

AGENDA

Design Review Committee

June 12, 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 FOR PUBLIC PARTICIPATION

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to the Planning Department at planning@jacksonwy.gov.

- I. To join, click link or copy it to your browser: <https://us02web.zoom.us/j/87884810734?pwd=aEOfXrc4nC9Vmm4YDjYduv3kNAAbPR.1>

Or join at zoom.com with Webinar ID: **878 8481 0734** and Password: **83001**

2. CALL TO ORDER

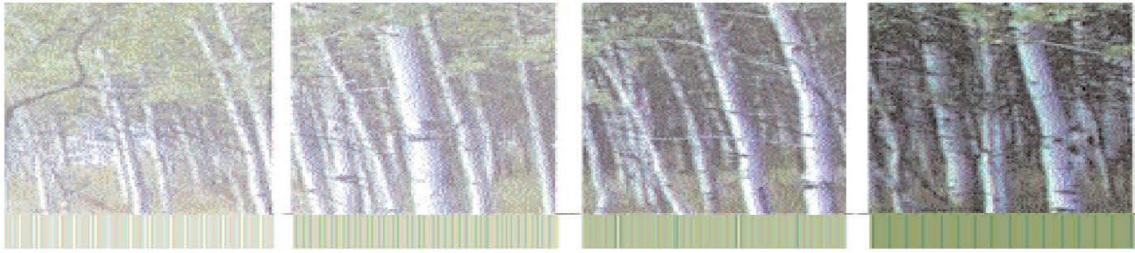
3. ROLL CALL

4. NEW BUSINESS

- I. P24-089 139 N. Cache St. Browse N' Buy (Tyler Valentine)
- II. P24-050 Lots 53, 57, 58 Snow King (Tyler Valentine)
- III. PM24-004 Moratorium on Large Buildings (Paul Anthony)

5. MATTERS FROM STAFF

6. ADJOURN



Town of Jackson Design Guidelines Checklist

Meeting Date: June 12, 2024

Item Number: P24-089

Applicant: Hawtin Jorgensen Architects – Arne Jorgensen

Address: 139 N. Cache Street

Recommendations: Conceptual Review – Browse N Buy

Project Summary:

The subject property is a 2.4-acre site that is home to St. John's Episcopal Church and Browse N Buy. The site is split-zoned with Downtown Core-2 (DC-2) zoning on the western half of the site and Town Square-2 (TS-2) zoning on the eastern half site. Browse N Buy is located within the TS-2 zoned portion of the site. The site is also located within Area 2 of the Downtown Design Overlay (DDO) which means that the Western Character Design Guidelines will apply to this project in addition to the normal Design Guidelines.

The applicant is seeking a conceptual DRC review for a new and expanded Browse N Buy. The project involves demolishing the existing building and constructing a new two-story building with basement. The main structure is 34' tall with a rooftop access portion that reaches 37' tall. The total gross square footage is roughly 21,895 sf: 14,785 sf above-grade and 7,280 sf below-grade (basement). The proposed uses include Browse N Buy (retail), Jackson Cupboard (retail/service), Recovery Community (service/office), and two apartments (ARUs).

The new building will have primary pedestrian access that faces North Cache but will have additional access points to the north and south mostly for staff, tenants, and loading/unloading. Vehicular access remains off North Glenwood which leads to an existing parking lot. The existing parking lot will be slightly reconfigured and result in a total of 24 spaces (an increase from 21 spaces) to accommodate a new trash/loading area that also includes a new sidewalk and bike parking. The proposed building materials at this conceptual phase are horizontal wood siding, metal cornice, board form concrete base, timber columns, and flat seam metal roofing.

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

- **Basement:** This level consists of retail/storage space for Browse N Buy and meeting rooms for Recovery Community.
- **Level 1:** This level consists retail/storage/sorting space for Browse N Buy, and retail/service space for Jackson Cupboard.

- **Level 2:** This level consists of retail/storage space for Browse N Buy and two ARU apartments.

LDR Compliance:

Staff has done a cursory LDR review of this conceptual level development and finds the building to generally comply with the TS-2 zone. A full LDR compliance review will take place as part of the Development Plan submittal which will require a final DRC review.

Vision Statement:

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

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



A. Public Space

1) Use

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

2) Location

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

3) Connections

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

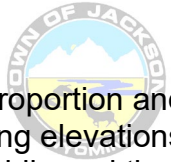
4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
- ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
- ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

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

E) Materials

- 1) Application of Materials
- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over

openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

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





PLANNING PERMIT APPLICATION
Planning & Building Department

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

Fees Paid _____

For Office Use Only

Application #s _____

Date & Time Received _____

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

PROJECT.

Name/Description: St. John's Browse-n-Buy

Physical Address: 139 N Cacke Street

Lot, Subdivision: Lots 1-7, 14-20 Block 7 Original Townsite

PIDN: 22-41-16-28-4-09-005

PROPERTY OWNER.

Name: Jimmy Bartz, St. John's Episcopal Church

Phone: 307.733.2603

Mailing Address: PO Box 1690, Jackson, Wyoming

ZIP: 83001

E-mail: jimmy@stjohnsjackson.org

APPLICANT/AGENT.

Name: Arne Jorgensen, Hawtin Jorgensen Architects

Phone: 307.733.4364

Mailing Address: PO Box 1249, Jackson, Wyoming

ZIP: 83001

E-mail: ajorgensen@hawtinjorgensen.com

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ X 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

☒ X 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 #: P23-035 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.

James P. Bortz Rector/President
Signature of Property Owner or Authorized Applicant/Agent

The Rev James P. Bortz
Name Printed

May 22, 2021

Date
Rector/President
Title

St. John's Episcopal Church – Browse N Buy
Town of Jackson Pre-Application
February 2023

Project Narrative:

St. John's Episcopal Church desires to rebuild and expand its Browse N Buy building along with the mission it embodies. Browse N Buy celebrated its 50th birthday in November of 2022, and the church has been actively planning and designing a rebuild of this building on our campus for over a decade.

An expanded Browse N Buy building in its current design concept will provide the mission three floors (basement, first and second) of expanded retail space, substantial additional storage space keeping seasonal donations out of the landfill, space offering ease for the receiving of donations and sorting of donations through the backdoor in support of the Browse retail operation. In addition to expanded space for Browse, the building will house the Jackson Cupboard with ground floor retail-like space for Cupboard clients and substantial storage for food resource for the valley. The basement of the building will host both expanded and accessible dedicated space for use by the recovery community in Jackson Hole while the second floor will offer much needed office space and two units of housing for church and partner staff.

The project goal is to create a building that has a more direct retail relationship to embrace and add to the existing downtown character. The building is currently designed to function as a more formal transition from the public facing commercial/retail to the existing St. John's campus. The new building is roughly 14,785 square feet above grade with an additional 7,280 square foot basement.

St. John's has been working for a number of years with our own local leadership and partnering organizations and with Hawtin-Jorgensen Architects to design a building that can lovingly expand the care the mission delivers to the community of Jackson Hole.

BROWSE & BUY

PHYSICAL ADDRESS: 139 N. Cache Street
LOT, SUBDIVISION: Lots 1-7 & 14-20, Block 7, Jackson Original Townsite
ZONING: Town Square-2 (TS-2)
ZONING OVERLAYS: Lodging Overlay, Downtown Design Overlay-2 (Western Character)
STREET FRONTAGE TYPE: Covered Walkway
BUILDING FRONTAGE TYPE: Town Square

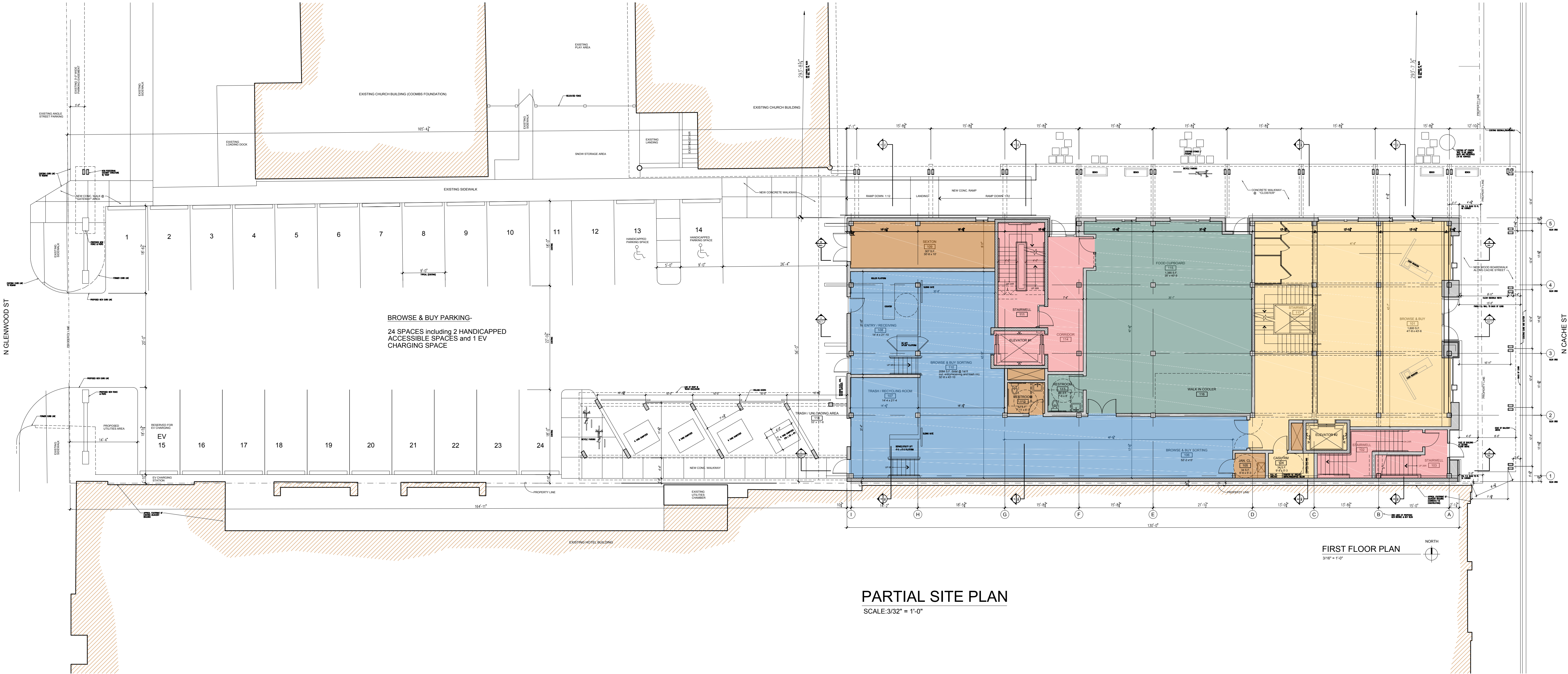
LDR COMPLIANCE SUMMARY

	REQUIREMENT	PROPOSED	COMPLIANCE
PRIMARY STREET SETBACK RANGE (MIN/MAX)	0' to 5'	4'-6" at first fl 6" at second fl	complies
SECONDARY STREET SETBACK RANGE (MIN/MAX)	0' to 5' (N/A)	283'-4"	complies
LANDSCAPE SURFACE RATIO (MIN)	TO BE DETERMINED	TO BE DETERMINED	complies
PLANT UNITS (MIN)	TO BE DETERMINED	TO BE DETERMINED	complies
PARKING REQUIREMENTS	TO BE DETERMINED	TO BE DETERMINED	
BUILDING HEIGHT (MAX.)	42'	37'-1"	complies
STORIES (MAX.)	3	2	complies
FLOOR AREA RATIO (FAR MAX.)	1.83	0.331	complies
PEDESTRIAN FRONTAGE	COVERED WALKWAY	COVERED WALKWAY	complies
BUILDING FRONTAGE TYPE	TOWN SQUARE	TOWN SQUARE	complies
AFFORDABLE HOUSING	1,784	2	complies

DRC SUBMITTAL DRAWING LIST

- SITE-1
SITE-2
- PARTIAL SITE PLAN
OVERALL SITE PLAN SHOWING
LANDSCAPING OF EXIST. CAMPUS
BASEMENT FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
BUILDING ELEVATIONS
BUILDING ELEVATIONS
PARTIAL ELEVATIONS
EXTERIOR RENDERING VIEWS
EXTERIOR RENDERING VIEWS

- A2.1
A2.2
A2.3
A3.1
A3.2
A3.3
A4.1
A4.2



BROWSE & BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

SHEET TITLE:
SCHEMATIC SITE
PLAN

DATE: 5/22/24
REVISIONS:
DRC SUBMITTAL
5/22/24

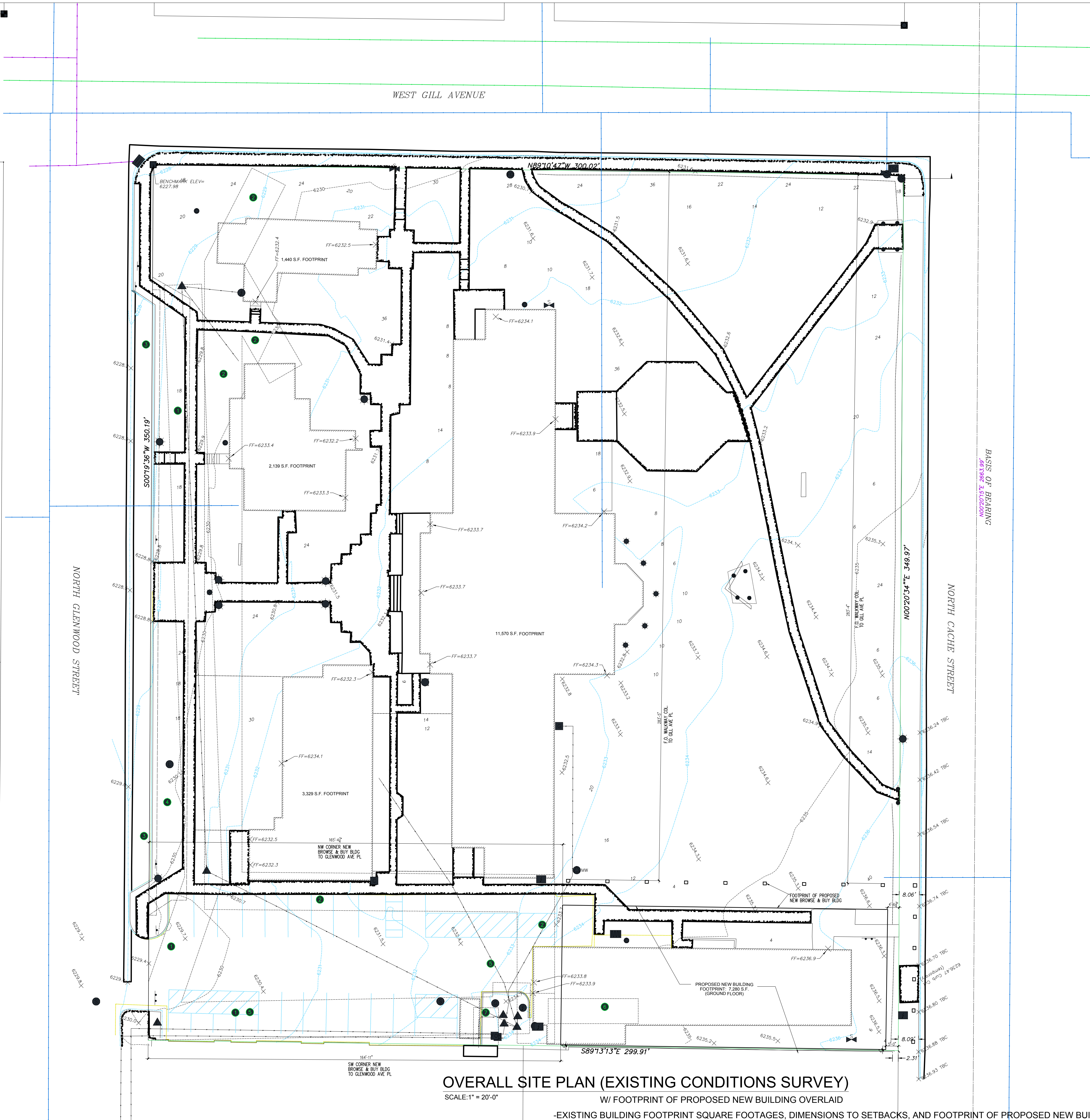
DRAWING NUMBER:
SITE-1

SCALE ACCURATE ON
24 X 36 SHEETS

POST OFFICE BOX 1249
265 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
F: 307.733.4365
info@hawtinjorgensen.com
Checked By: Anne Jorgensen
Drawn By:

Hawtin Jorgensen
ARCHITECTS

JACKSON, WYOMING



POST OFFICE BOX 1249
265 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
F: 307.733.4365
info@hawtinjorgensen.com
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BROWSE & BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

SHEET TITLE:
OVERALL SITE PLAN

DATE: 5/22/24
REVISIONS:
DRC SUBMITTAL
5/22/24

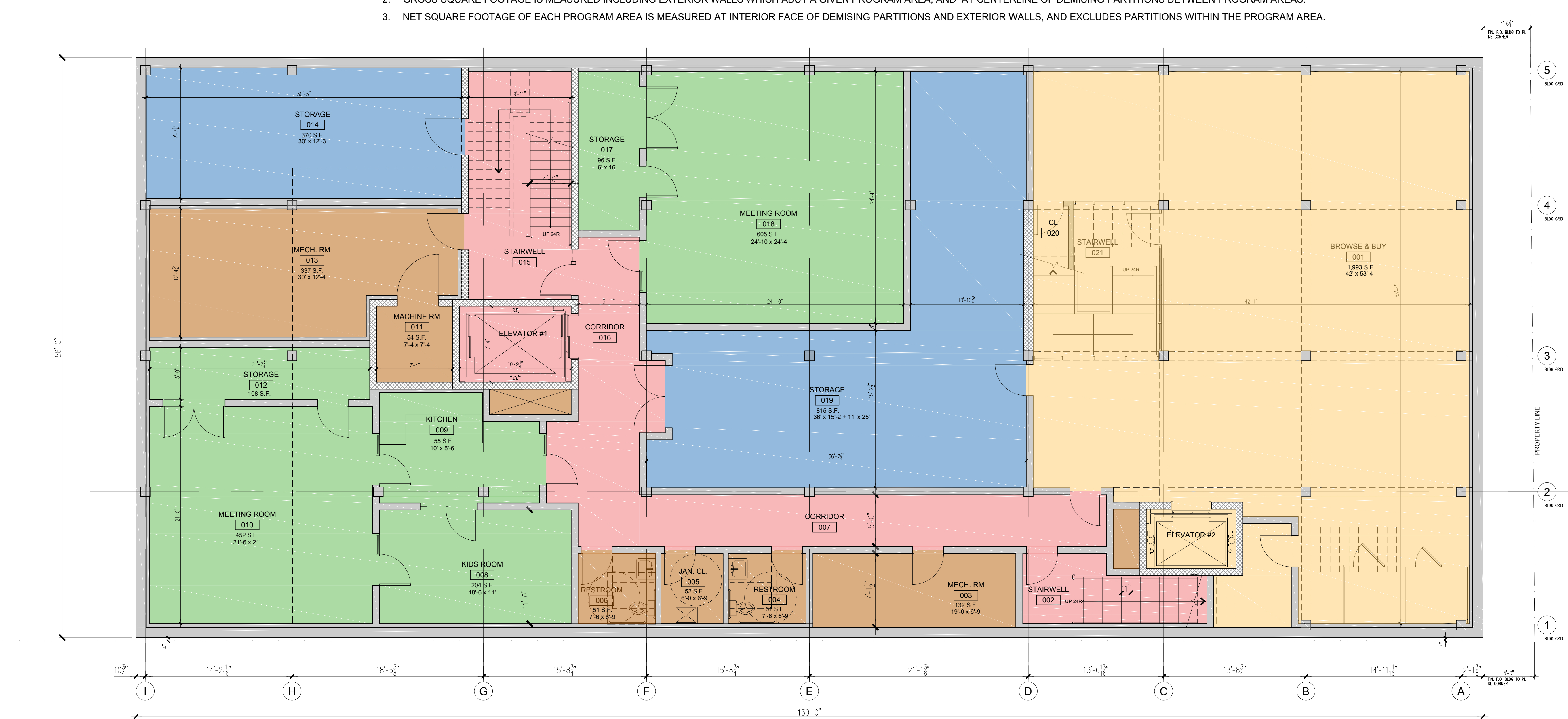
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SITE-2

SCALE ACCURATE ON
24 X 36 SHEETS

LEGEND OF USES IN NEW BUILDING, SQUARE FEET												S.F. OF USES IN EXISTING BLDG
USE TYPE		BASEMENT		FIRST FLOOR		SECOND FLOOR		TOTAL				
	OCCUPANCY	NET S.F.	GROSS S.F.	NET S.F.	GROSS S.F.	NET S.F.	GROSS S.F.	NET S.F.	GROSS S.F.	OCCUPANT LOAD FACTOR (TABLE 1004.5)	NUMBER OF OCCUPANTS	
BROWSE & BUY - MERCANTILE	M	1,993	2,191	1,600 ¹	1,792 ²	2,211	2,405	5,804	6,388	60 GROSS S.F.	106	2,450 +/-
BROWSE & BUY - STORAGE & SORTING	S-1	1,185	1,330	2,084	2,241	1,498	1,592	4,767	5,163	300 GROSS S.F.	18	1,620 +/-
RECOVERY COMMUNITY	A-3	1,670	1,893					1,670	1,893	15 NET S.F.	114	930 +/-
JACKSON FOOD CUPBOARD	B / M			1,385	1,474			1,385	1,474	60 GROSS S.F.	25	0
RESIDENTIAL APARTMENTS (INCL. APARTMENT STORAGE ROOMS)	R-3					1,922	2,175	1,922	2,175	200 GROSS S.F.	10	0
MECHANICAL & COMMON (RESTROOMS, JANITOR'S CLOSETS, MECH. CHASES, SEXTON)	U	665	822	448	527	184	245	1,322	1,594	200 GROSS S.F.	-	
CIRCULATION & EGRESS	-	913	1,049	876	1,042	980	1,117	2,769	3,208			
TOTAL NET BUILDING S.F.		6,426		6,393		6,795		19,639				
TOTAL GROSS BUILDING S.F.			7,285		7,076		7,534		21,895			
EXTERIOR COVERED WALKWAY (CLOISTER)	-					1,510	-		23,395			
EXTERIOR COVERED DUMPSTER / UNLOADING AREA	-					1,220	-		24,615			
EXTERIOR SECOND FLOOR DECK	TO BE DETERMINED					-	1,387		26,002	TO BE DETERMINED	TO BE DETERMINED	
TOTAL GROSS FIRST FL (ENCLOSED + EXTERIOR COVERED) S.F.					9,806		-					
TOTAL GROSS SECOND FL (ENCLOSED + EXTERIOR DECK) S.F.							8,921					

- NOTES:
- AREA OF STAIR IN THE RETAIL SPACE IS DEDUCTED AT FIRST FLOOR LEVEL BUT IS COUNTED AT SECOND FLOOR AND BASEMENT LEVELS.
 - GROSS SQUARE FOOTAGE IS MEASURED INCLUDING EXTERIOR WALLS WHICH ABUT A GIVEN PROGRAM AREA, AND AT CENTERLINE OF DEMISING PARTITIONS BETWEEN PROGRAM AREAS.
 - NET SQUARE FOOTAGE OF EACH PROGRAM AREA IS MEASURED AT INTERIOR FACE OF DEMISING PARTITIONS AND EXTERIOR WALLS, AND EXCLUDES PARTITIONS WITHIN THE PROGRAM AREA.



BASEMENT FLOOR PLAN

3/16" = 1'-0"

BROWSE & BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

JACKSON, WYOMING

SHEET TITLE:
BASEMENT PLAN

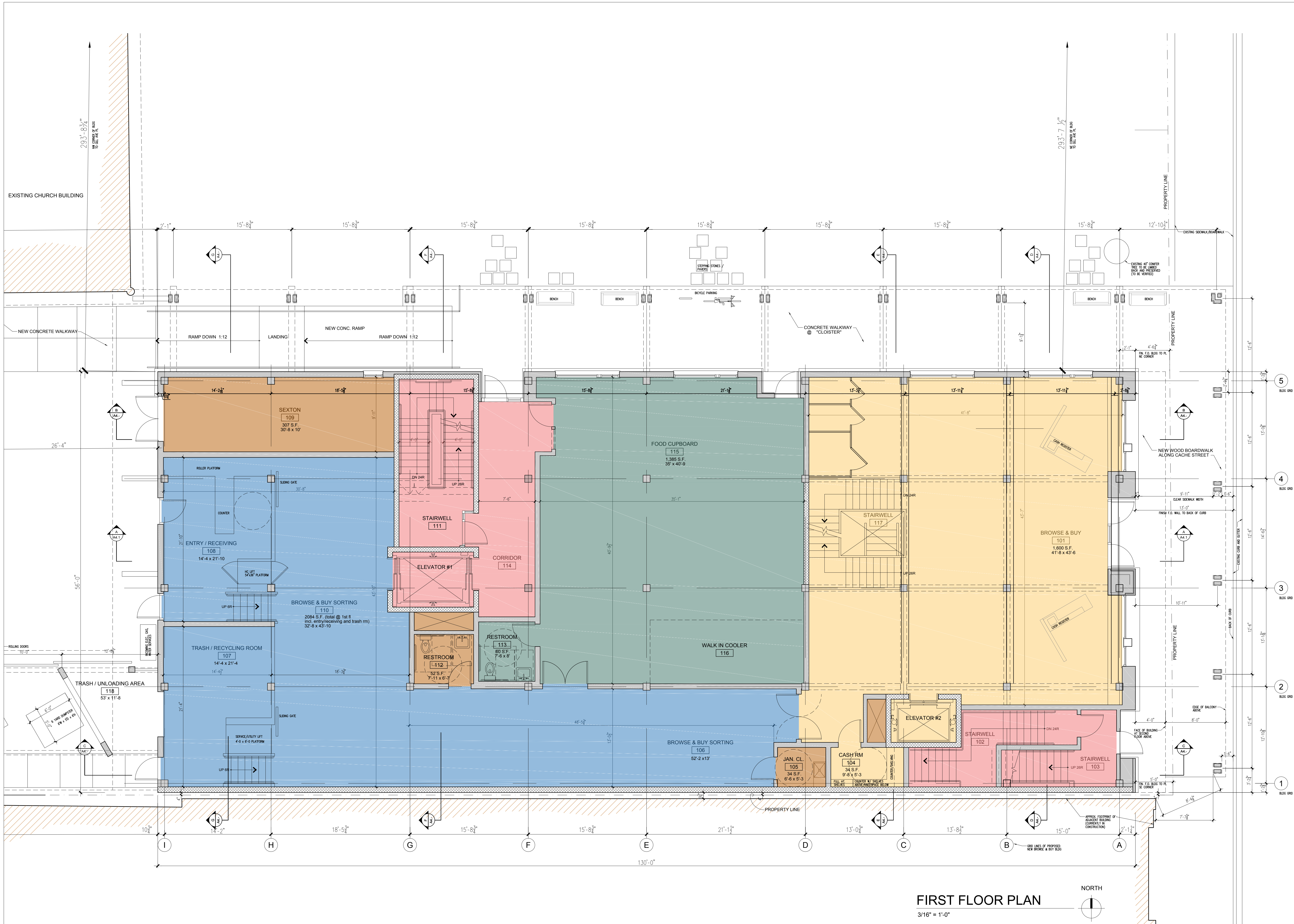
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5/22/24

DRAWING NUMBER:
A2.1

SCALE ACCURATE ON
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265 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
F: 307.733.4365
info@hawtinjorgensen.com
Checked By: Anne Jorgensen
Drawn By:

Hawtin Jorgensen
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FIRST FLOOR PLAN

3/16" = 1'-0"

NORTH

BROWSE & BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

SHEET TITLE:
FIRST FLOOR
PLAN

DATE: 5/22/24
REVISIONS:
DRC SUBMITAL
5/22/24

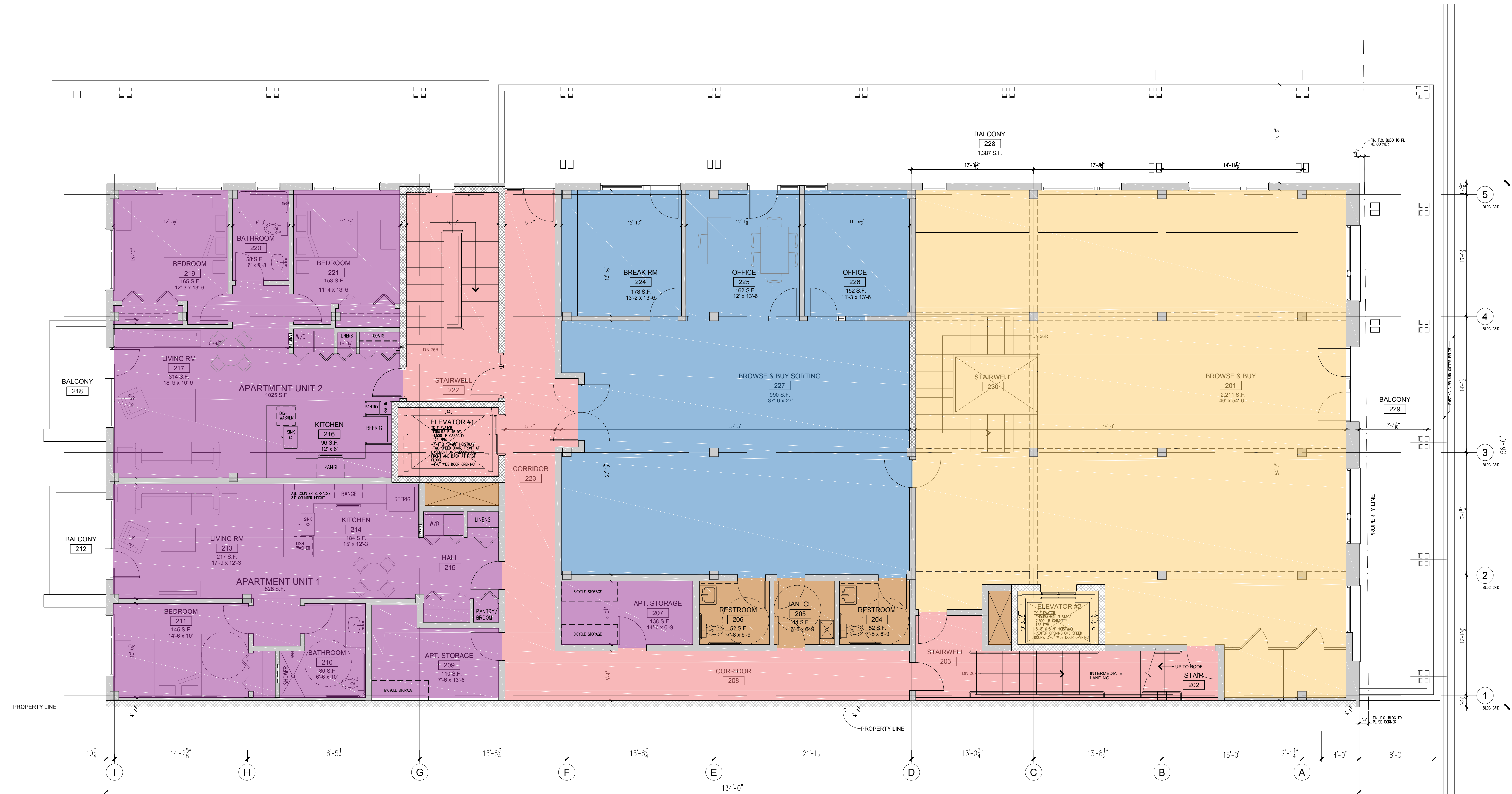
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A2.2

