

AGENDA

Design Review Committee

March 13, 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

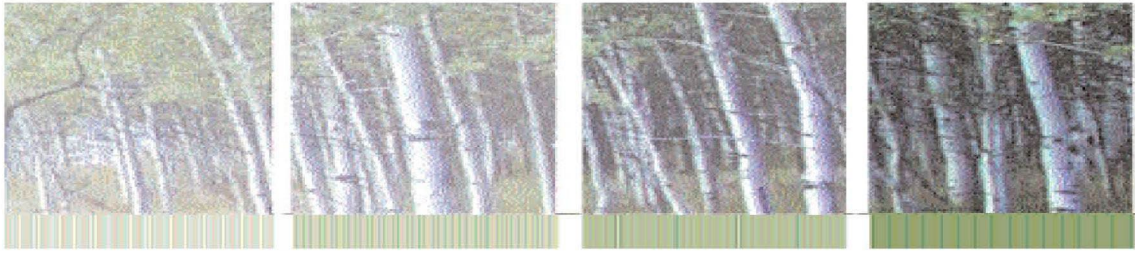
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK

- I. To join, click the link or copy to your browser: <https://us02web.zoom.us/j/82514323873?pwd=SHV3UFo5OFV6RFJMajRKVUh6WkhUdz09>
If the link does not work, join at zoom.com with the Webinar ID:

825 1432 3873 Passcode: **83001**

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
 - I. P24-014 335 N. Cache Street Mogul Hospitality (Tyler Valentine)
 - II. P24-017 210, 230 Glenwood St. - The Glenwood Hotel (Katelyn Page)
 - III. P24-029 PCJH (Tyler Valentine)
5. MATTERS FROM STAFF
6. ADJOURN



Town of Jackson Design Guidelines Checklist

Meeting Date: March 13, 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)

Continuance from the February 14th DRC Meeting:

This item was continued from the February 14th DRC meeting and the applicant was directed to address the DRC's feedback/conditions. Below is a summarized list of DRC's feedback along with the associated Design Guideline sections for reference. The applicant has provided a written response to each DRC comment which can be found in their submittal package. Notable changes in the project include an increase in the number of hotel rooms from 167 to 172 and an increase in the total gross square footage from 339,239 sf to 366,269 sf.

Staff is also posing a question for DRC related to large buildings which was a question also posed to the applicant of the Pearl and Cache development who eventually was required to break up their building into two different architectural/design themes. Staff poses this same question to the DRC as this project is more than three times as large as the Pearl and Cache development and has more than double the street frontage in linear feet.

Staff Question for the DRC:

1. Does the design comply with Design Guideline 1.22 (Use vertical and horizontal articulation to create sense of human scale) and Section C. Massing in the original Design Guidelines which states:

“Large building masses should be achieved by linking a series of smaller masses. The result should be a building which can be seen as a group of related structures, rather than one large element. In the case of a project that covers multiple adjacent lots, density can be achieved in a positive way if the buildings themselves are designed with a certain amount of volume complexity to avoid a large, monolithic structure.”

DRC Feedback from February 14th:

- **ENTRANCE:** The entrance off of Cache is too pronounced in its size and what it serves, which is mostly serving the automobile. This portion of the project needs to be further studied and modified to better enhance the pedestrian experience and street wall appearance. DRC felt that the entrance as proposed conflicts with several goals of the Design Guidelines, and the applicant needs to address the specific guidelines below both in writing and in the revised renderings:
 - **Public Space (Guideline 1.A):** Human scale - develop public space that is desirable and comfortable to inhabit. Use trees, canopies or other building elements to break the perceived height of adjacent façades to create a more human scale.
 - **Public Space (Guideline 2.B):** Transition - create habitable spaces that provide a transition between buildings and the adjacent streets and alleys.
 - **Public Space (Guideline 2.C):** Entry - Points of entry into a building should be clear and engaging to the pedestrian.
 - **Public Space (Guideline 3.A):** Consider how the proposed development connects with both the street and other developments on the same block.
 - **Street Wall (General Criteria):** The goal of street walls in the Town district is to continue the connected network of comfortable and inviting pedestrian paths that form the transition between the street and adjacent buildings. The scale of the street wall should appropriately address the pedestrian. The proposed development should minimize voids in the street wall, and where voids exist, they serve to create a better pedestrian realm.
 - **Street Wall (Guideline 3):** 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.
 - **Street Wall (Guideline 5):** Vehicle entrances to underground or rear parking areas may be acceptable but should be minimized to avoid conflicts with pedestrians.
- **MASSING/SCALE:** Overall, the DRC agreed that the big massing moves to break up the bulk & scale of the building were successful. However, the applicant needs to further study the massing, especially how it relates to the application of materials. The DRC felt that the Cache elevation needs more horizontal and vertical moves to bring interest to this long frontage and enhance how this elevation, and the others, engages with the public/pedestrian realm. DRC felt that the massing as proposed conflicts with several goals of the Design Guidelines, and the applicant needs to address the specific guidelines below both in writing and in the revised renderings:
 - **Massing (General Goal):** The Town of Jackson has a 'sawtooth' profile of building heights that is a product of the historic building pattern, especially along the Town Square. The gaps that exist in the historic sawtooth profile provide opportunities to insert new buildings which are compatible in both scale and material, yet are distinguishable from the historic vernacular.

Reaching a balance between old and new is the goal of the Design Guidelines, requiring the retention of the sawtooth profile while encouraging compatible new buildings which respect to Jackson's urban fabric.

- **Massing (Guideline 1):** Mass & Height - The architectural form of development should have a human-scale, pedestrian orientation; the height of buildings should not overwhelm people walking in the vicinity of the buildings.
 - **Massing (Guideline 2.A):** Utilize both additive and subtractive massing including sky plane techniques to reduce the visual impact of building masses. Balconies that partially step into the building and partially cantilever out away from the building face achieve this.
 - **Massing (Guideline 3.B):** Volume Complexity - Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern typical of single lot development.
 - **Massing (Criteria):** Roofs - The mass, height, volume complexity and arrangement of building components of the proposed development should enhance the streetscape within the context of the Town, while creating a comfortable experience for the pedestrian and mitigating adverse effects on the adjoining properties.
- **VISION STATEMENT:** An overarching comment about the project was that the building lacks Intermountain West character. The DRC specifically referenced the part of the vision statement that states: ***Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience.*** The DRC directed the applicant to further study this concept and consider how their design fits into Intermountain West design. The applicant should provide photo examples of successful Intermountain West designs and use those as inspiration for this building.
 - **MATERIALS APPLICATION:** The DRC agreed that the material selection and application were key to helping break up the perceived bulk & scale of a building of this size. In general, the material application seemed a bit chaotic and needed to be further studied to improve the overall rhythm and application of materials. Specifically, the DRC suggested that the EFIS and plaster could be removed as those don't relate that well to the Jackson area. DRC felt that the material application as proposed conflicts with several goals of the Design Guidelines, and the applicant needs to address the specific guidelines below both in writing and in the revised renderings:
 - **Composition (Guideline 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.
 - **Composition (Guideline 2):** Use composition, proportion, and rhythm of the materials, surfaces, and massing to create a sense of entry and a sense of place.

- **Composition (Guideline 3):** To the degree possible, utilize composition, proportion, and rhythm to address adjacent buildings.
- **Composition (Guideline 1.a):** Application of materials is at least as important as the materials themselves. Lack of attention to how materials are used can lead to concerns, including, but not limited to, how a material or a surface begins and ends (termination), how a switch from one material to another occurs (transition), and viewing the building as a whole or from many angles (continuity). Paying 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.
- **Composition (Guideline 2):** Applicants must consider the regional, local, and immediate context (including existing buildings) the natural environment, and the local culture when selecting exterior materials and components.
- **PEDESTRIAN EXPERIENCE:** The DRC directed the applicant to further study the pedestrian experience and how building and landscaping enhance the experience, especially along the Cache frontage. There are various guidelines above that reference the pedestrian experience and the applicant needs to address those on each side of the building. One suggestion was to show how landscaping is used to soften the building from the street. In addition, the applicant needs to show the required Trees and Grates pedestrian frontage on all streets will help provide a more accurate depiction of the pedestrian improvements.
- **PASEO:** The DRC directed the applicant to further study the paseo to make it feel more welcoming and engaging as a public/semi-public space. Suggestions include, but aren't limited to, adding more engaging uses such as retail and increasing the height and general size of the tunnel to make it feel more open.
- **ADDITIONAL COMMENTS:**
 - Provide contextual renderings on the next submittal.
 - Show the Trees and Grates pedestrian frontage on all streets.
 - Although the 3D views from above are helpful, street-level renderings at all street corners need to be provided.
 - The fenestration needs to be further studied. In general, the amount of windows made the building feel like an office and so the amount of windows could be reduced.
 - Provide more details on the LSR and landscape plantings throughout the development.
 - As part of the next DRC submittal, the applicant needs to highlight all architectural, design and site plan changes so it is clear to staff what has changed from the previous submittal.

- In order to meet the March 13th DRC, the submittal packet is due by no later than 5 PM on Friday March 1st.

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, 172 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 366,269 sf, 201,641 sf is above grade within three floors, and 165,670 sf is below grade within 2 basement levels one of which daylights 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 109,194 sf of additional above-ground habitable. This brings the total FAR to 1.75. Of the 109,194 sf 2:1 bonus FAR, 73,973 sf 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 36,987 sf of housing to be deed-restricted as Workforce.

Below is a breakdown of the gross square footage of 366,269 sf by level:

- **TOTAL ABOVE GRADE SQUARE FOOTAGE: 200,641 sf**
 - Level 1: 61,834 sf
 - Level 2: 69,707 sf
 - Level 3: 69,100 sf
- **TOTAL BELOW GRADE SQUARE FOOTAGE: 165,339 sf**
 - Basement L1: 92,850 sf
 - Basement L2: 72,489 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 220 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 220 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 48 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, 65 hotel guest rooms, a restaurant/café, trash & mechanical rooms, and circulation space.
- **Level 2:** This level consists of 59 hotel guest rooms, 10 market long-term residential condos, and circulation space.
- **Level 3:** This level consists of 26 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 (charcoal gray), Rustic faux wood siding (weathered wood and gray), 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 the Development Plan submittal:

1. BASEMENT: At this time staff is still working with the applicant to ensure they are meeting the definition of a basement. At this time the building does not comply.
2. BUILDING HEIGHT: The building height in the northwest corner does not appear to comply with the 42' height limit. Staff is working with the applicant to confirm the elevation in this corner.
3. CURB CUTS: The curb cuts along Cache appear to be wider than the maximum 24' per curb cut. Need to verify with the applicant.
4. ROOFTOP STAIRS: The BOH area associated with the rooftop bar does not benefit from additional height and needs to be removed.
5. PEDESTRIAN FRONTAGE: Trees in Grates need to be shown on all streets.
6. EXEMPT FLOOR AREA: Staff is still working on the exempt floor area calculation related to the exempt uses (i.e., 2:1 Bonus).
7. SNOW STORAGE: Snow storage has not yet been confirmed.
8. PLANT UNITS: Plant units have not yet been shown.
9. BASEMENT PATIOS: basement patios cannot encroach into the 13.5' pedestrian frontage.

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.





March 6, 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,

Mogul Capital's North Cache Lodging and Residential Development Project was continued from the February 14th Design Review Committee meeting and the committee directed the Applicant to address the following items. Please find individual responses to each item below.

- **DRC Comment 1:**

- ENTRANCE: The entrance off of Cache is too pronounced in its size and what it serves, which is mostly serving the automobile. This portion of the project needs to be further studied and modified to better enhance the pedestrian experience and street wall appearance. DRC felt that the entrance as proposed conflicts with several goals of the Design Guidelines, and the applicant needs to address the specific guidelines below both in writing and in the revised renderings:
 - **Public Space (Guideline 1.A):** Human scale - develop public space that is desirable and comfortable to inhabit. Use trees, canopies or other building elements to break the perceived height of adjacent façades to create a more human scale.
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- **Street Wall (Guideline 3):** 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.
 - **Street Wall (Guideline 5):** Vehicle entrances to underground or rear parking areas may be acceptable but should be minimized to avoid conflicts with pedestrians.
- **Applicant response to the DRC Comment 1:**
 - *In response to the DRC feedback regarding the entrance, the Applicant revised the entrance to reduce the scale and pronunciation. The entrance off of North Cache was reduced in size substantially, and no longer slopes upward to bring the entrance above the basement level. The entrance was redesigned to be at the existing grade level of North Cache. In addition, the Applicant has introduced new vegetation including trees, bushes, and other planted landscaping to provide a buffer to the entrance.*
 - *A canopy has been designed which breaks the perceived height of the adjacent façade. The canopy that surrounds the main entrance off North Cache covers two walkways that slope up to the main entrance of the Project. This creates multiple transition points between the adjacent street and the entrance of the Project. In addition to the two pedestrian access points, individuals arriving via vehicle will pull in, and can walk up a short set of stairs, or access up the ADA accessible ramp next to the stair set.*
 - *The sidewalk will remain in place along North Cache, which connects the project with the adjacent property located at 315 N Cache St. In addition, vegetation will be implemented to buffer the break between our Project and the building located at 315 N Cache.*
 - *The street wall created by the project remains inviting with landscaping that follows the sidewalk along North Cache. The proposed project includes several breaks in the street wall that reduce building massing along North Cache.*
 - *There are no underground or rear parking areas on the North Cache side of the Project. The parking garage is accessed from Glenwood, via a descending ramp. This hides the parking for the Project underground.*
- **DRC Comment 2:**
 - **MASSING/SCALE:** Overall, the DRC agreed that the big massing moves to break up the bulk & scale of the building were successful. However, the applicant needs to further study the massing, especially how it relates to the application of materials. The DRC felt that the Cache elevation needs more horizontal and vertical moves to bring interest to this long frontage and enhance how this elevation, and the others, engages with the public/pedestrian realm. DRC felt that the massing as proposed conflicts with several goals of the Design Guidelines, and the applicant needs to address the specific guidelines below both in writing and in the revised renderings:

- **Massing (General Goal):** The Town of Jackson has a 'sawtooth' profile of building heights that is a product of the historic building pattern, especially along the Town Square. The gaps that exist in the historic sawtooth profile provide opportunities to insert new buildings which are compatible in both scale and material, yet are distinguishable from the historic vernacular. Reaching a balance between old and new is the goal of the Design Guidelines, requiring the retention of the sawtooth profile while encouraging compatible new buildings which respect to Jackson's urban fabric.
- **Massing (Guideline 1):** Mass & Height - The architectural form of development should have a human-scale, pedestrian orientation; the height of buildings should not overwhelm people walking in the vicinity of the buildings.
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- **Massing (Criteria):** Roofs - The mass, height, volume complexity and arrangement of building components of the proposed development should enhance the streetscape within the context of the Town, while creating a comfortable experience for the pedestrian and mitigating adverse effects on the adjoining properties.
- **Applicant Response to DRC Comment #2:**
 - *As the DRC is aware, the incorporation of a portion of the alleyway allows a significant portion of the building massing to be located on the interior area of the project. This allows for the creation of multiple courtyards and an entrance off North Cache, all of which break up the massing and continuous street wall for the Project. In addition to the courtyard and entrance, the applicant has programmed and designed several balconies which provide further setbacks and breaks in the building massing. These mentioned features provide both vertical and horizontal breaks in the building massing.*
 - *The Applicant also addressed the Town's comments surrounding the application of materials and specifically utilizing them to break up building massing. The updated plans include material finishes that include local stone veneer, rustic charcoal board and batten, rustic faux wood siding/fiber cement board (with a rustic and weathered finish), rustic faux*

wood siding/fiber cement board (rustic grayish white), and pre-form concrete with a rustic gray finish. These exterior materials are paired with metal canopies, wood columns, and glass railings. These items are selected to further break up the building massing, both horizontally and vertically.

- **DRC Comment 3:**

- **VISION STATEMENT:** An overarching comment about the project was that the building lacks Intermountain West character. The DRC specifically referenced the part of the vision statement that states: ***Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience.*** The DRC directed the applicant to further study this concept and consider how their design fits into Intermountain West design. The applicant should provide photo examples of successful Intermountain West designs and use those as inspiration for this building.

- **Applicant Response to DRC Comment #3:**

- *The Applicant reviewed several existing projects located in the Town of Jackson as well as Teton Village to generate the updated plan set. From the review of several existing structures, the material combinations changed dramatically, as well as the existing entrance off North Cache. The materials included are much more rustic, providing a western look and feel.*
- *The following buildings were reviewed and studied for comparison and inspiration for the architectural design of the most recent submittal:*
 - *Visitor Center – Grand Teton*
 - *Cloudveil Hotel – Jackson, WY*
 - *Center for the Arts – Jackson, WY*
 - *Hotel Jackson, Jackson, WY*
 - *The Lexington, Jackson, WY*
 - *Gravity Haus, Jackson, WY*
 - *Teton County Children’s Learning Center*
 - *Moulton Barn, Jackson, WY*
 - *The Jackson Town Square*

- **DRC Comment 4:**

- **MATERIALS APPLICATION:** The DRC agreed that the material selection and application were key to helping break up the perceived bulk & scale of a building of this size. In general, the material application seemed a bit chaotic and needed to be further studied to improve the overall rhythm and application of materials. Specifically, the DRC suggested that the EFIS and plaster could be removed as those don’t relate that well to the Jackson area. DRC felt that the material application as proposed conflicts with several goals of the Design Guidelines, and the applicant needs to address the specific guidelines below both in writing and in the revised renderings:

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- **Composition (Guideline 2):** Use composition, proportion, and rhythm of the materials, surfaces, and massing to create a sense of entry and a sense of place.
- **Composition (Guideline 3):** To the degree possible, utilize composition, proportion, and rhythm to address adjacent buildings.
- **Composition (Guideline 1.a):** Application of materials is at least as important as the materials themselves. Lack of attention to how materials are used can lead to concerns, including, but not limited to, how a material or a surface begins and ends (termination), how a switch from one material to another occurs (transition), and viewing the building as a whole or from many angles (continuity). Paying 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.
- **Composition (Guideline 2):** Applicants must consider the regional, local, and immediate context (including existing buildings) the natural environment, and the local culture when selecting exterior materials and components.
- **Applicant Response to DRC Comment 4:**
 - *The updated plans include material finishes that include local stone veneer, rustic charcoal board and batten, rustic faux wood siding/fiber cement board (with a rustic and weathered finish), rustic faux wood siding/fiber cement board (rustic grayish white), and pre-form concrete with a rustic gray finish. These exterior materials are paired with metal canopies, wood columns, and glass railings. Reference was made to several existing projects in the Town of Jackson as well as Teton Village.*
- **DRC Comment 5:**
 - **PEDESTRIAN EXPERIENCE:** The DRC directed the applicant to further study the pedestrian experience and how building and landscaping enhance the experience, especially along the Cache frontage. There are various guidelines above that reference the pedestrian experience and the applicant needs to address those on each side of the building. One suggestion was to show how landscaping is used to soften the building from the street. In addition, the applicant needs to show the

required Trees and Grates pedestrian frontage on all streets will help provide a more accurate depiction of the pedestrian improvements.

○ **Applicant Response to DRC Comment 5:**

- *In response to the DRC feedback, Applicant made several changes to the project. The North Cache Street frontage and entrance were significantly adjusted following the committee's feedback. With those adjustments, additional landscaping was implemented for the North Cache Street frontage to a) improve the pedestrian experience while walking along the sidewalk, b) improve the pedestrian experience when approaching the hotel entrance. This was done by providing two additional pedestrian entrances that slope upwards from the sidewalk towards the building.*

- **DRC Comment 6:**

- **PASEO:** The DRC directed the applicant to further study the paseo to make it feel more welcoming and engaging as a public/semi-public space. Suggestions include, but aren't limited to, adding more engaging uses such as retail and increasing the height and general size of the tunnel to make it feel more open.
 - *The paseo was restudied, and an additional retail space was added along the paseo. There is now 1,506 sf of retail space along the paseo. These spaces are positioned toward the tunnel portion of the paseo and are expected to further enhance the paseo experience. In addition, the paseo was widened to make the space more inviting to pedestrians. With the widening of the paseo, additional landscaping has been planned along the eastern side. We believe these adjustments incorporate the feedback from the DRC and allow for a more welcoming and engaging public/semi-public space.*

Through incorporating the Town's comments, the following changes were made to the plan set:

- **Parking Structure:**

- Extended basement slightly due to porte cochere revisions. Parking increased from 240 stalls to 247

- **Level B1**

- Rotated rooms along Mercil to clear the 13'6" clearance
- Changed Porte Cochere courtyard to narrow it and reduce scale of it, added a pedestrian scaled canopy
- Adjusted and widened paseo to accommodate plants and make the space more inviting
- Reduced width of pool deck and reorganized street facing plaza
- Adjusted pool area and replaced with three hotel tubs
- Relocated the ball room
- Adjusted back of house space at alley

- Adjusted retail spaces along the edge of the paseo to activate the space
- **L1**
 - Adjusted porte cochere to reduce width, depth and scale
 - Added pedestrian canopy to Porte Cochere/entrance off N Cache
 - Relocated loading to end of alley
 - Added retail at side of Porte cochere to activate the arrival experience.
 - Enclosed patio at café
 - Moved ball room and replaced with guest rooms facing the courtyard
 - Added guest rooms facing perry street
- **L2**
 - Adjusted residential footprint to comply with FAR calculations. Removed 13 hotel rooms on this level and converted to residential and back of house space. Added 5 residential units. The net impact led to the same resi count, and 5 additional hotel rooms
 - Infilled lightwells parallel with Mercill and created BOH space
- **L3**
 - Changed corridor to double loaded. this removed 4 units but increased SF
 - Added pool equipment rooms and fitness to this level
 - Added patios to comply with level 3 setbacks.
- **Roof**
 - Added residential pool to roof for resi
 - Removed certain individual unit patios
 - Relocated roof top pool for allocation to the hotel
 - Aggregated hotel uses / temporary bar to left side
 - Replaced bar with temporary bar facility
 - Elevations
 - Changed stone selection to stacked look
 - Added rusticated board and batten
 - Added rusticated faux wood siding.
 - Added Rustic wood column elements at porte cochere
 - Eliminated all exterior plaster (stucco) No exterior plaster remains.

Sincerely,

Brad Wagstaff
Chief Executive Officer



JACKSON HOTEL
JACKSON, WY

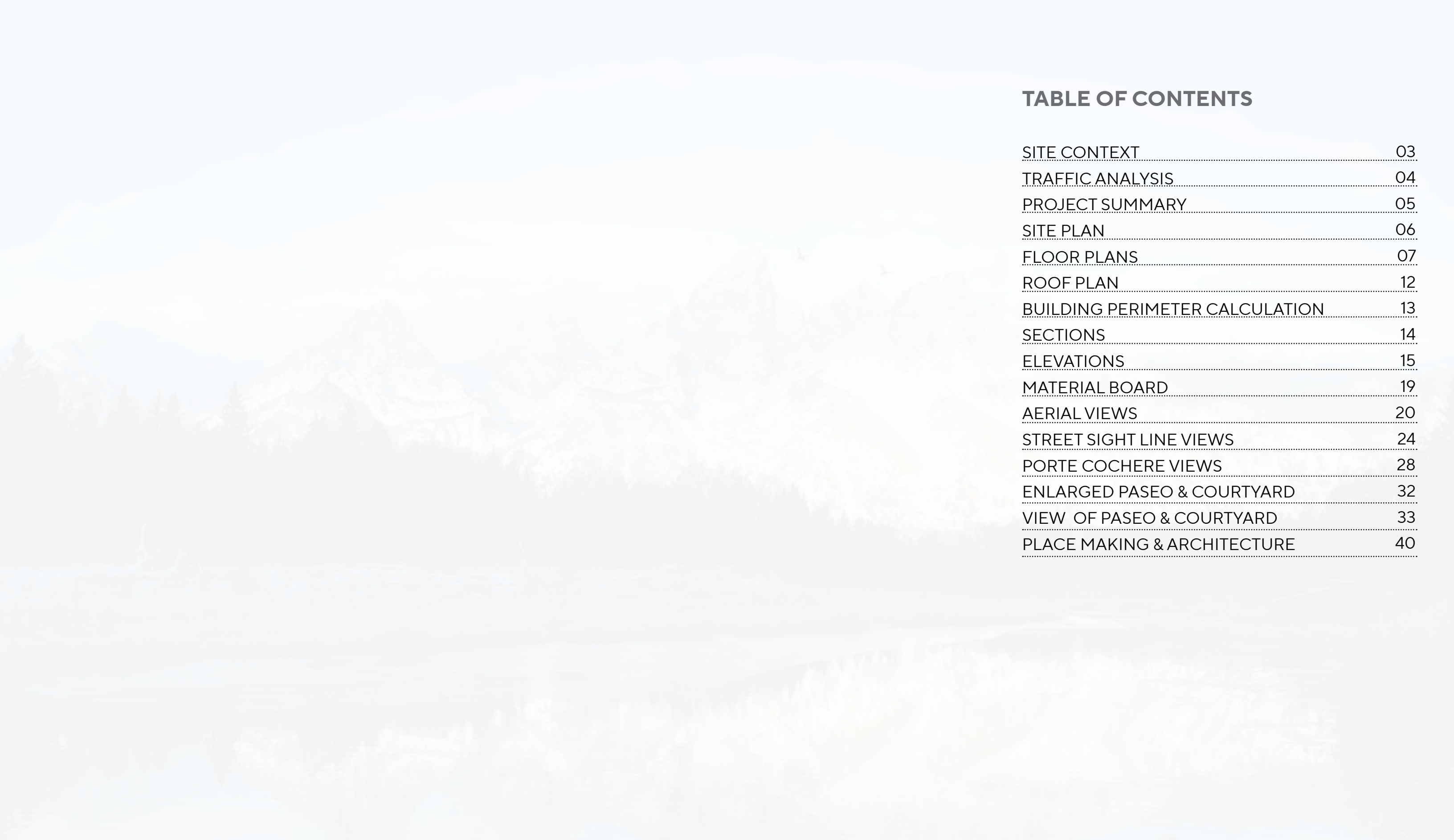


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LEGEND

-  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:  BCycle



PROJECT DATA

SITE AREA: 115,118 (2.64 ACRES)
ALLOWABLE COMMERCIAL FAR: 92,094 SF
TOTAL COMMERCIAL FAR : 91,887 SF

SCALE OF DEVELOPMENT

ALLOWED NIGHTLY RENTAL FAR 0.8 :	92,094 SF
TOTAL 2:1 BONUS HOUSING	109,194 SF
BASEMENT EXEMPT AREA:	
OCCUPIED AREA	90,137 SF
BASEMENT PARKING	75,533 SF
TOTAL OCCUPIED AREA (EXCLUDES STRUCTURED PARKING):	291,218 SF
TOTAL BUILDING AREA INCLUDING PARKING:	366,751 SF
TOTAL NIGHTLY RENTABLE SF	182,231 SF
(INCLUDES 92,094 ALLOWED + 90137 EXEMPT)	

COMMERCIAL FAR

EXEMPT	
LEVELS B1 AND B2	90,137
PARKING	75,533
RESIDENTIAL	73,973
RESIDENTIAL CIR.& FACILITIES	22,360
SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	12,861
TOTAL EXEMPT	274,864

COMMERCIAL FAR	
HOTEL BASE FAR	68,819
HOTEL -CIR. & FACILITIES	10,207
SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	12,861
TOTAL COMMERCIAL FAR	91,887

TOTAL BUILDING SQUARE FOOTAGE 366,751

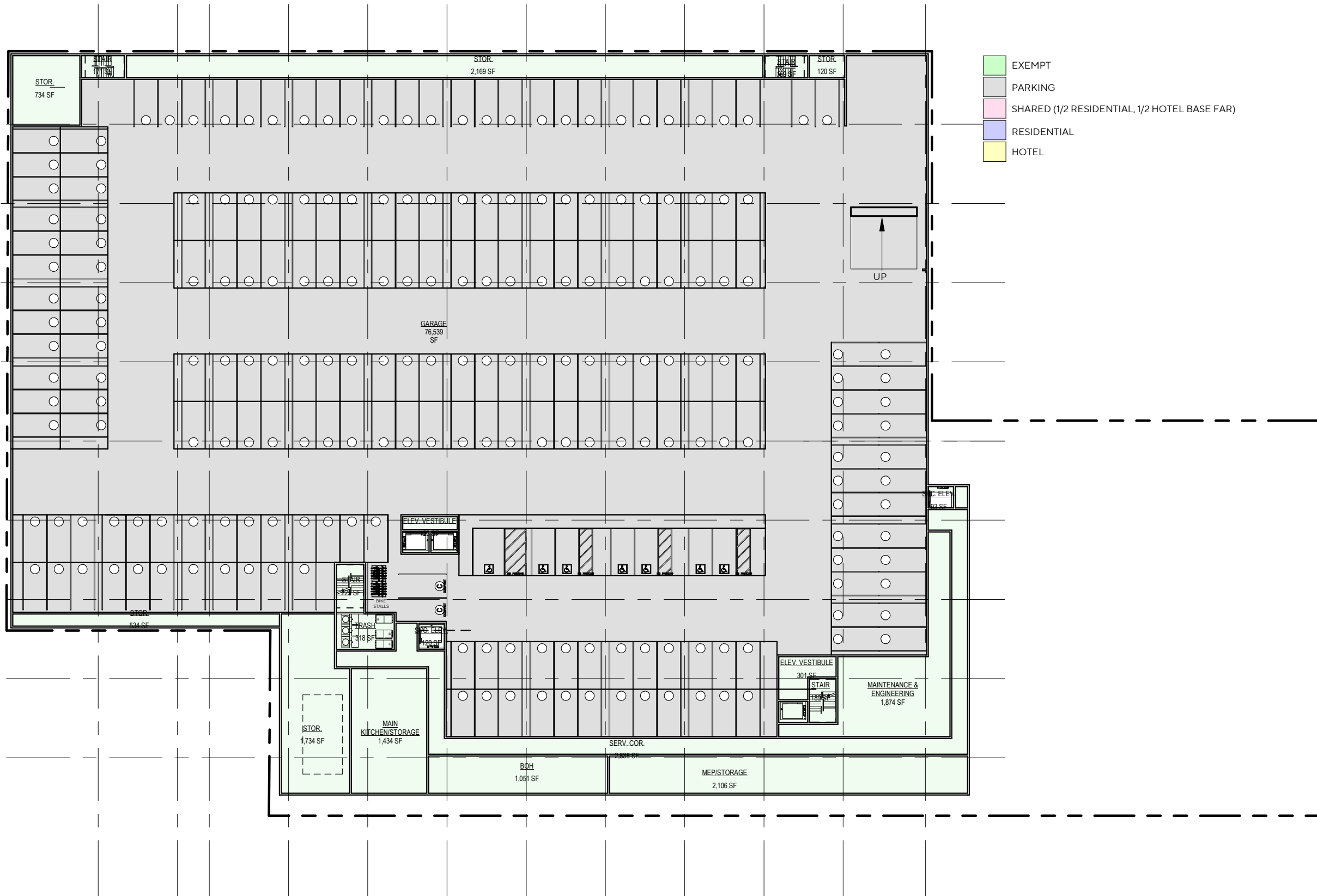
BUILDING PROGRAM

	QTY	AREA
RESIDENTIAL	36 UNITS	
COMMERCIAL		
HOTEL	172 KEYS	
SPA		4,517 SF
FITNESS		2,127 SF
RETAIL		2,497 SF
MEETING ROOMS		6,102 SF
BUSINESS CENTER		337 SF
HOTEL BAR & LOUNGE		2,400 SF
CAFÉ		1,800 SF
SIGNATURE RESTAURANT		2,043 SF

PARKING

	# OF UNITS	PARKING REQUIRED
PARKING REQUIRED		
RESIDENTIAL	36 UNITS	54 1.5 pkg ratio
HOTEL	172 KEYS	129 .75 pkg ratio
COMMERCIAL		
SIGNATURE RESTAURANT	2,043 SF	28 1/73 SF
HOTEL BAR & LOUNGE	2400 SF	20 1/40 SF / 3
CAFÉ	1,800 SF	8 1/73 SF / 3
RETAIL	2,497 SF	8 3.37 per 1,000sf
PARKING PROVIDED		
LEVEL B2 BASEMENT PARKING		213
LEVEL B2 ADA PARKING		7
STREET PARKING CREDIT		27
TOTAL PARKING REQUIRED		247
TOTAL PARKING PROVIDED		247
EV PARKING REQUIRED	87 Total (13 installed & 74 capable)	
EV PARKING PROVIDED	87 Total (13 installed & 74 capable)	
BICYCLE PARKING REQUIRED	18 1/10 non resi parking	
BICYCLE PARKING PROVIDED	18	





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

GLENWOOD ST.

MERCILL AVE

PERRY STREET

NORTH CACHE STREET

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



GLENWOOD ST.

MERCILL AVE

PERRY STREET

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

NOT A PART

NOT A PART

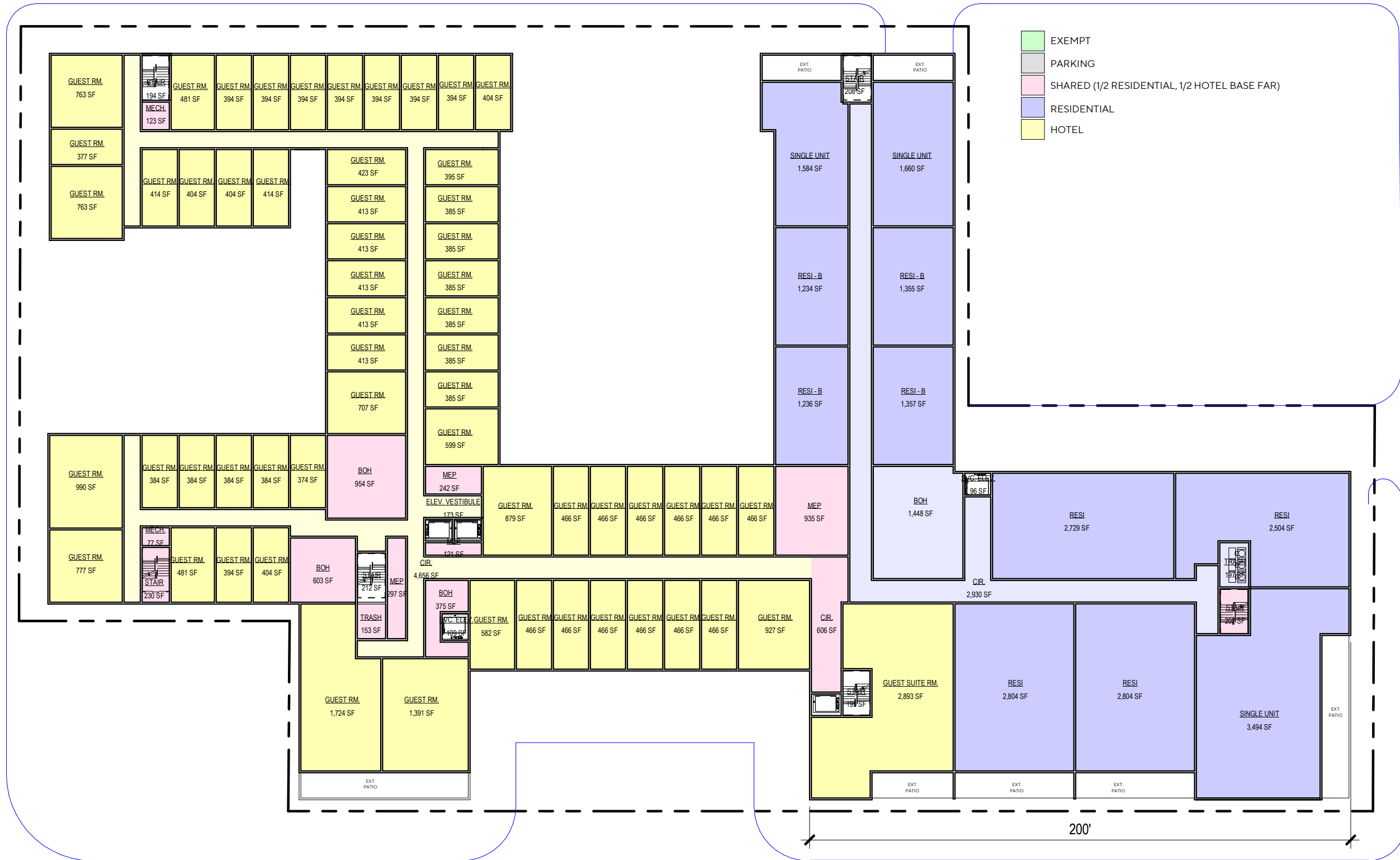
NORTH CACHE STREET

FLOOR PLAN - LEVEL 1

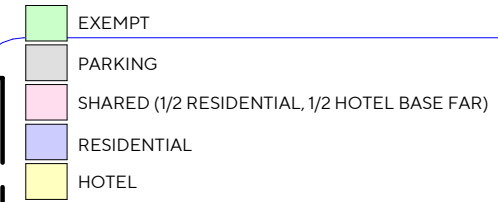


JACKSON HOTEL
JACKSON, WY

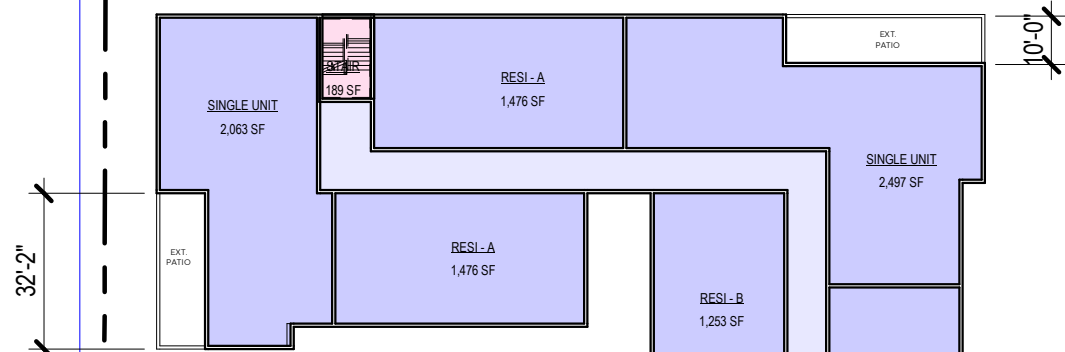
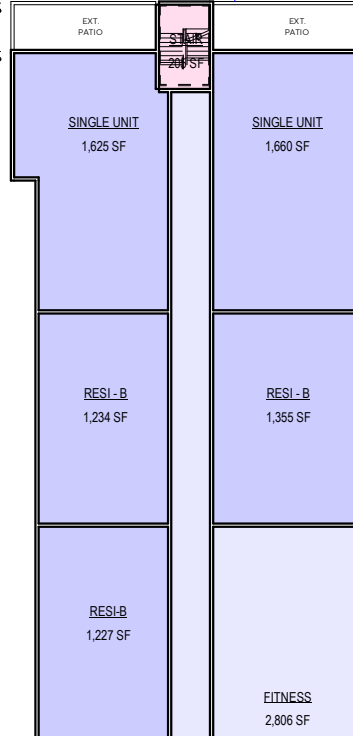




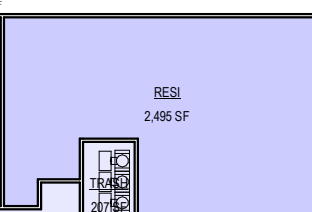
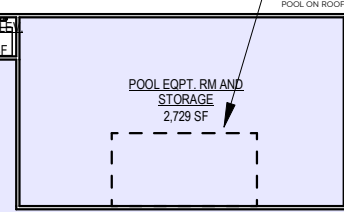
101' PROVIDED- COMPLIES



32'-2"

~~10'-0"~~

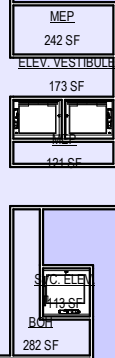
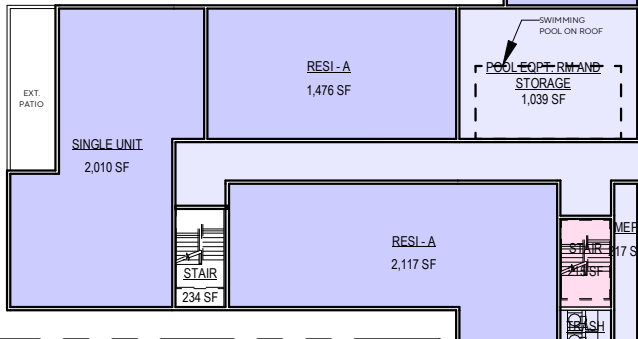
96 S



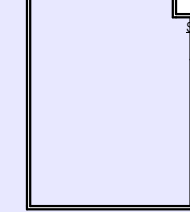
120' FRONTAGE
120 X 0.4 = 48' FEET REQUIRED
10' SETBACK ALONG W
FACADE FRONTAGE

60'8" PROVIDED- COMPLIES

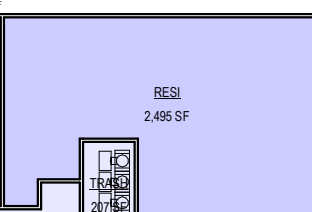
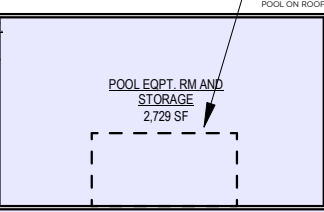
62'-11"



CIR
8,168 SF

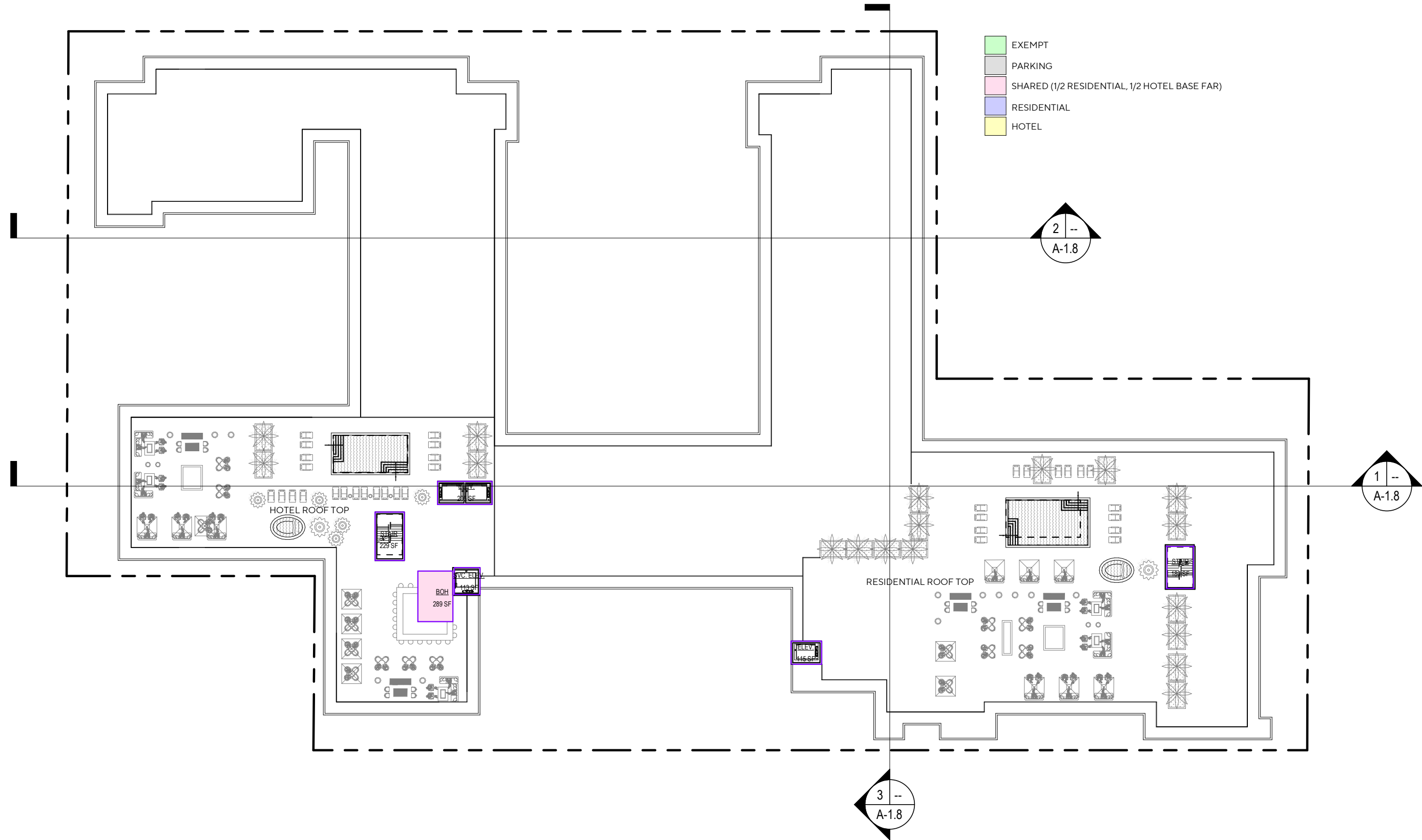


96 SF



259' FRONTAGE
259 X 0.4= 103.5 FEET REQUIRED 10'
SETBACK ALONG W FACADE FRONTAGE

182' PROVIDED- COMPLIES



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

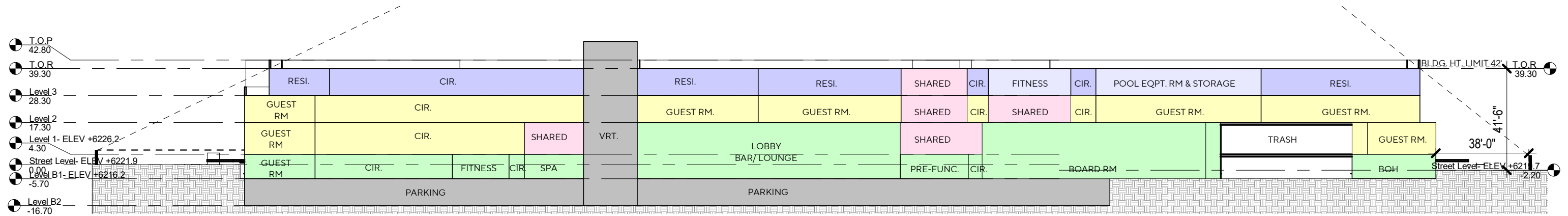
5.8
FINISH GRADE
@ 6220.4 ELEV

FINISH GRADE
@ 6219.7 ELEV
5.5

FINISH GRADE
@ 6220.5 ELEV
5.7

BASEMENT BUILDING PERIMETER CALCULATION

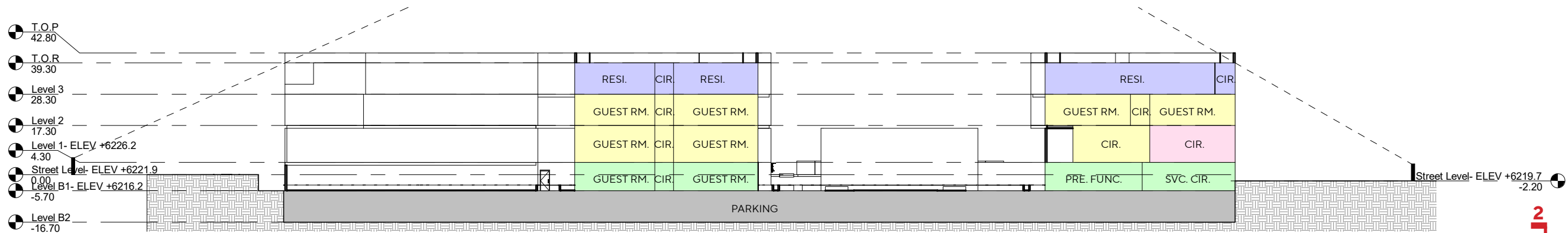
OVERALL BUILDING PERIMETER	1,694 FT	
BUILDING PERIMETER AT 4 FT. OR LESS ABOVE FINISH GRADE	881 FT	52%
BUILDING PERIMETER AT 4 FT. TO 10 FT. ABOVE FINISH GRADE	813 FT	48%
HIGHEST FINISH GRADE	6223.9 FFE	
LOWEST FINISH GRADE	6219.7 FFE	
AVERAGE FINISH GRADE	6221.8 FFE	



