Restaurant

- Building Area (exterior face of structure): 4,632 SF
- Affordable Workforce Housing Requirement: 0.000599 (restaurant)
- $4,632 \text{ SF} \times 0.000599 = 2.774568$ (credit)

16.3.B Proposed new building:

i. Use:

- L1: Service
- L2: Service

ii. Building Area (exterior face of structure):

- L1: 6,102 SF
- L2: 6,264 SF

iii. Affordable Workforce Housing (AWH) Requirement: 0.000216 (service)

iv. Required:

- $L1: 6,102 \text{ SF} \times 0.000216 = 1.318032$
- $L2: 6,264 \text{ SF} \times 0.000216 = 1.353024$
- Total L1 and L2 AWH Units required: 2.671056

16.3.C Existing building AWH credit compared to proposed new service building AWH unit requirement:

- i. Restaurant 2.774568 (credit) – New Service Building 2.671056 = 0.103512 credit remaining

Project Narrative Description of the Proposed Development

Existing Site, Building and Use:

The 0.85-acre site consists of a relatively flat site with an existing single-story wood framed building constructed in 1996 that is unoccupied. The existing building area totals 4,632 square feet. The existing building's use was a restaurant use. The remaining area of the site is comprised of asphalt paved parking and drive aisles with site lighting poles, and landscaping at the site perimeter. The west portion of the site was used as an exterior dining area.

The existing building, site lighting, paving and select landscaping is to be demolished to allow for the proposed new site development. A demolition permit has been granted by the Town of Jackson dated October 11th, 2023.

Proposed New Site Development and Use:

The proposed new site development involves redeveloping the site to include a new two-story financial center with an attached three-lane drive-in facility for Zions Bank. The site and building are designed to front Highway 89. Land Development Regulations for this site require a 20-foot minimum building setback from the property line fronting Highway 89, however several existing utility easements along the highway frontage require the building to be setback 50-feet from the property line.

The south portion of the site contains a 30-foot right-of-way easement for the full length of the lot in the east-west direction. The northeast portion of the site has an existing curb cut allowing for vehicular circulation in the east-west direction to-and-from the east neighboring lot. Adjacent to the northeast neighboring access point, on the neighboring property, is a shared parking easement between Zions Bank and the Jackson Hotel (Hampton Inn), totaling (4) parking stalls. Both the northeast site access to the neighboring site and the shared parking are proposed to be maintained as part of the new development. The site contains other utility easements along the west frontage, south portion of the lot (north of the ROW), and along the east boundary. All easements encumbering the site are identified on the Alta Survey.

The proposed new two-story financial center building contains a total building area for both floors of 12,366 square feet. The first floor is 6,102 square feet, and will accommodate (9) enclosed offices, open office workstations, teller line and transaction area, seating area, employee work room, breakroom, restrooms, (2) public entries with vestibule/foyer functions, (2) stairs and (1) elevator. The second floor is 6,264 square feet and will accommodate (1) conference room, (1) large meeting room, catering kitchen, electrical, mechanical and IT rooms, storage rooms, restrooms, (2) stairs and (1) elevator.

The second floor conference room will be used on a daily basis by Zions Bank employees for typical small meeting room functions. The second floor larger meeting room will serve Zions Bank organized functions such as employee training sessions, regional executive meetings, and on occasion other banking functions with catered food service during either breakfast, lunch, or dinner. The meeting room is designed to accommodate up to (96) attendees in a table and chair setting, with perimeter circulation and presenter areas. The meeting room is not available to the general public for rent. The meeting room may be used by Zions Bank for gatherings as much as 3-times a week, but more likely 2 – 4-times per month. The food service will be catered by local vendors who will deliver food to the financial center. Zions Bank currently has two other similar large meeting room spaces at other regional financial centers located in Boise Idaho and Provo Utah that serve the same function as is proposed for this project.

Housing Mitigation Plan and Parking Compliance:

As described above, both the first floor and second floor are classified as Bank use, or Service use as defined by the Land Development Regulations. With the total building area at 12,366 square feet, the resulting parking requirement totals (28) stalls, and the affordable workforce housing (AWH) requirement totals 2.671056 units. The current site design allows for (25) on-site parking stalls plus (4) off-site shared parking stalls, totaling (29) stalls combined. As demolition of the existing restaurant building provides an AWH credit of 2.774568 units, and the new development totals an AWH requirement of 2.671056 units, the project results in a remaining AWH credit of 0.103512. Thus, both parking and affordable workforce housing requirements for the proposed new site development are in compliance with the Land Development Regulations.

The project development requires (28) parking stalls. Therefore, under nonresidential use, 30% of the required parking stalls shall be provided with Electrical Vehicle Supply Equipment (EVSE) capable stalls, and 5% shall be EVSE installed stalls. Thus, a minimum of (7) stalls shall be provided as EVSE capable and (2) stalls shall have EVSE installed. The project proposes to provide (8) EVSE capable stalls and (2) EVSE installed stalls, exceeding the LDR EVSE requirements.

As stated above, the project development requires (28) parking stalls. One bicycle parking space is required for every ten vehicle spaces required. Thus, (3) bicycle parking spaces are required, and (6) bicycle parking spaces are proposed, exceeding the LDR bicycle parking requirements.

Architecture:

The new Zions Bank building is proposed as a two-story building, comprised predominantly of limestone masonry veneer at the upper portion of the building's exterior. The stone masonry returns to the interior at the building's main axes, extending down to the interior ground level finish floor to define distinct volumes at each building corner. At the exterior, the stone masonry is held above the ground level finish floor at a 10-foot datum, and the ground level exterior walls below the stone masonry are recessed back from the face of the stone and clad with light bronze anodized aluminum paneling and curtain wall glazing.

A continuous clerestory curtain wall system wraps around the building above the stone masonry volumes and below the wood-framed roof structure, providing daylighting into the second floor from all sides of the building. The upper wood framed roof structure floats over the stone masonry volumes below and is supported by wood clad steel columns at the building exterior and interior.

The building façade fronting Highway 89 consists of an expansive curtain wall system between the two stone masonry volumes, allowing passers by a glimpse into the building's interior, and offering the building occupants a visual connection to mountain and street views of the exterior. The south façade incorporates one of the two main entries for the building, with a projected entry canopy leading to a two-story entry foyer with an open stair to the second level and access to the bank's ground floor open lobby area. The east façade includes the second main entry to the building with a two-story entry portico and canopy allowing for direct access to the bank's lobby. The drive-in facility and canopy is located to the north of the building, away from pedestrian access, and set back from the west face of the building to limit its exposure from the street.

Findings for Approval:

Response to findings for approval in LDR 8.3.3.C and 8.5 as applicable.

8.3.3 Development Plan

C. Findings for Approval

A development plan shall be approved upon finding the application:

1. *Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;*

Compliant: Yes

The property is located within Subarea 4.1 Midtown Highway Corridor of the Jackson/Teton County Comprehensive Plan.

The project development consists of a financial center/bank building and is classified as a Service use under the LDR's. Service use developments are encouraged in the Midtown Highway Corridor subarea.

The project is oriented toward Highway 89 with direct vehicular and pedestrian access to the site from the highway and frontage. The pedestrian corridor from the frontage extends through the site to allow for greater connectivity with the existing hotel to the east.

Parking is located to the south and east of the building, away from the highway, utilizing the existing site access from Highway 89 and right-of-way connection to the hotel. The project also includes a drive-in facility that is located to the north of the building, set back from the west façade to reduce its exposure and visual impact on the street facing façade.

The parking areas and drive aisles that front Highway 89 are screened with year-round vegetative hedges that vary in height from 2.5-feet to 4-feet.

The massing of the two-story building consists of perimeter volumes 30-feet above adjacent finished grade; clad in aluminum paneling at the main level of the building and dimensional stone veneer at the second level. The building then increases in height to over 38-feet at the primary roof of the second floor with clerestory windows that step back from the lower volumes. Large panes of curtain wall provide relief from the (4) perimeter volumes and upper roof, revealing the interior public spaces of the building and allowing for greater transparency and views to the interior and exterior. Punched openings within the perimeter volumes correlate with the aluminum paneling and fenestration below to formulate a subtle cadence and order across each façade.

2. *Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;*

Compliant: Not applicable

Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO) do not apply to this project.

3. *Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;*

Compliant: Yes

The proposed Service use development replaces an existing Restaurant use. Utility demands and vehicular traffic volumes of the new development will be less intensive than that of the prior restaurant use. The proposed two-story Service use will utilize less power consumption than the previous single story Restaurant use. All site storm water is proposed to be detained on-site utilizing a below grade storm water detention system. Traffic patterns of the new development have been improved and are now more direct compared to the site configuration of the existing restaurant use.

4. *Complies with the Town of Jackson Design Guidelines, if applicable;*

Compliant: Yes

The project development connects the project site with the public way along the Highway 89 frontage and extends the connectivity through the site with the adjacent hotel to the east. The pedestrian connection to the site and the neighboring property is located on the south face of the building and includes bike parking and an outdoor bench/seating area.

Variable height landscaping and plant materials located within the park strip, frontage setback, and street facing landscaping areas provide a transition from the predominant vehicular highway corridor to a slower traffic pattern and more human scale. The layering of landscaping areas within the frontage also creates an assortment of screening of the drive aisle and parking areas from the highway.

The selection of materials and building massing also vary as the building height increases. Light bronze anodized aluminum paneling at the main level of the perimeter volumes extends from the grade plane up to 10-feet in height. The upper limestone volumes project outward beyond the face of the aluminum paneling creating a shadow relief below, then extending upward to a 30-foot coping height. A ribbon clerestory window that is set back considerably from the face of the stone volumes wraps around the entire building, emphasizing that the nearly 39-foot high upper roof and structure is decoupled from the lower volumes. Recessed light bronze anodized aluminum curtain wall glazing separates the overall mass of the building at the west, south and east building facades, delineating the public spaces within the building as well as the two main entries. Each of the south and east entries consist of projected curtain wall and aluminum clad wall and canopy elements that not only assist in identifying the public entry, but allow for further relief and variation in scale from the overall building mass. Along the north, the drive-in facility canopy height corresponds with the second level floor elevation and the recessed north curtain wall system above, which further registers with the south entry/foyer fenestration, reinforcing the relationship of the north-south building axis.

The building's upper most roof structure and columns remain largely exposed. The primary structure consists of painted steel girders and douglas fir wood clad steel columns exposed at both the exterior and interior. The secondary structure consists of douglas fir wood joist framing that extends through the building to the north and south exterior roof fascia. The roof structure of the south entry foyer and the drive-in facility canopy are treated similarly as the upper roof structure.

5. *Complies with all relevant standards of these LDRs and other Town Ordinances; and*

Compliant: Yes

The proposed project development has been designed in compliance with the Town of Jackson Land Development Regulations, the Town of Jackson Design Guidelines, and the design is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.

6. *Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Compliant: Yes

The proposed project development is in substantial conformance with all standards or conditions of any prior applicable permits or approvals pertaining to this project.

PROJECT: Zions Bank Jackson Wyoming
Financial Center
380 S Highway 89
Jackson, Wyoming 83001

RE: Land Development Regulation Compliance Summary

LDR Standard	Required	Proposed	Compliant
2.2.13.B.1 - Lot Standards			
Building Setbacks			
Primary Street Setback Range	Property Line (min): 20' Back of Curb (min): 30'	Property Line: 50' Back of Curb: 65'	Yes
Side Interior	Min: 5'	North: 5'-8" South: 58'-6"	Yes
Rear	Min: 10'	42'-7"	Yes
Landscaping			
Landscape Surface Ratio	10% = 3,717 S.F.	16.5% = 6,136 S.F.	Yes
Plant Units			
All Uses	6 Units	6 Units, RE: Landscape Drawings	Yes
Parking Setbacks			
Highway: Primary Street	Min: 20'	20'	Yes
Access			
Curb Cut Width (max)	24'	Existing to remain	
2.2.13.B.2 - Bulk Standards			
Street Façade			
% of Lot Width (Width of Ground and 2nd Story in Primary Street Setback Range)	50% Lot width along highway 89: 123' (excludes 30' right of way easement) $123' \times 0.5 = 61.5'$ (min)	Level 1: 71'-0" Level 2: 74'-0"	Yes
Building Height			
Height (max) roof pitch < 5/12	42'	Upper roof: 39'-0"	Yes
Height fronting highway 89/191 (min)	24'	Lower volume coping Height: 30'-0"	Yes
Stories (max)	3	2	Yes
Building Stepback			
Stepback for any 3rd Story street façade or street façade over 30' (min)	10'	Upper Roof: 39'-0"	See below

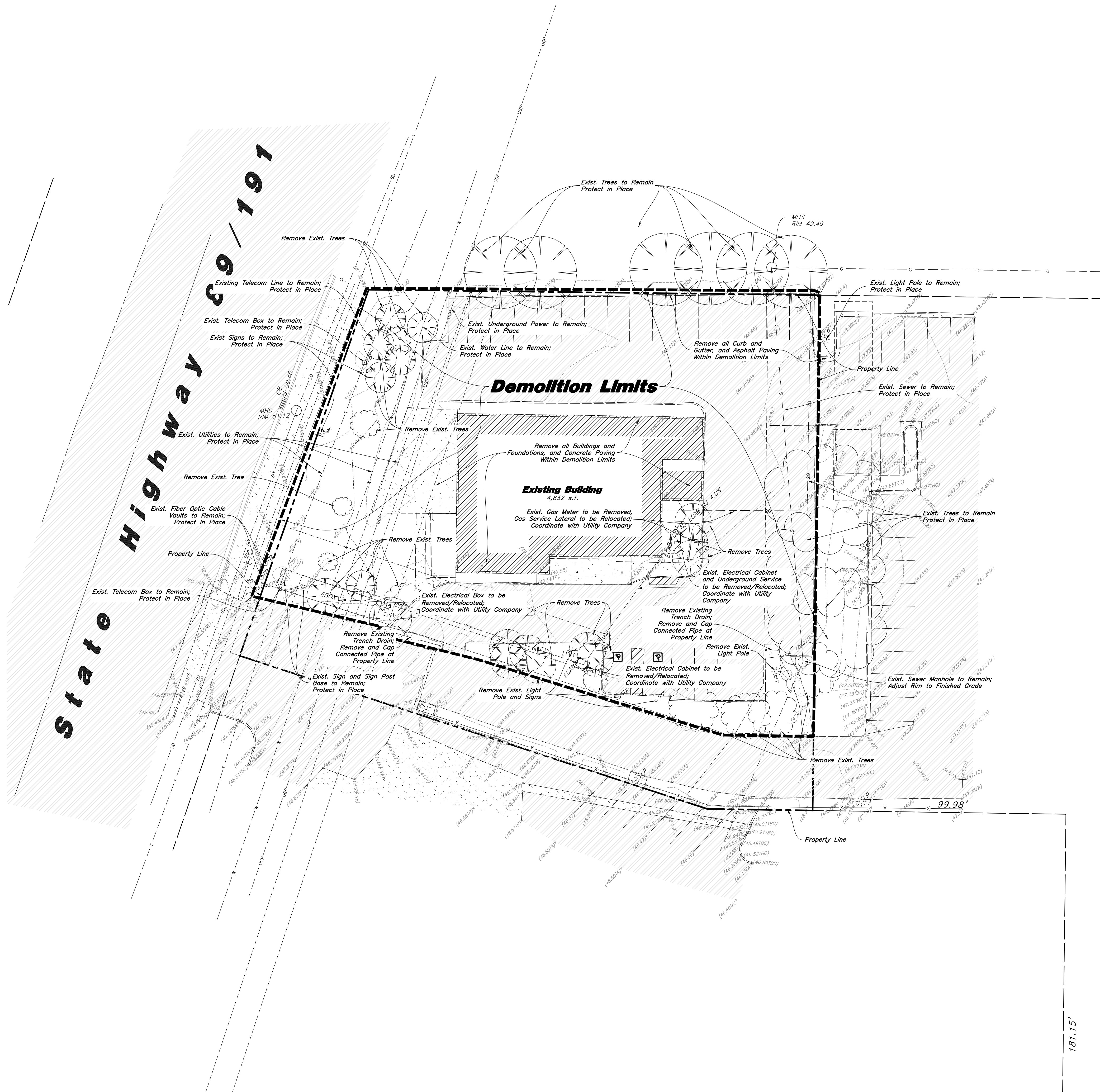
Encroachment in setback (max % of overall façade width)	60%	Encroachment in setback: Level 2 width: 74'-0" $74'-0" \times 0.6 = 44.5'$ Width of level 2 façade that exceeds 30' in height" 31'-0"	Yes
Floor Area Ratio (max)	0.40 Total site area: 37,173 S.F. $0.40 \times 37,173 = 14,869$ S.F.	Current design floor area (measured to the exterior face of structural wall) L1: 6,102 S.F. L2: 6,626 S.F. Total 12,366 S.F. $12,366/37,173 = 33.2\%$	Yes

2.2.13.B.3 - Form Standards

Pedestrian Frontage Options	Trees in Sod	RE: Landscape Drawings	Yes
Building Frontage Options			
Ground Story Height (min)	12'	12' min	Yes
Upper Story Height (min)	9'	9' min	Yes
Ground Floor Elevation (min - max)	0 - 5'	0'-6"	Yes
Transparency			
Ground Story, Primary Street (min)	40%	Greater than 40%	Yes
Upper Story, Primary Street (min)	20%	Greater than 20%	Yes
Pedestrian Access	Entrance facing primary street	Not provided Pursuant with prior discussions and email dated 06.27.23 with Tyler Valentine of the Town of Jackson Planning Department: The town is "...supportive of not requiring an entrance facing the highway provided the parking is shifted to the back and the 2-way circulation in the front goes to a one-way exit." The above requested site modifications have been implemented in the current site plan design.	
2.2.13.B.4 - Fencing	Noted	N/A	N/A
2.2.13.B.5 - Environmental Standards	Noted	N/A	N/A

2.2.13.B.6 - Scenic Standards			
Exterior Lighting			
Light Trespass	Prohibited	Site lighting design prohibits trespass	Yes
Light Fixtures Over 600 Lumens	Shall be fully shielded	All light fixtures are over 600 lumens and are fully shielded.	Yes
Max Lumens Per F.F. of Site Development	3 FC/SF max	1.7 FC/SF	Yes
Lumens Per Site (max)	100,000	40,567	Yes
Light Color	≤ 3,000k	3,000k	Yes
2.2.13.B.7 - Natural Hazards to Avoid	Noted	N/A	N/A
2.2.13.B.8 - Signs	Noted	Under separate permit	
2.2.13.B.9 - Grading, Erosion Control, Stormwater	Noted	RE: Civil drawings	N/A

*RE: Land Development Regulation Compliance and Narrative Project Description for more detailed compliance information

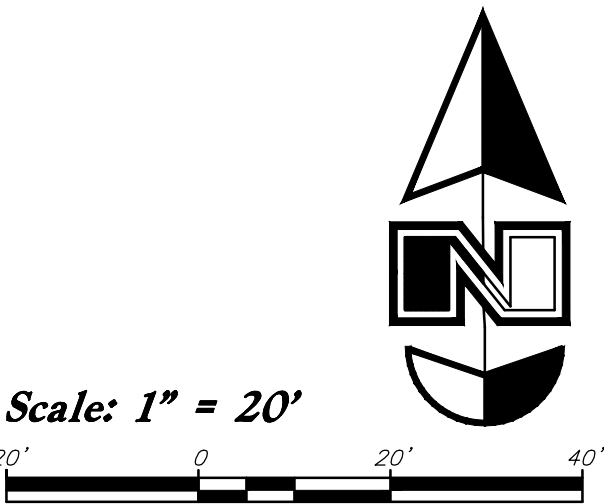


General Demolition Notes:

