

AGENDA
Design Review Committee
February 14, 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

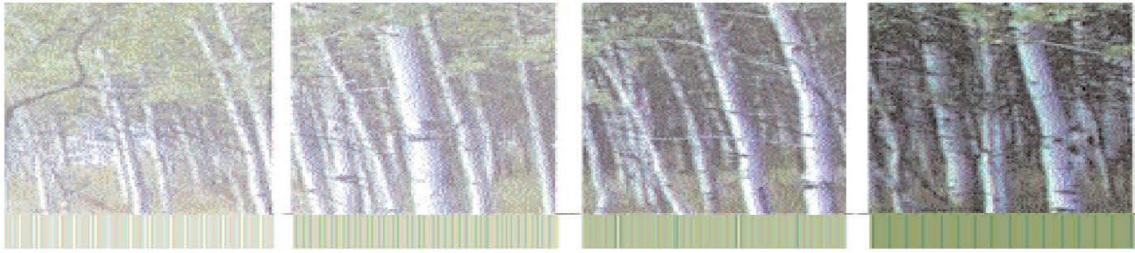
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK

I. To join, click the link or copy to your browser: <https://us02web.zoom.us/j/81929039151?pwd=dmVLZkMzWkd6ZnVjV2ZUYWRMQTBqUT09>

If the link does not work, join at [zoom.com](https://zoom.us) with the **Webinar ID:** 819 2903 9151 **Passcode:** 83001

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
 - I. **P24-014:** North Cache Street - Hotel (Tyler Valentine)
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: February 14, 2024

Item Number: P24-014

Applicant: Mogul Hospitality Partners – Jackson, LLC

Address: (The following 11 properties)

- 325, 335, 345, 355, & 375 N. Cache Street
- 45 & 65 Mercill Avenue
- 330, 350, 360, & 370 N. Glenwood Street

Recommendations: Final Conceptual Review (Sketch Plan)

Background/Development Site Details:

The entire development site is within the Commercial Residential – 2 (CR-2) zoning district and Lodging Overlay (LO). As proposed, the development site utilizes 11 properties (107,917 sf total land area) within a downtown block surrounded by four streets: North Cache Street to the east (400 linear feet), Mercill Avenue to the south (220 linear feet), North Glenwood Street to the west (350 linear feet), and Perry Street to the north (130 linear feet). The only two properties in this block that are not part of this development are 390 N. Glenwood Street (corner of North Glenwood Street & Perry Street) and 315 N. Cache Street (corner of North Cache Street and Mercill Avenue).

This downtown block is bifurcated by a 20' x 500' alley that runs north/south down the middle providing a connection between Perry Street to the north and Mercill Avenue to the south. The applicant currently has a separate request submitted to vacate the southern 360' of the alley to use toward their development. If approved by the Town Council, it would add 7,200 sf of developable land area bringing the total development site area to 2.64 acres (115,118 sf). The remaining 140' of the alley at the north end connecting to Perry Street would remain as a public alley. All existing development on the 11 properties would be demolished as part of the request.

The applicant is taking a risk that the alley vacation request, which will be run concurrently with the Sketch Plan, could be denied by the Town Council. If the alley vacation request is denied, the overall design would need to be changed which would likely require another DRC review.

Project Summary:

The applicant has applied for a Sketch Plan and is seeking a final conceptual DRC review for a new 3-story, 42' tall, mixed-use building that consists of 2 basement

levels one of which is parking, 167 hotel rooms, 36 market long-term residential units, a spa, fitness center, retail space, two restaurants, multiple bars, rooftop deck, and ancillary hotel office/meeting space.

Included in the building's total gross square footage of 339,239 sf, 190,637 sf is above grade within three floors, and 148,605 sf is below grade within 2 basement levels one of which daylight around the perimeter of the building. The applicant is exceeding their maximum 0.8 FAR of 92,094 sf by utilizing the 2:1 Workforce Housing Bonus which adds 98,634 sf of additional above-ground habitable. This brings the total FAR to 1.65. All of the 98,634 sf 2:1 bonus FAR is dedicated to 36 "market" long-term residential units (condominiums). The applicant plans to provide their "workforce" requirement of the 2:1 bonus off-site at The Loop development which will require a minimum of 49,317 sf of housing to be deed-restricted as Workforce.

Below is a breakdown of the gross square footage of 339,239 sf by level:

- **TOTAL ABOVE GRADE SQUARE FOOTAGE: 190,634 sf**
 - Level 1: 56,314 sf
 - Level 2: 67,567 sf
 - Level 3: 66,753 sf
- **TOTAL BELOW GRADE SQUARE FOOTAGE: 148,605 sf**
 - Basement L1: 73,156 sf
 - Basement L2: 75,449 sf



There are two vehicular entry points to the development. The main guest hotel entrance faces North Cache which includes a large pick-up/drop-off entrance consisting of a two-way, half-circular vehicular drive that leads to a porta cochere for valet parking. This entrance also serves as a main pedestrian entrance. The primary and only vehicular entrance to the underground parking garage is located off North Glenwood just south of the Cache Creek Motel and consists of a two-way driveway that leads below grade to 217 parking spaces.

In addition to the entrance on North Cache, two pedestrian-only courtyard entrances/spaces are provided: one facing south along Mercill Avenue and another facing west along North Glenwood. These two courtyards are partially below grade and connected internally and provide guests and the public access to guest rooms, an outdoor pool, outdoor gathering spaces, retail space, a restaurant, and a bar. Pedestrian improvements will be provided on all streets and consist of a 5' wide attached landscape buffer and a 6' detached sidewalk ensuring that all three pedestrian entrances are easily accessible.

Regarding the building's internal layout, below is a summary of each level:

- **Basement L2 (lowest level):** This level provides 217 parking spaces, bike storage, circulation space, and storage for the market residential units.

- **Basement L1 (upper level):** This level is a partially exposed basement that consists of 42 hotel guest rooms, a restaurant, a retail space, a fitness center, a spa, a bar lounge, meeting rooms, and circulation space.
- **Level 1:** This level consists of the main hotel check-in area, 53 hotel guest rooms, a restaurant/café, trash & mechanical rooms, and circulation space.
- **Level 2:** This level consists of 72 hotel guest rooms, 6 market long-term residential condos, and circulation space.
- **Level 3:** This level consists of 30 market long-term residential condos, and circulation space.
- **Rooftop Deck:** This level consists of a large open, non-covered, deck area that includes multiple seating/gathering areas, a bar, and a pool area.

The proposed building materials at this conceptual phase are local stone veneer (dry stack), board & batten fiber cement board (gray), Board & batten rustic wood, pre-cast concrete (gray), metal canopies, stucco, anodized aluminum frames, and steel columns.

LDR Compliance:

Staff has done a cursory LDR review of this conceptual level development and finds the building to generally comply with the CR-2 zone. However, staff has identified the following items that will need to be addressed/clarified prior to Development Plan submittal:

1. **ROOFTOP STAIRS/ELEVATORS:** There are several rooftop stairs/elevators that exceed the 42' height limit to 48'. These are allowed provided they cannot be seen from adjacent streets at an elevation of 6' across the street. Many rooftop stairs/elevators do not appear to meet this standard and likely need to be pushed back further into the site.
2. **FORECOURT:** The vehicular courtyard off North Cache is only allowed if it is considered a forecourt, and staff has not yet confirmed if it meets the definition of a forecourt. Forecourts can count toward the minimum 80% frontage requirement but they cannot be wider than 1/3 of the building and must be within 30" of finished grade. The proposed forecourt does not appear to comply with either standard.
3. **PEDESTRIAN IMPROVEMENTS:** The sidewalk along North Cache needs to carry straight across the two driveway entrances for the above-mentioned forecourt. The proposed sidewalk that runs parallel to the vehicular courtyard as shown in the site plan can remain.
4. **BASEMENT:** Staff has not yet done a complete review and confirmed whether Basement L1 meets the Town's basement definition.
5. **EXEMPT FLOOR AREA:** Staff has not yet done a complete review and confirmed whether the exempt square footages as presented by the applicant comply with the LDRs.
6. **3rd FLOOR STEPBACK:** it does not appear that the 3rd floor stepback requirement is being met along Glenwood.
7. **LEVEL B1:** staff has not confirmed if the basement walk-out patios on Cache, Mercill, Perry, and Glenwood, are within the 13.5' pedestrian

- frontage. If they are, they need to be shifted to be located outside of the pedestrian frontage. The pedestrian frontage is not for walk-out basements.
8. CURB CUTS: The curb cuts along Cache appear to be wider than the maximum 24' per curb cut. Need to verify with the applicant.
 9. PARKING: Staff needs to confirm how the parking will be managed and who will use the tandem spaces.
 10. EV PARKING: A total of 65 spaces need to meet the EV parking standards. This means that 11 need to be EV installed, and 54 need to be EV capable.
 11. ADA PARKING: A total of 7 ADA spaces are required. Only 6 have been provided.

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.