SECTION 1

Scale:
1" = 40'-0"

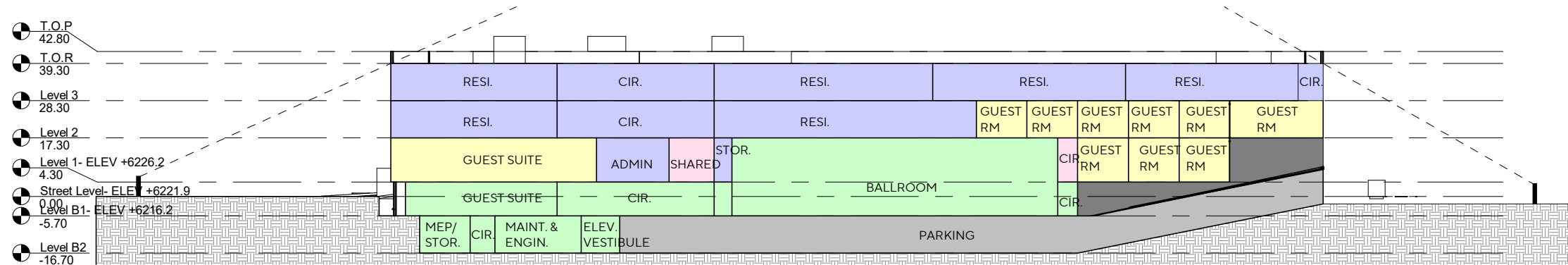
1



SECTION 2

Scale:
1" = 40'-0"

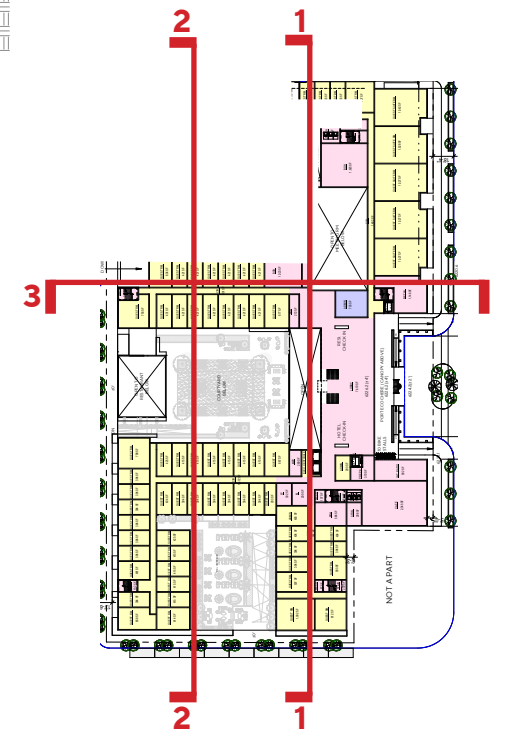
2

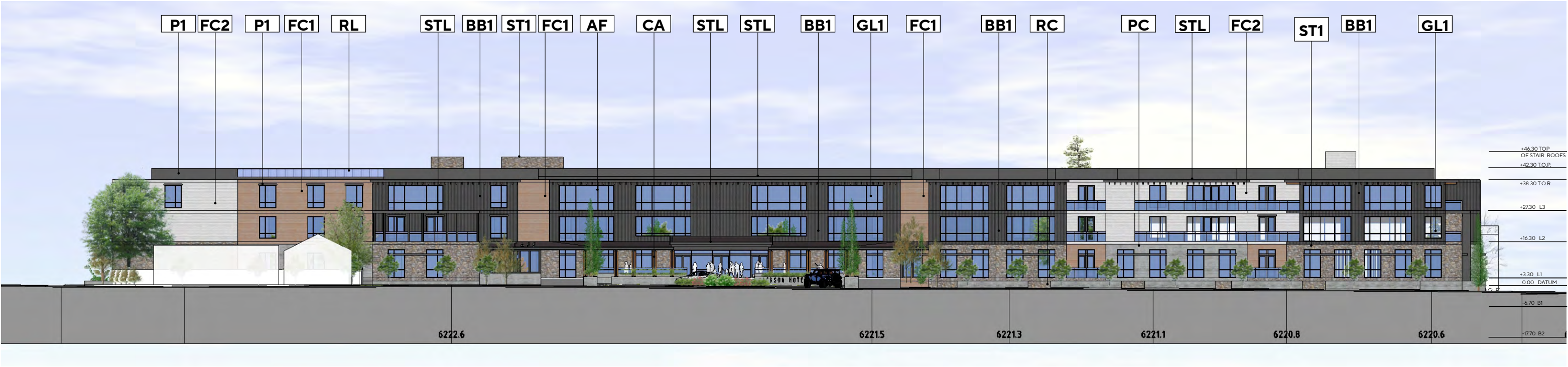


SECTION 3

Scale:
1" = 40'-0"

3





CACHE STREET FACADE ELEVATION

MATERIAL FINISHES:

ST1



LOCAL STONE VENEER (DRystack)

BB1



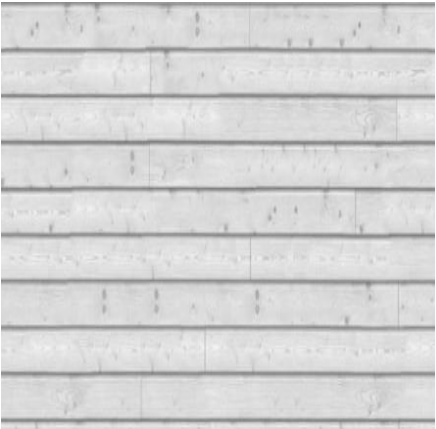
BOARD & BATTEN RUSTIC CHARCOAL GRAY FINISH

FC1



RUSTIC FAUX WOOD SIDING FIBER CEMENT BOARDS (RUSTIC /WEATHERED FINISH)

FC2



RUSTIC FAUX WOOD SIDING FIBER CEMENT BOARDS (RUSTIC GRAYISH WHITE)

PC



PRE FORM CONCRETE (RUSTIC GRAY FINISH)

CA



METAL CANOPY ASSEMBLY PAINT COLOR TO MATCH P1

C1



RUSTIC WOOD COLUMN WITH CARBONIZED STEEL COLUMNS

RL



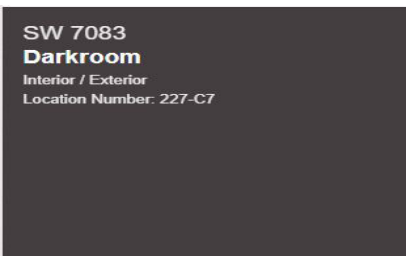
INDUSTRIAL STEEL / GLASS RAILING @ POOL AREAS

AF



ANODIZED ALUMINUM STOREFRONT FRAMES DARK BRONZE

P1



ROOF PARAPET PAINT COLOR TO MATCH DARK ROOM SW 7083

GL1

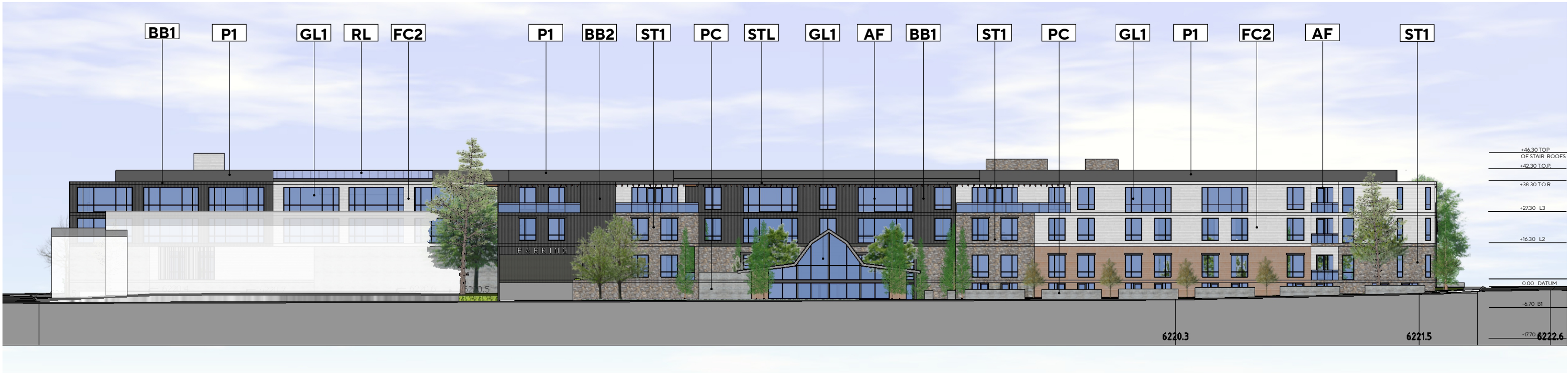


DOUBLE GLAZED LOW-E WINDOW GLAZING SYSTEM

STL



STEEL CHANNEL- PAINT COLOR TO MATCH P1



GLENWOOD ST. FACADE ELEVATION

MATERIAL FINISHES:

ST1

LOCAL STONE VENEER (DRYSTACK)

BB1

BOARD & BATTEN RUSTIC CHARCOAL GRAY FINISH

FC1

RUSTIC FAUX WOOD SIDING FIBER CEMENT BOARDS (RUSTIC /WEATHERED FINISH)

FC2

RUSTIC FAUX WOOD SIDING FIBER CEMENT BOARDS (RUSTIC GRAYISH WHITE)

PC

PRE FORM CONCRETE (RUSTIC GRAY FINISH)

CA

METAL CANOPY ASSEMBLY PAINT COLOR TO MATCH P1

C1

RUSTIC WOOD COLUMN WITH CARBONIZED STEEL COLUMNS

RL

INDUSTRIAL STEEL / GLASS RAILING @ POOL AREAS

AF

ANODIZED ALUMINUM STOREFRONT FRAMES DARK BRONZE

P1

ROOF PARAPET PAINT COLOR TO MATCH DARK ROOM SW 7083

GL1

DOUBLE GLAZED LOW-E WINDOW GLAZING SYSTEM

STL

STEEL CHANNEL- PAINT COLOR TO MATCH P1



MERCILL AVENUE FACADE ELEVATION

MATERIAL FINISHES:

ST1

LOCAL STONE VENEER (DRystack)

BB1

BOARD & BATTEN RUSTIC CHARCOAL GRAY FINISH

FC1

RUSTIC FAUX WOOD SIDING FIBER CEMENT BOARDS (RUSTIC /WEATHERED FINISH)

FC2

RUSTIC FAUX WOOD SIDING FIBER CEMENT BOARDS (RUSTIC GRAYISH WHITE)

PC

PRE FORM CONCRETE (RUSTIC GRAY FINISH)

CA

METAL CANOPY ASSEMBLY PAINT COLOR TO MATCH P1

C1

RUSTIC WOOD COLUMN WITH CARBONIZED STEEL COLUMNS

RL

INDUSTRIAL STEEL / GLASS RAILING @ POOL AREAS

AF

ANODIZED ALUMINUM STOREFRONT FRAMES DARK BRONZE

P1

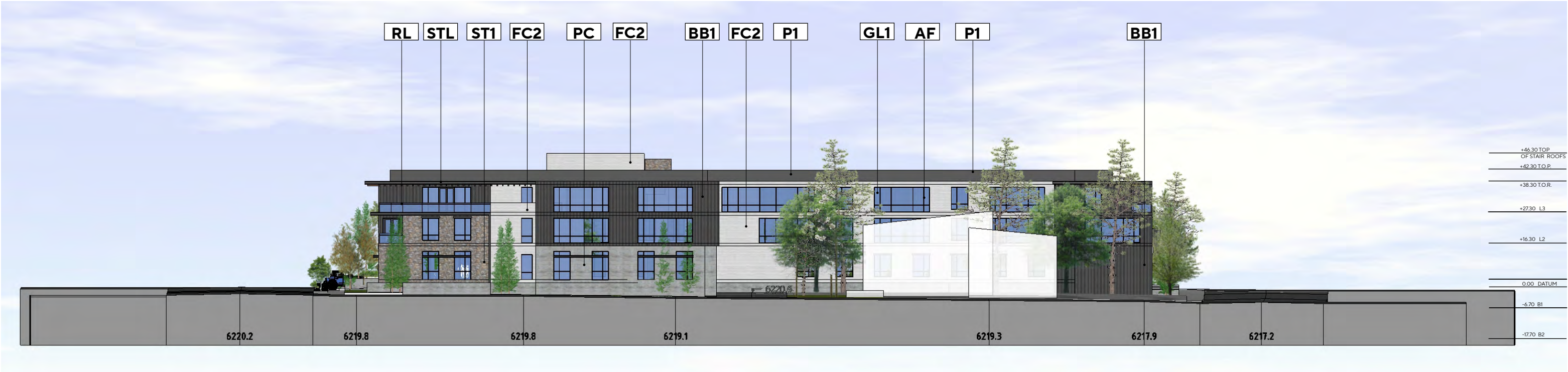
ROOF PARAPET PAINT COLOR TO MATCH DARK ROOM SW 7083

GL1

DOUBLE GLAZED LOW-E WINDOW GLAZING SYSTEM

STL

STEEL CHANNEL- PAINT COLOR TO MATCH P1



PERRY STREET FACADE ELEVATION

MATERIAL FINISHES:

ST1



LOCAL STONE VENEER (DRYSTACK)

BB1



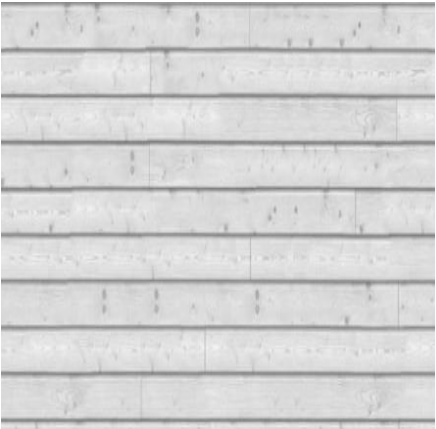
BOARD & BATTEN RUSTIC CHARCOAL GRAY FINISH

FC1



RUSTIC FAUX WOOD SIDING FIBER CEMENT BOARDS (RUSTIC /WEATHERED FINISH)

FC2



RUSTIC FAUX WOOD SIDING FIBER CEMENT BOARDS (RUSTIC GRAYISH WHITE)

PC



PRE FORM CONCRETE (RUSTIC GRAY FINISH)

CA



METAL CANOPY ASSEMBLY PAINT COLOR TO MATCH P1

C1



RUSTIC WOOD COLUMN WITH CARBONIZED STEEL COLUMNS

RL



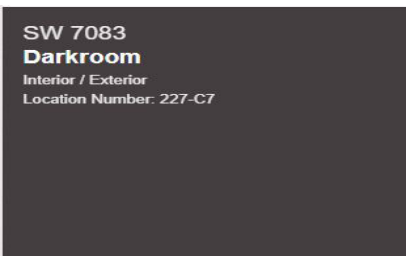
INDUSTRIAL STEEL / GLASS RAILING @ POOL AREAS

AF



ANODIZED ALUMINUM STOREFRONT FRAMES DARK BRONZE

P1



ROOF PARAPET PAINT COLOR TO MATCH DARK ROOM SW 7083

GL1



DOUBLE GLAZED LOW-E WINDOW GLAZING SYSTEM

STL



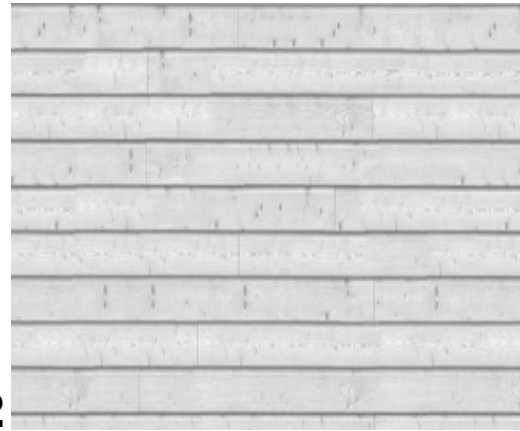
STEEL CHANNEL- PAINT COLOR TO MATCH P1

ST1



LOCAL STONE VENEER
(DRystack)

FC2



RUSTIC FAUX WOOD SIDING
FIBER CEMENT BOARDS
(RUSTIC GRAYISH WHITE)

CA



METAL CANOPY ASSEMBLY
PAINT COLOR TO MATCH P1

C1



RUSTIC WOOD COLUMN WITH
CARBONIZED STEEL COLUMNS

BB1



BOARD & BATTEN
RUSTIC CHARCOAL GRAY FINISH

PC



PRE FORM CONCRETE
(RUSTIC GRAY FINISH)

RL



INDUSTRIAL STEEL / GLASS
RAILING @ POOL AREAS

GL1



DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

FC1



RUSTIC FAUX WOOD SIDING
FIBER CEMENT BOARDS
(RUSTIC /WEATHERED FINISH)

AF



ANODIZED ALUMINUM
STOREFRONT FRAMES
DARK BRONZE

P1



ROOF PARAPET
PAINT COLOR TO MATCH
DARK ROOM
SW 7083

STL



STEEL CHANNEL
PAINT COLOR TO MATCH
P1



VIEW FROM CACHE STREET



VIEW FROM MERCILL AVENUE



VIEW FROM GLENWOOD STREET



VIEW FROM PERRY STREET



VIEW FROM CACHE ST. & MERCIL L AVENUE



VIEW FROM CACHE ST. & MERCIL L AVENUE



VIEW FROM CACHE ST. & PERRY STREET



VIEW FROM GLENWOOD ST. & MERCILL AVENUE























PLACE MAKING &
ARCHITECTURE



JACKSON HOTEL
JACKSON, WY

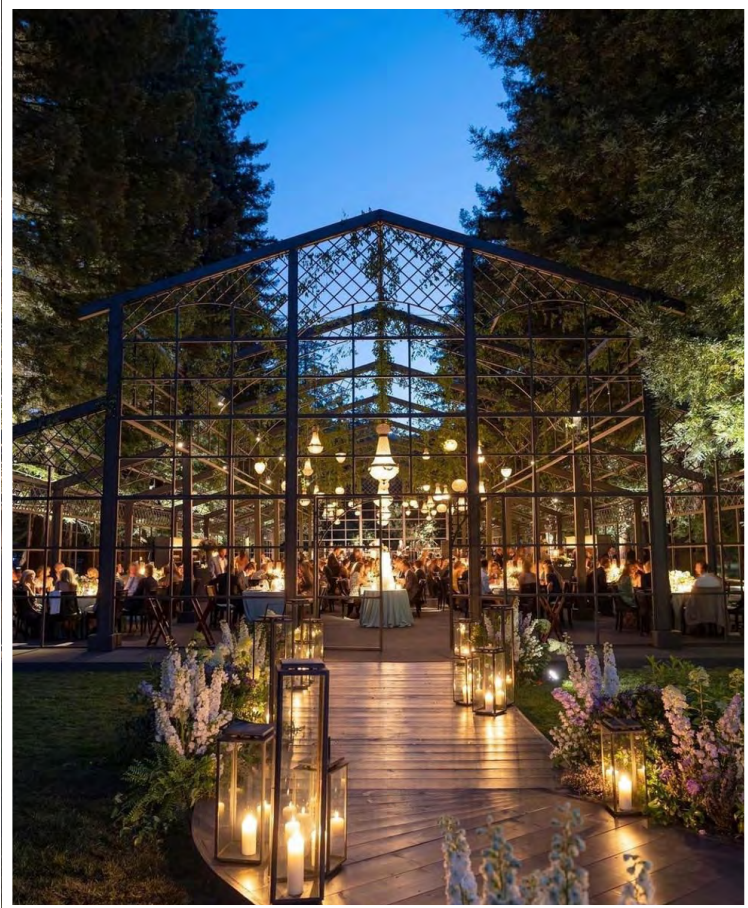


40

Scale
Job No. 2023-0270
Date 2023-03-01









THANK YOU

DATE: March 05, 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 : 11.43% = 13,158 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 – 200' ; L2 – 200'

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'

7.2.3 Forecourt

Required :

1/3 of façade width (max) , 35' depth (min), within 30" of grade, transparency of forecourt facing façade 40%

Provided :

388' façade width – 1/3 -> 129' provided , 47' depth, 24" of grade , transparency 40%

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%

Overall façade width is 754' X 60% -> 452.4' allowed for encroachment. 754' x 40% -> 301.6' (min) 10' step back required.

Provided : 412' width of 10' step back

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 109,194 SF

10.4 Basement Exempt Area:

Occupied – 90,137 SF

Basement Parking – 75,533 SF

10.5 Total Occupied Area (Excludes Structured Parking) – 291,218 SF

10.6 Total Building Area Including Parking – 366,751 SF

10.7 Total Nightly Rentable SF (Includes 92,094 Allowed + 90,137 Exempt) – 182,231 SF

2.2.12.B.3 Form Standards

ITEM 11: Pedestrian Frontage:

11.1 Trees in Gates

11.1.1 Frontage dimensions

Required : 13.5' min. from back of curb

Provided : 13.5' min.

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 – 0.75

Hotel Unit Count – 172

Parking Stalls:

Required : 129

Restaurant Parking Factor – 1/73 SF

Restaurant Area – 2,043 SF

Required : 28

Hotel Bar & Lounge Parking Factor – 1/40 SF /3

Hotel Bar & Lounge Area – 2400 SF

Required : 20

Café Parking Factor - 1/73 SF /3

Café Area – 1,800 SF

Required : 8

Retail Parking Factor – 3.37 per 1,000sf

Retail Area – 2,497 SF

Required : 8

17.1.3 Disability Parking Spaces

Required : >200 6+ 1 per 100 parking spaces provided

Provided : 7

17.1.4 Electrical Vehicle Supply Equipment (EVSE)

Required : (Other Residential / Lodging)

i. EVSE Capable : 30% -> 247 stalls x 30% = 74 stalls

ii. EVSE Installed : 5% -> 247 stalls x 5% = 13 stalls

Provided :

- i. EVSE Capable : 74 stalls
- ii. EVSE Installed : 13 stalls

17.1.5 Street Parking Credit - 27

TOTAL PARKING REQUIRED : 247

TOTAL PARKING PROVIDED : 247

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

ITEM 18 18.1 Attached Dwelling , Apartment

Required : $0.000017 * sf + (\text{Exp}(-14.17 + 1.59 * \text{Ln}(sf)))/ 2.176$

Provided :

18.2 Conventional Lodging (6.1.5.B), Short-Term Rental Unit (6.1.5.C)

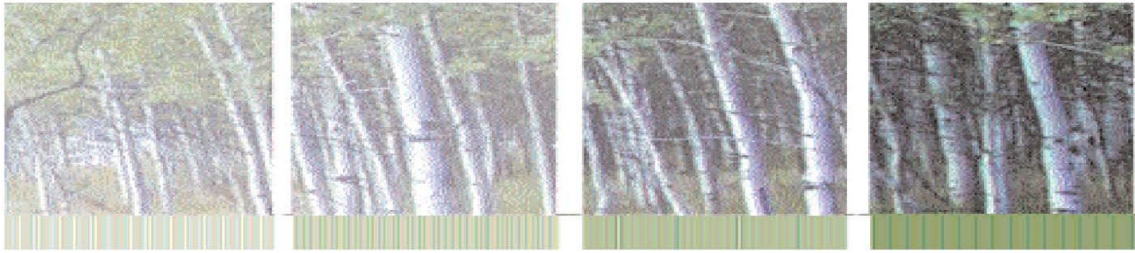
Required : $0.102 * \text{room}$

Provided :

18.3 Restaurant/Bar (6.1.6.E)

Required : $0.000599 * sf$

Provided :



Town of Jackson Design Guidelines Checklist

Meeting Date: March 13, 2024

Item Number: P24-017

Applicant: Northworks Architects & Planners (Kim Daul / Adam Janak)

Address: 210 and 230 N. Glenwood Street

Recommendations: Final Review for Sketch Plan

Project Summary:

Overview – The proposed 'Glenwood Hotel' project consists of 3-story, 38,000sf (approx.) structure housing a 30-key hotel with ancillary uses including a café/lounge area. No long term residential or commercial floor area is proposed for the property. The structure is a maximum of 52' (42' plus 10' stair and elevator overruns) and includes a small roof-top terrace accessible to hotel guests but not planned to be open for public use at this time. The property is within the Commercial Residential-2 (CR-2) zone.



Scale – Total FAR for the project is proposed at 1.37 (19,152sf) and possible through a transfer of development rights (TDR) from 81 S King St., a historically designated property within the Town of Jackson. By using the proposed transfer of 8,000sf, the property proposes to exceed the allowed base FAR of 0.80 (11,152sf) in the CR-2 zone. As of the time of this staff report this enabling TDR has not been finalized but will be a requirement prior to Town Council review of the associated Sketch Plan application.

Screening and Landscaping – Onsite parking is screened from street view and located within parking structures accessed from N. Glenwood Street (17 spaces) or from the rear alley (9 spaces) and there are 7 existing on-street spaces along N. Glenwood St. and W. Gill Ave.

The required 10% (min.) LSR is provided along the interior side yard and alley property lines. Some additional landscape area is proposed for planter beds along the south and west street facades. A detailed landscape plan for plant units on the property has not been submitted for this conceptual review. However, the applicant notes that plant units comprised of “deciduous trees and low plantings” are planned for side yards and additional plantings are shown within planter beds along south and west street facades.

LDR Compliance and 3rd Story Stepback – Staff conducted a cursory LDR review of the proposed development finding it complies with requirements of the CR-2 zone and associated form based standards. Of note, the applicant proposes an alternative design for DRC consideration for the 3rd story at the structure’s NW corner which includes beams holding the NW corner and visually continuing the roof line. Staff confirm this alternative design, shown in the red circle below, is not compliant with the required 10’ stepback. Therefore, DRC should only consider the design shown in the green circle below.



Roof Amenities and Renderings – Staff worked with the applicant to adjust some elements of the proposed roof design for the proposed design to meet allowed height exceptions for rooftop elevator/stair overruns and rooftop decks. Staff note some renderings include rooftop elements which have since been modified by the applicant. Staff will bring attention to these minor changes during its presentation to DRC.

Public Space and Street Wall:

Enhancements to public space along N. Glenwood St. and W. Gill Ave. include new 6' sidewalk and 5' furnishing/planting area, pedestrian scaled lighting, inviting entry ways, and a more activated pedestrian experience particularly at the SW corner of the building where sliding/accordion doors are proposed. Articulation of the structural grid along the street facades creates a rhythm between walls and openings which create interest along the street walls.

Per the applicant, the “corner lobby entry at Gill Ave. and Glenwood St. provides a seasonally adaptable and protected entry into the building.” Landscape beds, steps, and an ADA ramp create a soft separation between the pedestrian frontage and private property but glass walls/doors and overhead canopy serve to invite people into the space.

Composition and Massing:

Also per the applicant, use of material changes and massing elements create visual interest at both the pedestrian and neighborhood scales. Entry canopy and “reasonable” floor heights create a welcoming entry sequence calibrated for the pedestrian scale. Recessed entries, changes in building height and floor levels, and lowered entry canopy give the building an appropriate scale within the existing neighborhood. A gridded façade uses additive and subtractive massing elements to create depth and visual interest along the street facades. Additional detail to the 3rd story step back will help the structure not read as monolithic and further reduce the building's perceptive bulk.

Materials:

Per the applicant, selected materials serve to define certain building elements as unique spaces or components of the broader design program. A sense of unity or harmony in materials is conveyed. The primary material palette includes heavy timber ‘Glulam’ columns and beams, prefinished wood for fascia and horizontal siding, and dark metal accents for balcony railings, privacy screens, entry canopy, raised planters, and roof parapets. Materials are selected to harmonize with building materials used on other nearby structures and throughout the Town of Jackson.

An exhibit of material selections is included within the applicant's submittal packet.

Vision Statement:

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.

- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

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

B) Composition

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

C) Massing

1) Mass & Height:

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

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

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

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

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

4) Roofs

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

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

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

E) Materials

1) Application of Materials

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

2) Materials Selection

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



GLENWOOD HOTEL

DESIGN REVIEW COMMITTEE SUBMISSION

210-230 N. GLENWOOD ST

NORTHWORKS





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: Glenwood Hotel
Physical Address: 210-230 N. Glenwood St, Jackson, WY 83001
Lot, Subdivision: Lots 11-12, Blk. 1, Simpson PIDN: 22-41-16-28-4-07-011,
22-41-16-28-4-07-010

PROPERTY OWNER.

Name: Pine Tree Corporation Phone: _____
Mailing Address: PO Box 1677, Jackson, WY 83001 ZIP: _____
E-mail: sdarwiche@hoteljackson.com

APPLICANT/AGENT.

Name: Northworks Architects & Planners, LLC Phone: 307-201-5324
Mailing Address: PO Box 4207, Jackson, WY ZIP: 83001
E-mail: kdaul@nwks.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 #: P23-224 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.

Kimberly Daul
Signature of Property Owner or Authorized Applicant/Agent
Kimberly Daul
Name Printed

02/13/2023
Date
Project 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.

NORTHWORKS

PROJECT NARRATIVE

OVERVIEW

The proposed project is located at 210-230 N. Glenwood Street, one block north of St. John's Episcopal Church and west of the Anvil Hotel. For purposes of this application, we are referring to the project as "Glenwood Hotel". The hotel will contain a ground floor lobby café space, parking at grade and in the basement, and two stories of hotel rooms.

EXISTING SITE

The site consists of two lots at the corner of N. Glenwood St. and W. Gill Ave (Lots 11 & 12, Blk. 1). An existing chiropractor office building at the northwest corner of the site will be demolished.

PROGRAM

The project will be a total of approximately 38,000 gross square feet (including basement parking) and 3 stories tall. The first floor will include a lobby reception area and café/lounge space, along with back of house spaces and parking accessed from the alley. A ramp down to the basement parking will be accessed from N. Glenwood St. The second and third floors each contain 15 hotel rooms (a total of 30 keys), all of which have access to a private balcony. A small rooftop terrace is set back from the street and is open only to hotel guests.

The building will have a total FAR area of 19,152 square feet; 8,000 square feet will be transferred to this project in addition to the by-right 11,152 square feet allowed by the LDRs with the lodging overlay.

The project meets the town's landscape requirements via the inclusion of planted areas along all 4 sides of the building. Along Glenwood St. and Gill Ave, a series of raised planters enliven the streetscape. Along the alley and north yard, planted areas will also include the required planting units.

On-Site parking is located partially at grade, fully shielded from view from the street, and accessed via an alley at the rear of the building. Basement parking is accessed via Glenwood St. at the northwest corner of the site. Garage doors shield both entrances from view. The project proposes a total of 7 street spaces and 26 on-site spaces.

CONCLUSION

This Sketch Plan application complies with the Town of Jackson Land Development Regulations, Design Guidelines, and applicable provisions of the Jackson/Teton County Comprehensive Plan.

Town of Jackson Design Guidelines

A. Public Space

Use – The Glenwood Hotel incorporates usable public space at its attractive pedestrian frontages with planters along Gill Ave and Glenwood St. In adherence with the Town of Jackson Land Development Regulations (TOJ LDRs), the re-designed public right-of-way includes the potential for increased walking area up to 13'-6" in width, new street trees, and pedestrian scaled lighting to enhance the public experience and create an inviting entry way into the hotel lobby café. The design of the building, particularly at the street level will support the future desired characteristics of the district noted as: "active uses, such as retail and service, are encouraged on the ground level, often with lodging, residential, or office on the upper floors."

Location – The corner lobby entry at Gill Ave. and Glenwood St. provides a seasonally adaptable and protected entry into the building. A buffer of planters, steps, and ramps separate it from the sidewalk, but glass walls and a canopy overhead invite people into the space.

Connections – By providing a vibrant lodging use with a lobby café/bar at ground level, the Glenwood Hotel will activate the neighborhood and become a lively pedestrian frontage.

Scale & Variety – The massing of the building is appropriately sized to provide a comfortable pedestrian experience.

Screening – The design will use street trees along the street frontages to screen pedestrians from the street. Parking will be enclosed and screened from view at the alley and northwest ramp entrance.

B. Composition

The design uses material changes and massing elements to create visual interest at the scale of the pedestrian and of the neighborhood at large. The scale of the building is appropriate for its context. Furthermore, its entry canopy and reasonable floor heights create a welcoming entry sequence for pedestrians.

C. Massing

Mass & Height – The building mass and height are calibrated to the human scale. The design utilizes recessed entries, changes in building height, floor level changes, and lowered entry canopies to give the building a human scale. The proposed building adheres to the height standards outlined by the TOJ LDRs – reinforcing a sense of appropriate scale within the existing neighborhood context and benefiting the pedestrian experience.

Additive & Subtractive Massing – The building's gridded façade uses additive and subtractive massing to create depth and interest along each facade.

Volume Complexity – The building volume avoids reading as monolithic due to the "carved away" nature of the second and third floors, where the grid structure steps back to reduce the building's bulk.

Roofs – The building will have flat roofs that will drain snow and rain internally.

NORTHWORKS

D. Street Wall

The design of the building provides an attractive street wall along Gill Ave and Glenwood St. The articulation of the structural grid along the façade creates a rhythm of solid walls and glazed openings that create a visually interesting streetscape experience.

E. Materials

Application of Materials – The application of each building material serves to define certain building elements as unique spaces or components of the program while creating an attractive façade that has an overall sense of unity.

Material Selection – The primary material palette for the building includes heavy timber, prefinished wood siding, and dark metal accents. The materials are in harmony with other building materials used on nearby buildings and throughout downtown Jackson.

NORTHWORKS

LDR COMPLIANCE

Lots 11 & 12, Blk. 1, Simpson
210 & 230 N Glenwood St
Jackson, Wyoming 83001

General	Source	Notes
Zoning district	Teton County GIS	ToJ – Commercial Residential-2 (CR-2)
PIDN	Teton County GIS	22-41-16-28-4-07-011 22-41-16-28-4-07-010
Gross Site Area (GSA)	Teton County GIS	.32 ac – 13,940 SF
LSR (Min)	TOJ LDR's section 2.2.12.B.1 (CR-2)	LSR = GSA x 10% 13,940 x 10% = 1,394 SF required
FAR (Max)	TOJ LDR's section 2.2.12.B.3 (CR-2)	GSA (0.46) sf + (0.34 Lodging Overlay) sf [13,940 (0.46) = 6,412 SF] + [13,940 (0.34) = 4,740 SF] = 11,152 SF (total by right)

2.2.12. CR-2: COMMERCIAL RESIDENTIAL-2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec 9.4.8.)				
General	Source	Requirement	Proposed	Complies
Primary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0' – 10'	Yes
Secondary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0'	Yes
Side interior (min.)	ToJ LDR Section 2.2.12. B.1	5'	5'	Yes
Rear (min.)	ToJ LDR Section 2.2.12. B.1	5' at corner lot	5'	Yes
Landscaping (Div. 5.5.)				
Landscape surface ratio (min.)	ToJ LDR Section 2.2.12. B.1	10% of 13,940 SF = 1,394 SF	1,394 SF	Yes
Plant units (min.)	ToJ LDR Section 2.2.12. B.1	1/1,000 sf of landscape area	2	Yes
Parking lot (all uses)	ToJ LDR Section 2.2.12. B.1	1/12 parking spaces	3	Yes
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.12. B.1	4'	n/a	n/a
Height in rear yard (max)	ToJ LDR Section 2.2.12. B.1	6'	6'	Yes
Setback from pedestrian frontage	ToJ LDR Section 2.2.12. B.1	1'	70' at transformer	Yes

NORTHWORKS

Setback from side or rear lot line (min.)	ToJ LDR Section 2.2.12. B.1	0'	0'	Yes
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min.)	ToJ LDR Section 2.2.12. B.1	30'	Set back 59'-1" from primary N. Glenwood St.	Yes
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.12. B.1	30'	n/a	n/a
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.12. B.1	0'	Set back 28'-8" from secondary W. Gill Ave.	Yes
Access				
Curb cut width (max)	ToJ LDR Section 2.2.12. B.1	24'	20'-4"	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11.)				
Width of ground and 2 nd story in primary street setback range % of lot width (min.) - Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	70% min. 30' min.	1st Floor: 99'-0" of 99'-9" lot width = 90% 2nd Floor: 78'-2" of 99'-9" lot width = 78% Outer building structure is aligned with corner along entire street length	Yes, see A1.01 & A1.02.
Width of ground and 2 nd story in secondary street setback range % of lot width (min.) - Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	35% min. 30' min.	1st Floor: 128'-8" of 139'-10" lot width = 92% 2nd Floor: 128'-8" of 139'-10" lot width = 92% Outer building structure is aligned with corner along entire street length	Yes, see A1.01 & A1.02.
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch <5/12 <i>Exceptions</i>	ToJ LDR Section 2.2.12. B.2 9.4.9.C	42' 10' over max. roof height	42' Stair has 10' overrun. Elevator has 10' overrun.	Yes Yes
Stories (max)	ToJ LDR Section 2.2.12. B.2	3 stories	3 stories	Yes
Height (min.) in any street setback range	ToJ LDR Section 2.2.12. B.2	2 stories or 24' min.	3 stories	Yes
Building Stepback (Sec. 9.4.12.)				
Stepback for any 3 rd story street façade or façade over 30' (min.)	ToJ LDR Section 2.2.12. B.2	10' min.	10' min.	Yes
Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.12. B.2	60% max.	Primary: 52'-9" + 1'-2" = 53'-11" total encroaching / 89'-11" bldg. width = 60%	Yes

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			Secondary: 43'-8" + 29'-6" = 73'-2" total encroaching / 128'-8" bldg. width = 56%	
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.12. B.2	.46 + .34 for Lodging = .80 Total	11,152 SF total by right	Yes
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.12. B.2		n/a	n/a
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.12. B.2	2:1	n/a	n/a
3. Form Standards				
Pedestrian Frontage				
Trees in grates	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.C.2	40' max. spacing	Yes
Building Frontage				
Lodging	ToJ LDR Section 2.2.12. B.3 2.2.1.D.5	Story heights: Ground story: 12' min Upper story: 7'-6" min Ground floor elev: 0'-5' Transparency: (min) Ground story, prim: 40% Ground story, sec: 20% Upper stories: 20% Blank Wall Area: Primary: 35' max. Secondary: 50' max. Pedestrian Access: Primary entrance: Req Entrancing spacing: n/a	Story heights: 12'-8" 9'-1" 0' to 2'-6" Transparency: (min) 44% 74% 20% min. Blank Wall Area: 22' 13' Pedestrian Access: Entries on both streets n/a	Yes, see A2.00
Parking Type Options				
On-street parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.1	Yes	Yes, see A0.00 and A1.01
Surface parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.2.	n/a	n/a
Tuck-under parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.4	n/a	n/a
Enclosed parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.3.	Yes	Yes, see A1.01
Structured parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.5.	n/a	Yes
Underground parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.6.	Yes	Yes, see A1.00
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.12. B.4	20'		Yes

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Flat Creek north of Hansen	ToJ LDR Section 2.2.12. B.4	25'		Yes
Flat Creek south of Hansen	ToJ LDR Section 2.2.12. B.4	50'		Yes
Wetland	ToJ LDR Section 2.2.12. B.4	30'		Yes
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation Ditch	ToJ LDR Section 2.2.12. B.4	15'		Yes
Natural Resource Overlay (NRO)(Sec. 5.2.1.)				
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)				
Light trespass is prohibited	ToJ LDR Section 2.2.12. B.5			Yes
All lights over 600 lumen shall be fully shielded.	ToJ LDR Section 2.2.12. B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.12. B.5	3		Yes
Lumens per site (max)	ToJ LDR Section 2.2.12. B.5			Yes
All fixtures		100,000		Yes
Unshielded fixtures		5,500		Yes
Light color	ToJ LDR Section 2.2.12. B.5	<3000 Kelvin		Yes
Scenic Resource Overlay (SRO)(Sec. 5.3.2.)				
7. Signs (nonresidential) (Div. 5.6.)				
Number of signs (max)	ToJ LDR Section 2.2.12. B.7	3 per business per frontage		Yes
Background color	ToJ LDR Section 2.2.12. B.7	No white or yellow		Yes
Sign Area				
Total sign area (max)	ToJ LDR Section 2.2.12. B.7	3 sf per linear ft of street façade width up to 150 sf		Yes
Penalty	ToJ LDR Section 2.2.12. B.7	10% per projecting and freestanding sign		Yes
Sign Type Standards				
Canopy Sign Clearance (min) Setback (min)	ToJ LDR Section 2.2.12. B.7	7'6" from average grade 18" from back of curb		Yes
Projecting sign Height (max) Clearance (min) Setback (min)	ToJ LDR Section 2.2.12. B.7	24' above grade 7'-6" from average grade 18" from back of curb		Yes
8. Grading, Erosion Control, Stormwater				
Grading (sec 5.7.2.)				
Erosion Control (sec 5.7.3.)				
Erosion shall be controlled at all times	ToJ LDR Section 2.2.12. B.8			Yes
Stormwater Management (sec.5.7.4.)				

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No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.12. B.8			Yes
---	-----------------------------	--	--	-----

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
>13,800 sf	X	X	X	X		Sec.5.7.1.	n/a
Sign					X	Sec.5.7.1.	n/a

2.2.12.C - 1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min.) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div.6.3.)
Lodging					
Conventional Lodging (6.1.5.B)	B(LO)	n/a	n/a	0.75/room	0.102*bedrooms
Short-term Rental (6.1.5.C)	B(LO)	n/a	n/a	1/DU if <2 bedrooms and <500 sf; otherwise 1.5/DU	0.102*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000247*sف
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	3.37/1,000 sf	0.000216*sف
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	0.000216*sف
Restaurant/Bar (6.1.6.E.)	B		n/a	1/73 sf dining area + 1/40 sf bar area	0.000599*sف

Div. 6.2 – Parking and Loading Standards

The proposed project will provide a mix of lodging and commercial uses and provide parking in accordance with parking standards of the CR-2 Zone, Division 6.2. Parking and Loading Standards.