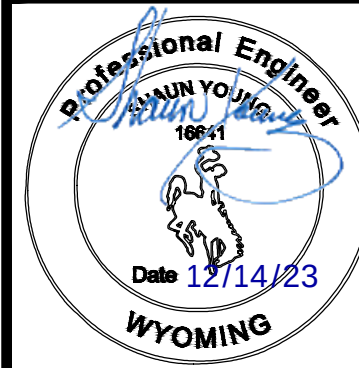
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-00. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
18. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
19. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

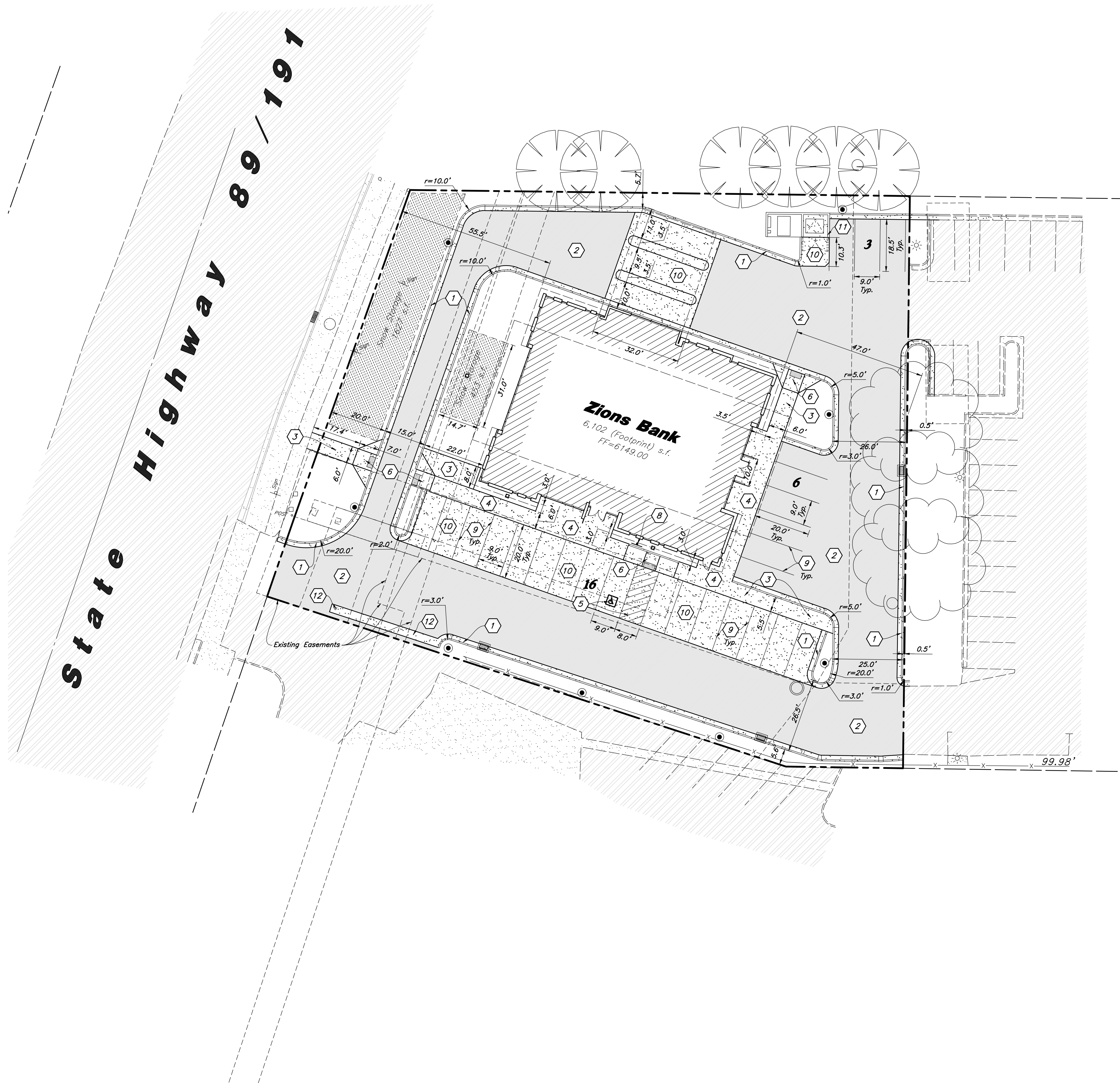


Demolition Plan
Zions Bank
360 South Highway 89
Jackson, Wyoming



7 Dec, 2023
SHEET NO.
C0.1





Site Data

Site Area = 37,173 s.f. (0.85 ac.)
Landscaped Area (Within Property) = 6,136 s.f. (16.5%)
Impervious (Paved) Area = 24,934 s.f. (67.1%)
Building Footprint Area = 6,102 s.f. (16.4%)

Parking

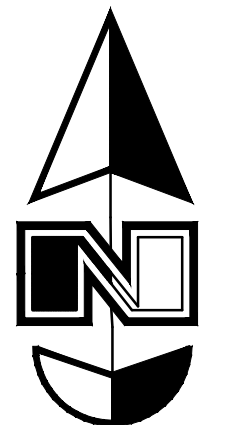
Provided Onsite = 25 stalls
Shared Offsite = 4 stalls
Total Parking = 29 stalls (2.25/1,000)

Bike Parking Provided = 6

Hatch Legend

	Standard Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Existing Concrete Paving
	Building Interior

Scale: 1" = 20'



Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk, See Arch Plans for Scoring Pattern
- Const. Thickened Edge Sidewalk, See Arch Plans for Scoring Pattern
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Not Used
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Conc. Paving, Integral Color Black
- Dumpster Enclosure (See Arch. Plans)
- Const. 3.0' Concrete Waterway

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

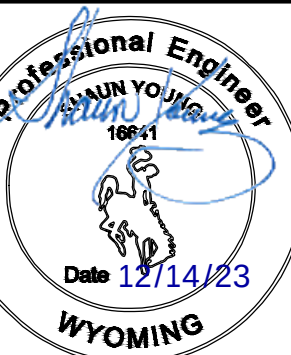
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



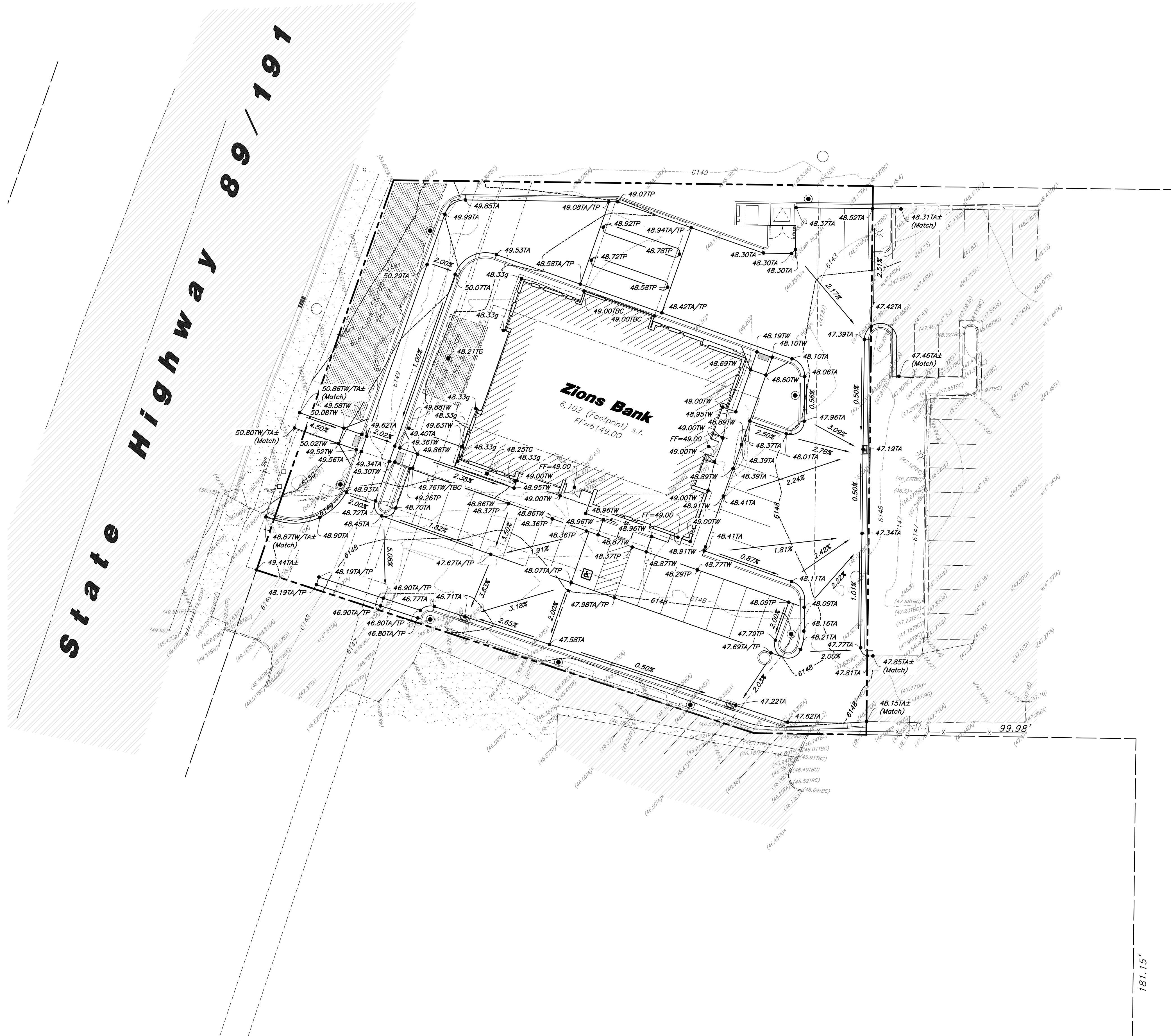
Site Plan
Zions Bank
360 South Highway 89
Jackson, Wyoming



7 Dec, 2023

SHEET NO.

C1.1



Scale: 1" = 20'

General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring, and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by AGEC Applied Geotech are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Investigation Proposed Zions Bank".
Project No.: 1220001
Dated: May 18, 2022
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

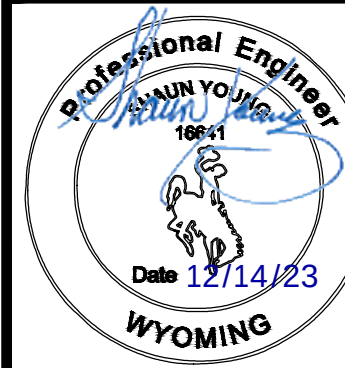
Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

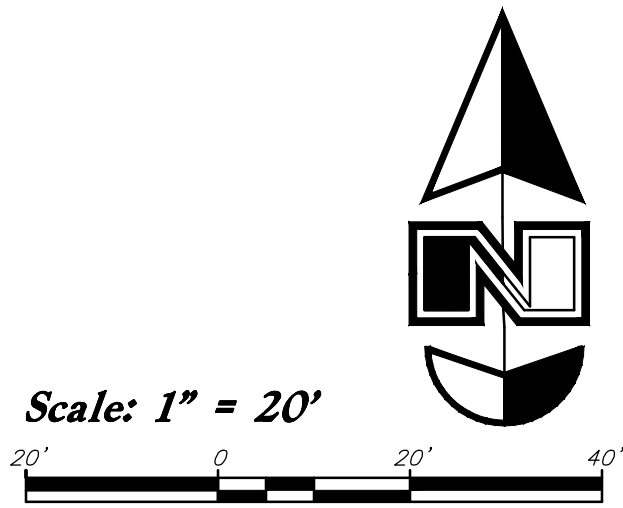
Grading Plan
Zions Bank
360 South Highway 89
Jackson, Wyoming



7 Dec, 2023

SHEET NO.

C2.1



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans. It will be the contractor's responsibility to install all items required.
7. Water meters are to be installed per city standards and specifications.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

Building Data	
Type:	x
Square Footage:	x
Fire Sprinkled:	x
Building Height:	x
Fire Flow Required:	x

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

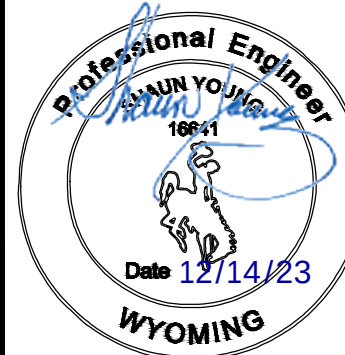
Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

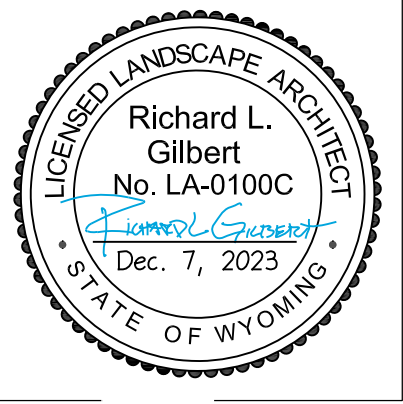
PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



Utility Plan
Zions Bank
360 South Highway 89
Jackson, Wyoming



7 Dec, 2023
SHEET NO.
C3.1



TEL: 801.521.9111 FAX: 801.521.9158

84101

SALT LAKE CITY,

CONSULTANT:
Arc Sitio Design
Landscape Architecture &
Architectural Site Design
1058 East 2100 South Salt Lake City, Utah 84106
office 801.487.4923 fax 801.466.3046

171 WEST PIERPONT AVE.
ZIONS BANK JACKSON, WY

**ZIONS BANK J
FINANCIAL CENTER**
380 S HIGHWAY 89
JACKSON, WYOMING 83001

DRAWN BY:
RG

THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY PRESCOTT MUJR ARCHITECT WITH APPROPRIATE COMPENSATION. COPYRIGHT © 2023

DATE: 12.07.23

SHEET NO. L-L001

NOT FOR CONSTRUCTION

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.

2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.

5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.

6. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.

7. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.

8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING THAT IS DESIGNATED TO REMAIN. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING OR OTHER APPROVED GUARDS OUTSIDE DRIP LINE (OUTER PERIMETER OF BRANCHES) OF TREES TO PROTECT FROM DAMAGE. DO NOT STORE CONSTRUCTION MATERIALS, PERMIT VEHICULAR TRAFFIC OR PEDESTRIAN ACCESS WITHIN DRIP LINE TO AVOID SOIL COMPACTION.

9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.

10. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DEPTHS DESCRIBED IN THE SPECIFICATIONS - SECTION 329300. IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND SOODED AREAS DOWN AS SPECIFIED BEFORE PLANTING AMENDED TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.

11. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.

12. A SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR, AND SHALL DESCRIBE THE DEPTH, COMPOSITION, AND BULK DENSITY OF THE TOPSOIL AND SUBSOIL AT THE SITE AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS. REFER TO SPECS. EXISTING SOILS MAYBE USED IF THEY MEET THE SPECIFICATIONS STANDARDS AND/OR AMENDED TO MEET THE SPECIFICATIONS STANDARDS.

REFERENCE SCHEDULE NOTES

1

4" DEPTH OF 1" TO 3" DIA. BARK MULCH OVER WEED BARRIER FABRIC AND 12" OF AMENDED TOPSOIL MIX, TYP.

6,470 sf

2

BIKE RACKS - 2 BIKES PER RACK - ACCOMODATING A TOTAL 6 BIKES

3

SITE LIGHTING - BY OTHERS

4

BENCH

5

PYLON SIGN - BY OTHERS

6

DUMPSTER ENCLOSURE - BY OTHERS

7

TURF AREA WITH 6" AMENDED TOPSOIL MIX - SEE SHT. L-1501 DTL. H

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANT SCHEDULE

TREES

•

Acer freemanii 'Autumn Blaze'

Autumn Blaze Maple

B & B

3'Gal

2

①

Acer glabrum

Rocky Mountain Maple

B & B

2'Gal

3

•

Fraxinus pennsylvanica 'Marshall's Seedless'

Marshall's Seedless Ash

B & B

3'Gal

4

SYMBOL

ma

Mahonia aquifolium 'Compacta'

Compact Oregon Grape

5 gal

22

mu

Pinus mugo 'Jakobsen'

Jakobsen Mugo Pine

5 gal

14

pm

Pinus sylvestris 'Hillside Creeper'

Hillside Creeper Scotch Pine

5 gal

12

pot m

Potentilla fruticosa 'McKay's White'

McKay's White Bush Cinquefoil

5 gal

3

pu

Prunus besseyi 'Pumee Buttes'

Sand Cherry

5 gal

36

rhug

Rhus aromatica 'Gro-Low'

Gro-Low Fragrant Sumac

5 gal

7

LARGE SHRUB

amel

Amelanchier alnifolia Saskatoon

Serviceberry

5 gal

2

cor isa

Cornus sericea 'Isanti'

Isanti Redosier Dogwood

5 gal

23

jun w

Juniperus squararum 'Moonglow'

Moonglow Juniper

5 gal

3

sorb

Sorbaria sorbifolia

Ash Leaf Spirea

5 gal

8

PERENNIALS / GRASSES

ca

Calamagrostis acutifolia 'Karl Foerster'

Foerster's Reed Grass

5 gal

4

e

Echinacea purpurea 'Magnus'

Magnus Coneflower

1 gal

8

f

Festuca mairei

Atlas Fescue

1 gal

67

ir

Iris pallida 'Albo-variegata'

Sweet Iris

1 gal

16

m

Mahonia repens

Creeeping Mahonia

1 gal

61

nf

Nepeta x faassenii 'Blue Wonder'

Catmint

1 gal

8

pm

Panicum virgatum 'Heavy Metal'

Heavy Metal Switch Grass

1 gal

24

r

Rudbeckia fulgida sultivanti 'Goldsturm'

Black-eyed Susan

1 gal

17

SYMBOL

GROUND COVERS

Turf-Grass

Turf-Grass

sod

1,016 sf

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

LANDSCAPE NOTES

OVERALL OBJECTIVES:

- ON OF THE PRIMARY OBJECTIVES OF THE LANDSCAPE DESIGN IS PROVIDE EXPOSURE TO THE PROPOSED BUILDING. AS A RESULT, IT IS PROPOSED TO REMOVE THE EXISTING TREES.

- PER THE HIGHWAY 40 REQUIREMENTS, A HEDGE IS DEFINED IN THE ROW WITH COMPACT OREGON GRAPE AND THE MUGO PINES. THE HEDGE AND OTHER PLANT MATERIAL SUPPORTS THE DESIGN TO SCREEN AND SOFTEN PARKED VEHICLES AND THE DRIVE LANE AS VIEWED FROM OFF SITE.

- THE OVERALL PLANT MATERIAL DEFINES THE VEHICULAR AND PEDESTRIAN SPACES

- SCREENING IS PROVIDED ON THE NORTH SIDE OF THE PROPERTY AND AROUND THE DUMPSTER.