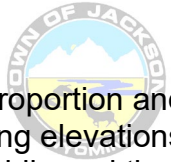
4) Scale & Variety

- ☐ 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: North Cache Hotel/Multi-Use Development
Physical Address: 335 N Cache
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: Mogul Hospitality Partners - Jackson, LLC Phone: 435-709-1004
Mailing Address: PO Box 998, Midway, UT ZIP: 84049
E-mail: bradw@mogulcapital.com

APPLICANT/AGENT.

Name: Mogul Hospitality Partners - Jackson, LLC Phone: 435-709-1004
Mailing Address: PO Box 998, Midway, UT ZIP: 84049
E-mail: bradw@mogulcapital.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 #: P23-156 Environmental Analysis #: NAP
Original Permit #: _____ Date of Neighborhood Meeting: 11/9/23

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?

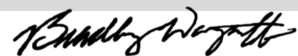
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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>.

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

Brad Wagstaff

Name Printed

1/30/24

Date

CEO

Title



January 30, 2024

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

RE: Design Review Committee: N Cache Lodging and Residential Development

Dear Paul,

Please accept this Design Review Committee submittal for 375 – 325 North Cache Street, 45 & 65 Mercill Avenue and 330 – 370 North Glenwood Street (the “Project”). The Project was recently submitted for Sketch Plan review through the Town, and the Planning Department has advised that a Design Review Committee review shall be completed prior to continuing the Sketch Plan process.

Located on the North end of town, our gateway project seeks to benefit both residents and tourists alike by providing residential housing and lodging to the Town of Jackson. The ultimate vision of this project is to improve a block with vacant parcels, aged buildings and infrastructure by building an elegantly designed lodging and housing project on the North end of Town. The front entrance for the Project is planned as a right-in, right-out porte-cochère located off North Cache, creating an inviting feel to both guests, residents, and the public as they approach the Project on North Cache. The Project is designed to integrate a portion of the alleyway, which becomes converted into an amenity for both guests at the Project and the public. This option optimizes the site and allows for street and retail activation by providing a pedestrian paseo through the Project creating an inviting and usable public space. Additionally, this option retains the northern portion of the alley for truck and loading access for the Project and neighboring property. The design proposal seeks to minimize building massing by including two large courtyards which segment the building and increase curb appeal of the Project. In addition, these courtyards and the descending paseo increase pedestrian access to an area which includes a modern take on an iconic Jackson barn which would be programmed as a restaurant.

The proposed Project would provide a significant subterranean parking structure that would be accessed via a descending ramp off Glenwood Street. This subterranean parking structure will hide the majority of the parking for the Project and will also include subterranean bicycle parking to minimize street level clutter. As mentioned above, the design also retains a piece of the alleyway on the North End of the Project which can be used for large trucks, deliveries, and trash pickups for the Project.

The Project has been elegantly designed utilizing materials that provide a modern but rustic mountain feel, to coincide with the architectural feel of the Town of Jackson. Materials are anticipated to be selected that assist in breaking up the building massing. While the Project is at the Sketch Plan level of review and more conceptual in nature, the current programming anticipates the use of materials that will allow the building to blend into the surroundings and fit the feel of the Town of Jackson.

Mogul Capital looks forward to continuing to progress this Project through the Sketch Plan and Design Review Committee process. In addition, Mogul is looking forward to hearing the Design Review Committee's feedback on the design and materials for the Project.

Sincerely,

Brad Wagstaff
Chief Executive Officer

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) |
|-------------------------------------|----------------------|--------------------------|--|
-
- | | |
|-------------------------------------|---|
| ☒ | <u>Application:</u> Signed application and notarized Letter of Authorization. |
| ☒ | <u>Narrative:</u> 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). |
| ☒ | <u>Elevations:</u> Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available. |
| ☒ | <u>Zoning Compliance:</u> 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. |
| ☒ | <u>Site Plan:</u> 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. |
| ☐ | <u>Landscape Plan:</u> Must show all proposed landscape areas and the size and type of all proposed vegetation. Planning has advised this is not required at this stage |
| ☒ | <u>Adjacent Context/Public Realm:</u> 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. |
| ☒ | <u>Materials:</u> 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. |
| ☐ | <u>OPTIONAL: Conceptual Approval:</u> 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. |
| ☐ | <u>OPTIONAL: Massing Model:</u> 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. |