SCALE ACCURATE ON
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POST OFFICE BOX 1249
285 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
F: 307.733.4365
info@hawtinsjorgensen.com
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SECOND FLOOR PLAN

3/16" = 1'-0"

NORTH

BROWSE & BUY BUILDING

DESIGN REVIEW COMMITTEE SUBMITAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

SHEET TITLE:
SECOND FLOOR
PLAN

DATE: 5/22/24
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5/22/24

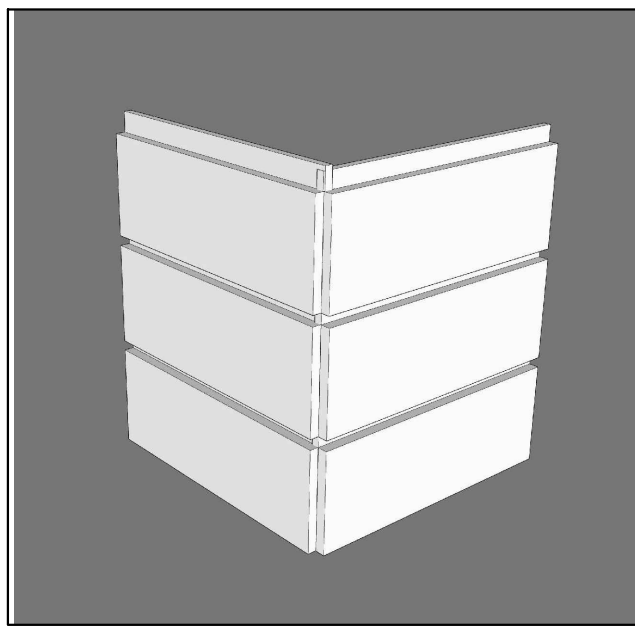
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A2.3

SCALE ACCURATE ON
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285 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
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LINEWORK ONLY



APPROX. PROPOSED COLOR

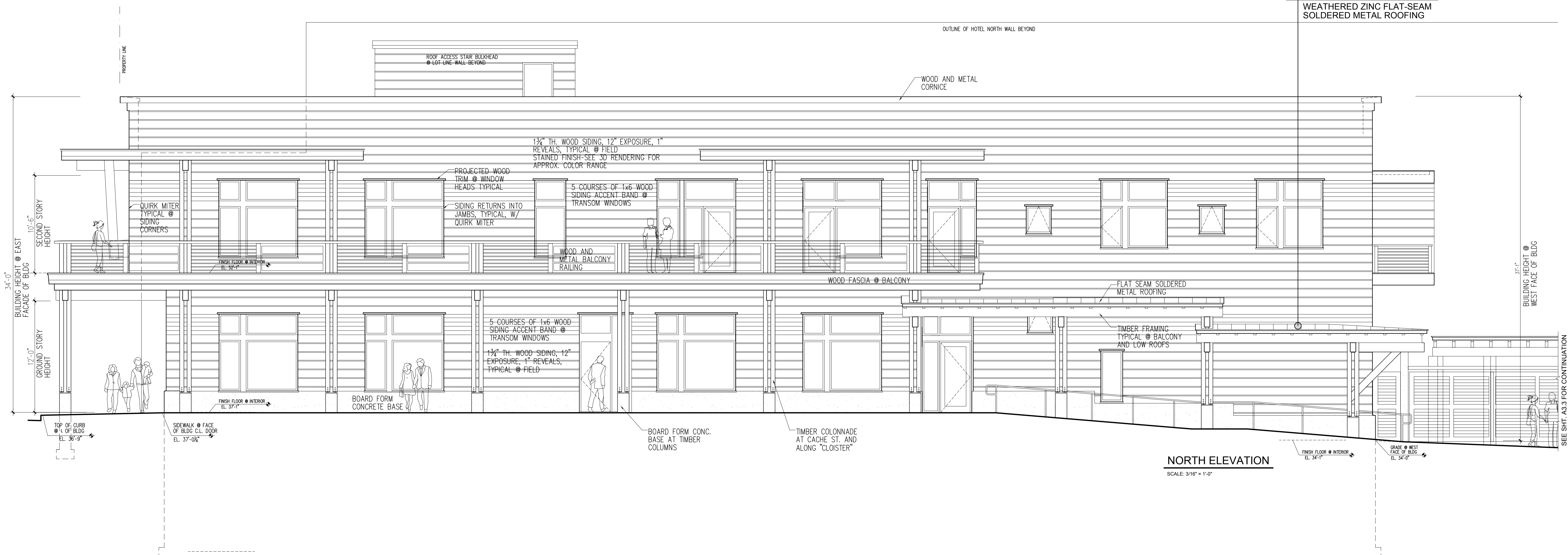
2X SHIPLAP SIDING, 12 APPROX. EXPOSURE,
1" REVEALS, QUIRK MITER CORNERS
STAINED TO MATCH EXISTING CHURCH BLDG



BOARD FORM CONCRETE PROJECTED BASE



WEATHERED ZINC FLAT-SEAM
SOLDERED METAL ROOFING



BROWSE & BUY BUILDING

DESIGN REVIEW COMMITTEE SUBMITTAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

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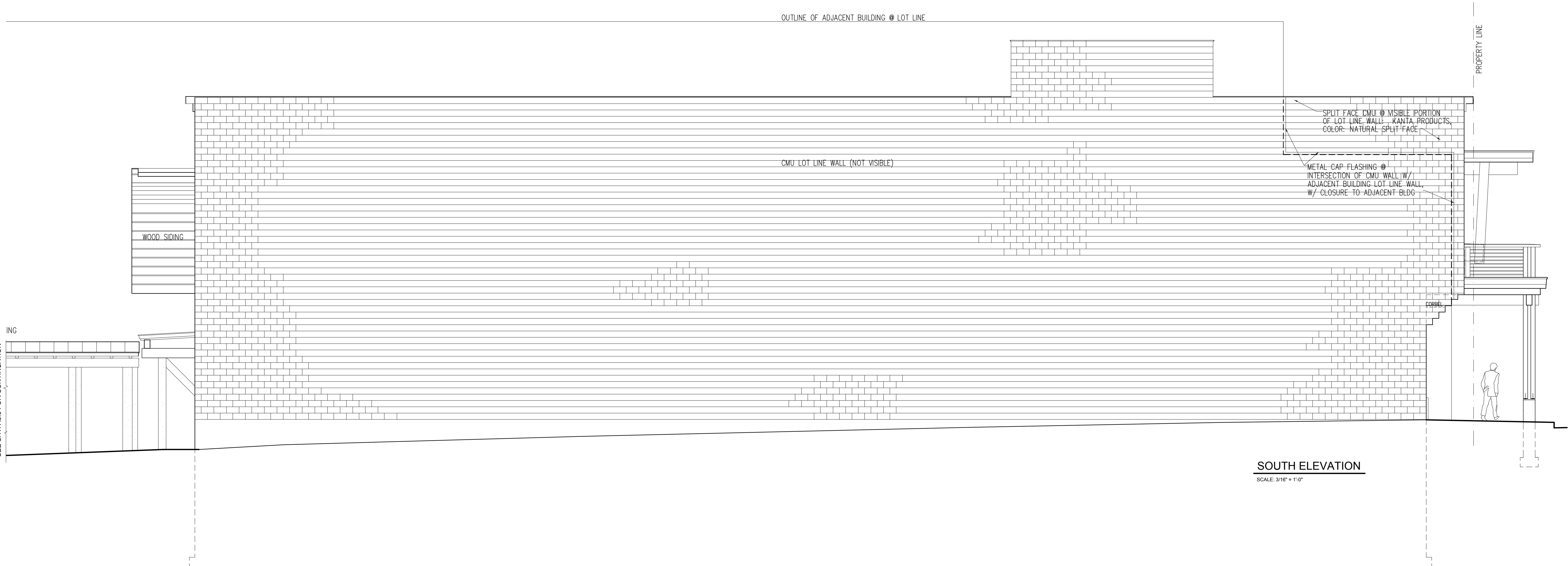
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ELEVATIONS
DATE: 5/22/24
REVISIONS:
DRC SUBMITTAL
5/22/24

DRAWING NUMBER:
A3.1
SCALE ACCURATE ON
24 X 36 SHEETS



WEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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265 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
F: 307.733.4365
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BROWSE & BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

JACKSON, WYOMING

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

SHEET TITLE:

ELEVATIONS

DATE: 5/22/24

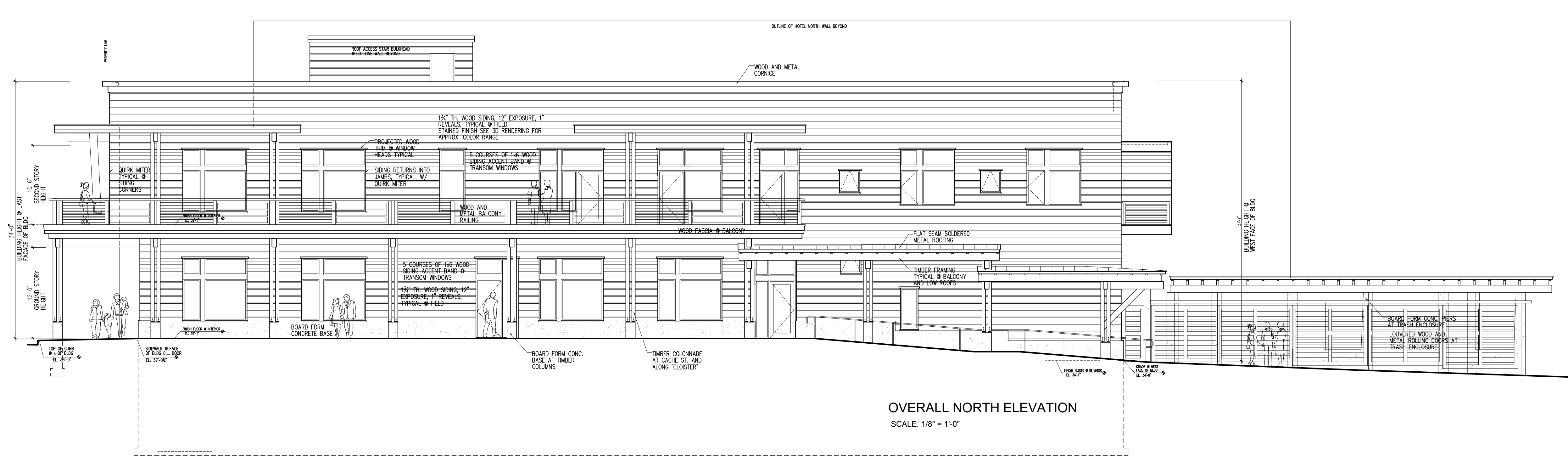
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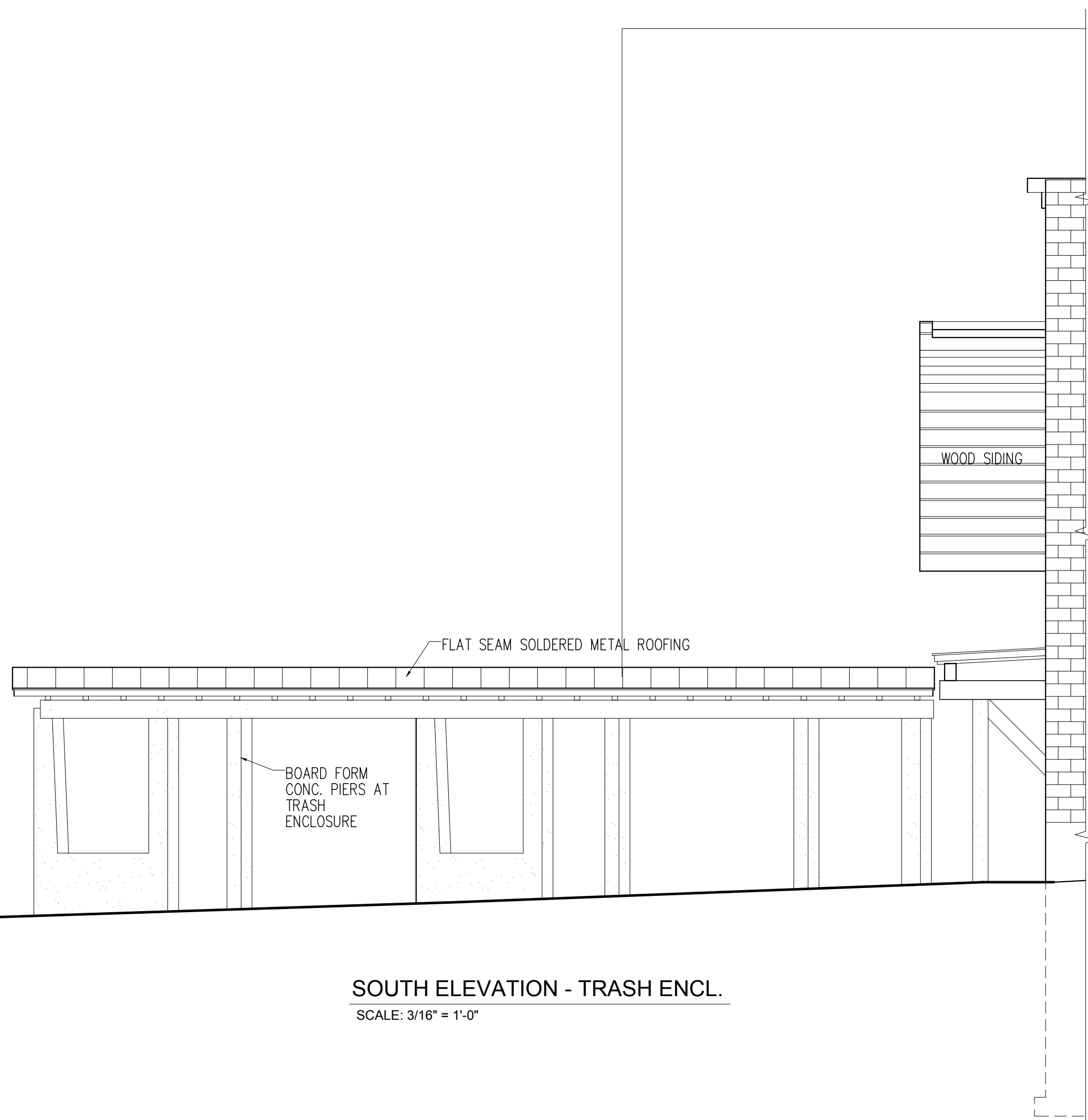
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A3.2

SCALE ACCURATE ON
24 X 36 SHEETS



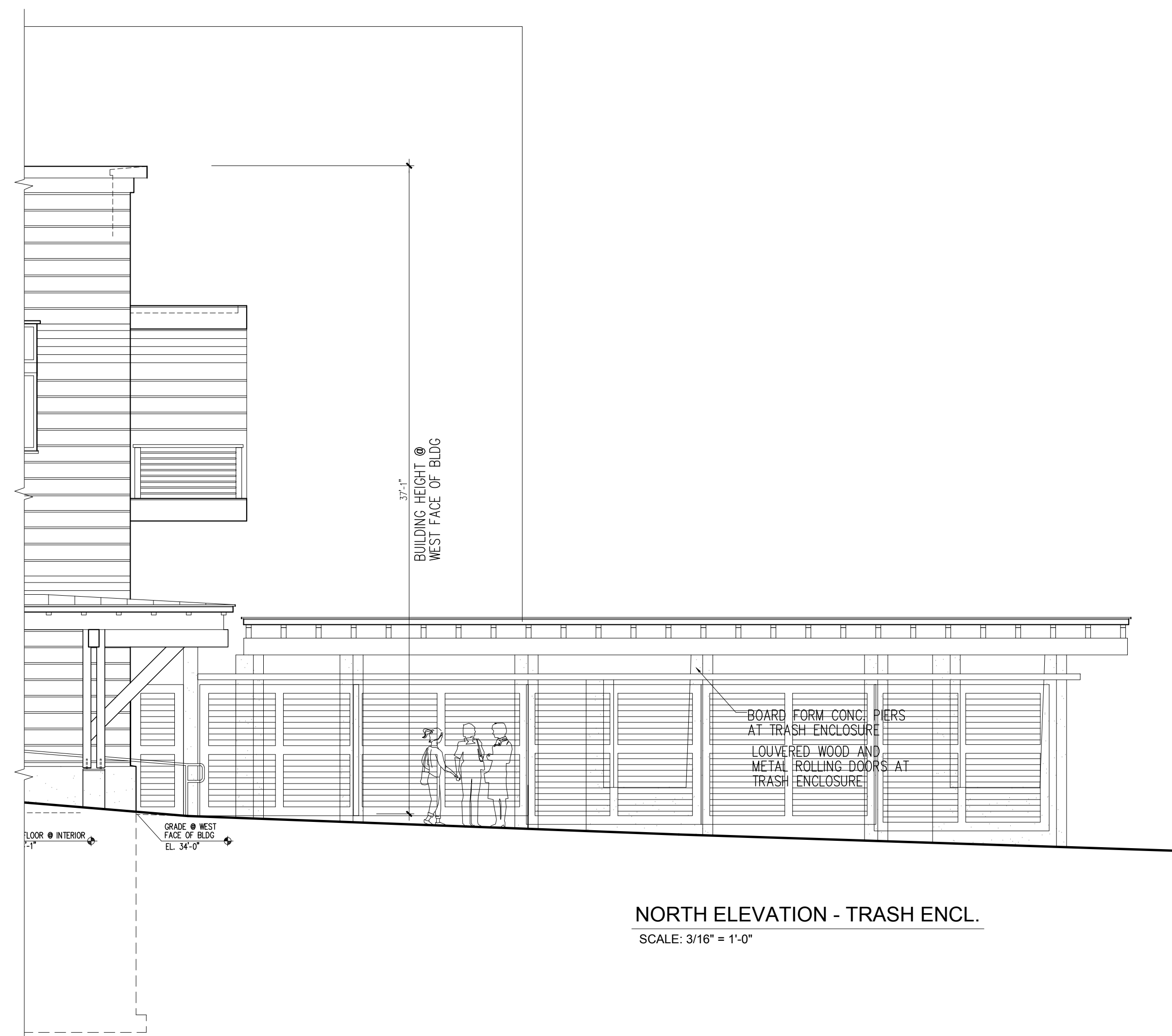
OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - TRASH ENCL.
SCALE: 3/16" = 1'-0"



WEST ELEVATION - TRASH ENCL.
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - TRASH ENCL.
SCALE: 3/16" = 1'-0"

BROWSE & BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

JACKSON, WYOMING

SHEET TITLE:
ELEVATIONS
DATE: 5/22/24
REVISIONS:
DRC SUBMITTAL
5/22/24

DRAWING NUMBER:
A3.3
SCALE ACCURATE ON
24 X 36 SHEETS

POST OFFICE BOX 1249
285 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
F: 307.733.4365
info@hawtinsjorgensen.com
Checked By: Anne Jorgensen
Drawn By:

Hawtins Jorgensen
ARCHITECTS



CACHE ST OBLIQUE VIEW - SE CORNER OF BUILDING
NO SCALE



NORTH ELEVATION
NO SCALE



EAST ELEVATION (CACHE ST)
NO SCALE



OBLIQUE CLOSEUP OF NE CORNER (CACHE ST)
NO SCALE

POST OFFICE BOX 1249
265 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
F: 307.733.4365
info@hawtinjorgensen.com

Hawtin Jorgensen
ARCHITECTS

JACKSON, WYOMING

BROWSE & BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL
ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

SHEET TITLE:
EXTERIOR
RENDERINGS

DATE: 5/22/24
REVISIONS:
DRC SUBMITTAL
5/22/24

DRAWING NUMBER:
A4.1

SCALE ACCURATE ON
24 X 36 SHEETS



CACHE ST OBLIQUE VIEW - NW CORNER OF BUILDING
NO SCALE



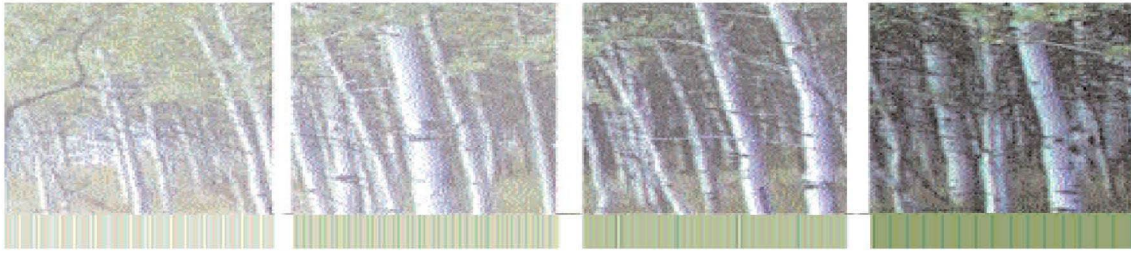
WEST ELEVATION FROM GLENWOOD ST
NO SCALE



WEST ELEVATION
NO SCALE



OBLIQUE AERIAL VIEW OF NW CORNER OF BUILDING
NO SCALE



Town of Jackson Design Guidelines Checklist

Meeting Date: June 12, 2024

Item Number: P24-050

Applicant: Northworks Architects

Address: 553 Upper Snow King Loop (Lot 53), 510 Upper Snow King Loop (Lot 57), & 725 Upper Snow King Loop (Lot 58)

Recommendations: Final Review

Background:

Lots 53, 57, & 58 are all located within the Snow King Planned Resort District (PR-SK) which has a separate set of Design Guidelines from the Town's Design Guidelines. The Snow King Master Plan requires that both the Snow King Resort Master Association (SKRMA) and the Town Design Review Committee review the project for consistency with the Snow King Design Guidelines (full version attached). The applicant has stated that SKRMA reviewed this project on May 23, 2024, and provided conditional approval. However, staff has not yet seen written conditional approval from SKRMA.

All three of the subject properties are located within Subarea #3 of the Master Plan which envisions condominiums and lodging uses such as short-term rentals, three-story buildings over parking, no height limit, a FAR that is averaged with other subareas, and an architectural design and character that is consistent with the surrounding area (i.e., Love Ridge Condominiums, Grand View Lodge, etc.). Below is the site plan of the southern portion of Subarea #3 showing Lots 53, 57, & 58 in orange:



Project Summary:

The applicant is requesting a final review from the DRC on three individual developments located on three adjacent lots within the Snow King Resort Master Plan. Each development will require its own Development Plan, which the applicant has not yet submitted. However, applicants may submit for final DRC review before or during the Development Plan review process.

In total across all three lots, the applicant is proposing a total of 72 units: 59 condominium/short-term rental units and 15 affordable housing units. The total proposed habitable square footage across all buildings is roughly 112,000 sf. Access will be taken from Upper Snow King Loop Road which is a private road. A total of 99 parking spaces are provided throughout the buildings in basement parking garages. The proposed materials are weathered wood cladding, silvertip limestone, black metal, and board form concrete.

Lot 53 - 553 UPPER SNOW KING LOOP:

- Lot size – 0.79 acres (34,412 sf)
- 24 market condominiums/short-term rentals
- 10 affordable units
- 42,630 sf habitable
- 55'-4" tall
- Three stories over a basement
- 52 parking spaces in the basement garage



Lot 57 - 510 UPPER SNOW KING LOOP:

- Lot size – 0.83 acres (36,155 sf)

North Building

- 12 market condominiums/short-term rentals
- 21,281 sf habitable
- 59'-2" tall
- Three stories over basement
- 15 parking spaces in the basement garage

South Building

- 11 market condominiums/short-term rentals
- 3 affordable units
- 23,654 sf habitable
- 57'-6" tall
- Three stories over a basement
- 14 parking spaces in the basement garage

Lot 58 - 725 UPPER SNOW KING LOOP:

- Lot size – 1.1 acres (47,916 sf)
- 12 market condominiums/short-term rentals
- 24,936 sf habitable
- 55' tall

- Three stories over a basement
- 18 parking spaces in the basement garage

Staff Feedback and Comments:

Staff has not reviewed this project for full compliance with the overall Master Plan, including compliance with parking and the blended FARs assigned in the Master Plan. The applicant is aware that if the DRC approves their design and staff later finds Master Plan compliance issues, that may require design changes that could prompt the project(s) to come back before the DRC for another review.

The intention of this request is for the DRC to determine whether the project complies with the Snow King Design Guidelines. In addition to the full version attached to this staff report, staff has provided a summarized version of the Design Guidelines starting on the following page. Below are some specific questions posed by staff regarding the Design Guidelines and the applicant's request but the DRC is certainly free to go beyond these questions:

1. Are the proposed buildings on Lots 53 & 57 generally consistent with the approved Sketch Plan renderings attached to this staff report?
2. Are the proposed building materials and colors compatible with the surrounding natural and built environment? (i.e., Love Ridge, Grand View Lodge, etc.)
3. Does the DRC have any concerns over the necessity and impacts of the proposed grading and resulting large retaining walls?
4. Although there is no height limit, do these buildings fit well into the topography of the site and does the design help minimize their overall height and size through strategies like stepping the building up the hill and creative roof design?
5. Is the bulk and scale of the proposed buildings compatible with other structures within the Planned Resort?
6. Are the proposed buildings designed to reflect a human scale that is orientated toward pedestrians and does not overwhelm people walking beside the buildings?

SNOW KING DESIGN GUIDELINES (summarized version)

This chapter provides information regarding the general themes and goals along with architectural requirements for development within the Snow King Planned Resort District.

General Design Themes and Goals:

- Assemble a built environment that connects buildings, spaces, and structures through common scale, design, and materials.
- There shall be visual continuity among the resort structures and design elements without unduly limiting variety in design. Development shall be compatible with the surrounding built and natural environment in both scale and character.
- Building design shall reflect building materials and colors compatible with the surrounding natural and built environment.
- The bulk and scale of individual buildings within the Planned Resort achieve compatibility with other structures within the Planned Resort, when the resort development is completed, neighboring structures that are not a part of the resort, and the natural environment.
- Building design shall reflect a human scale, pedestrian-orientation, which are created when the height of buildings does not overwhelm people walking beside the buildings, and the ground-level doors, windows and design features of buildings create an interesting diversity for people walking past the buildings.
- Entrances to the Planned Resort shall create a sense of arrival. A sense of arrival is created when the entrance into the Planned Resort is easily identifiable and is consistent with the design theme of the resort.
- The site design shall highlight the natural resources within the Planned Resort and integrate them into the layout of the resort in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.
- Project landscaping including hardscape areas shall be consistent with the overall design theme of the resort. The use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation that provides shelter or habitat for wildlife.

Architectural Design Guidelines:

Building Form, Massing and Character:

- Buildings must feel as if they fit in the context of the Town of Jackson. They should not seem "imported" from someplace else. They must not overwhelm the pedestrian scale. Building masses will be broken down through the use of covered arcades at

pedestrian levels and through the use of building envelopes that require the structures to step back away from the street or plaza.

- Architectural forms will be simple and practical, not elaborate. They must reflect an ability to deal with the severe climate and have honesty and directness similar to the best indigenous structures such as barns and sheds, or some of the structures in Yellowstone and Grand Teton National Parks.
- In general, building forms should be used to create definable public spaces between buildings. Buildings affronting plazas should create an edge that defines the space. Buildings on the south side of a plaza step back above the second story to allow light into the plaza. Where building facades face the mountains or non-pedestrian spaces, buildings will be allowed to rise without necessarily stepping back.
- Buildings should be sited to help shape the spaces around them and to create a sense of "street space" by lining up with adjacent buildings where possible.
- Buildings should employ various architectural devices to help bring the masses to a more friendly, pedestrian scale. Changing materials, breaking the wall line, using different roof forms, and adding balconies or projecting bays are some of these devices.
- Larger buildings may be broken into smaller elements that appear to be an aggregation of smaller buildings. Overly differentiated facades on a single building are to be avoided.