PLANT UNITS

- LANDSCAPE AREA SITE (REQUIRED)

3,717 SF / 1,000

4 UNITS

- PARKING LOT REQUIREMENT

25 STALLS / 12

2 UNITS

TOTAL UNITS

6 UNITS

THIS PLAN PROPOSES USING ALTERNATE "A" PLANT UNITS.

PLANT QUANTITY (ALTERNATE "A")

PLANT UNIT

REQUIRED

PROPOSED

- TREES

6 UNIT X 1 =

6

6

- LARGE SHRUBS

6 UNIT X 6 =

36

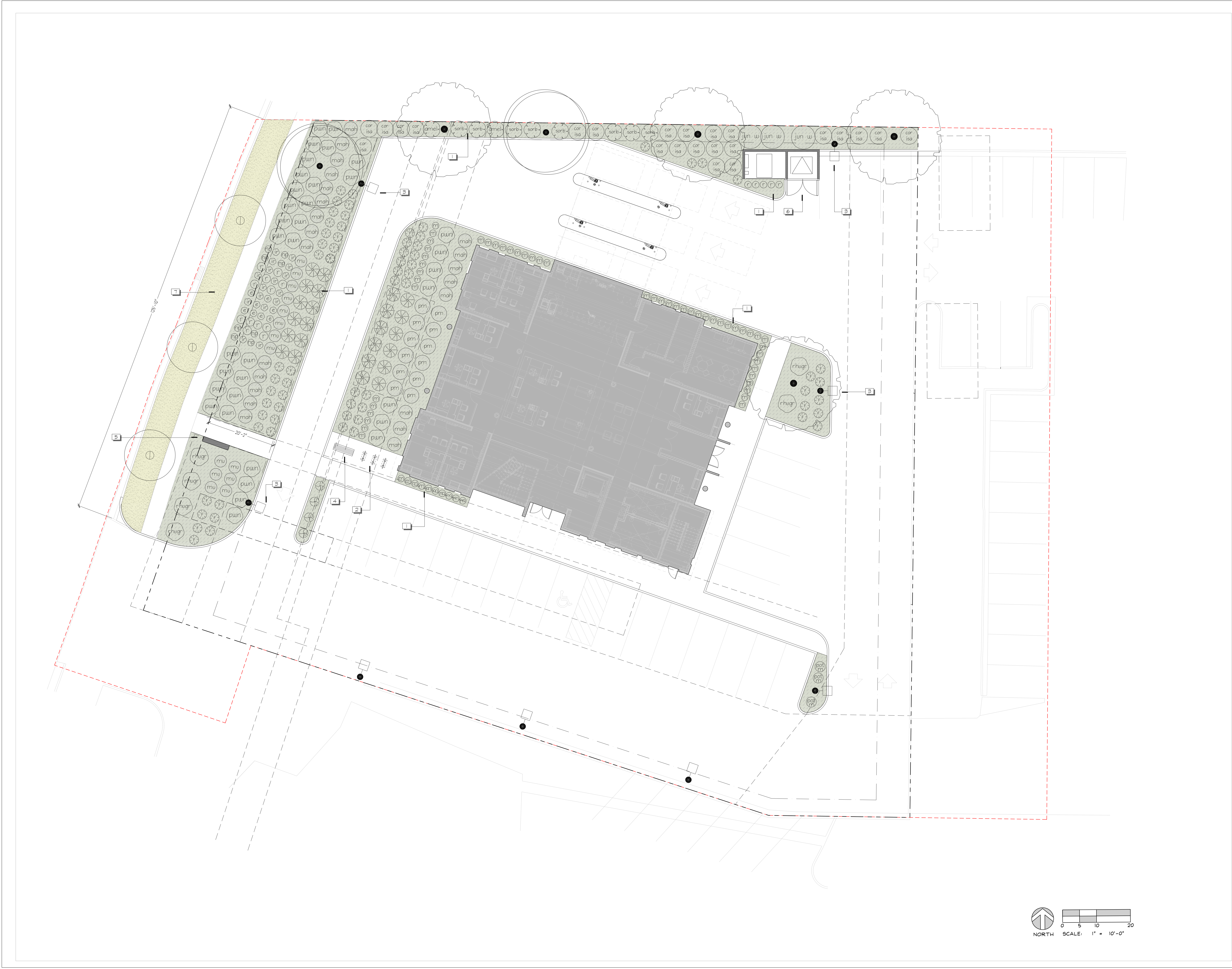
36

- #5 CONTAINERS SHRUBS

6 UNIT X 4 =

24

94



PRESOTT MUIR ARCHITECT		171 WEST PIERPONT AVE.		SALT LAKE CITY, UTAH 84101		TEL: 801.521.9111 FAX: 801.521.9158	
DATE: 12.07.23		DRAWN BY: RG		PROJECT NO.: 21087		CONSULTANT: Ate Satio Design Landscape Architecture & Architectural Site Design 380 S HIGHWAY 89 JACKSON, WYOMING 83001 office 801.487.4823 fax 801.466.3046	
SHEET NO. L-101		ZIONS BANK JACKSON, WY FINANCIAL CENTER 380 S HIGHWAY 89 JACKSON, WYOMING 83001		LANDSCAPE PLAN		NOT FOR CONSTRUCTION	



File : E:\23077_Zions Bank Jackson Hole\Code_-Landscape.dwg Nov 28, 2023--8:17pm



Acer freemanii 'Autumn Blaze'
Autumn Blaze Maple



Prunus besseyi 'Pawnee Buttes'
Sand Cherry



Calamagrostis acutifolia 'Karl Foerster'
Foerster's Reed Grass



Panicum virgatum 'Heavy Metal'
Heavy Metal Switch Grass



Fraxinus pennsylvanica 'Marshall's Seedless'
Marshall's Seedless Ash



Rhus aromatica 'Gro-Low'
Gro-Low Fragrant Sumac



Echinacea purpurea 'Magnus'
Magnus Coneflower



Rudbeckia fulgida sullivantii 'Goldsturm'
Black-eyed Susan



Mahonia aquifolium 'Compacta'
Compact Oregon Grape



Amelanchier alnifolia
Saskatoon Serviceberry



Festuca mairei
Atlas Fescue



Mahonia repens
Creeping Mahonia



Pinus mugo 'Jakobsen'
Jakobsen Mugo Pine



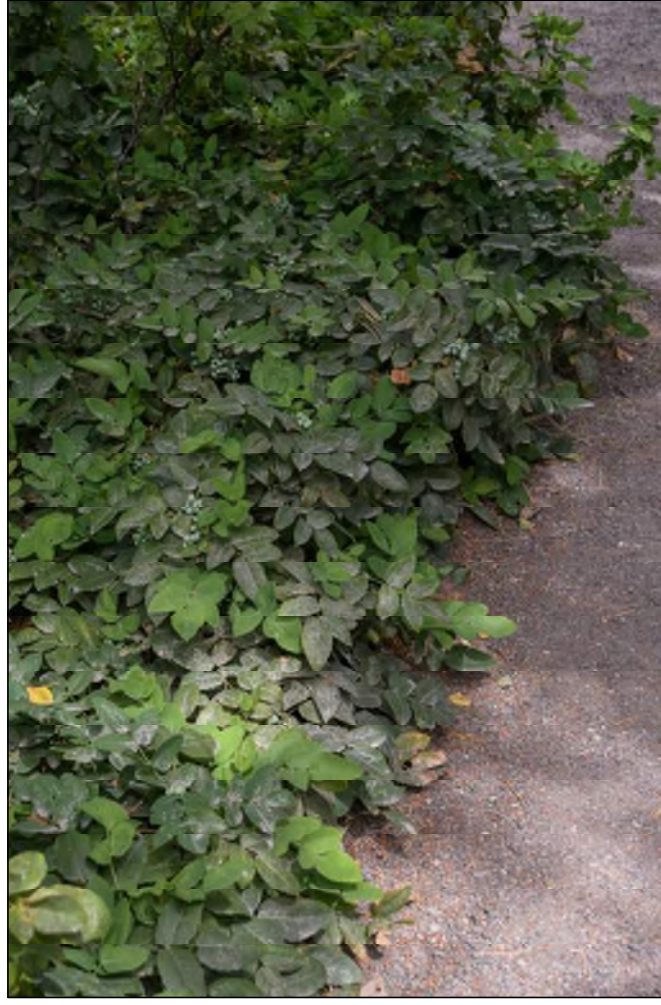
Cornus sericea 'Isanti'
Isanti Redosier Dogwood



Pinus sylvestris 'Hillside Creeper'
Hillside Creeper Scotch Pine



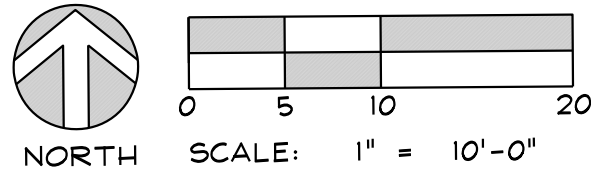
Juniperus scopulorum 'Moonglow'
Moonglow Juniper



Potentilla fruticosa 'McKay's White'
McKay's White Bush Cinquefoil



Sorbaria sorbifolia
Ash Leaf Spirea



Richard L. Gilbert
No. LA-0100C
Nov. 27, 2023
STATE OF WYOMING

Richard L. Gilbert
No. LA-0100C
Nov. 27, 2023
STATE OF WYOMING

PRESCOTT MUIR ARCHITECT

DATE: 11.27.23

SHEET NO. L-501

171 WEST PIERPONT AVE.

11.27.23

380 S. HIGHWAY 89
JACKSON, WYOMING 83001

CONSULTANT: ATE SITO Design
Landscape Architecture & Architectural Site Design
Office: 801.482.4823 Fax: 801.466.3046

PROJECT NO.: 21087

TEL: 801.521.9111 FAX: 801.521.9158

LANDSCAPE IMAGES

NOT FOR CONSTRUCTION



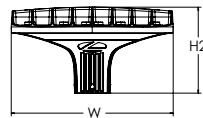
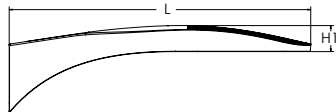
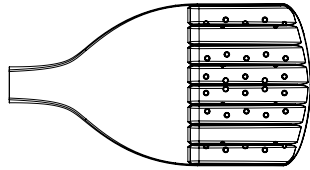
D-Series Size 0 LED Area Luminaire



d^{series}

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED												
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage	Mounting					
DSX0 LED	Forward optics	(this section 70CRI only)		AFR	Automotive front row	T5M	Type V medium	MVOLT	(120V-277V) ⁴	Shipped included		
	P1 P5	30K 3000K	70CRI	T1S	Type I short	T5LG	Type V low glare	HVOLT	(347V-480V) ^{5,6}	SPA	Square pole mounting (#8 drilling, 3.5" min. SQ pole)	
	P2 P6	40K 4000K	70CRI	T2M	Type II medium	T5W	Type V wide	XVOLT	(277V-480V) ^{7,8}	RPA	Round pole mounting (#8 drilling, 3" min. RND pole)	
	P3 P7	50K 5000K	70CRI	T3M	Type III medium	BLC3	Type III backlight control ³	120 ^{16, 24}		SPA5	Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹	
	P4			T3LG	Type III low glare ³	BLC4	Type IV backlight control ³	208 ^{16, 24}		RPA5	Round pole mounting (#5 drilling, 3" min. RND pole) ⁹	
	Rotated optics	(this section 80CRI only, extended lead times apply)		T4M	Type IV medium	LCCO	Left corner cutoff ³	240 ^{16, 24}		SPA8N	Square narrow pole mounting (#8 drilling, 3" min. SQ pole)	
	P10 ¹ P12 ¹	27K 2700K	80CRI	T4LG	Type IV low glare ³	RCCO	Right corner cutoff ³	277 ^{16, 24}		WBA	Wall bracket ¹⁰	
	P11 ¹ P13 ¹	30K 3000K	80CRI	TFTM	Forward throw medium			347 ^{16, 24}		MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)	
		35K 3500K	80CRI					480 ^{16, 24}				
		40K 4000K	80CRI									
		50K 5000K	80CRI									
Control options				Other options				Finish (required)				
Shipped installed		PER7		Shipped installed						DDBXD		Dark Bronze
NLTAIR2 PIRHN		Seven-pin receptacle only (controls ordered separate) ^{14, 19}		HS						DBLXD		Black
		FAO		L90						DNAXD		Natural Aluminum
		Field adjustable output ^{15, 19}		R90						DWHXD		White
		BL30		CCE						DDBTXD		Textured dark bronze
		Bi-level switched dimming, 30% ^{16, 19}		HA						DBLBXD		Textured black
PIR		BL50		BAA						DNATXD		Textured natural aluminum
High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{11, 12, 18, 19}		Bi-level switched dimming, 50% ^{16, 19}		SF						DWHGXD		Textured white
PER		DMG		DF								
NEMA twist-lock receptacle only (controls ordered separate) ¹⁴		0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷		Shipped separately								
PERS				EGSR								
Five-pin receptacle only (controls ordered separate) ^{14, 19}				BSDB								



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

DSX0-LED
Rev. 10/30/23
Page 1 of 9

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK	Shorting cap ²³
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0SDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- MVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 and P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P6, P7, P12 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



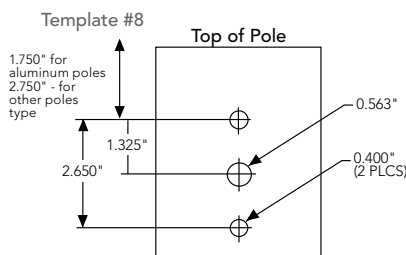
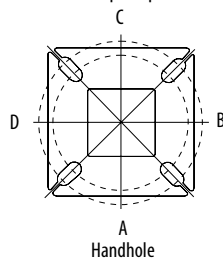
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

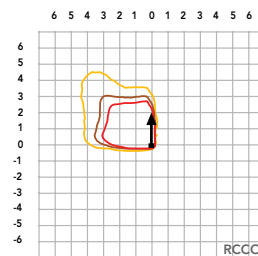
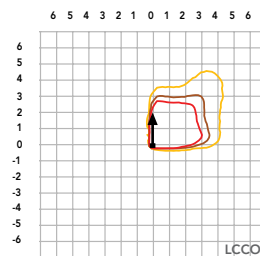
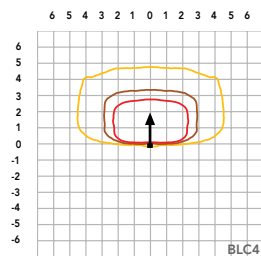
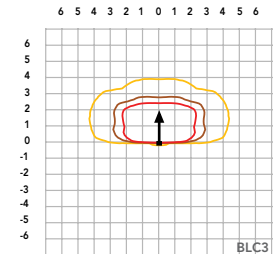
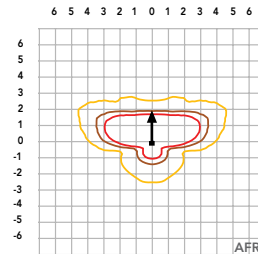
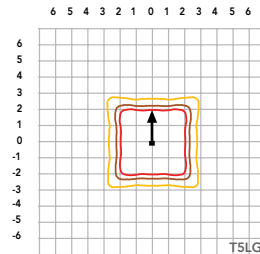
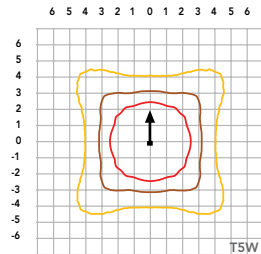
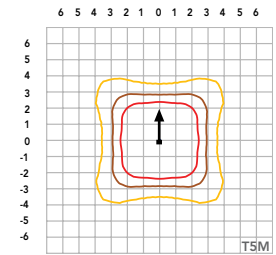
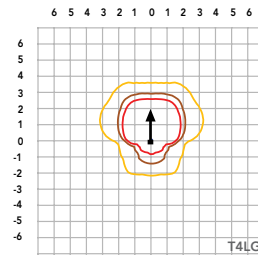
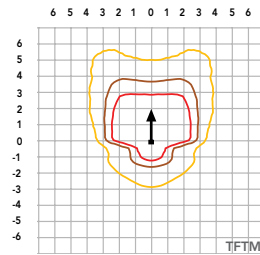
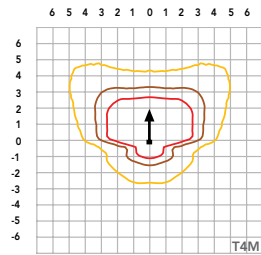
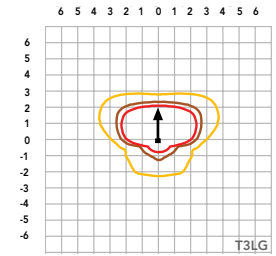
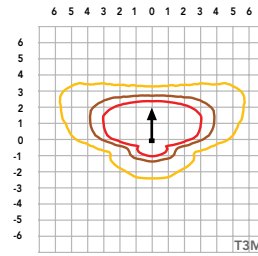
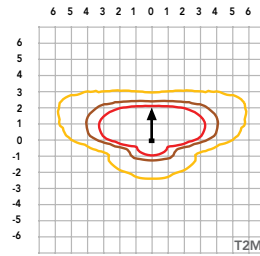
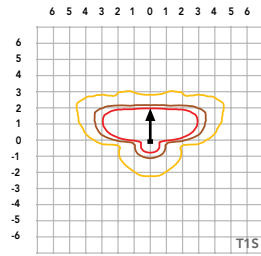
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor override when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

DSX0-LED
Rev. 10/30/23
Page 4 of 9

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

Performance Data

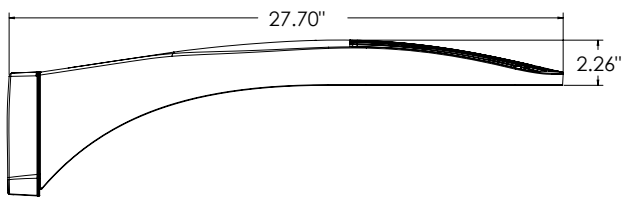
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

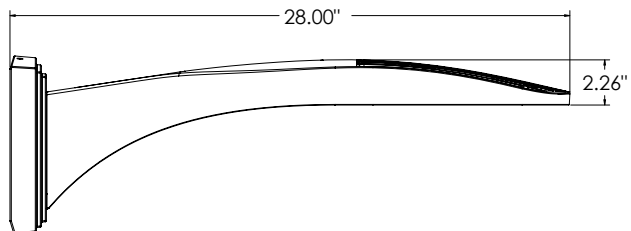
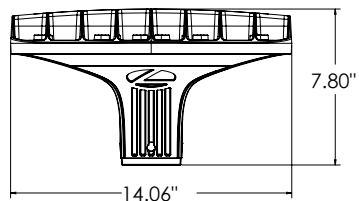
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

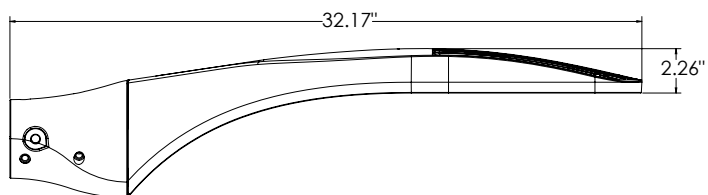
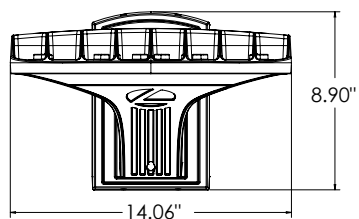
Dimensions