CONCEPT DESIGN | JANUARY 29, 2024



JACKSON HOTEL
JACKSON, WY

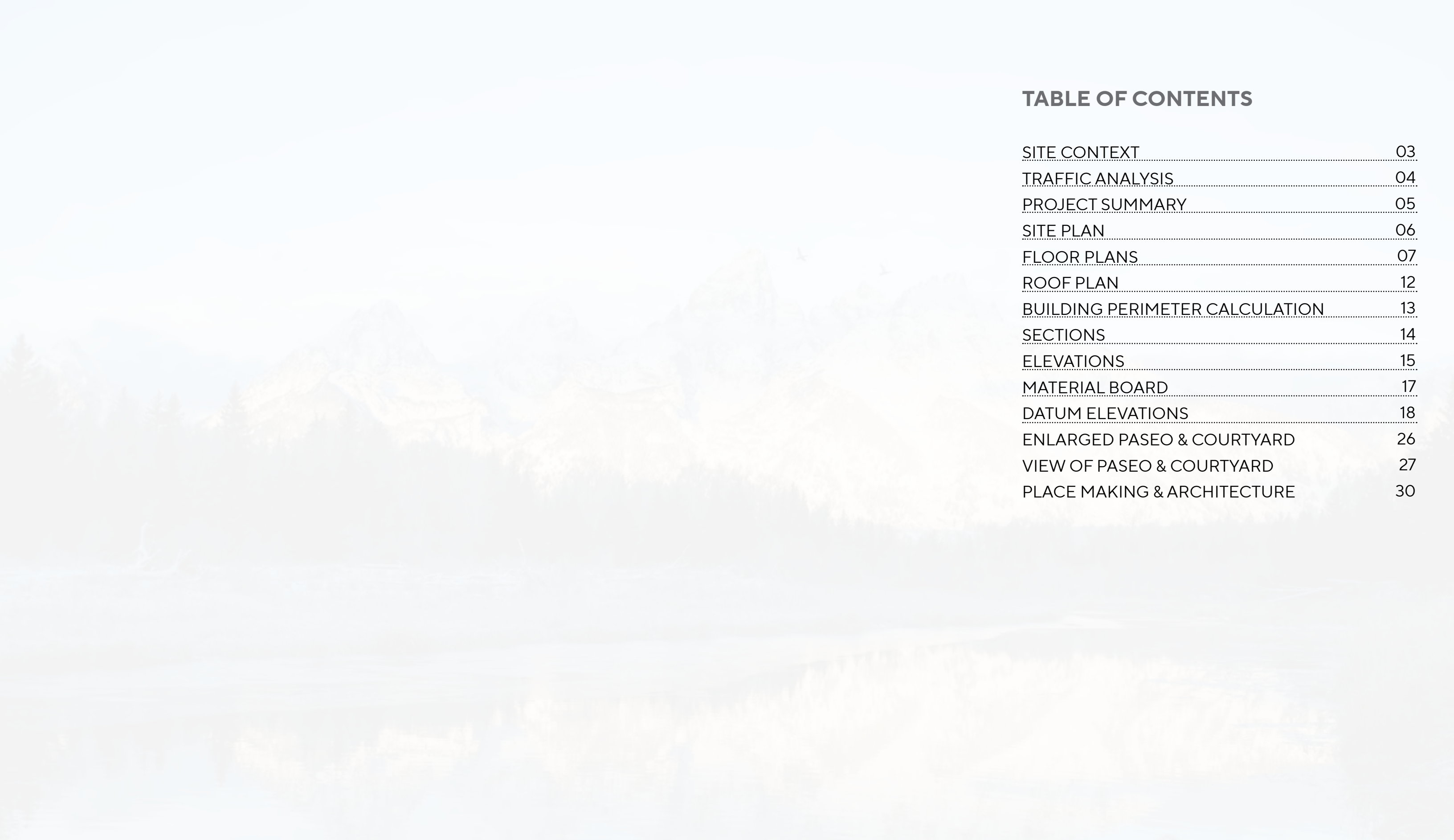


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LEGEND

- Bike Route

Trails

Pathway

Public Facility

Roads

Sponsors

Park
- Hiking/Biking Trailhead

Restrooms

Parking

Post Office

Visitor Center

St. John's Hospital

School

Bike Repair Station

Grand Loop - 35 Miles
- 1

JH/Greater Yellowstone Visitor's Center

2

Bridger-Teton National Forest

3

Rec Center

4

Jackson Hole Community Pathways

5

Friends of Pathways

6

Teton County Library

START

bus

START

bike

Download App: B Cycle

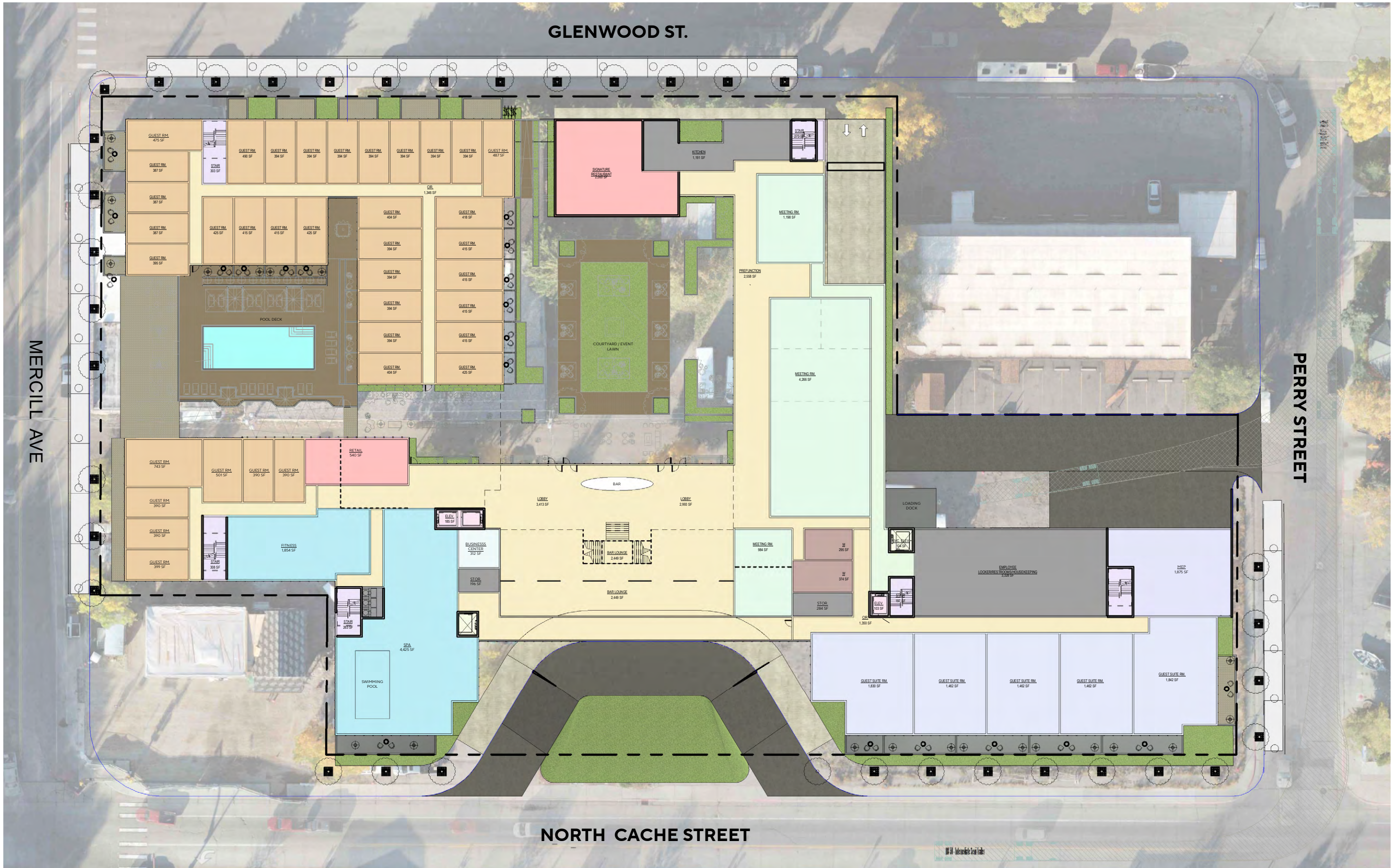


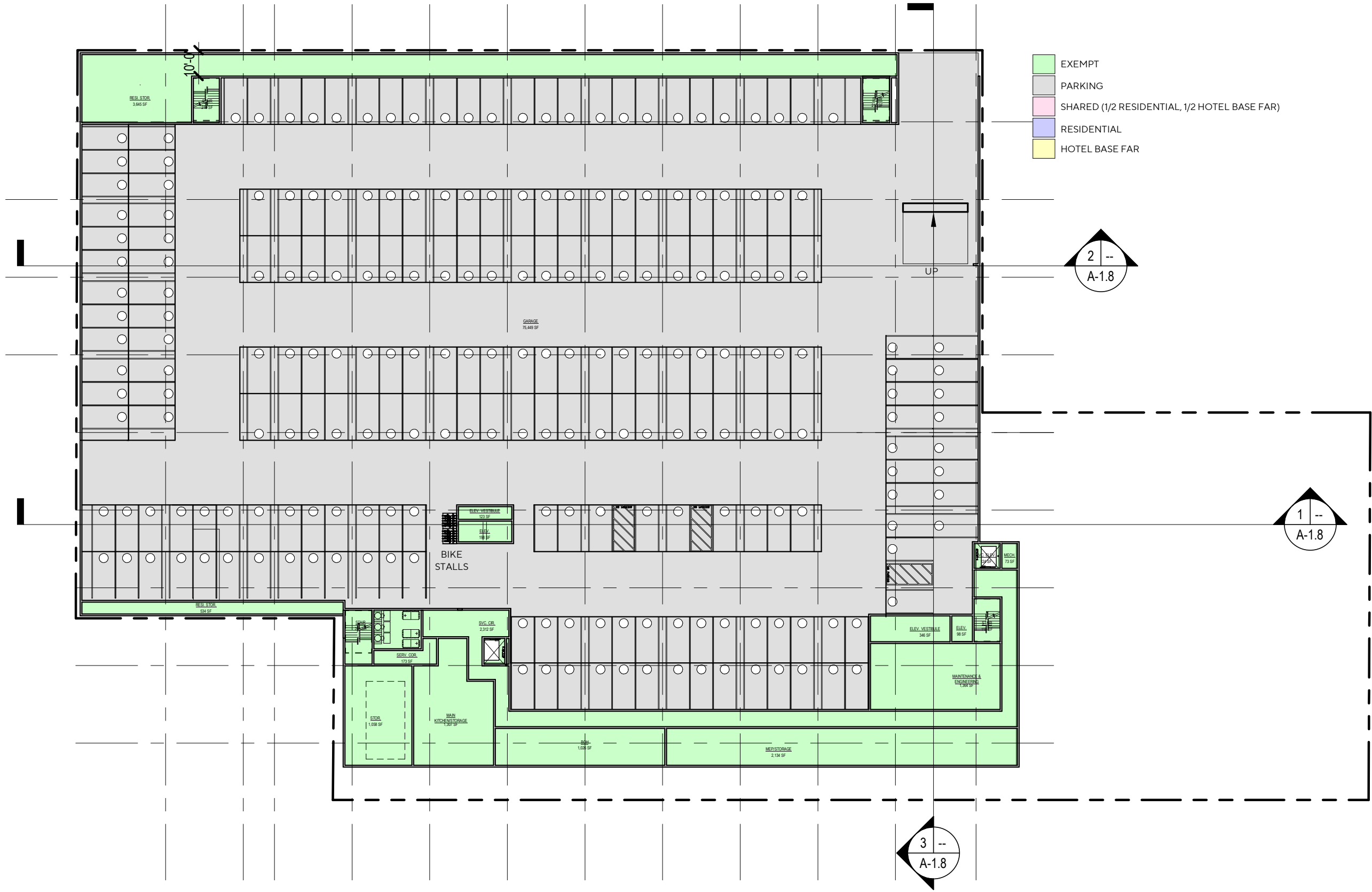
SCALE OF DEVELOPMENT	
ALLOWED NIGHTLY RENTAL FAR 0.8 :	92,094 SF
TOTAL 2:1 BONUS HOUSING	98,634 SF
BASEMENT EXEMPT AREA:	
OCCUPIED AREA	73,156 SF
BASEMENT PARKING	75,449 SF
TOTAL OCCUPIED AREA (EXCLUDES STRUCTURED PARKING):	263,790 SF
TOTAL BUILDING AREA INCLUDING PARKING:	339,239 SF
TOTAL NIGHTLY RENTABLE SF	165,250 SF
(INCLUDES 92,094 ALLOWED + 73156 EXEMPT)	

COMMERCIAL FAR	
EXEMPT	
LEVELS B1 AND B2	73,156
PARKING	75,449
RESIDENTIAL	98,634
TOTAL EXEMPT	247,239
COMMERCIAL FAR	
HOTEL BASE FAR	81,463
SHARED USES	10,537
TOTAL COMMERCIAL FAR	92,000
TOTAL BUILDING SQUARE FOOTAGE	339,239

BUILDING PROGRAM		QTY	AREA
RESIDENTIAL		36 UNITS	
COMMERCIAL			
HOTEL		167 KEYS	
	SPA		4,425 SF
	FITNESS		1,854 SF
	RETAIL		969 SF
	MEETING ROOMS		6,448 SF
	BUSINESS CENTER		312 SF
	HOTEL BAR & LOUNGE		2,400 SF
	HOTEL ROOFTOP BAR & LOUNGE		1,434 SF
	CAFÉ		1,800 SF
	SIGNATURE RESTAURANT		2,000 SF