Roofs:

- In order to be sympathetic to the existing Snow King Resort, new buildings must relate to existing architecture by using similar roof forms, generous roof overhangs, and some similar materials such as heavy timber beams holding up roof overhangs.
- Primary roofs must be sloped and in keeping with existing roofs, their slopes should predominantly be in the range of 4:12 to 7:12. Flat roofs and parapet roofs will be allowed where they act as connectors from one gabled roof to another and at larger spaces where necessary and not visible from street or plaza levels or where practical for best-incorporating structures into the surrounding built environment. Special consideration is to be given to designing roofs in reference to nearby pedestrian uses. Roof materials should be as consistent as possible throughout the Resort.
- Large roof overhangs should be held up by heavy timber beams or knee braces. Eave lines should be kept thin to avoid the heavy look of typical cold roof structures with 20" fascias.

Exterior Materials:

- Buildings shall sit on masonry bases and feel as if they are firmly rooted in the ground. Stone, cultured stone, stucco, synthetic stucco, and concrete will withstand extreme weather conditions and the piling up of snow along the foundations.

- Appropriate materials above the ground level will predominantly be stone, cultured stone, wood siding, wood shingles, heavy timber, logs, and glass. Other materials such as brick, stucco, synthetic stucco, oxidized steel, and board-formed concrete will also be allowed to a lesser extent. Buildings should have texture and visible structural purpose.

Windows:

- Windows at the pedestrian level should be as large as possible given the function behind them. For retail and/or hotel frontage windows should represent approximately 75% of the linear frontage.
- Above the ground floor, there is no minimum requirement of window to wall. In keeping with the existing Snow King Hotel and its available views in all directions, large windows are encouraged. When in heavy walls of stone or concrete, windows should appear to be "punched", and they should have lintels of timber or stone. Metal-clad windows, wood windows, and non-reflective aluminum storefront windows are all permitted. Darker colors of the windows are encouraged.
- Divided light windows, if used, must have real divisions, either true divided light or simulated divided light with metal spacers between the double panes of glass. Snap-in false mountings will not be permitted. Generally, larger expanses of glass are preferred to small divisions.



Decks and Balconies:

- Decks and balconies add functional amenities to the resort but also become part of the design palette used to add character and create variety on the building exterior. Where possible balconies and decks should be located to take advantage of solar exposure and/or views. Long, linear balconies are not permitted.

Walkways:

- To promote the sense of a unified resort with pedestrian accessibility, buildings should have covered walkways on facades along which connections can be made to other buildings in the village. Wherever possible these walkways should have retail stores, restaurants, and other visually interesting spaces along them. All buildings must take into account pedestrian access to all adjacent buildings and the rest of the Snow King Resort.

Color:

- The use of color should support and reinforce the overall design theme for Snow King Resort. As a year-round resort, the colors chosen must work well in all seasons and help the resort blend with its town context as well as with the natural landscape. Color schemes should be built around natural materials, such as stone and wood. Earthy hues, natural colors of foliage, deadfall timber, and dried grasses are all appropriate. Primary or bright colors should be used sparingly, as accents to highlight the more muted color schemes. The use of "day glow" colors is not allowed. On wood, stains are preferred over paint.



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: Snow King Lots 53, 57, & 58
Physical Address: 553 Upper Snow King Loop, 510 Upper Snow King Loop, & 725 Upper Snow King Loop
Lot, Subdivision: Lots 53, 57, & 58, Grand View Lodges 2nd & 3rd Additions PIDN: 22-41-16-34-3-04-001, 22-41-16-34-3-07-001, 22-41-16-34-0-07-002

PROPERTY OWNER.

Name: BREG SK53, LLC (Lot 53), BREG SK57A & BREG SK57B, LLC (Lot 57), BREG SK58, LLC (Lot 58) Phone: (262) 308-2656
Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142
E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324
Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001
E-mail: jbongiorno@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	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use	☒ _____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	Miscellaneous
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ 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 #: P23-010 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?

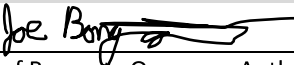
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

_____ **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
Joe Bongiorno (Northworks Architects)

Name Printed

05/28/2024

Date
Senior Architect

Title



NORTHWORKS

PROJECT NARRATIVE

Snow King Condominiums – Lots 53, 57 & 58
553, 725, & 510 Upper Snow King Loop Road
Jackson, WY

OVERVIEW

The proposed project is comprised of four condominium buildings across 3 lots, located at Snow King Resort Lots 53, 57 & 58 (Sub-Area #3). These parcels are bounded by Snow King Loop Road and the Grand View Condos to the north and the Cowboy Coaster to the south. For purposes of this application, we are referring to each building as “Lot 53”, “Lot 58”, “Lot 57 North” and “Lot 57 South”.

Each building includes 3 stories of residential condo units above basement parking. Affordable housing units are also included in the project. The goal of this development is to create a strong sense of place between the three lots while also relating to the overall design elements of the Snow King Resort and surrounding context.

SITE DESIGN

The three lots sit on relatively steep terrain with ski-in, ski-out access to the Snow King Ski Resort. The plazas, roads, and interstitial spaces between these four buildings shall be enlivened with plantings and materials that connect to the style of the Snow King Resort and create a safe and welcoming environment. Parking garages will be enclosed with solid garage doors, and pedestrian walking will be encouraged. The buildings will be connected to the surrounding landscape for easy access to the ski slopes and the town center.

PROGRAM

Across all three lots, the project will include a total of 60 two-, three-, and four-bedroom condo units across 112,952 square feet of habitable market-rate space. In addition to the market-rate units, affordable housing units are also included on-site.

LOT 53

The building on Lot 53 consists of (25) short-term rental condo units (combination of 2-bed and 3 bed units) and (9) affordable units (combination of studio/1-bed, 2-bed, and 3-bed units). The basement consists of a parking garage and (8) short-term rental units, (7) of which are connected to the main living spaces of those units above. The parking garage has a total of 52 parking spaces (37 standard spaces plus 15 tandem). Level 1 consists of (8) short-term rental units and (5) affordable units, (2) of which connect to bedrooms on level 2. Level 2 consists of (8) short-term rental units and (2) affordable units. Level 3 consists of (8) short-term rental units and (2) affordable units.

Each short-term rental condo unit has a balcony with views towards the Tetons. The first floor also features an entry lobby, a landscaped plaza, and a vehicular drop-off area above the parking roof structure. This drop-off area also serves as a firetruck turnaround zone, as required by the fire



department. Along the north façade, first-floor condo units have interior stairwells that step down to basement-level rooms. The north edge of the building, at basement level, features a series of tiered planter walls in order to better integrate into the steep hillside.

The total habitable area for Lot 53 is 42,627 SF. The roof high point is 55'-4 1/2" from the basement level. The gabled roof slopes are 4:12 and the shed roof slopes are 2:12. There are flat roofs over the stair and elevator cores.

LOT 58

The building on Lot 58 consists of (12) short-term rental condo units. The basement consists of a parking garage with 18 parking spaces. Each level consists of (2) 2-bedroom and (2) 3-bedroom short-term rental units.

Because this building is nestled into the steepest part of the hillside, the southern façade will feature terraced retaining walls in order to bring light and fresh air to south-facing bedrooms. The north façade includes a series of exterior stairwells and planter walls to negotiate the transition from the garage and condos down to street level.

The total habitable area for Lot 58 is 24,936 SF. The roof high point is 55'-0" from the basement level. The gabled roof slopes are 4:12 and the shed roof slopes are 2:12. There are flat roofs over the stair and elevator cores.

LOT 57

There are (2) buildings on lot 57:

The North building consists of:

- Parking garage at the basement level with 15 spaces
- (12) total 2-bedroom short-term rental units across levels 1-3 (4 per floor)
- 21,281 SF habitable area

The roof high point is 59'-2" from the basement level. The gabled roof slopes are 4:12 and the shed roof slopes are 2:12. There are flat roofs over the stair and elevator cores.

The South building consists of:

- Parking garage at the basement level with 14 spaces
- (11) total short-term rental units across levels 1-3
- (3) affordable units at level 1
- 23,654 SF habitable area

The roof high point is 57'-6" from the basement level. The gabled roof slopes are 4:12 and the shed roof slopes are 2:12. There are flat roofs over the stair and elevator cores.



NORTHWORKS

UNIT MIX SUMMARY

AREA & UNIT MIX OVERVIEW																						
SITE	FAR SUBTOTAL (SF)	GROSS AREA SUBTOTAL (SF)	# 2 BEDS	# 3 BEDS	# 4 BEDS	MARKET UNIT COUNT	REQ. # OF AFF. UNITS	AFF. 1-BEDS		AFF. 2-BEDS		AFF. 3-BEDS		TOTAL AFF. UNITS		TOTAL REQUIRED PARKING	TOTAL PARKING PROVIDED					
								REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED							
LOT 53	42,627	79,285	17	8	0	25	5,925	2	3	2	5	1	1	5	9	34	52					
LOT 58	24,936	35,103	7	5	0	12	2,962	1	0	1	0	0	0	2	0	12	18					
FIRST PHASE LOTS 53 & 58							3	3	3	5	1	1	7	9								
							AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ.	TOTAL AFF. OK								
LOT 57 NORTH	21,281	30,941	12	0	0	12	5,516	2	0	2	0	1	0	5	0	12	15					
LOT 57 SOUTH	23,654	37,490	5	4	2	11			2		0		1	3		14	14					
LOT 57 ONLY							2	2	2	0	1	1	5	3								
							AFF. 1-BEDS OK		AFF. 2-BEDS IN LOT 53		AFF. 3-BEDS OK		TOTAL REQ.	TOTAL AFF. IN LOT 53								
							112,498		182,819		41		17		2		60					
							TOTAL FAR AREA		TOTAL GROSS AREA		2-BEDS 68%		3-BEDS 28%		4-BEDS 3%		MARKET UNITS					
MAX. SHORT TERM							112,952															
OVER/UNDER							-454															
							UNDER															
							ALL LOTS TOTAL											72		99		
							REQ.		PROVIDED		REQ.		PROVIDED		REQ.		PROVIDED		REQ.		PROVIDED	
							5		5		5		5		2		2		12		12	
							AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ.		TOTAL AFF. OK							

CONCLUSION

This application complies with the applicable provisions of the Town of Jackson Land Development Regulations, Design Guidelines, and the Snow King Resort Master Plan Amendment.

SKRMA REVIEW

The proposed design was reviewed by SKRMA at its May 23, 2024 Board meeting and received conditional approval. SKRMA has indicated that they will provide a formal approval letter which is in process and our team will provide it to the Town as a supplement to this application when it is available.



NORTHWORKS

ZONING COMPLIANCE

TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS

General Zoning	Source	Notes
Zoning District	Teton County GIS	ToJ: PR-SK (Planned Resort - Snow King) Snow King Resort Master Plan: Sub-Area #3
PIDN	Teton County GIS	Lot 53: 22-41-16-34-3-04-001 Lot 58: 22-41-16-34-3-07-002 Lot 57: 22-41-16-34-3-07-001
Gross Site Area (GSA)	Teton County GIS	Lot 53: 0.79 acres = 34,412 SF Lot 58: 1.10 acres = 47,916 SF Lot 57: 0.83 acres = 36,155 SF TOTAL: 2.72 acres = 118,483 SF
FAR (Max)		112,952 SF
Design Standards	ToJ LDRs Div. 4.3.1	Refer to Snow King Resort Master Plan

SNOW KING RESORT MASTER DEVELOPMENT PLAN

Snow King Resort Master Plan	Source	Requirement	Proposed	Complies
Chapter IV. Master Site Plans & Chapter V. Land Use Plan				
Sub-Area Plan	IV.C	Sub-Area #3 (Existing and Proposed Condominiums); Love Ridge / Grand View Vicinity: Lots 53, 58 & 57	–	–
Land Use	V.O, p.46	Commercial Lodging	Condominiums	Yes
Chapter VI. Design Guidelines	Source	Requirement	Proposed	Complies
Design Guidelines, General Purposes	VI.C			
1. General	VI.C.1	Emphasis on outdoor recreational activities; creation of a sense of plaza with identifiable plazas; common scale and materials amongst buildings; incorporation of cultural heritage of the area; identifiable image associated with the planned resort	Shared plazas; shared materials that match the environment and neighbors; roofs reference ski heritage	Yes
2. Architecture	VI.C.2	Buildings to reflect: a. Community's architectural characters and themes b. Human scale, pedestrian-orientation via (1) height of buildings that do not overwhelm people, and (2) diversity of design features, windows, and doors at ground level c. A built environment in keeping with the aesthetic values of the community	The architectural style of the project is in keeping with the theme of the mountain community with its scale, roof forms, and balconies connecting the lodging to nature. Pedestrians are prioritized via walkable paths and landscaped terraces at ground level. The ski-in/ski-out capabilities of the site	Yes



		d. Natural attributes of the immediate vicinity e. Building materials and colors compatible with the surrounding natural and built environment	design prioritize users to experience the space on foot. The wood, metal, and concrete materials used across the façade reflect the approachable yet modern style of the Snow King resort and tie into the natural wood and stone of the surrounding hillside environment.	
3. Bulk and scale	VI.C.3	Compatible with other structures within the Planned Resort (once completed), neighboring structures, and the natural environment	See above.	Yes
4. Signs	VI.C.4	To comply with the sign theme for the Planned Resort	Signs will conform with the style and materiality of the Resort's sign theme.	Yes
5. Lighting	VI.C.5	Identify areas to be illuminated, models and types of fixtures; limit light pollution and glare; refer to LDRs	Town lighting standards will be met with limited light fixtures that will safely illuminate the site without contributing negatively to the light pollution of the area.	Yes
6. Site planning	VI.C.6	A. Orientation and aspect – Orient with views of and access to the principal resort amenity B. Entrance features – Create an easily identifiable sense of arrival C. Natural Resources – Integrate natural features D. Pathway and pedestrian facilities – Encourage reliance upon pathways and walkways; include access for the disabled E. Transportation facilities – Incorporate convenient access F. Circulation – Cut and fill areas shall be minimized G. Access – Safe vehicular access for trash and recycling removal, emergency vehicles, and deliveries shall be provided H. Landscaping – Keeping with the overall theme of the resort; use indigenous plant materials	A. Views are oriented primarily downhill toward the base of the resort, the town center, and to the Tetons beyond. B. Entrances shall be easy to identify for both pedestrians and vehicles, through architectural design cues like recessed overhangs and lighting. C. The natural environment will be integrated into the landscaped plazas. D. Pathways are provided to promote walking, and accessibility requirements will be met. E. Pedestrians will be encouraged to walk to nearby transportation facilities via pathways and plazas. F. The cut and fill of the site will be reduced as much as possible. G. Vehicular access and safety are provided and includes a fire truck turnaround as requested by the town; parking garages are laid out to encourage safe driving and ease of parking; trash areas are easy to access from the street; and delivery drop-off zones are provided.	Yes



			H. Indigenous plant materials shall be used for all landscaping.	
D. Architectural Design Guidelines	VI.D	Requirement	Proposed	Complies
1. Building Form, Massing and Character	VI.D.1	Fit in with the context of the Town of Jackson; simple and practical architectural forms; create definable public spaces between buildings	The design fits in with the ToJ context with its simple but elegant architectural forms and materials. The public spaces between buildings shall be comfortable landscaped plazas that encourage pedestrian activity.	Yes
2. Roofs	VI.D.2	Use similar roof forms to existing architecture and similar features such as roof overhangs or heavy timber beams Roof slopes to be predominantly in the range of 4:12 to 7:12	The project's roofs reflect the neighboring architecture, namely: the majority of the roofs, which are gabled, tie into the Love Ridge condos to the north; and a few shed roofs pay homage to the long, sloped roofs of the Snow King Resort Hotel. The majority of roofs are 4:12 gable roofs, with a few shallower shed roofs.	Yes
3. Exterior Materials	VI.D.3	Buildings shall sit on masonry, stone, or concrete bases Appropriate above-ground materials include stone, wood siding, shingles, heavy timber, and glass	The buildings sit on concrete bases in order to appear "rooted" in the natural hillside environment. Upper stories use wood, metal, and glass to give a lightweight appearance to the structure, and to create a feeling of connection with the surrounding forest.	Yes
4. Windows	VI.D.4	To be as large as possible at pedestrian level given the function behind them. Above ground floor, no minimum required window-wall ratio. Darker colored windows are encouraged	Ground level windows are larger at pedestrian entries; they are limited at basement garages in order to hide vehicles from sight. Due to the steep nature of the hillside, portions of the 1 st and 2 nd floors are visible to pedestrians and also use large glassy window openings at residential balconies.	Yes
5. Commercial Frontage, Entryways	VI.D.5	N/A	—	—
6. Decks and Balconies	VI.D.6	Use balconies to create variety on the façade; take advantage of solar exposure and/or views. Long linear balconies are not permitted.	Each residential unit has a generous balcony with views toward the Resort, the town, and Tetons beyond. Balconies are broken up by vertical walls and stepped back portions of the façade to create variety and depth in the massing.	Yes
7. Walkways	VI.D.7	Promote the sense of a unified resort with pedestrian accessibility	Pedestrian accessibility is promoted through outdoor walkways and planted areas that encourage outdoor activity.	Yes



8. Color	VI.D.8	Reinforce the overall design theme for Snow King Resort; colors to work well in all seasons; earth hues and foliage hues preferred	The overarching warm brown wood tones, interspersed with some gray metal and light concrete tones, will blend in nicely with the environment in all seasons.	Yes
9. Lighting	VI.D.9	Provide security, visual safety, directional indicators, extended outdoor use time, and reinforce identity	Lighting will provide a sense of comfort, safety, and elegance to the site.	Yes
9.2. Disabled Accessibility	VI.D.9	Every structure shall be accessible by the disabled through the use of ramps and/or elevators. All outdoor pedestrian areas must be accessible.	All buildings and walkways will be accessible.	Yes
10. Sub-Area #2 Guidelines	VI.D.10	N/A	—	—
Site Design Guidelines; Plant Palette	VI.E	Create a smooth transition between the urban and rural environment; provide local flora; use planting materials to screen and enhance the buildings; reference LDRs	The landscaping and architectural design of site walkways and walls will integrate the building into the hillside; indigenous plantings will screen the building and enhance the shared plazas.	Yes
Pathways and Circulation Elements	VI.F	Provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways	The open plazas at Lots 53 & 57 are meant to encourage outdoor activity; the ski-in/ski-out nature of the property also encourages pedestrian activity on all 3 lots.	Yes
Signage	VI.G	Resort signage to be homogenous in style; commercial signage can vary. Preferred materials include wood or non-reflective metals in earth tones; incorporate lighting into the structure of the sign	Signage will be provided in matte metals with lighting incorporated.	Yes
Chapter VII. Dimensional Limitations Plan	Source	Requirement	Proposed	Complies
Specific Considerations Related to Sub-Area 3 Bulk & Mass Parking Uses Landscape	VII, p.70	- Buildings on Lots 53, 57, & 58 can be up to 3 stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single complex or multiple buildings. - Parking is to be primarily provided on-site. - Active uses, such as retail and services are permitted on the lower two levels, with lodging, residential or office on upper floors. - Minimum landscape surface ratio for these lots is 10%. - o Lot 53: 34,412 SF x 10% = 3,441 SF landscape area req. - o Lot 58: 47,916 SF x 10% = 4,792 SF landscape area req. - o Lot 57: 36,155 SF x 10% = 3,616 SF landscape area req. - o Hardscape surfaces composing pedestrian plazas, patios and outdoor function areas are also considered Landscape surfaces (per p.72)	- Each building is 3 stories with basement parking below. The third-floor end units step back at key view corridors to reduce the visual bulk of the buildings. Recessed walls at stair cores provide visual relief along the façade between units. - Parking for each building is provided in its basement garage. - Only residential uses are provided on the upper floors. - The LSR requirements (10% of property) are met on each Lot: - o Lot 53: 6,877 SF - o Lot 58: 27,437 SF - o Lot 57: 8,212 SF	Yes



		- Landscape screening around buildings to be included in Dev Plan submittal		
Hillside Development	VIL, p.71	All development within the Master Plan shall meet the LDR hillside development requirements in place at the time a development plan is submitted	The project will comply with these requirements.	Yes
Building Floor Area	VIL, p.72	Building floor area is the sum of the gross habitable floor area measured from exterior face of structure, excluding attics, basements, and garages. Division 9.5B of the LDRs defines basements as spaces where 50% or more of the perimeter is below ground level. Building Floor Area also excludes areas dedicated to Employee Housing.	Each building's basement is more than 50% below ground level, with 50% of the perimeter not sticking up more than 4 feet above grade, and with no walls more than 10 ft tall. The total building area will not exceed the FAR requirements.	Yes
Floor Area Ratio (FAR)	VIL, p.73	The maximum FAR for the total of Sub-Areas 1, 2, 3, 4, and 5 shall not exceed 0.40. The maximum FAR for the totals= of Sub-Areas 1, 2, 3, and 4 shall not exceed 0.60.	The project will comply.	Yes
Lodging Capacity	VIL, p.73	Lodging capacity within Sub-Areas 1,2,3,4,5 shall not exceed 2,208 guests (Average Peak Occupancy) per 4.3.2.C. A dwelling unit, used for short-term rental, shall be assigned an APO of four.	59 total short-term rentals are provided across Lots 53, 57, & 58, so the maximum number of guests is not exceeded.	Yes
Sub-Area #3 Existing and Proposed Condominiums	VIL, p.77	Condominiums on lots 53, 58, and 57 should match in terms of architectural design	Complies, see notes above.	Yes
Chapter VII. Housing Element	Source	Requirement	Proposed	Complies
Housing Mitigation Plan	VIII.A	(Refer to ToJ Affordability Calculators) Affordable Housing Required: <u>Lot 53</u> # of 1 bedrooms/studios = 2 # of 2 bedrooms = 2 # of 3 bedrooms = 1 <u>Lot 58</u> # of 1 bedrooms/studios = 1 # of 2 bedrooms = 2 # of 3 bedrooms = 0 <u>Lot 57</u> # of 1 bedrooms/studios = 2 # of 2 bedrooms = 2 # of 3 bedrooms = 1 Total # of 1 bedrooms/studios = 5 Total # of 2 bedrooms = 6 Total # of 3 bedrooms = 2	Provided: <u>Lot 53</u> # of 1 beds/studios = 3 # of 2 bedrooms = 6 # of 3 bedrooms = 1 <u>Lot 58</u> # of 1 beds/studios = 0 # of 2 bedrooms = 0 # of 3 bedrooms = 0 <u>Lot 57</u> # of 1 beds/studios = 2 # of 2 bedrooms = 0 # of 3 bedrooms = 1 Total # of 1 beds/studios = 5 Total # of 2 bedrooms = 6 Total # of 3 bedrooms = 2	Yes Assume 3 lots are combined Assume Lots 53 & 58 are built in advance of Lot 57 Some Lot 57 afford. units are in Lot 53



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

Date:

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that BREG SK 53, LLC, BREG SK58, LLC, BREG SK57A, LLC, BREG SK57B, LLC & BREG SK 57C, LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 553 Upper Snow King Loop, 725 Upper Snow King Loop & 510 Upper Snow King Loop

Legal Description: See attached

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Joe Bongiorno (Northworks Architects)

Mailing address of Applicant/agent: 185 E Hanson Avenue, Jackson, WY 83001

Email address of Applicant/agent: jbongiorno@nwks.com

Phone Number of Applicant/agent: 630-254-9111

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

☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application

☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☒ Demolition Permit

☒ Other (describe) Design Review Committee Application

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

Property Owner Signature
Authorized Member

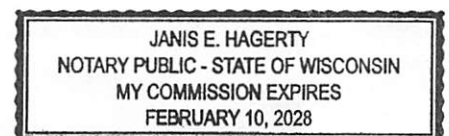
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WISCONSIN)
) SS.
COUNTY OF KENOSHA)

The foregoing instrument was acknowledged before me by Stephen R. Mills this 25th day of March. WITNESS my hand and official seal.

Janis E. Hagerty
Notary Public

My commission expires:



Legal Description

PARCEL 1:

Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on April 11, 2008 as Plat No. 1236.

PARCEL 2:

Lot 57 of Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on November 14, 2013 as Plat No. 1333.

PARCEL 3:

Lot 58 of Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on November 14, 2013 as Plat No. 1333.

PIDN: 22-41-16-34-3-04-001 (Parcel 1), 22-41-16-34-3-07-001 (Parcel 2), 22-41-16-34-3-07-002 (Parcel 3)

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

Snow King Condominiums

DESIGN REVIEW
COMMITTEE SUBMISSION

MAY 28, 2024





NORTHWORKS

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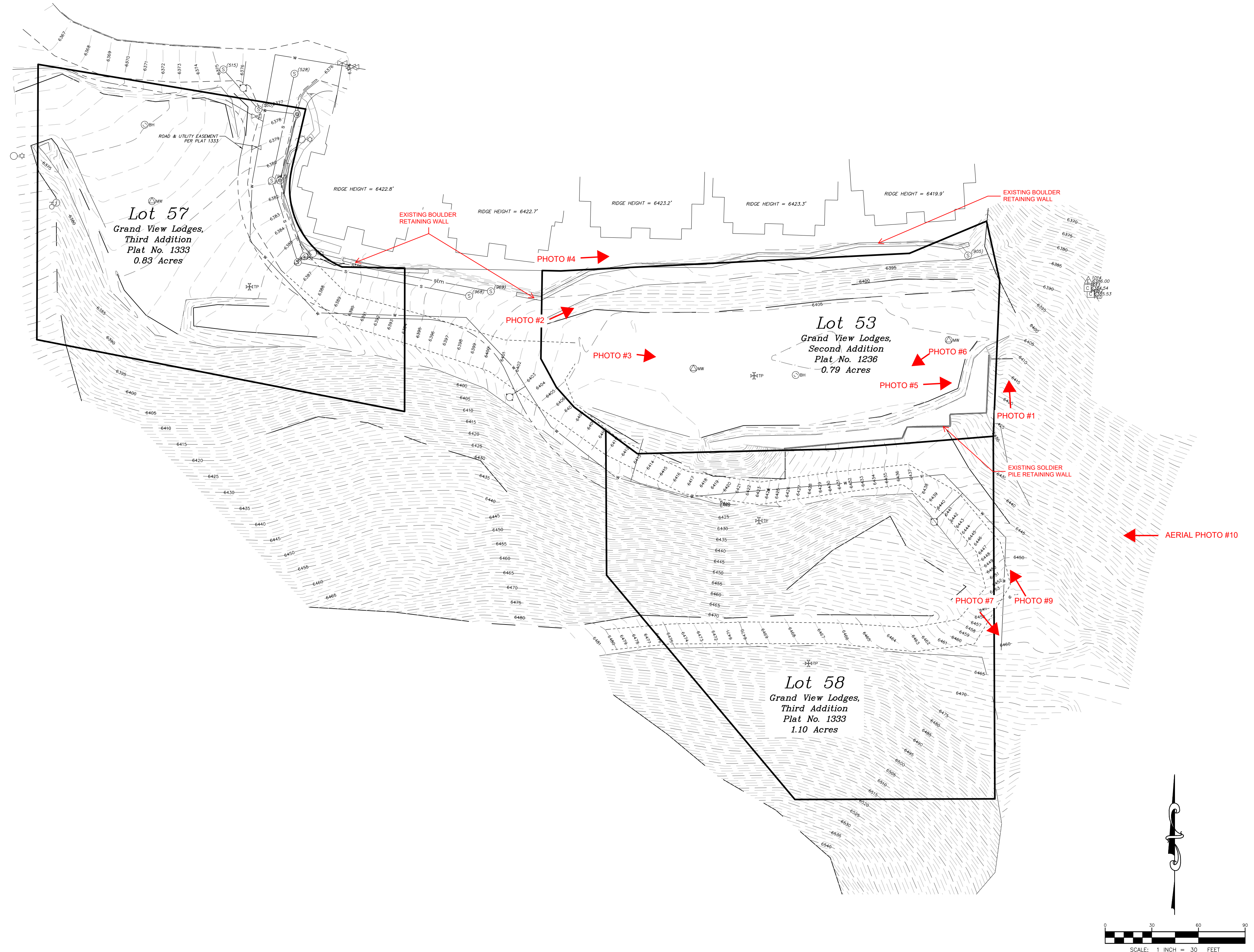
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NORTHWORKS

Existing Site

AERIAL PHOTO #8







SITE PHOTOS

SITE CONTEXT:

The design team has worked hard to incorporate each building into the hillside as much as possible, and to reduce the visual impact of each building at its down-slope facade.

Each building is sunk as deep into in the hillside as the topography will allow for pedestrian and vehicular access. The uphill side of each building is deeply nestled into the terrain (at Lot 58, almost entirely buried at the south).

At the down-slope elevations, stepped terraced walls with planters help to reduce the vertical impact of the facade. Exposed basement walls are no more than 10 feet high, and material changes are used to further break down the appearance of the facade.