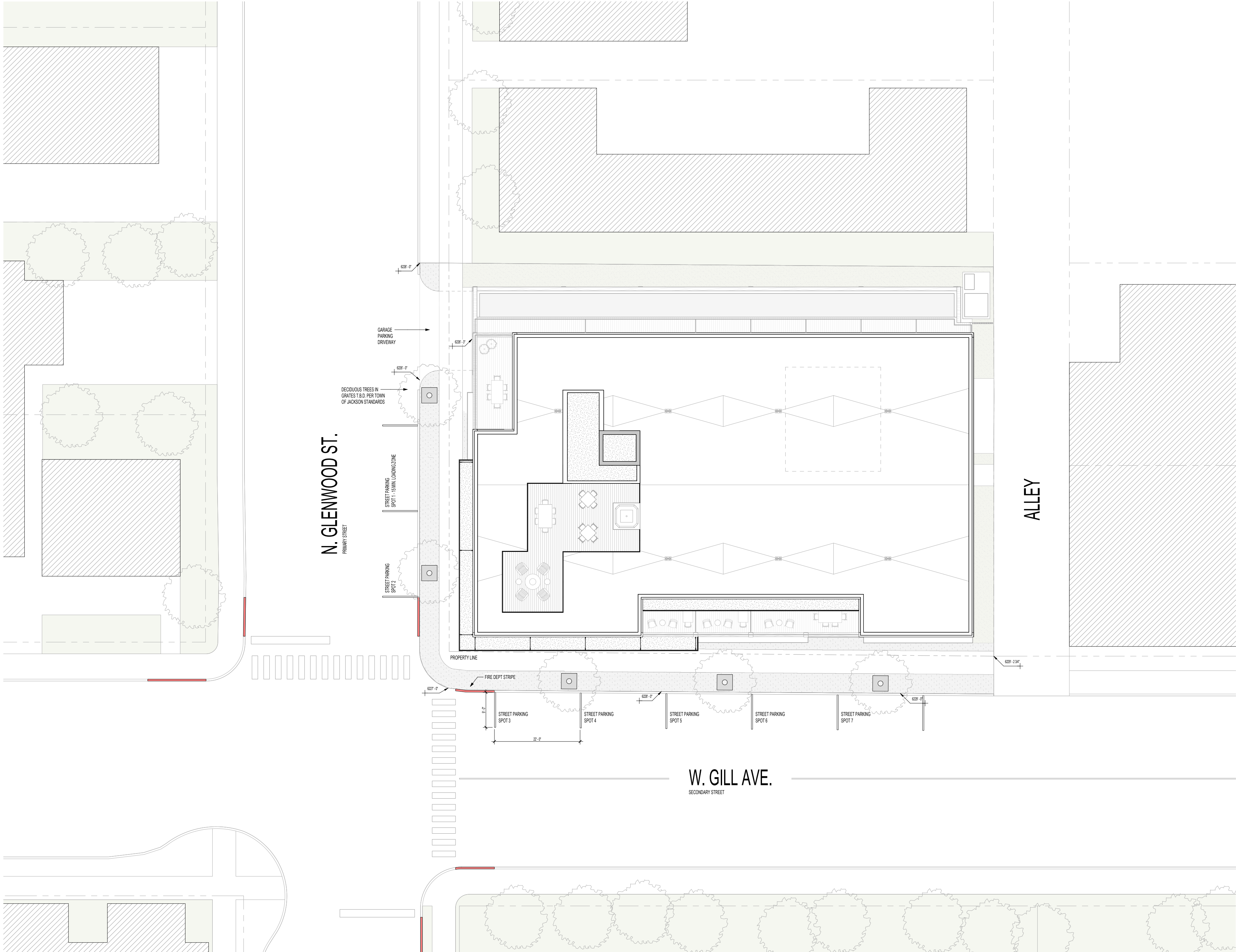
Table 1. Required and Proposed Parking

2.2.12.C - Required Parking					Proposed Parking			
Use	Requirement	Area (SF)	# of Units	Spaces Required	Proposed On-Site	Proposed On Street	Fee-in-Lieu	Total Proposed
Lodging				22.5				26
Conventional	0.75/room	-	30	22.5	26	-	-	26
Commercial				10.3				7
Restaurant	1/73 SF of dining area	500	-	6.8	-	7	0	7
Bar	1/40 SF of bar area	139	-	3.5	-	-	-	0
TOTAL				32.8				33

Required EVSE Parking					Proposed Bicycle Parking			
EVSE Installed	5% of spaces	-	-	1.7	-	-	-	2
EVSE-Capable	30% of spaces	-	-	9.9	-	-	-	10

6.2.2.D - Required Bicycle Parking					Proposed Bicycle Parking			
Bicycle Parking	1/11 vehicle spaces	-	-	3.0	-	-	-	3

6.2.5.C - Required Snow Storage					Proposed Snow Storage			
Snow Storage	2.5% of parking SF	532	-	13.3 SF				Complies



1 ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"

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Checker Checked By

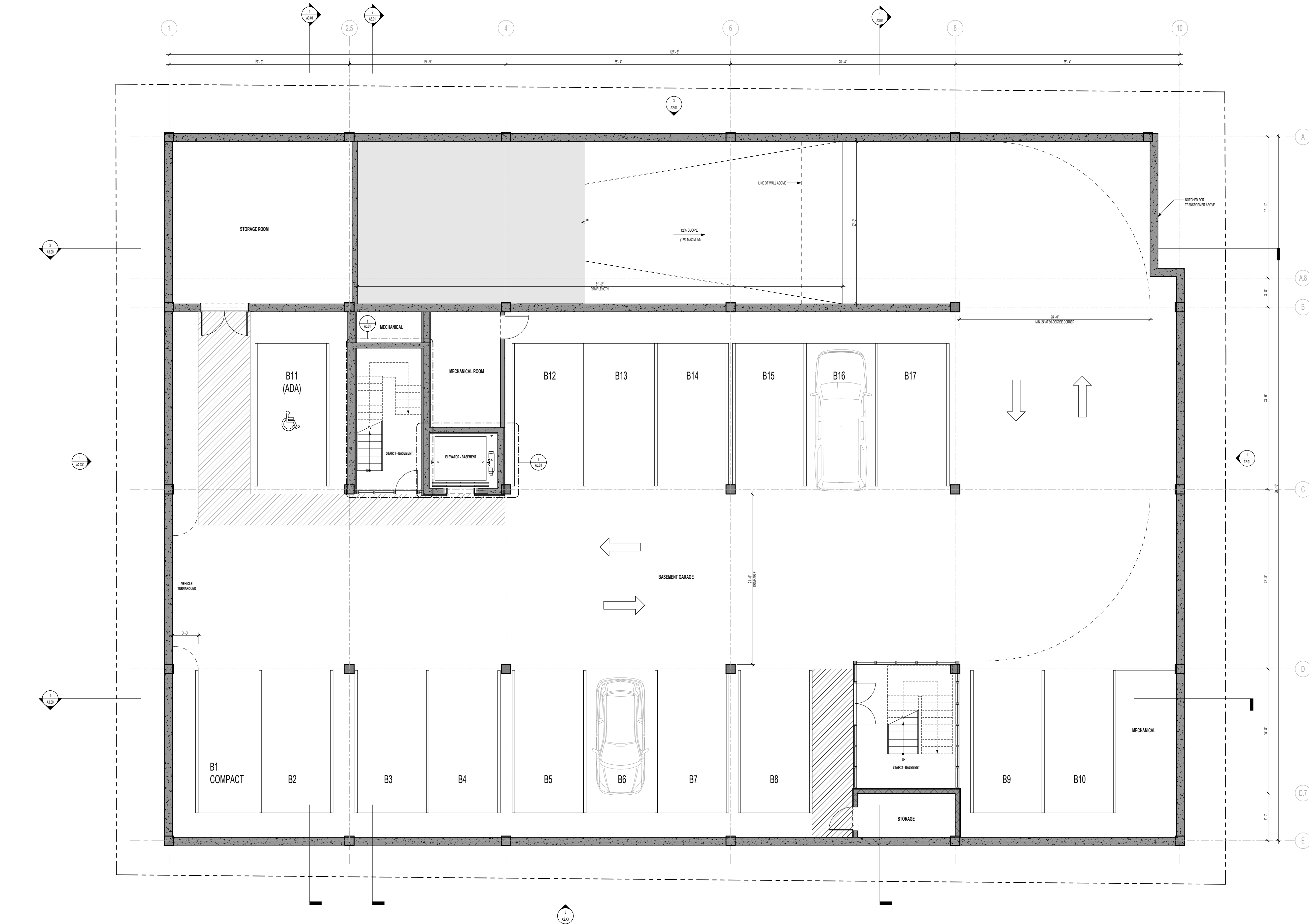
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A0.00

Drawing Name

ARCHITECTURAL SITE PLAN

ISSUANCE



1 BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



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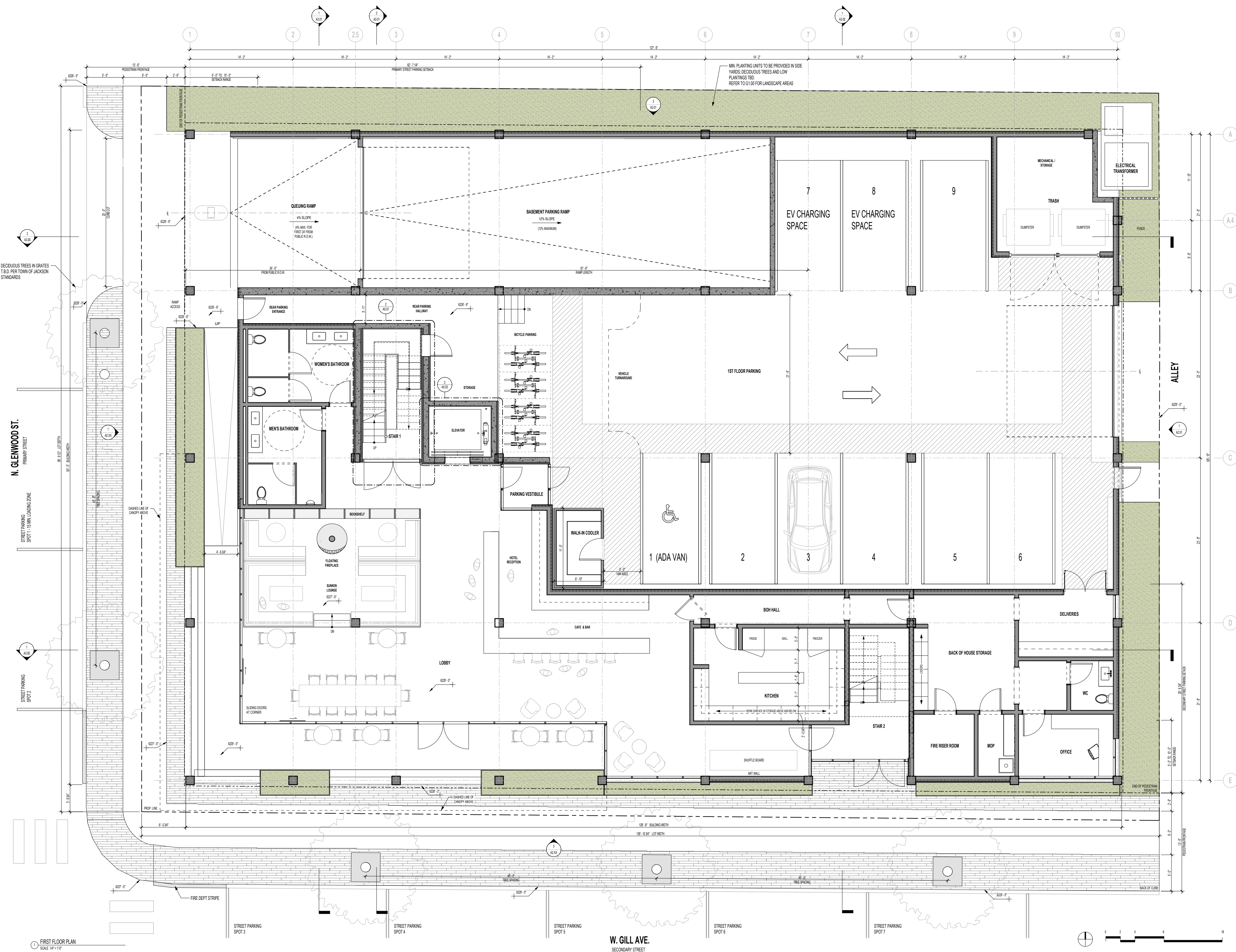
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Discipline & Drawing Number	
A1.00	
Drawing Name BASEMENT FLOOR PLAN	

ISSUANCE SHEET



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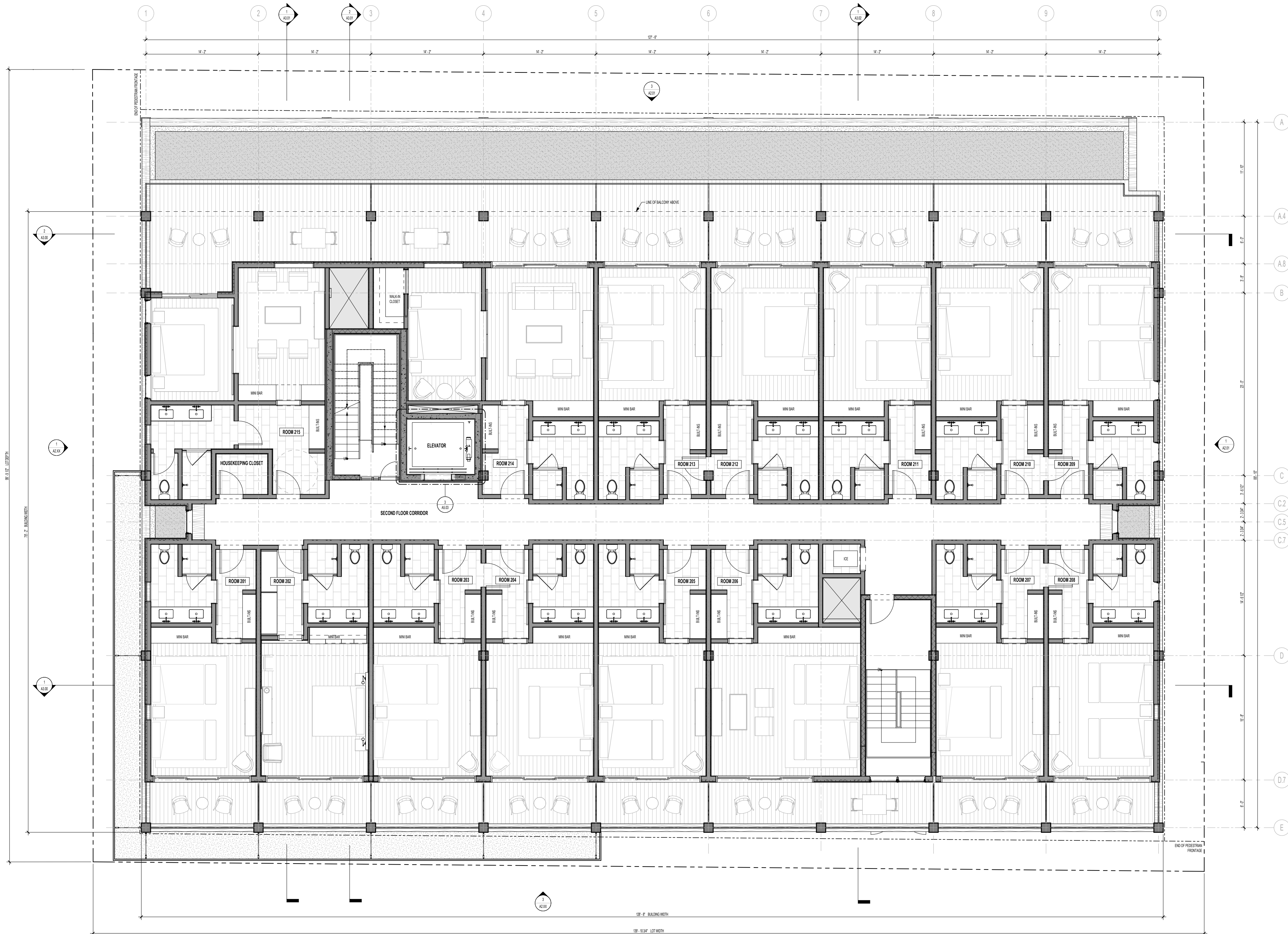
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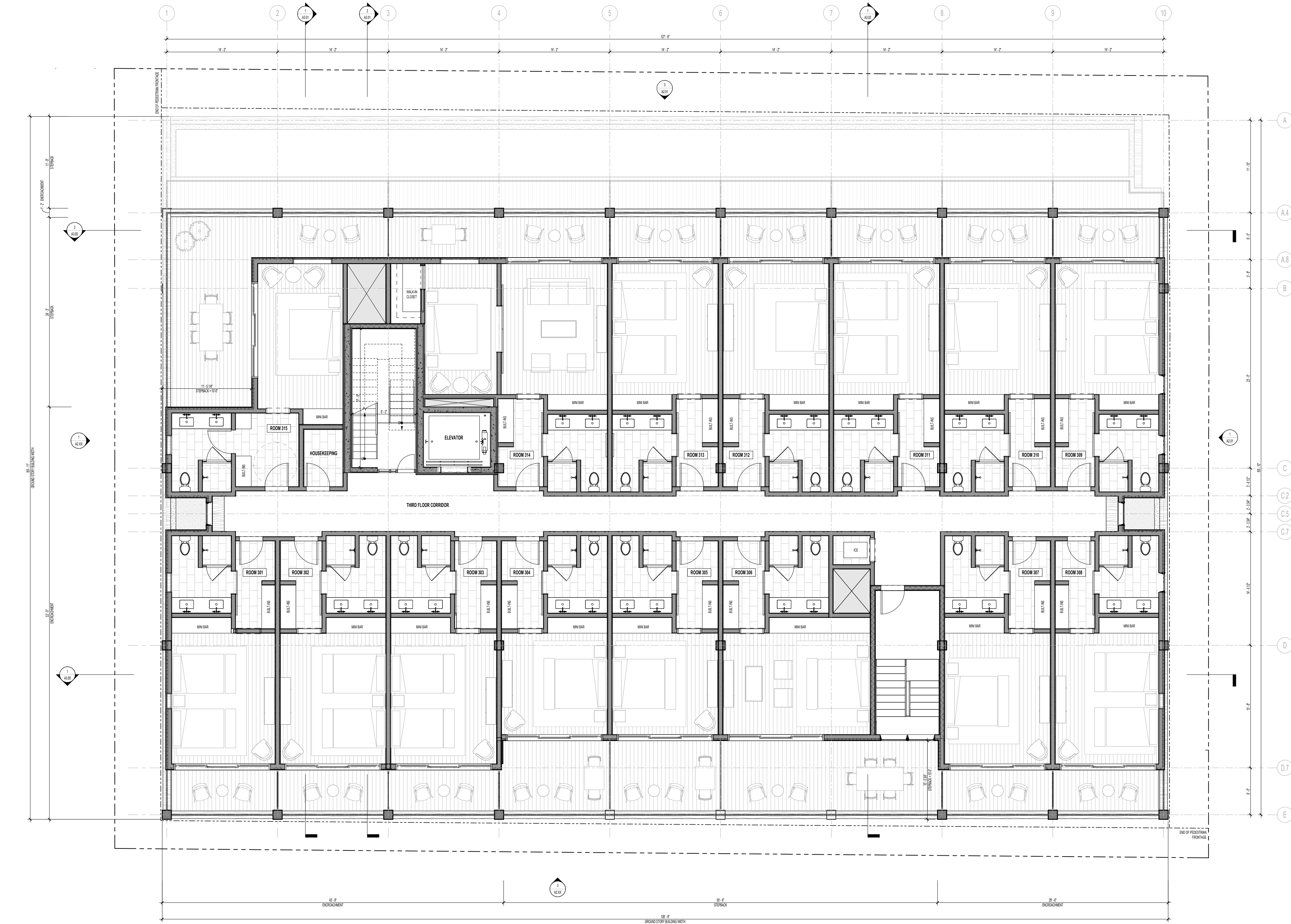
Discipline & Drawing Number

A1.02

Drawing Name

SECOND FLOOR PLAN





1 THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

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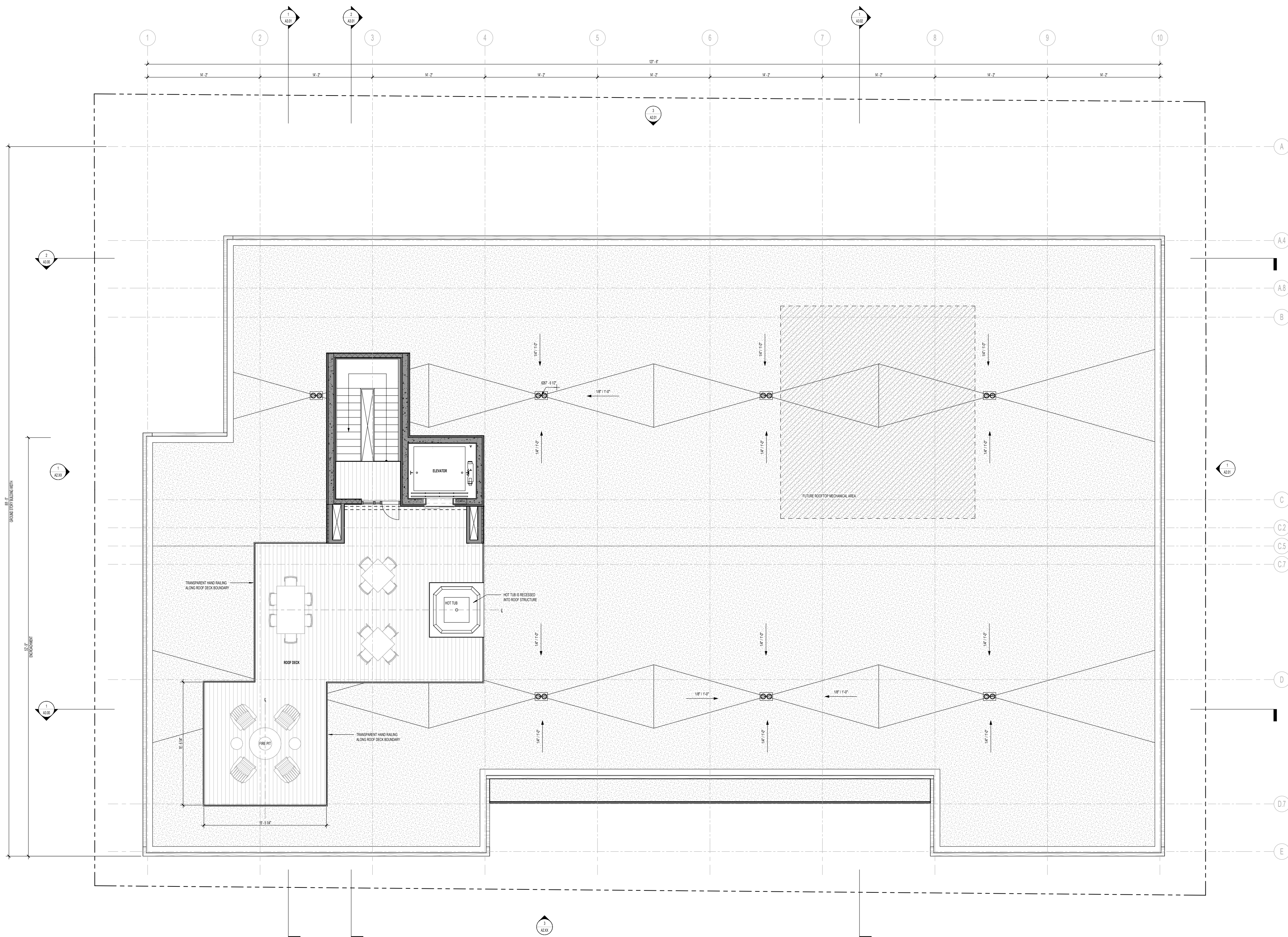
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A1.50

Drawing Name

ROOF TERRACE PLAN



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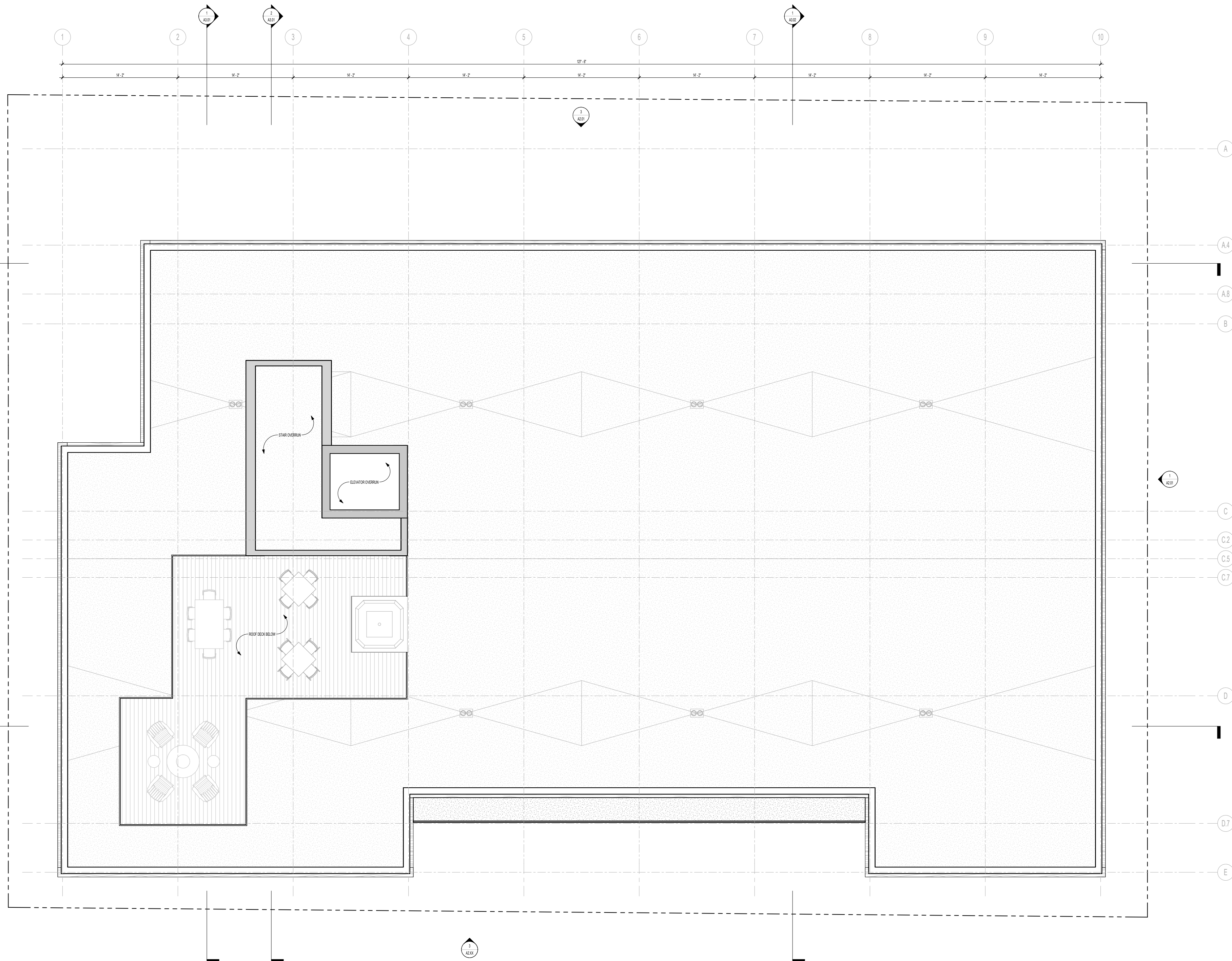
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A1.51

Drawing Name

UPPER ROOF PLAN



GROSS BLDG AREA	
LEVEL	AREA
ROOFTOP	1768 SF
1ST FLOOR F.F.	1026 SF
T.O. 2ND FLOOR	8183 SF
ROOFTOP	1768 SF
T.O. 3RD FLOOR	7803 SF
SUBFLOOR	1281 SF
T.O. ROOF STRUCT.	38715 SF

19 GROSS AREA - ROOF
SCALE 1/16" = 1'-0"

8 GROSS AREA - 3RD FLOOR
SCALE 1/16" = 1'-0"

8 GROSS AREA - 2ND FLOOR
SCALE 1/16" = 1'-0"

7 GROSS AREA - 1ST FLOOR
SCALE 1/16" = 1'-0"

8 GROSS AREA - BASEMENT
SCALE 1/16" = 1'-0"

FAR Legend

- AMENITY / LOBBY
- BACK OF HOUSE
- CIRCULATION
- HOTEL ROOM (EVEN)
- HOTEL ROOM (ODD)
- N/A

FAR AREA TOTALS		
NAME	FAR AREA TYPE	AREA
Net Floor		
ROOF VESTIBULE	CIRCULATION	Net Floor
		0 SF
1ST FLOOR F.F.		
LOBBY RESTAURANT	AMENITY / LOBBY	739 SF
LOBBY BAR	AMENITY / LOBBY	139 SF
HOTEL LOBBY	AMENITY / LOBBY	1139 SF
BATHROOMS	BACK OF HOUSE	341 SF
KITCHEN	BACK OF HOUSE	284 SF
BOH OFFICE	BACK OF HOUSE	636 SF
BOH CIRC.	BACK OF HOUSE	129 SF
STAIR 1-L1	CIRCULATION	181 SF
STAIR 2-L1	CIRCULATION	42 SF
REAR VESTIBULE	CIRCULATION	42 SF
ELEV-L1	CIRCULATION	87 SF
		3871 SF
T.O. 2ND FLOOR SUBFLOOR		
ICE	BACK OF HOUSE	13 SF
BOH CLOSET	BACK OF HOUSE	44 SF
CORRIDOR-L2	CIRCULATION	775 SF
UNIT 04	HOTEL ROOM (EVEN)	421 SF
UNIT 02	HOTEL ROOM (EVEN)	421 SF
UNIT 06	HOTEL ROOM (EVEN)	421 SF
UNIT 08	HOTEL ROOM (EVEN)	419 SF
UNIT 14	HOTEL ROOM (EVEN)	421 SF
UNIT 12	HOTEL ROOM (EVEN)	421 SF
UNIT 10	HOTEL ROOM (EVEN)	421 SF
UNIT 01	HOTEL ROOM (ODD)	419 SF
UNIT 03	HOTEL ROOM (ODD)	421 SF
UNIT 05	HOTEL ROOM (ODD)	421 SF
UNIT 07	HOTEL ROOM (ODD)	419 SF
UNIT 15	HOTEL ROOM (ODD)	419 SF
UNIT 13	HOTEL ROOM (ODD)	421 SF
UNIT 11	HOTEL ROOM (ODD)	421 SF
UNIT 09	HOTEL ROOM (ODD)	392 SF
		7803 SF
T.O. 3RD FLOOR SUBFLOOR		
BOH CLOSET	BACK OF HOUSE	36 SF
ICE	BACK OF HOUSE	13 SF
CORRIDOR-L3	CIRCULATION	775 SF
STAIR 1-L3	CIRCULATION	172 SF
STAIR 2-L3	CIRCULATION	171 SF
UNIT 16	HOTEL ROOM (EVEN)	419 SF
UNIT 18	HOTEL ROOM (EVEN)	421 SF
UNIT 20	HOTEL ROOM (EVEN)	367 SF
UNIT 22	HOTEL ROOM (EVEN)	421 SF
UNIT 24	HOTEL ROOM (EVEN)	421 SF
UNIT 26	HOTEL ROOM (EVEN)	421 SF
UNIT 28	HOTEL ROOM (EVEN)	419 SF
UNIT 30	HOTEL ROOM (EVEN)	419 SF
UNIT 17	HOTEL ROOM (ODD)	421 SF
UNIT 19	HOTEL ROOM (ODD)	367 SF
UNIT 21	HOTEL ROOM (ODD)	421 SF
UNIT 23	HOTEL ROOM (ODD)	419 SF
UNIT 25	HOTEL ROOM (ODD)	421 SF
UNIT 27	HOTEL ROOM (ODD)	421 SF
UNIT 29	HOTEL ROOM (ODD)	421 SF
		7803 SF
TOTAL FAR AREA		19,112 SF

MAX FAR AREA: 19,112 SF

8 F.A.R. AREA - ROOF
SCALE 1/16" = 1'-0"

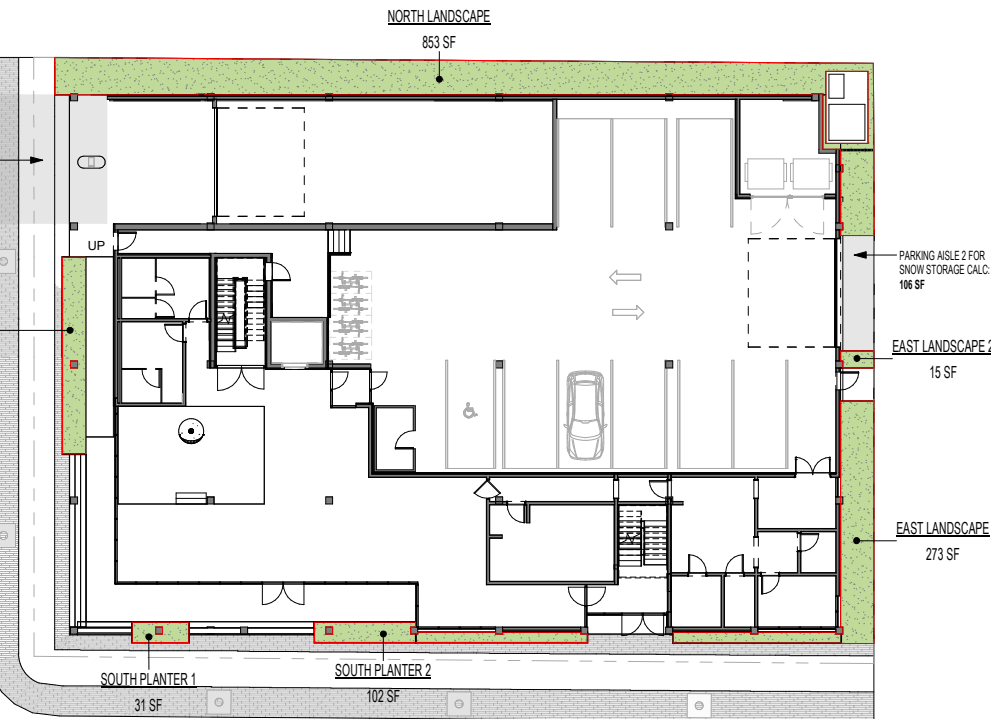
1 F.A.R. AREA - 3RD FLOOR
SCALE 1/16" = 1'-0"

3 F.A.R. AREA - 2ND FLOOR
SCALE 1/16" = 1'-0"

2 F.A.R. AREA - 1ST FLOOR
SCALE 1/16" = 1'-0"

LANDSCAPE SURFACE AREA		
Level	Name	Area
1ST FLOOR F.F.	EAST LANDSCAPE 2	15 SF
1ST FLOOR F.F.	SOUTH PLANTER 1	31 SF
1ST FLOOR F.F.	SOUTH PLANTER 2	102 SF
1ST FLOOR F.F.	WEST PLANTER	124 SF
1ST FLOOR F.F.	EAST LANDSCAPE	273 SF
1ST FLOOR F.F.	NORTH LANDSCAPE	883 SF
Grand Total		1,384 SF

SNOW STORAGE
TOTAL UNPROTECTED PARKING AREA (VARIABLE) = 532 SF
2.5% SNOW STORAGE = 133 SF
SNOW STORAGE TO OCCUR IN ADJACENT PLANTING STRIPS



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G1.00

Drawing Name

GROSS & FAR AREA DIAGRAM

NEIGHBORHOOD CONTEXT

NORTH
GLORIETTA TRATTORIA,
SINGLE FAMILY HOMES



EAST
KNIT ON PEARL,
GRACE SPA, JACKSON
WORKFORCE CENTER



SOUTH
ST. JOHN'S EPISCOPAL
CHURCH, THE
GLENWOOD RESIDENTIAL
DEVELOPMENT

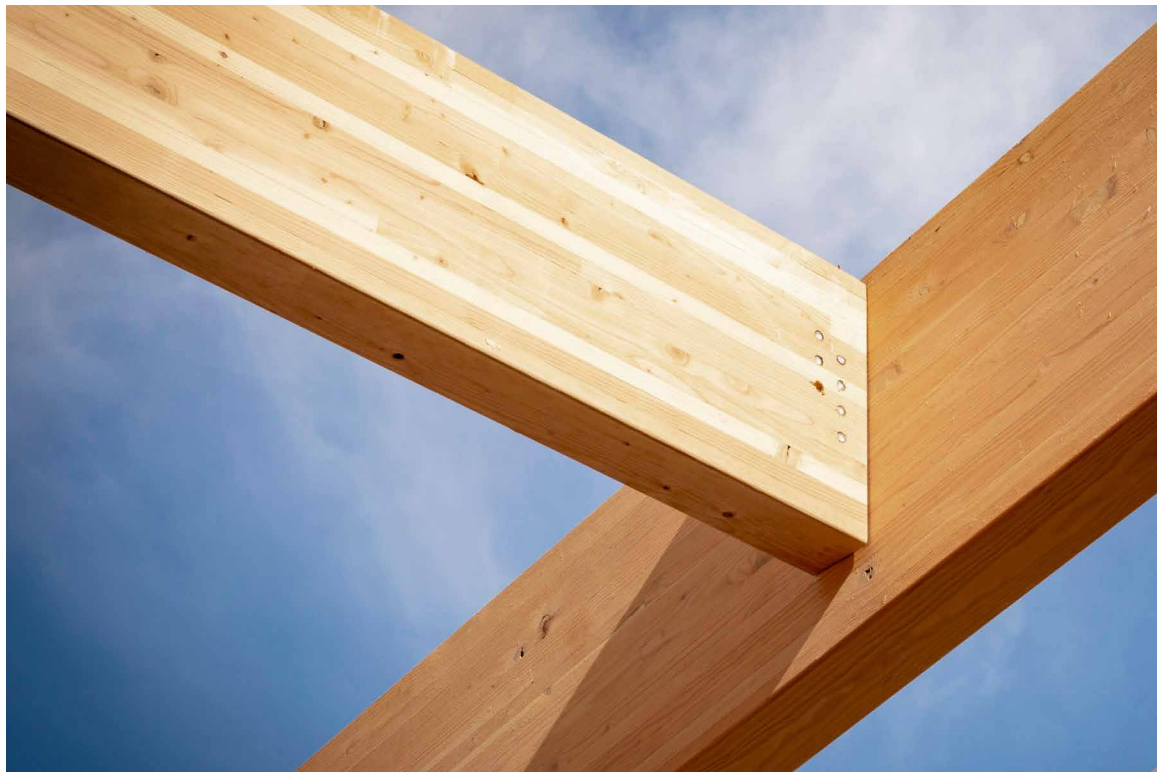


WEST
THE ANVIL HOTEL,
JACKSON HOME RANCH
WELCOME CENTER



PROPOSED MATERIAL PALETTE

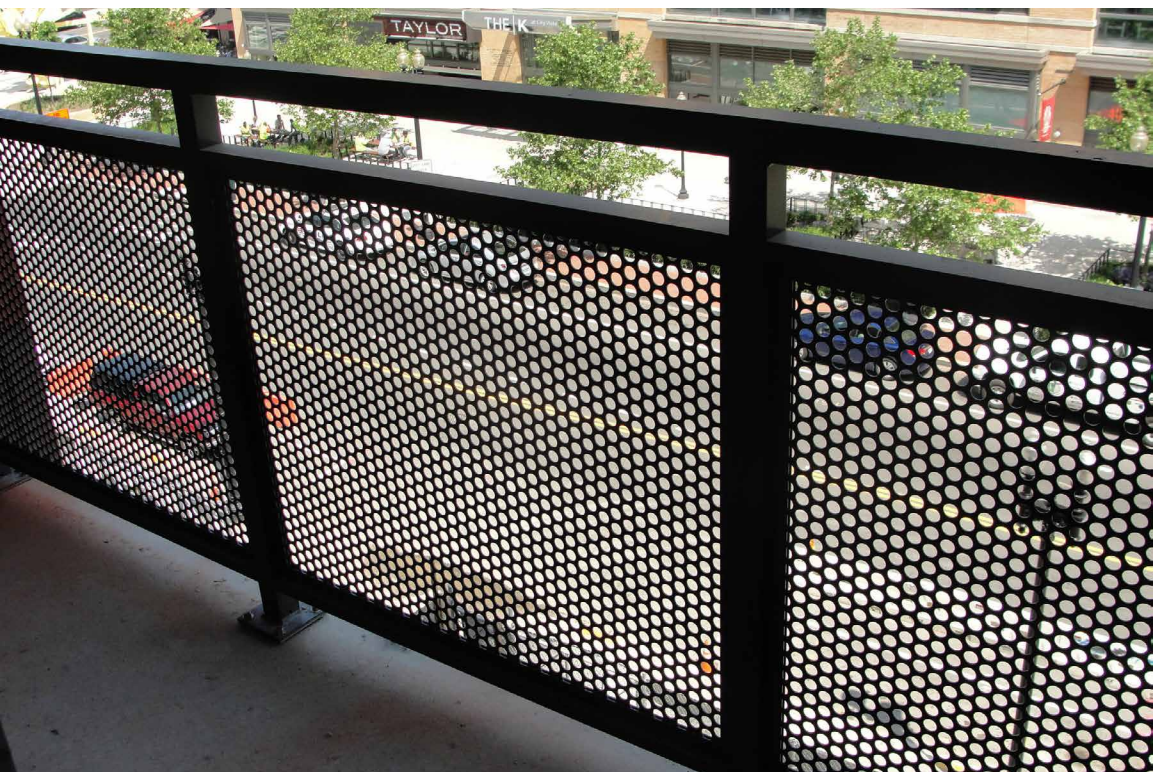
1 GLULAM COLUMNS AND BEAMS
EXTERIOR STRUCTURE, LEVELS 1, 2 & 3



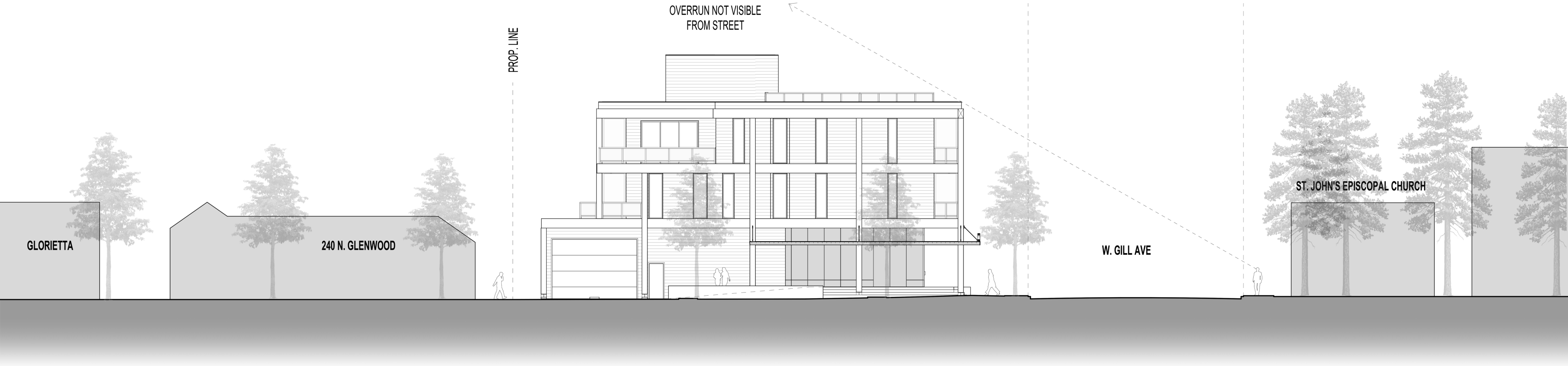
2 WOODEN HORIZONTAL SIDING
EXTERIOR WALLS, LEVELS 1, 2, 3 & ROOF FASCIAS



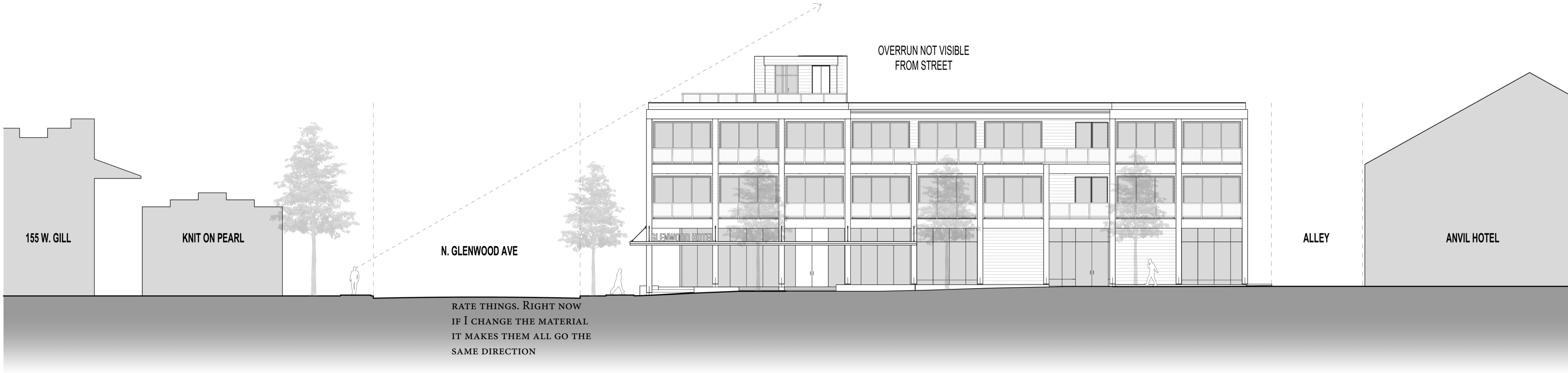
3 DARK METAL ACCENTS
*EXTERIOR FRAMING @ WINDOWS, ROOF PARAPETS, CANOPIES
& BALCONY RAILINGS*



NEIGHBORHOOD CONTEXT



N. GLENWOOD ST.



W. GILL AVE.



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



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

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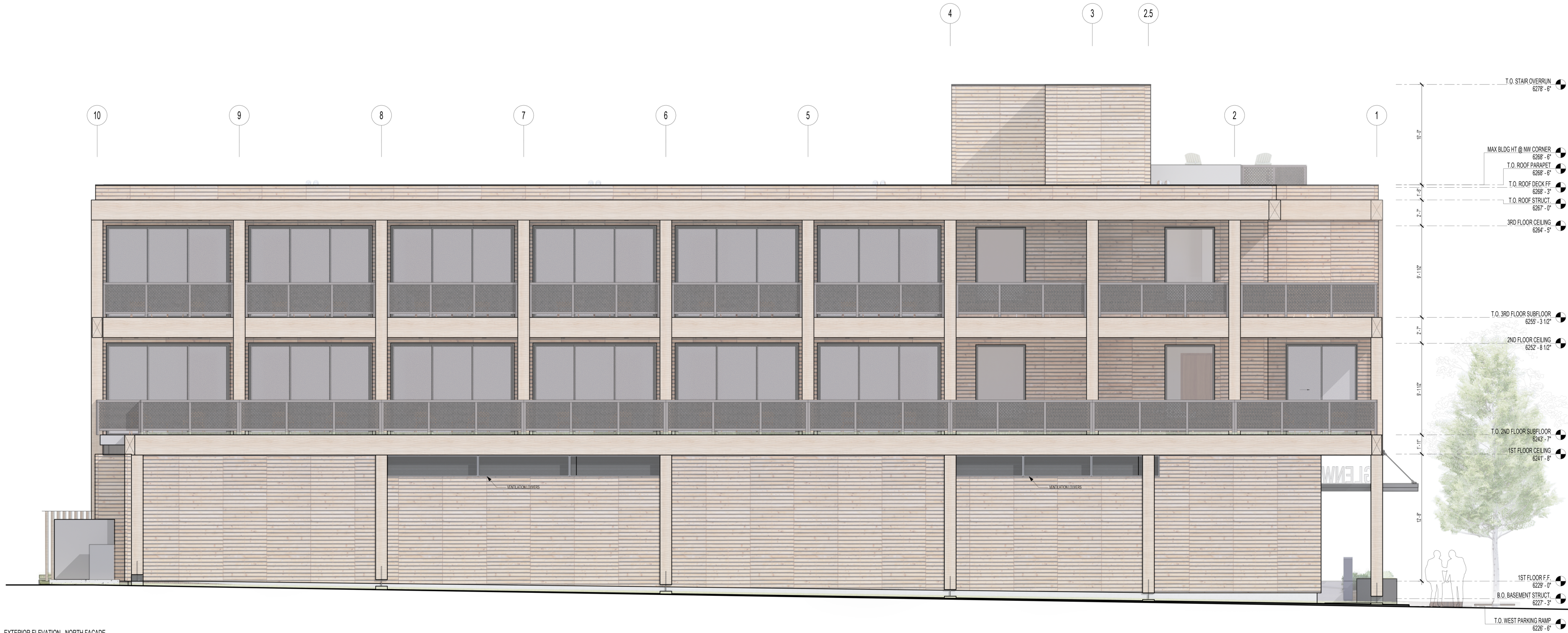
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Drawing Name

EXTERIOR ELEVATIONS



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



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

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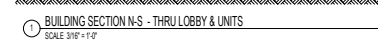
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A2.01

Drawing Name

EXTERIOR ELEVATIONS





EXTERIOR RENDERING – CORNER OF GLENWOOD STREET & GILL AVE



EXTERIOR RENDERING – CORNER OF GLENWOOD STREET & GILL AVE



EXTERIOR RENDERING – GILL AVE, LOOKING WEST



EXTERIOR RENDERING – GLENWOOD STREET, LOOKING SOUTH

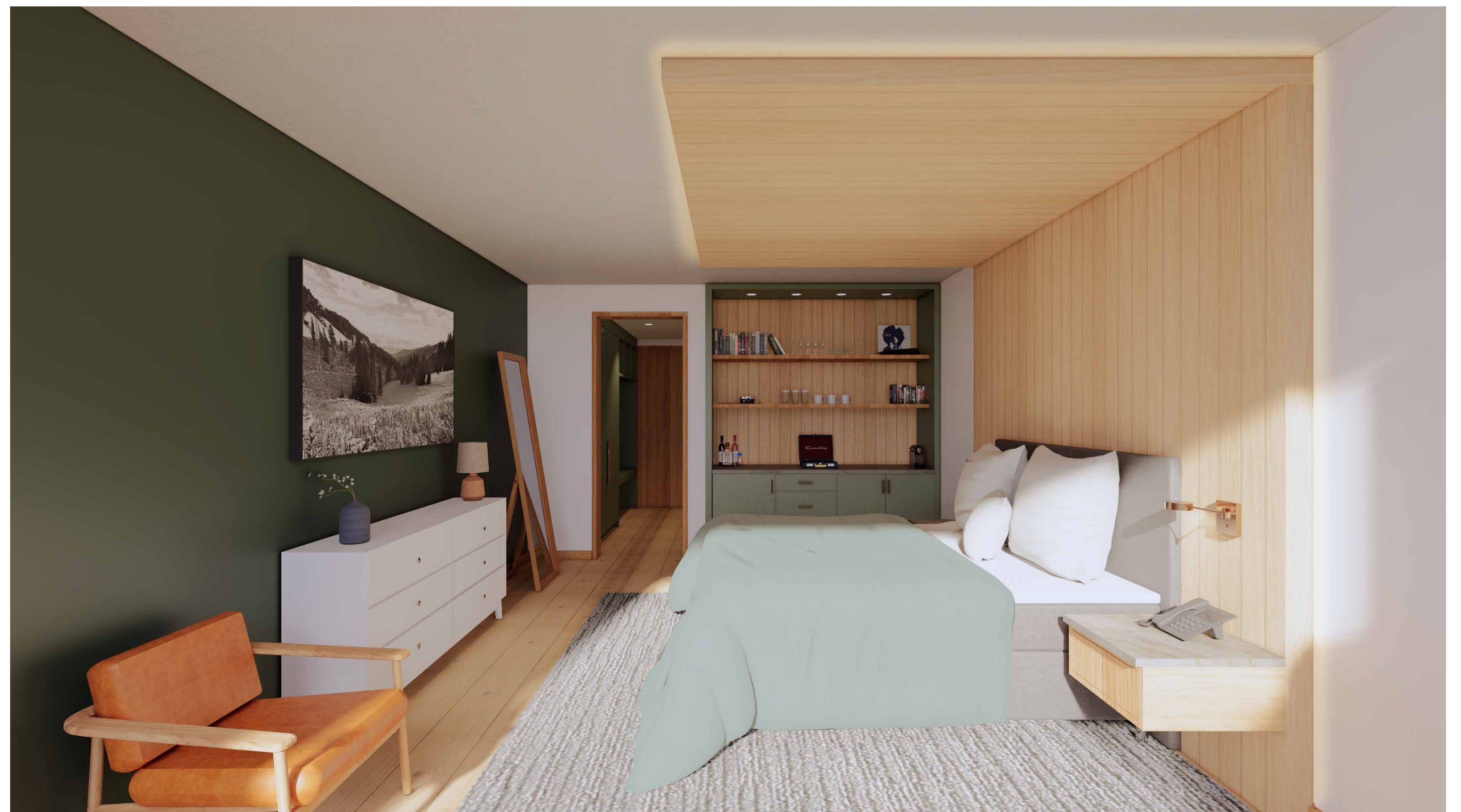


EXTERIOR RENDERING – AERIAL VIEW, CORNER OF GLENWOOD & GILL



THE DESIGN TEAM BELIEVES THAT THIS OPEN-AIR BEAM EXTENSION ALONG GLENWOOD STREET PROVIDES THE LIGHT, AIR & REDUCTION IN VOLUME THAT THE STEPBACK REQUIREMENTS PROMOTE – WHILE PROVIDING A MORE ELEGANT CORNER SOLUTION THAT TERMINATES THE STRUCTURAL GRID IN A MORE VISUALLY PLEASING MANNER.