PROJECT DATA		
SITE AREA: 115,118 (2.64 ACRES)		
ALLOWABLE COMMERCIAL FAR: 92,094 SF		
PARKING		
	# OF UNITS	PARKING REQUIRED
PARKING REQUIRED		
RESIDENTIAL	36 UNITS	54 1.5 pkg ratio
HOTEL	167 KEYS	134 .80 pkg ratio
COMMERCIAL		
SIGNATURE RESTAURANT	2000 SF	11 1/55 SF X .30
HOTEL BAR & LOUNGE	800 SF	8 1/30 SF X .30
	1600 SF	9 1/55 SF X .30
ROOFTOP BAR & LOUNGE	478 SF	5 1/30 SF X .30
	956 SF	5 1/55 SF X .30
CAFÉ	1,800 SF	10 1/55 SF X .30
PARKING PROVIDED		
	LEVEL B2 BASEMENT PARKING	211
	LEVEL B2 ADA PARKING	6
	STREET PARKING CREDIT	28
TOTAL PARKING REQUIRED		235
TOTAL PARKING PROVIDED		245
BICYCLE PARKING REQUIRED		18 1/10 non resi parking
BICYCLE PARKING PROVIDED		18





MERCILL AVE

GLENWOOD ST.

514'-9"

PERRY STREET

NORTH CACHE STREET

- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL BASE FAR

2 --
A-1.8

1 --
A-1.8

3 --
A-1.8

FLOOR PLAN - LEVEL B1



JACKSON HOTEL
JACKSON, WY



Scale
Job No.
Date

8

2023-0270
2023-12-18

GLENWOOD ST.

MERCILL AVE

PERRY STREET

NORTH CACHE STREET

- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL BASE FAR

2 -- A-1.8 NOT A PART

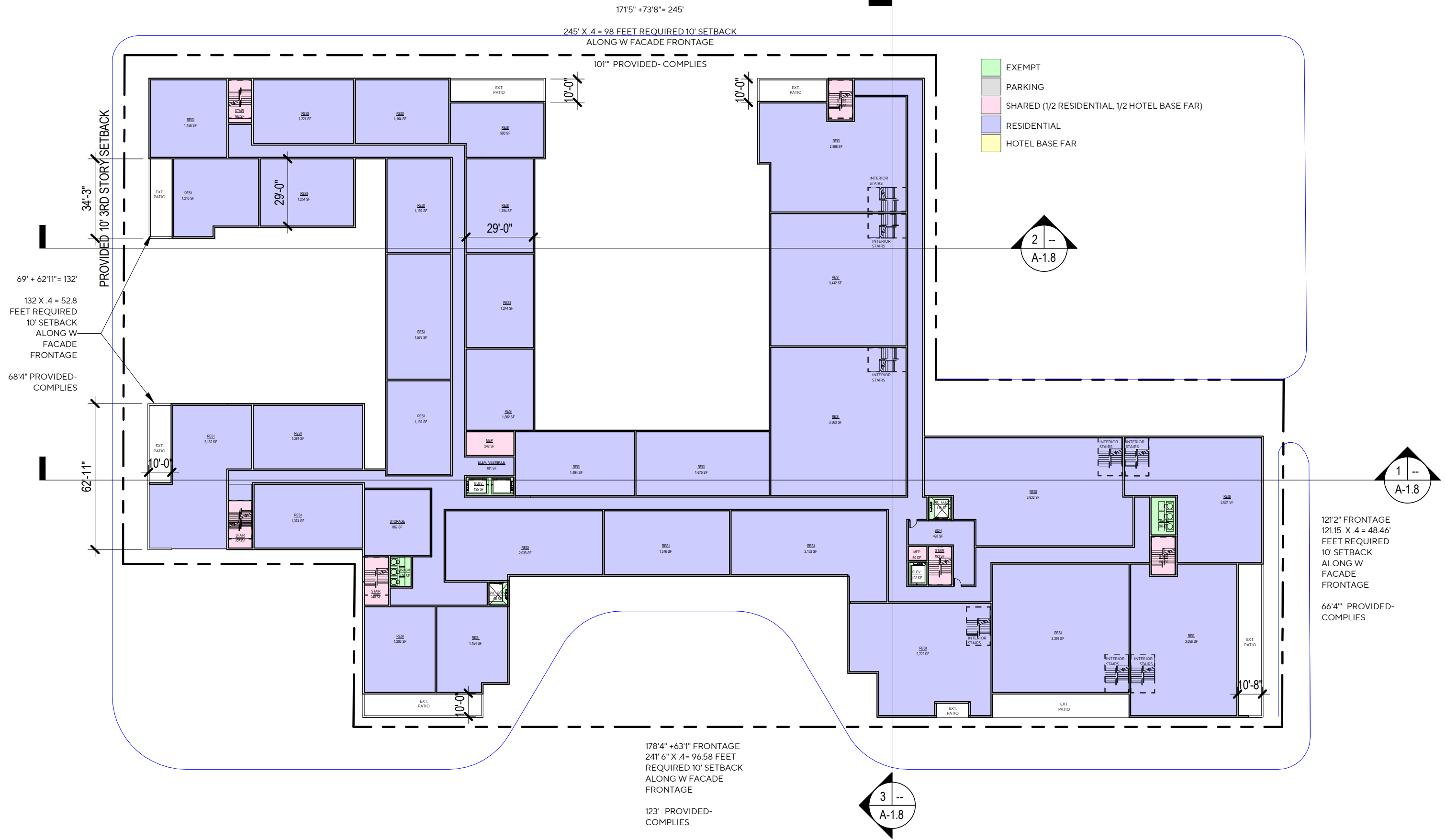
1 -- A-1.8

3 -- A-1.8

FLOOR PLAN - LEVEL 1



AO Architecture. Design. Relationships.