1. SNOW KING MOUNTAIN RESORT BASE



2. LOVE RIDGE CONDOMINIUMS



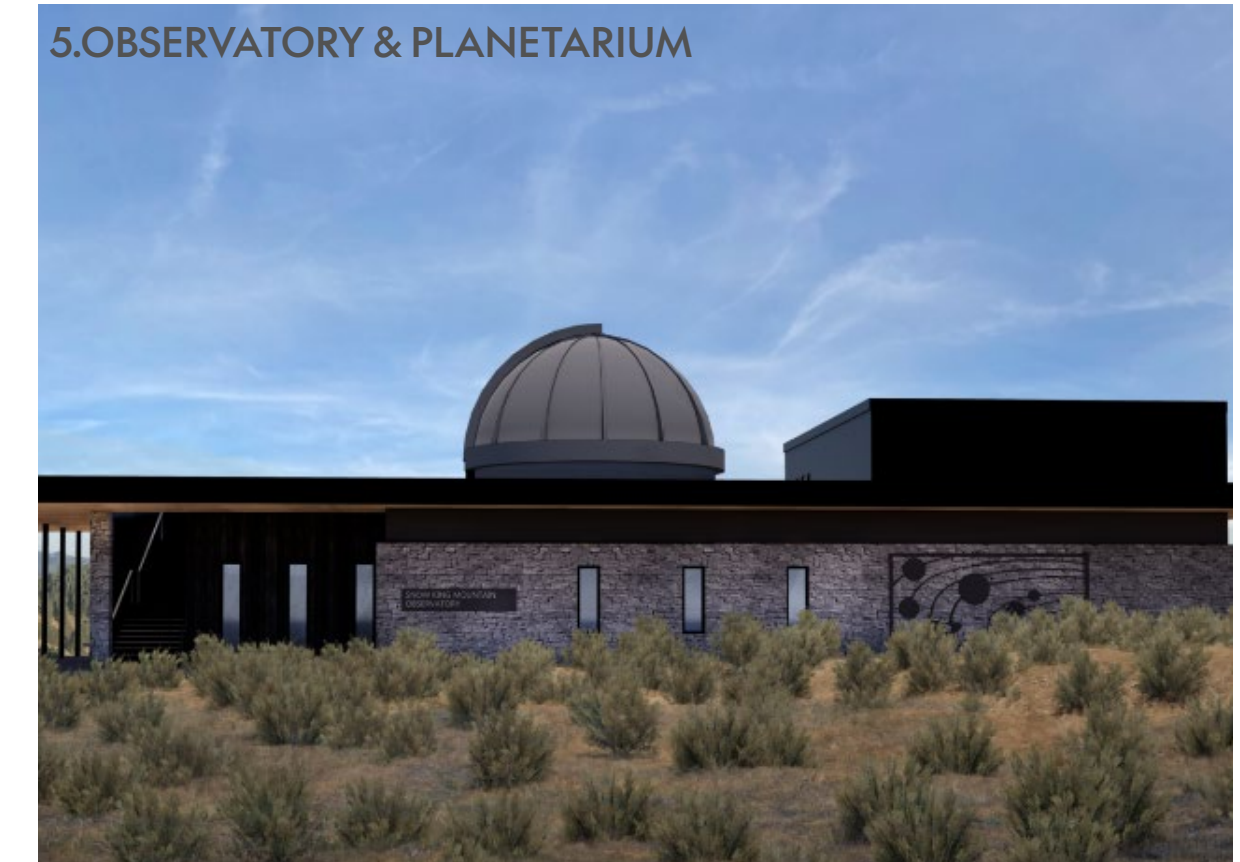
3. ONE TOWN HILL



4. SUMMIT RESTAURANT



5. OBSERVATORY & PLANETARIUM



SURROUNDING CONTEXT

1. Sloped shed roofs, exposed structure on overhangs, modern chimney form, vertical wood siding & “punched” windows
2. Varied siding materials including stone near base and wood siding higher on facade, exposed structure, gabled roof forms and chimney

3. Gabled roof forms, varied siding materials (light and dark), overhangs at base level, dark/metal balconies

4. Flat roof, large overhang, “punched” windows

5. Flat roof, large overhang, varied facade materials including stone and dark wood/metal panels

1. PITCHFORK TOWNHOMES



2. PITCHFORK TOWNHOMES



3. PITCHFORK TOWNHOMES



4. SNOW KING RESORT & HOTEL



5. SNOW KING RESORT & HOTEL



SURROUNDING CONTEXT

1, 2, 3. Horizontal brown wood siding, green trim windows, gabled roofs, chimneys, garages separate from units

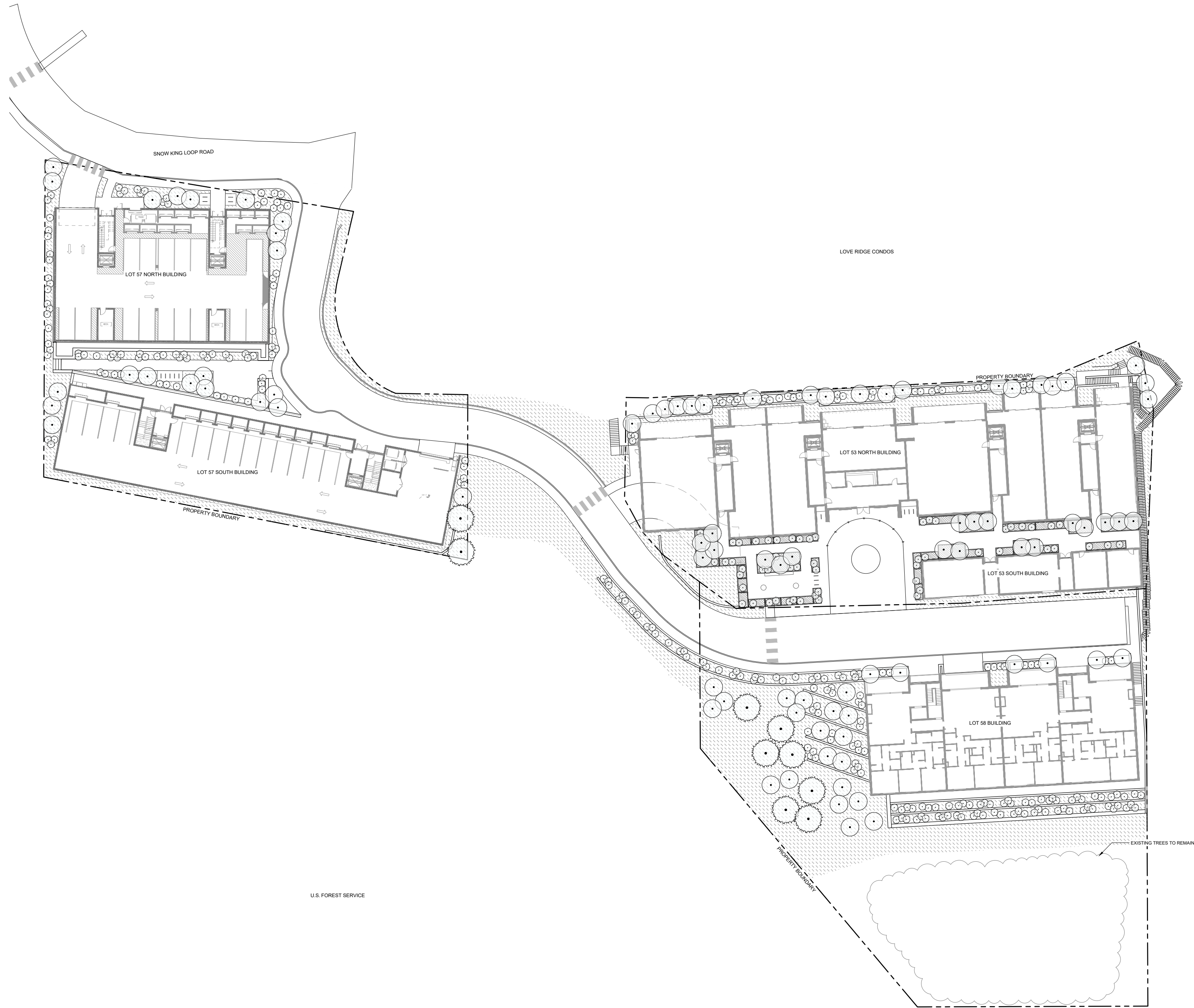
4, 5. Large and varied angled roofs, vertical wood siding, exterior rhythm of balconies with slatted wood railings & vertical wood posts, horizontal bands of windows



NORTHWORKS

Proposed Site Design





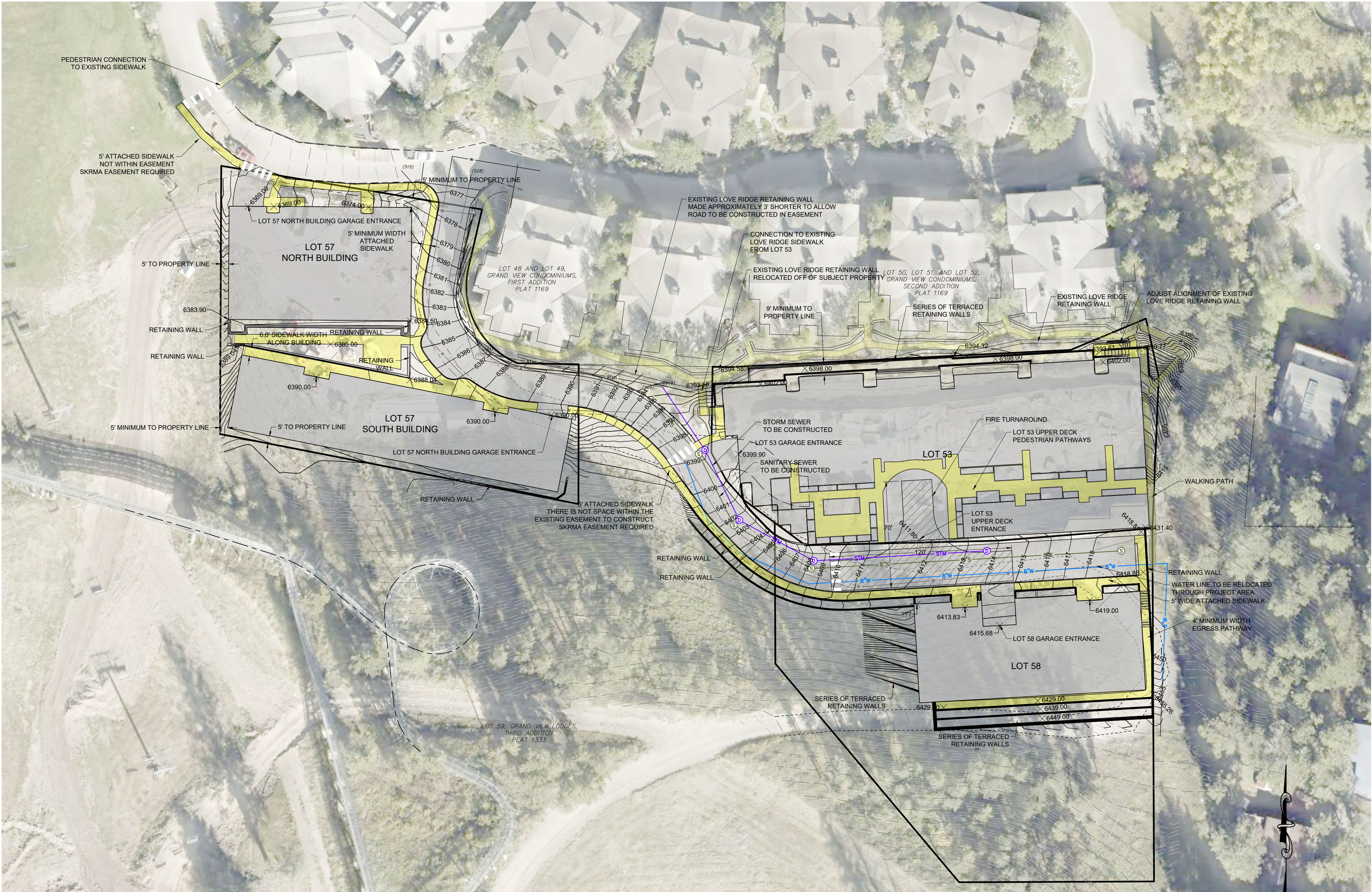
LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PEDESTRIAN WALKWAYS
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- PLANTERS
- OUTDOOR FURNITURE

- PLANTING & IRRIGATION NOTES**
1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
 2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
 3. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
 4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1/4 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
 5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
 6. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, soil, stones greater than 1/2" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
 7. For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, spread suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
 8. Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0, moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
 9. Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
 10. Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0, moisture content 35 to 55 percent by weight, 100 percent passing through 1-inch sieve, soluble salt content of 2 to 5 decimoles/m3, not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
 11. The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
 12. Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
 13. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
 14. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
 15. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
 16. No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
 17. For ball & burlap trees, remove burlap from top 1/2 of rootball and entire wire basket as tree pits are backfilled.
 18. All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and goring systems prior to acceptance.
 19. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
 20. All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
 21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
 22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
 23. Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.

ADDITIONAL NOTES

See L1.01-L1.03 for detailed planting plans and planting schedules of each lot.



NEIGHBORHOOD CONTEXT:

Like its neighbors, this project incorporates natural wood cladding to blend in with the surrounding environment. The warm hues of the stained wood pay homage to the range of wood tones found throughout the Resort.

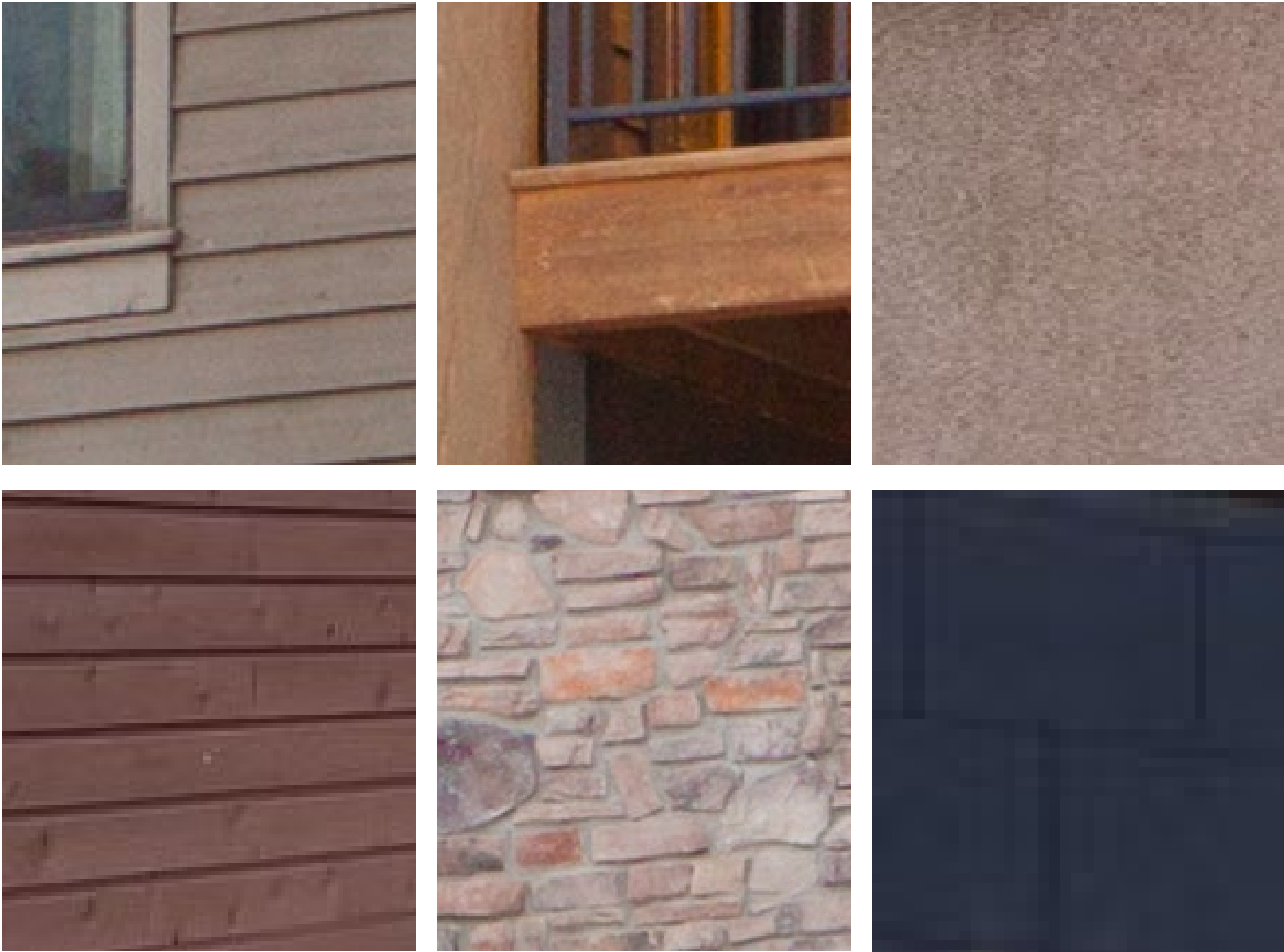
Each building sits on a concrete base that uses texture to reference the natural rock found on the mountain. The concrete is a contemporary corollary to the stone bases of neighboring buildings. Metal accents on the facades and roofs connect the project to the other modern buildings at the Resort.

Key passages from the Master Plan Architectural Design Guidelines:

“Snow King is attempting to create a broad enough palette of possible materials and design elements to encourage a unique blend of architecture, which will give it variety and visual interest.”

“Appropriate materials above the ground level will predominantly be stone, wood siding...and glass. Other materials such as brick, stucco...oxidized steel, and board-formed concrete will also be allowed.”

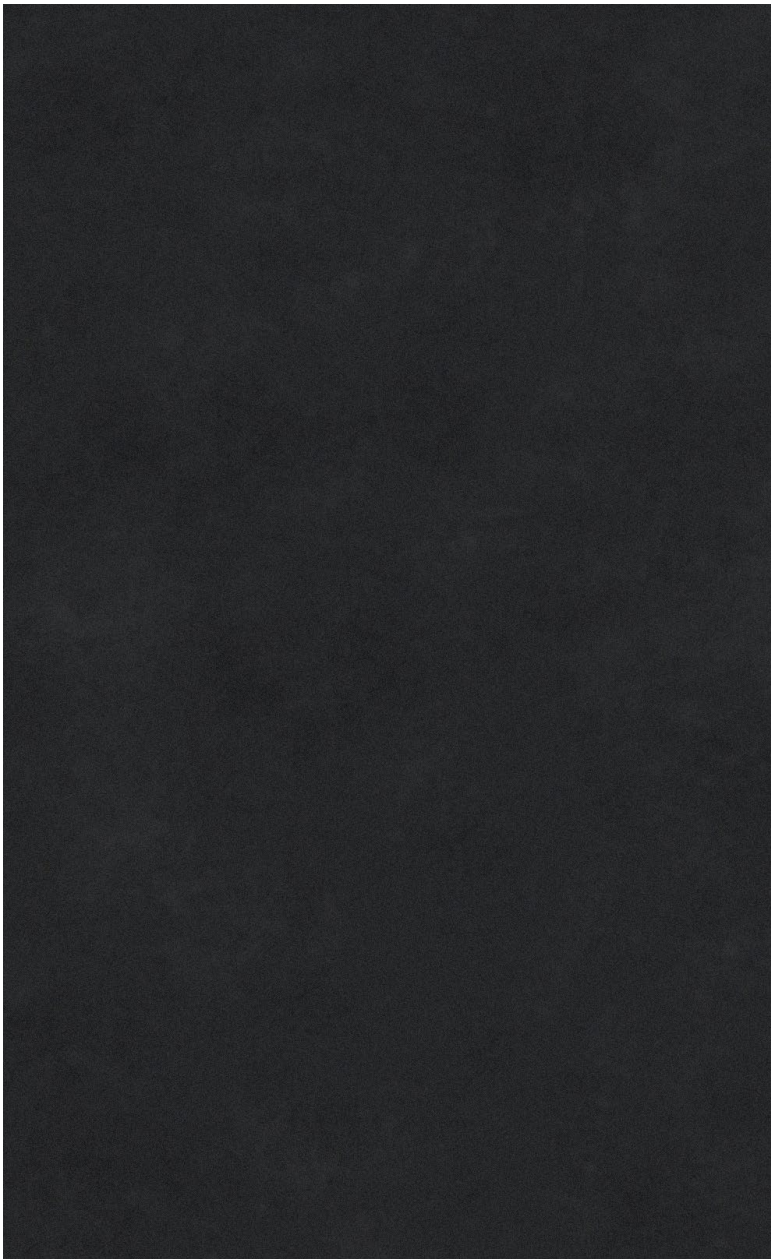
NEIGHBORING MATERIALS



WEATHERED WOOD CLADDING
RESIDENTIAL EXTERIOR WALLS



SILVERTIP LIMESTONE
RETAINING WALLS & BASEMENT WALLS



BLACK METAL
UPPER WALLS & ROOFS

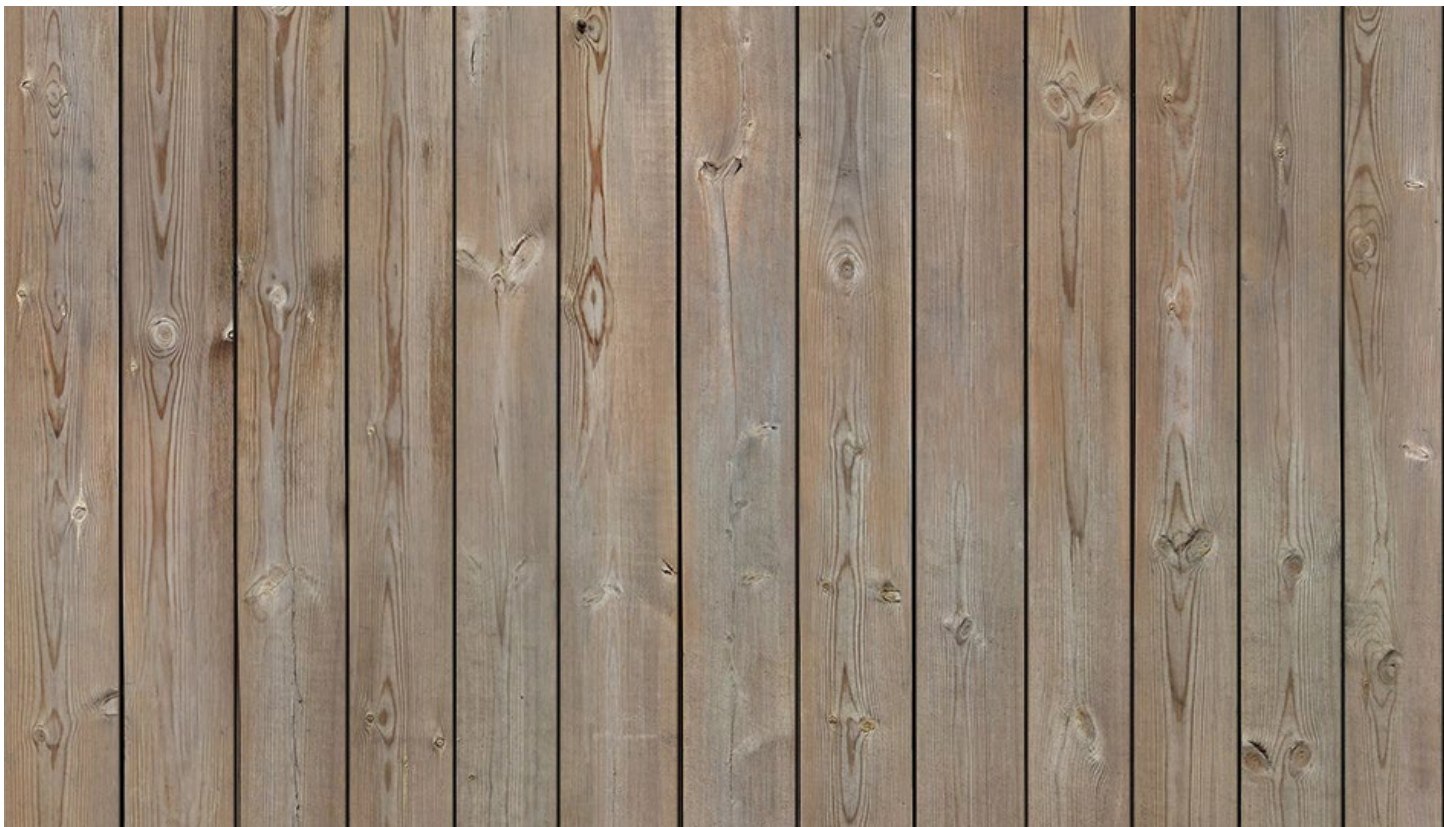


BOARD FORM CONCRETE
FOUNDATION RETAINING WALLS

PROPOSED MATERIAL PALETTE



BLACK METAL
BUILDING WALL AND ROOF
CLADDING



WOOD SIDING
BUILDING WALL CLADDING



SILVERTIP LIMESTONE
BUILDING WALL CLADDING





SURROUNDING CONTEXT

PROPOSED DESIGN

DESIGN BLENDS WITH SITE CONTEXT

AREA & UNIT MIX OVERVIEW																	
SITE	FAR SUBTOTAL (SF)	GROSS AREA SUBTOTAL (SF)	# 2 BEDS	# 3 BEDS	# 4 BEDS	MARKET UNIT COUNT	REQ. # OF AFF. UNITS	AFF. 1-BEDS		AFF. 2-BEDS		AFF. 3-BEDS		TOTAL AFF. UNITS		TOTAL REQUIRED PARKING	TOTAL PARKING PROVIDED
								REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED		
LOT 53	42,627	79,285	17	8	0	25	5.925	2	3	2	5	1	1	5	9	34	52
LOT 58	24,936	35,103	7	5	0	12	2.962	1	0	1	0	0	0	2	0	12	18
							FIRST PHASE LOTS 53 & 58	3	3	3	5	1	1	7	9		
								AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ.	TOTAL AFF. OK		
LOT 57 NORTH	21,281	30,941	12	0	0	12	5.516	2	0	2	0	1	0	5	0	12	15
LOT 57 SOUTH	23,654	37,490	5	4	2	11			2		2		0		1	3	14
							LOT 57 ONLY	2	2	2	0	1	1	5	3		
								AFF. 1-BEDS OK		AFF. 2-BEDS IN LOT 53		AFF. 3-BEDS OK		TOTAL REQ.	TOTAL AFF. IN LOT 53		
							ALL LOTS TOTAL	5	5	5	5	2	2	12	12	72	99
								AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK		TOTAL REQ.	TOTAL AFF. OK	REQ.	PROVIDED
								68%		28%		3%		MARKET UNITS			
MAX. SHORT TERM	112,952																
OVER/UNDER	-454																
UNDER																	



NORTHWORKS

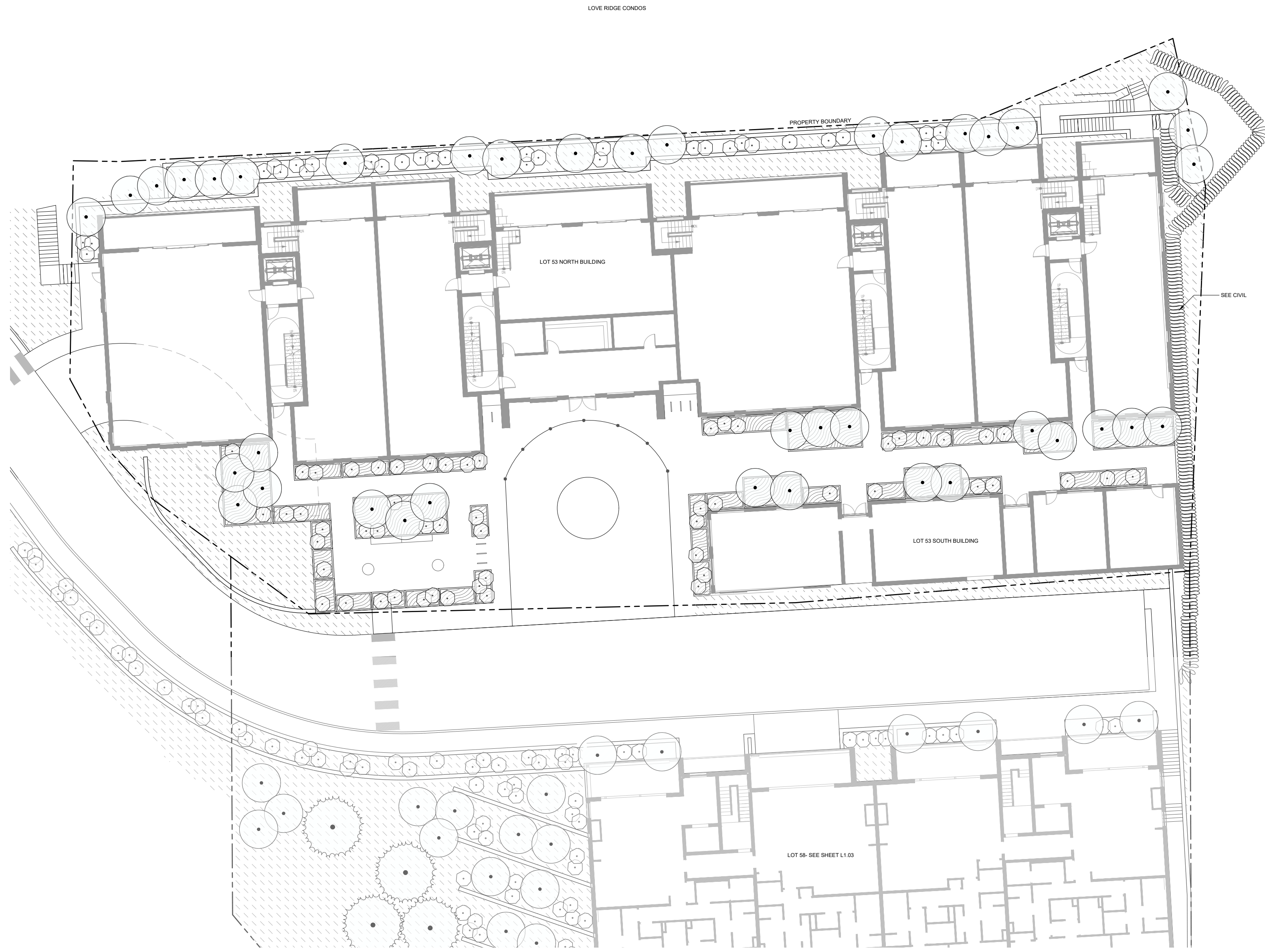
Lot 53

PEDESTRIAN ACCESS:

Each Lot employs a unique strategy to improve the pedestrian experience. At Lot 53, walking and outdoor activity is encouraged at the planted terrace areas. Sidewalks connect each building to the street, leading to the base of the Resort.