EXTERIOR RENDERINGS – ALTERNATE STEPBACK INTERPRETATION



INTERIOR RENDERINGS – TYPICAL HOTEL ROOM

LAYOUT: EXISTING SITE#4648 - PRINTER/PCS - AutoCAD PLOT (General Documents)doc3 - PAGE SETUP - - DWG VER: 241 - - PLOTTED BY: Abby King
DWG NAME: S:\Proj\2023\276-01 (210-230 N Glenwood - Survey)\Survey\4 Drawing\23-276-01 SITE PLAN.dwg - DATE/TIME: 4/20/2023 11:37:46 AM

JABILITY COMPANY
INAL TOWNSITE
39800964

PANISZCZYN, FRANK & RHONDA &
LOT 7, BLK. 1
ORIGINAL TOWNSITE
INSTRUMENT #1014953

TETON CABLES
LOTS 8, 9, & 10, BLK. 1
ORIGINAL TOWNSITE
INSTRUMENT #1024272

GLENWOOD JH, INC.
LOTS 1-4, BLK. 6
ORIGINAL TOWNSITE
INSTRUMENT #0998313

GLENWOOD JH, INC.
LOTS 1-4, BLK. 6
ORIGINAL TOWNSITE
INSTRUMENT #0998313

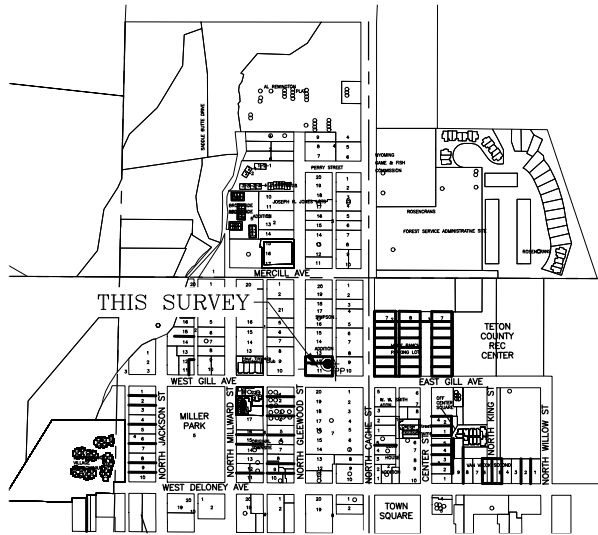
H, INC.
JACKSON

ANVIL HOTEL PARTNERS, LLC
LOTS 13-14-15, BLK. 1,
SIMPSON (EL RANCHO MOTEL)
BK 908 PHOTOS PG 914

GEN4 LLC
LOTS 6-8, BLK. 1, SIMPSON
INSTRUMENT #0999084

ANVIL HOTEL PARTNERS, LLC
LOTS 9-10, BLK. 1, SIMPSON
INSTRUMENT #0894374

EPISCOPAL CHURCH IN JACKSON HOLE, WY
LOTS 1 THRU 7 & 14 THRU 20 BLK 7,
ORIGINAL TOWNSITE
INSTRUMENT #0269659



VICINITY MAP
SE1/4 SE1/4
SECTION 28
T41N, R116W 6TH P.M.
TOWN OF JACKSON
TETON COUNTY, WY

0 500' 1000'

LEGEND

- | | |
|--|------------------------------|
| | PROPERTY LINE |
| | ADJACENT BOUNDARY LINE |
| | ROAD CENTERLINE |
| | SETBACK LINE |
| | BUILDING |
| | BACK OF CURB |
| | FLOWLINE OF CURB |
| | EDGE OF PAVEMENT |
| | FENCE LINE |
| | WATERLINE PER TOJ GIS |
| | SEWER LINE PER TOJ GIS |
| | STORM SEWER LINE PER TOJ GIS |
| | CURB STOP |
| | ELECTRIC METER |
| | FOUND BRASS CAPPED PIPE |
| | FOUND REBAR AND CAP |
| | FOUND T-STAKE |
| | CALCULATED POINT |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | POWER POLE |
| | SEWER MANHOLE |
| | STORM SEWER MANHOLE |
| | TELEPHONE MANHOLE |
| | TELEPHONE PEDESTAL |
| | DECIDUOUS TREE |
| | PINE TREE |
| | WATER VALVE |
| | PAVEMENT |
| | CONCRETE |

NOTE:

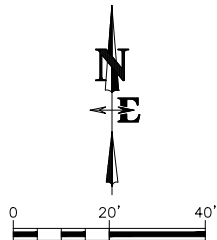
THE SITE SURVEY REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY MADE ON SEPTEMBER 6, 2023. AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THAT DATE.

THE MAP WAS PREPARED WITHOUT BENEFIT OF TITLE REPORT AND IS SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, AND CONDITIONS OF SIGHT AND/OR OF RECORD INCLUDING, BUT NOT LIMITED, TO THOSE SHOWN HEREON;

PRIMARY BUILDING SETBACKS PER TOJ CR-2 ZONE
10' PRIMARY STREET
5' SIDE
10' REAR

SITE DEVELOPMENT SETBACKS AND BUILDING SETBACKS SHALL BE VERIFIED WITH THE PLANNING DEPARTMENT IN THE AUTHORITY HAVING JURISDICTION PRIOR TO PLANNING ANY DEVELOPMENT. IT IS ALSO TO BE UNDERSTOOD THAT OTHER APPLICABLE CODES, RESTRICTIONS, COVENANTS AND REGULATIONS APPLICABLE TO DEVELOPMENT AND USE SHOULD BE DETERMINED PRIOR TO PLANNING ANY DEVELOPMENT AS THESE ARE NOT SHOWN ON THIS MAPPING

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°15'10"W	4.90
L2	N89°36'59"E	20.09
L3	S00°23'04"E	5.02



VERTICAL DATUM BASED ON NAVD88 (GEOID12B),
BENCHMARK SE PROPERTY CORNER ELEV = 6229.62'
DERIVED FROM NETWORK GPS OBSERVATIONS.

DATE	9/20/2023	REV.
SURVEYED	SG	
ENGINEERED		
DRAWN	SG/AR	
CHECKED	LR	
APPROVED	LR	

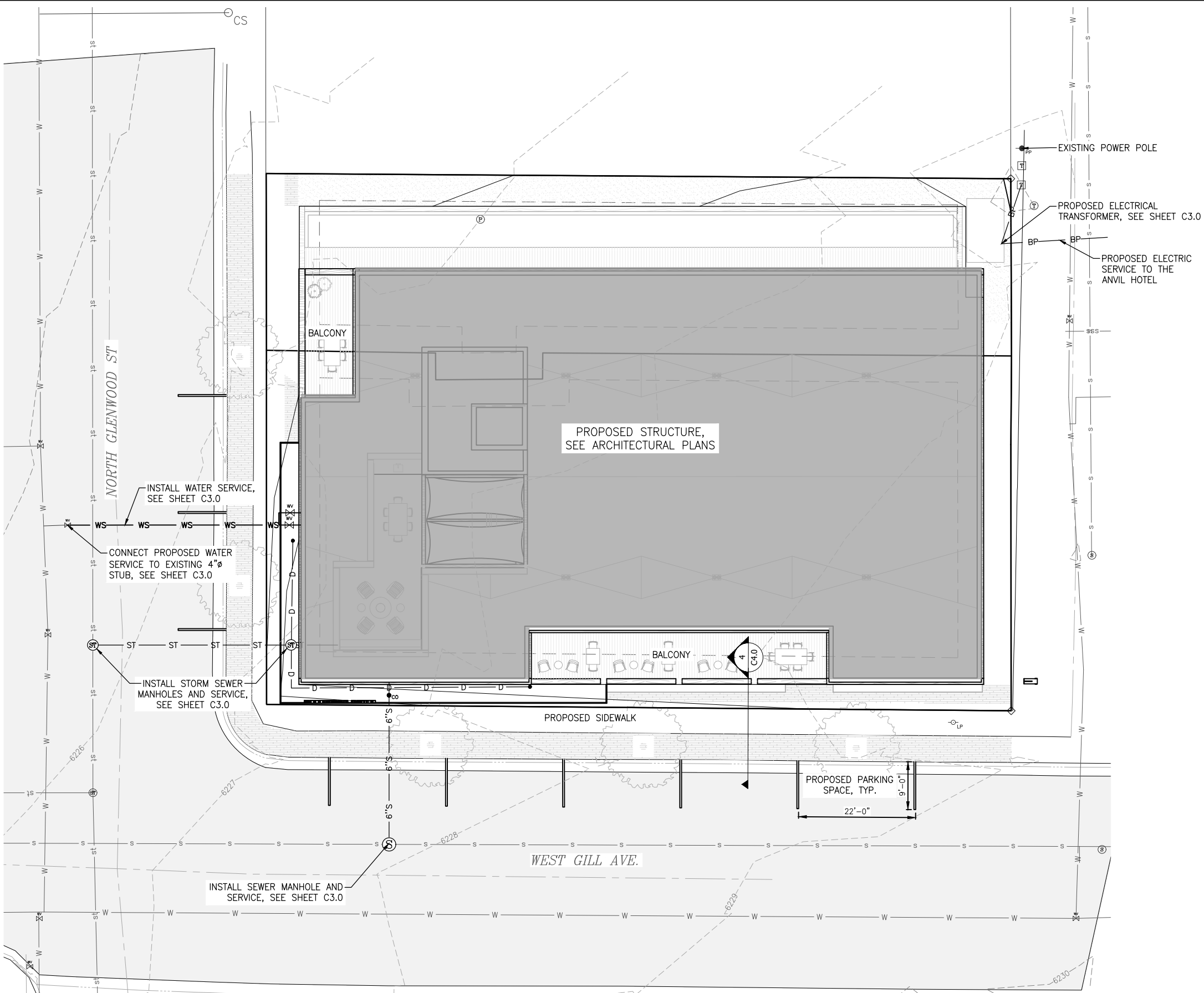
**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
EXISTING SITE PLAN

JOB TITLE
LOTS 11 AND 12 SIMPSON ADDN
210 & 230 N GLENWOOD ST
JACKSON, WY

DRAWING NO
C1.0
JOB NO
23-276-01

LAYOUT: FINAL SITE PLAN 2024 - PRINTER/PC3 - AutoCAD PDF (General Documentation) C3 - PAGE SETUP - - - - - DWG VER: 241 - PLOTTED BY: Abby King
DWG NAME: S:\Projects\2024\2024-230 N Glenwood - Civil\Drawings\Civil\2024-230 GLENWOOD - UTILITIES.dwg - DATE/TIME: 12/14/2023 9:54:49 AM



LEGEND

INDEX CONTOUR	WS	WS	WATER SERVICE
MINOR CONTOUR	6"S	6"S	6"Ø WATER SERVICE
	BP	BP	BURIED POWER
			BASEMENT LEVEL
			ROOF
	WV		WATER VALVE
	S		SEWER MANHOLE
	ST		STORM SEWER MANHOLE

FINAL SITE PLAN



**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

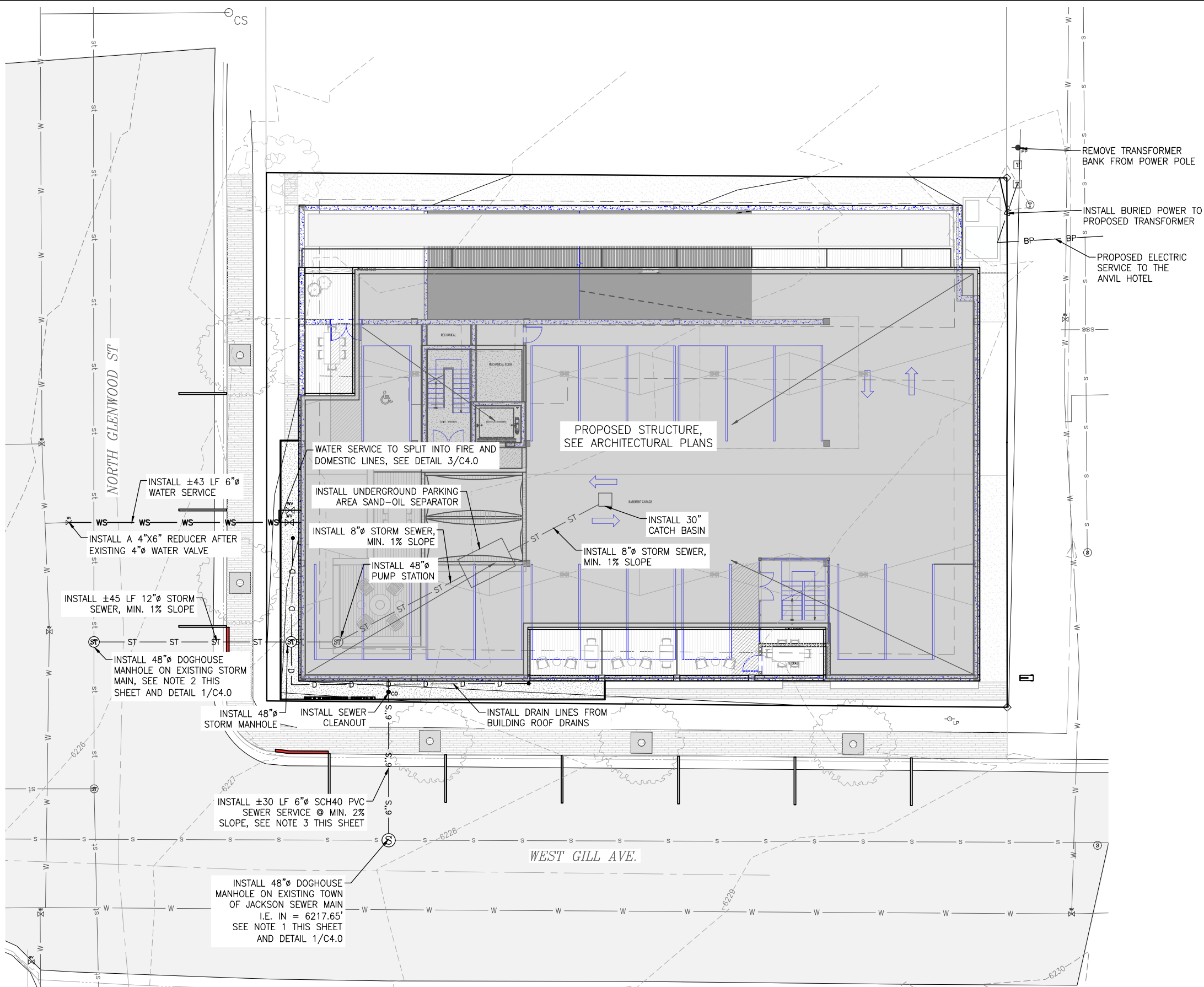
DRAWING TITLE
FINAL SITE PLAN

JOB TITLE
GLENWOOD COMMERCIAL
210-230 NORTH GLENWOOD
JACKSON, WYOMING

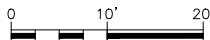
DRAWING NO
C2.0
JOB NO
23-276-03

DATE	12/14/2023	REV.
SURVEYED	NE	
ENGINEERED	AK	
DRAWN	AK/BIG	
CHECKED	MB	
APPROVED		

LAYOUT: UTILITY PLANS1899 - PRINTER/PC3 - Autodesk PDF (General Documents)2023 - PAGE SETUP - - - - - DWG: 1899_241 - - PLOTTED BY: Abby King
DWG NAME: S:\Proj\2023\276-03 230-230 N Glenwood - Civil\4 Drawings\Civil\20-230 GLENWOOD - UTILITIES.dwg - DATE/TIME: 12/14/2023 9:54:49 AM



UTILITY PLAN



NOTES:

- SEWER MAIN ELEVATION IS ESTIMATED FROM SEWER INVERT COLLECTED ON UPSTREAM MANHOLE, TO BE CONFIRMED IN FURTHER DESIGN EFFORTS.
- STORM SEWER MAIN ELEVATION IS UNKNOWN AND MUST BE CONFIRMED IN THE FIELD.
- PRELIMINARY FINISH FLOOR ELEVATIONS AND SEWER INVERTS INDICATE THAT SANITARY SEWER FROM THE BASEMENT CAN GRAVITY FLOW TO THE SEWER MAIN.

DRAWING NO

C3.0

JOB NO

23-276-03

JOB TITLE
GLENWOOD COMMERCIAL
210-230 NORTH GLENWOOD
JACKSON, WYOMING

DRAWING TITLE
UTILITY PLAN

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE

12/14/2023

SURVEYED

NE

ENGINEERED

AK

DRAWN

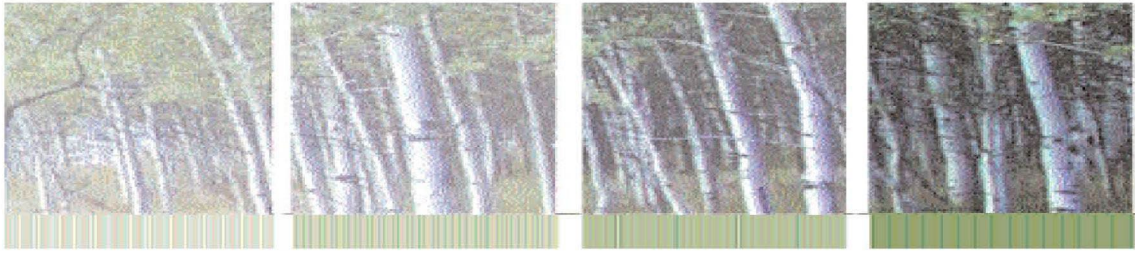
AK/BIG

CHECKED

MB

APPROVED

REV.



Town of Jackson Design Guidelines Checklist

Meeting Date: March 13, 2024

Item Number: P24-024

Applicant: Green Spur – Zach Gasper

Address: Parcel 1 along South Park Loop Road

Recommendations: Conceptual Review

Project Summary:

The applicant is requesting conceptual review and feedback from the DRC on a proposed 21-unit workforce deed-restricted housing development which includes a separate small-scale church-related building (i.e., Fellowship building). Separately, the applicant has applied for a Planned Unit Development Amendment, Development Plan, and Conditional Use Permit which are being reviewed concurrently. After receiving conceptual comments from the DRC, the applicant will submit for final DRC review.

The subject site is an unaddressed 2.93-acre parcel (Parcel 1) located along South Park Loop Road directly south/southeast of the Presbyterian Church. The parcel abuts South Park Loop Road on the south, Hi-Country Drive to the east, and Montana Drive to the north. The western third of the property is used for access to the Presbyterian Church while the eastern two-thirds of the site are vacant.

As proposed, the total development of 21 units (25,466 sf total) and the Fellowship building (1,500 sf total) would be split into two phases:

- Phase 1 is proposed within the western half of the site and consists of 10 units (2 one-beds, 5 three-beds, & 3 four-beds) within one seven-plex and one triplex totaling 12,386 sf of habitable. Each building is two stories and roughly 30' tall. In addition, Phase 1 includes a 1,500 sf, 26' tall, single-story Fellowship building that will primarily serve as a dining/gathering/fellowship space for the new dwelling units who will be employed and/or associated with the Presbyterian Church. Phase 1 also consists of 10 parking spaces (7 surface and 3 garaged), a trash enclosure, outdoor gathering spaces, a community garden, and internal sidewalks throughout.
- Phase 2 is proposed within the eastern half of the site and consists of 11 units (9 two-beds & 2 four-beds) within one seven-plex and one fourplex totaling 13,080 sf of habitable. Each building is two stories and roughly 30' tall. Phase 2 also consists of 13 parking spaces, a trash enclosure, and internal sidewalks throughout.

Both phases would be accessible through a new two-way vehicular entrance from the north off of Montana Drive which leads to both parking lots. The applicant, who also owns the Presbyterian Church property, will be providing a shared parking agreement for an additional 10 required parking spaces within the main church parking lot. Ample landscaping is proposed throughout the site and along the perimeters to help screen and soften the buildings. A new bike path is proposed along South Park Loop Road that eventually merges into the existing pathway that runs along Montana Drive. Also, a new START bus pullout has been shown on the plans in the southeast corner of the site. The proposed exterior materials for the residential units are vertical wood siding and corten steel siding and roof. For the Fellowship building the applicant proposes full-depth stone veneer, reclaimed wood siding, corten steel roof, and timber posts.

LDR Compliance:

Staff is still reviewing the project, however, at this time staff finds the development to generally comply with Cottonwood Park Master Plan and NL-3 zoning for FAR, building height, LSR, parking, height, stories, etc. The following items will need to be addressed as part of the Development Plan review process:

- Demonstrate compliance with EV parking standards.
- Demonstrate compliance with bike parking standards.

Vision Statement:

1. *"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.





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: Presbyterian Church of Jackson Hole Workforce Housing Development
Physical Address: PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116
Lot, Subdivision: PARCEL 1 and PARCEL 2 PIDN: 22-40-16-06-2-00-004 and

PROPERTY OWNER.

Name: Presbyterian Church of Jackson Hole Phone: _____
Mailing Address: PO Box 7530, Jackson WY ZIP: _____
E-mail: mike@halpinmail.com

APPLICANT/AGENT.

Name: Zach Gasper - GreenSpur Phone: 703 304 1159
Mailing Address: 2811 Merrilee Drive Suite D Fairfax, VA ZIP: 20598
E-mail: zach@greenspur.net

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 CONCEPTUAL
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 #: P22-161, 11/10/22 Environmental Analysis #: N/A
Original Permit #: P23-204, P23-206, P23-207 Date of Neighborhood Meeting: 3/20/23

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?

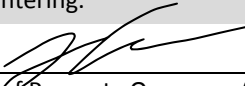
☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

☒ **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

Zach Gasper - GreenSpur

Name Printed

2/22/24
Date

Director of Design

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.

Narrative

Presbyterian Church of Jackson Hole Workforce Housing Development

The Presbyterian Church of Jackson Hole Workforce Housing Development aims to create 21 deed restricted workforce housing units. The development will contain a range of 1 bedroom, 2 bedroom, and 4 bedroom units along with a community building centered around a central courtyard.

The Workforce Housing Development is modeled after a concept called a "Pocket Community." These types of communities were prevalent across the US prior to World War II - many of the zoning regulations at the time encouraged this idea of medium density zoning. The ethos of a Pocket community is about creating small, intentional neighborhoods that foster a strong sense of community and social connection. These communities typically consist of a cluster of homes arranged around a shared open space or common area, such as a garden or courtyard.

Pocket communities are important because they address many of the social and environmental challenges that are prevalent in modern society. They offer a solution to the isolation and disconnection that many people feel in traditional suburban neighborhoods, where people tend to live in large, impersonal houses and have limited opportunities for social interaction. They also help fill a gap in the "missing middle" housing type that fits between high density apartments and large single family developments. Pocket communities promote sustainable living by encouraging shared resources and reducing the environmental impact of individual households.

The Presbyterian Church of Jackson Hole Workforce Housing Development embraces the Vision Statement of Jackson by encouraging development that is economically, socially, and ecologically sustainable.

The project will utilize modular systems that greatly enhance the speed and cost of the project thereby making it economically sustainable. Precast, insulated foundation walls known as "Superior Walls" will be fabricated in a warehouse off-site. The walls will be delivered and set in 1-2 days depending on weather. The wall and roof panels for the project will similarly be fabricated off-site and delivered to the jobsite thereby reducing time on-site and saving costs. We recently completed a home down the street from this project that utilized the same building systems and came in at 60% of the cost of a standard custom home in Jackson.

Pocket communities by their nature are socially sustainable. They are designed to encourage social interaction among neighbors and to create public spaces to enhance the communal fabric. The central pocket courtyard serves as an area for serendipitous run ins with neighbors and the communal building will host community meetings and barbeques. There are intentionally no garages in pocket communities – members of the community are encouraged to walk through the site and past their neighbors. All of the homes in the community will have their own front porch large enough for Adirondack chairs and a grill – more opportunity for informal run-ins with neighbors.

There are many ecological benefits to pocket communities. Shared communal spaces means less resources devoted to maintenance. This also means the homes can be smaller which reduces energy use within the home and material use in construction. The homes will be constructed with a modular foundation wall system that uses 70% less concrete than a standard poured wall. Concrete is the primary contributor to carbon emissions in the building industry which is why we look for any chance we can to reduce concrete use. The wall and roof panels made of Structurally Insulated Panels (SIPs) have a high R-value, create a tightly sealed home, and reduce thermal bridging. On average SIP homes are 60% more efficient than standard 2x framing. This translates to significant energy savings and ecological benefit.

The buildings in the Workforce Housing Development are designed to a human scale. All of the structures are 2 stories with a front porch. They exhibit additive massing principles and contain gables roofs with a traditional character. The buildings, though connected, appear as a series of smaller individual structures. This is an important feature as it makes the occupants feel they have a space all their own, but makes the structures more economical and efficient to build than standard stand-alone buildings.

The buildings will be clad in natural and patina'd materials commonly found in Jackson that celebrate the historic nature of the Town and the County. Reclaimed wood siding will have historic charm and also salvaged material that may have been disposed of instead. The rusted corten steel siding also provides a historic touch and blends in with the surrounding landscape and tones.

PRESBYTERIAN CHURCH OF JACKSON HOLE -
WORKFORCE HOUSING DEVELOPMENT

1251 SOUTH PARK LOOP ROAD
JACKSON, WYOMING 83001

DRC SUBMITTAL

26 February, 2024



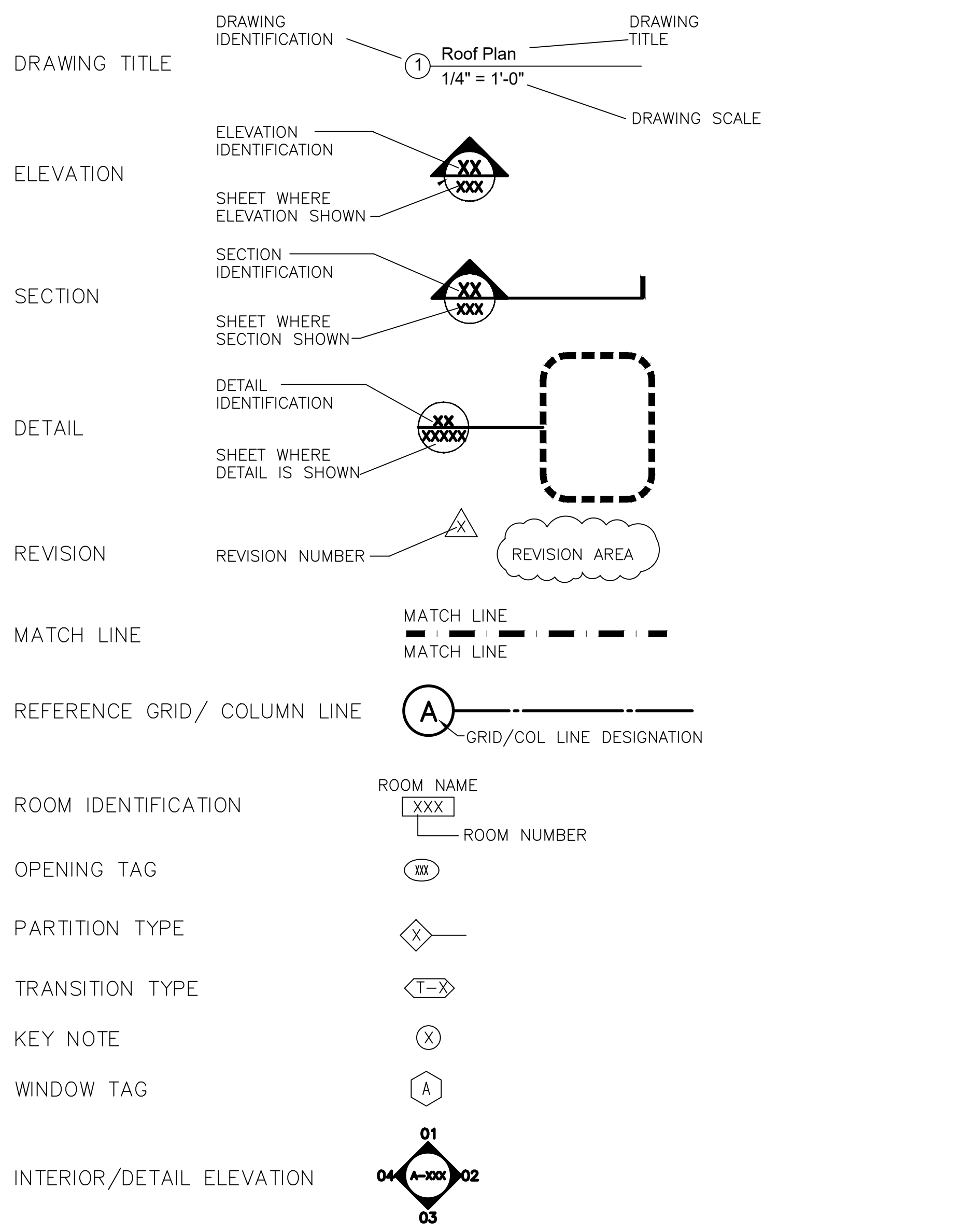
DESIGNER



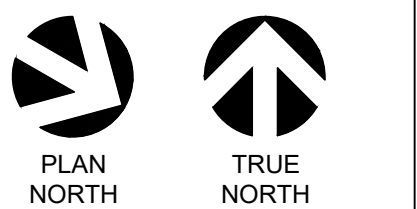
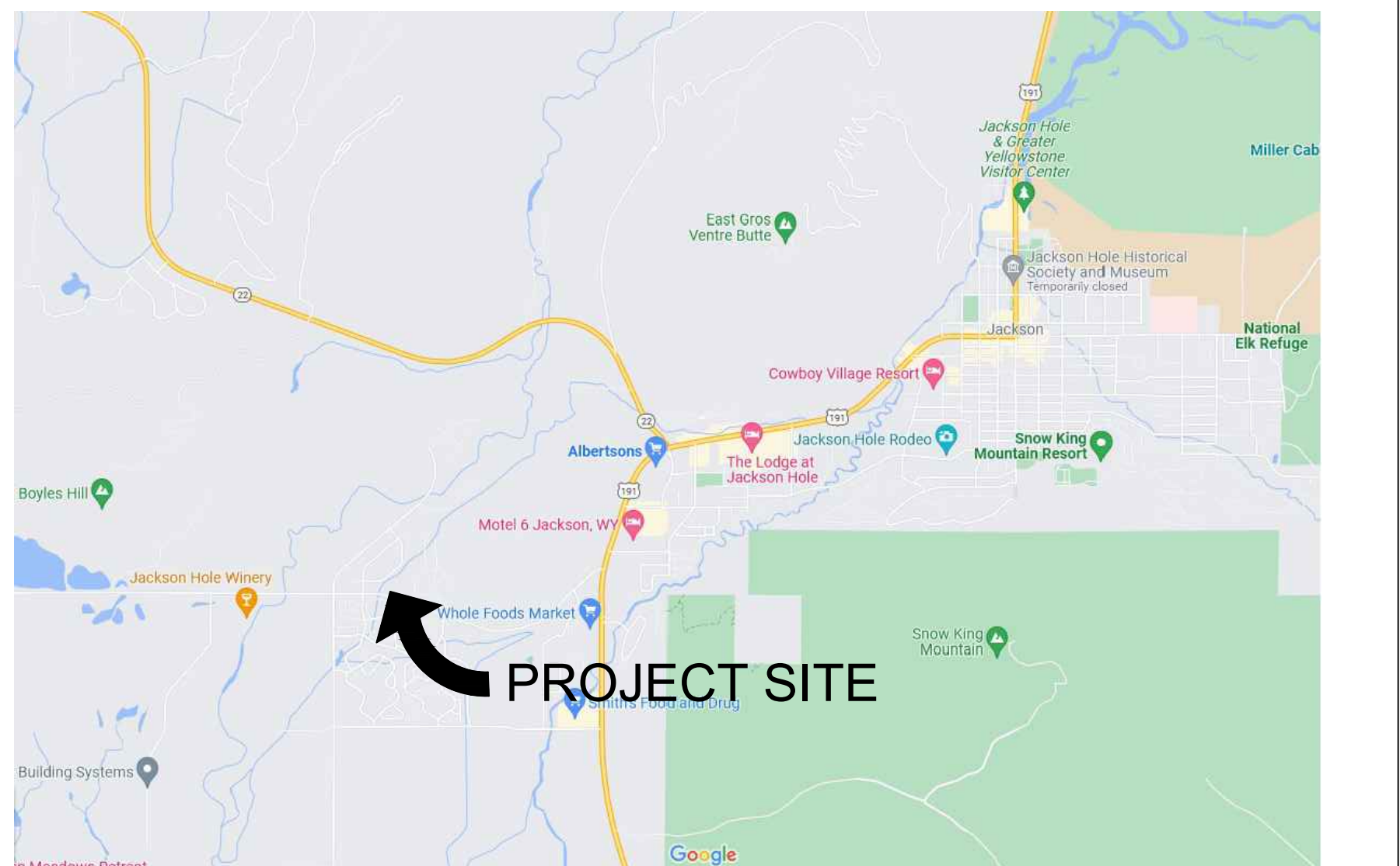
GREEN SPUR

2811 Merrilee Drive, Suite D - Fairfax, Virginia 22031

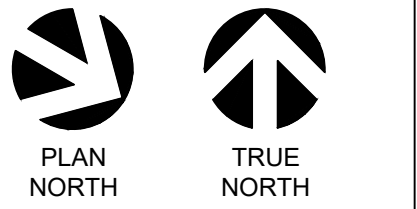
ARCHITECTURAL SYMBOLS LEGEND



LOCATION MAP



VICINITY MAP



GENERAL NOTES

2. APPLICABLE CODES: 2021 IRC, 2021 IRC & 2021 IECC.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
3. ALL DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF STUD, SIP, OR OTHER STRUCTURE, UNLESS NOTED OTHERWISE. ALL OTHER WALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
4. INSTALL STANDARD WOOD BLOCKING IN PARTITIONS IN LOCATIONS WHERE WALL-MOUNTED CASEWORK, FIXTURES, TOILET ACCESSORIES, OWNER-FURNISHED EQUIPMENT, AND OTHER ITEMS NOTED TO BE SECURELY MOUNTED USING WOOD BLOCKING ARE INDICATED.
5. UNLESS DIMENSIONED OTHERWISE, LOCATE THE HINGE SIDE OF ALL INTERIOR DOORS 4 INCHES FROM DOOR OPENING FACE OF FRAME TO ADJACENT FINISH FACE OF INSIDE CORNER OF INTERSECTING PARTITIONS OR OTHER PERMANENT VERTICAL OBSTRUCTIONS.
6. USE MOISTURE-RESISTANT TYPE GYPSUM BOARD AT PARTITIONS WITH TILE FINISH.
7. CLIMATE ZONE CLASSIFICATION = 7, SUBTYPE B.
8. FLOOR R-VALUE MIN. = R-38.
9. SLAB R-VALUE & DEPTH MIN. = 10x1.4 FEET.
10. CEILING R-VALUE MIN. = R-49.
11. WALL R-VALUE MIN. = $R=20+5ci$ -or- $R13+10ci$.
12. CRAWL SPACE R-VALUE MIN. = $R=15ci$ /19.
13. FENESTRATION U-FACTOR MIN. = 0.32.
14. SKYLIGHT U-FACTOR MIN. = 0.55.
15. ARCHITECT TO REVIEW ALL WINDOW/DOOR SHOP DRAWINGS PRIOR TO ORDERING.
16. RADON MITIGATION SHALL BE INSTALLED PER IRC APPENDIX F. A PLUMBING TEE SHALL BE INSERTED BENEATH THE CRAWLSPACE SHEETING AND CONNECT TO A 4" SCHEDULE 40 PVC VENT PIPE. THE VENT PIPE SHALL EXTEND UP THROUGH THE BUILDING AND TERMINATE NOT LESS THAN 12" ABOVE THE ROOF IN A LOCATION AT LEAST 10 FEET FROM THE WINDOWS OR ANY OTHER OPENINGS INTO THE BUILDING OR ANY ADJACENT BUILDING, PROVIDE A POWER SOURCE IN THE ATTIC FOR FUTURE INSTALL OF FAN. IN THE EVENT RADON LEVELS ARE TESTED ABOVE ACCEPTABLE LEVELS, THE FAN SHALL BE SIZED FOR 80 TO 150 CFM AT 0.1 STATIC PRESSURE. PROVIDE VAN CAP FOR THE TERMINATION.
17. FROST DEPTH = 34" FROM FINISHED GRADE TO BOTTOM OF FOOTER.
18. ALL RESIDENCES SHALL BE DESIGNED TO THE INSULATION & FENESTRATION REQUIREMENTS OF TABLE N1102.1, ZONE 7, OF THE INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY TETON COUNTY.
19. RESIDENCE IS REQUIRED TO BE, AND SHALL BE, FULLY SPRINKLERED, PER CODE.

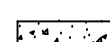
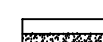
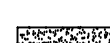
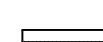
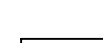
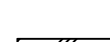
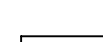
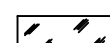
INDEX OF DRAWINGS

[illegible]

ARCHITECTURAL ABBREVIATIONS

&	And	DBL	Double	HB	Hose Bibb	OA	Overall	SAN	Sanitary
@	At	DEM	Demolition	HDWD	Hardwood	OC	On Center	SCHED	Schedule
⌀	Centerline	DET	Detail	HDWR	Hardware	OD	Outside Diameter	SCW	Solid Core Wood
⌀	Diameter or Round	DM	Diameter	HLM	Hollow Metal	OH	Opposite Hand	SECT	Section
ABV	Above	DIAG	Diagonal	HORIZ	Horizontal	OPN'G	Opening	SHWR	Shower
ACQ/UST	Acoustical	DIFF	Diffuser	HP	High Point	OPP	Opposite	SHT	Sheet
ADDL	Additional	DM	Dimension	HR	Handrail	OVRHD	Overhead	SIM	Similar
ADJ	Adjustable	DN	Down	HT	Height			SIPS	Structural Insulated Panels
AFF	Above Finish Floor	DR	Door	HVAC	Heating, Ventilation and Air Conditioning	PC	Precast Concrete		
ALUM	Aluminum	DWG(S)	Drawing(s)			PERM	Permanent	SPEC	Specification
ALT	Alternate	E	East	ID	Inside Diameter	PERP	Perpendicular	SPKLR	Sprinkler
APPROX	Approximate	EA	Each	INC	Inc.	PL	Plate	SQ	Square
ARCH	Architectural or Architect	EJ	Exhaust Fan	INCL	Include(ing)	PLAM	Plastic Laminate	SS	Stainless Steel
ACUST	Acoustical Ceiling Tile	EXP	Expansion Joint	INFO	Information	PLYWOOD	Plywood	STD	Standard
AUTO	Automatic	EL	Electrical	INSUL	Insulation	PNL	Panel	STL	Steel
AWC	Acoustical Wall Covering	ELEC	Elevator	INT	Interior	PNT	Point	STRUCT	Structural
AWP	Acoustical Wall Panels	ELEV	Elevator	INT	Interior	PR	Pair	SURF	Surface
ACCESS	Accessible	EMER	Emergency	JT	Joint	PTD	Pressure Treated	SYM	Symmetrical
		ENCL	Enclosed or Enclosure			PTN	Partition		
B/O	Bottom Of	ENGR	Engineer	KO	Knockout	PUR	Polyurethane	T	Tread
BD	Board	ENTR	Entrance					T/O	Top Of
BLDG	Building	EQ	Equipment	L	Long	QTY	Quantity	TEMP	Tempered
BTW	Between	EQUIP	Equipment	LB	Pound			THERM	Thermal
BLK	Black	EW	Each Way	LF	Linear Foot	R	Riser or Radius	THK	Thick
BLKG	Blacking	EXH	Exhaust	LH	Left Hand	RAD	Radius	T.O.S.	Top of Slab
		EXIST	Existing	LHR	Left Hand Reverse	RCP	Reflected Ceiling Plan	T.O.W.	Top of Wall
		EXT	Exterior	LP	Low Point	RD	Roof Drain	TV	Television
				LT	Light	RE	Refer To	TYP	Typical
				LTG	Lighting	REF	Reference	UNO	Unless Otherwise Noted
C	Channel (Steel Section)	FD	Floor Drain	M	Men	REFR	Refrigerator	UPS	Uninterrupted Power Supply
CCTV	Closed Circuit Television	FDN	Foundation	MATL	Material	REINF	Reinforced, Reinforcing		
CMF	Cold Formed Metal Framing	FF	Finish Floor	MAX	Maximum	REQD	Required	VCT	Vinyl Composition Tile
CL	Center line	FIN	Finish	MECH	Mechanical	REV	Revision, Reverse	VERT	Vertical
CLG(S)	Ceiling(s)	FLOOR	Floored	MEMB	Membrane	RH	Right Hand	VEST	Vestibule
CLOS	Closet	FRT	Face of Finish	MFG	Manufacturer	RHR	Right Hand Reverse	VIF	Verify in Field
CLR	Clear	FT	Foot or Feet	MTL	Minimum	RO	Room	VTR	Vent Thru Roof
CMU	Concrete Masonry Unit	FTG	Footing	MISC	Miscellaneous				
CND	Condition			MS	Moisture Resistant			W	Wide
COL	Column			MNTD	Mounted			W/O	Without
CONC	Concrete							WC	Water Closet or Wall Covering
CNT	Continuous or Continuation							WOOD	Wood
COORD	Coordinate	GAL	Gauge	N	North			WH	Water Heater
CORR	Corridor	GALV	Galvanized	N/A	Not Applicable			WP	Waterproof or Working Point
CT	Ceramic Tile	CND	Condition	NIC	Not In Contact			WR	Water Resistant
CTR	Center	GLAZ	Glaze/Glazing	NO	Number			WSCST	Wainscot
CW	Casework	GWB	Gypsum Wallboard	NOM	Nominal			WT	Weight
		GYP	Gypsum	NTS	Not To Scale			WWF	Welded Wire Fabric

MATERIAL DESIGNATIONS

<u>SECTION SYMBOLS</u>			
GRAVEL/ CRUSHED STONE		GLASS	
CONCRETE		GYPSUM WALL BOARD	
SAND/GROUT		BATT INSULATION	
CONCRETE MASONRY UNITS		RIGID INSULATION	
STEEL		ACOUSTICAL TILE	
ALUMINUM		CARPET	
FINISHED WOOD		ROUGH CARPENTRY	
PLYWOOD		WOOD OR METAL SHIM OR SPACER	
BRICK		LIMESTONE	 
<u>ELEVATION SYMBOLS</u>			
CONCRETE, PLASTER DRYWALL, CUT STONE			
FINISHED WOOD			
GLASS			
CONCRETE MASONRY			
CERAMIC TILE			
SHEET MTL. OR ALUM.			