FINISH GRADE
@ 6222.7 ELEV
3.5

FINISH GRADE
@ 6219.7 ELEV
6.5

FINISH GRADE
@ 6222.9 ELEV
3.3

FINISH GRADE
@ 6222.9 ELEV
3.3

FINISH GRADE
@ 6221.5 ELEV
4.7

FINISH GRADE
@ 6223.6 ELEV
2.6

FINISH GRADE
@ 6222.2 ELEV
4

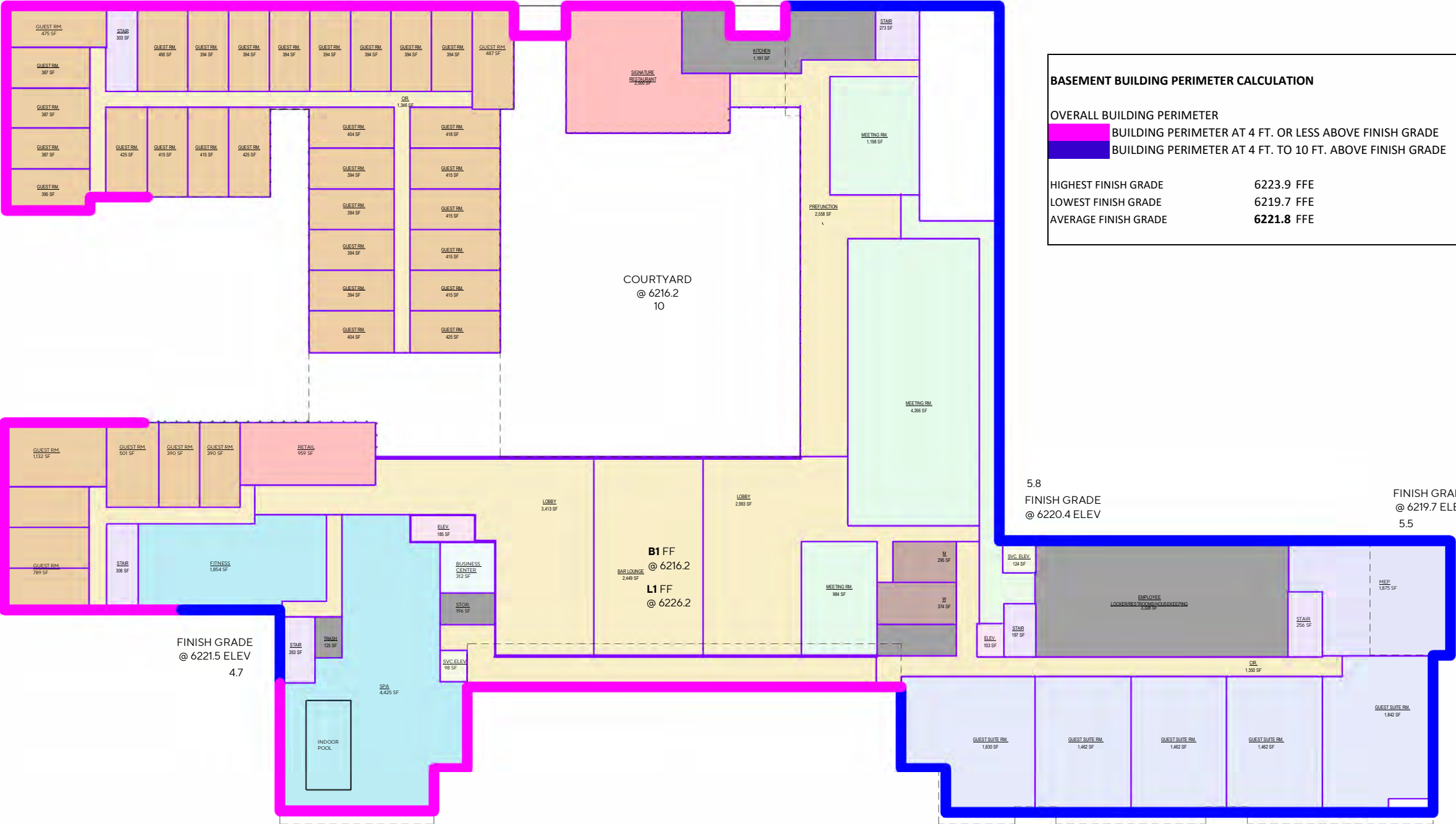
5.8
FINISH GRADE
@ 6220.4 ELEV

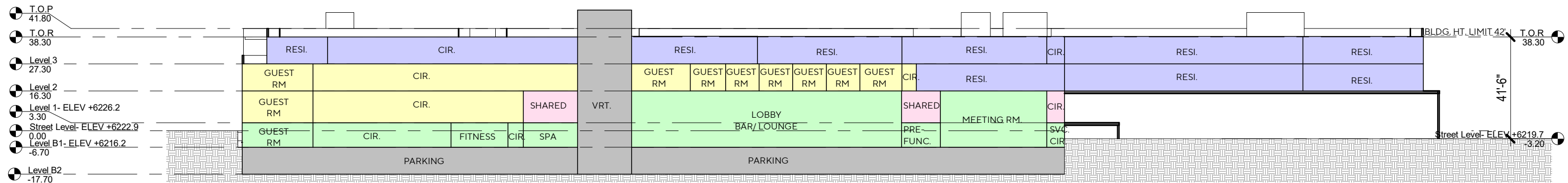
FINISH GRADE
@ 6219.7 ELEV
5.5

FINISH GRADE
@ 6220.5 ELEV
5.7

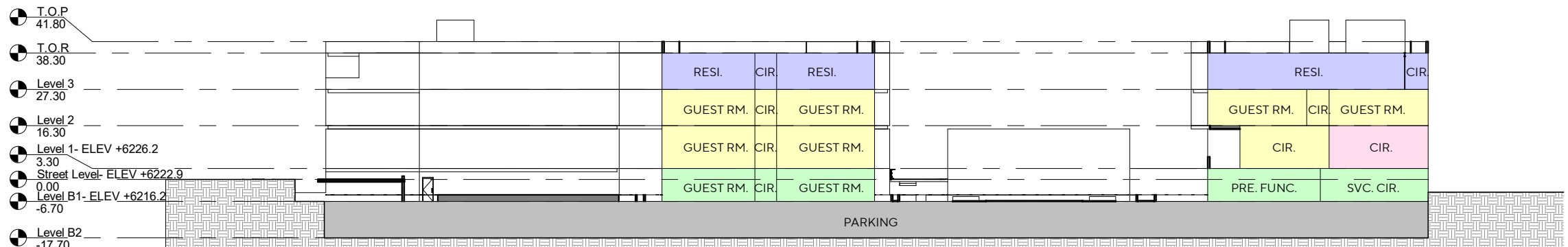
BASEMENT BUILDING PERIMETER CALCULATION

OVERALL BUILDING PERIMETER	1,667 FT	
BUILDING PERIMETER AT 4 FT. OR LESS ABOVE FINISH GRADE	887 FT	53%
BUILDING PERIMETER AT 4 FT. TO 10 FT. ABOVE FINISH GRADE	780 FT	47%
HIGHEST FINISH GRADE	6223.9 FFE	
LOWEST FINISH GRADE	6219.7 FFE	
AVERAGE FINISH GRADE	6221.8 FFE	