LOT 53 SITE PLAN - LANDSCAPE



LEGEND	
	PROPERTY BOUNDARY
	ROADWAY
	RETAINING WALL
	PEDESTRIAN WALKWAYS
	STEPS
	AUTO CONCRETE
	BIKE PARKING
	PLANTERS
	OUTDOOR FURNITURE

PLANT SCHEDULE- LOT 53

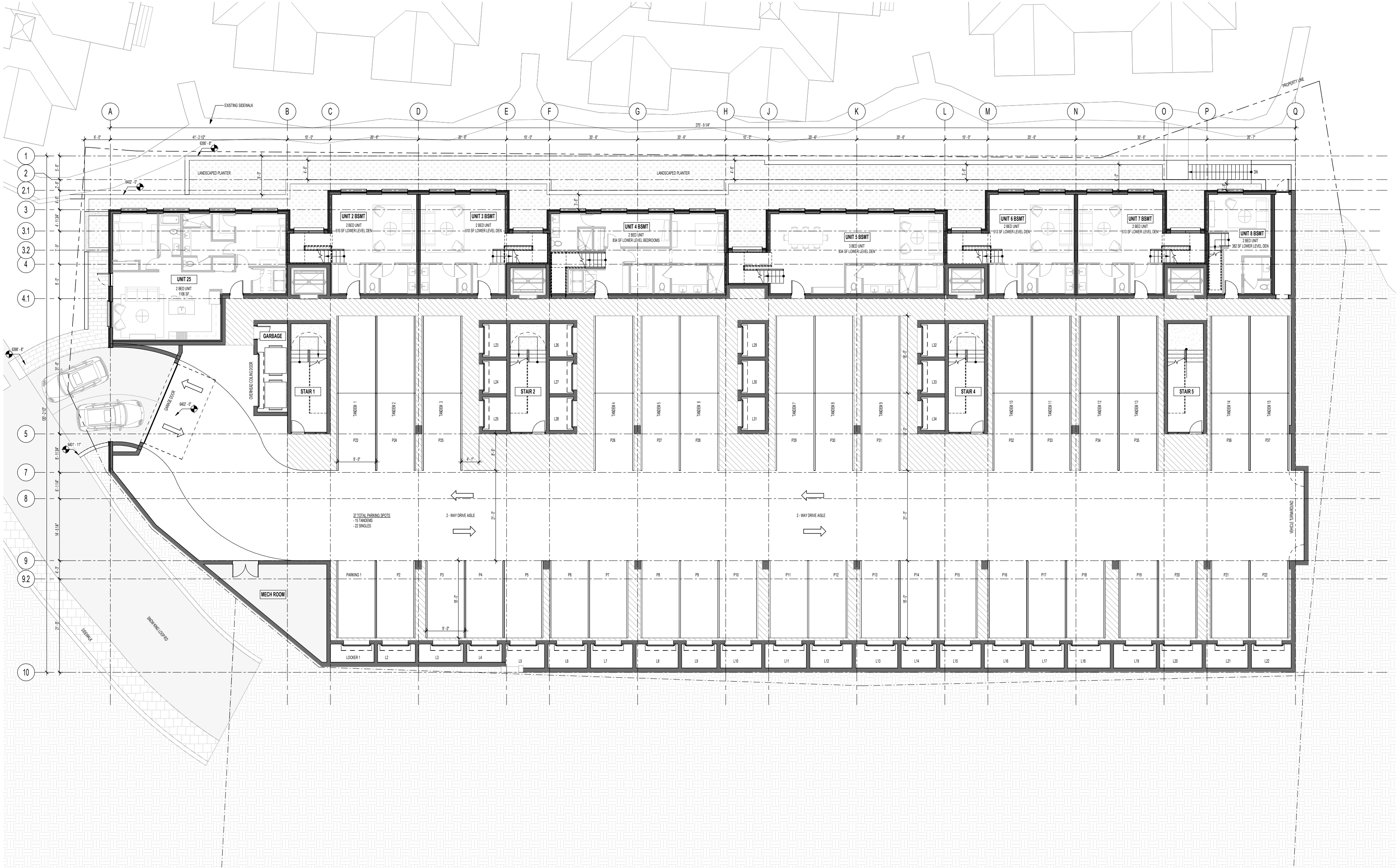
TREES:				
	NAME	SIZE	CONT.	QTY
	Quaking Aspen/ Populus tremuloides	3" Cal.	B&B	39
SHRUBS:				
	Native Shrubs- species TBD	5 gal		88
GROUND COVERS:				
	Native Meadow Sod	SOD		3,850 SF
	Perennials and ornamental grasses - Species TBD	1 gal 18" OC		1,100

LOT 53 PLANTING PLAN

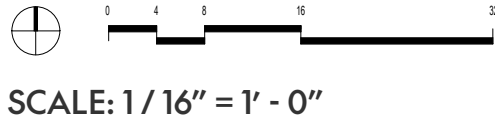


LOT 53 SUMMARY

- PARKING SPACES : 37 REGULAR
15 TANDEM
- 2-BEDROOMS: 17
- 3-BEDROOMS: 8
- AFFORDABLE UNITS: 9

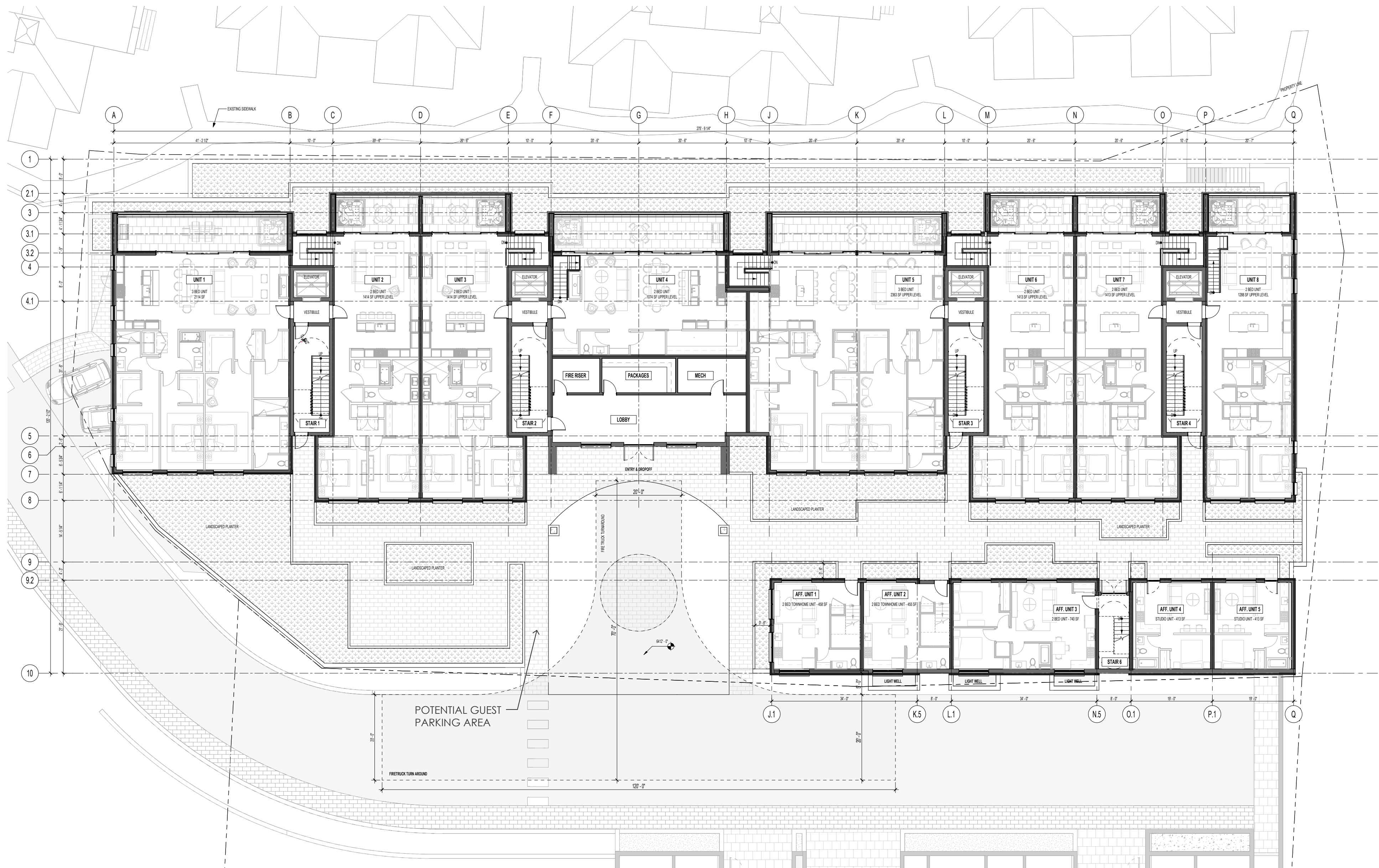


LOT 53 – BASEMENT FLOOR PLAN

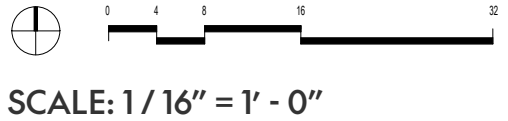


LOT 53 SUMMARY

- PARKING SPACES : 37 REGULAR
15 TANDEM
- 2-BEDROOMS: 17
- 3-BEDROOMS: 8
- AFFORDABLE UNITS: 9

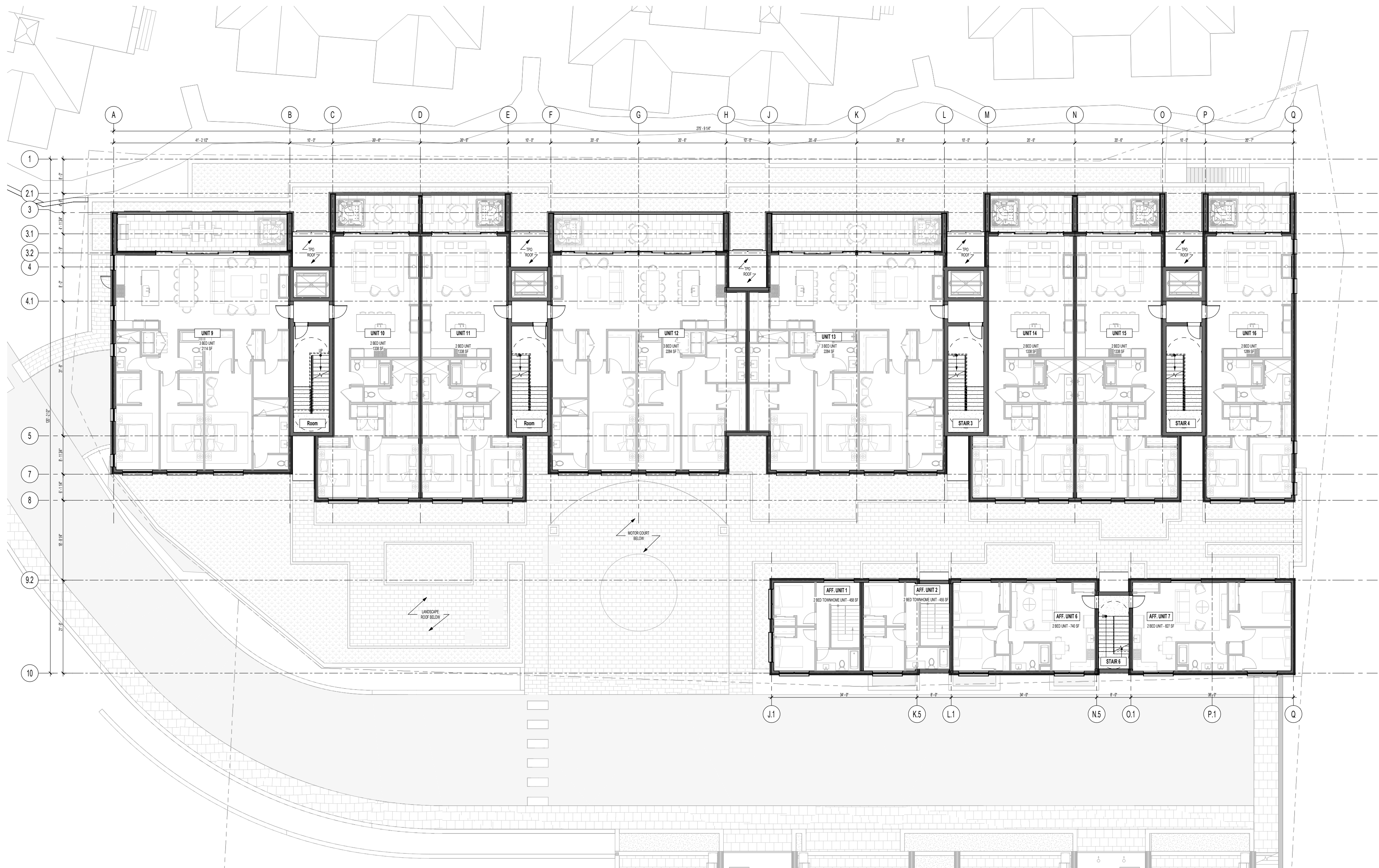


LOT 53 – FIRST FLOOR PLAN

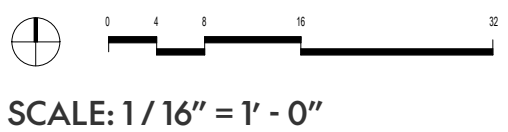


LOT 53 SUMMARY

- PARKING SPACES : 37 REGULAR
15 TANDEM
- 2-BEDROOMS: 17
- 3-BEDROOMS: 8
- AFFORDABLE UNITS: 9

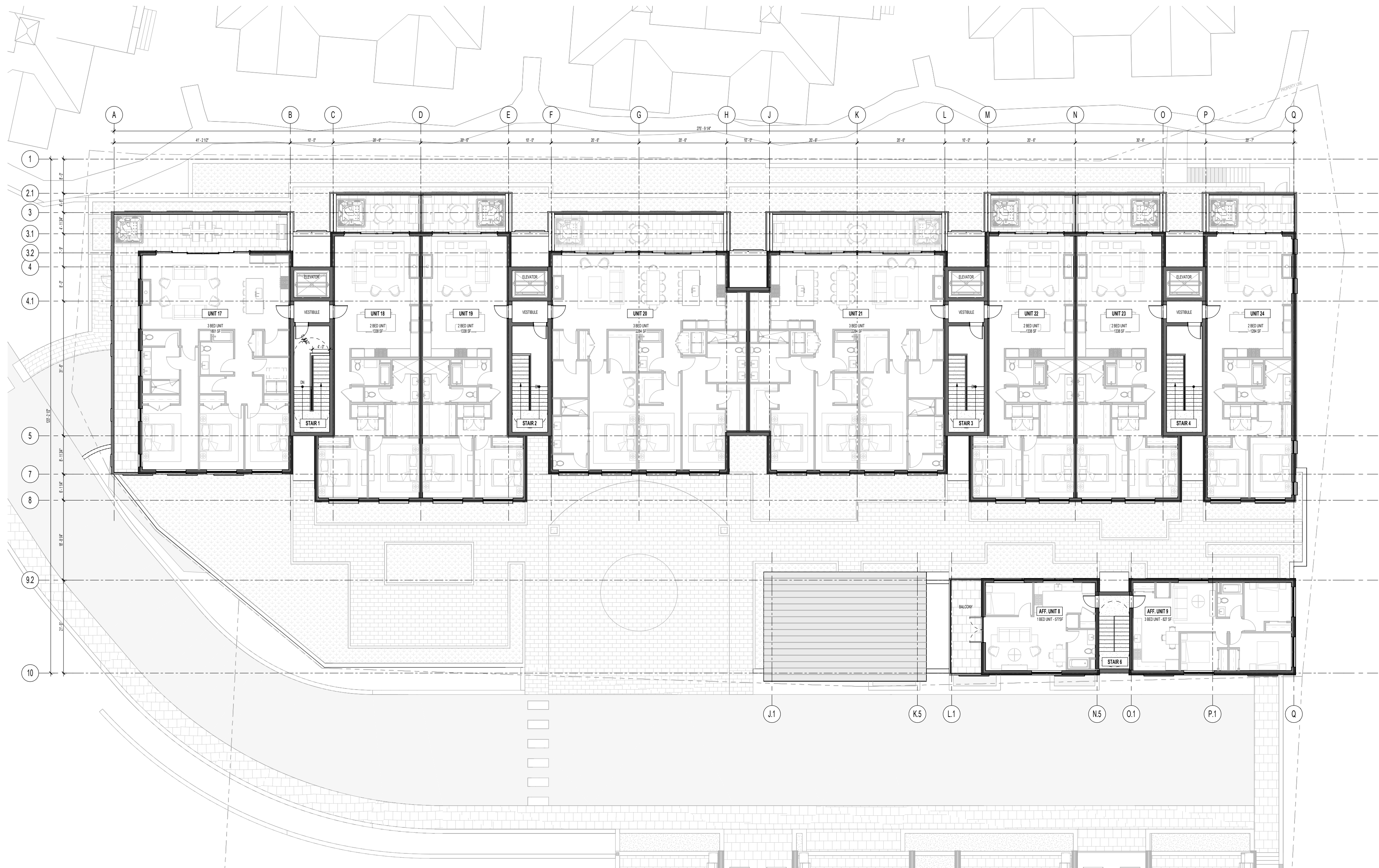


LOT 53 – SECOND FLOOR PLAN

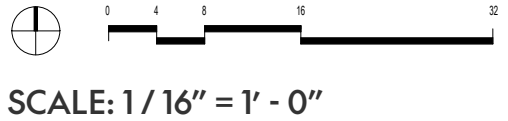


LOT 53 SUMMARY

- PARKING SPACES : 37 REGULAR
15 TANDEM
- 2-BEDROOMS: 17
- 3-BEDROOMS: 8
- AFFORDABLE UNITS: 9

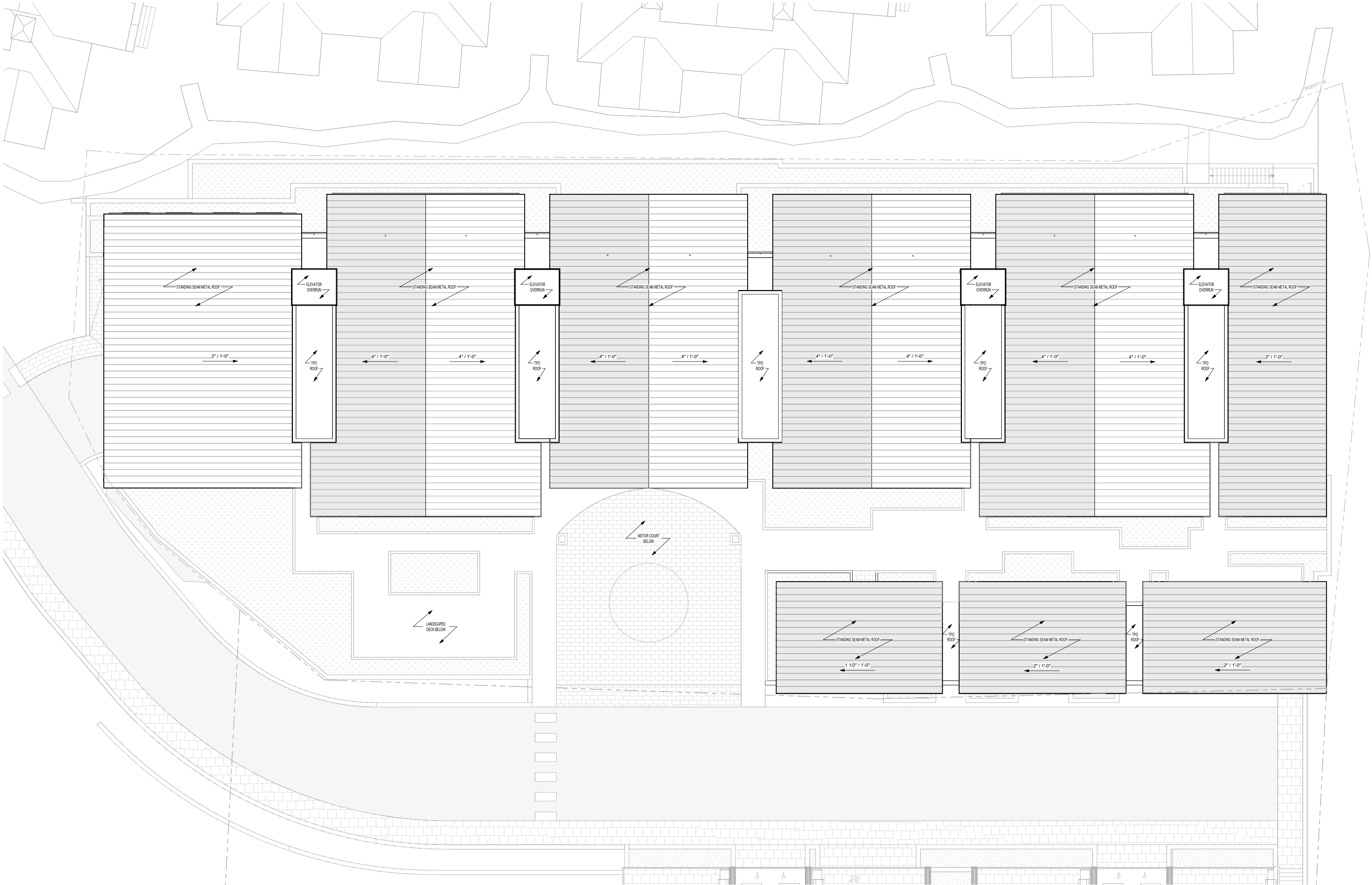


LOT 53 – THIRD FLOOR PLAN

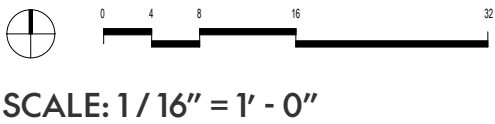


LOT 53 SUMMARY

- PARKING SPACES : 37 REGULAR
15 TANDEM
- 2-BEDROOMS: 17
- 3-BEDROOMS: 8
- AFFORDABLE UNITS: 9



LOT 53 – ROOF PLAN





T/ROOF 'A'
6457'-4 1/2"

B/ROOF
6449'-2"

THIRD FLOOR
6437'-8"

SECOND FLOOR
6424'-10"

FIRST FLOOR
6412'-0"

BASEMENT
6402'-0"

NORTH ELEVATION



AFFORDABLE UNITS – NORTH ELEVATION



AFFORDABLE UNITS – SOUTH ELEVATION

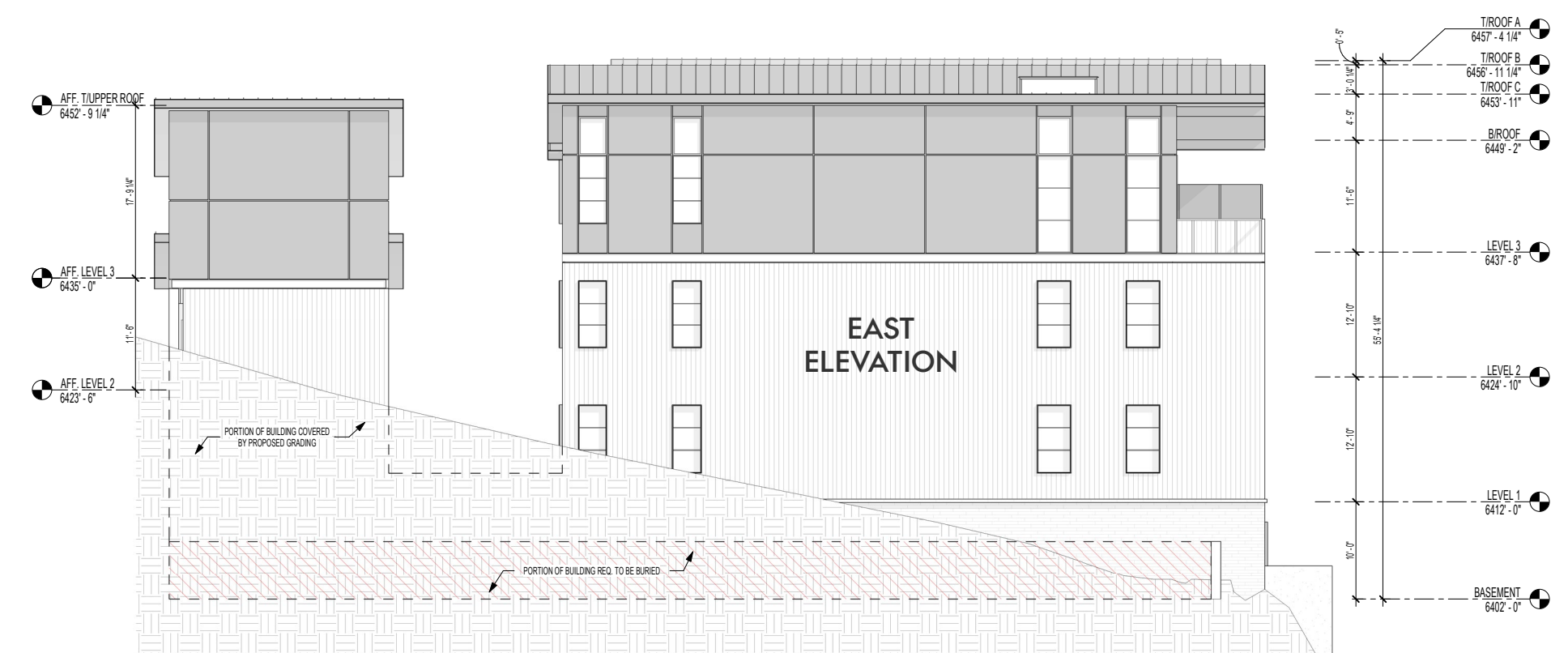
NORTH
ELEVATION



SOUTH
ELEVATION

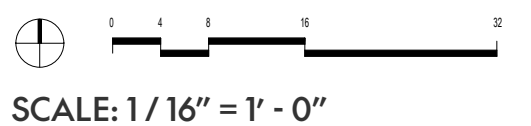


WEST
ELEVATION



EAST
ELEVATION

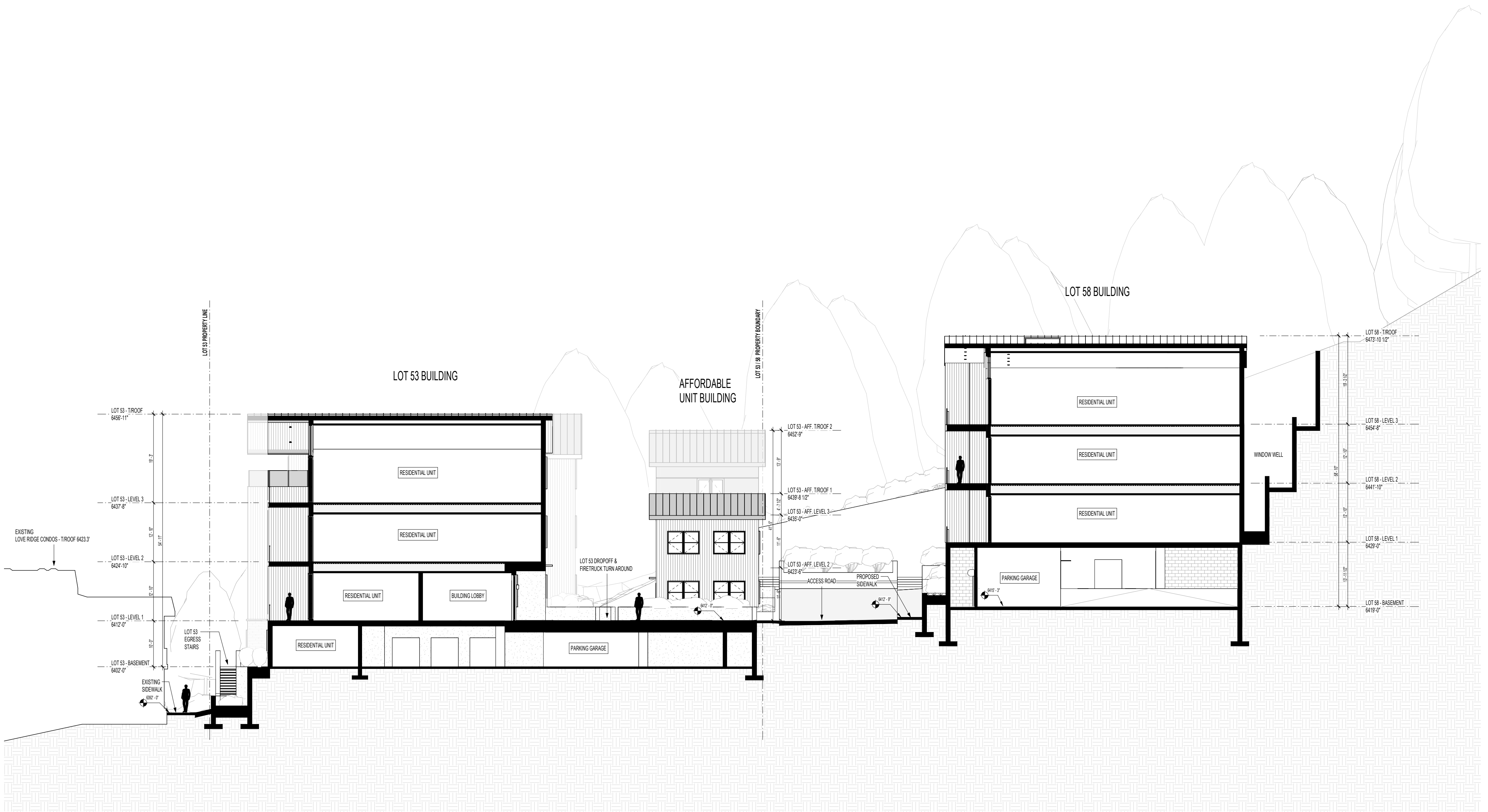
LOT 53 – ELEVATIONS





NORTHWORKS

Lot 58



SITE SECTION THROUGH LOT 53 & LOT 58, LOOKING EAST

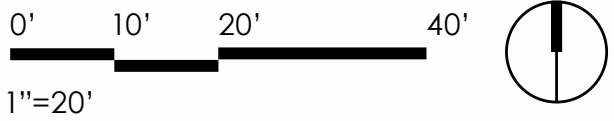


LEGEND

- (A) SIDEWALKS
- (B) ASPENS AND SPRUCE PLANTINGS
- (C) RETAINING WALL PLANTERS
- (D) NATIVE PLANTINGS
- (E) RETAINING WALL
- (F) EXISTING TREES TO REMAIN