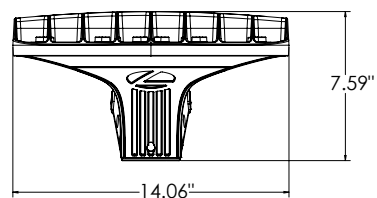
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs



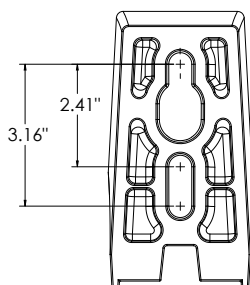
DSX0 with WBA mount
Weight: 27 lb



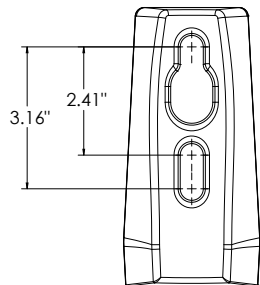
DSX0 with MA mount
Weight: 28 lbs



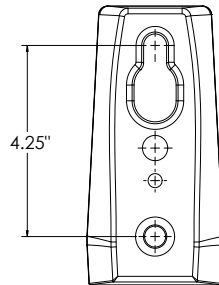
SPA (STANDARD ARM)



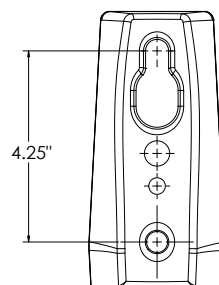
RPA



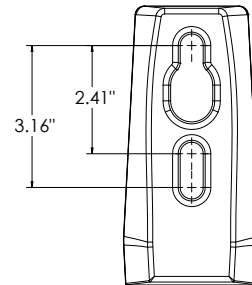
SPA5



RPA5



SPA8N

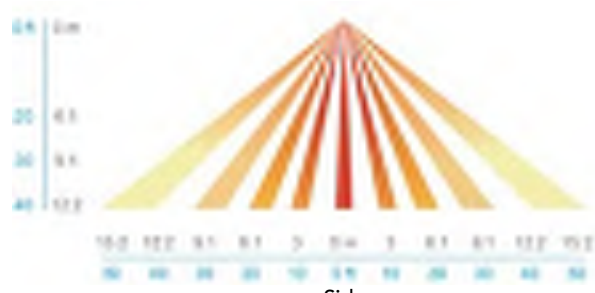


nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

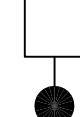
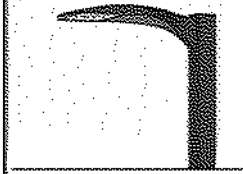
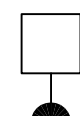
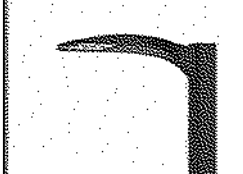
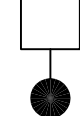
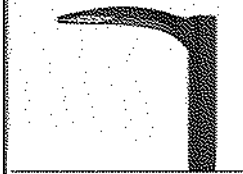
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

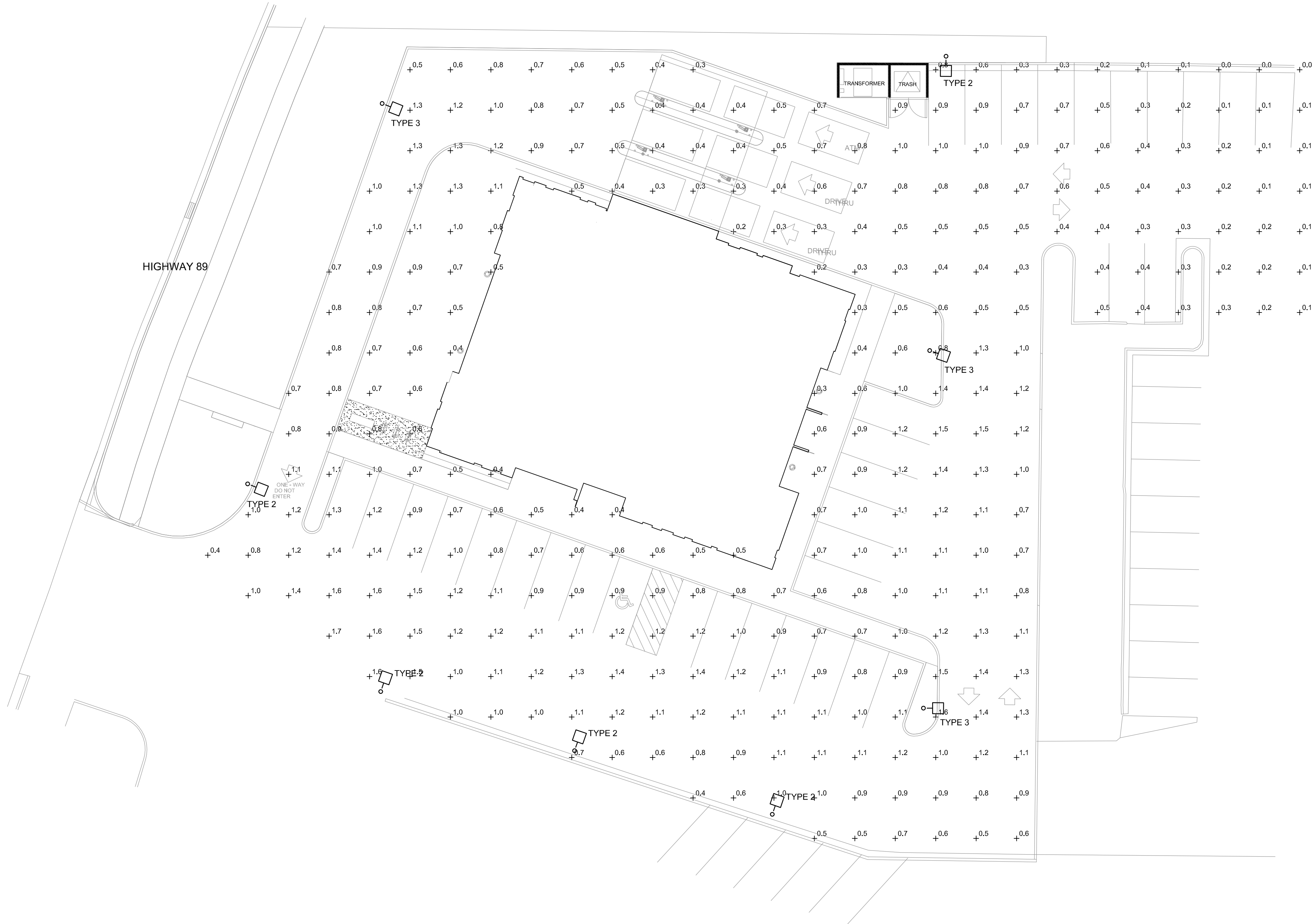
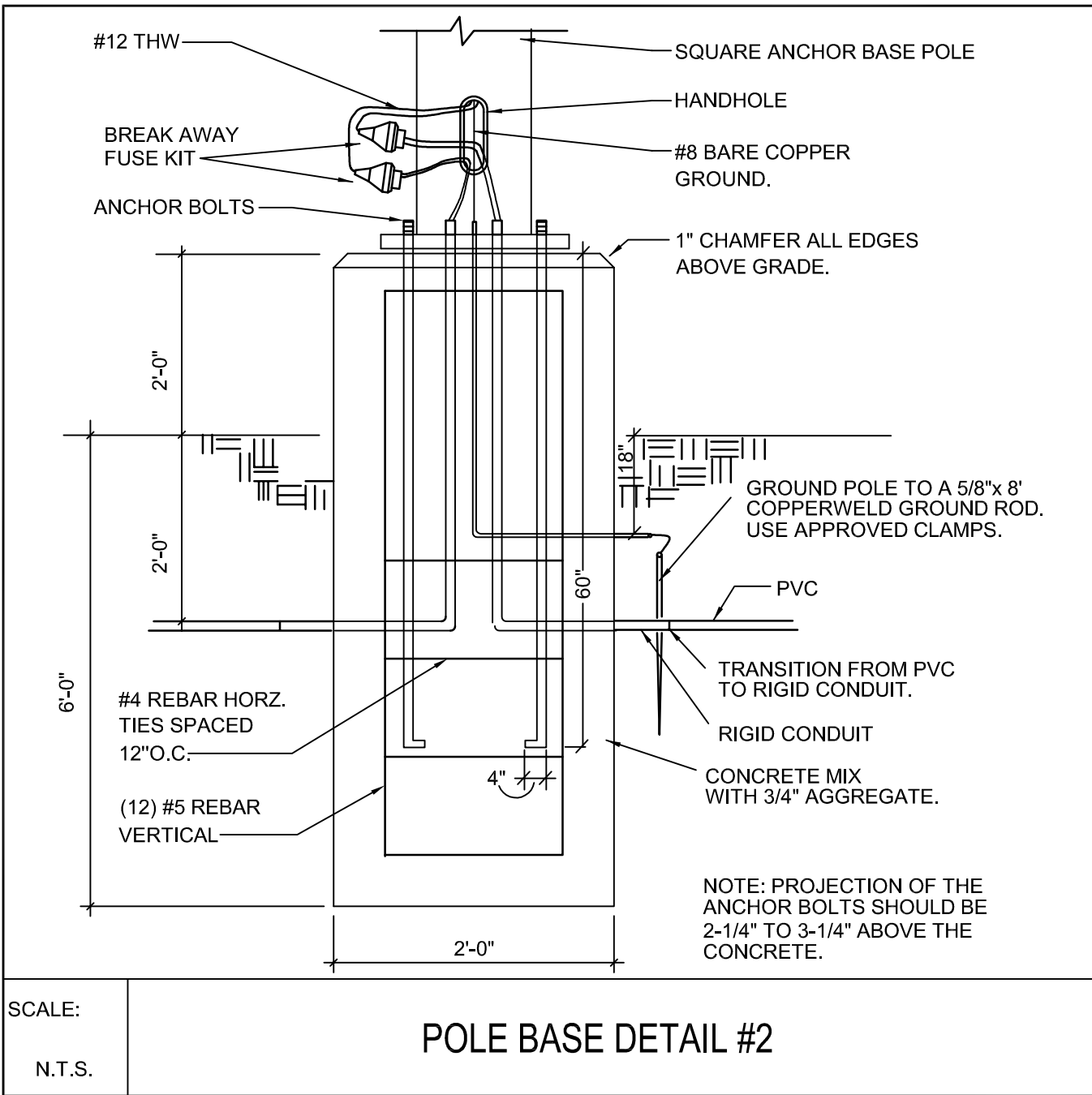
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

0.9	53.21	1.2
-----	-------	-----

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Notes
	TYPE 3		3	Lithonia Lighting	DSX0 LED P2 30K 70CRI T3M	D-SERIES SIZE 0 AREA LUMINARIE P2 PERFORMANCE PACKAGE 3000K CCT 70CRI TYPE 3 MEDIUM	1	5930	0.9	45.14	1,2
	TYPE 3A		1	Lithonia Lighting	DSX0 LED P1 30K 70CRI T3M	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70CRI T3M	1	4597	0.9	33.21	1,2
	TYPE 2		4	Lithonia Lighting	DSX0 LED P1 30K 70CRI T2M	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70CRI T2M	1	4545	0.9	33.21	1,2

NOTES:
1. PROVIDE BACK SHIELD WITH FIXTURE.
2. TOP OF THE FIXTURE WILL BE AT 20 FEET.

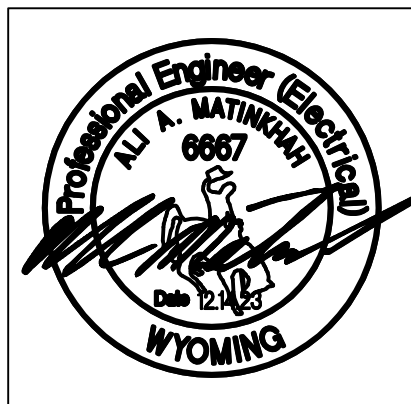
Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Total Lumens
Calc Zone #2	+	0.8 fc	1.7 fc	0.0 fc	N/A	N/A	40,567



1
ES1.1

SITE PLAN- LIGHTING
SCALE: 1/16" = 1' 0"

PROJECT: 5893
ECE
E.C.E. LLC
Electrical Consulting Engineers
500 S 332 E
Salt Lake City, Utah 84101
Telephone (801) 521-8007
Email: akbar@eceonline.com
ECE Project No. 5731



TEL: 801.521.9111 FAX: 801.521.9158

SALT LAKE CITY, UTAH 84101

171 WEST PIERPONT AVE.

ZIONS BANK JACKSON, WY
FINANCIAL CENTER
380 S HIGHWAY 89
JACKSON, WYOMING 83001

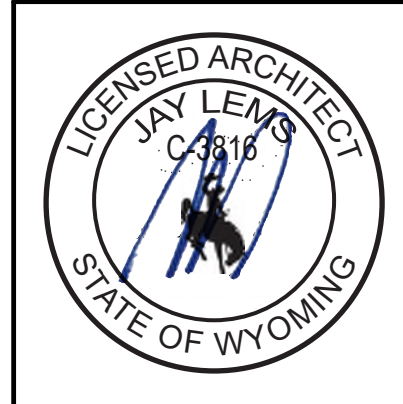
DRAWN BY:
PROJECT NO.:

THESE DOCUMENTS ARE IN-
TENTATIVE AND SHALL REMAIN THE
PROPERTY OF E.C.E. LLC. NO USE OR RE-
PRODUCTION IS PERMITTED WITHOUT THE
WRITTEN CONSENT OF E.C.E. LLC.
PRESOTT MUIR ARCHITECT
SALT LAKE CITY, UTAH 84101