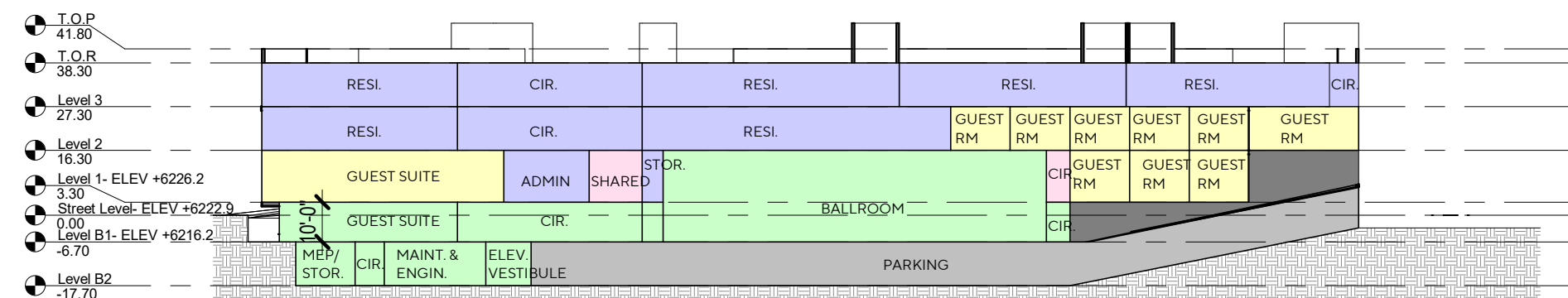




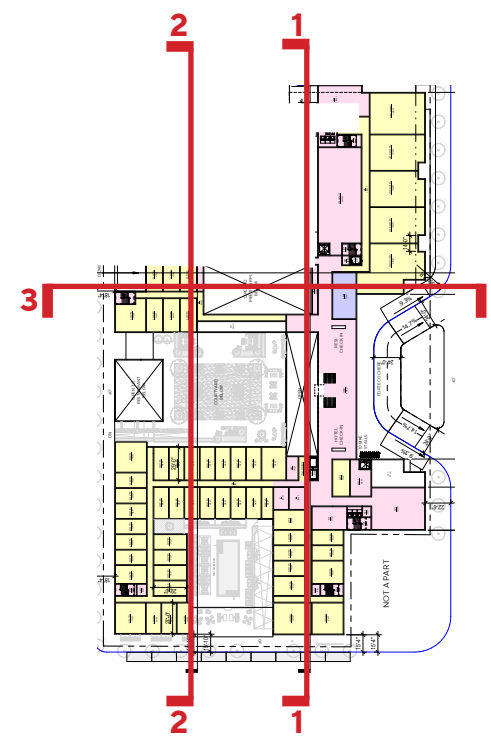
SECTION 1
 Scale: 1" = 40'-0"
 1

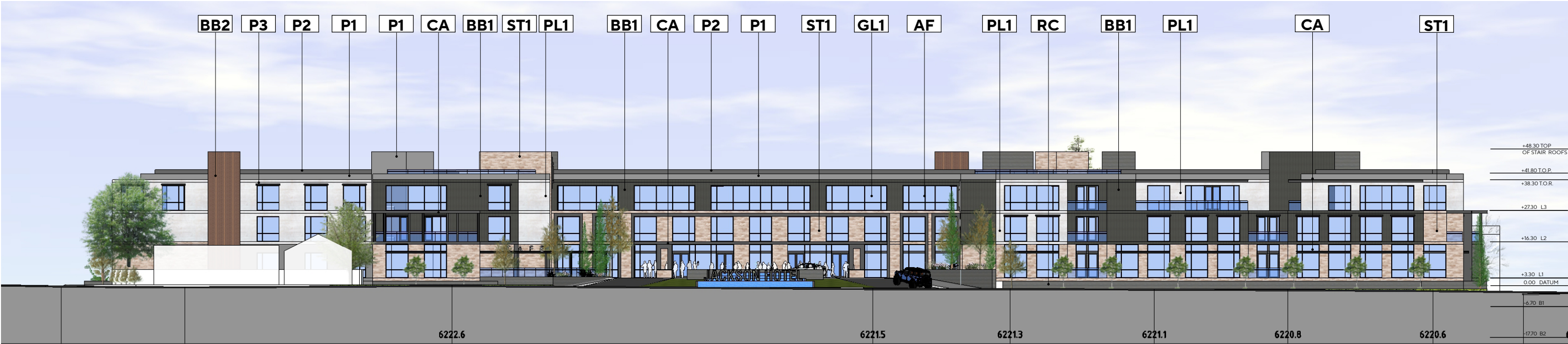


SECTION 2
 Scale: 1" = 40'-0"
 2

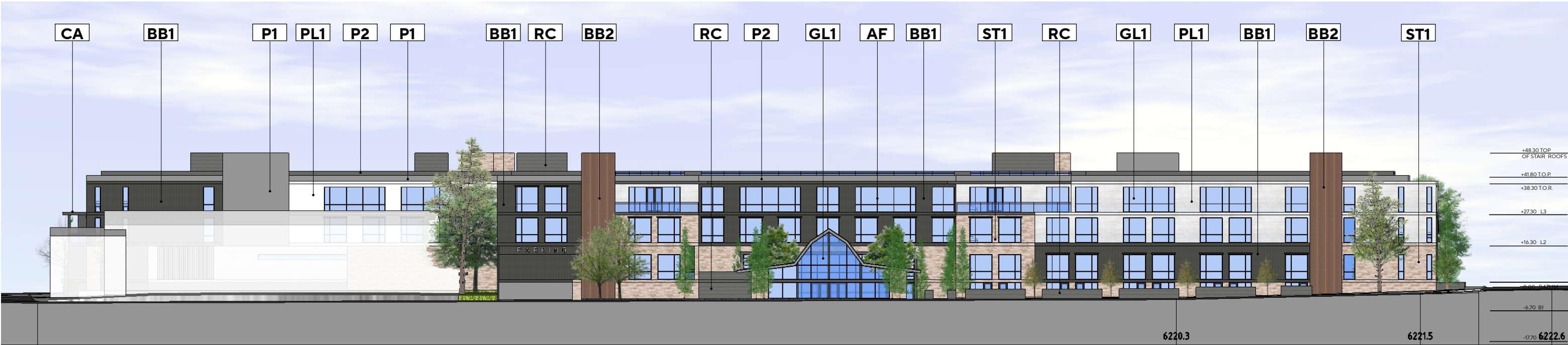


SECTION 3
 Scale: 1" = 40'-0"
 3





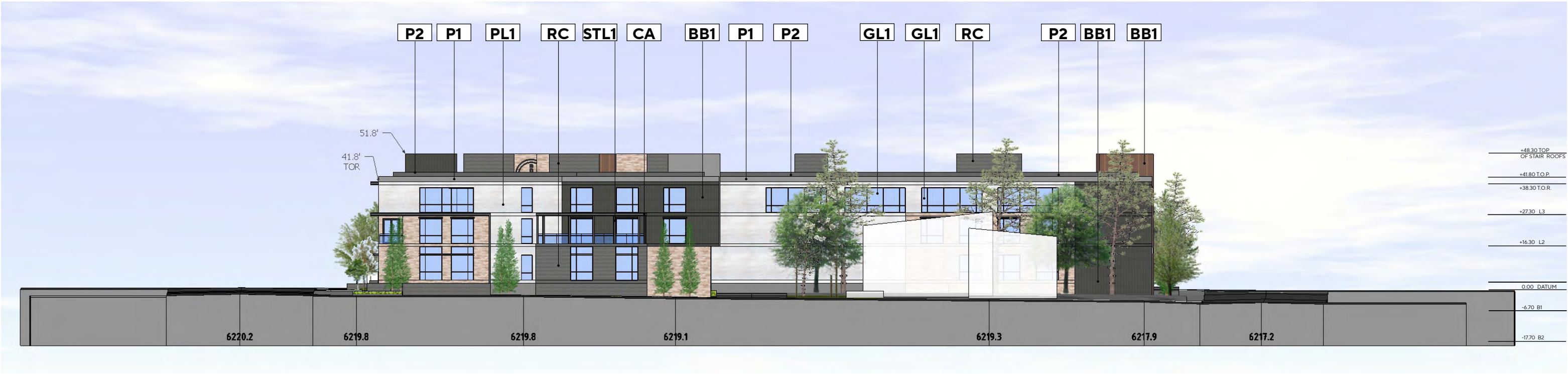
CACHE STREET FACADE ELEVATION



GLENWOOD ST. FACADE ELEVATION



MERCILL AVENUE FACADE ELEVATION



PERRY STREET FACADE ELEVATION



JACKSON HOTEL
JACKSON, WY



ST1



LOCAL STONE VENEER
(DRystack)

BB1



BOARD & BATTEN
FIBER CEMENT BOARD
PAINT COLOR TO MATCH

CA



METAL CANOPY ASSEMBLY
PAINT COLOR TO MATCH
P3

P1



STUCCO
PAINT COLOR TO MATCH
ZIRCON SW7667

RC



PRE CAST CONCRETE
(MEDIUM GRAY)

BB2



BOARD & BATTEN
RUSTIC WOOD FINISH

AF



ANODIZED ALUMINUM
STOREFRONT FRAMES
DARK BRONZE

P2



STUCCO
PAINT COLOR TO MATCH
SOFTWARE SW 7074

PL1



SANTA BARBARA FINISH STUCCO
(LIGHT GRAY FINISH)