LSR CALCULATIONS

REQUIRED LSR: 4,774 SF (47,745 x .1)
PROPOSED LSR: 27,437 SF
PROPOSED LSR RATIO: .57



LOT 58 SITE PLAN - LANDSCAPE



LEGEND

---	PROPERTY BOUNDARY
---	ROADWAY
---	RETAINING WALL
---	PEDESTRIAN WALKWAYS
---	STEPS
---	AUTO CONCRETE
---	BIKE PARKING
---	PLANTERS
---	OUTDOOR FURNITURE

PLANT SCHEDULE- LOT 58

TREES:

NAME	SIZE	CONT.	QTY
Quaking Aspen/ Populus tremuloides	3" Cal.	B&B	26
Colorado Spruce/ Picea pungens	14-18"	B&B	7

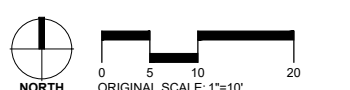
SHRUBS:

Native Shrubs- species TBD	5 gal	125
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GROUND COVERS:

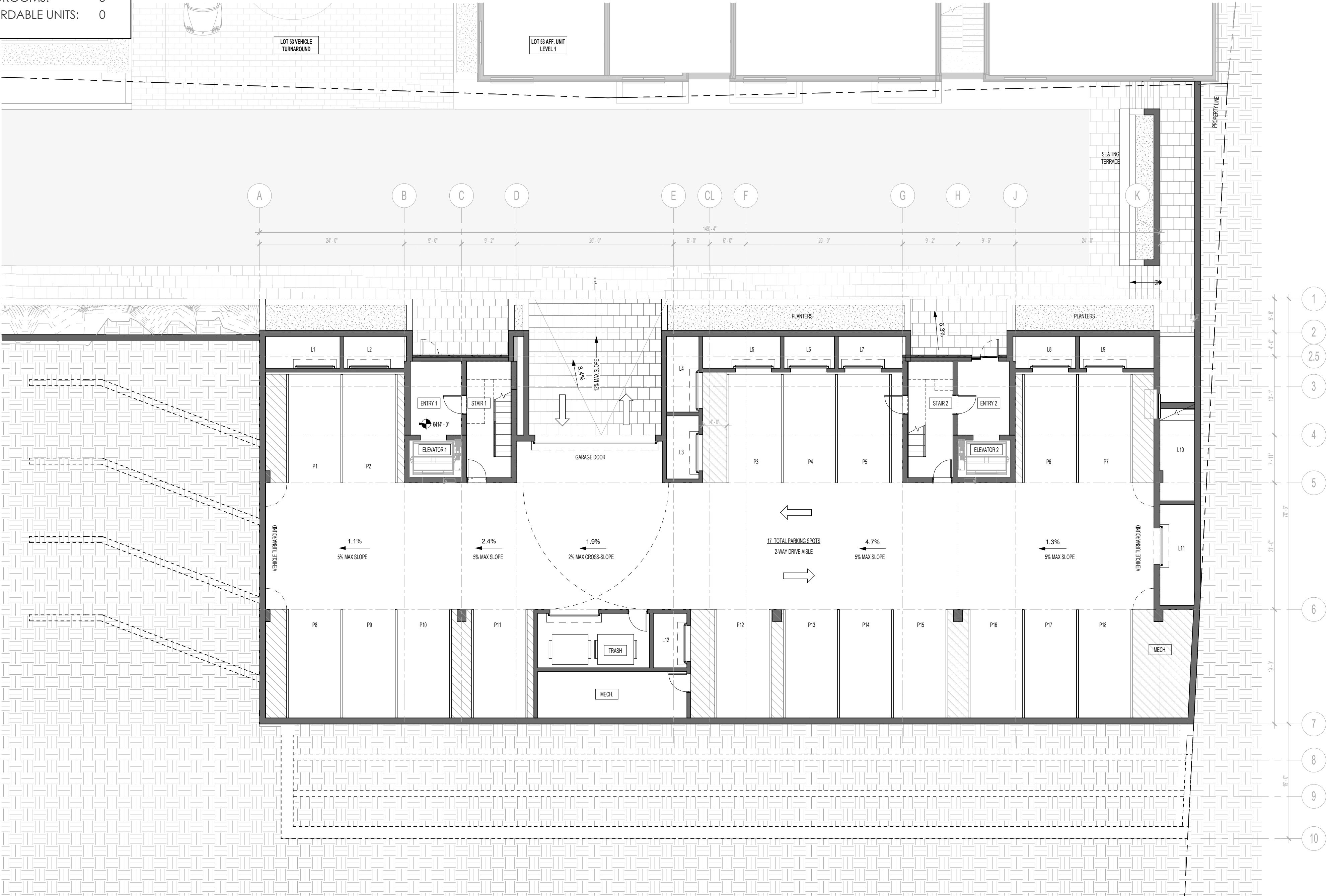
Native Meadow Sod	SOD	12,122 SF
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LOT 58 PLANTING PLAN

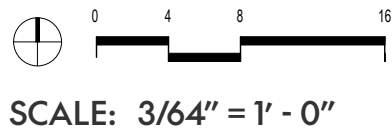


LOT 58 SUMMARY

- PARKING SPACES : 18
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

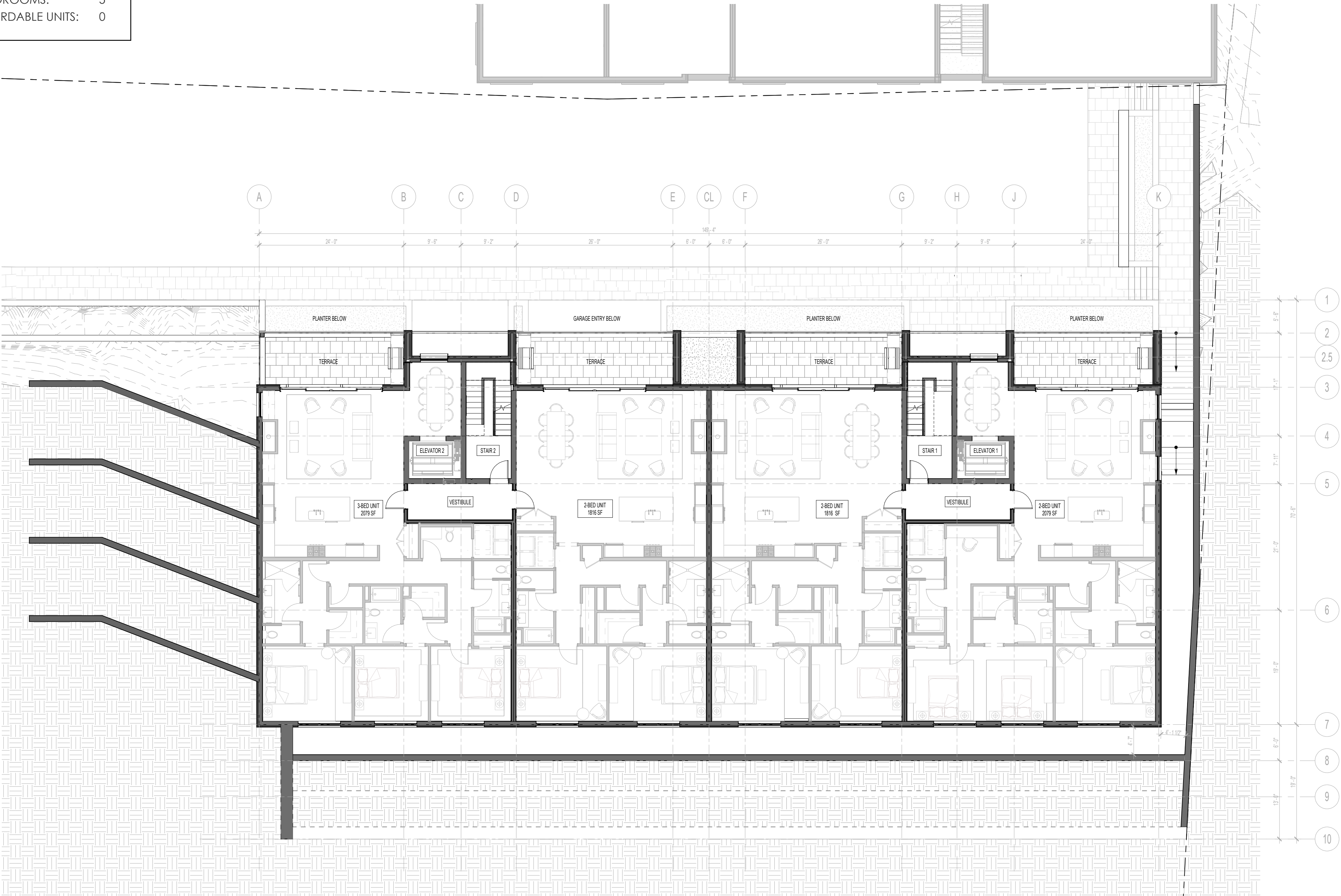


LOT 58 – BASEMENT FLOOR PLAN

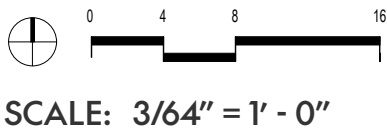


LOT 58 SUMMARY

- PARKING SPACES : 18
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

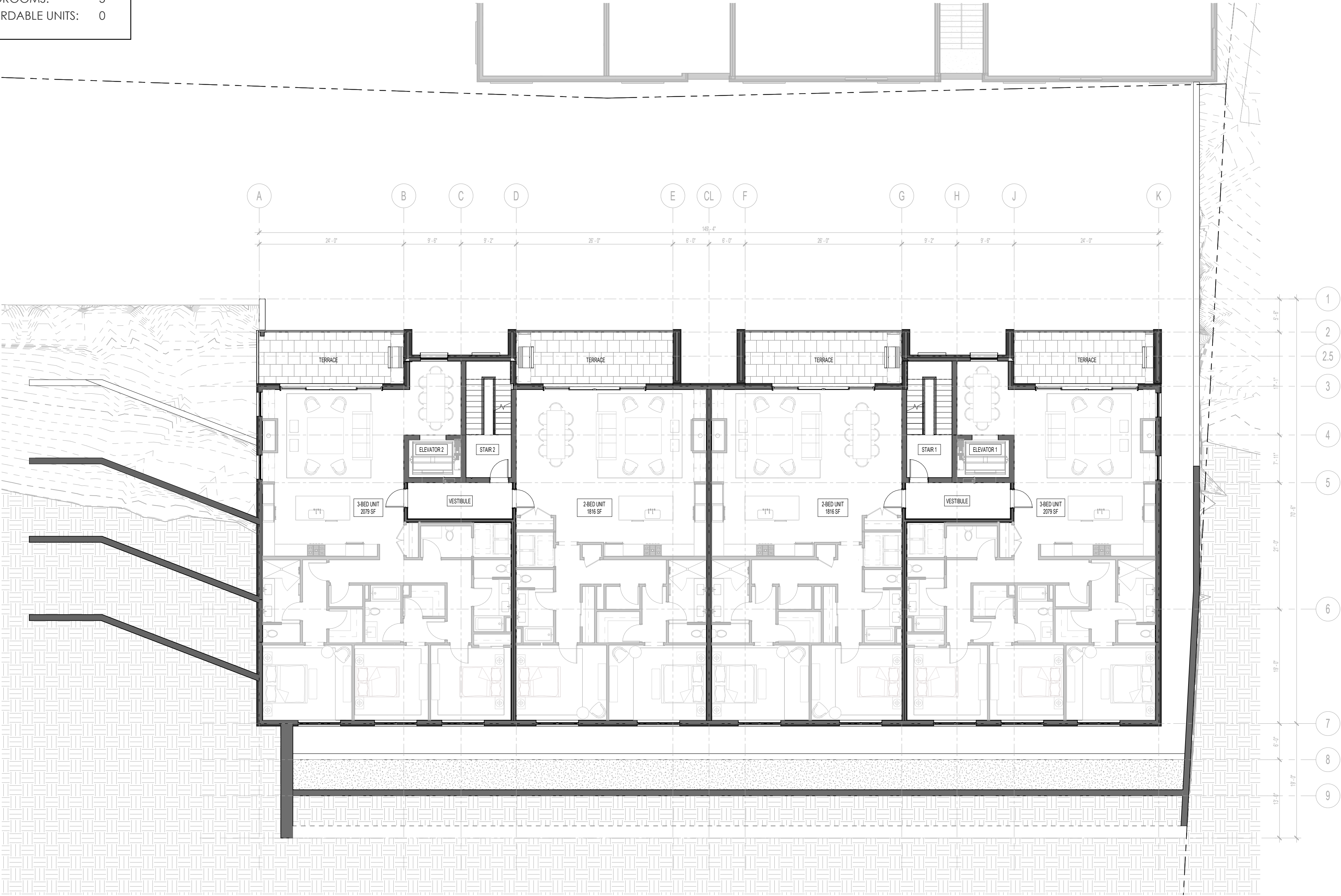


LOT 58 – FIRST FLOOR PLAN

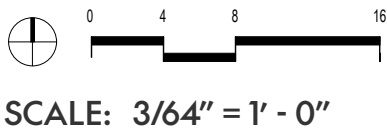


LOT 58 SUMMARY

- PARKING SPACES : 18
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

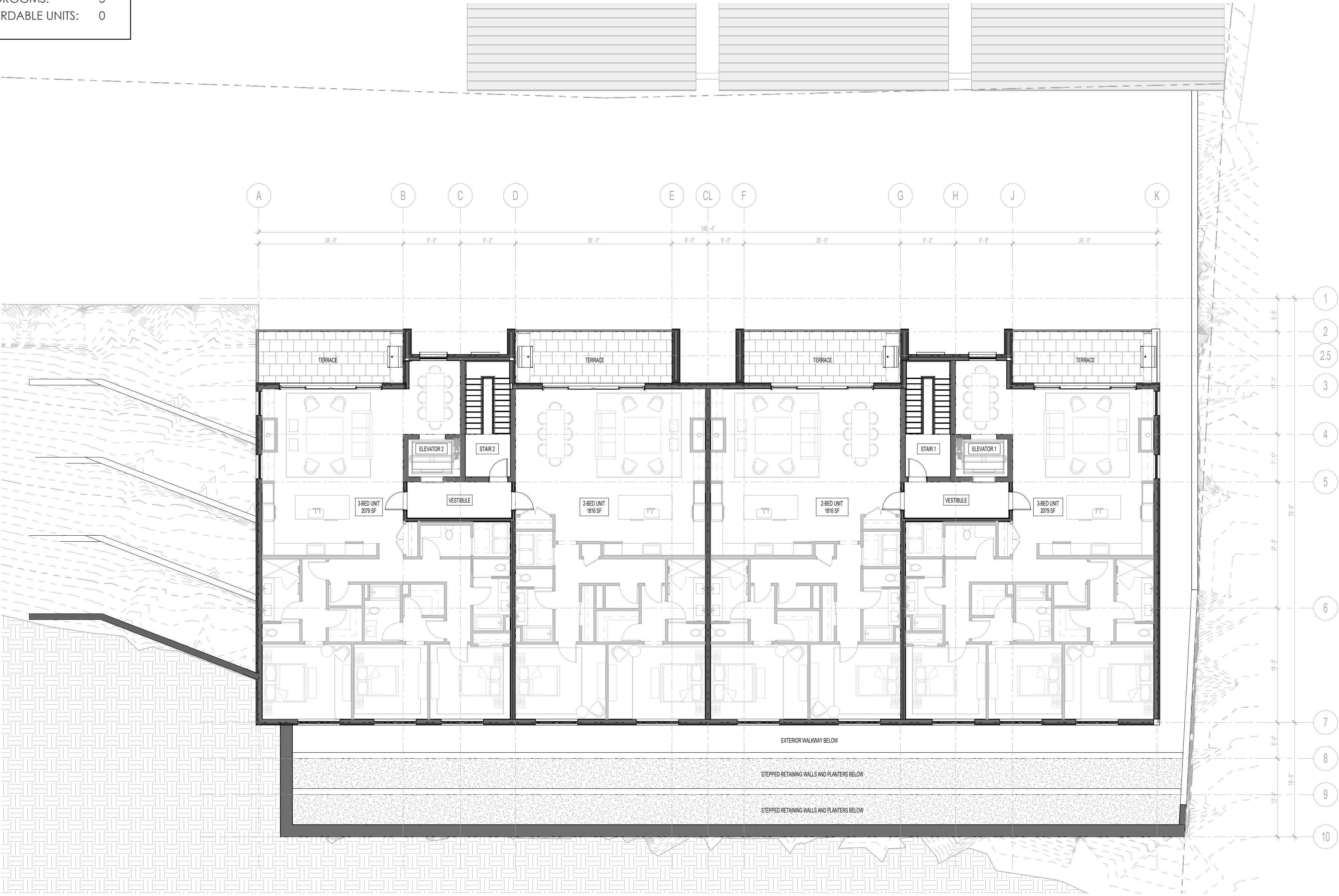


LOT 58 – SECOND FLOOR PLAN

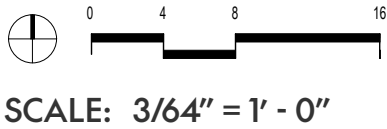


LOT 58 SUMMARY

- PARKING SPACES : 18
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0



LOT 58 – THIRD FLOOR PLAN

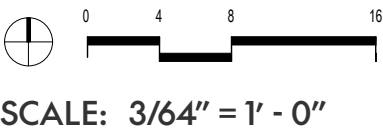


LOT 58 SUMMARY

- PARKING SPACES : 18
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0



LOT 58 – ROOF PLAN





T/ROOF 'B'
6474'-0 1/2"

T/STAIR ROOF
646'-2 1/2"

THIRD FLOOR
6454'-8"

SECOND FLOOR
6441'-10"

FIRST FLOOR
6429'-0"

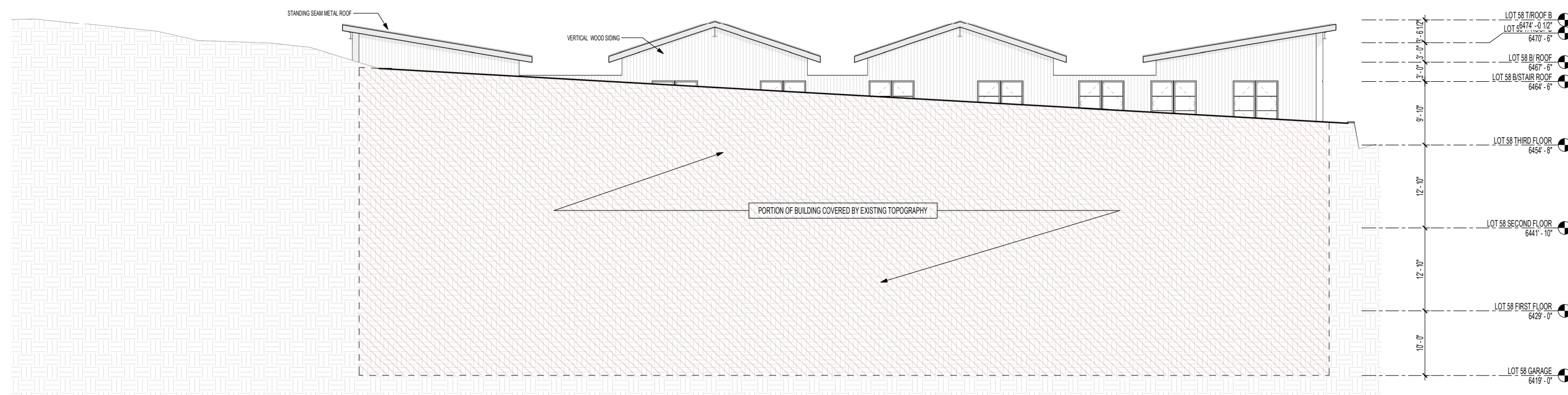
BASEMENT
6419'-0"

NORTH ELEVATION

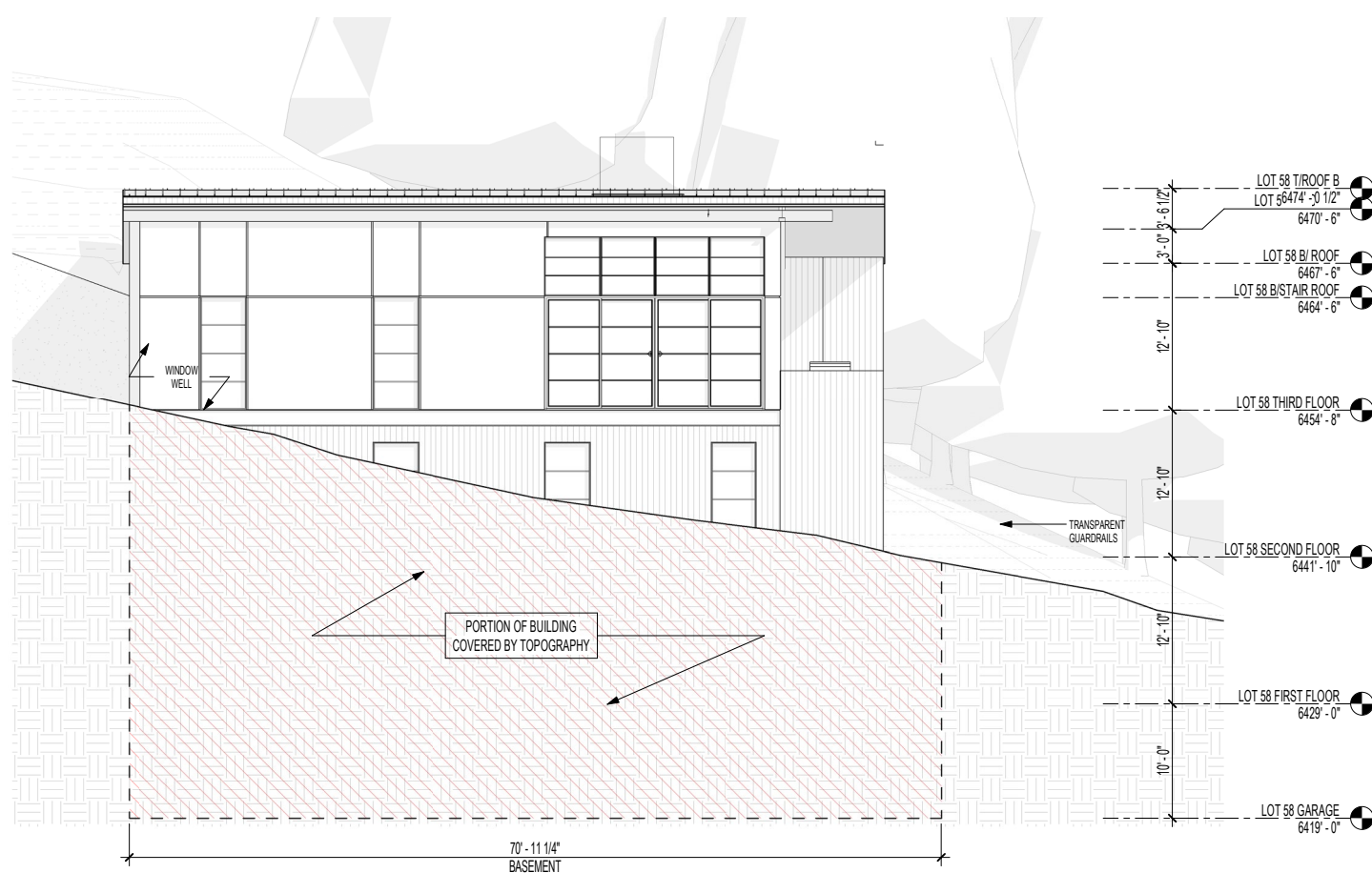
LOT 58 – RENDERED ELEVATION



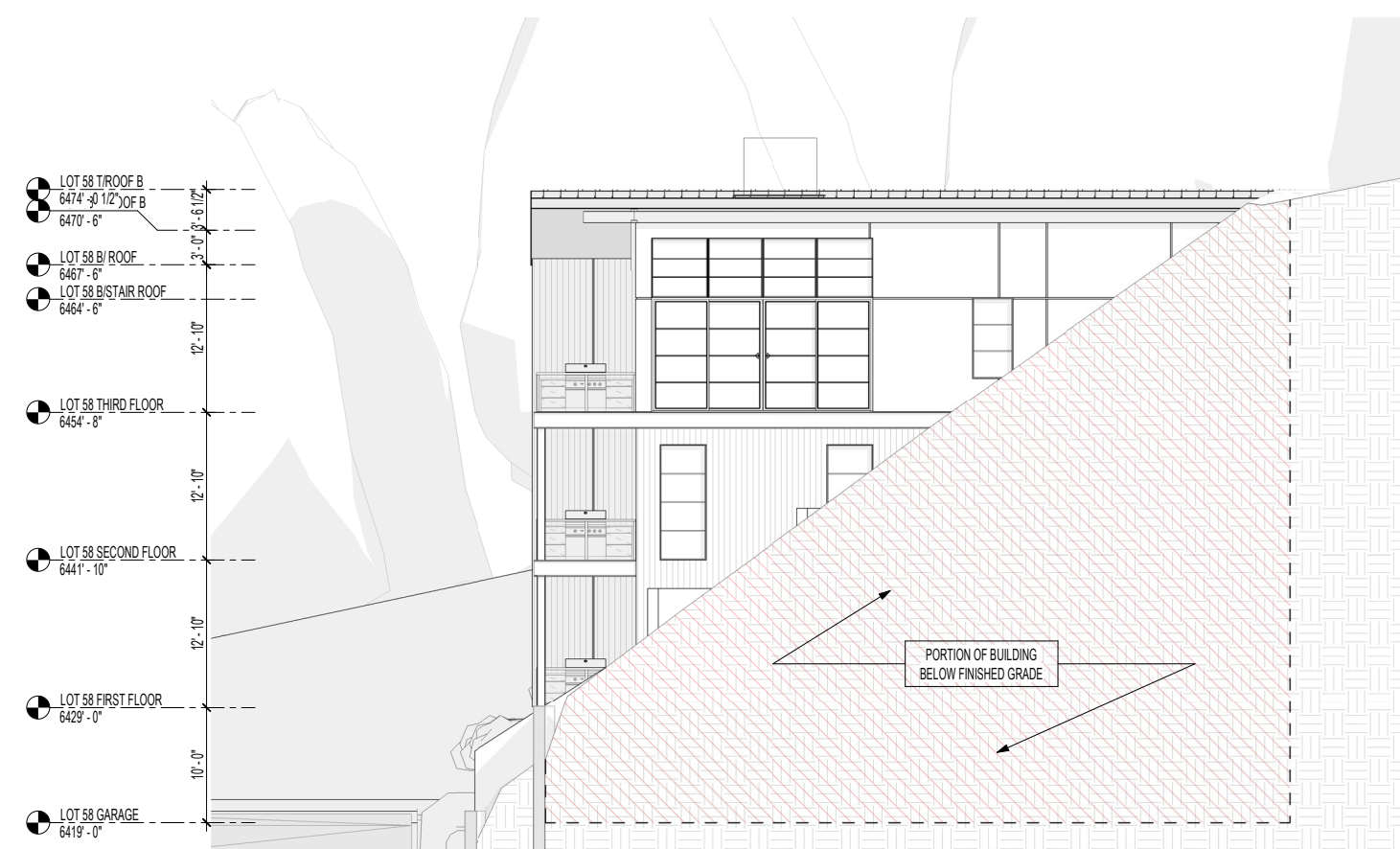
NORTH ELEVATION



SOUTH ELEVATION

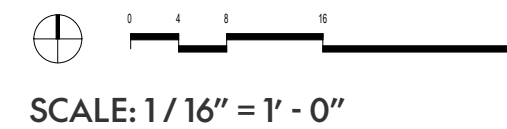


EAST ELEVATION



WEST ELEVATION

LOT 58 – ELEVATIONS





NORTHWORKS

Lot 57

PEDESTRIAN ACCESS:

At Lot 57, a central plaza between the North and South buildings creates a comfortable space for outdoor lounging. A connected sidewalk and dropoff area improve the visitor experience. The central plaza also helps to negotiate the terracing of the hillside as it slopes down from south to north, and creates opportunities for skiing in and out toward the Resort base to the west.