DATE:
12.14.23

SHEET NO.
ES1.1

NOT FOR CONSTRUCTION



TEL: 801.521.9111 FAX: 801.521.9158

ARCHITECTURAL SITE PLAN

SALT LAKE CITY, UTAH 84101

171 WEST PIERPONT AVE.
ZIONS BANK JACKSON, WY
FINANCIAL CENTER
380 S HIGHWAY 89
JACKSON, WYOMING 83001

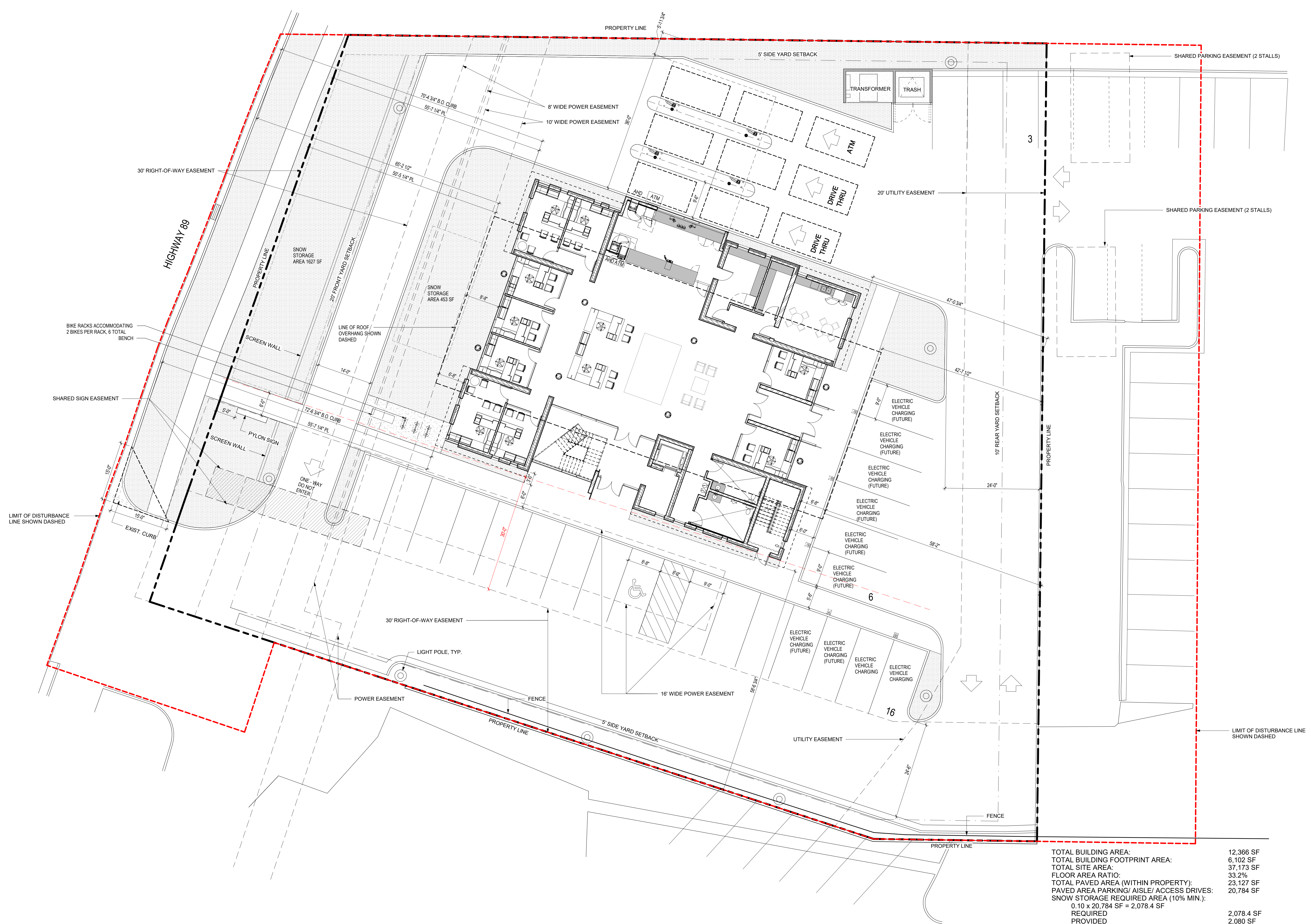
DRAWN BY:
DM

PROJECT NO.:
21.097

DATE:
12.18.23

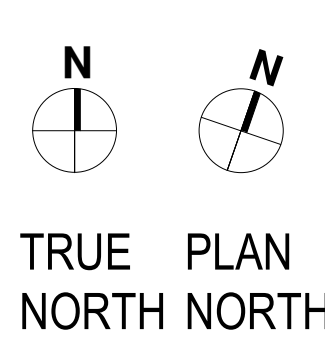
SHEET NO.
A0.1

NOT FOR CONSTRUCTION

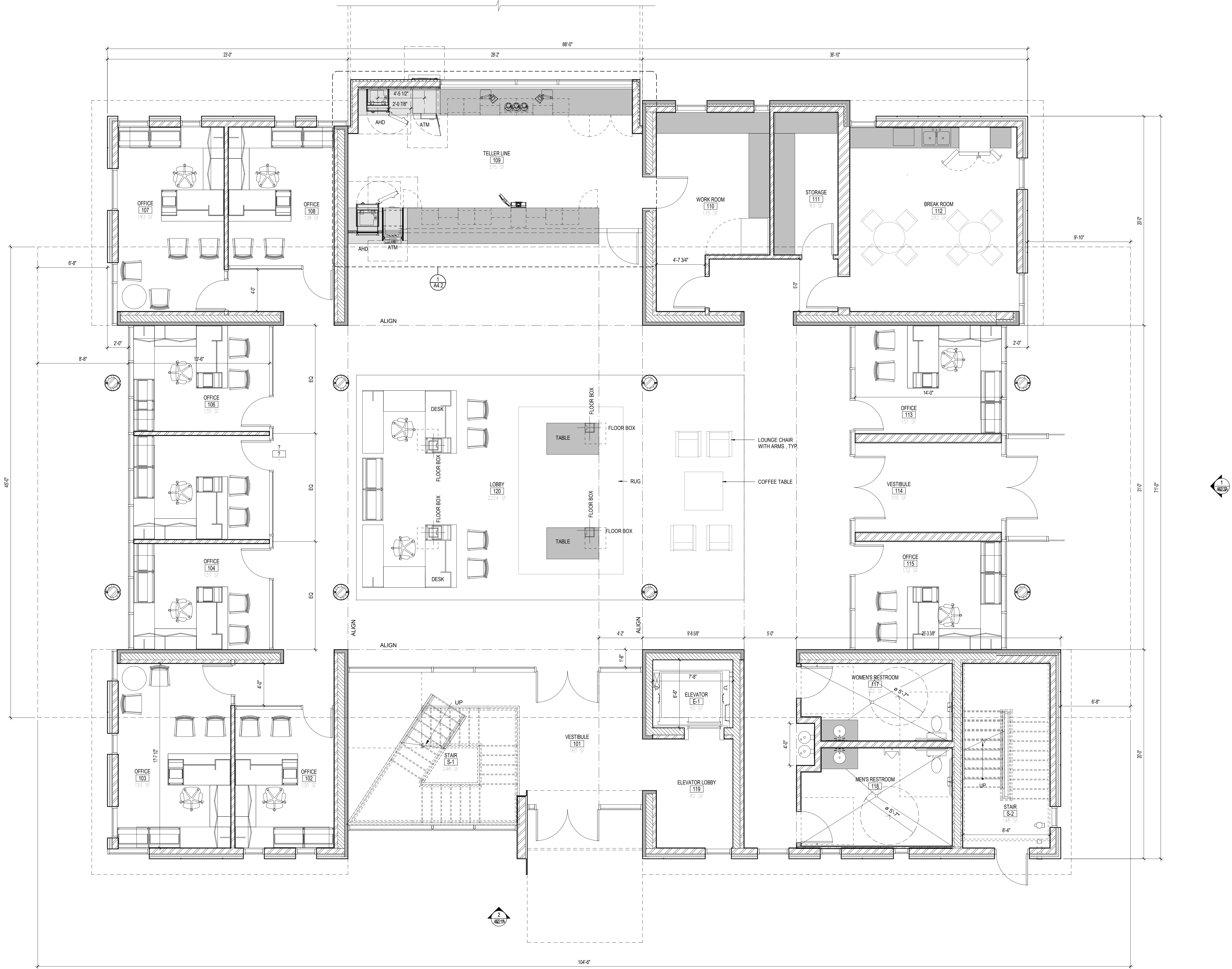


ARCHITECTURAL SITE PLAN

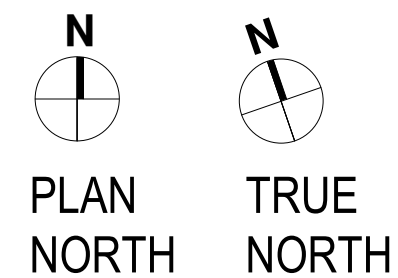
1" = 10'-0"



TOTAL BUILDING AREA:	12,366 SF
TOTAL BUILDING FOOTPRINT AREA:	6,102 SF
TOTAL SITE AREA:	37,173 SF
FLOOR AREA RATIO:	33.2%
TOTAL PAVED AREA (WITHIN PROPERTY):	23,127 SF
PAVED AREA PARKING/ AISLE/ ACCESS DRIVES:	20,784 SF
SNOW STORAGE REQUIRED AREA (10% MIN.):	
0.10 x 20,784 SF = 2,078.4 SF	
REQUIRED	2,078.4 SF
PROVIDED	2,080 SF
LANDSCAPED AREA (WITHIN PROPERTY):	6,136 SF
LANDSCAPED PERCENTAGE OF SITE AREA:	
REQUIRED	10%
PROVIDED	16.5%
TOTAL REQUIRED PARKING STALLS:	27.81 ~ 28 STALLS (2 ACCESSIBILITY STALL)
L1 (SERVICE - 2.25 STALLS PER 1,000 SF)	
6,102 SF X 2.25/1000 = 13.72 STALLS	
L2 (SERVICE - 2.25 STALLS PER 1,000 SF)	
6,264 SF X 2.25/1000 = 14.09 STALLS	
TOTAL PROVIDED PARKING STALLS:	
ONSITE:	25 STALLS
	(1 ACCESSIBILITY STALL, 2 EV, 8 EV FUTURE)
SHARED OFFSITE:	4 STALLS
TOTAL PARKING STALLS:	29 STALLS
BIKE PARKING:	
REQUIRED	3
PROVIDED	6



**FIRST FLOOR
REFERENCE PLAN**
1/4" = 1'-0"
FIRST FLOOR: 6,187 S.F.
(EXTERIOR FACE OF STRUCTURE): 6,102 SF



PRESCOTT MUIR ARCHITECT

171 WEST PIERPONT AVE.

SALT LAKE CITY, UTAH 84101

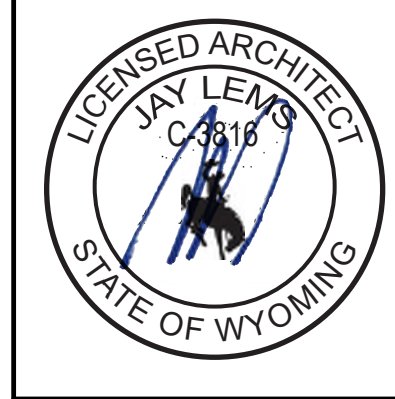
TEL: 801.521.9111 FAX: 801.521.9158

SHEET NO.
A1.1

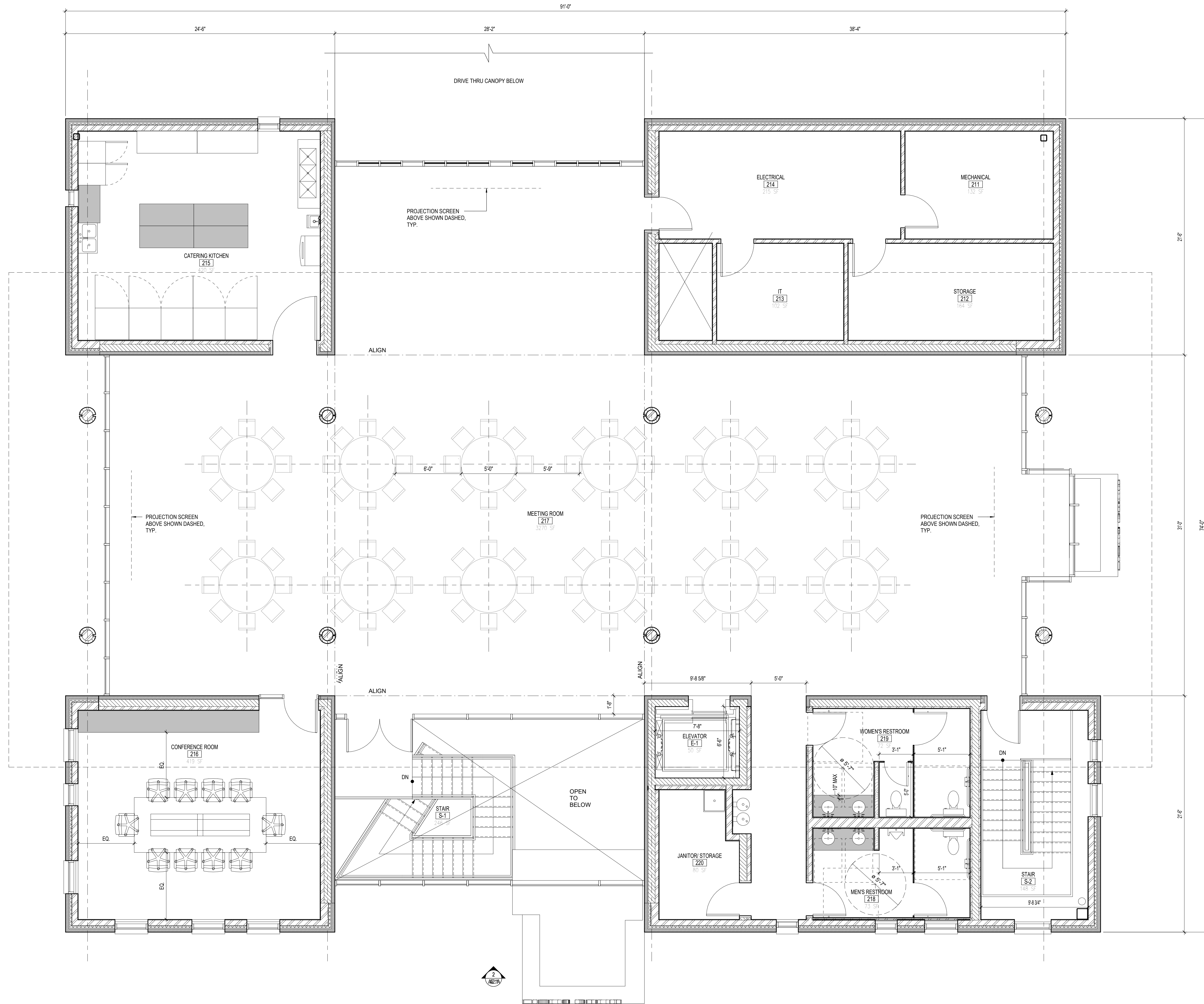
DATE:
12.18.23

ZIONS BANK JACKSON, WY
FINANCIAL CENTER
380 S HIGHWAY 89
JACKSON, WYOMING 83001

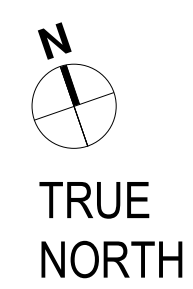
FIRST FLOOR REFERENCE PLAN



NOT FOR CONSTRUCTION



SECOND FLOOR AREA: 6,370 S.F.
(EXTERIOR FACE OF STRUCTURE): 6,264 SF
OPEN SPACE: 12 TABLES, 96 PPL



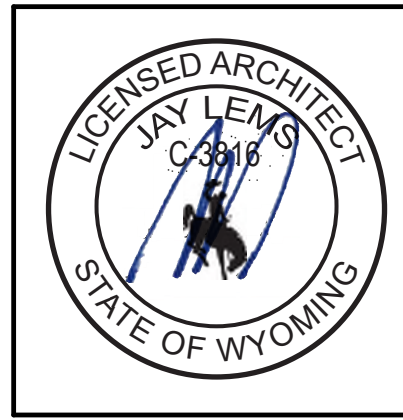


① WEST ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION KEYED NOTES
- COLOR ANODIZED ALUMINUM SHEET METAL KNIFE EDGE. COLOR TO MATCH EXTERIOR GLAZING SYSTEM
 - WOOD JOISTS SISTERED OVER TUBE STEEL JOIST
 - PAINTED STRUCTURAL STEEL BEAM
 - PAINTED STEEL COLUMN
 - WOOD WRAPPED @ STEEL COLUMN
 - COLOR ANODIZED ALUMINUM GLAZING SYSTEM
 - DIMENSIONAL STONE VENEER, SIZE: 2 1/4" H X 3 1/2" D X 36" L, COLOR: NAIROBI GRAY LIME STONE
 - DIMENSIONAL STONE SILL, COLOR: NAIROBI GRAY LIMESTONE
 - ACM PANELING, COLOR TO MATCH EXTERIOR CURTAIN WALL/ STOREFRONT SYSTEM, BASIS OF DESIGN; ALPOLIC MATERIALS, COLOR ANODIZED CHAMPAGNE, THICKNESS 4MM
 - AFTER HOURS DEPOSIT (AHD) BY OWNER'S EQUIPMENT CONTRACTOR
 - FIRE DEPARTMENT CONNECTION, STAINLESS STEEL FINISH
 - COLOR ANODIZED ALUMINUM SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR
 - PAINTED HOLLOW METAL DOO AND FRAME
 - SMOOTH TROWELED EIFS
 - AUTOMATIC TELLER MACHINE (ATM) BY OWNER'S EQUIPMENT CONTRACTOR



PRESCOTT MUIR ARCHITECT • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9158

EXTERIOR ELEVATIONS

ZIONS BANK JACKSON, WY
FINANCIAL CENTER
380 S HIGHWAY 89
JACKSON, WYOMING 83001

DRAWN BY:
DM

THESE DOCUMENTS ARE IN-
TENTATIVE. THEY ARE NOT
FOR CONSTRUCTION. THE
PROFESSIONAL ARCHITECT
SHALL BE RESPONSIBLE FOR
THE ACCURACY OF THE
INFORMATION PROVIDED.
PRESCOTT MUIR ARCHITECT
JACKSON, WYOMING 83001

DATE:
12.18.23

SHEET NO.
A2.1

PROJECT NO.:
21.097

NOT FOR CONSTRUCTION

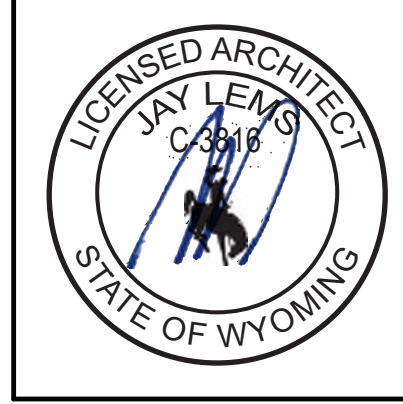


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION KEYED NOTES
- COLOR ANODIZED ALUMINUM SHEET METAL KNIFE EDGE, COLOR TO MATCH EXTERIOR GLAZING SYSTEM
 - WOOD JOISTS SISTERED OVER TUBE STEEL JOIST
 - PAINTED STRUCTURAL STEEL BEAM
 - PAINTED STEEL COLUMN
 - WOOD WRAPPED @ STEEL COLUMN
 - COLOR ANODIZED ALUMINUM GLAZING SYSTEM
 - DIMENSIONAL STONE VENEER, SIZE: 2 1/4" H X 3 1/2" D X 36" L, COLOR: NAIROBI GRAY LIME STONE
 - DIMENSIONAL STONE SILL, COLOR: NAIROBI GRAY LIMESTONE
 - ACM PANELING, COLOR TO MATCH EXTERIOR CURTAIN WALL/ STOREFRONT SYSTEM, BASIS OF DESIGN: ALPOLIC MATERIALS, COLOR ANODIZED CHAMPAGNE, THICKNESS 4MM
 - AFTER HOURS DEPOSIT (AHD) BY OWNER'S EQUIPMENT CONTRACTOR
 - FIRE DEPARTMENT CONNECTION, STAINLESS STEEL FINISH
 - COLOR ANODIZED ALUMINUM SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR
 - PAINTED HOLLOW METAL DOO AND FRAME
 - SMOOTH TROWELED EIFS
 - AUTOMATIC TELLER MACHINE (ATM) BY OWNER'S EQUIPMENT CONTRACTOR



TEL: 801.521.9111 FAX: 801.521.9158

EXTERIOR ELEVATIONS

171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101

ZIONS BANK JACKSON, WY
FINANCIAL CENTER

380 S HIGHWAY 89
JACKSON, WYOMING 83001

DRAWN BY:
DM

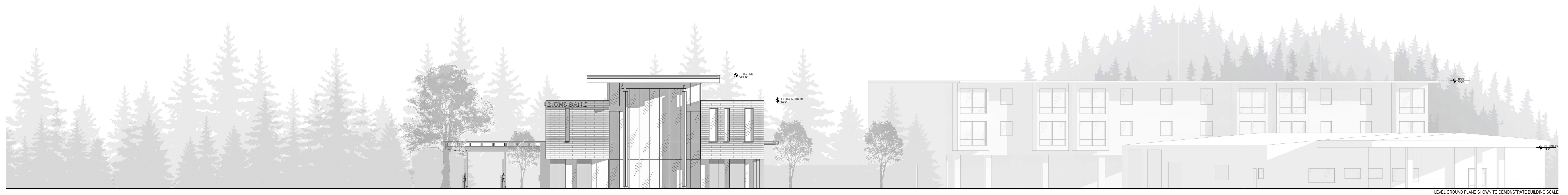
PROJECT NO.:
21.097

THESE DOCUMENTS ARE IN-
TENTIVE AND NOT TO BE USED
FOR CONSTRUCTION. THE
PROPERTY OF THE
ARCHITECT. NO PART OF THESE
DOCUMENTS SHALL BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF
PRESCOTT MUIR ARCHITECT,
P.C. ALL RIGHTS RESERVED.
DATE: 12.18.23

DATE:
12.18.23

SHEET NO.
A22

NOT FOR CONSTRUCTION



ZIONS BANK JACKSON, WY
CONTEXT ELEVATIONS - VIEW LOOKING EAST

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SITE PLAN

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
WEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
WEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
NORTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTH VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHEAST

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHEAST

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
NORTHEAST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
NORTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



ALUMINUM CLADDING
CHAMPAIGNE ANODIZED



EXTERIOR STONE VENEER
NAIROBI GRAY LIMESTONE



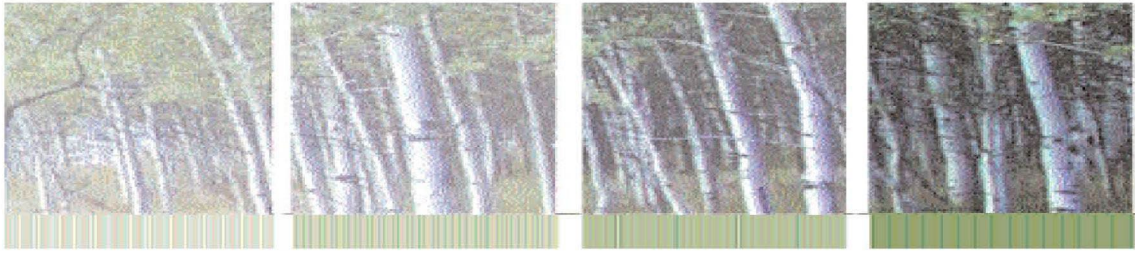
EXTERIOR EIFS



WOOD
CLEAR VARNISHED DOUGLAS FIR



CURTAIN WALL WINDOW SYSTEM



Town of Jackson Design Guidelines Checklist

Meeting Date: January 10, 2023

Item Number: P23-230

Applicant: Prospect Studio, Danny Wicke

Address: Unaddressed Parcel on High School Road west of the High School

Recommendations: Final Review for Sketch Plan

Project Summary: The applicant is seeking a final DRC review for a Sketch Plan-level project. Although a formal recommendation from the DRC is being requested, a Sketch Plan is conceptual in nature, and not all final site and building details may be known at this time. After the Sketch Plan, this project will come back before the DRC as part of the Development Plan.

In 2022 the community voted via the Special Purpose Excise Tax (SPET) to allocate 10 million dollars to fund the acquisition of land and construction of a new CWC facility in the Town of Jackson. Central Wyoming College (CWC) is now proposing to construct a new facility for the CWC Jackson Center college campus. CWC recently purchased 2 acres of land on High School Road just west of the High School which was annexed into the Town in 2023 and subsequently zoned Public/Semi-Public.