STL1



STEEL COLUMNS
PAINT COLOR TO MATCH
P3

GL1



DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

P3



EXISTING STUCCO
PAINT COLOR TO MATCH
DARK ROOM
SW 7083



VIEW FROM CACHE STREET



VIEW FROM CACHE STREET



VIEW FROM MERCILL AVENUE



VIEW FROM MERCILL AVENUE



JACKSON HOTEL
JACKSON, WY

DATUM ELEVATIONS

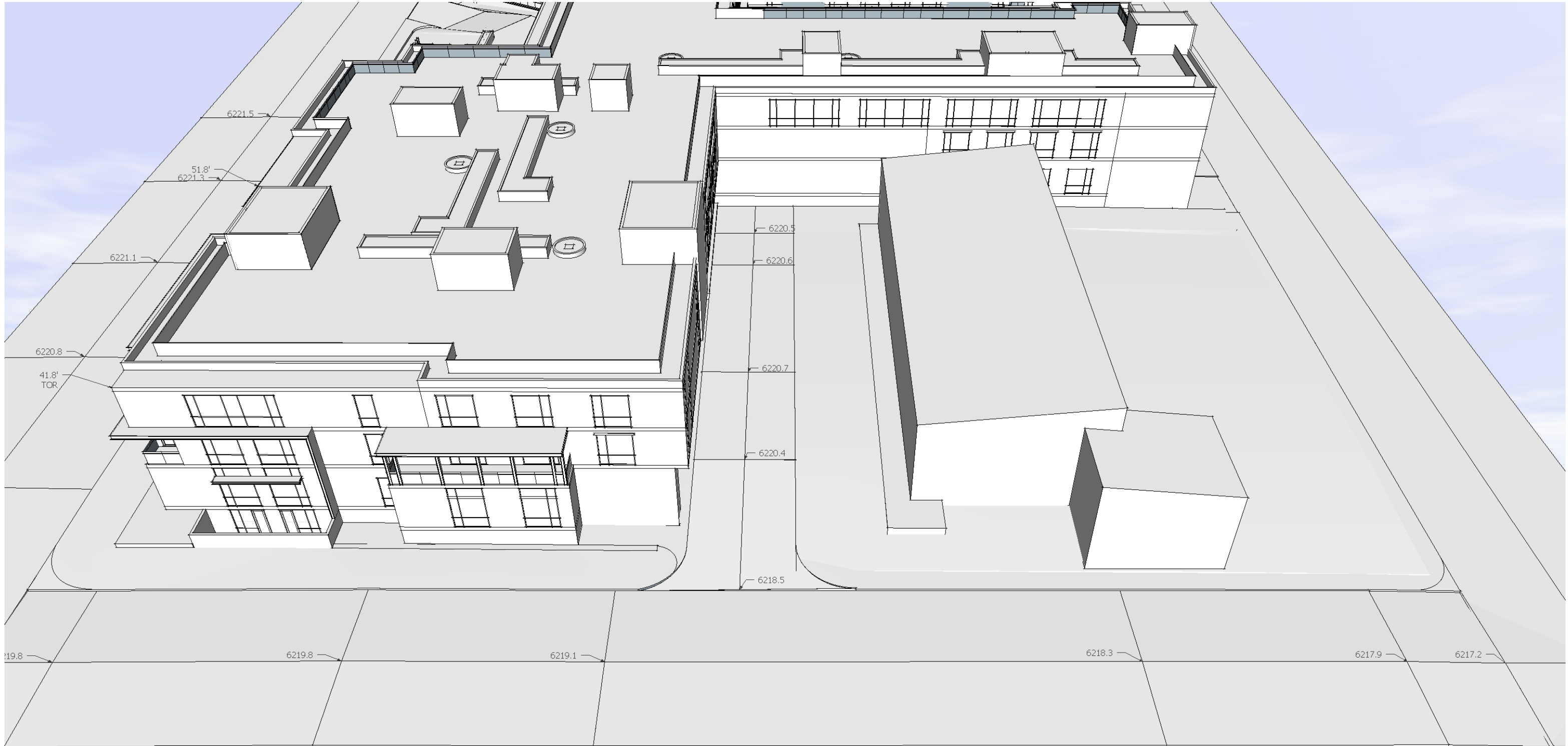




VIEW FROM GLENWOOD STREET



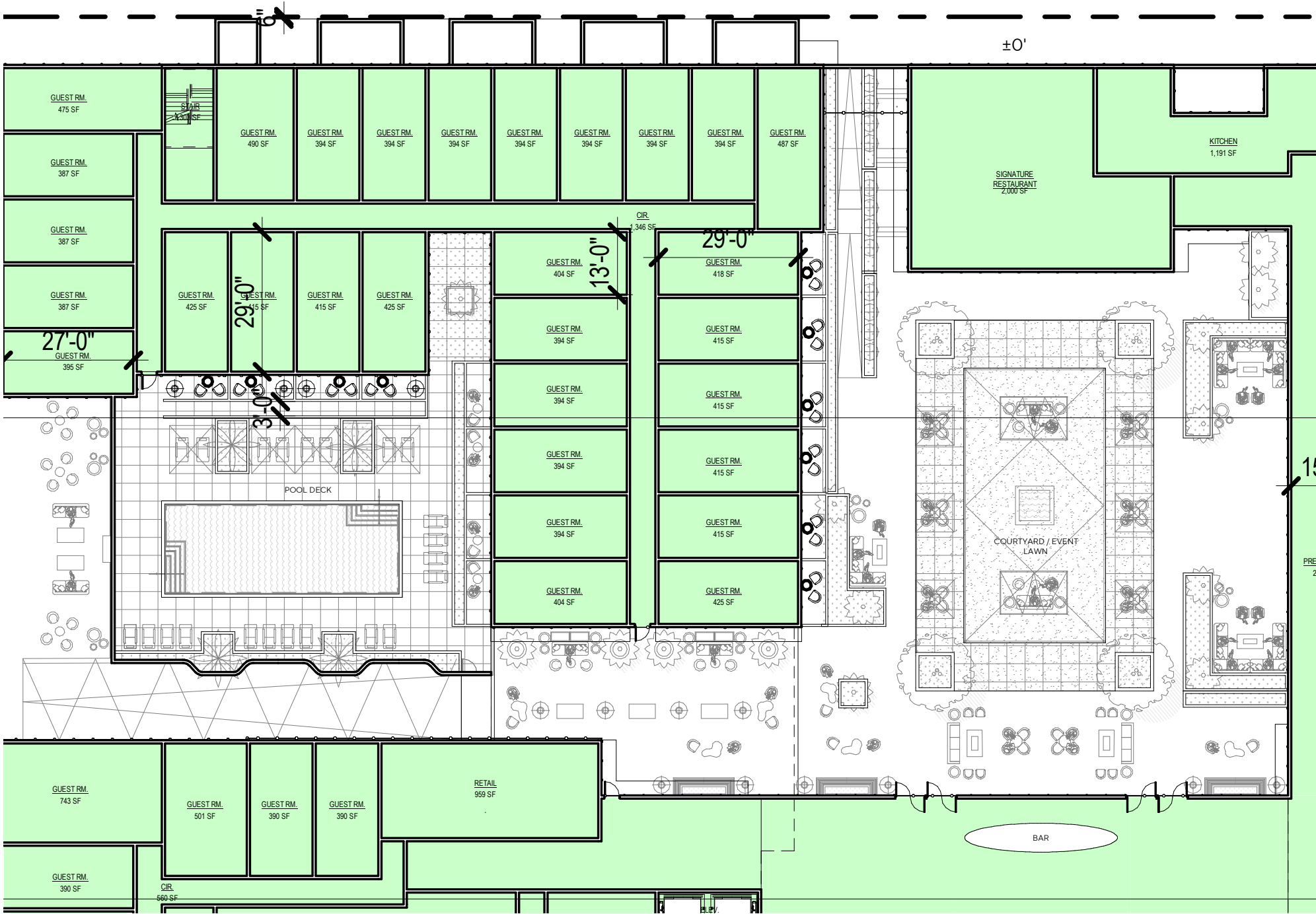
VIEW FROM GLENWOOD STREET



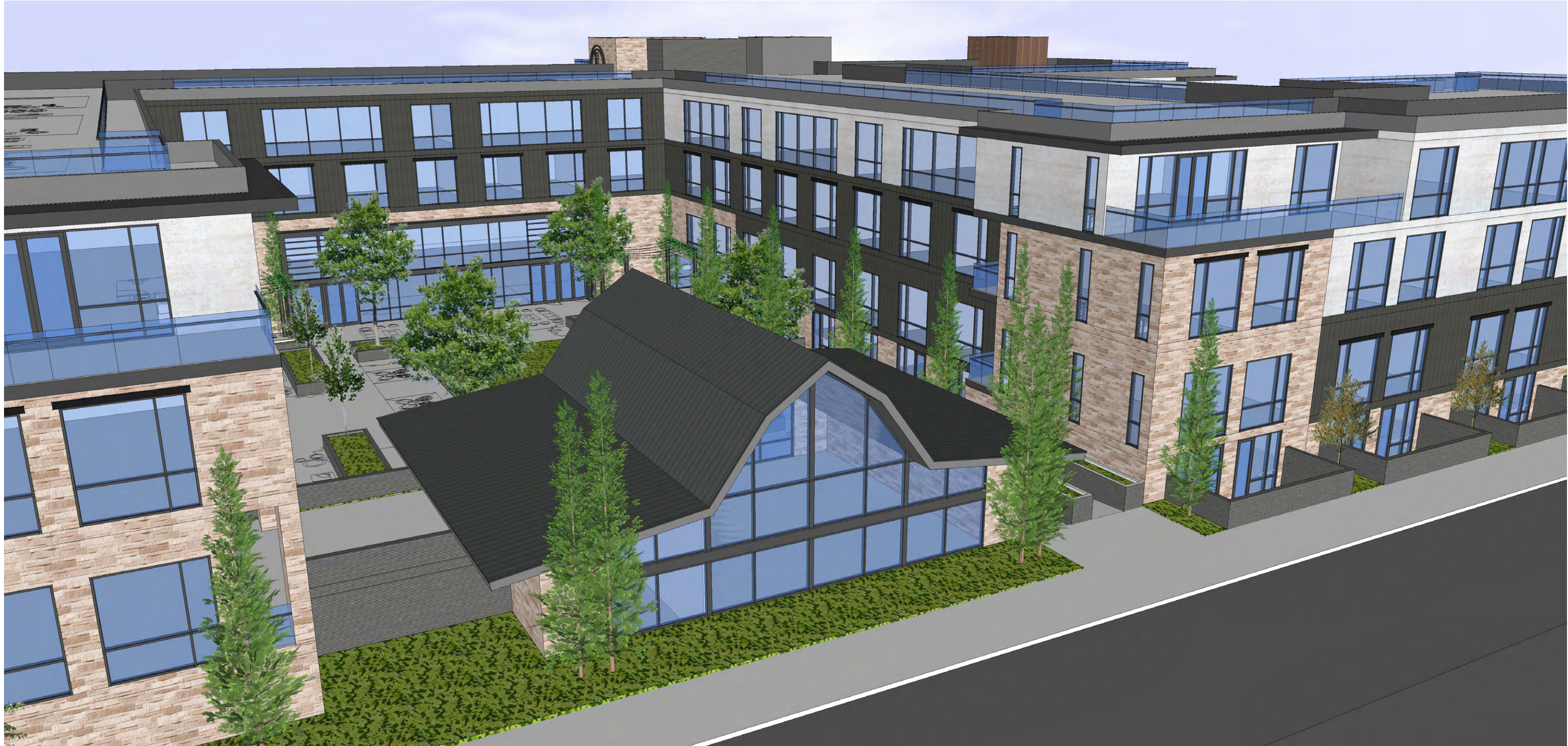
VIEW FROM PERRY STREET



VIEW FROM PERRY STREET







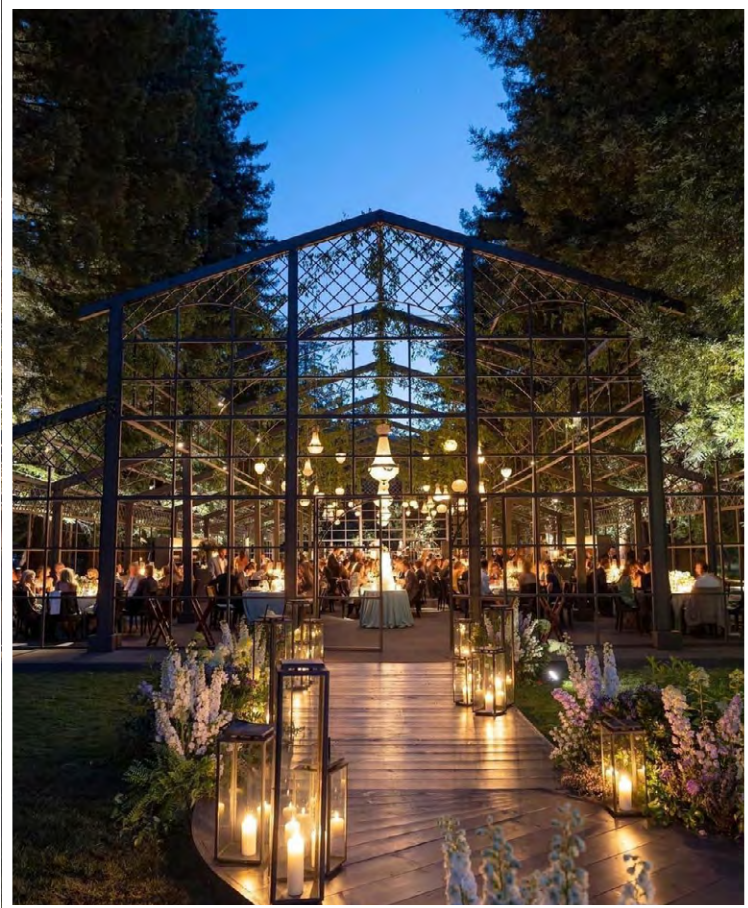


PLACE MAKING & ARCHITECTURE











THANK YOU

DATE : January, 29, 2024

TO : Town of Jackson Planning and Zoning Department
PROJECT : Jackson Hotel , 335 North Cache Street, Jackson, WY83001
RE: Land Development Regulation Compliance and Narrative Project Description

Land Development Regulation Compliance

Zoning : Section 2.2.12 CR-2 Commercial Residential – 2

2.2.12.B.1 Lot Standards

ITEM 1: Building Setbacks:

- 1.1 Primary Street Setback range

Required : (min-max) 0'-10'
Provided : 4'- 6'
- 1.2 Secondary Street Setback range

Required : (min-max) 0'-10'
Provided : 2'-10'
- 1.3 Side Interior
Required : (min) 5'
Provided : 5' – 6'
- 1.4 Rear
Required : 10'
Provided : 10'
- 1.5 Abutting protection
Required : (min) 10'
Provided : Not Applicable

ITEM 2: Landscaping Area:

2.1 Landscape Surface Ratio:

Required : 10% = 11,512 SF

Provided : 10% = 11,512 SF

ITEM 3: Plant Units:

3.1 All uses :

Required : 1/1000 SF Landscape Area

Provided : Will Comply

Required : 1/12 Parking spaces

Provided : N/A

ITEM 4: Fencing:

4.1 Height in any primary or secondary street yard

Required : (max) – 4'

Provided : 3'-6"

4.2 Height in interior side or rear yard

Required : (max) – 6'

Provided : 6'

4.3 Setback from pedestrian frontage

Required : (min) – 1'

Provided : 2' – 10'

4.4 Setback from side or rear lot line

Required : (min) – 0'

Provided : 2' – 10'

ITEM 5: Parking Setbacks:

5.1 Primary Street, above ground

Required : (min) 30'

Provided : N/A

5.2 Secondary Street, surface parking

Required : (min) 30'

Provided : N/A

5.3 Secondary Street, tuck-under, enclosed, or structured parking

Required : (min) – 0'

Provided : 0'

ITEM 6: Access:

6.1 Curb Cut Width

Required : (max.) 24'

Provided : 24'

2.2.12.B.2 Bulk Standards

ITEM 7: Street Façade :

7.1 Width of ground and second story in primary street setback range:

7.1.1 % of lot width

Required : (min) 70%

Lot width is 500' -> $500' \times 0.7 = 350'$ min.

Provided : L1 - 388' ; L2 – 388'

7.1.2 Length from street corner

Required : (min) 30'

Provided : L1 – 178' ; L2 – 178'

7.2 Width of ground and second story in secondary street setback range:

7.2.1 % of lot width

Required : (min) 35%

Lot width is 290' -> $290' \times 0.35 = 101'-6''$ min.

Provided : L1 - 120' ; L2 – 120'

7.2.2 Length from street corner

Required : (min) 30'

Provided : L1 - 120' ; L2 – 120'

ITEM 8: Building Height:

8.1 Stories :

Required : (max) 3

Provided : 3 stories above grade + 2 Exempt Basement Levels

8.2 Required : min. Height 24' ; max. Height 42'

Provided : min. Height 38'3" ; max. Height 41'6"

ITEM 9: Building Stepback:

9.1 Stepback for any 3rd story street façade or street façade over 30' :

Required : (min) 10'

Provided : 10'

9.2 Encroachment in stepback

Allowed : (max % of overall façade width) 60%

Provided : 60%

ITEM 10: Scale of Development:

10.1 Total Site Area 2.64 Acres (115,118 SF)