LEGEND

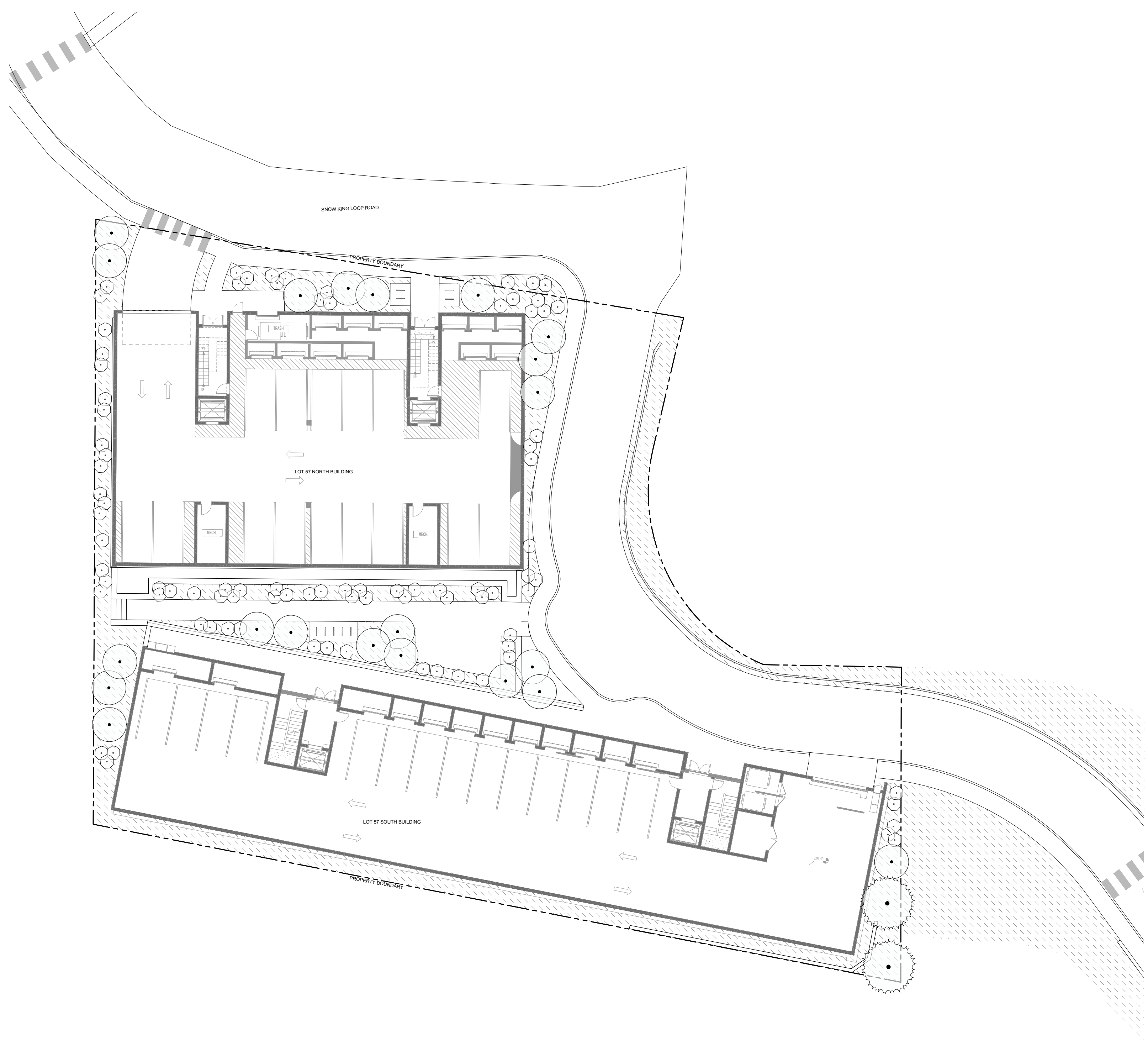
- (A) COURTYARD
- (B) ASPENS IN PLANTING
- (C) WALKWAY
- (D) SIDEWALK
- (E) VEHICULAR PULL OUT
- (F) BENCH
- (G) RETAINING WALL
- (H) STEPS
- (I) WINDOW WELL
- (J) NATIVE PLANTING

LSR CALCULATIONS

REQUIRED LSR: 3,676 SF (36,768 x .1)
PROPOSED LSR: 8,212 SF
PROPOSED LSR RATIO: .22



LOT 57 SITE PLAN - LANDSCAPE



LEGEND

	PROPERTY BOUNDARY
	ROADWAY
	RETAINING WALL
	PEDESTRIAN WALKWAYS
	STEPS
	AUTO CONCRETE
	BIKE PARKING
	PLANTERS
	OUTDOOR FURNITURE

PLANT SCHEDULE- LOT 57

TREES:

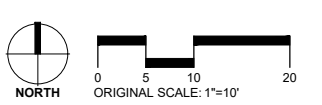
NAME	SIZE	CONT.	QTY
Quaking Aspen/ Populus tremuloides	3" Cal.	B&B	21
Colorado Spruce/ Picea pungens	14-18'	B&B	2

SHRUBS:

Native Shrubs- species TBD	5 gal	89
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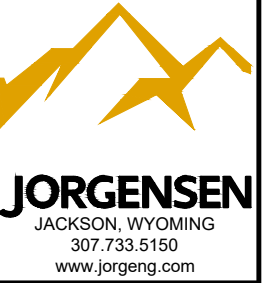
GROUND COVERS:

Native Meadow Sod	SOD	5,600 SF
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LOT 57 PLANTING PLAN

P:\2023\2023 Bear Development - Snow King Units 53, 57, 58\1 Civil Design\CAD - Exhibits\lot 57.dwg
Ver. 1.0.0
Printed by SKRMA on May 21, 2024, 4:53pm



PROJECT TITLE:
BEAR DEVELOPMENT - SNOW KING
LOTS 53, 57 & 58

SHEET TITLE:
LOT 57 SITE PLAN

DESIGNED BY:	SS
REVIEWED BY:	JL
PLAN VERSION	DATE
DRC	2024.03.25
DRC UPDATE	2024.04.09
SKRMA REVIEW	2024-05-21

PROJECT NUMBER
23072.11

SHEET
EXHIBIT

SUMMARY

NORTH BUILDING

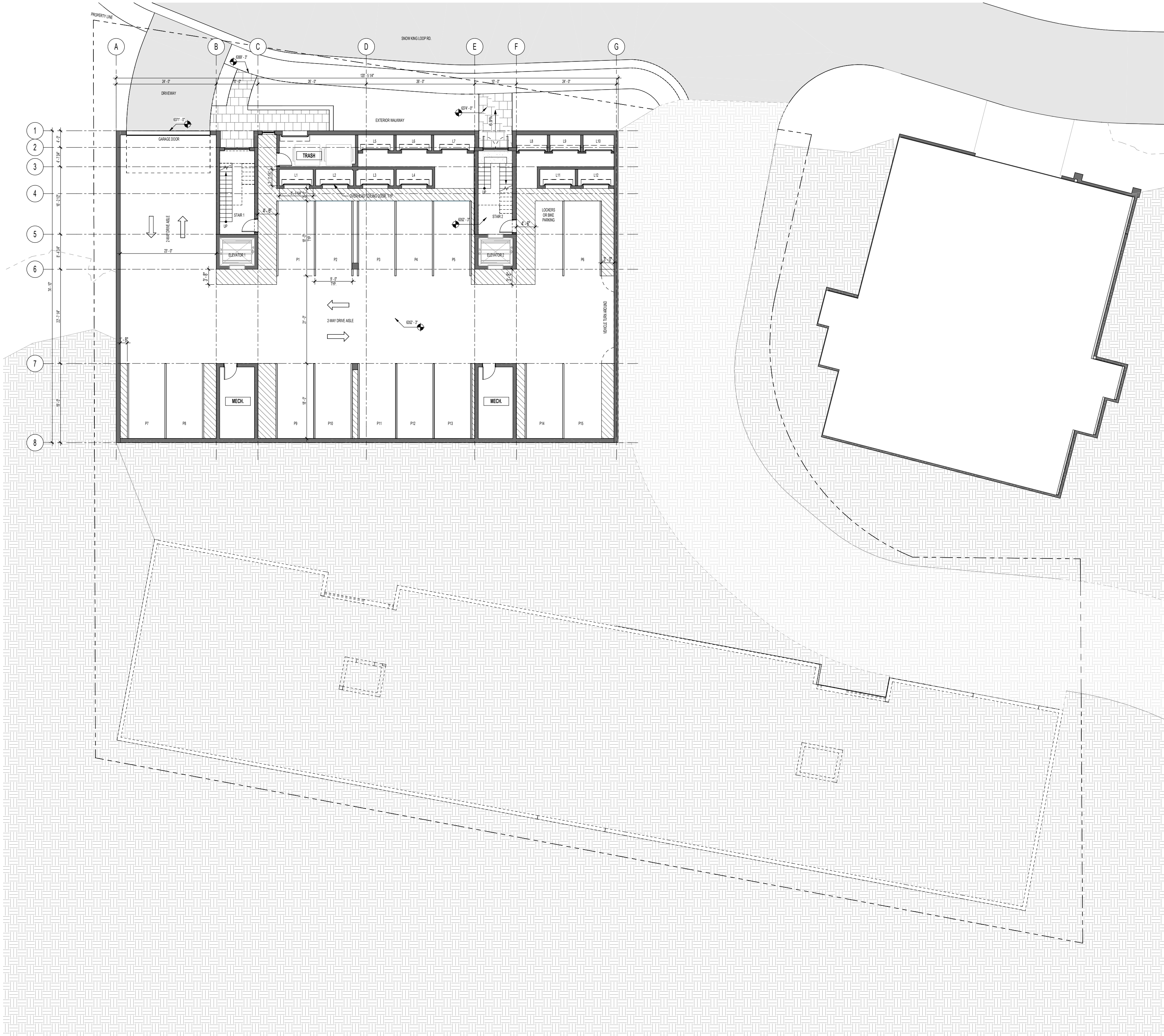
- PARKING SPACES : 15
- 2-BEDROOMS: 12

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 4
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 3

57 NORTH:
BASEMENT

57 SOUTH:
SUBGRADE



SUMMARY

NORTH BUILDING

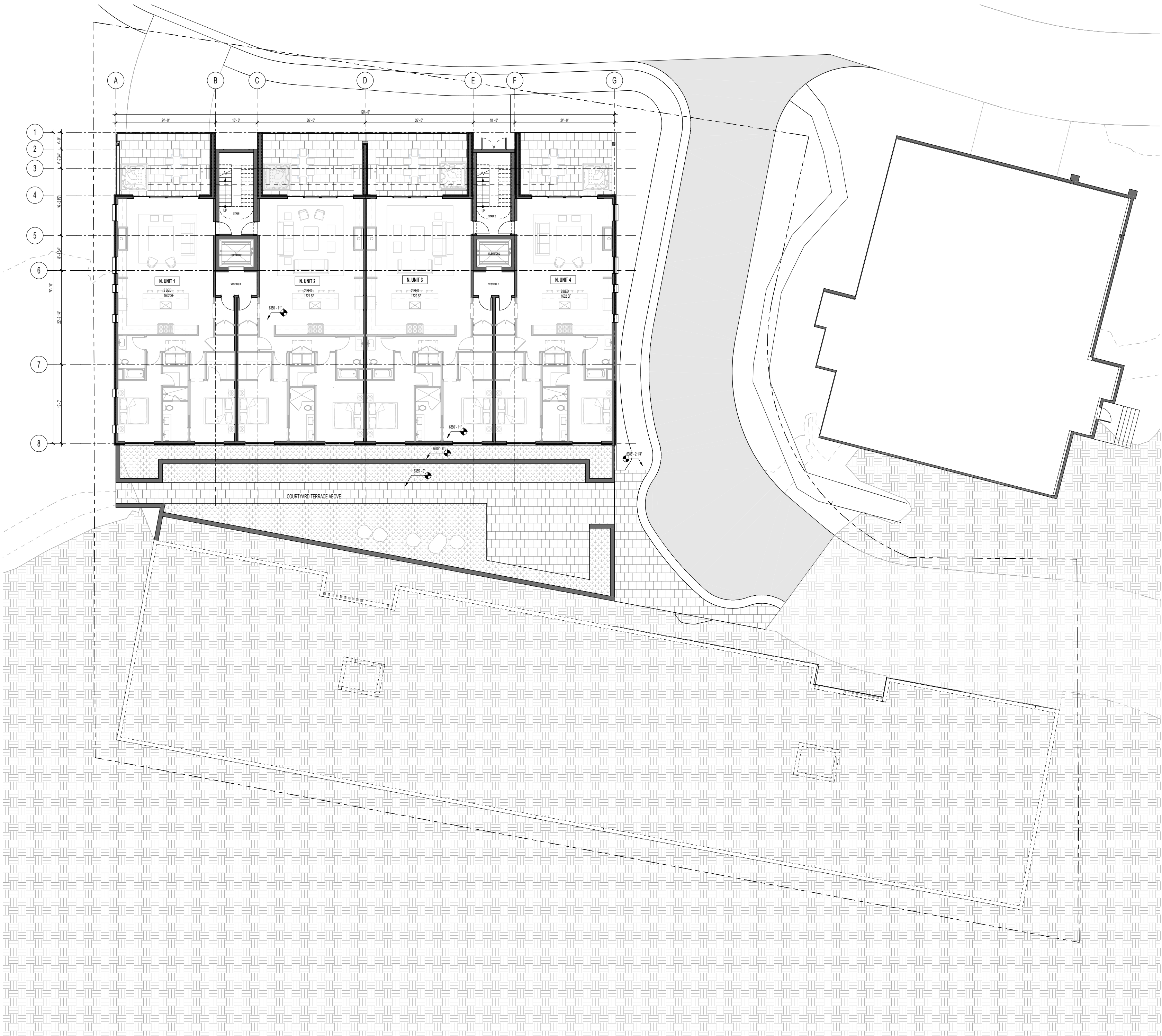
- PARKING SPACES : 15
- 2-BEDROOMS: 12

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 4
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 3

57 NORTH:
LEVEL 1

57 SOUTH:
SUBGRADE



SUMMARY

NORTH BUILDING

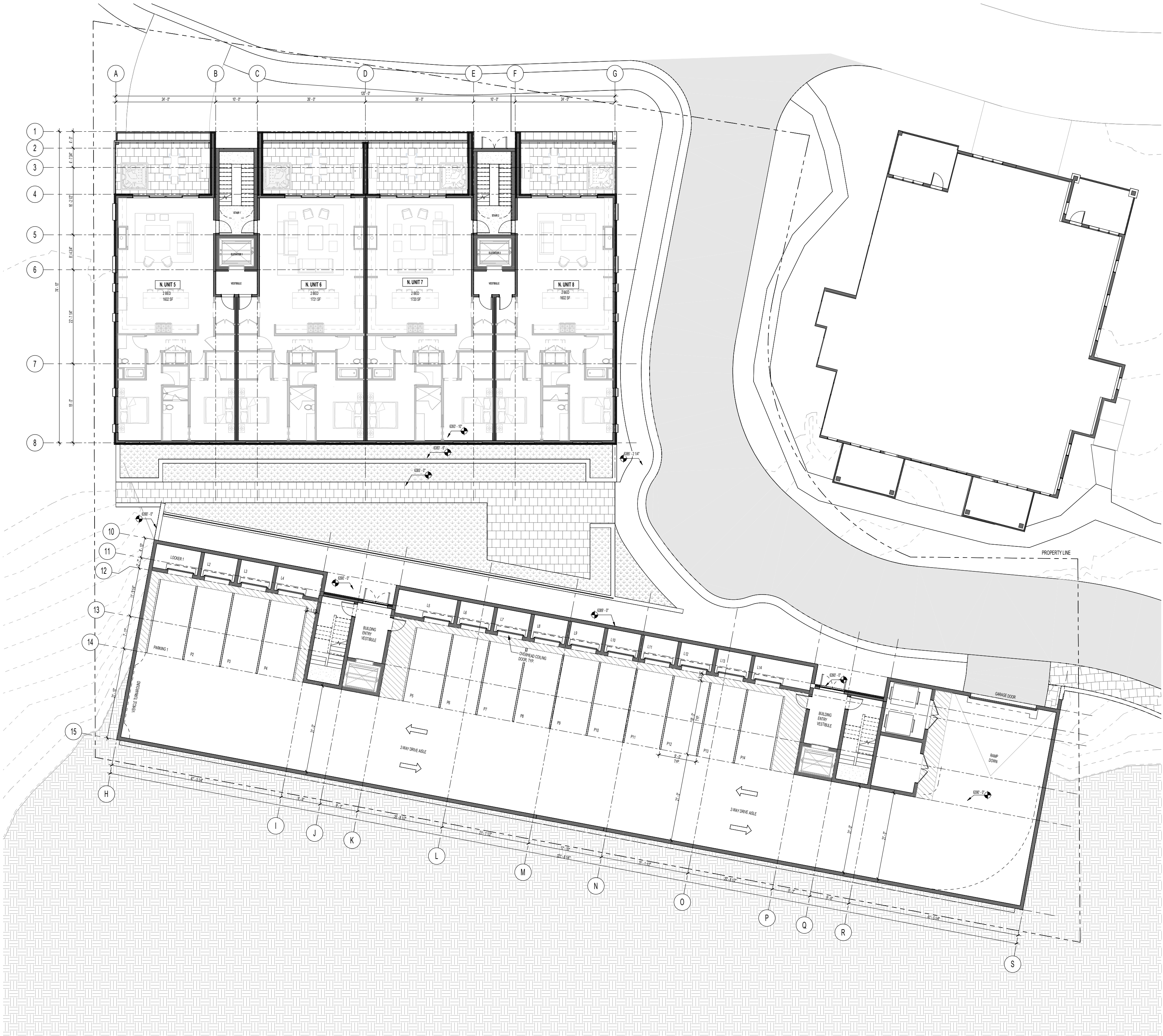
- PARKING SPACES : 15
- 2-BEDROOMS: 12

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 4
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 3

57 NORTH:
LEVEL 2

57 SOUTH:
BASEMENT



SUMMARY

NORTH BUILDING

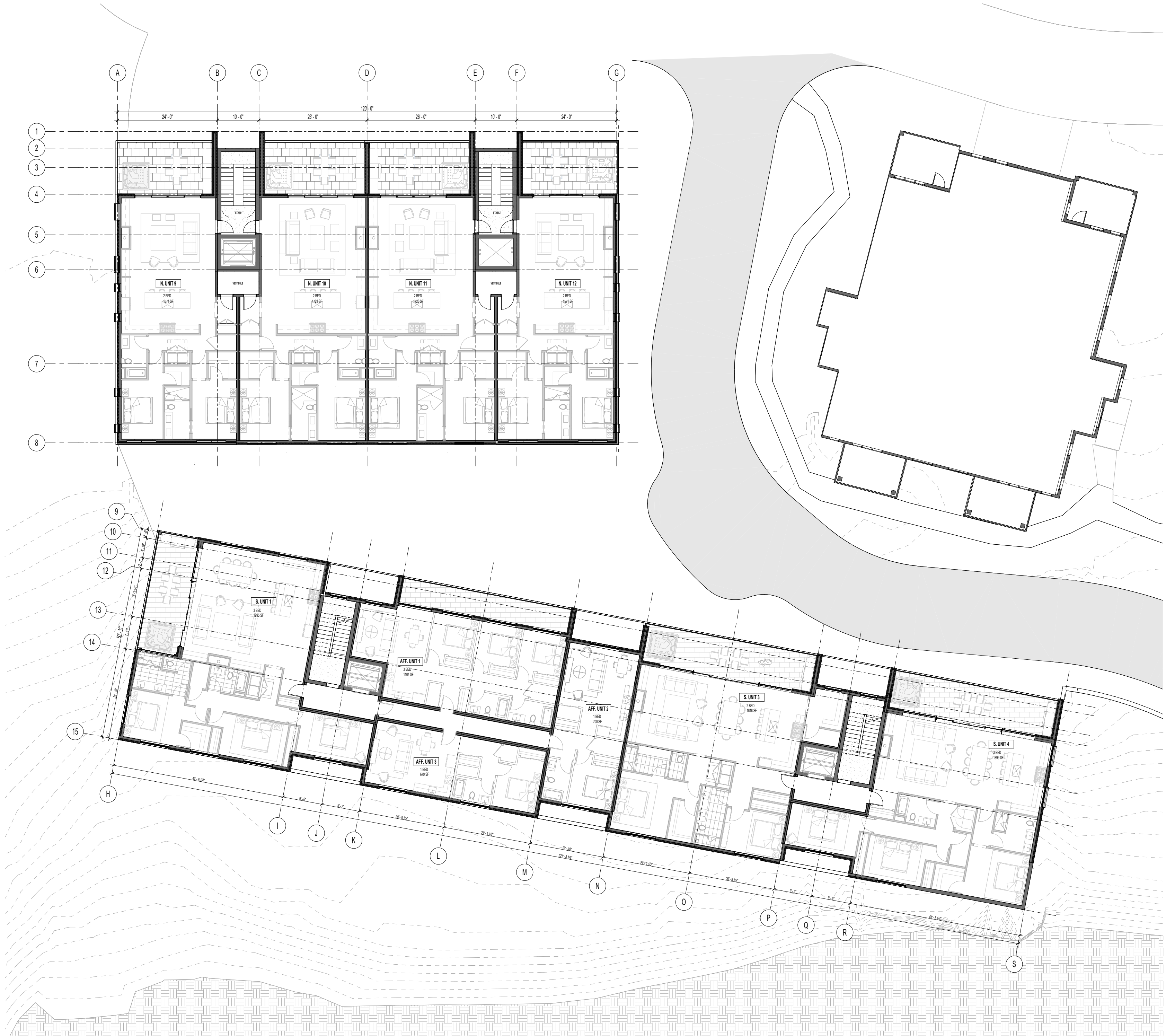
- PARKING SPACES : 15
- 2-BEDROOMS: 12

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 4
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 3

57 NORTH:
LEVEL 3

57 SOUTH:
LEVEL 1



SUMMARY

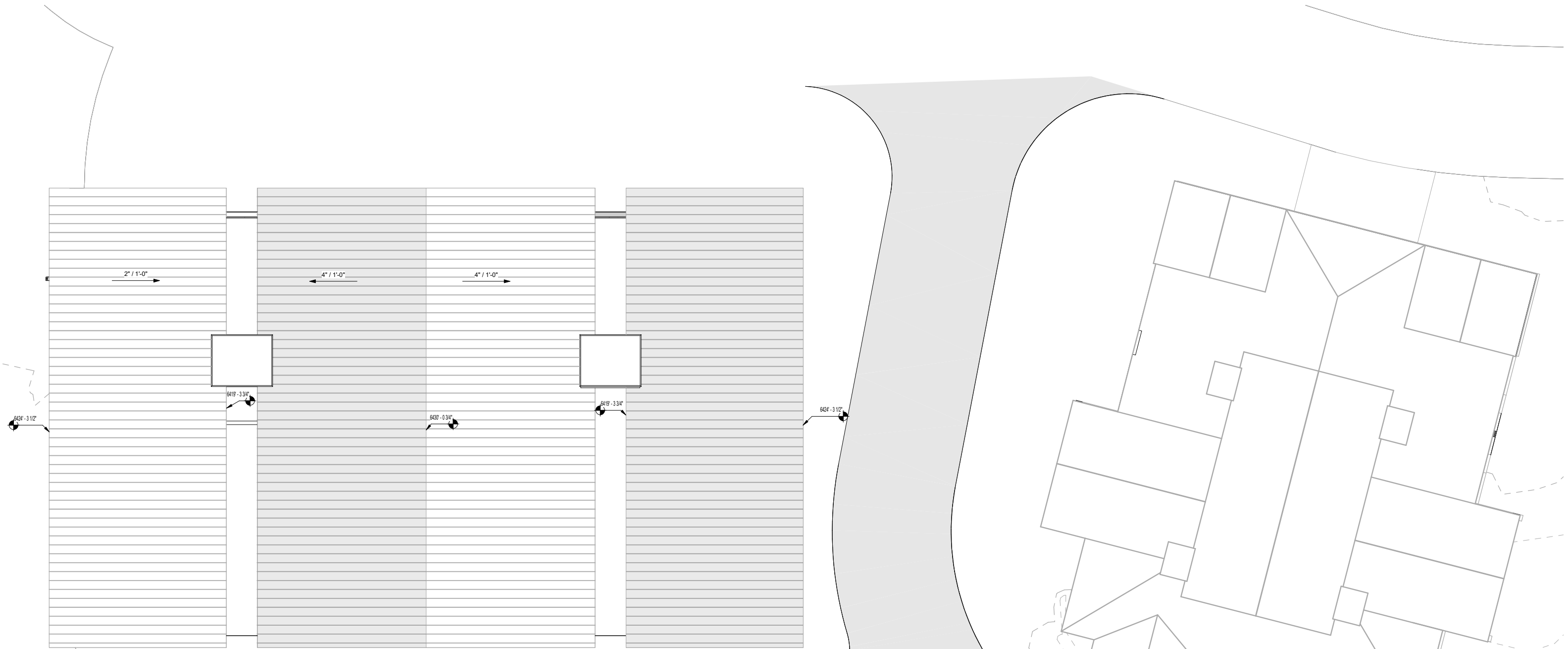
NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 12

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 4
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 3

57 NORTH:
ROOF



57 SOUTH:
LEVEL 2



SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 12

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 4
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 3

57 NORTH:
ROOF BELOW

57 SOUTH:
LEVEL 3

SUMMARY

NORTH BUILDING

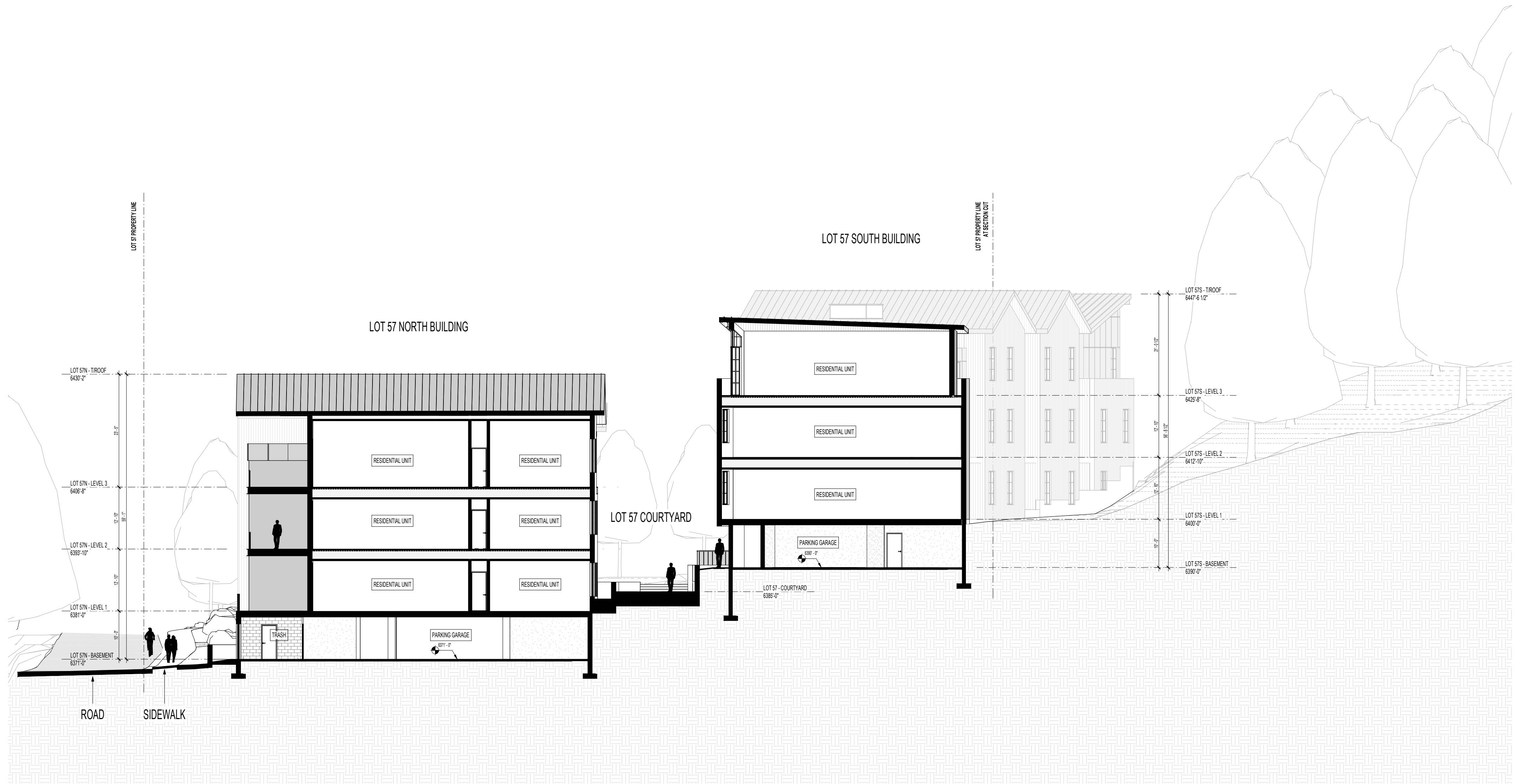
- PARKING SPACES : 15
- 2-BEDROOMS: 12

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 4
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 3

57 NORTH:
ROOF BELOW

57 SOUTH:
ROOF



SITE SECTION THROUGH LOT 57 NORTH & SOUTH, LOOKING EAST



T/ROOF
6430'-2 1/4"

B/ROOF
6419'-6"

THIRD FLOOR
6406'-8"

SECOND FLOOR
6393'-10"

FIRST FLOOR
6381'-0"

BASEMENT
6371'-0"

NORTH ELEVATION

LOT 57 NORTH - RENDERED ELEVATION



T/ROOF
6447'-6 1/2"

T/STAIR ROOF
6435'-6"

THIRD FLOOR
6425'-8"