The applicant is proposing a new 20,528 sf school (i.e., Institutional Use) along High School Road. Although an address has not yet been assigned, the proposed CWC Jackson Center will operate on a 2-acre parcel accessible through a new 20-wide, 2-way private road that aligns at the current three-way intersection of Highway School Road and Corner Creek Lane. The proposed four-way intersection will consist of a stop sign at Corner Creek Lane (existing) and the proposed CWC access (new). No stop signs are proposed along High School Road. Upon entering the site, the western half is comprised of a 37-space parking lot with a circular drive aisle, loading areas, ADA parking, snow storage, and landscape planters. The eastern half of the site consists of a single-story u-shaped school building that is mostly 15 feet tall with some portions 25 feet tall, an entrance courtyard, and a pedestrian sidewalk that leads to High School Road.

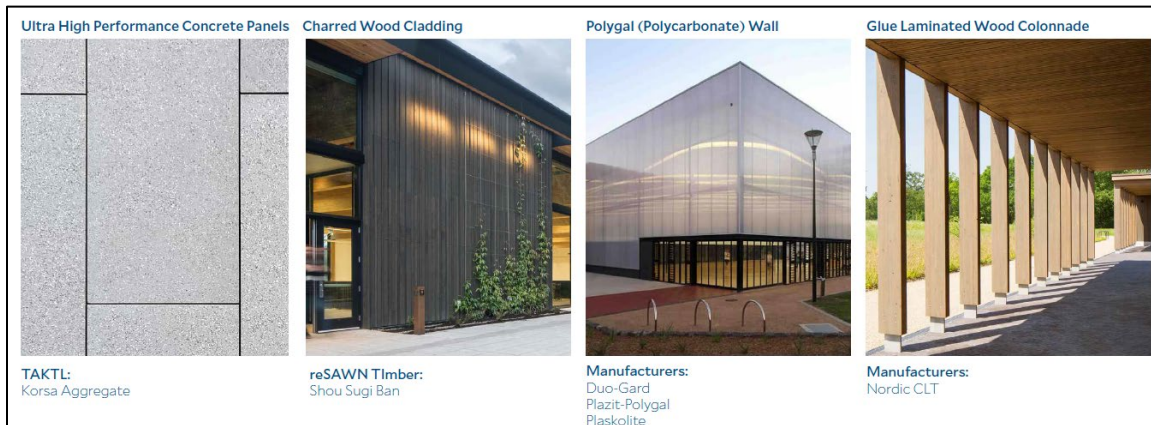
The primary building materials are gray concrete wall panels and charred wood siding, along with steel doors, metal-clad wood windows glass windows, and a polycarbonate wall system (see materials photo below). Although the landscape plan has not been finalized the applicant plans to heavily landscape the south, east, and west perimeters of the site in addition to plantings along the northern

property line to help screen the building from the street. To help improve pedestrian access, a detached pathway and sidewalk will be constructed on the north side of the site for the length of the property. In addition, the addition of a crosswalk will likely be necessary at the intersection of Corner Creek Lane and High School Road to provide bus riders and pedestrians a safe way to access CWC from the north side of High School Road where 2 nearby START bus stops currently exist.

Below is an image of the northwest corner of the proposed school:



Below is an image of the proposed materials:



LDR Compliance:

Staff has done an LDR review and finds the building and site to generally comply with the P/SP zone. However, this project is at Sketch Plan and some details, such as a final landscape plan, have not been provided and staff cannot verify compliance. The DRC should also be aware that the P/SP zone has little to no standards when it comes to setbacks, building height, FAR, LSR, etc. After the

Sketch Plan is completed, the DRC will have an opportunity to review this project as part of a Development Plan and Conditional Use Permit. Below is an LDR compliance summary for the P/SP zoning district.

Sketch Plan - LDR Compliance Summary			
	Required	Proposed	Compliance
Primary Street Setback	n/a	28'	Complies.
Side Interior Setback	n/a	15'	Complies.
Rear Setback	n/a	15'	Complies.
LSR	n/a	0.39	
Plant units	1 plant unit per 8 parking spaces 37 spaces / 8 = 5 plants units required	Unknown.	Complies. (as conditioned)
Building Height (max)	n/a	15' - 25'	Complies.
Stories (max)	n/a	1	Complies.
Floor Area Ratio	n/a	0.24 or 20,528 sf	Complies.
Lot Coverage	n/a	0.23	Complies.

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.





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: Central Wyoming College Jackson Outreach Center
Physical Address: Not Yet Given
Lot, Subdivision: PT. NE1/4SW1/4 SEC. 6, TWP. 40, RNG. 116 (CWC PARCEL) PIDN: 22-40-16-06-3-00-019

PROPERTY OWNER.

Name: Fremont County Community College District Phone: 307-855-2149
Mailing Address: 2660 Peck Ave., MH 106F, Riverton, WY ZIP: 82501
E-mail: wnoseep@cwcc.edu

APPLICANT/AGENT.

Name: Prospect Studio / Danny Wicke, AIA Phone: 307-264-2600
Mailing Address: PO Box 1870, Wilson, WY ZIP: 83014
E-mail: danny@prospectjh.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 #: P23-172 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: 7/26/23

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.

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

Danny Wicke, AIA

Name Printed

27 Dec 2023

Date

Principal

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: Willie Noseep Title: Vice President for Admin. Services

Being duly sworn, deposes and says that Fremont County Community College District is the owner in fee of the premises located at: _____
Name of legal property owner as listed on deed

Address of Premises: Parcel: 22-40-16-06-3-00-019

Legal Description: PT. NE1/4SW1/4 SEC. 6, TWP. 40, RNG. 116 (CWC PARCEL)

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Prospect Studio / Danny Wicke, AIA

Mailing address of Applicant/agent: PO Box 1870 Wilson, WY 83014

Email address of Applicant/agent: danny@prospectjh.com

Phone Number of Applicant/agent: 307-264-2600

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) DRC Submission

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.

[Signature]
Property Owner Signature

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

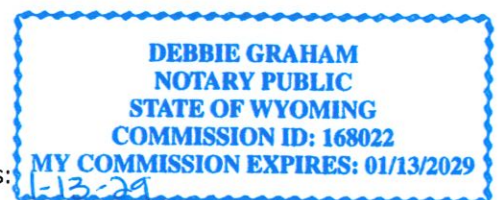
STATE OF Wyoming)
) SS.

COUNTY OF Fremont)

The foregoing instrument was acknowledged before me by Willie Noseep this 21st day of December, 2023. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires:



Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

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

Central Wyoming College - Jackson Outreach Center

Design Review Committee Submission
23 December 2023

AndersonMasonDale
Architects



Alignment with the Town Design Guidelines Vision Statement

Improve the quality of life and physical environment for both residents and visitors.

CWC offers affordable classes to help the residents of Teton County upgrade job skills, train for technical careers, and prepare for bachelor’s degrees. The new Jackson Center will provide proper programmatic space for the unique educational programs offered by the College. The unique requirements of these program areas demand specialized educational spaces, which the college does not presently possess.

Encourage development that is economically, socially and ecologically sustainable.

CWC tailors all their courses for the unique workforce and employment opportunities in northwest Wyoming. The new Jackson Center is flexible to allow for an ever-evolving economy. It also provides spaces that can be used by other educators in Teton County including culinary arts kitchens, dedicated science laboratories, simulation nursing labs, and lab space for allied health programs. Ecologically, the new building will be fully electric and photovoltaic ready to target carbon free operations. The fully electric building capitalizes on the unique low-cost and low-carbon hydropower offered by Lower Valley Energy.

Future development should consider the regional vernacular of the Intermountain West, inspire innovative design and emphasize a positive pedestrian experience.

The building’s parti organizes all program elements into three distinct volumes: office, classroom, and specialized labs. The mass and height of the building celebrate these three volumes. There is a large clerestory element over the main public space to drive daylight deep into the building.

The primary open space is a western plaza framed by three volumes. It is highly visible from the parking lot and is directly adjacent to the main entry covered by an entry canopy. The public classrooms open onto this outdoor room to allow the building and this plaza to function as one large space for public gatherings.

The open space provides ample bike parking. There is covered, long-term bike parking adjacent to the western plaza. The project will also provide charging for e-Bikes and electric vehicles.

Landscape elements screen the new building along the site’s southern, western and eastern edges. The western, eastern, and southern landscape are characterized by mature evergreen trees requested by the adjacent property owner. There is a generous setback between the parking lot and High School Road. The north edge of the building directly parallels High School Road to give the facility presence on the street. The northern edge of the site has an improved bike path that extends an existing bike path along the south side of High School Road. This path connects to the Jackson Hole Community Pathway System that runs from the site back to Town along Flat Creek. This will encourage residents to cycle to CWC’s new location.

The project’s materials are noted in detailed elevations provided in this submittal. The materials for this project are consistent with the Western Character noted in the Town Design Guidelines. They include:

- 1. Horizontal lap wood siding
- 2. Architectural concrete panels
- 3. Aluminum windows and entrances
- 4. Pre-weather steel panels
- 5. Operable wall panels
- 6. Wood entry canopy
- 7. Polycarbonate wall panels

Owner

Central Wyoming College

Dr. Brad Tyndall
President of the College

Willie Noseep
Vice President for Administrative Services

CWC Steering Committee

Susan Durfee
Director, Central Wyoming College Jackson

Kathy Wells
Vice President of Academic Affairs

Amy Madera
Director of Culinary and Hospitality Programs

Jake Schrickling
Construction Manager, State of Wyoming

Architect of Record-Prospect Studio

Danny Wicke, AIA
Principal in Charge

Evan Forrest
Project Architect

Design Architect-Anderson Mason Dale Architects

John Graham, AIA
Design Principal

Cynthia Ottenbrite, AIA
Project Manager

Jenna Michieli, AIA
Project Architect

Civil Engineering-Jorgensen Associates

Brendan Schulte

Mila Dunbar-Irwin

M/E/P Engineering - Cator Ruma Wyoming

Blake Winter, PE

Structural Engineering - KL+A Wyoming

Joe Hall, PE

Food Facilities Design- Jedrziwski Designs

Ric Jedrziwski

Technology and Acoustics – NV5

Kelly Stumpf

CWC Jackson Outreach Center

Jackson, Wyoming, Land Development Regulations-8/18/2023

Division 4.2 - Civic Zones

4.2.1 Public / Semi-Public (P/SP)

Site Area 2 acres

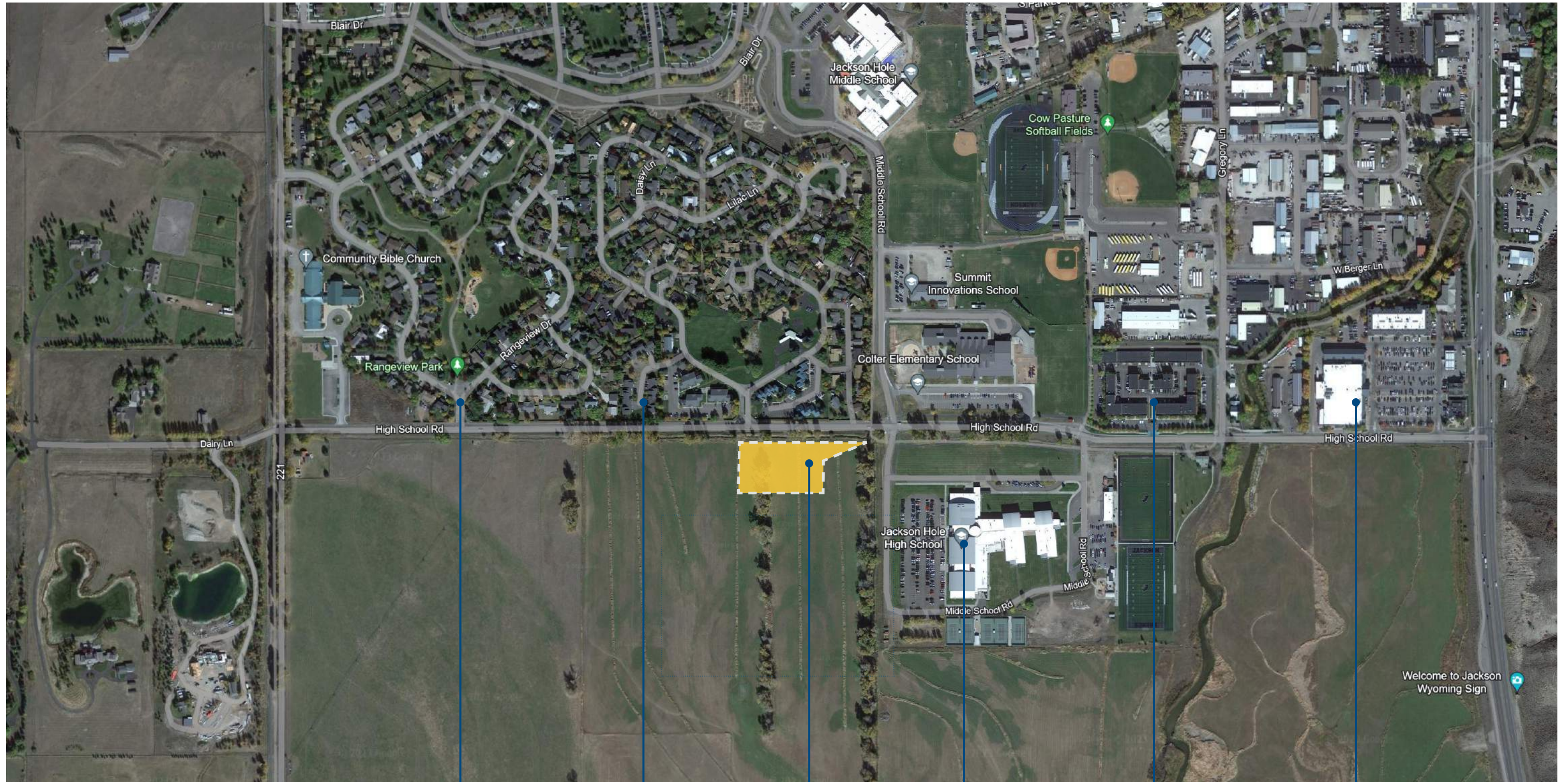
Site Area 87,120 sf

Building Footprint 20,365 sf

1.Structure Location and Mass									
Use	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ	Ⓖ	Ⓗ	Ⓘ
	LSR (min)	Lot Coverage (max)	Street Setback (min>	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
All allowed uses	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Actual	0.39	0.23	28'1.5"	16'5"	15'	25'	1	N/A	N/A

The landscape surface ratio (LSR) is calculated by dividing the landscape surface area by the base site area.

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2	Development Plan (Sec. 8.3.3	Building Permit (Sec. 8.3.4	DRC Review (Sec. 8.2.6	Sign Permit (Sec. 8.3.6	Grading Permit (Sec. 8.3.5
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)



Rangeview Subdivision
(20'Tall)

Jackson Apartments
(24'Tall)

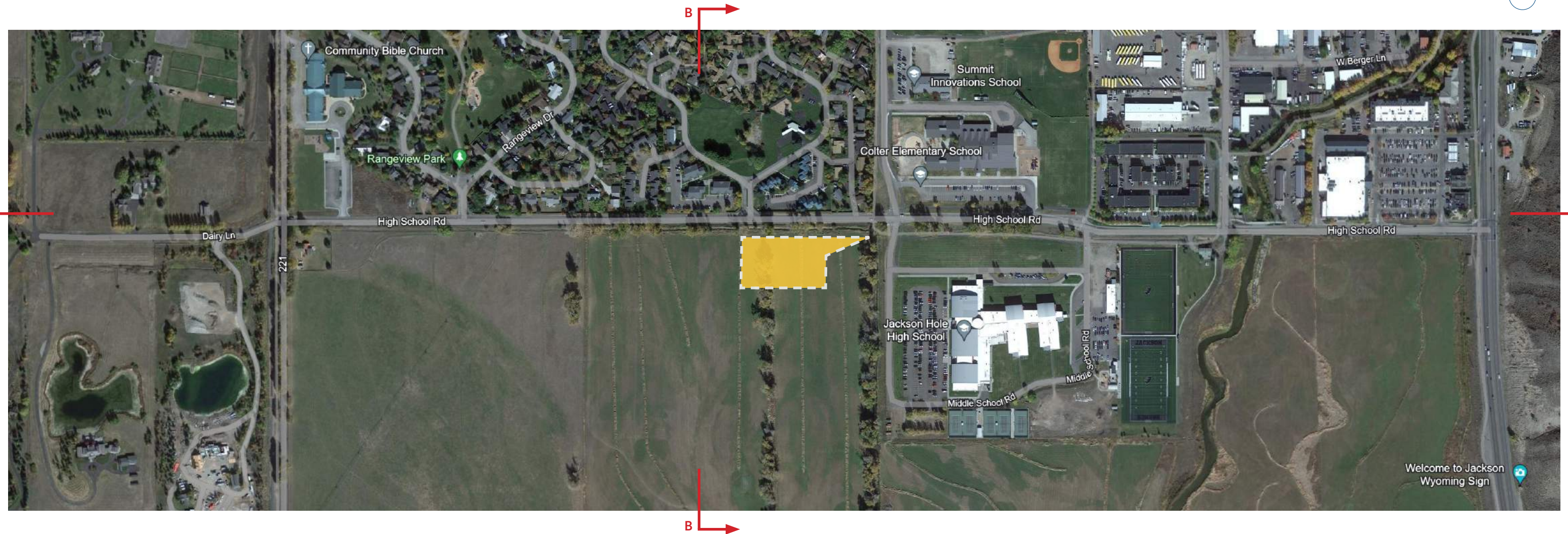
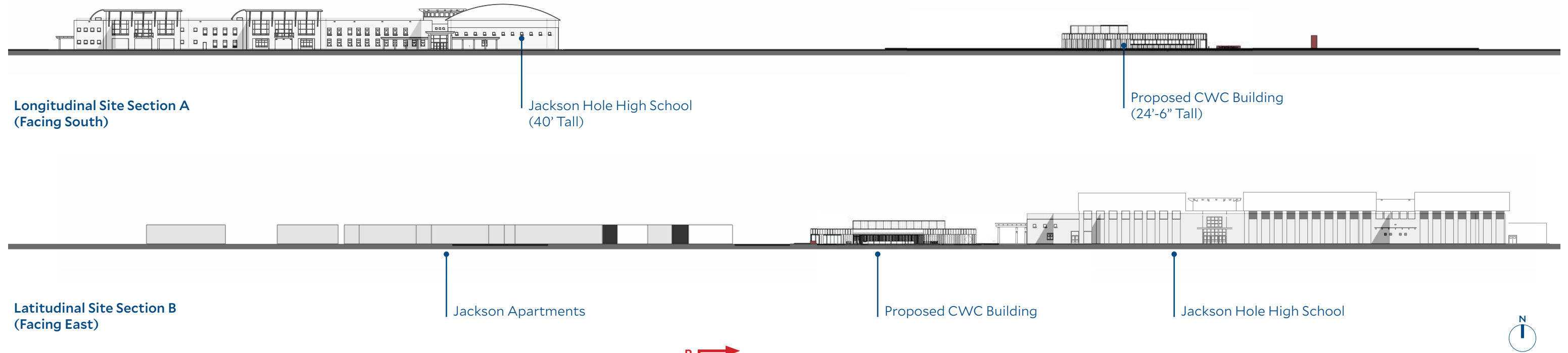
CWC Site Location