10.2 Allowed Rental FAR 0.8 – 92,094 SF

10.3 Total 2:1 Bonus Housing 98,634 SF

10.4 Basement Exempt Area:

Occupied - 73,156 SF

Basement Parking – 75,449 SF

10.5 Total Occupied Area (Excludes Structured Parking) – 263,790 SF

10.6 Total Building Area Including Parking – 339,239 SF

10.7 Total Nightly Rentable SF (Includes 92,094 Allowed + 73,156 Exempt) – 165,250 SF

2.2.12.B.3 Form Standards

ITEM 11: Pedestrian Frontage:

Trees in Gates – Required and Provided

ITEM 12: Building Frontage Options : Residential

12.1 Story Height:

Required : Ground story height (min) – 9'

Upper story height (min) – 9'

Ground Floor elevation (min/max) – 0'-5'

Provided : Ground story height (min) – 12'

Upper story height (min) – 10'

Ground Floor elevation – 3'

12.2 Transparency:

Required : Ground story primary street (min) – 20%

Ground story secondary street (min) – 20%

Upper story, primary/secondary (min) – 20%

Provided : Ground story primary street – greater than 20%

Ground story secondary street – greater than 20%

Upper story, primary/secondary – greater than 20%

ITEM 13: Parking Type Options : Underground parking

2.2.12.B.4 Environmental Standards Noted, N/A

2.2.12.B.5 Scenic Standards

ITEM 14: Exterior Lighting:

- 14.1 Light Trespass is prohibited.
Site Lighting design prohibits trespass.
- 14.2 All Light Fixtures over 600 Lumens shall be fully shielded.
All Light Fixtures that are over 600 lumens are fully shielded.
- 14.3 Max Lumens per sf of site development
Required : 3
Provided : Will Comply
- 14.4 Lumens per acre of site development (max):
Required : All Fixtures : 50,000
Unshielded Fixtures : 2,000
Provided : Will Comply
- 14.5 Light Color
Required : $\leq 3000\text{K}$
Provided : 3000K

2.2.12.B.6 Natural Hazard to Avoid Noted, N/A

2.2.12.B.7 Signs Noted and will comply

2.2.12.B.8 Grading, Erosion Control, Stormwater Noted

2.2.12.B.9 Physical Development Permit Required

ITEM 15: >15,000 SF Required:

- Sketch plan

- Development plan
- Building permit
- DRC review

2.2.12.C 1 Allowed Uses

ITEM 16: Allowed Uses:

16.1 Mixed Uses – Residential / Lodging

2.2.12.C 2 Use Requirements

ITEM 17: Use Requirements:

17.1 Parking:

17.1.1 Residential

Parking Factor – 1.5

Residential Unit Count – 36

Parking Stalls:

Required : 54

17.1.2 Commercial:

Hotel Parking Factor – 0.8

Hotel Unit Count – 167

Parking Stalls:

Required : 134

Restaurant Parking Factor – $1/55 \text{ SF} \times 0.3$

Restaurant Area – 2,000 SF

Required : 11

Hotel Bar & Lounge Parking Factor – $1/30 \text{ SF} \times 0.3$

Hotel Bar & Lounge Area – 800 SF

Required : 8

Rooftop Bar & Lounge Parking Factor - $1/55 \text{ SF} \times 0.3$

Rooftop Bar & Lounge Area – 478 SF

Required : 5

Café Parking Factor - 1/55 SF x 0.3

Café Area – 1,800 SF

Required : 10

17.1.3 Electrical Vehicle Supply Equipment (EVSE)

Required : (Other Residential / Lodging)

i. EVSE Capable : 30% -> 235 stalls x 30% = 71 stalls

ii. EVSE Installed : 5% -> 235 stalls x 5% = 12 stalls

Provided :

i. EVSE Capable : 24 stalls

ii. EVSE Installed : 12 stalls

TOTAL PARKING REQUIRED : 235

TOTAL PARKING PROVIDED : 245

EXCESS : 10

2.2.12.C 3 Operational Standards Noted and will comply

2.2.12.D 1 Allowed Subdivision and Development Options Noted

2.2.12.D 2 Residential Subdivision requirements Noted

2.2.12.D 3 Required Subdivision and Development Option Permits

Noted **6.6.3 Amount of Affordable Workforce Housing Required** Noted;

please reference the housing mitigation section of the application

included herein