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LANDSCAPE DESIGN:



Teton Heritage Landscaping
Box 1748
Wilson, Wyoming 83014
307-733-3775

REGISTRATION

[illegible]

**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

G-002

NO SCALE

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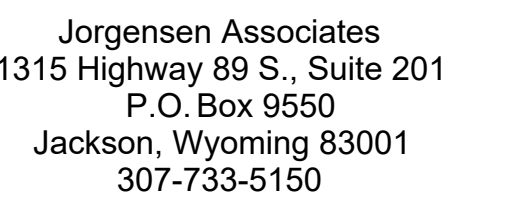
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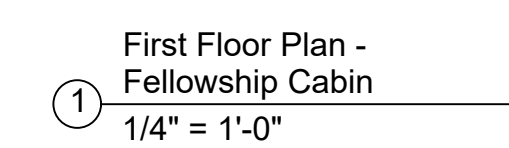
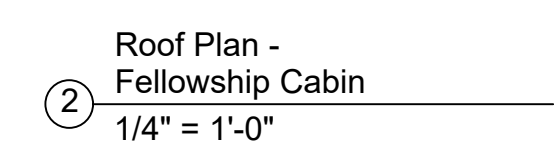
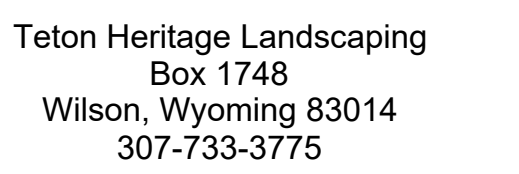
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OSCAPE DESIGN:



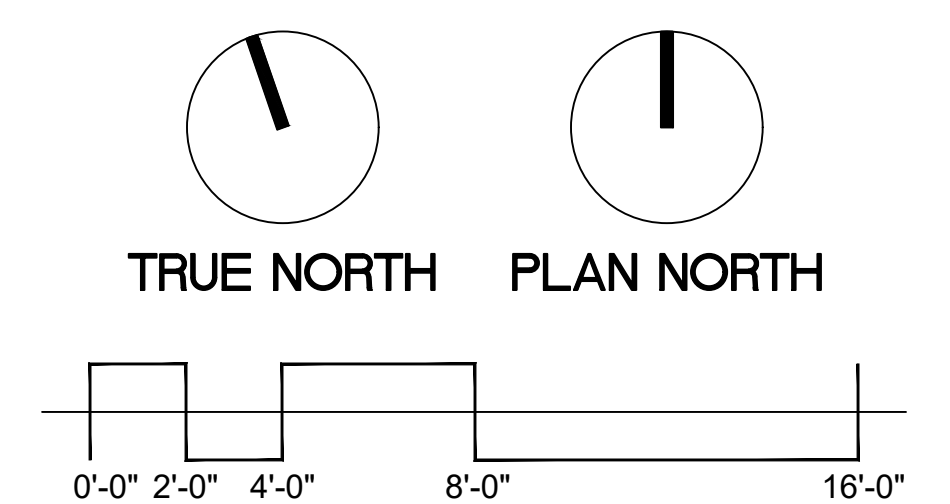
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1251 South Park Loop Road
Jackson Hole, Wyoming 83001

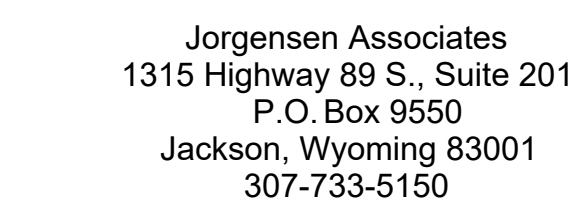
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Date	2/26/24
Drawn by	TSM
Checked by	ZG

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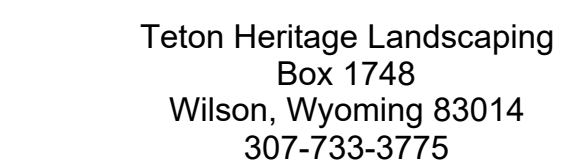




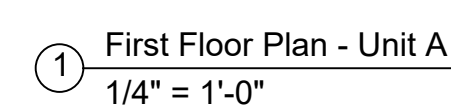
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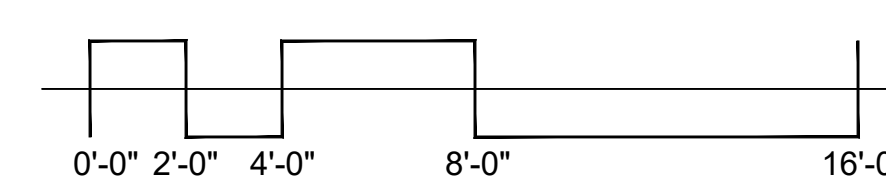
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② Second Floor Plan - Unit A
1/4" = 1'-0"



TRUE NORTH PLAN NORTH



1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	TC

Checked by	ZG
A-101	
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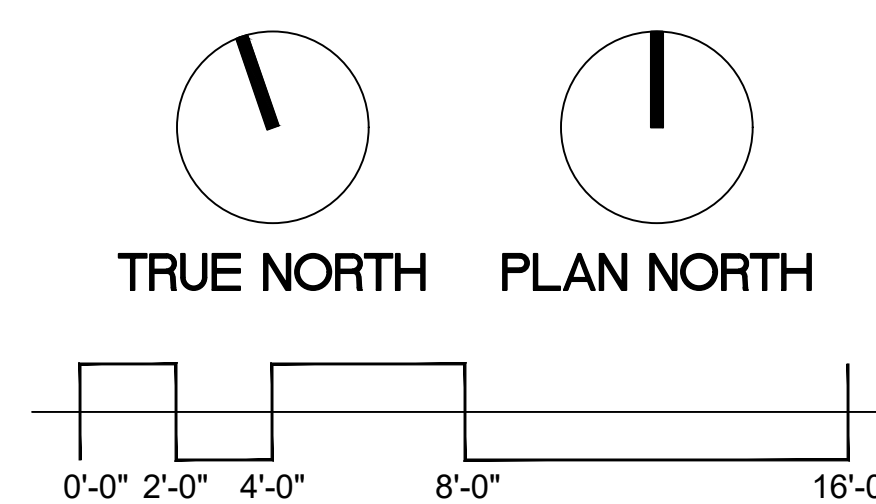
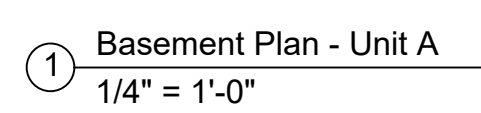
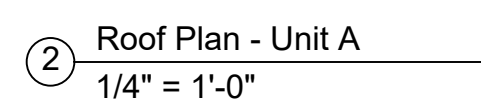


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REGISTRATION

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1 1/2" = 1'-0"

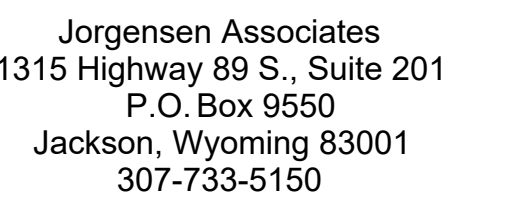




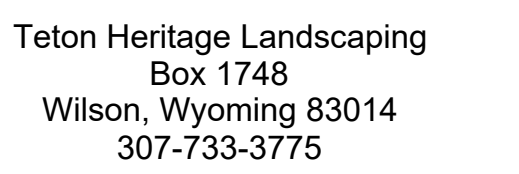
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OSCAPE DESIGN:



Architectural drawing of the roof plan for the main building. The plan shows a large central rectangular area with a complex internal structure, including a large triangular section on the left and a smaller rectangular section on the right. Dimensions are provided for various sections: 11'-10 5/8", 10'-2 5/8", 32'-0", 8'-4 1/2", 10'-2 5/8", 17'-9 3/8", and 5'-3 1/8" for the horizontal dimensions; and 10'-0", 28'-0", 38'-6 1/8", and 5'-3 1/8" for the vertical dimensions. A note indicates "CORTEN STEEL ROOF OVER STRUCTURAL INSULATED ROOF PANELS, TYP. @ UPPER ROOF". Another note indicates "CORTEN STEEL ROOF OVER PT WOOD FRAMING, TYP. @ PORCH ROOF'S BELOW". Section markers 1 A302 and 2 A302 are shown.

REGISTRATION

[illegible]

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Roof & Basement

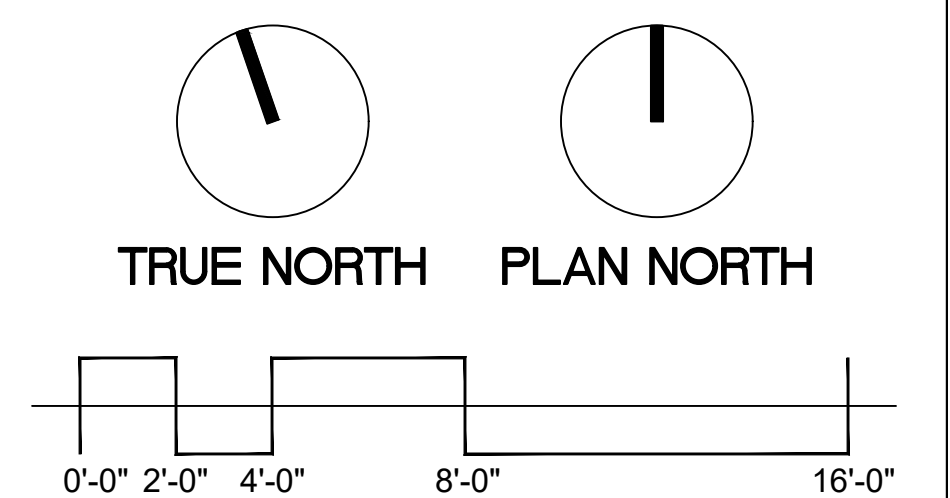
Project number	24XXX
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2/26/24

Drawn by TSM

checked by	ZG
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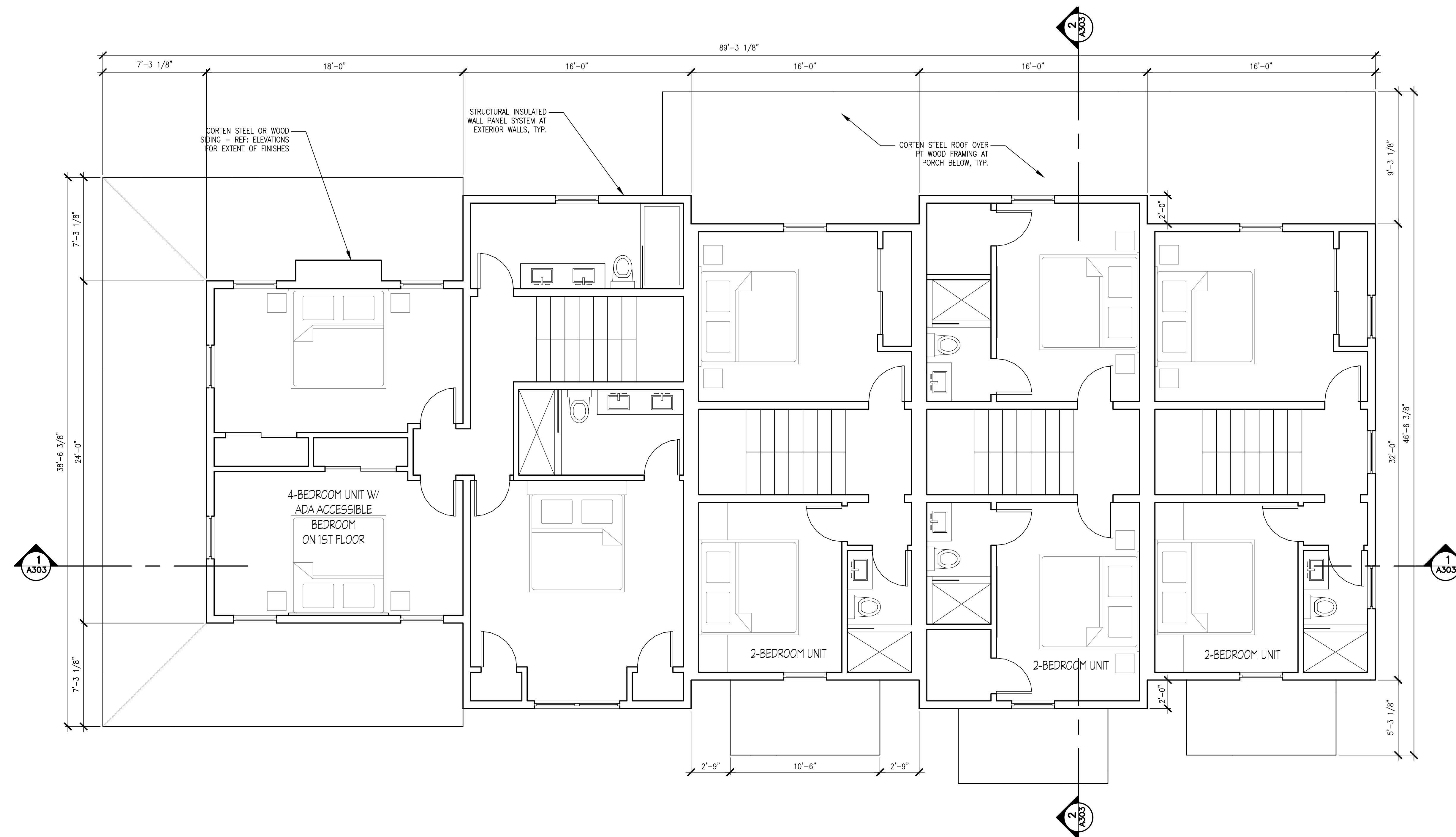


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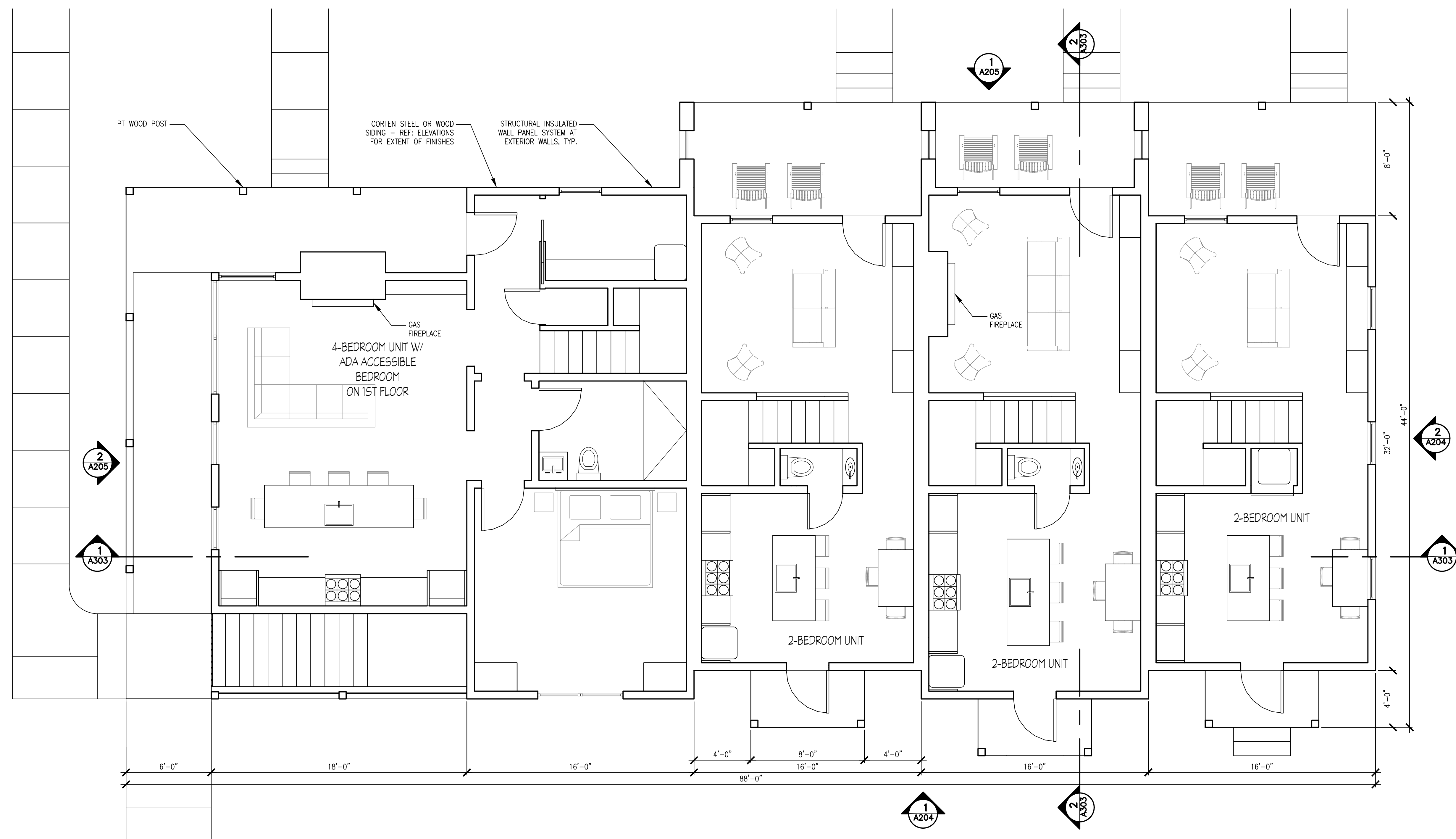
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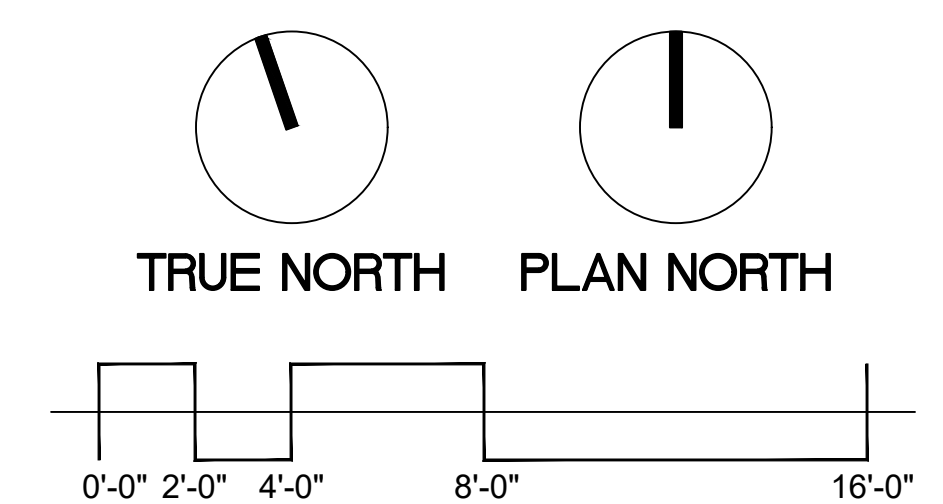
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② Second Floor Plan - Unit C
1/4" = 1'-0"



1 First Floor Plan - Unit C
1/4" = 1'-0"



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1251 South Park Loop Road
Jackson Hole, Wyoming 83001

First & Second
Floor Plans - Unit C

ject number	24XXX
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2/26/24

Drawn by	TSM
Checked by	ZG

A-103

Scale	1/4" = 1'-0"
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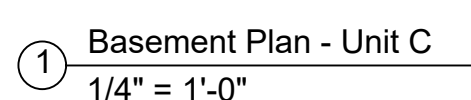
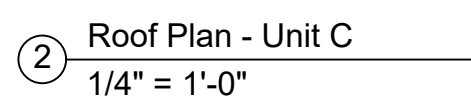


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PLAN NORTH

[illegible]

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1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Roof & Basement Plan - Unit C

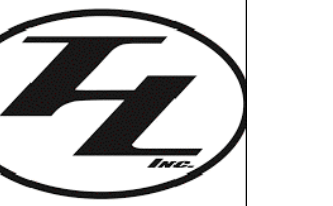
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Date	2/26/24
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Drawn by	TSM
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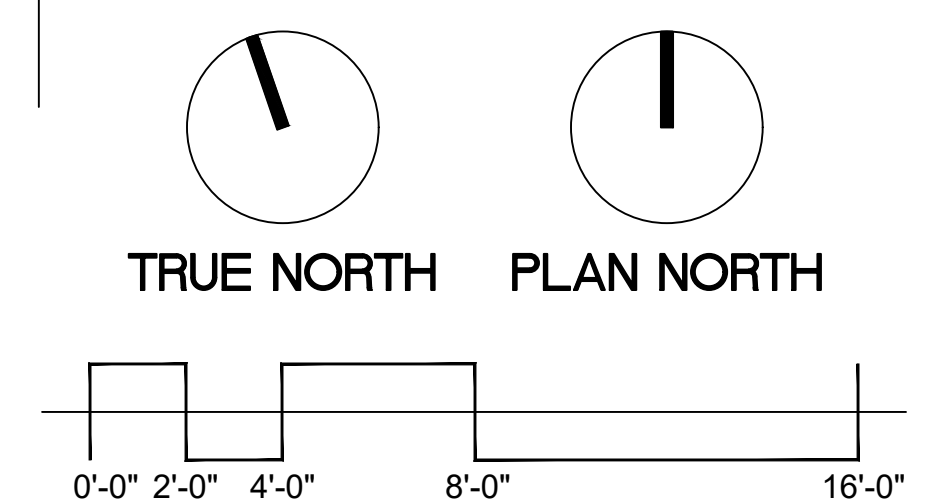
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2 Second Floor Plan - Unit D
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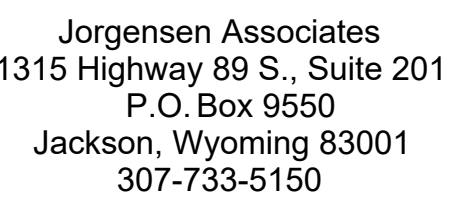


① First Floor Plan - Unit D
1/4" = 1'-0"





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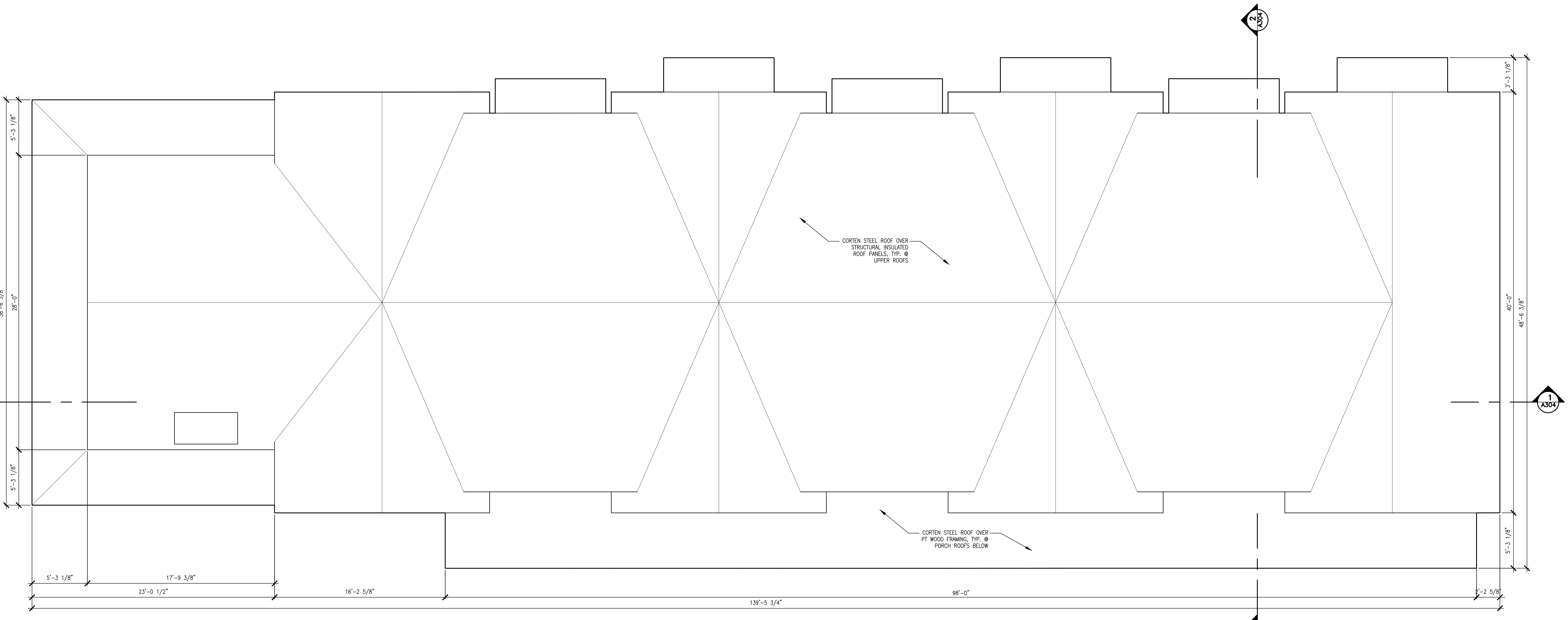


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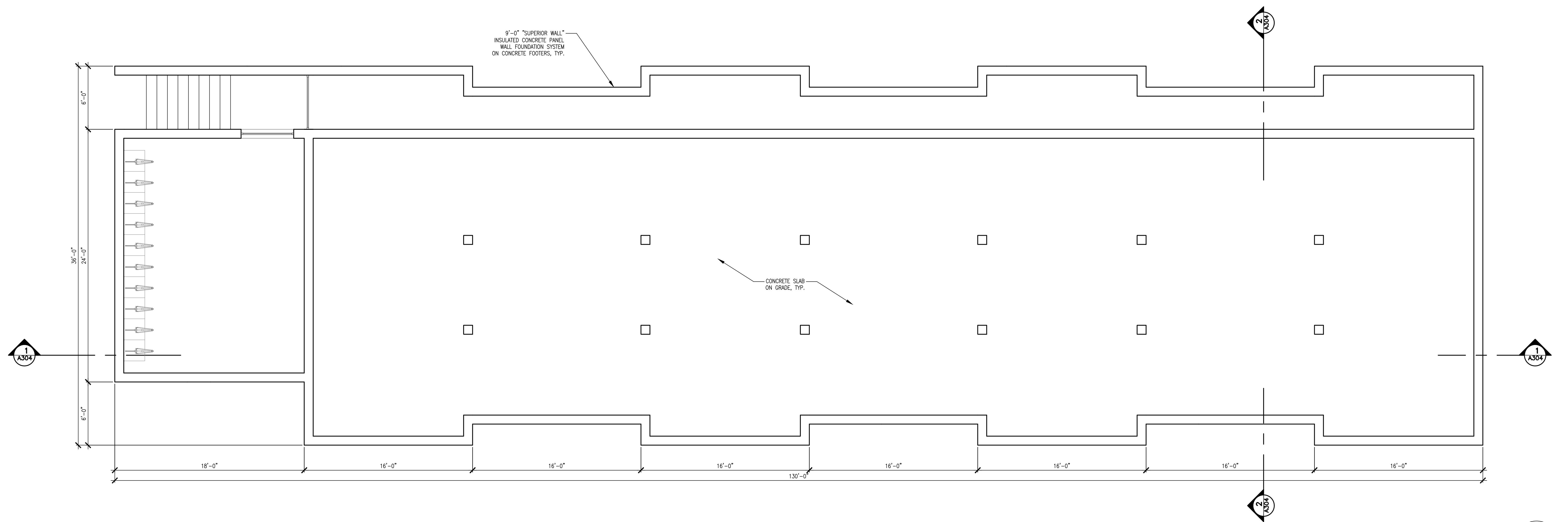


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② Roof Plan - Unit D
1/4" = 1'-0"



① Basement Plan - Unit D
1/4" = 1'-0"



REGISTRATION

[illegible]

PCHJ Workforce
Housing Development

251 South Park Loop Road
Jackson Hole, Wyoming 83001

Roof & Basement
Plan - Unit D

number	24XXX
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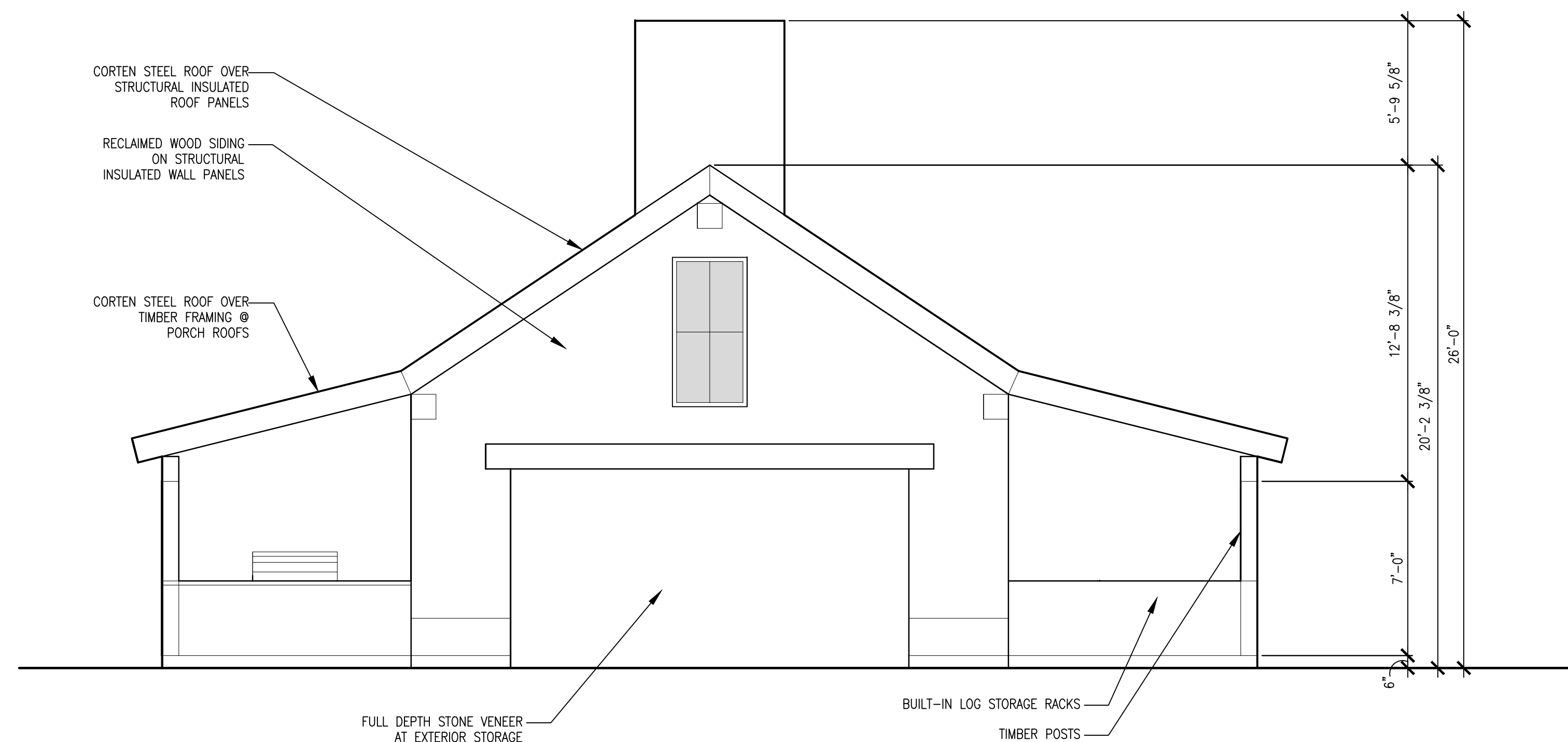
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Checked by _____

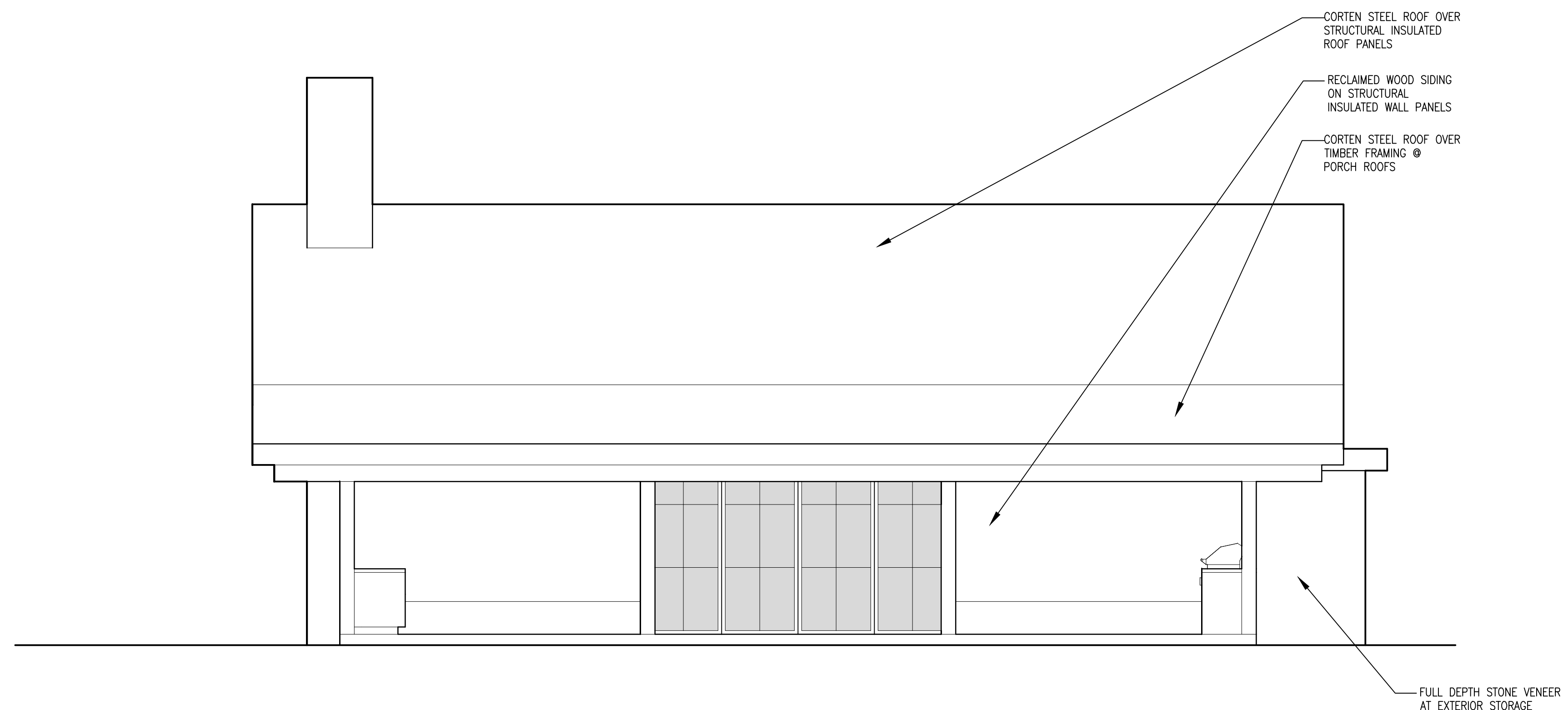
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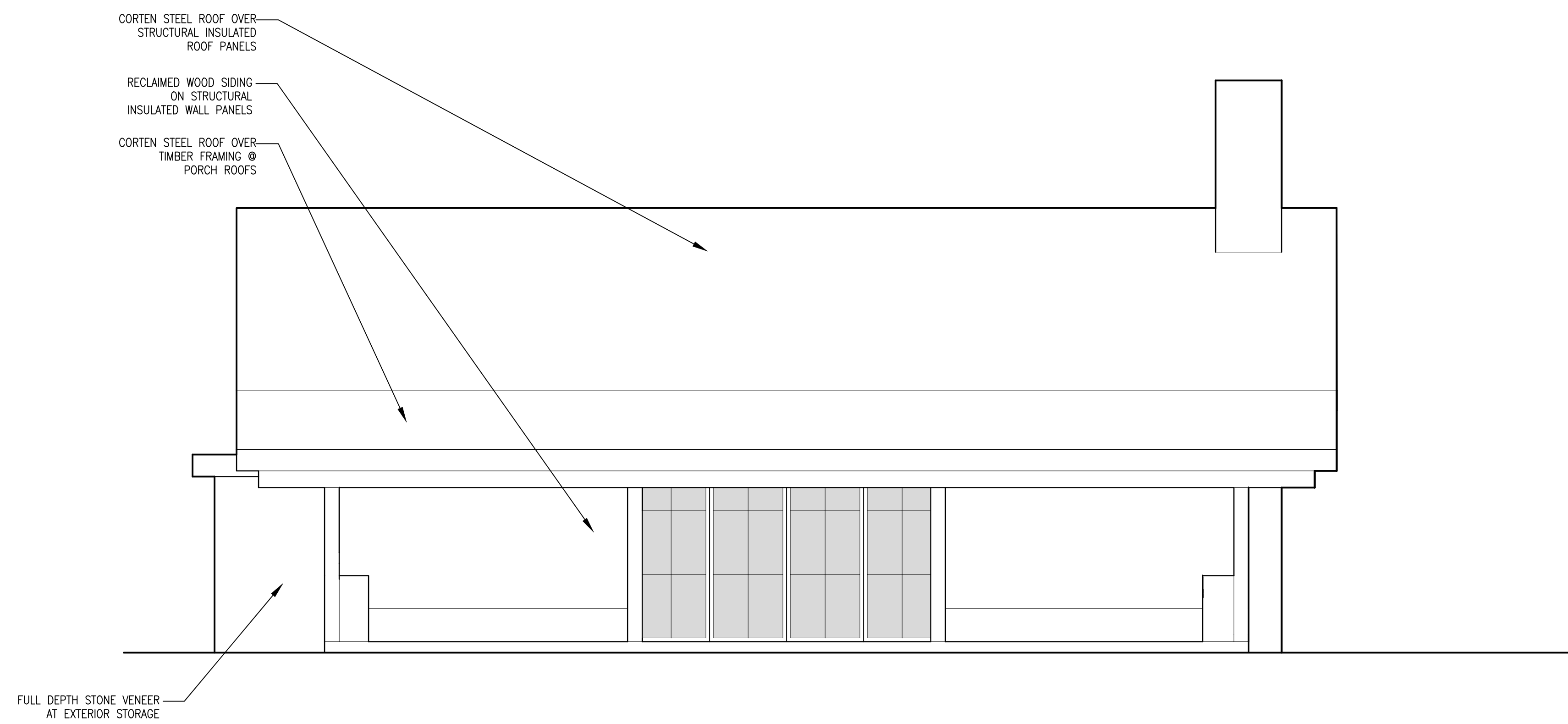
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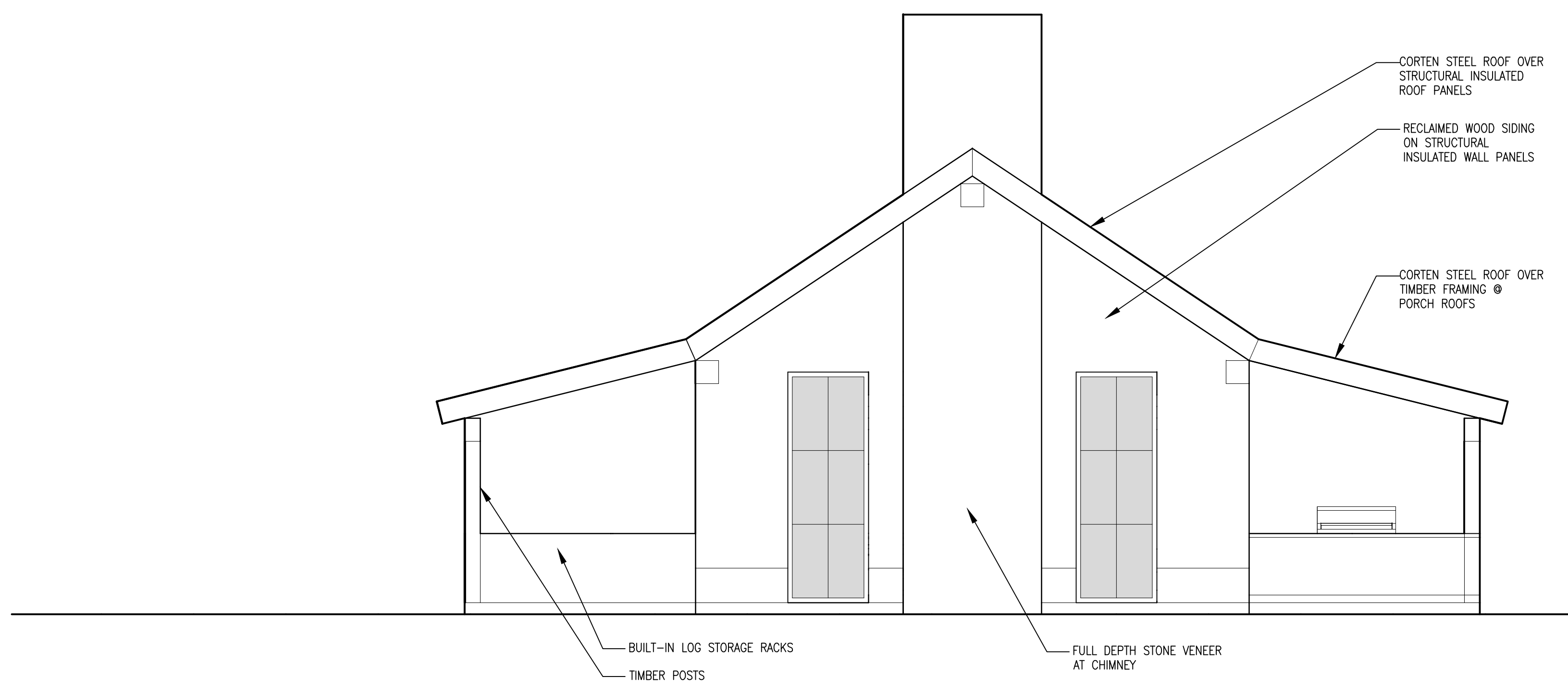
4 North Elevation - Fellowship Cabin
1/4" = 1'-0"



East Elevation -
Fellowship Cabin
③ 1/4" = 1'-0"



West Elevation -
Fellowship Cabin
② 1/4" = 1'-0"



South Elevation -
Fellowship Cabin
① $\frac{1}{4}" = 1'-0"$

REGISTRATION

[illegible]

PCHJ Workforce
Housing Development

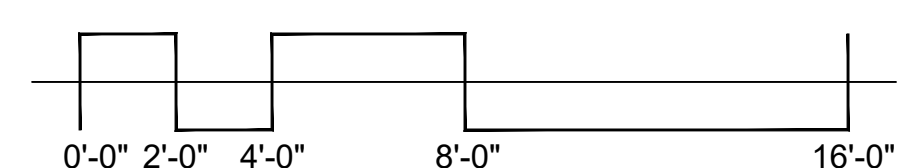
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Elevations -
Fellowship Cabin

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

A-200

Scale 1 1/2" = 1'-0"



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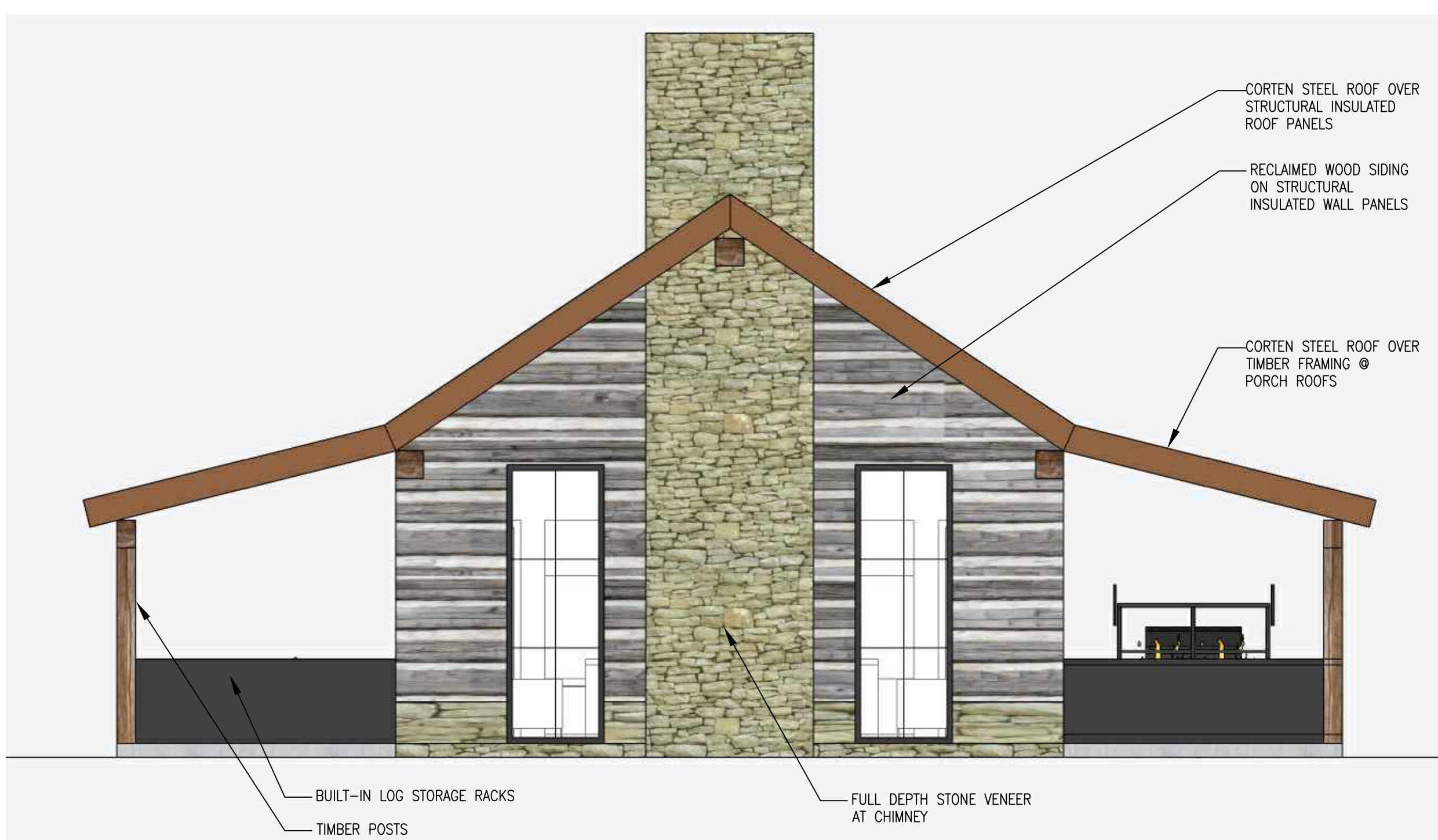
North Elevation -
Fellowship Cabin
④ $1/4" = 1'-0"$