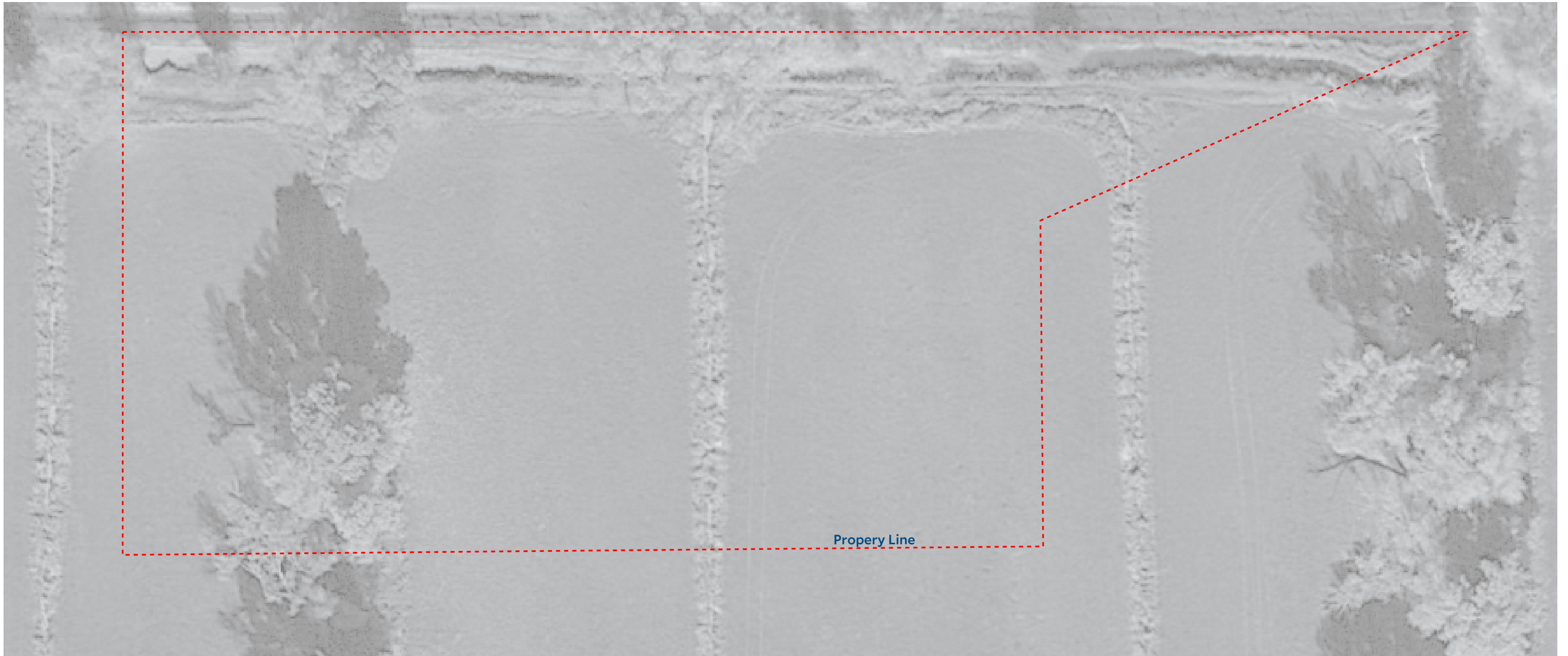
Jackson Hole High School
(40'Tall)

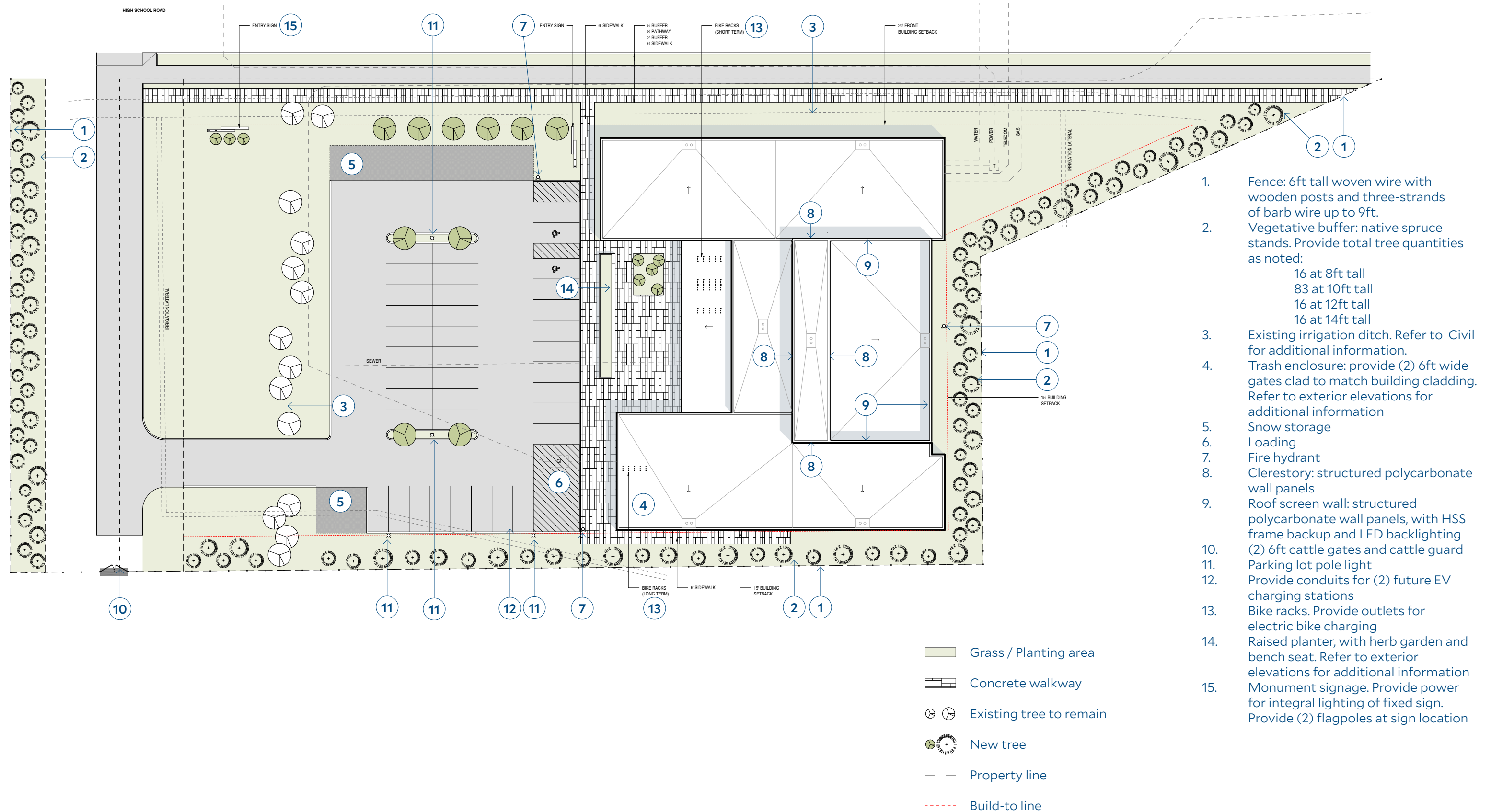
Flat Creek Business Center
(20' Tall)

Smith's
(24'Tall)

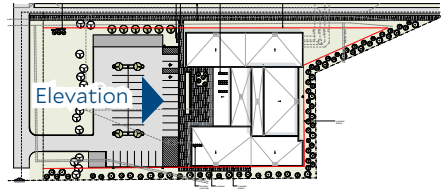








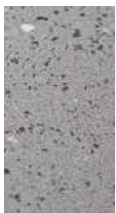




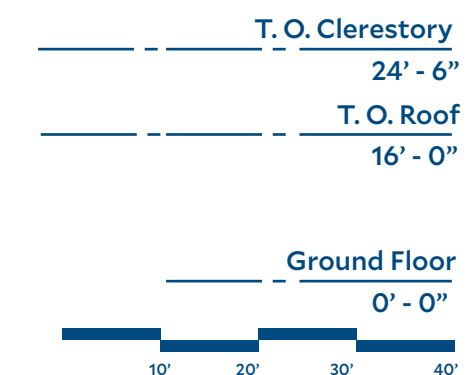
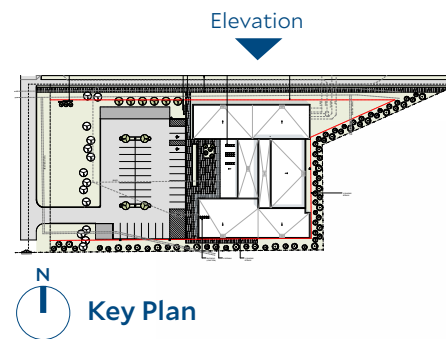
Key Plan



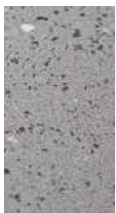
Materials

- | | | | | |
|--|--|---|---|---|
| 1.  Ultra High Performance Concrete Wall Panels,
1a. Door Panels | 3.  Structural Polycarbonate Wall System | 5.  Mass Timber Posts, Roof | 7.  Aluminum Pin-Mounted Letters | 9.  Steel Doors |
| 2.  Variatied Width Charred Wood Cladding | 4.  Structurally Glazed Curtain Wall System, Aluminum Frame | 6.  Nana-Wall Operable Facade System | 8.  Cor-ten Metal Panel Planter | 10.  Metal Clad Wood Windows |

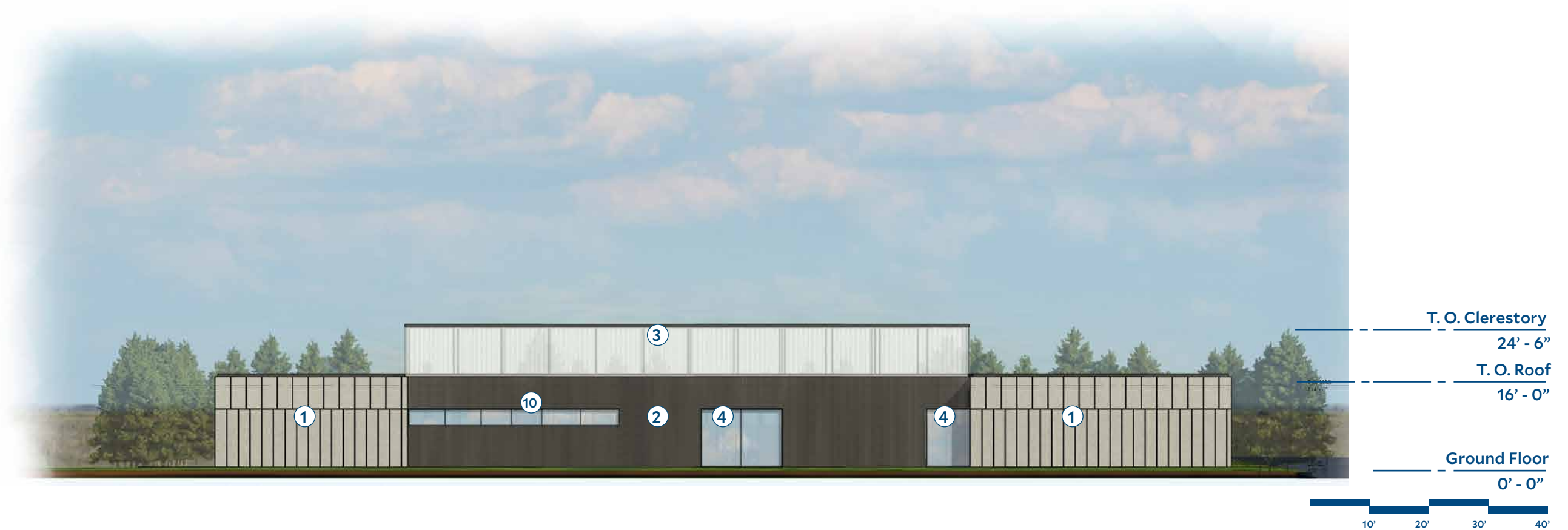
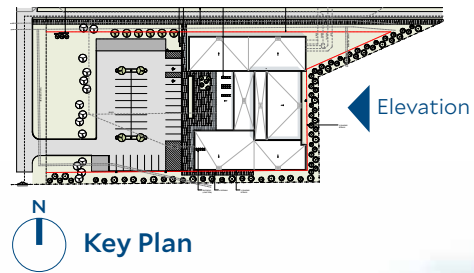




Materials

- | | | | | |
|--|--|---|---|---|
| 1.  Ultra High Performance Concrete Wall Panels,
1a. Door Panels | 3.  Structural Polycarbonate Wall System | 5.  Mass Timber Posts, Roof | 7.  Aluminum Pin-Mounted Letters | 9.  Steel Doors |
| 2.  Variatied Width Charred Wood Cladding | 4.  Structurally Glazed Curtain Wall System, Aluminum Frame | 6.  Nana-Wall Operable Facade System | 8.  Cor-ten Metal Panel Planter | 10.  Metal Clad Wood Windows |





Materials

- | | | | | |
|--|--|---|---|---|
| 1.  Ultra High Performance Concrete Wall Panels,
1a. Door Panels | 3.  Structural Polycarbonate Wall System | 5.  Mass Timber Posts, Roof | 7.  Aluminum Pin-Mounted Letters | 9.  Steel Doors |
| 2.  Variatied Width Charred Wood Cladding | 4.  Structurally Glazed Curtain Wall System, Aluminum Frame | 6.  Nana-Wall Operable Facade System | 8.  Cor-ten Metal Panel Planter | 10.  Metal Clad Wood Windows |

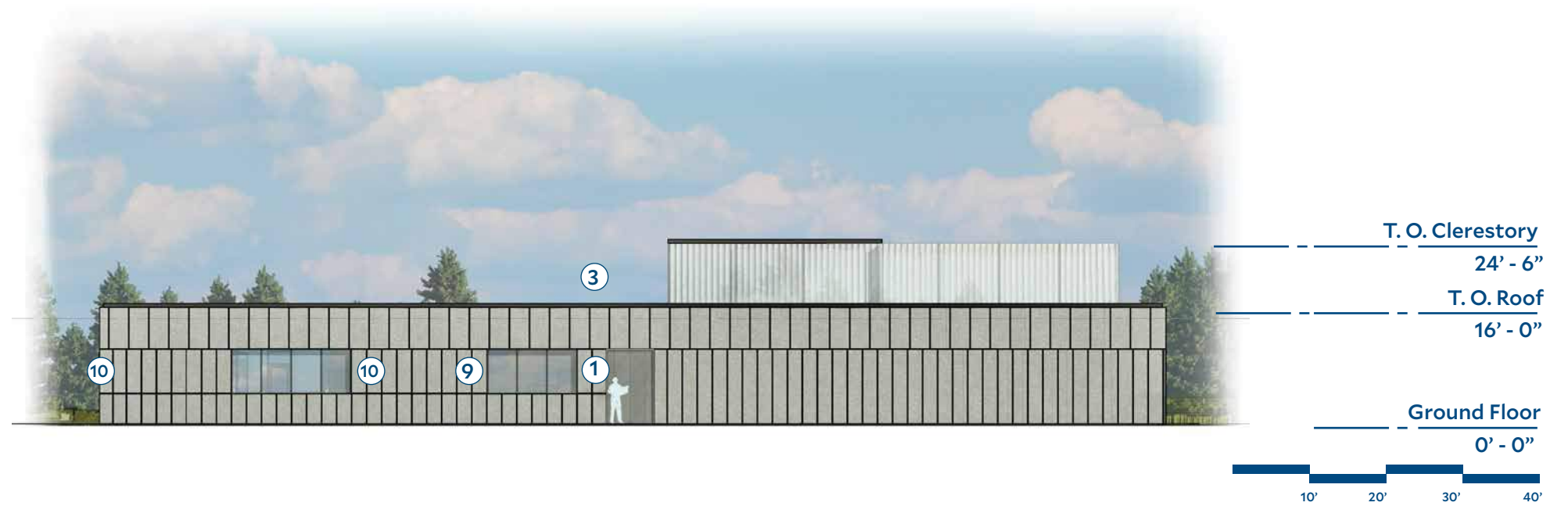
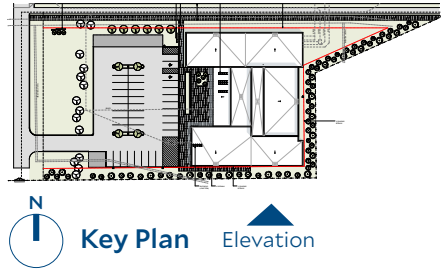
Exterior Elevation - East

Central Wyoming College - Jackson Outreach Center
Design Review Committee Submission

20 December 2023
Scale: 1/16" = 1'-0"

11





Materials

- | | | | | | | | | | |
|--|--|--|---|--|----------------------------------|--|------------------------------|---|-------------------------|
| 1.  | Ultra High Performance Concrete Wall Panels, Door Panels | 3.  | Structural Polycarbonate Wall System | 5.  | Mass Timber Posts, Roof | 7.  | Aluminum Pin-Mounted Letters | 9.  | Steel Doors |
| 2.  | Variated Width Charred Wood Cladding | 4.  | Structurally Glazed Curtain Wall System, Aluminum Frame | 6.  | Nana-Wall Operable Facade System | 8.  | Cor-ten Metal Panel Planter | 10.  | Metal Clad Wood Windows |

Ultra High Performance Concrete Panels



TAKTL:
Korsa Aggregate

Charred Wood Cladding



reSAWN Timber:
Shou Sugi Ban

Polygal (Polycarbonate) Wall



Manufacturers:
Duo-Gard
Plazit-Polygal
Plaskolite

Glue Laminated Wood Colonnade



Manufacturers:
Nordic CLT







Rendered Perspective:
Aerial From Northwest





Rendered Perspective:
View from High School Rd.



Rendered Perspective:
Courtyard





Rendered Perspective:
View of Entrance & Courtyard





Rendered Perspective:
View From Parking Lot



Thank you!



STAFF REPORT



Meeting Date:	November 13, 2023	Meeting Title:	Workshop Town Council
Submitting Department:	Planning	Presenter:	Paul Anthony
Agenda Item:	P23-180 Work Plan item to review potential tools to address large buildings	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose is to have the Council provide initial direction to staff on whether changes to the Town Land Development Regulations (LDRs) are necessary to address the size, mass, and design of new buildings in the Town.

Requested Action.

This item is an annual Work Plan project for the Planning Department approved by the Council for FY24. The origin of this project stems from questions and concerns from the Council regarding the potential negative impacts of increasingly large commercial and multi-family buildings being constructed in the Town, especially in the downtown area and along the highway corridor. Recent projects such as the Sagebrush Apartments, The Loop housing project, the Ranch Inn redevelopment, and the Cloudveil Hotel all present different development contexts, potential concerns, and architectural designs related to large buildings. Please note that this project is not intended to address “large” single-family homes in residential neighborhoods (this may be a future Work Plan item). In summary, this project is intended to identify the problem with big buildings (if any), explore possible solutions to those problems, and then draft and adopt LDR amendments to implement the desired outcomes. This workshop is the first step in the process where staff is asking the Council to provide initial guidance to staff on the nature of the problem and discuss some conceptual strategies to address big buildings. Based on the feedback provided at this workshop, staff will come back with a much more detailed menu of options for future Council consideration.

Recommendations

Staff does not have a formal recommendation at this time because the task has still yet to be fully defined but staff has prepared questions and information for Council’s consideration.