East Elevation -
Fellowship Cabin
③ $\frac{1}{4}" = 1'-0"$



West Elevation -
Fellowship Cabin
② 1/4" = 1'-0"



South Elevation -
Fellowship Cabin
1/4" = 1'-0"

REGISTRATION

[illegible]

**PCHJ Workforce
Housing Development**

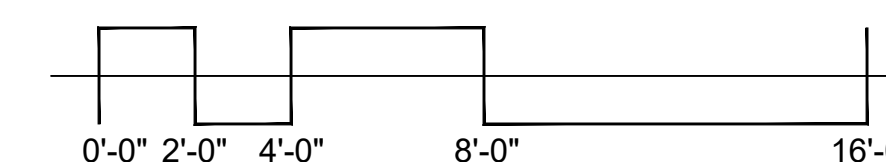
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Colored Elevations
- Fellowship Cabin

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Date	2/26/
Drawn by	TS
Checked by	Z

A-200A

Scale	1 1/2" = 1'-
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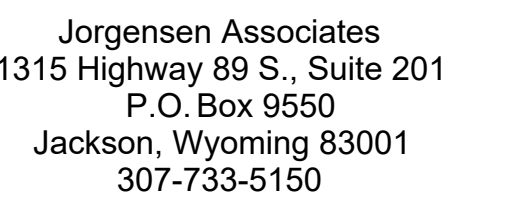




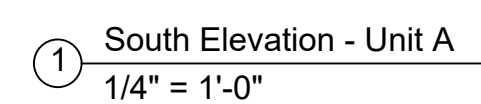
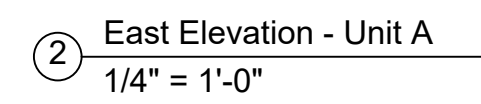
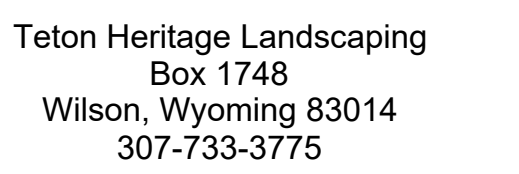
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OSCAPE DESIGN:



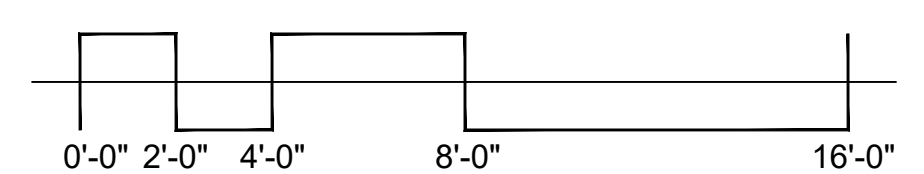
REGISTRATION

[illegible]

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

Scale	1 1/2" = 1'-0"
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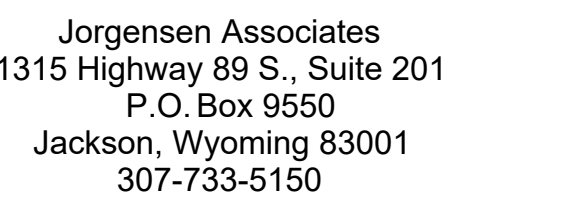
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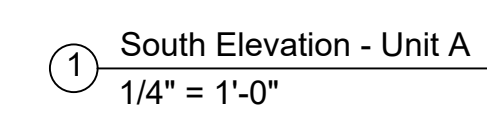
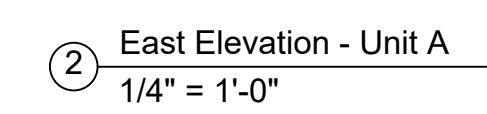
www.greenspur.net

CONSULTANTS

WIL ENGINEER:



OSCAPE DESIGN:



REGISTRATION

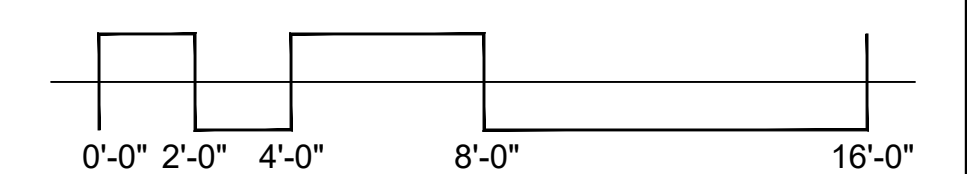
**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

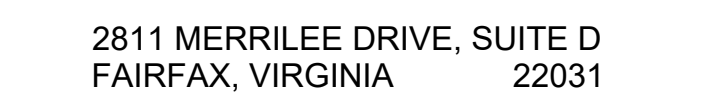
South & East Colored Elevations - Unit A

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

-201A

Scale 1 1/2" = 1'-0"

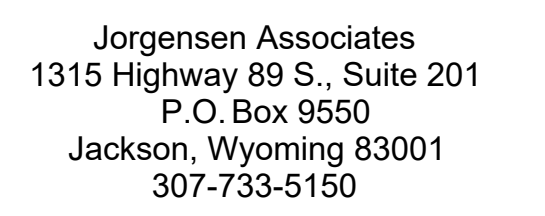




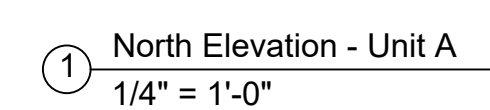
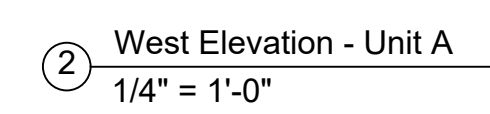
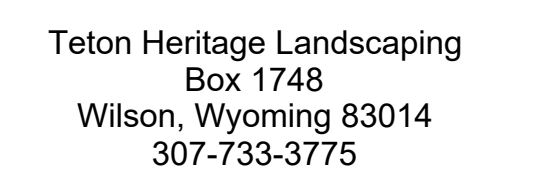
www.greenspur.net

CONSULTANTS

CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

[illegible]

**PCHJ Workforce
Housing Development**

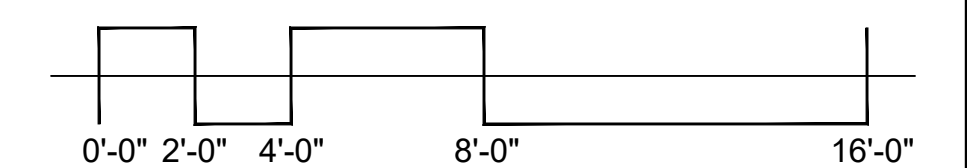
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

North & West
Elevations - Unit A

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

A-202

Scale	1 1/2" = 1'-0"
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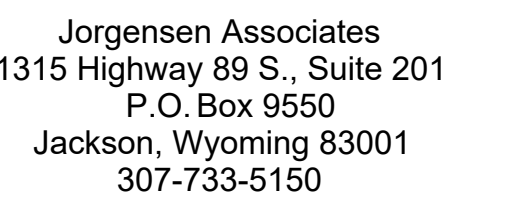
FILE LOCATION: C:\USERS\WCTOWA\PROJECTS\GREENSPHARES\PC\H\SHEETS\A-202.DWG
 PLOT DATE: 2/23/2024 9:07 AM
 PLOT TABLE: WCTOWA-FALL.CTB



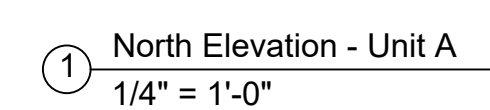
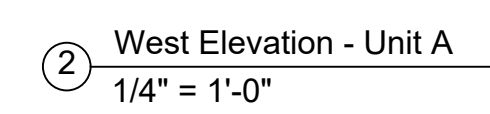
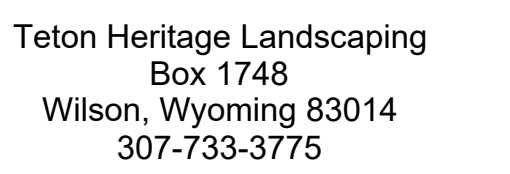
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CIVIL ENGINEER:



OSCAPE DESIGN:



REGISTRATION

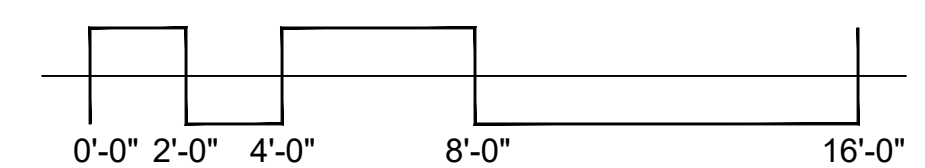
**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

North & West Colored Elevations - Unit A

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

-202A

Scale 1 1/2" = 1'-0"

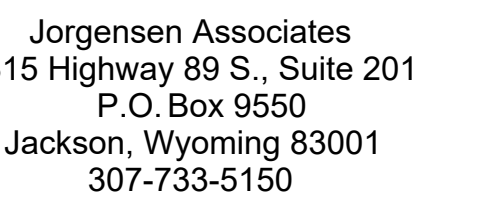




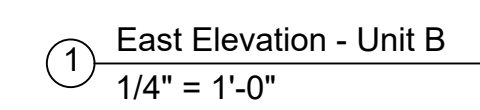
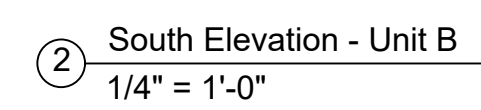
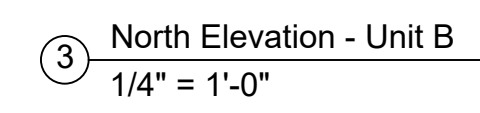
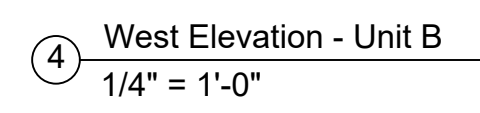
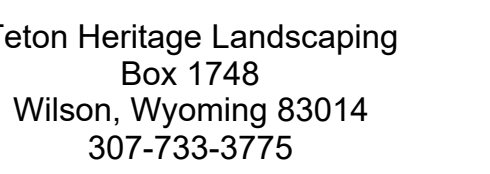
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CONSULTANTS

WIL ENGINEER:



OSCAPE DESIGN:



REGISTRATION

[illegible]

251 South Park Loop Road
Jackson Hole, Wyoming 83001

Elevations - Unit B

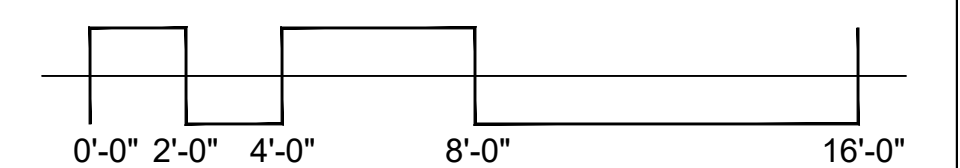
Project number	24XXX
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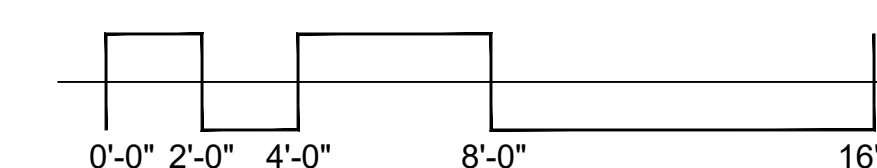
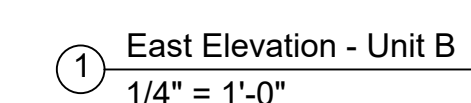
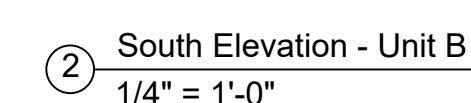
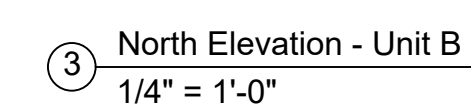
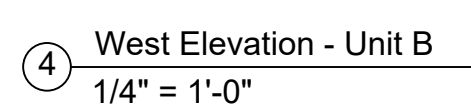
2/26/24

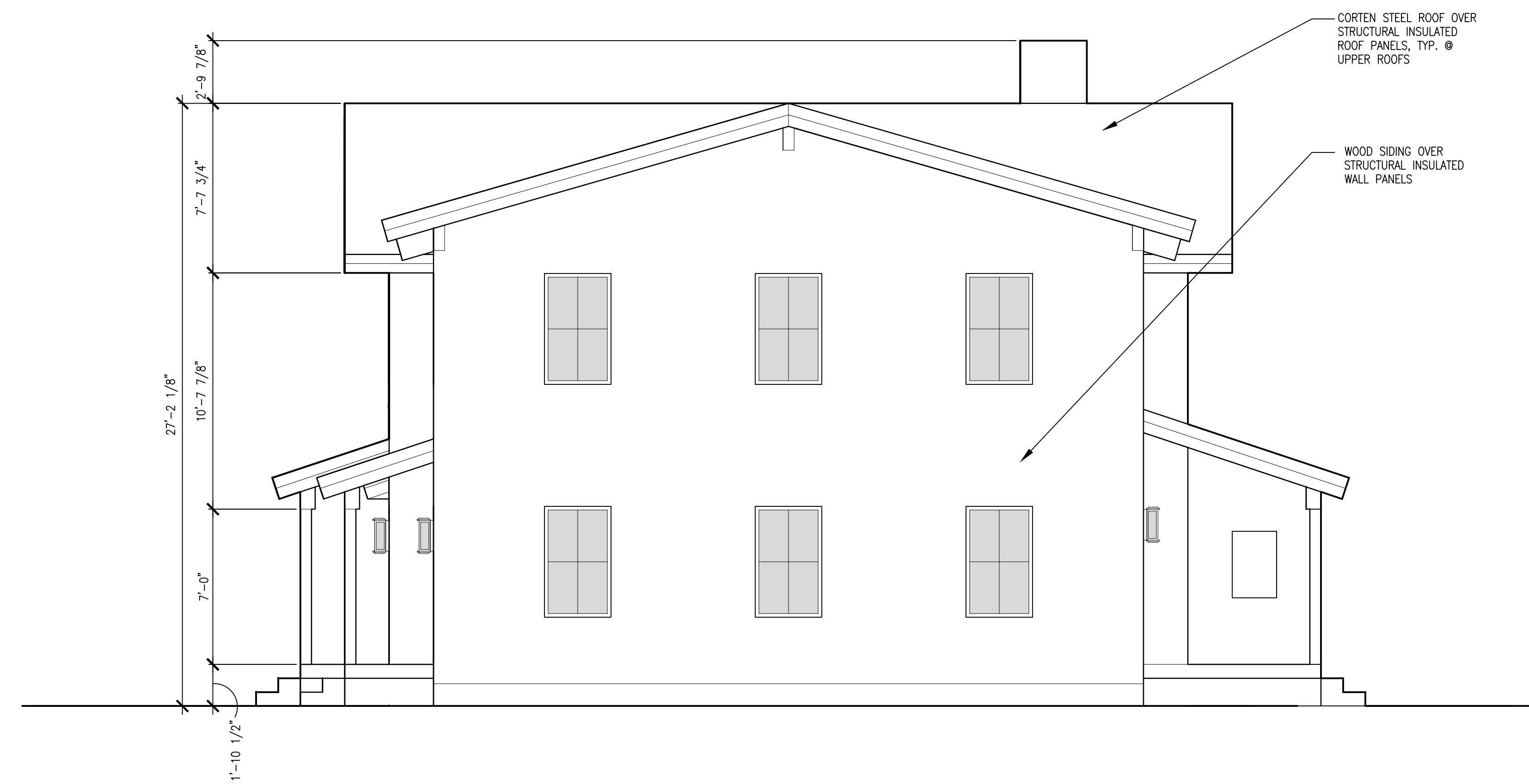
Drawn by TSM

A-203

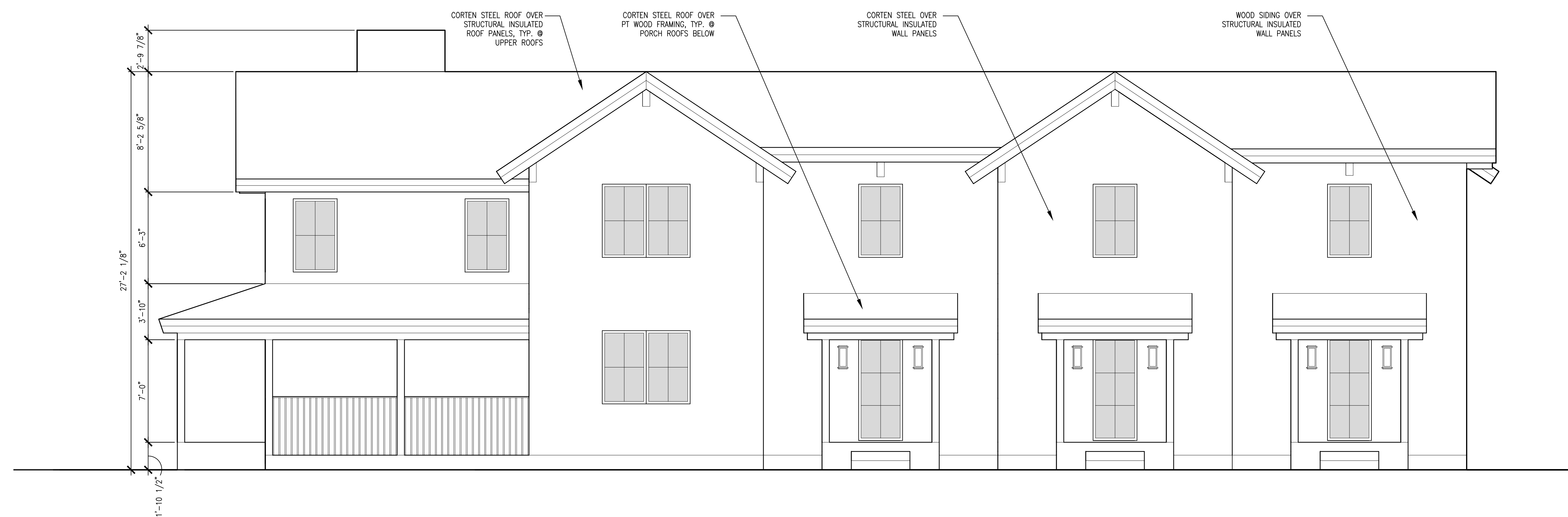
scale	1 1/2" = 1'-0"
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② East Elevation - Unit C
1/4" = 1'-0"



① South Elevation - Unit C
1/4" = 1'-0"

[illegible]

PCHJ Workforce
Housing Development

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

South & East
Elevations - Unit C

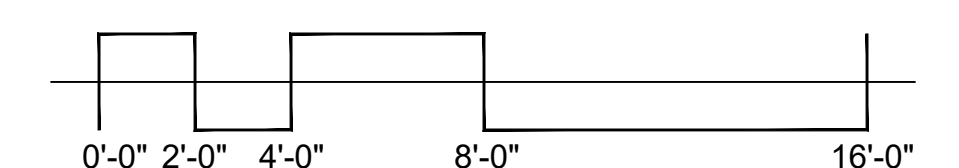
Project number	24XXX
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Date	2/26/24
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Drawn by	TSM
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A-204

Scale 1 1/2" = 1'-0"





② East Elevation - Unit C
1/4" = 1'-0"



① South Elevation - Unit C
1/4" = 1'-0"

[illegible]

PCHJ Workforce Housing Development

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

South & East Colored Elevations - Unit C

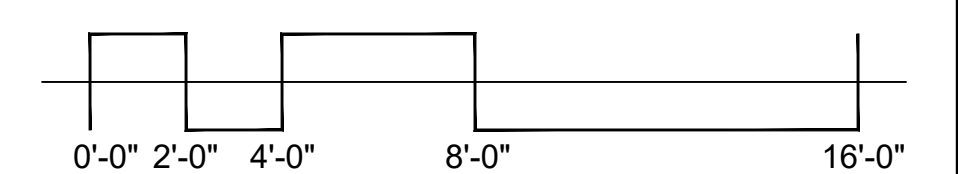
Project number	24XXX
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Date 2/26/24

Drawn by	ISM
Checked by	ZG

-204A

Scale 1 1/2" = 1'-0"

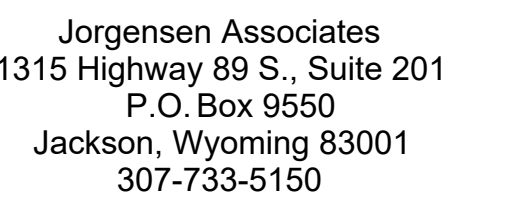




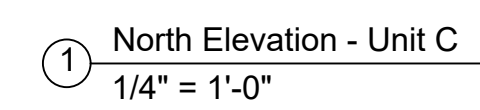
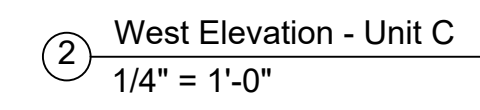
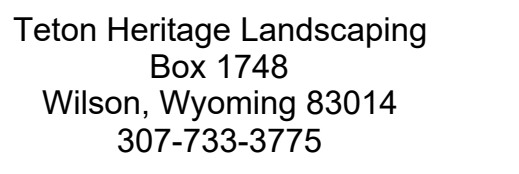
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WIL ENGINEER:



SCAPE DESIGN:



REGISTRATION

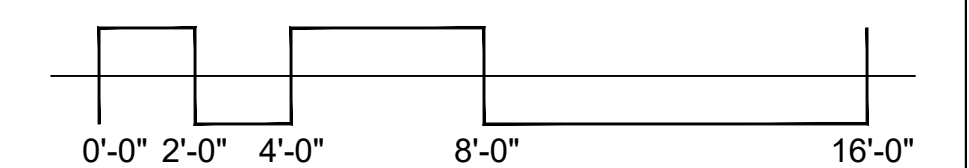
**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

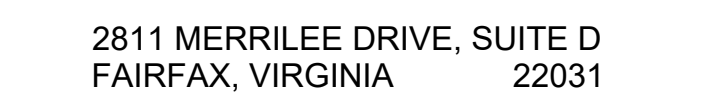
North & West
Elevations - Unit C

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

A-205

Scale 1 1/2" = 1'-0"

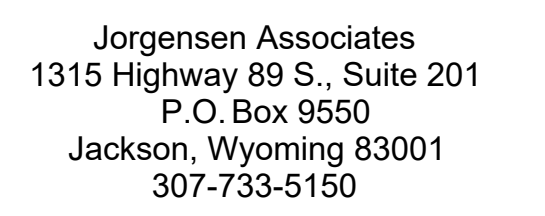




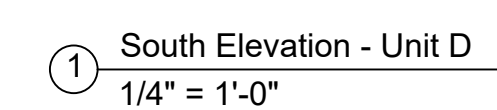
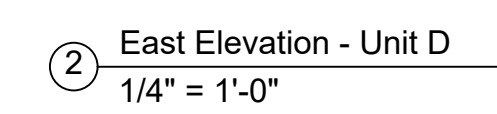
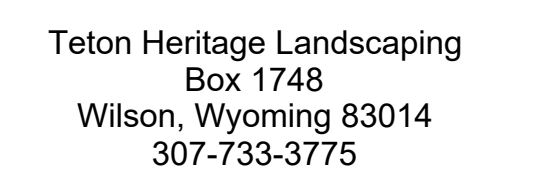
www.greenspur.net

CONSULTANTS

CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

[illegible]

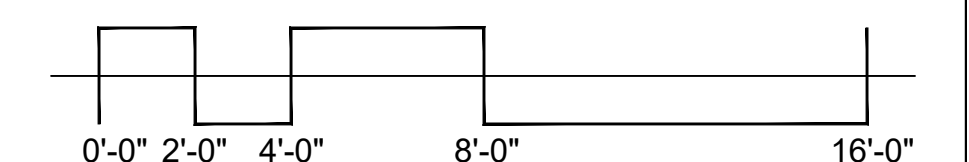
**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

South & East Elevations - Unit D

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

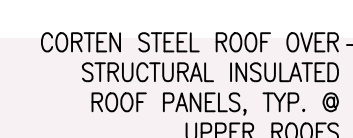
A-206

Scale	1 1/2" = 1'-0"
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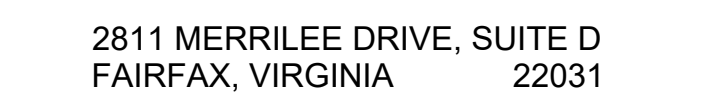




② East Elevation - Unit D
1/4" = 1'-0"



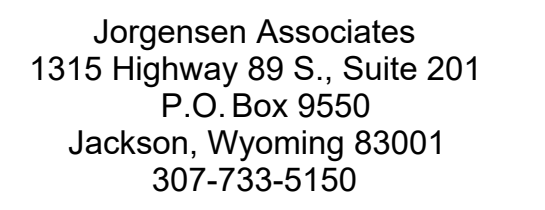
① South Elevation - Unit D
1/4" = 1'-0"



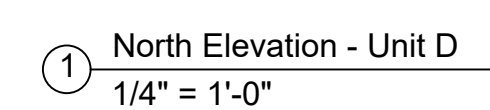
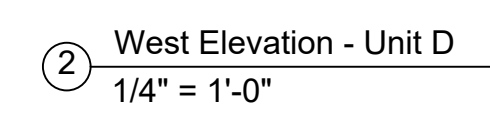
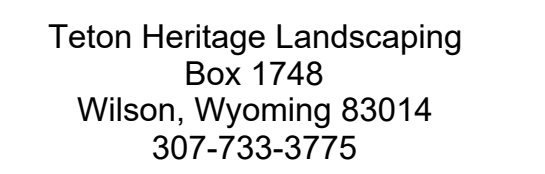
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CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

[illegible]

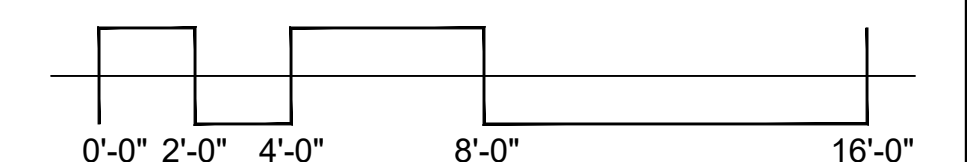
**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

North & West
Elevations - Unit D

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

A-207

Scale	1 1/2" = 1'-0"
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② West Elevation - Unit D
1/4" = 1'-0"



① North Elevation - Unit D
1/4" = 1'-0"

[illegible]

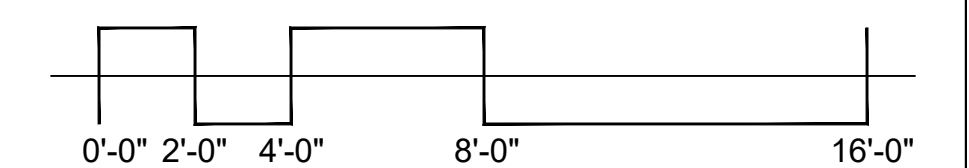
PCHJ Workforce
Housing Development

North & West Colored
Elevations - Unit D

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

-207A

Scale	1 1/2" = 1'-0"
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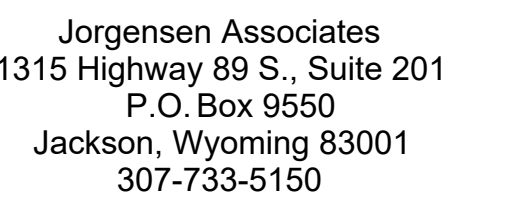




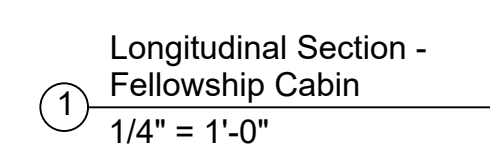
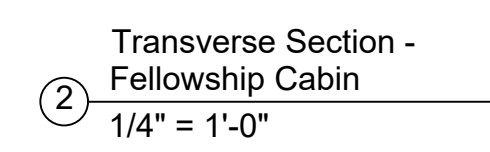
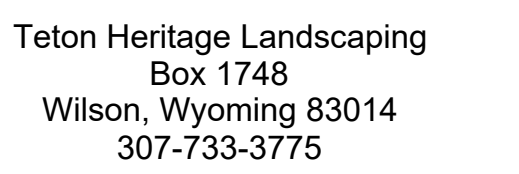
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CONSULTANTS

WIL ENGINEER:



OSCAPE DESIGN:



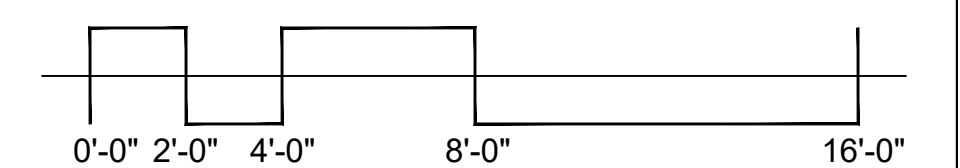
REGISTRATION

[illegible]

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Object number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

Scale	1 1/2" = 1'-0"
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CIVIL ENGINEER:

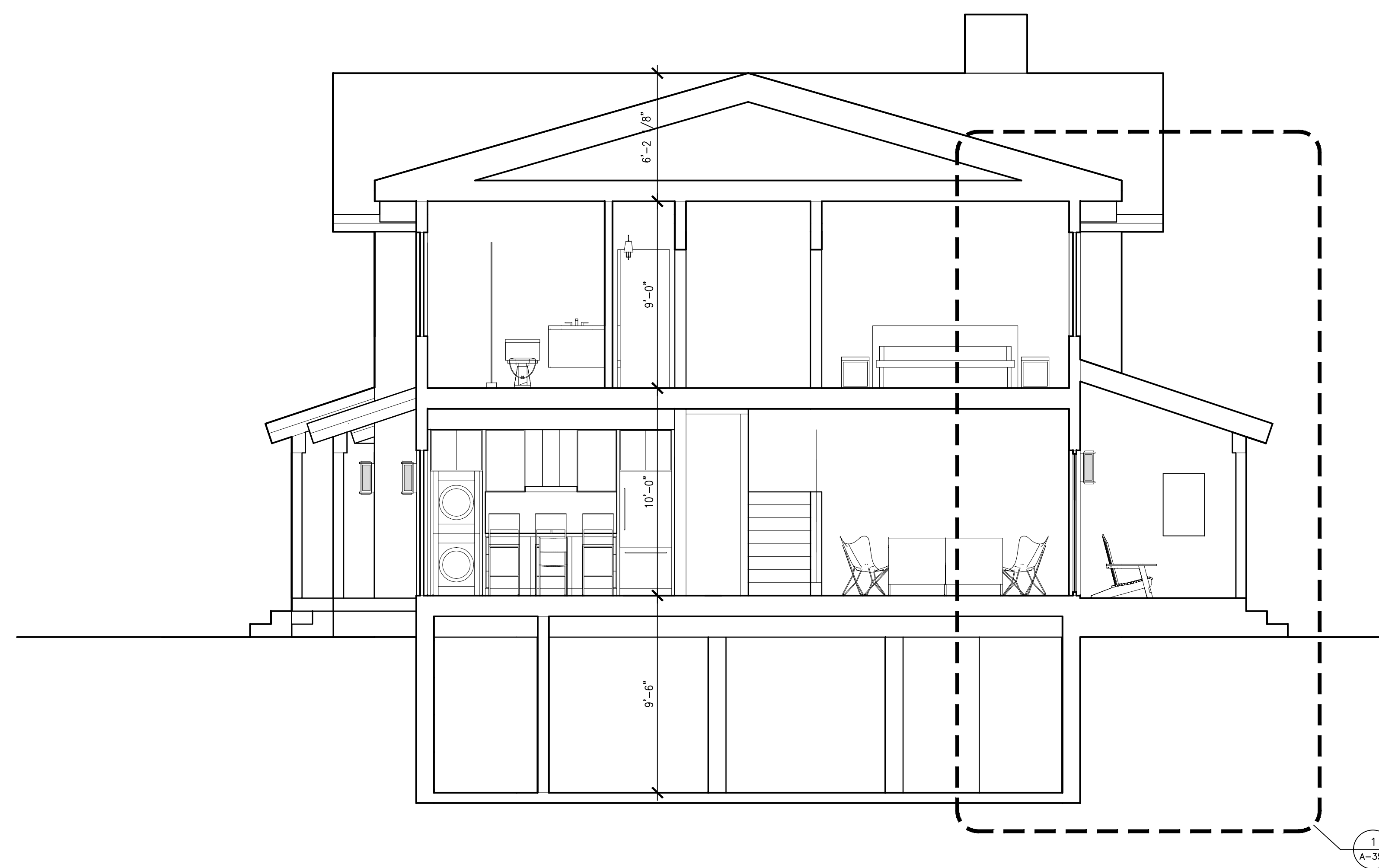


Jorgensen Associates
1315 Highway 89 S., Suite 201
P.O. Box 9550
Jackson, Wyoming 83001
307-733-5150

LANDSCAPE DESIGN:



Teton Heritage Landscaping
Box 1748
Wilson, Wyoming 83014
307-733-3775



Transverse Section -
Unit A
② $\frac{1}{4}" = 1'-0"$



Longitudinal Section -
Unit A
1/4" = 1'-0"

REGISTRATION

[illegible]

**PCHJ Workforce
Housing Development**

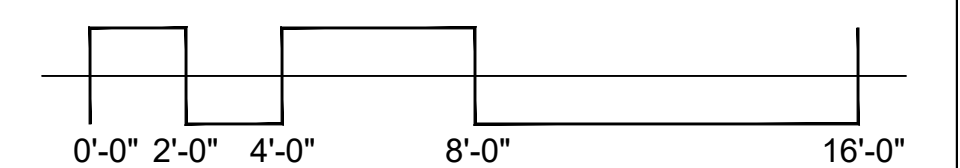
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

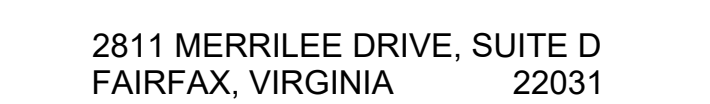
Building Sections - Unit A

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

A-301

Scale	1 1/2" = 1'-0"
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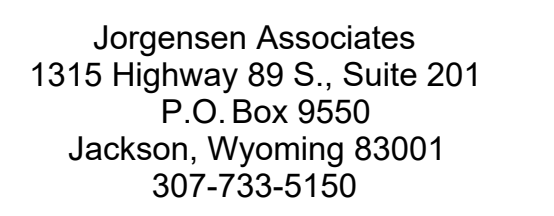




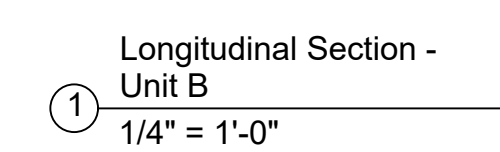
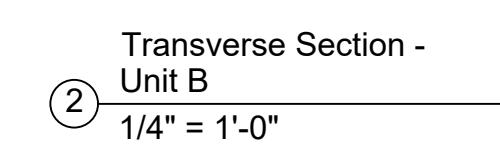
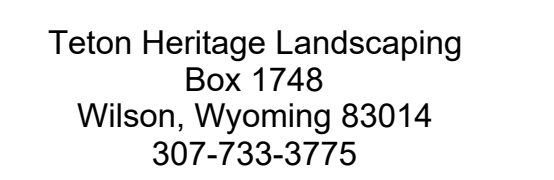
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CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

[illegible]

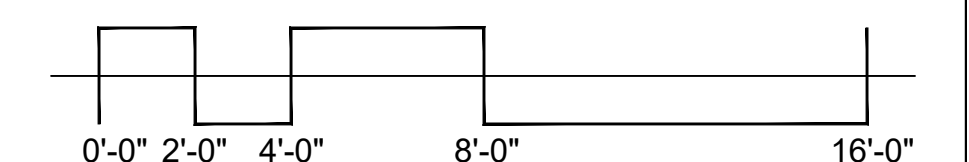
**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Building Sections - Unit B

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

A-302

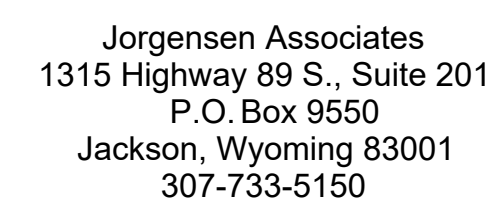
Scale	1 1/2" = 1'-0"
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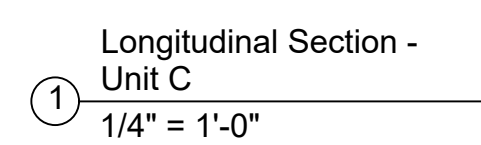
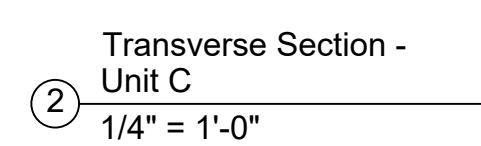
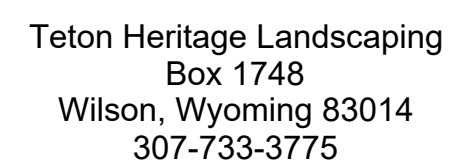


CONSULTANTS

CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

[illegible]

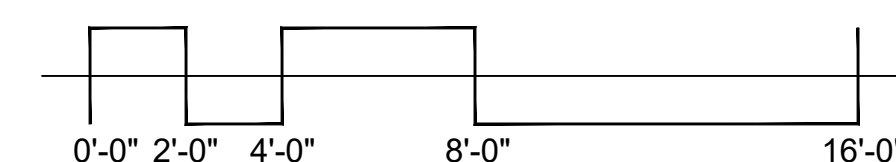
**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Building Sections - Unit C

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

A-303

Scale	1 1/2" = 1'-0"
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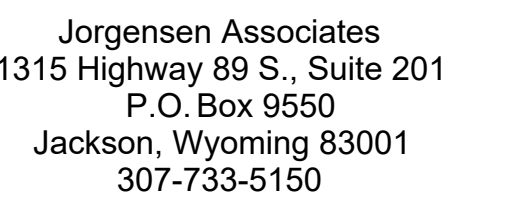




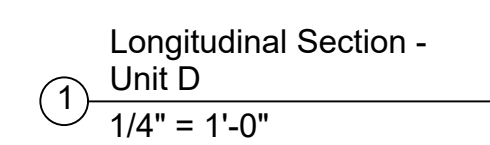
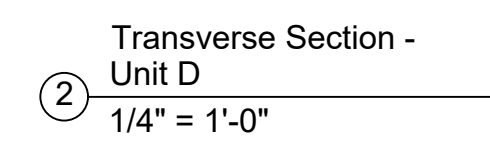
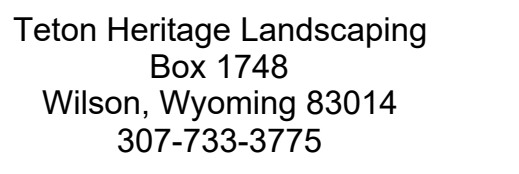
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CIVIL ENGINEER:



LANDSCAPE DESIGN:

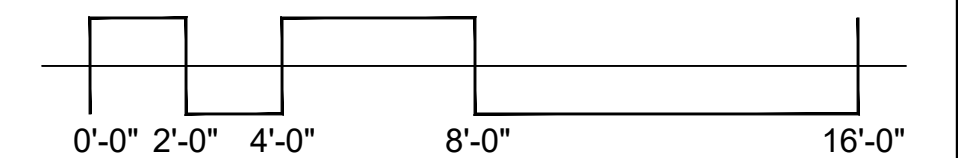


REGISTRATION

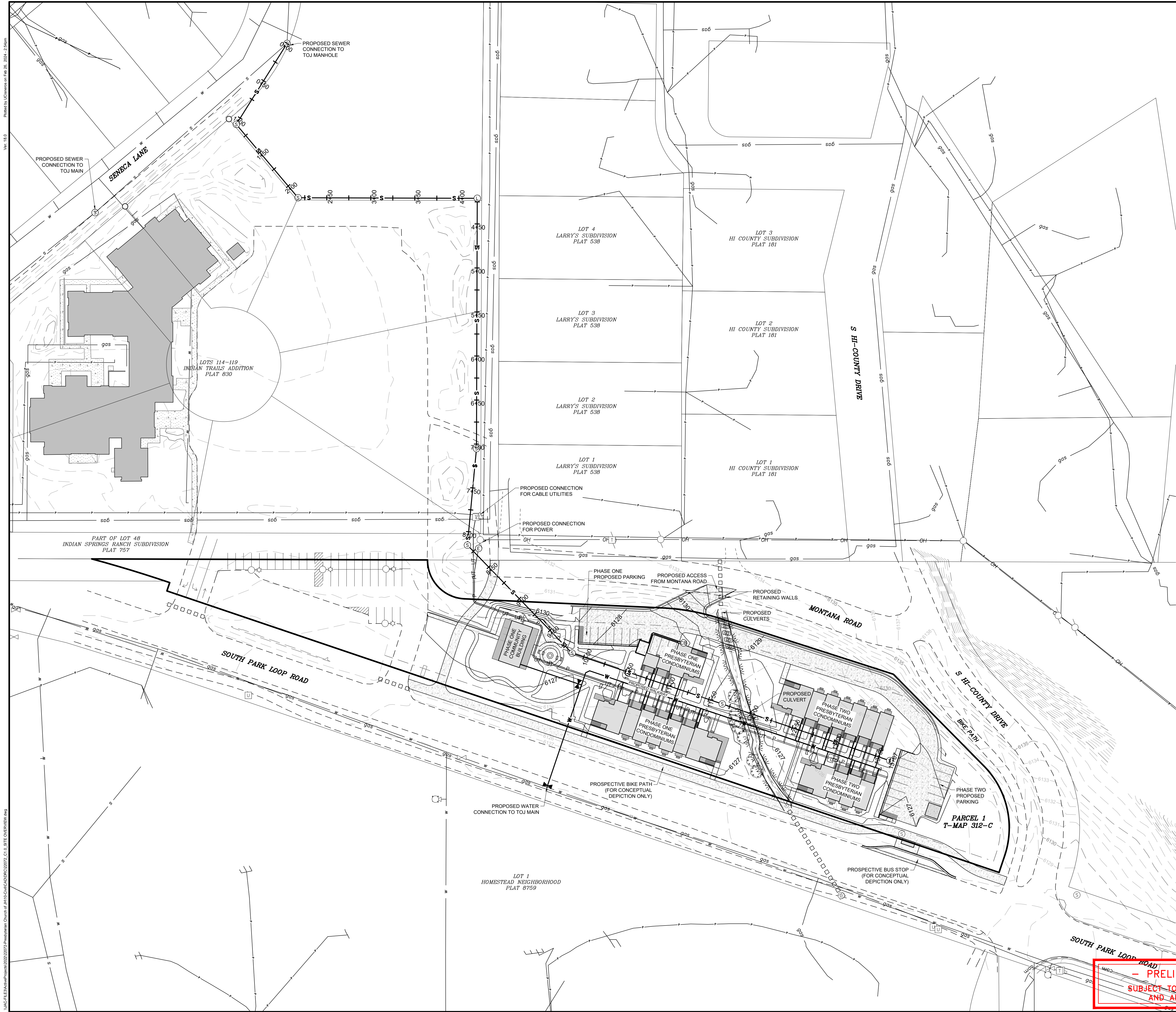
**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Project number	24XXX
Date	2/26/24
Drawn by	TSM
Checked by	ZG

Scale $1\frac{1}{2}'' = 1'-0''$



PLOT DATE: 2/23/2024 10:33 AM
 PLOT SCALE: 1" = 1'-0"
 PLOT TABLE: MCTOWA-PULL.CTB
 FILE LOCATION: C:\USERS\MCTOWA\PROJECTS\GREENSPAN\FCM\SHEETS\4-SOILING



- GENERAL CONSTRUCTION NOTES
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
 - EXISTING BASE MAPPING WAS PERFORMED BY ON SIGHT LAND SURVEYORS, INC.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
 - CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS REESTABLISHED IN DISTURBED AREAS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
 - BURIED UTILITIES
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
 - CONTRACTOR SHALL COORDINATE WITH THE PROJECT REPRESENTATIVE TO LOCATE AND AVOID DAMAGE TO ANY FUEL PUMPING FACILITIES, IRRIGATION FACILITIES, WATER UTILITIES, AND STATE MONITORING WELLS AND PIPING.
 - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.
 - CONTRACTOR SHALL NOTIFY WYOMING ONE CALL, 1-800-348-1030, A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION FOR UTILITY LOCATES.
 - ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
 - CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
 - CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 - FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCKS NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
 - CRUSHED GRAVEL BASE COURSE MATERIAL SHALL BE GRADING H. BASE COURSE SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-190 - MODIFIED PROCTOR DENSITY).
 - DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEED AS SOON AS PRACTICAL IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
 - STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
 - WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
 - FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
 - ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
 - TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
 - CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

- WATER AND SEWER UTILITY NOTES
- WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS AND THE TOWN OF JACKSON STANDARDS FOR CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT PHONE NUMBER (307) 733-3079, PRIOR TO START OF CONSTRUCTION AND PRIOR TO EACH WATER AND SEWER TEST.
 - CONTRACTOR SHALL MAINTAIN WATER AND SEWER SLOPES CONSISTENT WITH THE PLANS. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.
 - TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY TO NON-TRAVELED AREAS. SEE SPECIFICATION WPPWSS 02225.
 - CONTINUOUS RIGID TYPE B PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL. UNDER ALL TRAVELED AREAS AND AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES, LESS THAN 7 FEET FOR SEWER FORCE MAINS, WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
 - MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES. MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
 - WATER SERVICE LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE, OR APPROVED EQUAL. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON, CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY FOR ALL WATER LINES SHALL BE 7'.
 - SANITARY SEWER LINES AND FITTINGS SHALL BE SCHEDULE 40 PVC AND CONFORM TO ASTM D-3034, OR APPROVED EQUAL.



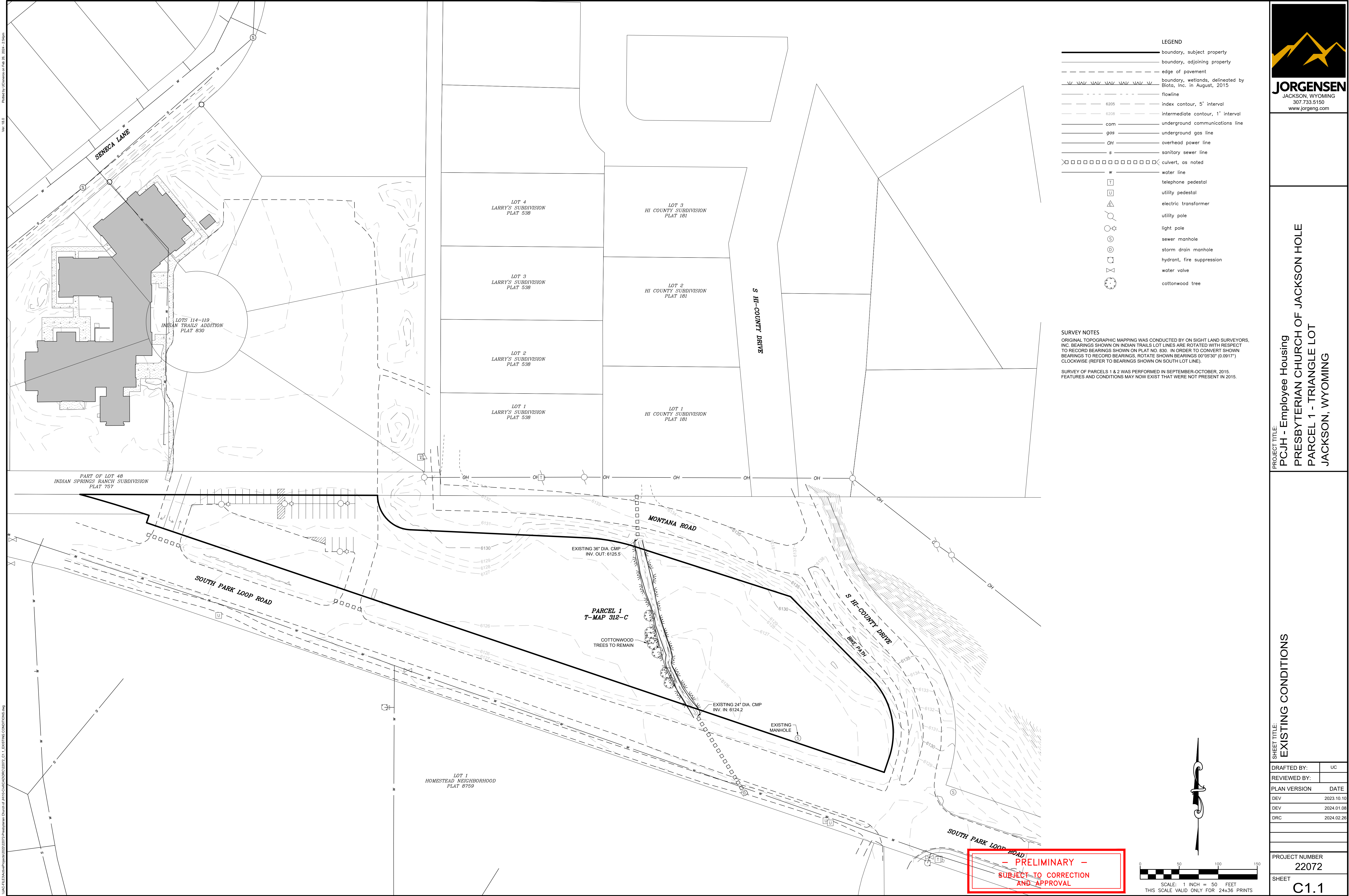
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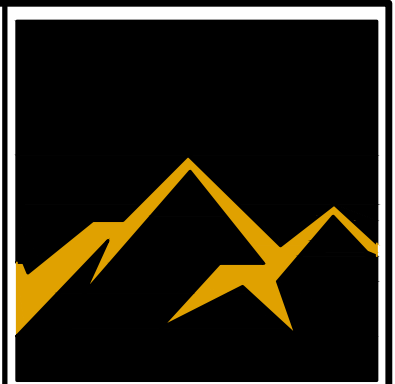
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PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
SITE OVERVIEW

DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

PROJECT NUMBER	22072
SHEET	C1.0





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PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

PROJECT NUMBER	22072
SHEET	C1.1



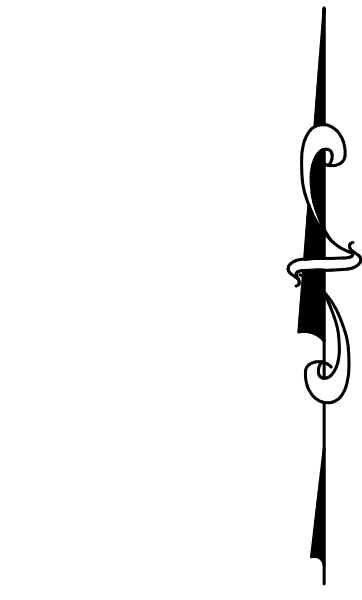
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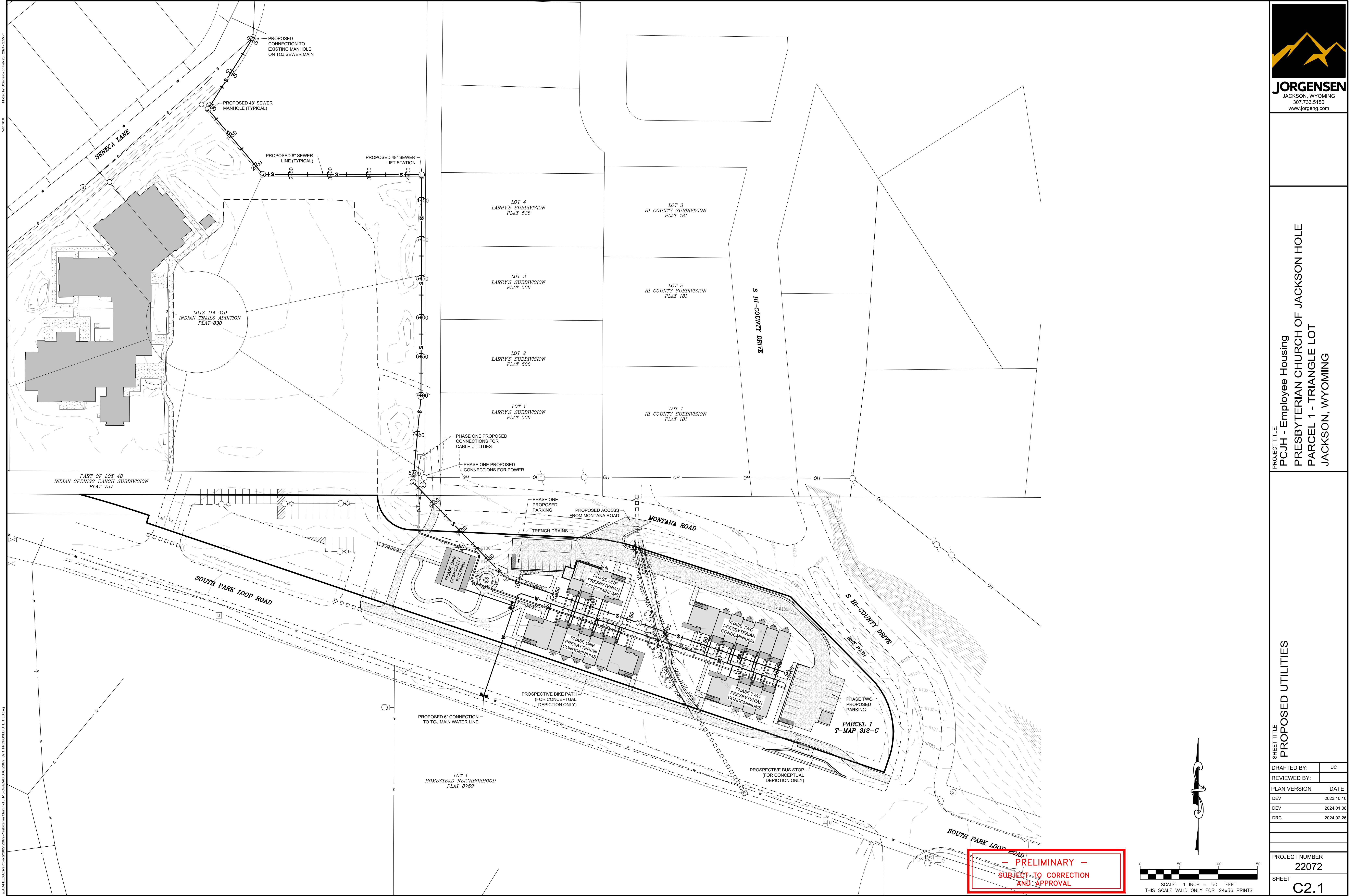
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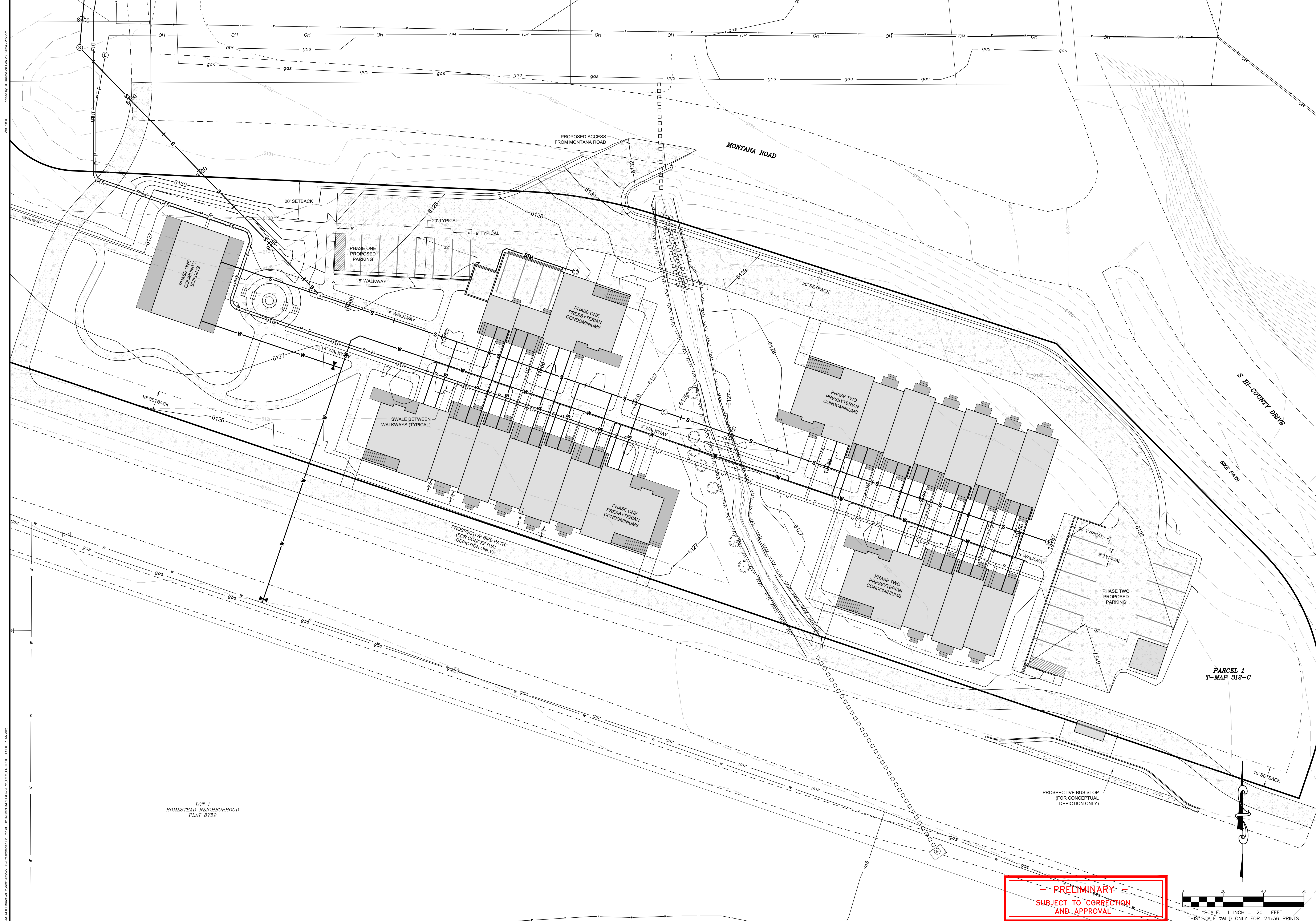
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REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

SHEET C2.0

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL









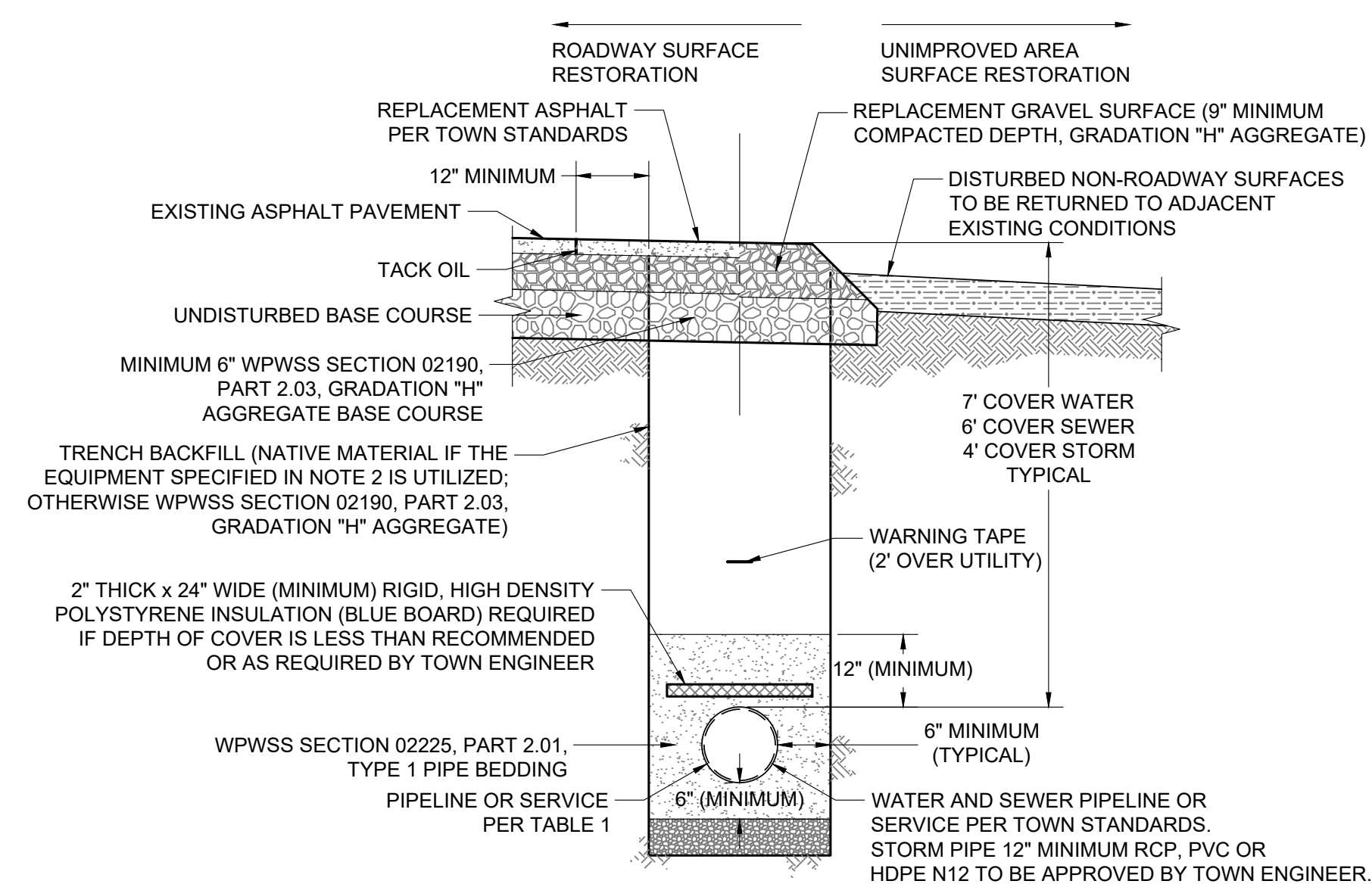
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PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
PROPOSED SITE PLAN

DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

PROJECT NUMBER	22072
SHEET	C2.2

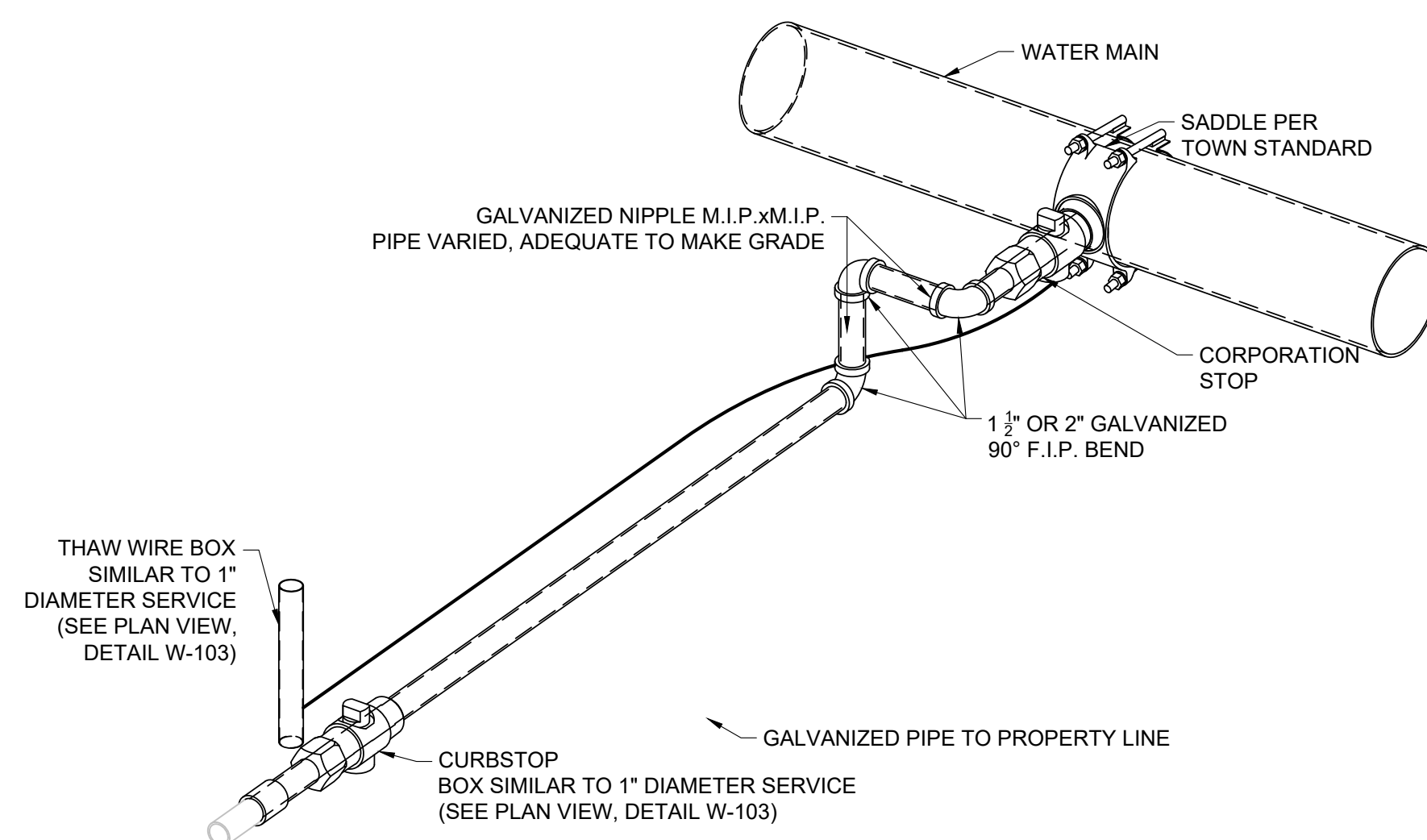


NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPMWS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

PIPE TRENCH DETAIL

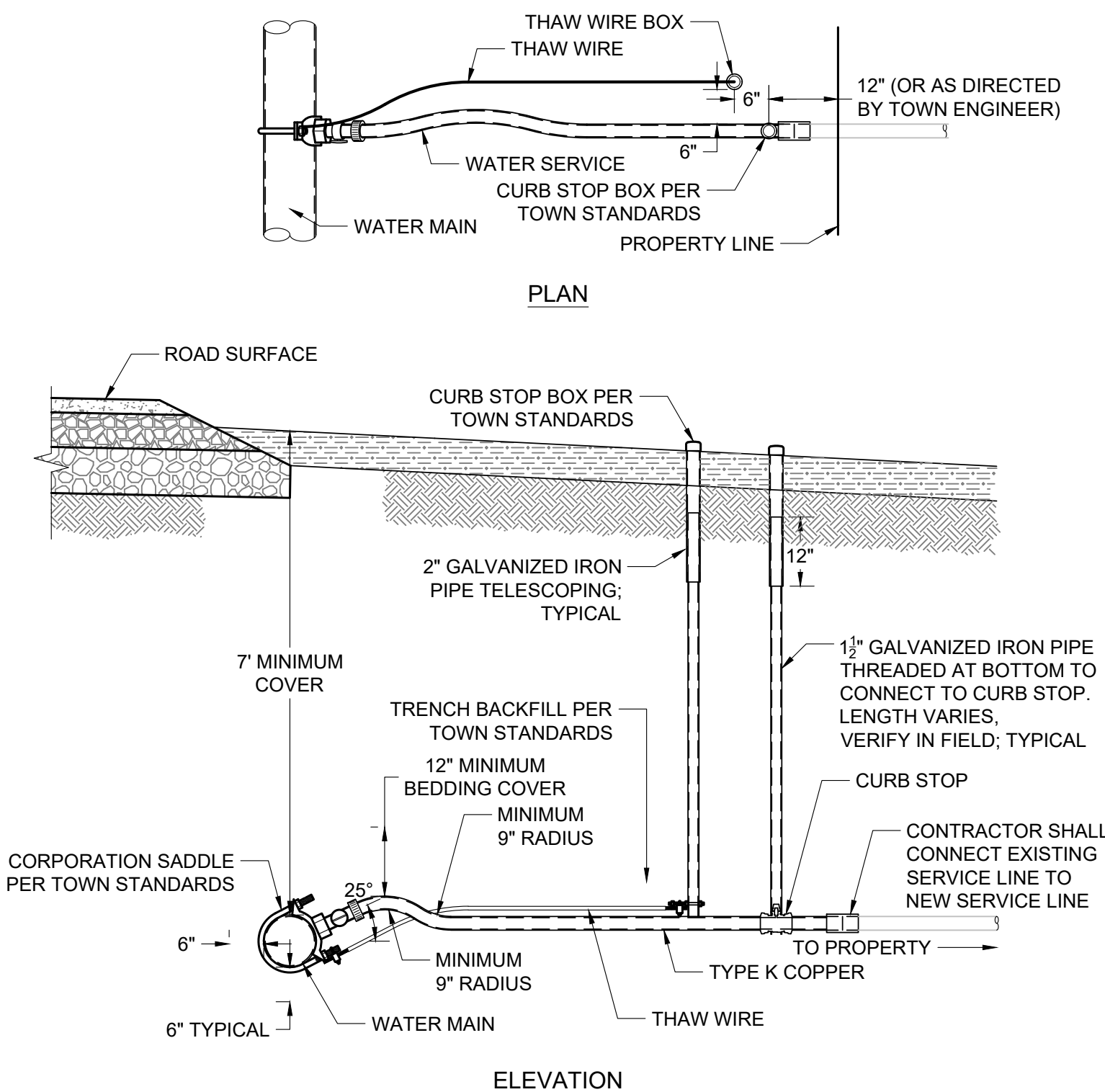
NOT TO SCALE TOJ W-100, SS-100, STM-100



NOTE

1. THAW WIRE IS REQUIRED ON THIS SERVICE


 1 1/2" AND 2" DIAMETER STEEL SERVICE DETAIL
 NOT TO SCALE REVISED TO J W-105

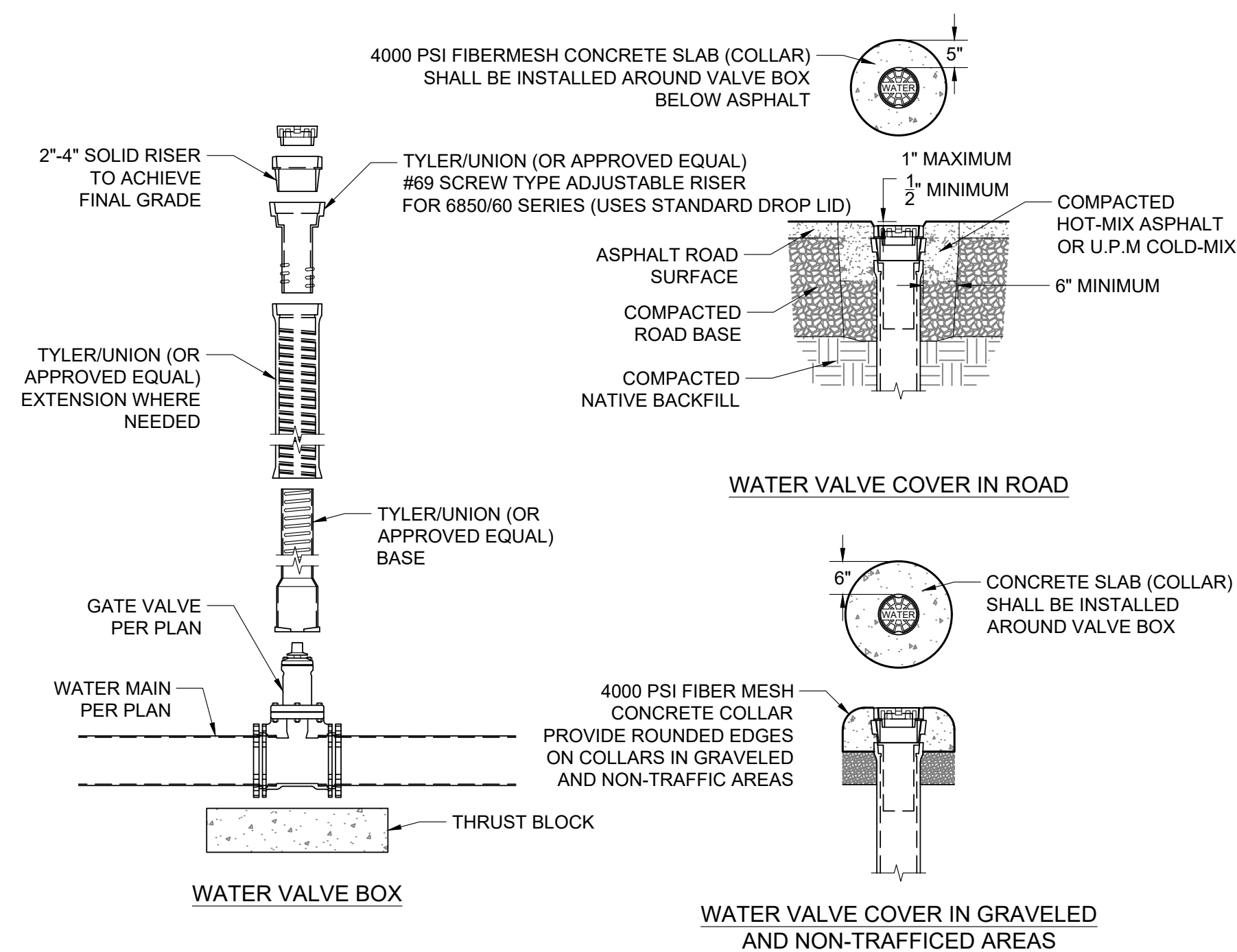


NOTE

1. THAW WIRE TO BE INSTALLED ON ALL NEW AND EXISTING WATER SERVICES IN THE TOWN OF JACKSON.

1" SERVICE WITH THAW WIRE DETAIL

NOT TO SCALE TOJ W-102/103



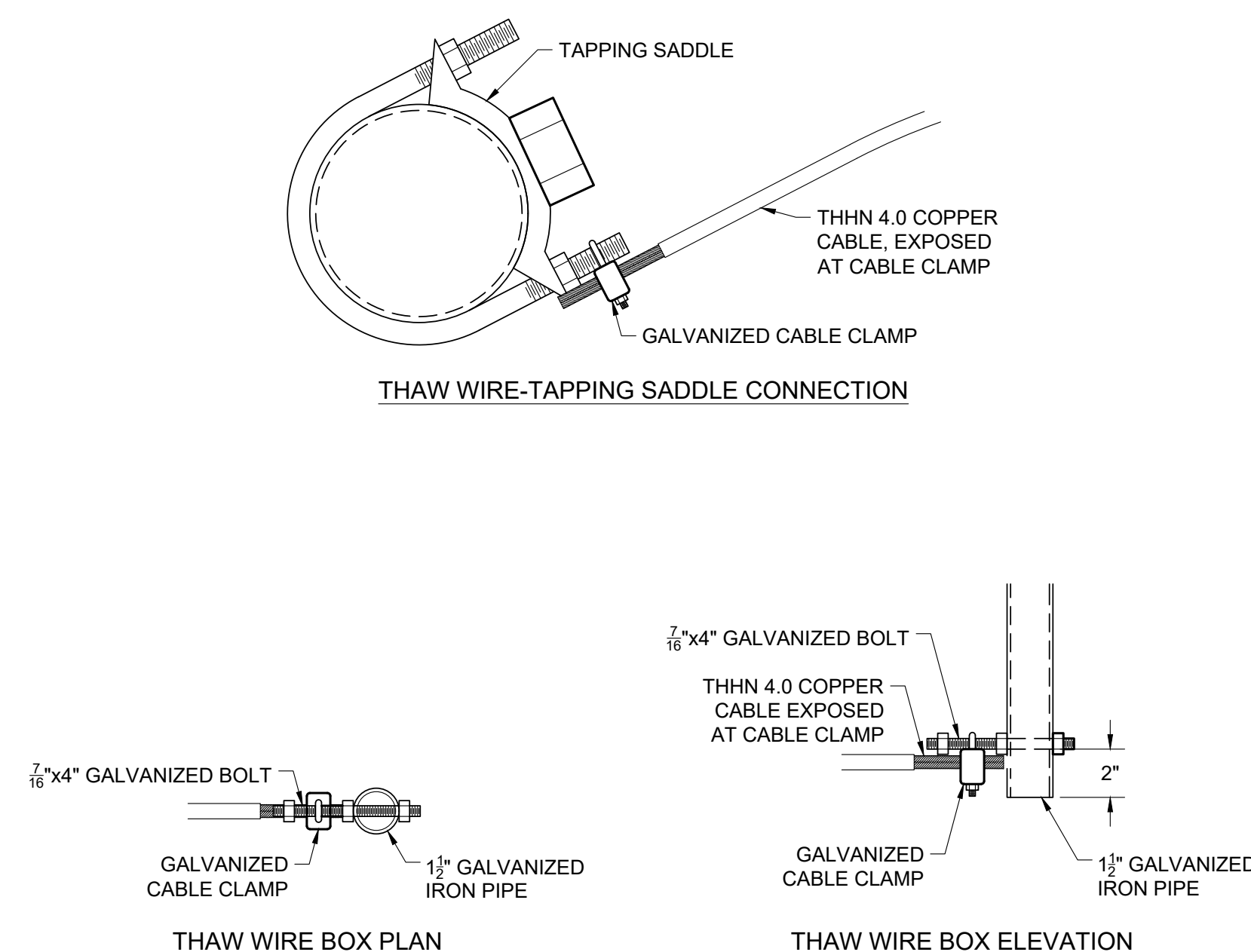
NOTE

1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

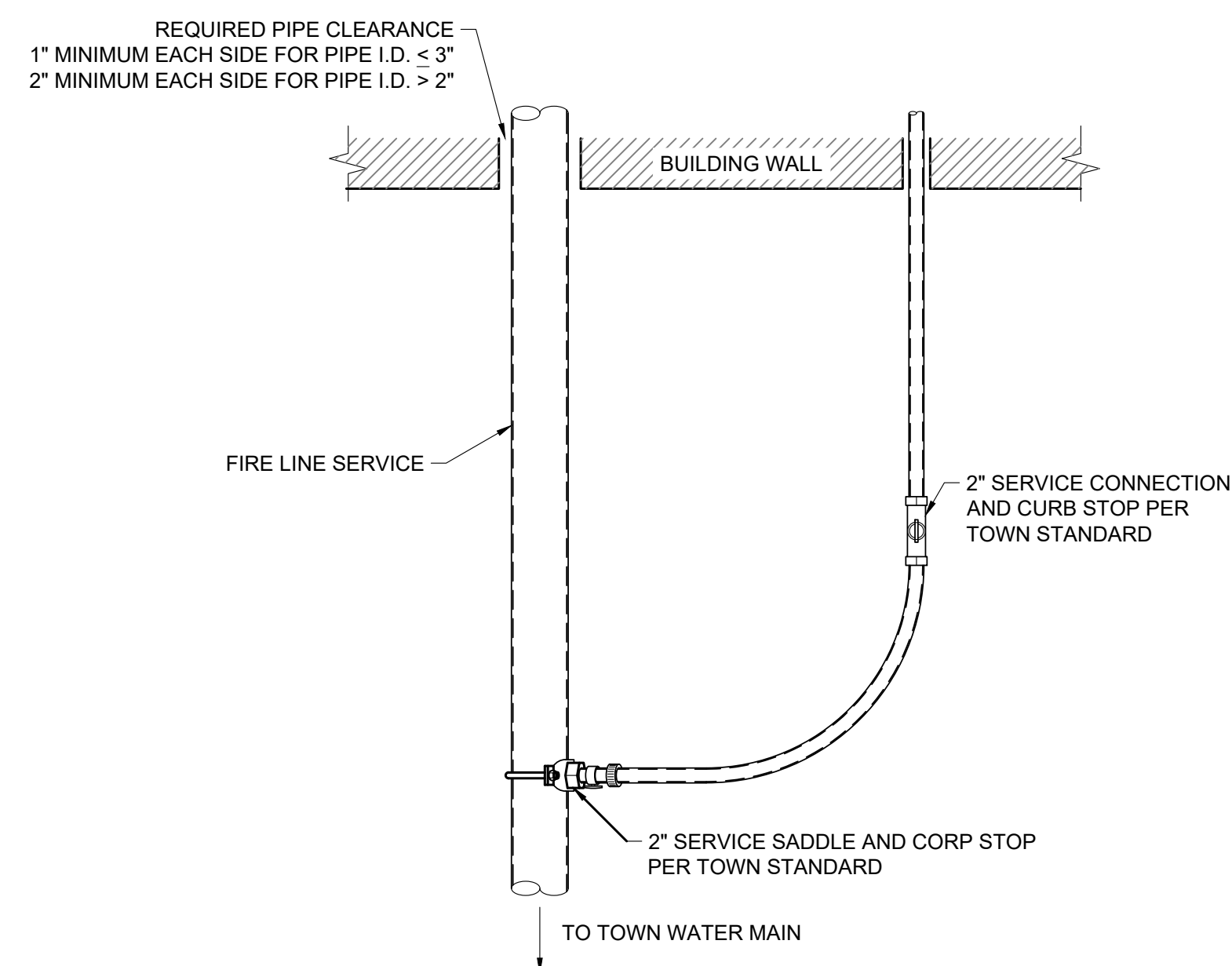
WATER GATE VALVE DETAIL

NOT TO SCALE

T0J W-106



SERVICE CONNECTION THAW WIRE DETAIL
NOT TO SCALE TOJ W-104

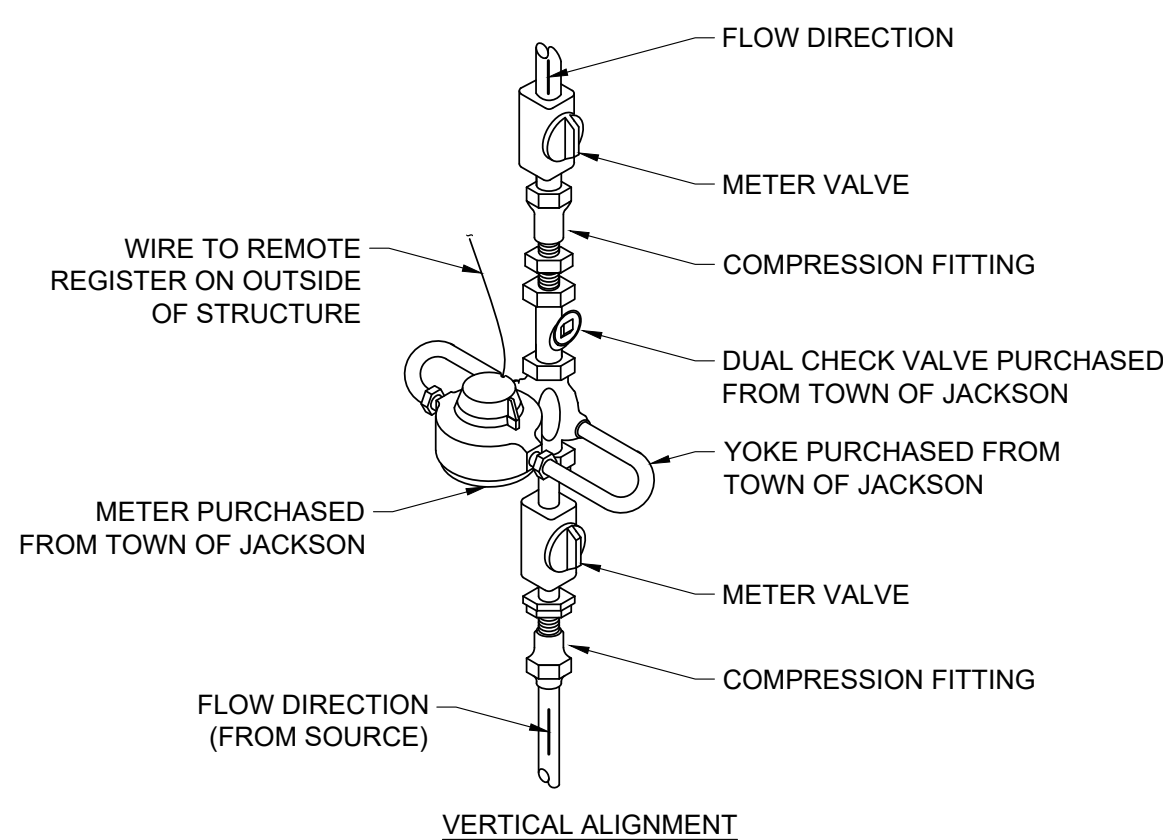


NOTE

1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

FIRE LINE WITH 2" WATER SERVICE DETAIL
NOT TO SCALE REVISED TOJ W-110

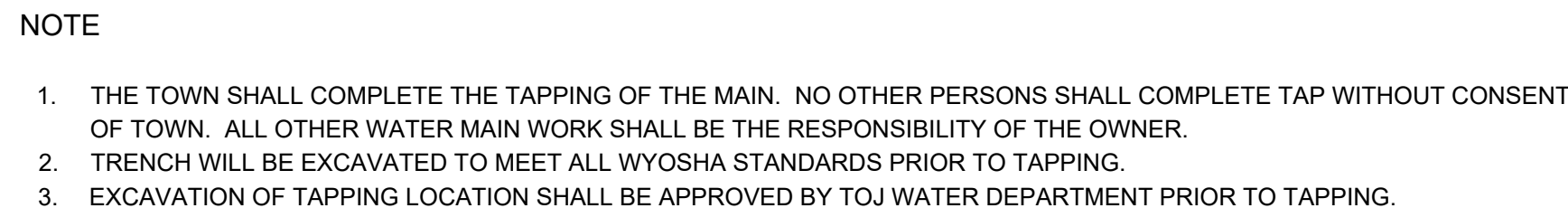
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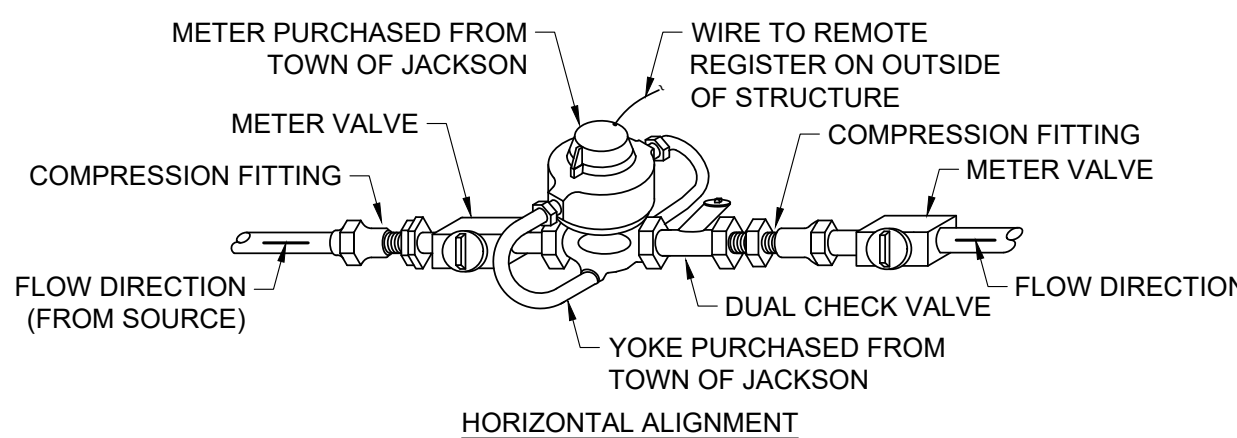
A diagram of a rectangular concrete block. The width is labeled 'A', the height is labeled 'B', and the depth is labeled 'B/3 (6" MINIMUM)'. The block is shown in a perspective view with a textured surface.

1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE

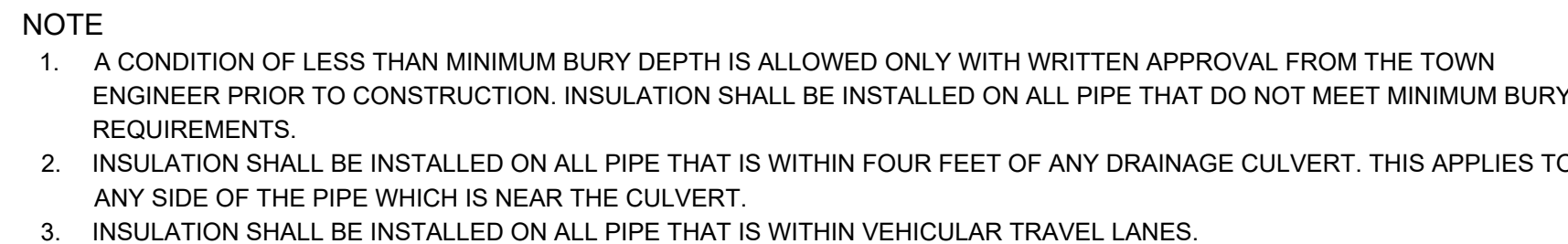
NOT TO SCALE TOJ W-111



NOT TO SCALE



NOT TO SCALE

NOT TO SCALE
REVISED TOJ W-116

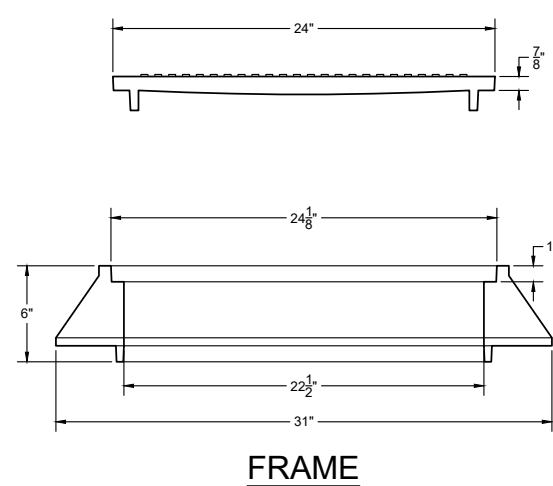
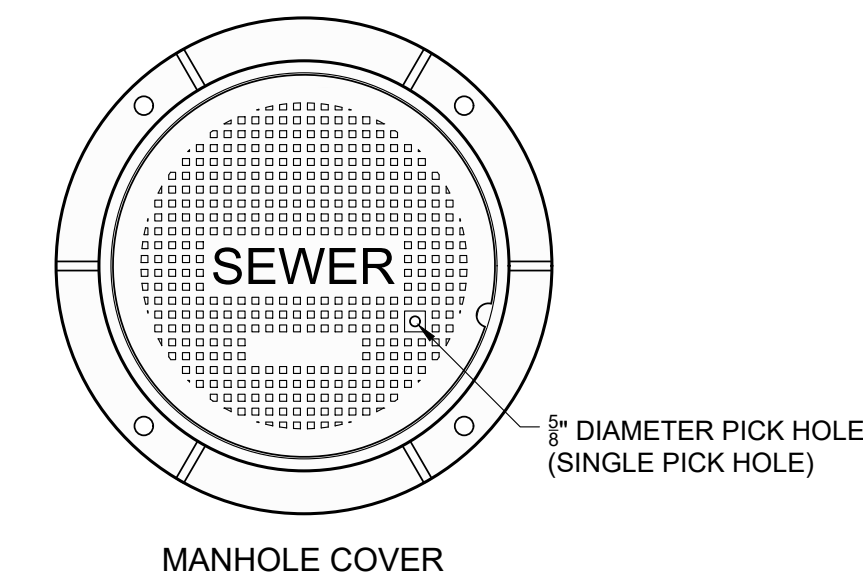
— PRELIMINARY —
SUBJECT TO CORRECTION
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- ## STANDARD MANHOLE DETAIL

NOT TO SCALE

REVISÉD TOJ SS-101



SEWER MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE

TOJ SS-108



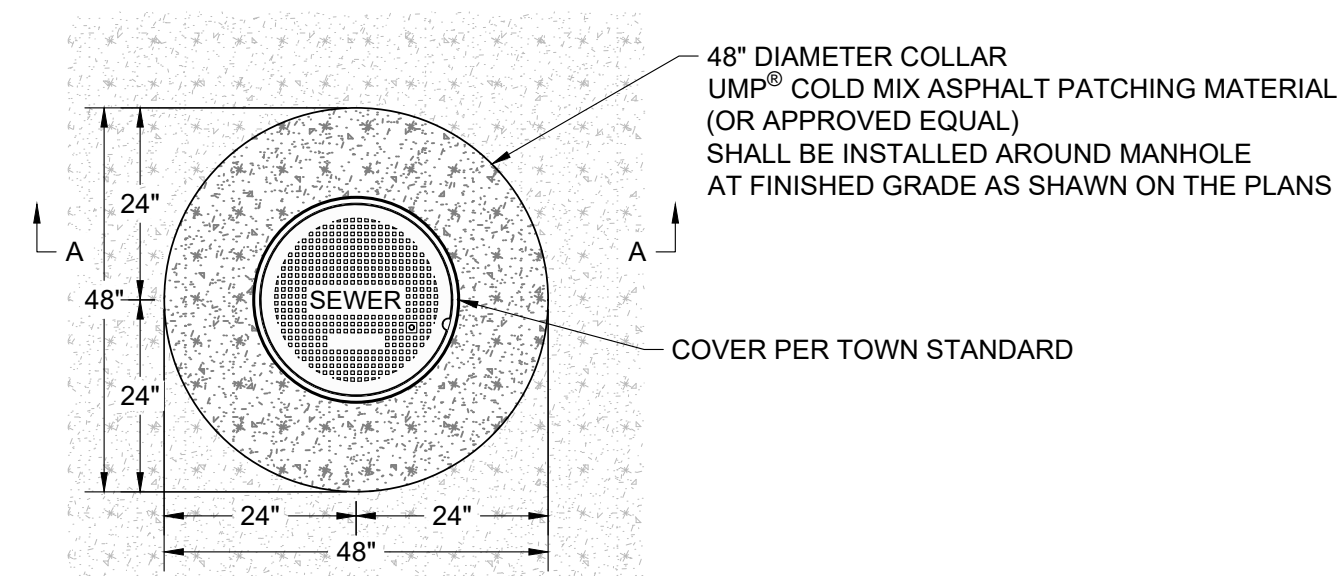
STANDARD MANHOLE STEPS DETAIL

NOT TO SCALE

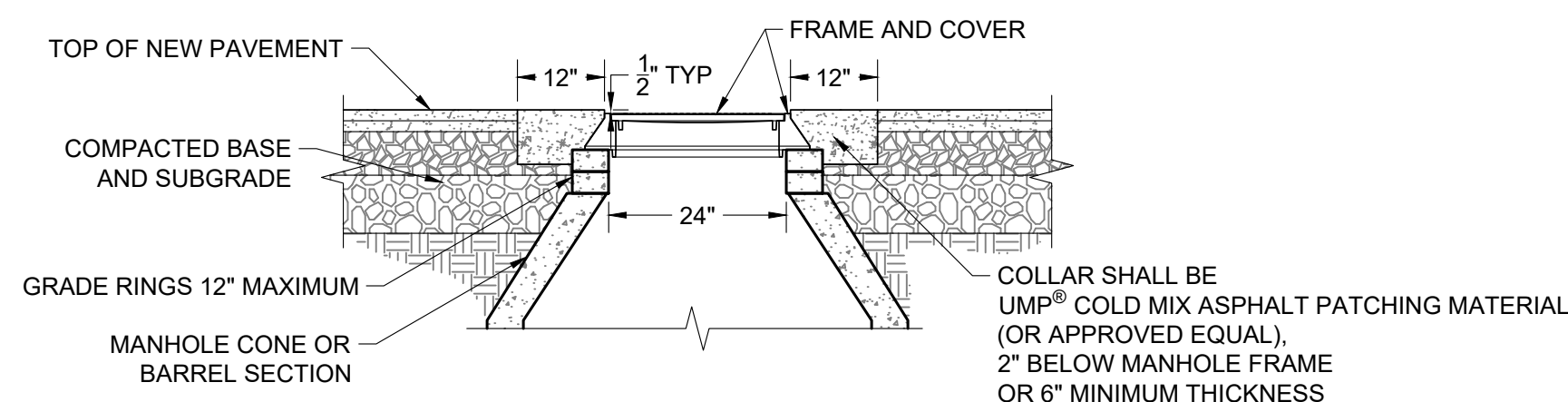
TOJ SS-106

- ### NOTE

1. PLACE INTO WET CONCRETE WALL DURING MANUFACTURE OR MORTAR INTO HOLES AFTER CONCRETE HAS SET.
2. PLASTIC COATED STEPS PER THIS STANDARD DRAWING OR AS APPROVED BY THE ENGINEER.