Background.

The size, mass, and design of buildings in the Town are controlled primarily by the Town’s LDRs and Design Guidelines. In simple terms, the LDRs place limits on the maximum height, floor area, number of stories, and other important characteristics of new buildings in Town. The Design Guidelines do not impose strict limitations on buildings but they do provide architectural guidance and best practices to ensure that a minimum level of architectural quality and consistency is achieved for all commercial and larger residential buildings.

Relevant to this discussion, it is important to understand that the Town made significant changes to the LDRs since 2015 as part of the “LDR Update” process required to implement the 2012 Comprehensive Plan that provided an updated vision for the community. Among the many changes, a new menu of zone districts was adopted to replace the 1994-vintage zone districts. While the new districts included many of the same standards as the previous districts, a number of important changes were made that affected the potential size and design of new structures. A primary motivation behind many of these changes was to incentivize workforce housing by reducing barriers to high-density buildings that had been identified by housing advocates and private developers alike (e.g., lack of by-right development, predictability, and incentives, etc.). These were the reasons so few

multi-family buildings had been developed in the previous 20+ years. While the regulatory changes focused mostly on multi-family housing, the changes applied to large new commercial development as well. Below is a summary of some of the most relevant LDR changes (since 2015) that can impact overall building size:

- **Maximum building size:** The Town eliminated the previous maximum building size limits in the LDRs as shown in table below (the one exception is that the Town Square -1 (TS-1) zone still has a 15,000 sf maximum building size).

Maximum Building Sizes Before 2015		
Zone	Max. Bldg Size	Max size with CUP
UC/UC-2	15,000 sf	35,000 sf
AC	15,000 sf	50,000 sf
Lodging Overlay (AC, UC, UC-2)		35,000 sf (also set 90,000 sf use max. if hotel located in more than one building)

The justification for removing the maximum building sizes was not only to financially incentivize workforce housing but a belief that new “form-based” standards, combined with the Design Guidelines, would effectively control and mitigate the size of larger structures.

- **Created high-density “by-right” residential zones/deleted Planned Unit Development (PUD) tool:** The pre-2015 LDRs had no residential or commercial zones that allowed multi-family housing by right. The only way to build multi-family housing was through the PUD tool that required case-by-case Council approval with a public hearing, usually with conditions of approval. Seeing this as a significant barrier to workforce housing, the Town deleted the PUD and replaced it with two higher density residential zones (NM-2, NH-1) that incorporated some of the PUD’s flexible development standards (higher height limits, less LSR) and that allowed all types of residential development by right. We also then created the new 2:1 workforce density bonus that allows additional density under certain parameters (see next bullet).
- **2:1 Workforce Bonus:** This new incentive allows developers to get 2 sf of market housing for every 1 sf of deed-restricted housing they provide. It is allowed in targeted residential and commercial zones to exceed the base FAR by significant amounts to “fill the box” (sometimes doubling the achievable floor area). There is no limit on how much bonus floor area can be added as long as it fits within all existing standards (height, setbacks, parking, number of stories, etc.).
- **Increased Height:** Town increased height maximums from 35’ to 42’ – 46’ (depending on roof pitch) in many commercial/mixed-use zones and from 28’ - 30’ to 35’ – 39’ feet in high-density residential zones;
- **4th Story Workforce Bonus (CR-3):** This incentive is limited to the CR-3 zone but allows a 4th story and 48’ height limit for workforce housing instead of the regular 42’ – 46’ height limit and three stories. This incentive applies only to sites of 2 acres in size or larger.
- **Form-based Standards:** In general, form-based standards provide more specific requirements related to building design than traditional zoning. For example, our form standards now require a minimum “streetwall” on primary frontages, minimum ground-floor story heights, a minimum amount of windows, and a limit the extent of blank walls without windows.
- **Parking:** The Town adopted a new Administrative Adjustment process in 2015. This is a staff-level approval that is limited to providing modest adjustments to various development standards (larger deviations require a variance). It has been used to reduce parking for qualifying projects, often to

encourage workforce housing. While reduced parking requirements often enable more units, it does not necessarily result in larger buildings but it can.

- **3rd Story setback:** This requires the 3rd story of a structure to be stepped back 10' or 20' but allows either a 40% or 60% encroachment into that setback for flexibility. The intent is to reduce the mass of taller buildings with three stories. Projects that are 100% residential are often exempt from this setback requirement.

Design Guidelines

The Design Guidelines were adopted in 2004 and have not been updated since that time. The Town has adopted, however, an appendix to the Design Guidelines (2021) that added more targeted architectural guidelines to address “western character” for downtown properties (Jackson Downtown Design Overlay) and to protect historic structures on the Jackson Historic Register (Historic Preservation Design Guidelines). As a general matter, all commercial projects and projects of four or more attached residential units must undergo design review.

As stated above, the Design Guidelines do not require any specific architectural standards, nor do they require any particular architectural style, rather they provide a set of fundamental design principles while still allowing for creative and innovative design. Below are some excerpts from the Design Guidelines:

“The design guidelines found here offer fundamental guidance that will help to enhance the quality and strengthen the visual continuity of the town. Their purpose is to stimulate creative design solutions for individual properties while providing a sense of cohesiveness among the entire town.”

“The focus of these guidelines will be on the relationships between private and public spaces, composition, massing, street walls, and building materials.”

It should be noted that the original Design Guidelines were intended to apply to commercial development, not residential development. However, over the years, the Town has applied them to higher density residential development. While this has generally worked well, there are instances where the guidelines arguably do not adequately address all of the design challenges of large multi-family buildings. The Design Review Committee (DRC) has sometimes struggled to find clear direction from the Design Guidelines to articulate the Town expectations regarding large building design, such as avoiding monolithic designs and breaking up the actual (or perceived) mass of large buildings. For example, do the Design Guidelines require that large projects be broken up into separate buildings or simply that large buildings be designed to look like separate buildings?

Analysis and Key Policy Questions.

Key Policy Questions:

1. Does the Council believe that some buildings in Jackson have gotten too large and are inconsistent with our intended character?
2. If so, what are the specific concerns the Council has regarding the actual or perceived size of large buildings? Is the issue total size in floor area? Architectural Design? Location? Use? Other?
3. What types of strategies does the Council want to pursue to address the identified concerns? Should the Design Guidelines be addressed? Are development incentives too aggressive or need to be adjusted (e.g., 2:1 workforce bonus)? Other?

The Town has experienced a significant increase in the number and size of large buildings in the past five or so years in particular, with more buildings to come that are approved but not yet built or in the review process. This increase is driven not only by the private sector but by the significant increase in large workforce housing projects developed through public-private partnerships led by the Housing Department. These are generally welcome and expected trends because these are the results that the Town specifically wanted to create when we updated the LDRs. This is especially true for larger, multi-family projects which had largely ceased development from 1994 to about 2015. However, now that we have five or more years of experience with the new larger projects, it is fair to reassess whether we are getting what we want and/or whether adjustments are necessary.

While there is no standard definition of a “big building,” staff would offer that any building of 35,000 to 50,000 sf may be considered large and something that could present concerns depending on its location and design. To provide context, the below table provides the size of a number of familiar older and newer buildings.

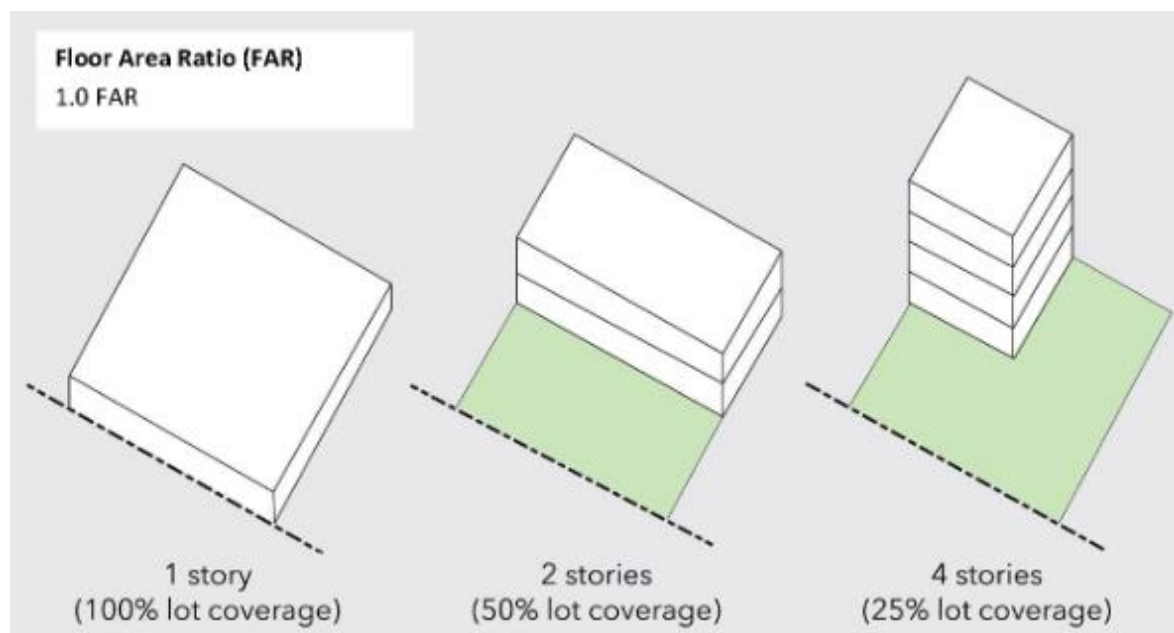
Project	Zoning	Building Size (habitable)	Site area
Target	CR-3	70,000 sf	5.4 acres
Albertson’s	CR-3	65,000 sf	7.1 acres
Snow King Lodge	Resort	Approx. 130,000 sf	
Springhill Marriot Suites	CR-1 (PUD)	81,000 sf	1 acre
Wort Hotel	DC-1	52,000 sf	.64 acres
Staples/Hoback Sports/Dollar Tree	CR-3	46,000 sf	3.62 acres
Sagebrush Apartments	PUD NH-1	69,000 sf	2 acres
Hidden Hollow		66,000 sf (each large building)	1.5 acres
Ranch Inn Redevelopment (proposed)	DC-2	68,000 sf	1.2 acres
Cloudveil Hotel	TS-1, TS-2	80,000 sf	1.13 acres
Mogul Partners Hotel on N. Cache St. (proposed)	CR-2	260,000 sf	2.6 acres
The Loop (approved but not built)	CR-3	158,000 sf total (approx. 79,000 sf each bldg.)	2 acres
Millward Apts/Mixed-use	CR-2	41,000 sf	.65 acres

The above list can help the Council discuss whether the perceived “size” of a building can sometimes be driven as much by the design and context of the building as by its actual floor area – i.e., a building with less floor area can seem bigger and more massive due to its site and architectural design compared to a larger building. While this is a highly personal analysis, staff’s example of this relationship is that the Cloudveil Hotel (80,000 sf) appears significantly smaller in our opinion than either the Sagebrush Apartment building (65,000 sf) or Albertson’s building (65,000 sf) because the Cloudveil building is broken into three separate wings with varied design for each wing. Also, when large buildings are connected to other buildings in a block setting, instead of standing alone on a site where all sides are highly visible, they often appear smaller in scale because parts of the buildings are hidden by other buildings and are less visible.

The use of a large building can impact one's perception of it. For example, if a large building that is providing deed-restricted housing for local workers may seem more acceptable than the same building if it contained short-term rentals for tourists and second-home owners. Location too is important. A large building near the Town Square may be much more acceptable than one along the highway or at the base of a butte/mountain. The surrounding context can matter greatly as well (a large building next to old historic single-story cabins might seem much more offensive than the same building next to other new large buildings. Then again, too many large building clustered together can present their own contextual and character problems.

In thinking about large buildings and ways to address their scale it is important to understand that no one factor can address all of the Council's likely concerns. For example, while FAR determines the maximum amount of floor area on a site (minus incentives). FAR alone is not a good way to regulate the size of buildings. This is because FAR regulates the amount of floor area, it does not regulate the volume or mass of the building that contains that floor area. The reality is that other standards, such as height, number of stories, setbacks, design guidelines, etc., also play a critical role in affecting the final mass of a building.

The diagram below helps to demonstrate this point by showing three very different building designs that all contain the same amount of floor area (i.e., same FAR). To further make the point, if we assume that the height of the single-story building is 35' tall because its use requires a high ceiling (e.g., a grocery store, movie theatre), then this building would have a much larger volume than either the 2-story or 4-story building with regular story heights of 10' -12'. It might also have little setback or greenspace for landscaping to help screen the building.



The critical point here is that regulating the size of buildings to achieve a certain visual or character goal requires addressing multiple standards, not one.

Potential Causes of Larger Buildings

The Background section of this staff report provides a list of recent changes to the LDRs that potentially contribute to increasing the size of individual buildings in the Town. In staff's opinion, the biggest factors from this list are 1) elimination of maximum building size; 2) increased height of about 10' in many zones; 3) the addition of the 2:1 Workforce bonus; and 4) the 4th story bonus with 48' height limit. Added to these factors,

is the increasing trend of landowners/developers buying multiple adjacent properties to aggregate a large site for development using these new bonus tools. A good example of this is Mogul Partners who bought 11 individual properties (the equivalent of about 16 standard Town lots) under multiple ownerships on N. Cache Street and N. Glenwood Street to create a very large downtown site for development of a hotel and condominiums. The result is a proposed building of about 260,000 sf which would likely be the largest private building in Town by a large margin. This level of aggregation was not fully anticipated by staff when the various LDR changes and bonuses were made. In addition, with the cost of land and construction increasing so much in recent years, the best way to offset these costs is through higher-density (aka larger) projects, further incentivizing the market to build large buildings. Finally, it's worth noting that some larger buildings and projects can now bypass all public review (i.e., go straight to building permit) if they are 100% or mostly deed-restricted units. This was another incentive added to the LDRs since 2015 but it places more pressure on the internal review process to successfully address the impacts from large buildings without any input from the public, Planning Commission, or Council.

Key Policy Questions: A little more detail

Again, the purpose of this workshop is not to “solve” the issue of big buildings now but to identify the nature and scope of the problem, discuss some possible paths for solutions, and then have staff come back with more detailed menu of options for future Council consideration and adoption.

To aid the Council in its deliberation of the Key Policy issues, staff has provided a list of premises that articulate certain perspectives that staff would like the Council to address regarding large buildings:

Premise #1: Certain buildings are just **too large** for the character of Jackson. We need an absolute limit.
Possible strategy: Consider floor area maximums for buildings (similar to previous LDRs).

Premise #2: Maximum building size should **vary by location** (e.g., downtown versus highway commercial).

Possible strategy: Consider different floor area limits in different parts of Town (e.g., higher along the highway and less downtown).

Premise #3: The total size of the building is less of a concern than getting good **architectural design**. If agree, what architectural design characteristics are most important (style, materials, massing, etc.)?

Possible strategy: Amend the existing Design Guidelines to better address desired outcomes for large buildings. Provide clearer direction to Design Review Committee so they can better use their expertise to help developers design higher quality buildings.

Premise #4: Larger buildings are more acceptable if they are for **deed restricted housing** but not if they are for less beneficial uses, such as short-term-rentals or some other use.

Possible strategy: Consider maximum building sized based on use.

Premise #5: More **greenspace/landscaping** is necessary to screen and buffer large buildings.

Possible strategy: Consider different or increased LSR requirements for different zones or for larger buildings.

Premise #6: Neighborhood context is important when considering the size of individual buildings (large new buildings next to small existing buildings is the problem, not so much large buildings next to large buildings or on larger isolated sites).

Possible strategy: Consider context-sensitive design standards where building size and design may be impacted (i.e., reduced) depending on the size of existing surrounding buildings. This puts much more responsibility on the DRC process to define limitations through design and not objective standards and zoning maximums.

Premise #7: The large size of some **development sites** is a major concern and is one reason buildings are getting too large.

Possible strategy: Consider a limit on the number of lots or gross area size for developments in the Town. Consider different limits in different zones. Or possibly exceptions for certain uses (hotels).

Premise #8: Most large buildings are fine but there should be **additional Council review/process** for buildings over a certain size so the public can comment and potential impacts addressed through conditions of approval.

Possible strategy: Consider a Conditional Use Permit (CUP) process for buildings over a certain size.

Possible Alternatives.

There may be other approaches to address big buildings that Council would like to discuss or explore further. Staff will research and present any additional ideas the Council directs.

Comprehensive Plan and Priority Alignment.

The Comprehensive Plan does not say much directly about large buildings (other than Policy 2.4.e) but it does speak to our goals for encouraging workforce housing and ensuring that redevelopment is compatible with existing neighborhood character. The following policies may be relevant to the Council's consideration of this item.

Policy 2.4.e: Encourage smaller buildings

The Town and County will encourage the construction of smaller, energy efficient buildings to improve energy conservation communitywide. Energy efficiency and the amount of energy required to construct a building is directly related to overall building size. Smaller buildings require less material to achieve high energy efficiency and contain less volume to condition, light, and maintain. The community will explore regulations and incentives to encourage the construction of smaller buildings.

Policy 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods.

Infill and redevelopment will be key strategies for fostering the elements of a Complete Neighborhood in specific subareas in Town. Infill and redevelopment will be compatible in scale, use and character in Stable Subareas, and will be consistent with the desired future character in Transitional Subareas. Considerations should include the identification of appropriate relationships between land uses and development of varying intensities. An important goal will be to maintain or reestablish a strong sense of ownership by all residents of their neighborhoods. The Town Character Districts provide specific guidance for infill and redevelopment projects, consistent with the desired character for each Subarea of Town.

Policy 5.2.b: Housing will be consistent with Character Districts.

The development and redevelopment of all market and restricted housing, whether by-right or through incentive tools, will be consistent with the location, bulk, scale, and pattern described in the community's Growth Management policies and in the Illustration of Our Vision. Appropriate locations are identified in Town and County Character Districts for the allowance and encouragement of multifamily, small lot, small unit and other housing types that provide market and restricted workforce housing opportunities. No requirement, incentive, or allowance for workforce housing should directly, or indirectly, conflict with the Character Districts.

Policy 5.4.b: Avoid regulatory barriers to the provision of workforce housing

The Town and County will avoid regulatory barriers that inadvertently preclude workforce housing in a manner that is consistent with the community's Common Values. This may include providing exemptions from certain requirements for developments that provide new subsidized workforce housing that reduces the shortage of housing that is affordable to the local workforce.

Policy 5.4.d: Provide incentives for the provision of workforce housing

Incentives to provide workforce housing offer solutions that typically require less public financial subsidy. The community should provide incentives for the preservation of existing workforce housing and the construction of subsidized workforce housing. Incentives may continue to include performance-based density bonuses that enhance the character of applicable subareas of the Town and County while decreasing the shortage of housing that is affordable to the local workforce. Additional incentives such as tax reduction or deferral, fee waivers, expedited review, buy-down programs, and others should also be considered.

Fiscal Impact.

It is too early in the process to accurately estimate any potential fiscal impacts from any possible changes to the LDRs.

Staff Impact.

The amount of staff time to research and write this staff report is roughly 25 hours.

Attachments or Links.

Exhibit A: Pictures of local large buildings

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to direct staff to draft proposed amendments to the Town of Jackson Land Development Regulations consistent with this staff report, dated November 13, 2013, and as provided by the Council at this workshop, to be presented at a future Town Council meeting.