COVER AND COLLAR PLAN



ADJUSTMENT DETAIL SECTION A-A

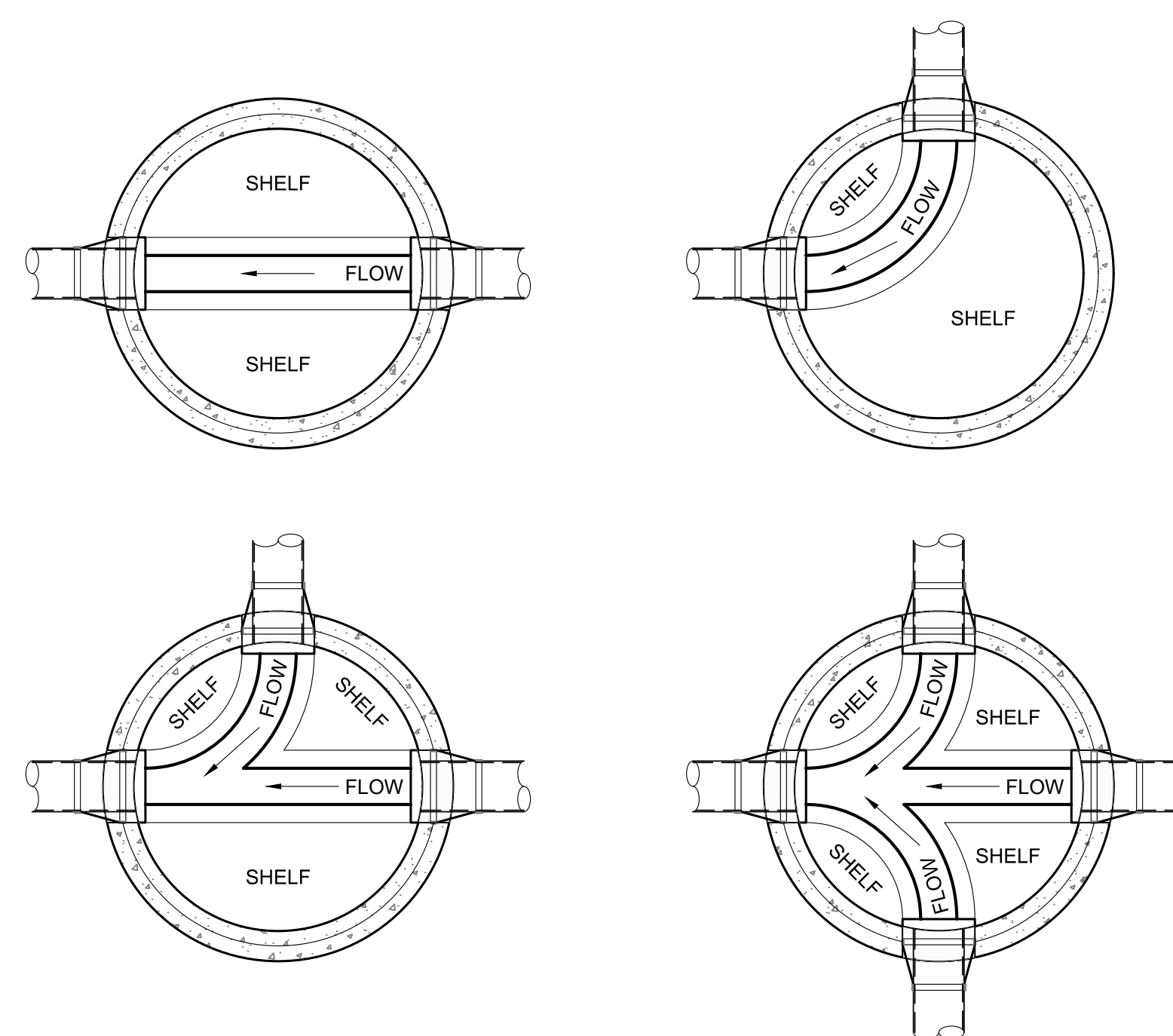
MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE

TOJ SS-109

- NOTE

1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
2. IF SEWER MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANITARY SEWER DETAIL SS-110.



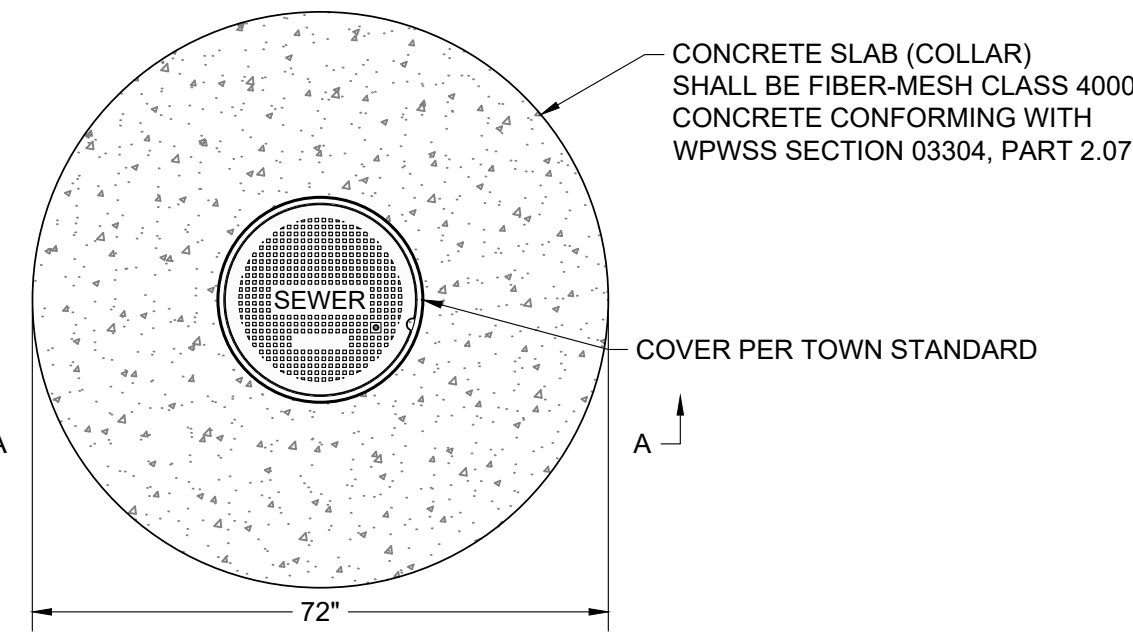
TYPICAL MANHOLE CHANNEL DETAILS

NOT TO SCALE

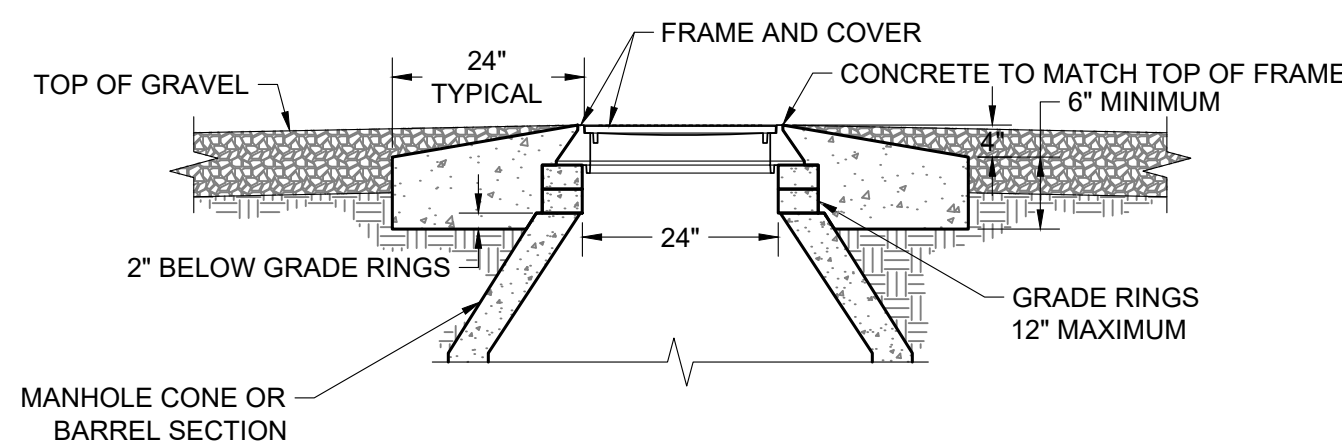
TOJ SS-107

- NOTE

1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.
2. SLOPE OF CHANNEL SHALL BE 0.1' ACROSS MANHOLE FOR ALL MAIN RUNS. SEE PROFILE SHEETS.
3. MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS
4. 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN WHERE INVERTS INDICATE.



COVER AND COLLAR PLAN



ADJUSTMENT DETAIL SECTION A-A

MANHOLE ADJUSTMENT & COLLAR IN GRAVEL

NOT TO SCALE

TOJ SS-110

- NOTE

1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING. IF REQUIRED ADJUSTMENT EXCEEDS GRADE RINGS, REMOVE MANHOLE CONE AND ADD OR SUBTRACT BARREL SECTIONS.

— PRELIMINARY —
SUBJECT TO CORRECTION
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PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

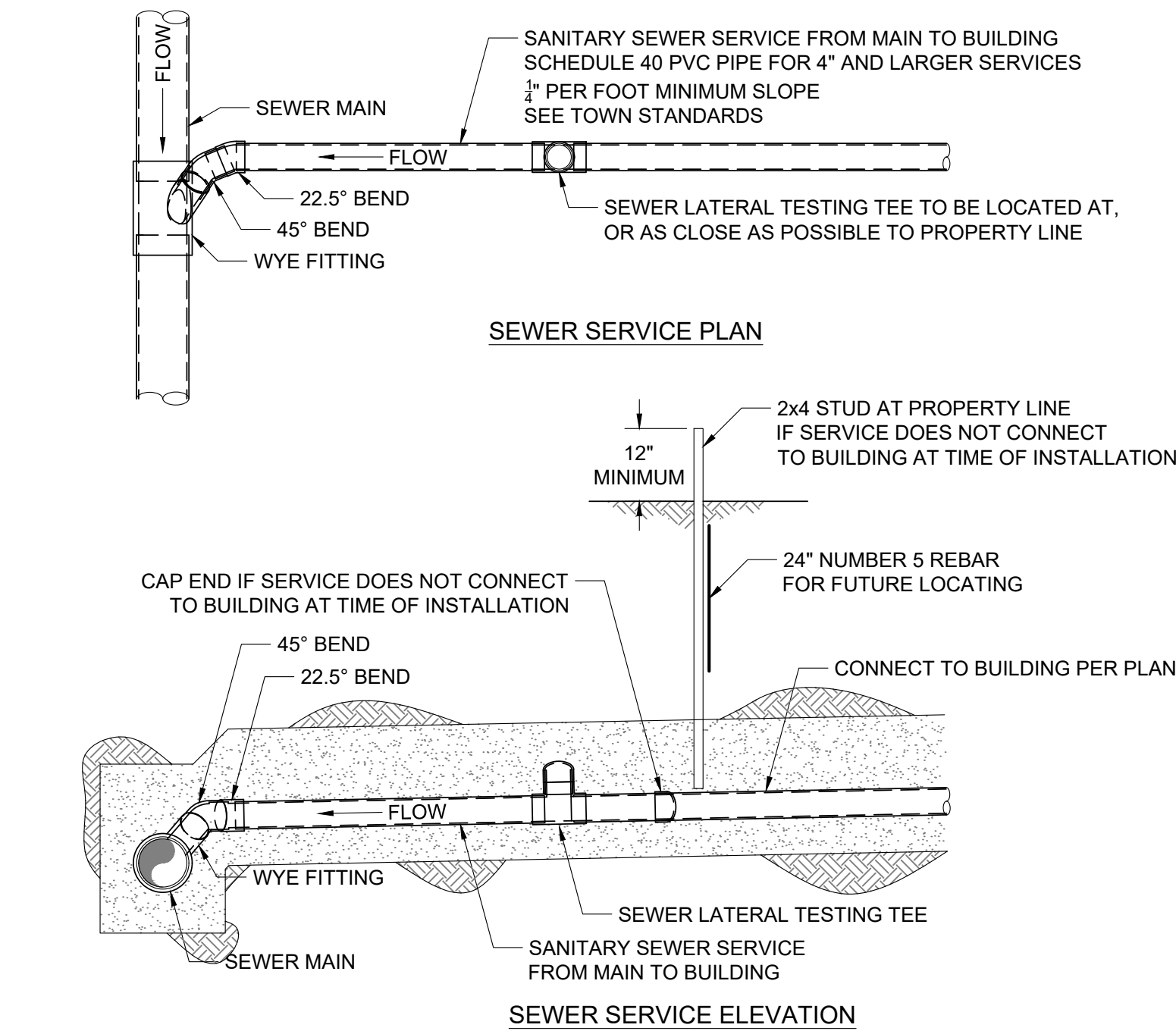
SHEET TITLE:
SEWER DETAILS

DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

PROJECT NUMBER
22072

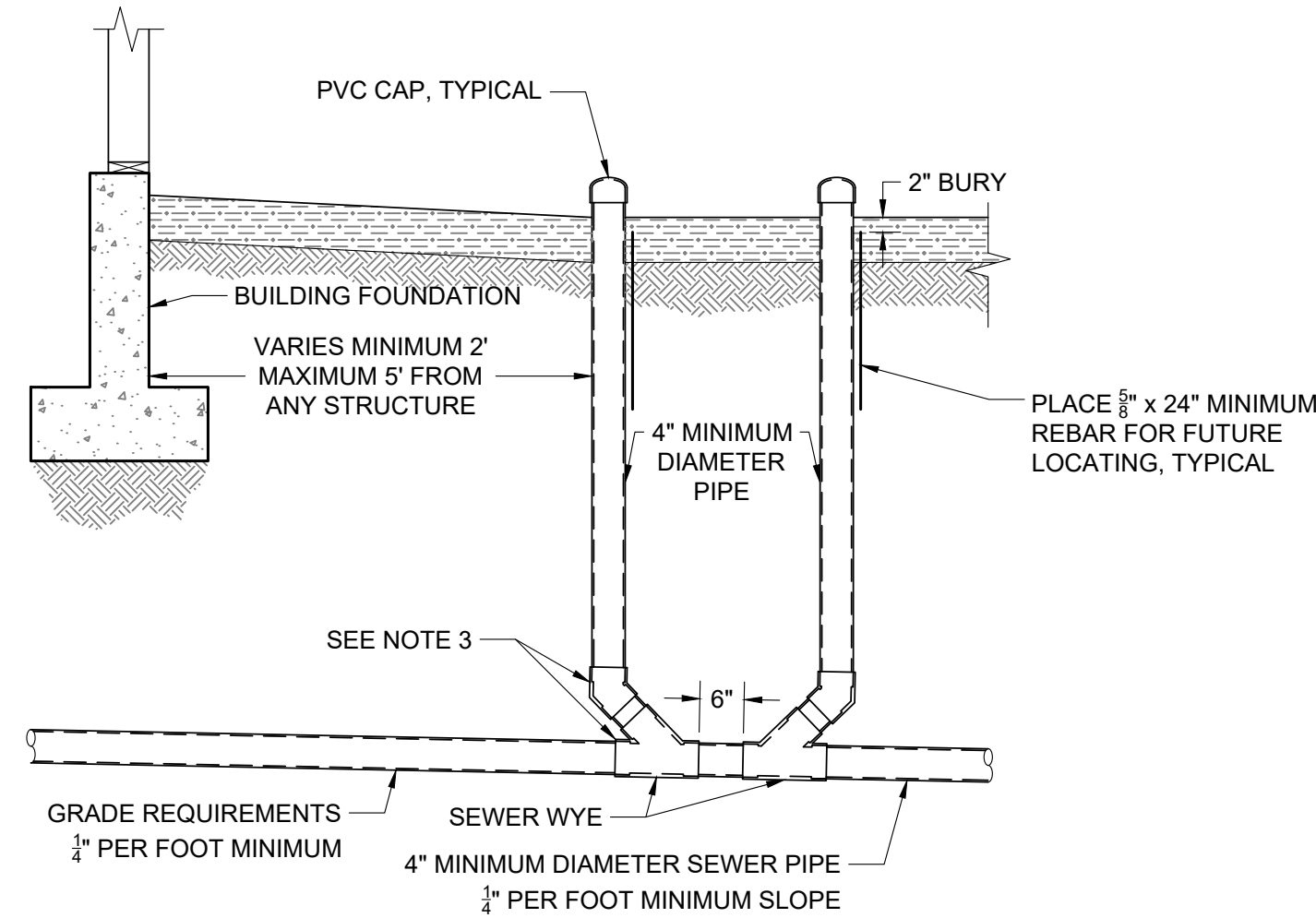
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C3.2

Ver 18.6 Printed by UCUsers on Feb 26, 2024 - 2:55pm
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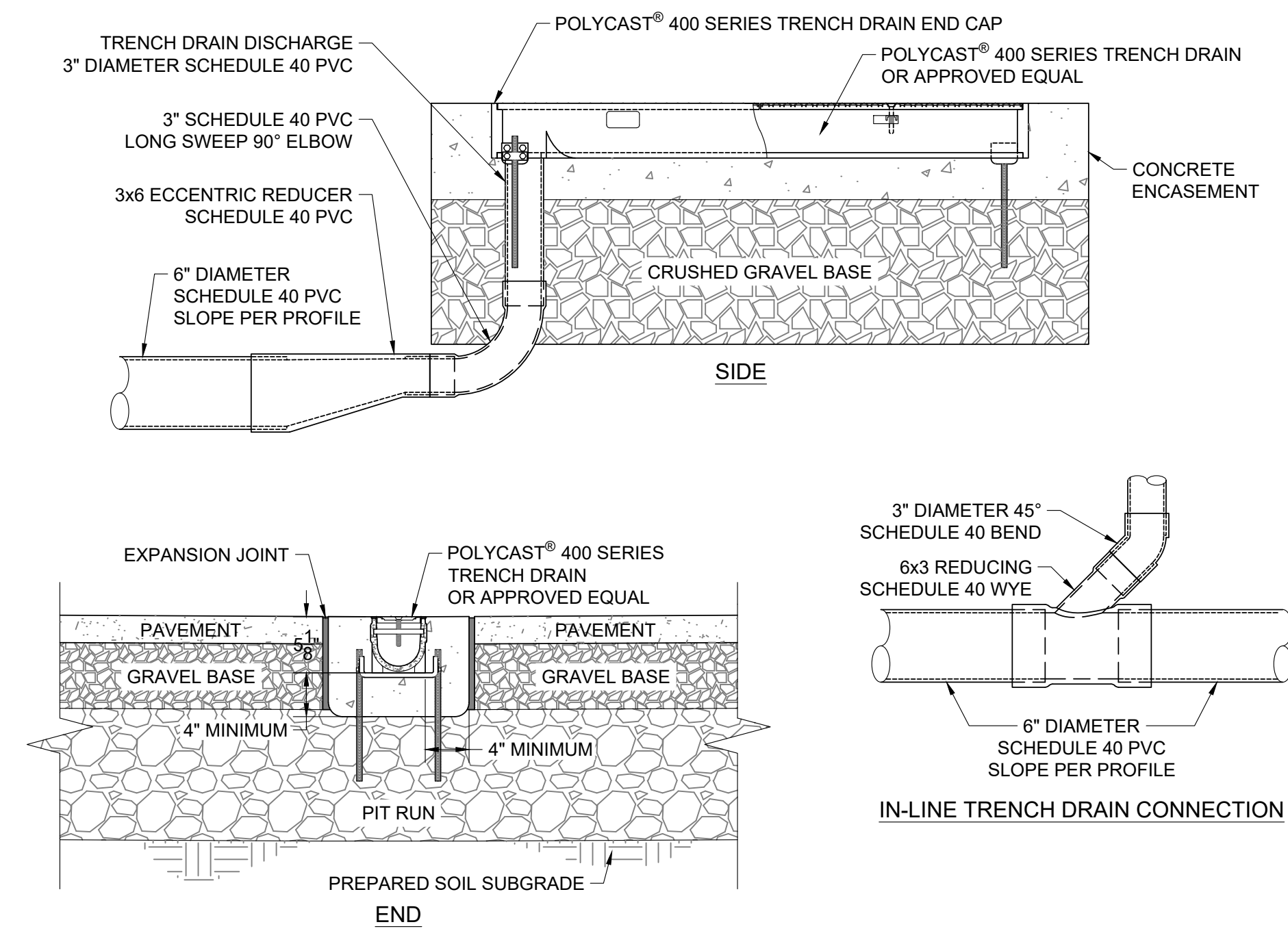
- NOTE
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COORDINATED WITH TOWN OF JACKSON PUBLIC WORKS.
 2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
 3. CLEANOUTS TO BE PROVIDED ADJACENT TO BUILDING, EVERY 100' ALONG THE SERVICE LINE AND AT ALL BENDS.
 4. PRIVATE PARTY BEING SERVED BY CONNECTION RESPONSIBLE FOR FEE TAP AND APPROVAL BY UTILITY OWNER.

SANITARY SEWER SERVICE DETAIL
NOT TO SCALE TOJ SS-111



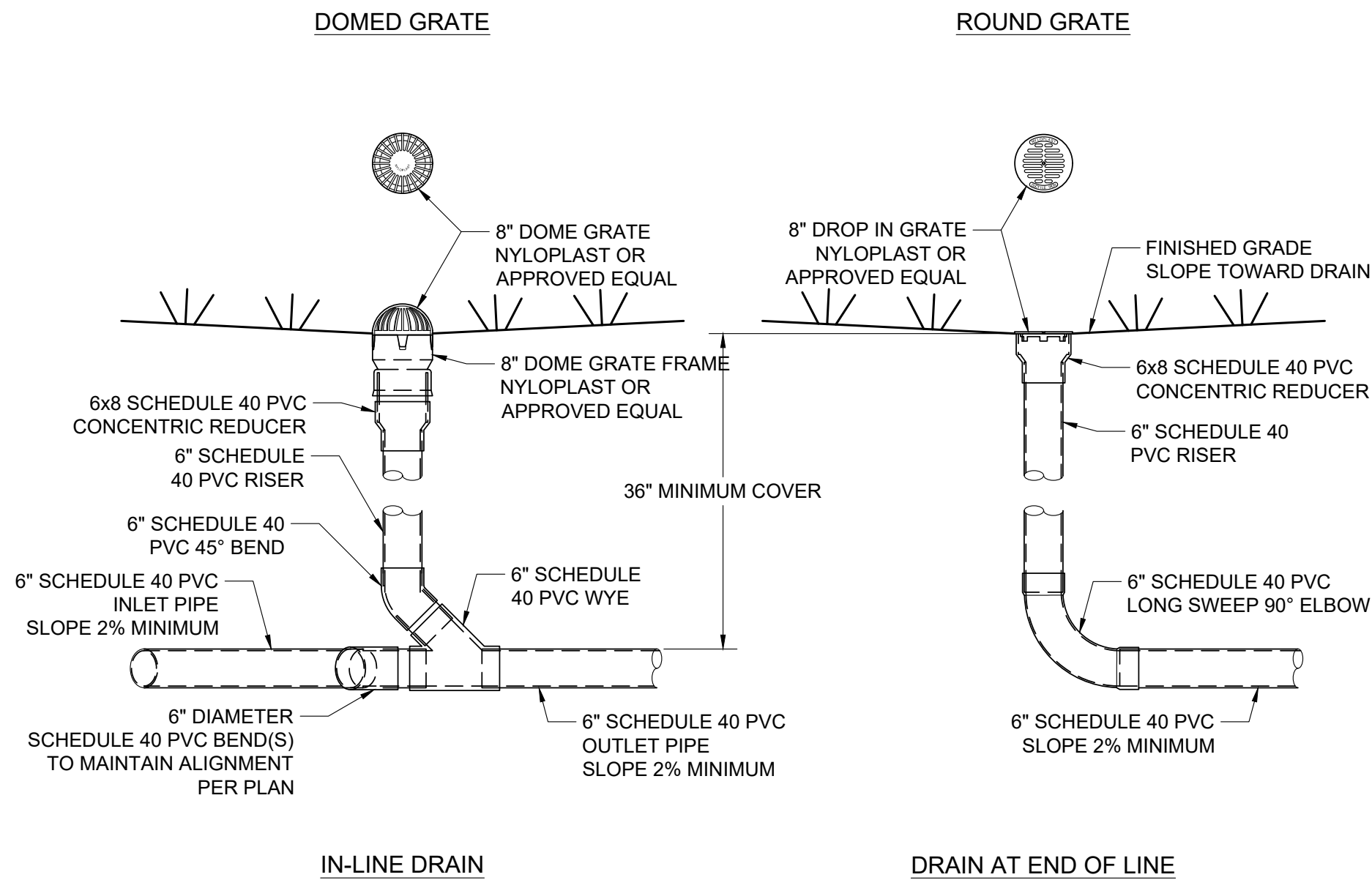
- NOTE
1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
 2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
 3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

BUILDING CLEANOUT DETAIL
NOT TO SCALE TOJ SS-114

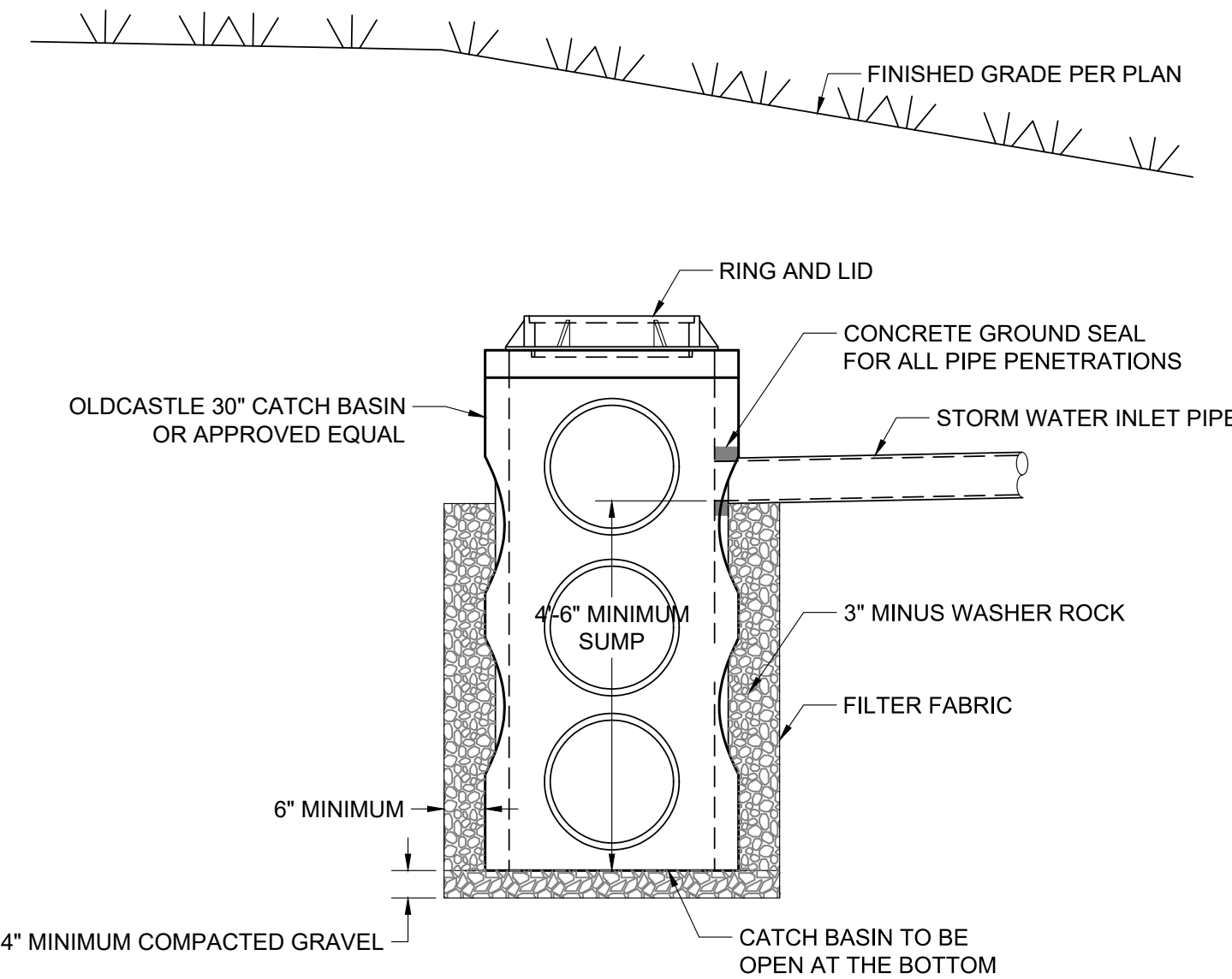


- NOTES
3. EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASMENT.
 4. ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
 5. REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTION.
 6. INSTALL HEAT TRACE IN EXTERIOR TRENCH DRAINS AND DISCHARGE PIPING.
 7. INSTALL SUMP BOX AT END OF TRENCH DRAIN TO COLLECT CONCENTRATED FLOW FROM GUTTER. CONNECT SUMP BOX TO TRENCH DRAIN WITH PIPE.

TRENCH DRAIN DETAIL
NOT TO SCALE WITHIN PAVEMENT



8" AREA DRAIN DETAIL
NOT TO SCALE



30" CATCH BASIN DETAIL
NOT TO SCALE OPEN BOTTOM

- NOTE
1. GRAVEL SHALL BE 4" MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART2.03, GRADING H. AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 2. ALL DIMENSIONS TO BE APPROVED BY THE ENGINEER.
 3. MANHOLE COVER SHALL BE DESIGNED FOR H20S LOADING.

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL



1. CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. ROLL CURB SHALL NOT BE ALLOWED.



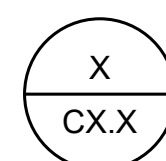
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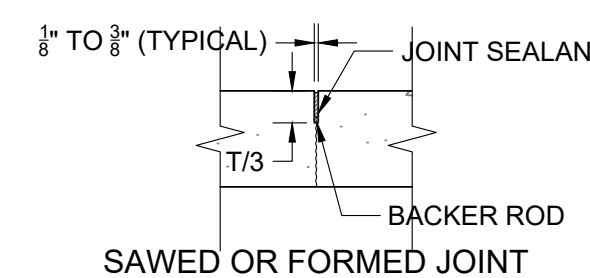
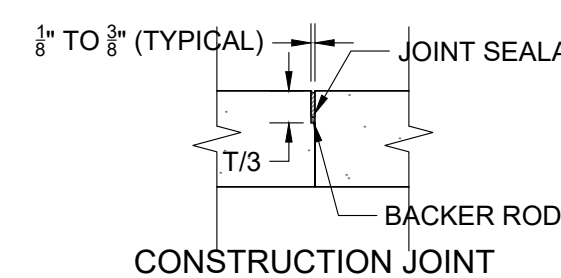
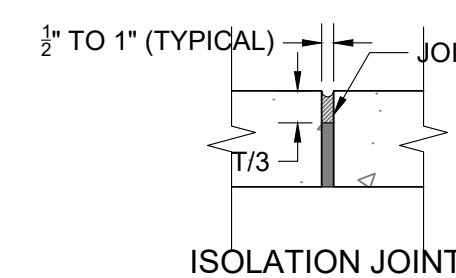
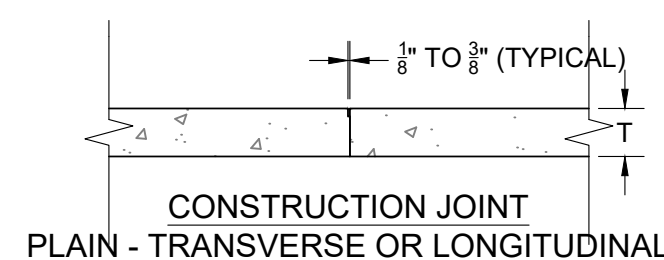
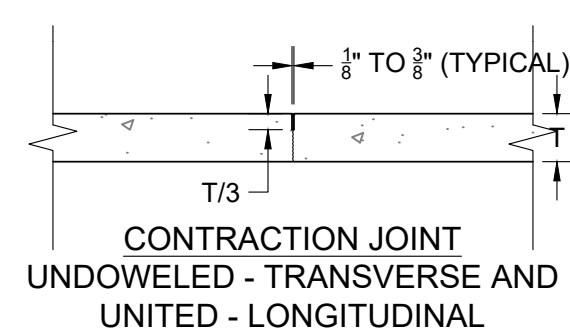
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE OVERGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRED. GEOGRID MAY BE SUBSTITUTED FOR SUB EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

NOT TO SCALE

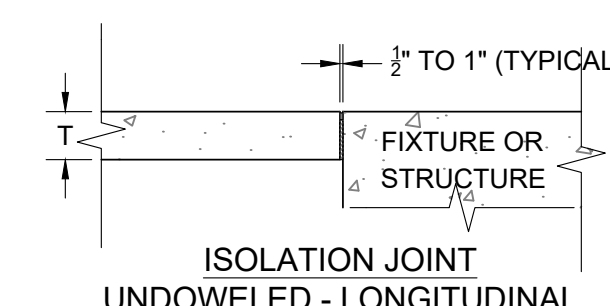
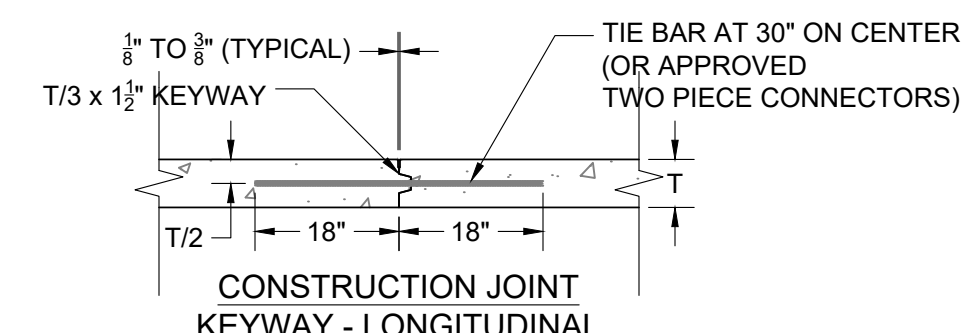
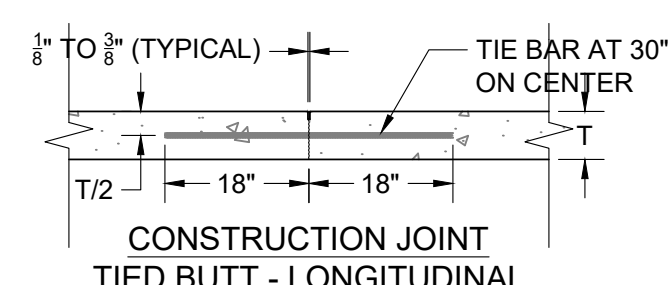
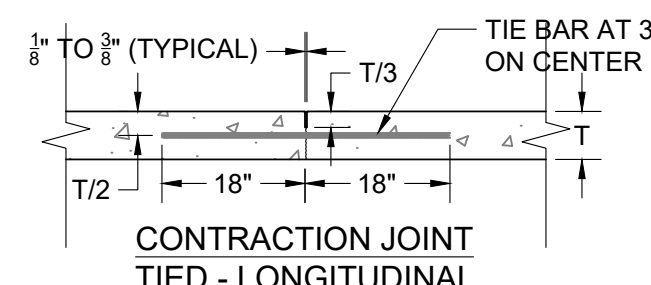
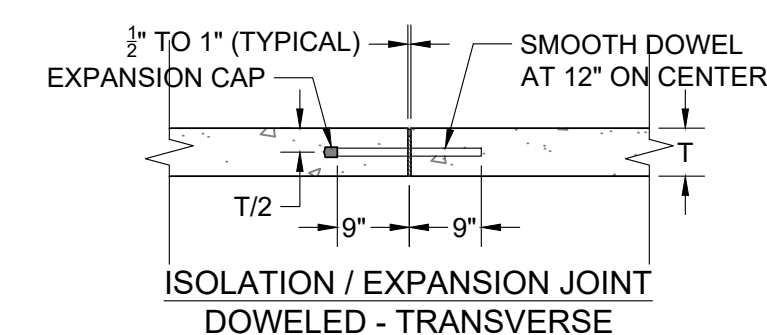
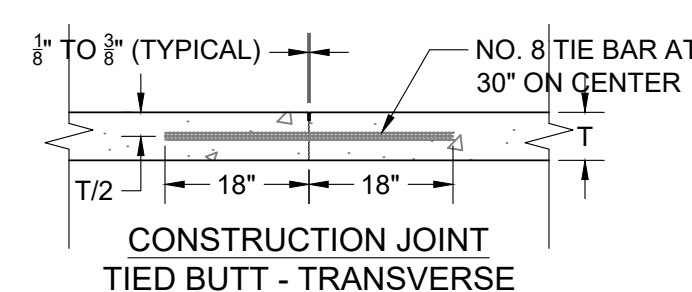
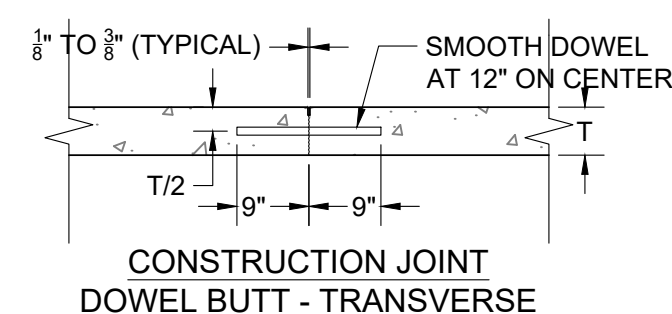
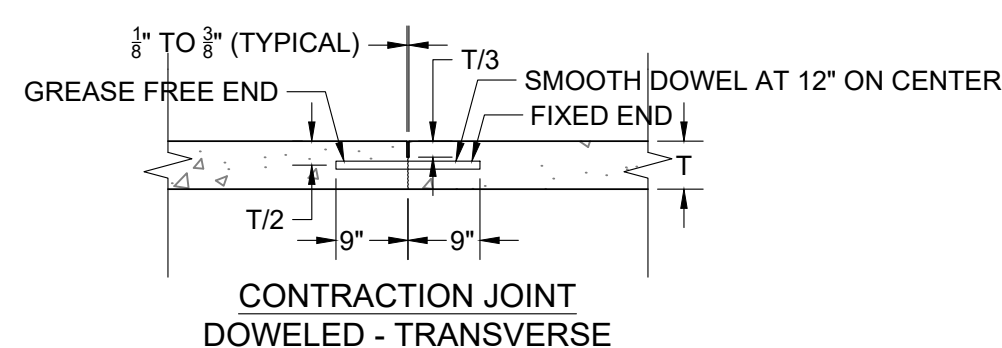
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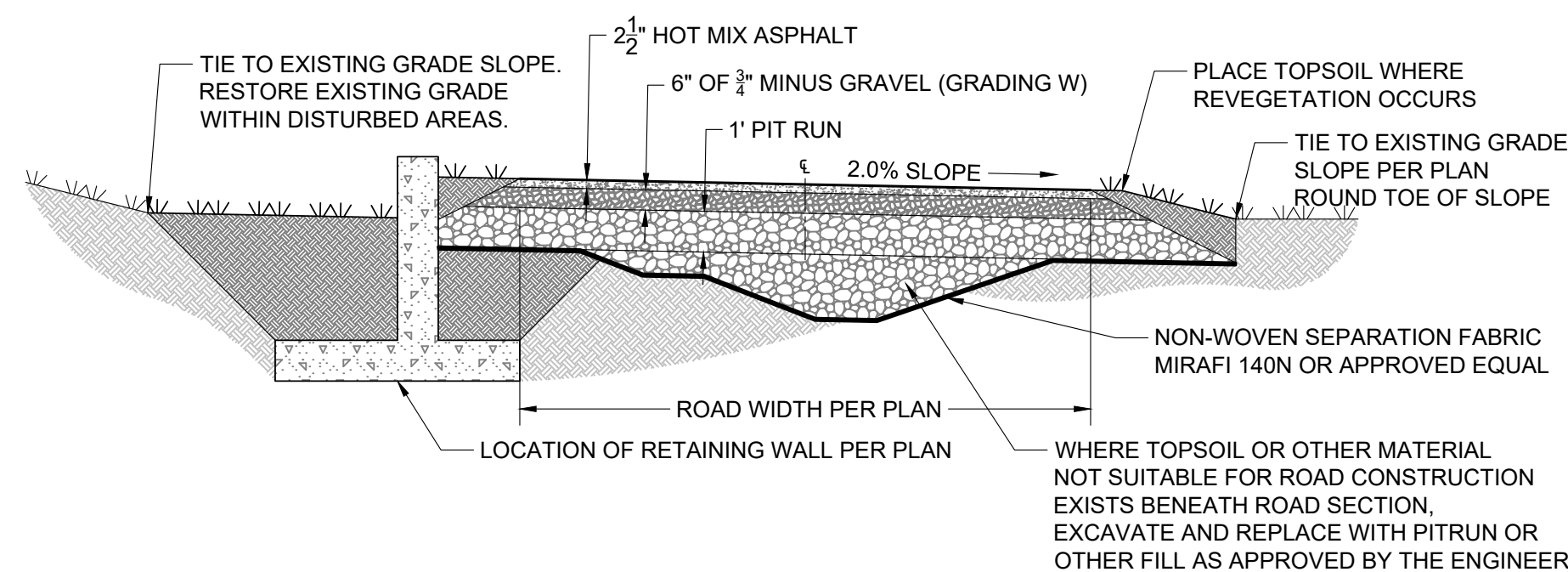
NOT TO SCALE



MINOR CONCRETE PAVEMENT JOINT SEALING DETAILS



NOT TO SCALE



1. STRIP TOPSOIL TO COMPETENT FOUNDATION MATERIAL AND REPLACE WITH PITRUN OR OTHER FILL AS APPROVED BY THE ENGINEER.
2. CENTERLINE OF ROAD GRADE TO BE $\pm 1'$ ABOVE ADJACENT GROUND FOR GOOD DRAINAGE AND SNOW REMOVAL.

NOT TO SCALE

PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
STREET DETAILS

DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

PROJECT NUMBER
22072

SHEET
C3.4

Presbyterian Church of Jackson Hole Workforce
Housing Development - Materials Palette



Presbyterian Church of Jackson Hole Workforce Housing Development - Zoning Compliance

L. PUD NL-3 ZONING STANDARDS, OTHER LDR STANDARDS

TABLE 2						
LDR Standards and Compliance						
Gross Site 2.93 acre 127,631sf						
LDR Standard	Required Allowed	Proposed		LDR Standard	Required Allowed	Proposed
FAR	.40 51,052	37,220		LSR	0.45 57,434	66,020
				Plant Units	1 per lot	21
Bldg. Height	30 8/12 pitch	27' 2 1/8"		Accessory Bldg. Height	14	N/A
Structure Setbacks				Parking Setbacks		
Primary St.	20	27-36		Primary St.	20	20
Secondary St.	10	10-18		Secondary St.	10	10
Side, Interior	10	10		Side, Interior, Rear	5	5
Rear	10	10		Parking Spaces	31.5	33

- * We are proposing a varied setback from 20' to 10' along South Park Loop based on language in the master plan that allows varied setbacks along the perimeter of the master plan boundaries.