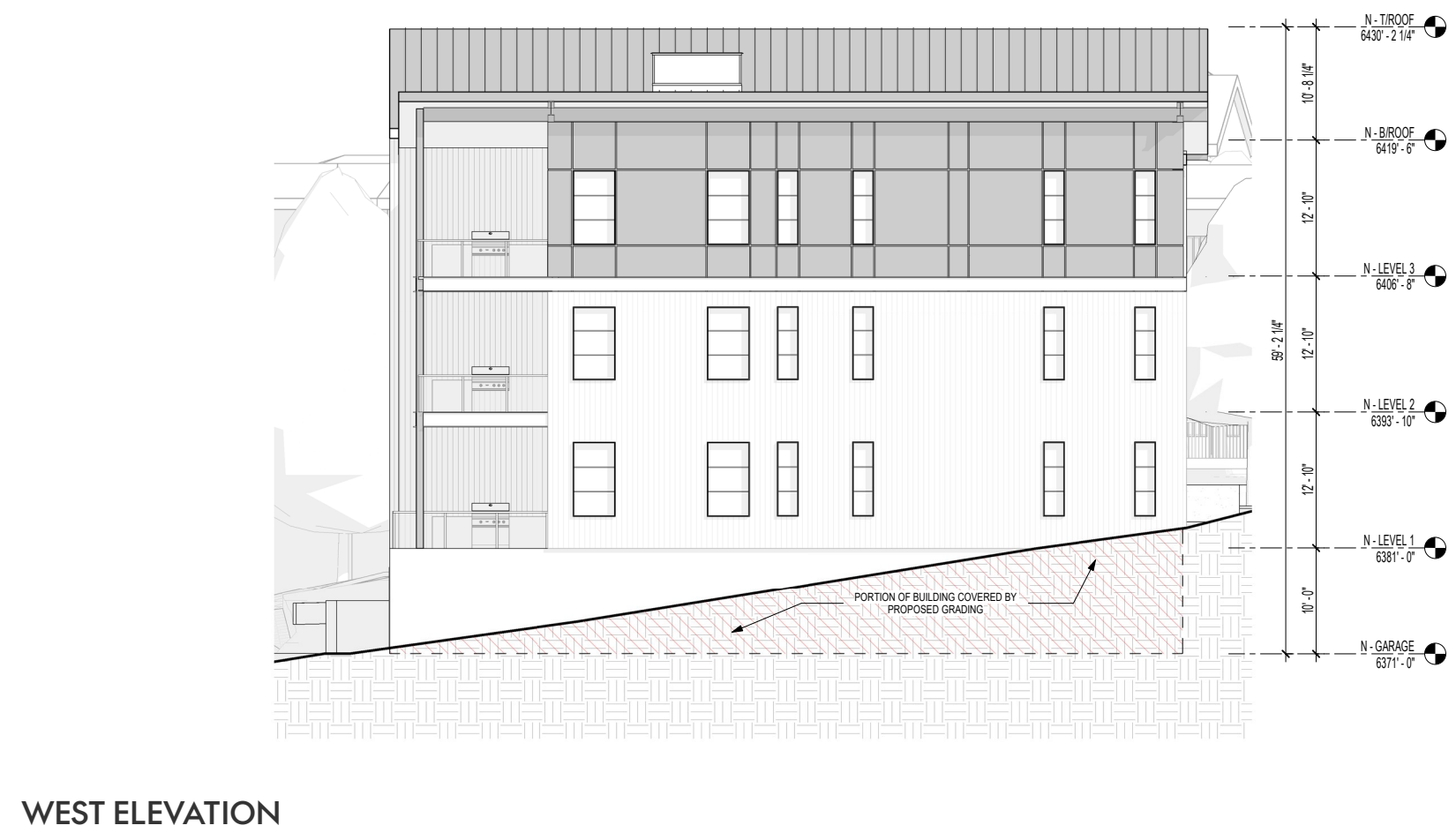
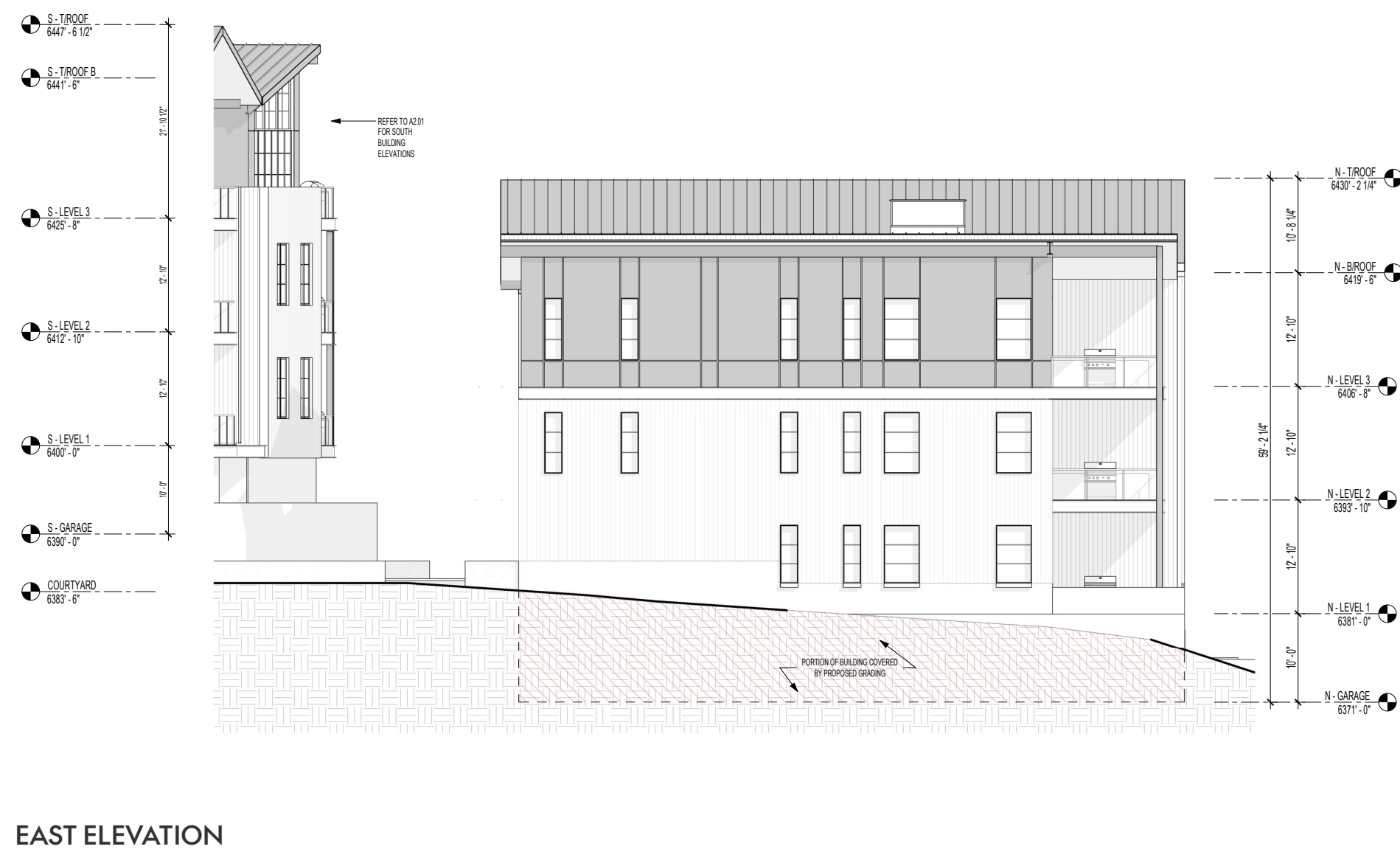
SECOND FLOOR
6412'-10"

FIRST FLOOR
6400'-0"

BASEMENT
6390'-0"

NORTH ELEVATION

LOT 57 SOUTH – RENDERED ELEVATION



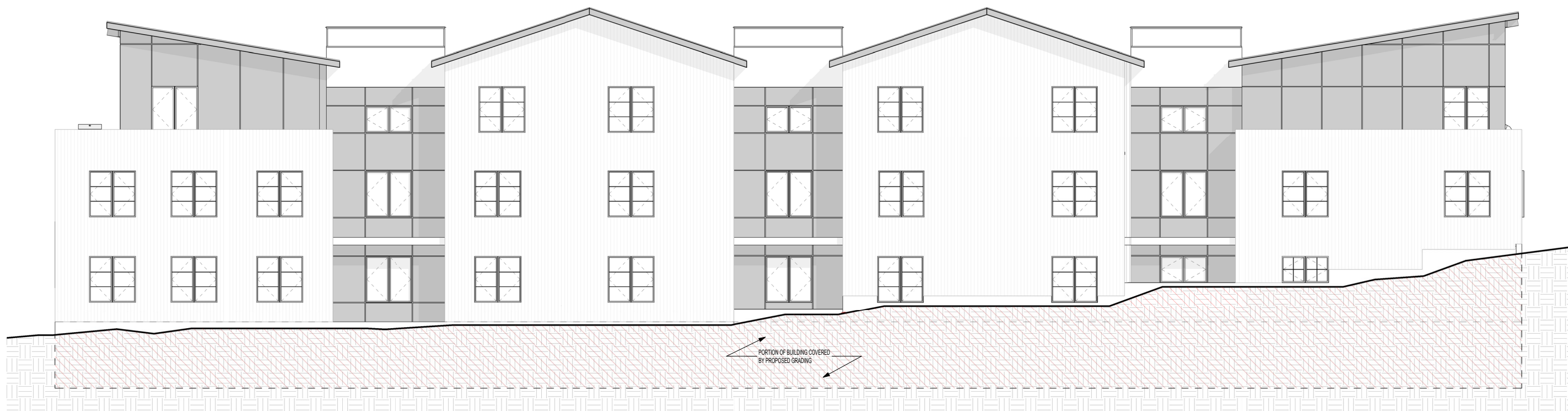
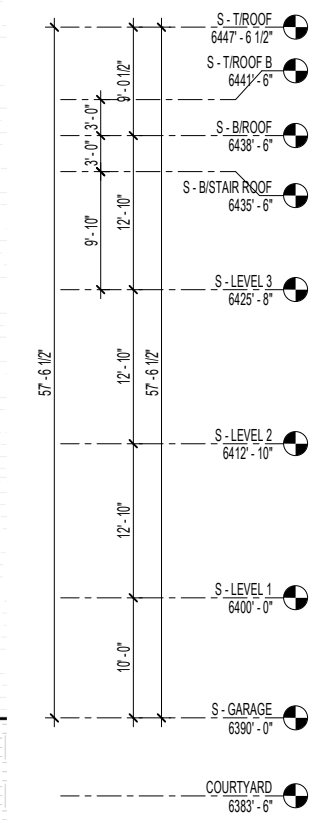
LOT 57 NORTH BUILDING – ELEVATIONS



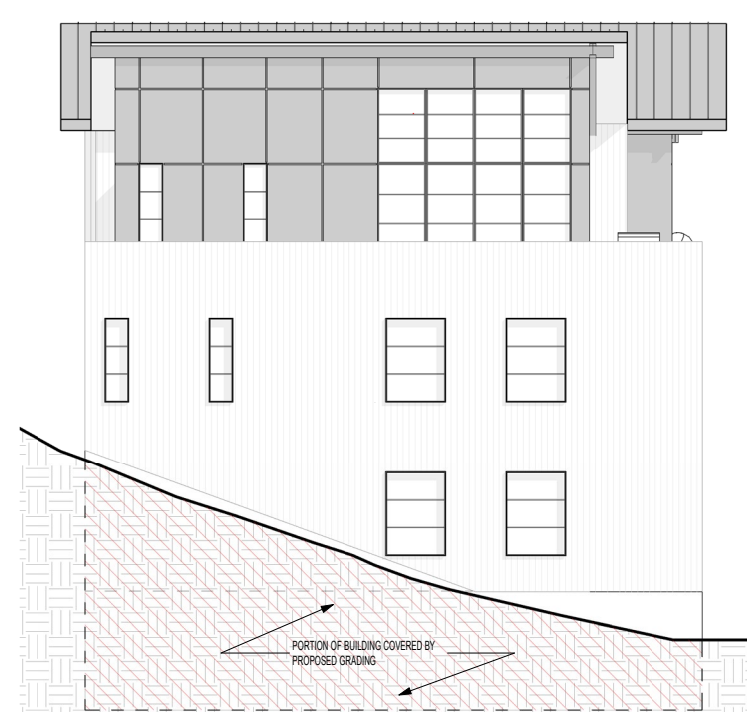
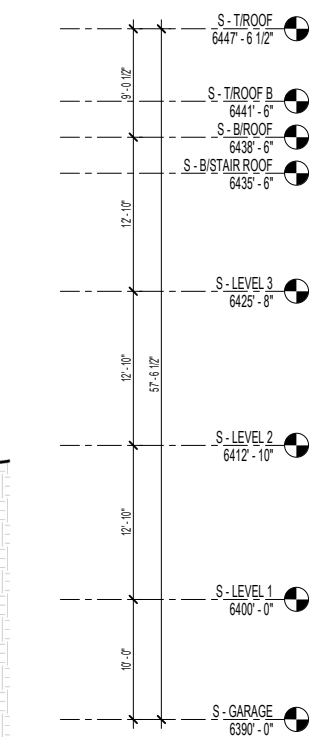
SCALE: 1/16" = 1' - 0"



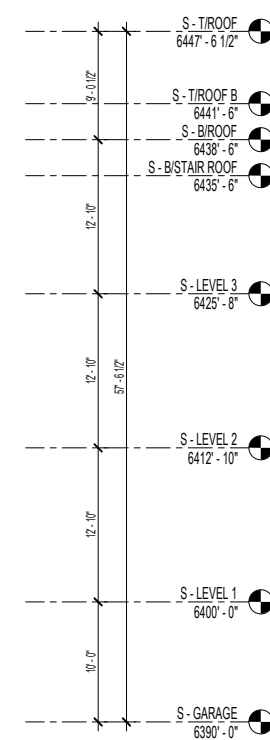
NORTH ELEVATION



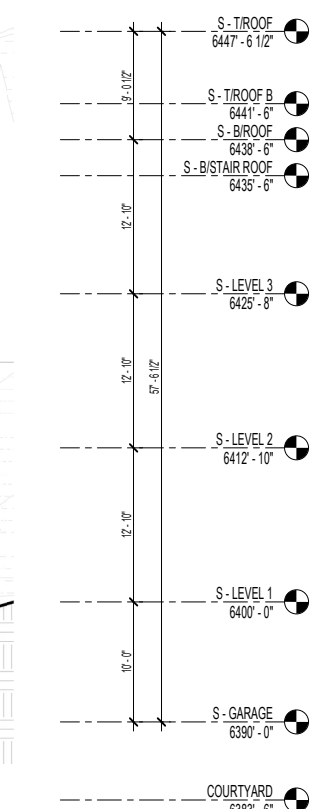
SOUTH ELEVATION



EAST ELEVATION



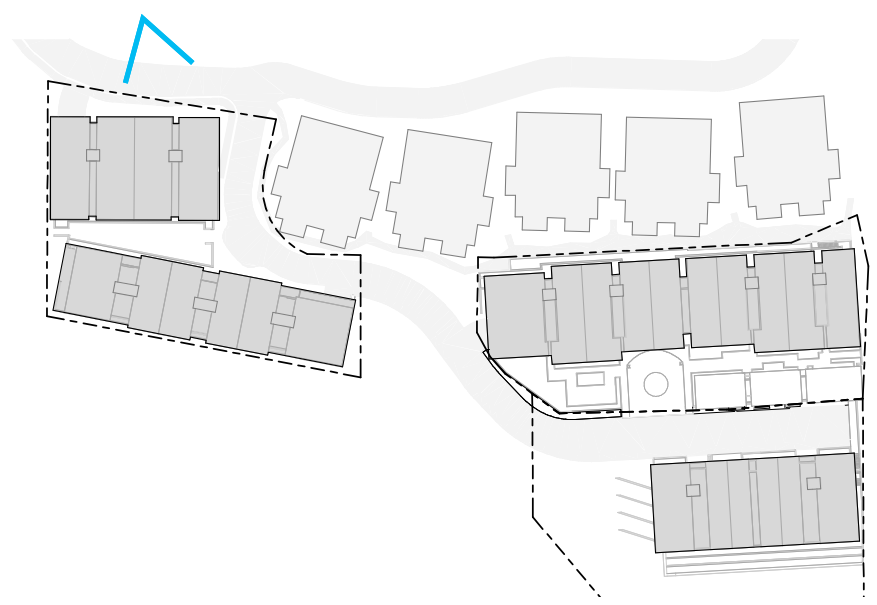
WEST ELEVATION





NORTHWORKS

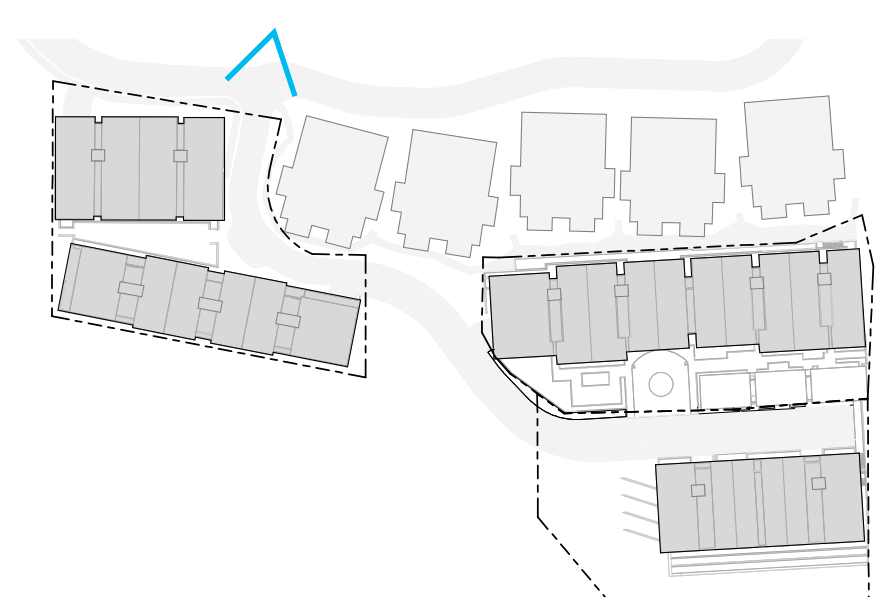
Overall Renderings



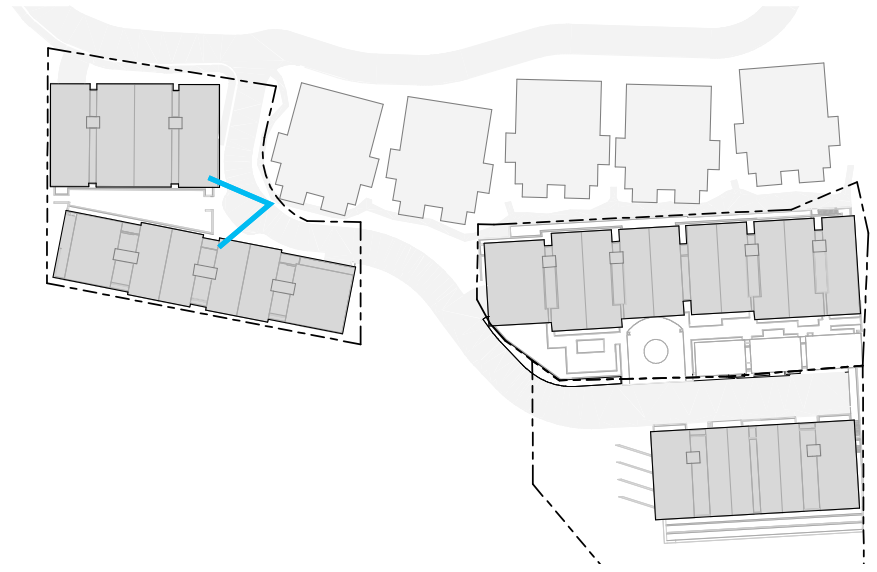
FULL SITE AERIAL



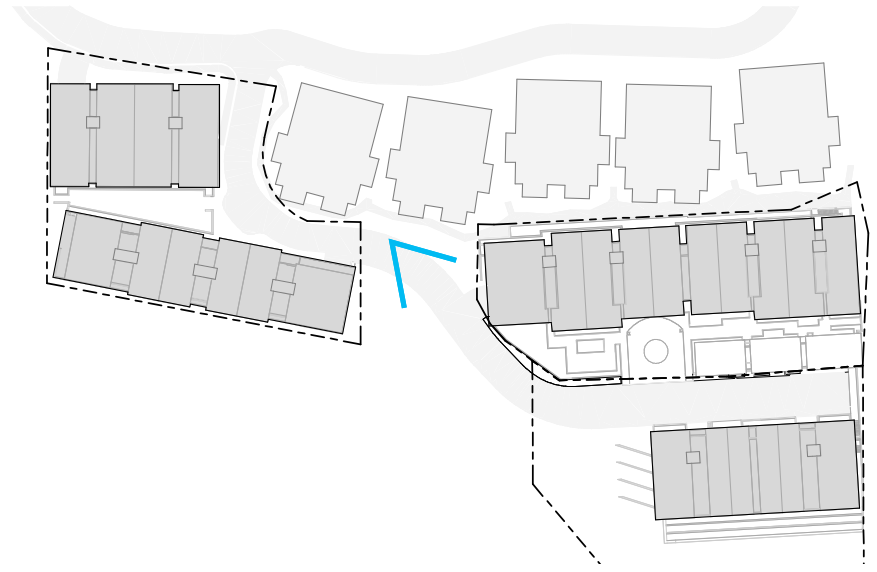
LOT 57 NORTH APPROACH



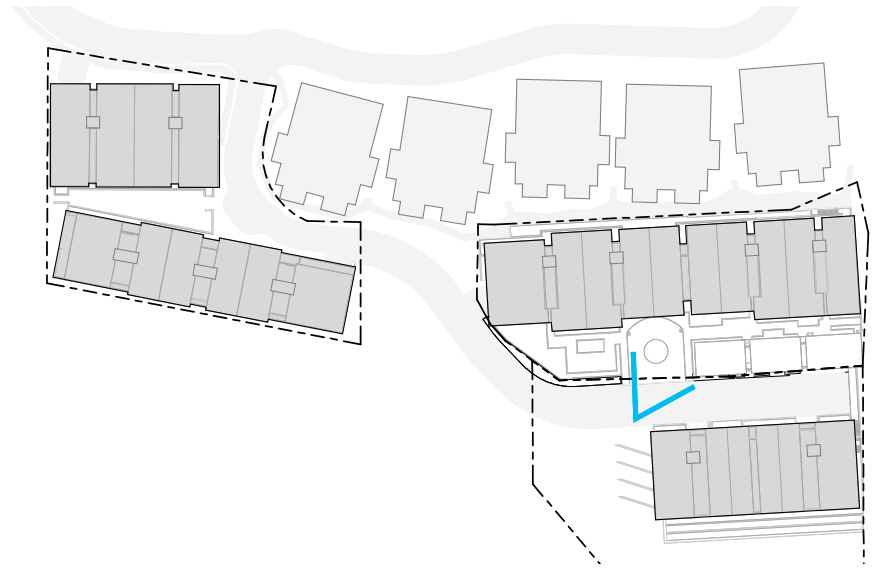
VIEW OF LOT 57 NORTH & 57 SOUTH BEYOND



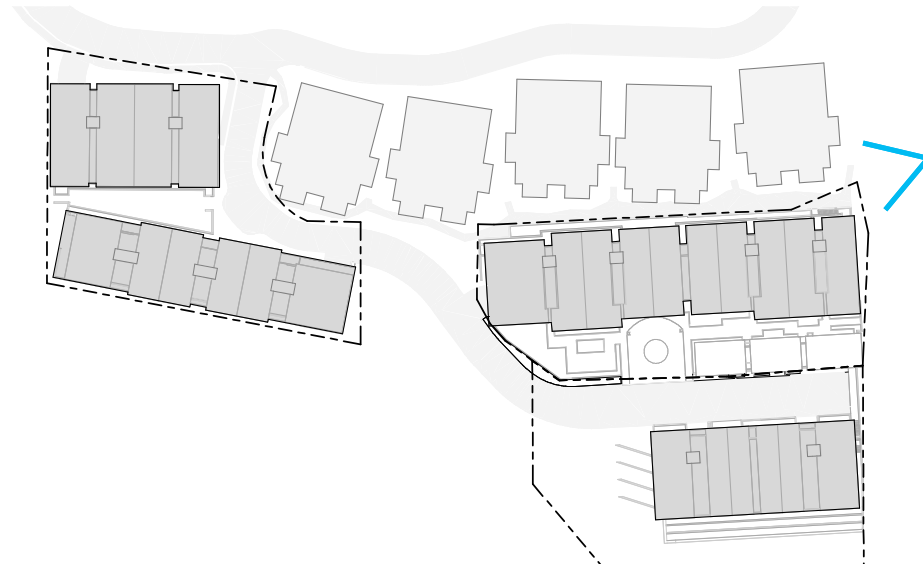
LOT 57 COURTYARD



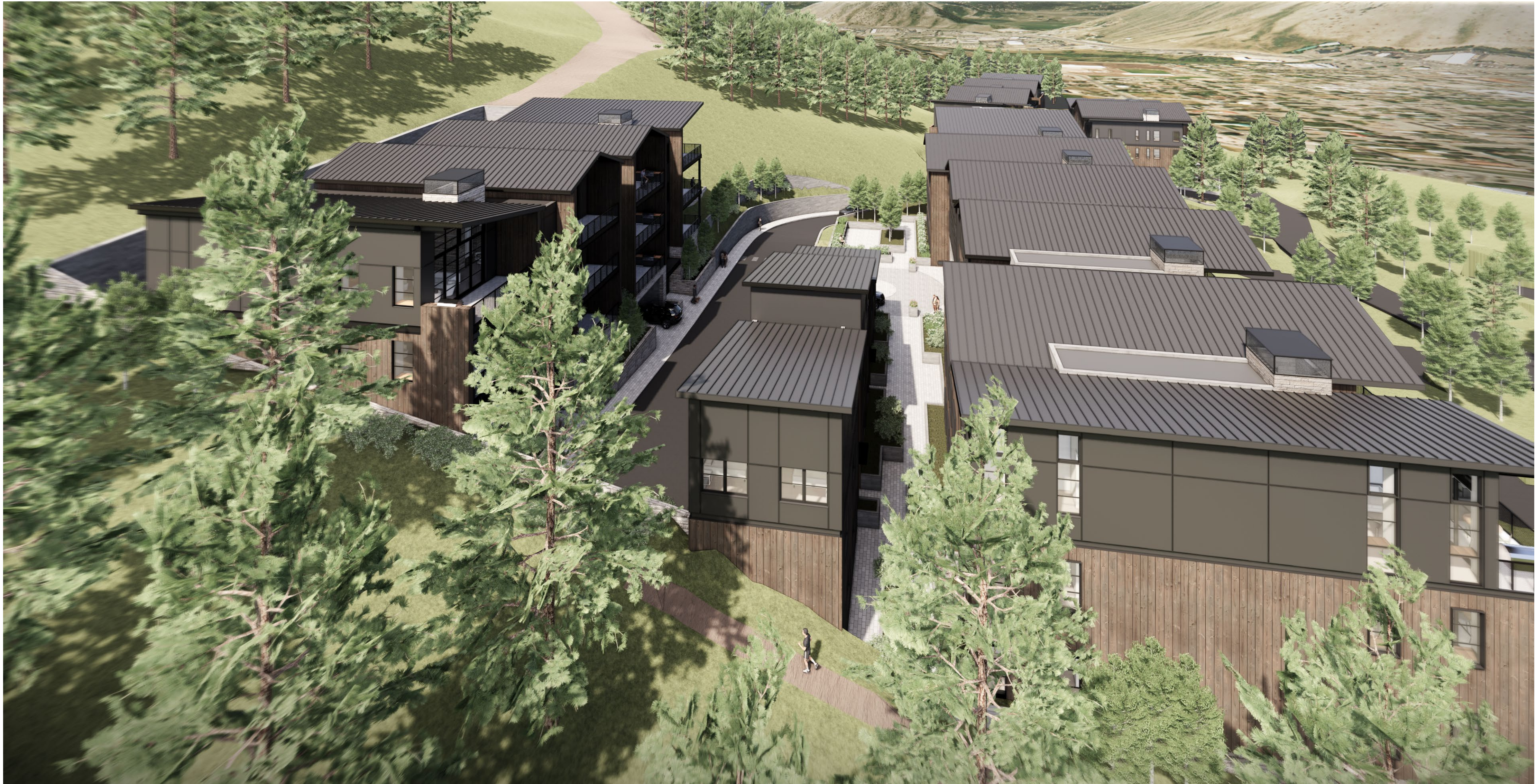
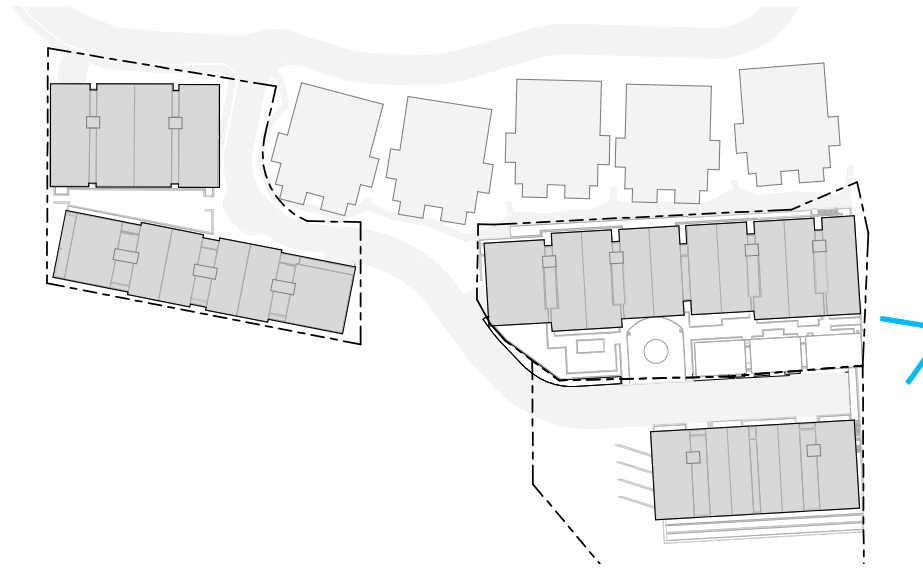
LOT 53 APPROACH & GARAGE ENTRY



LOT 53 MAIN ENTRY & VEHICULAR DROPOFF



VIEW OF LOVE RIDGE CONDOS & LOT 53

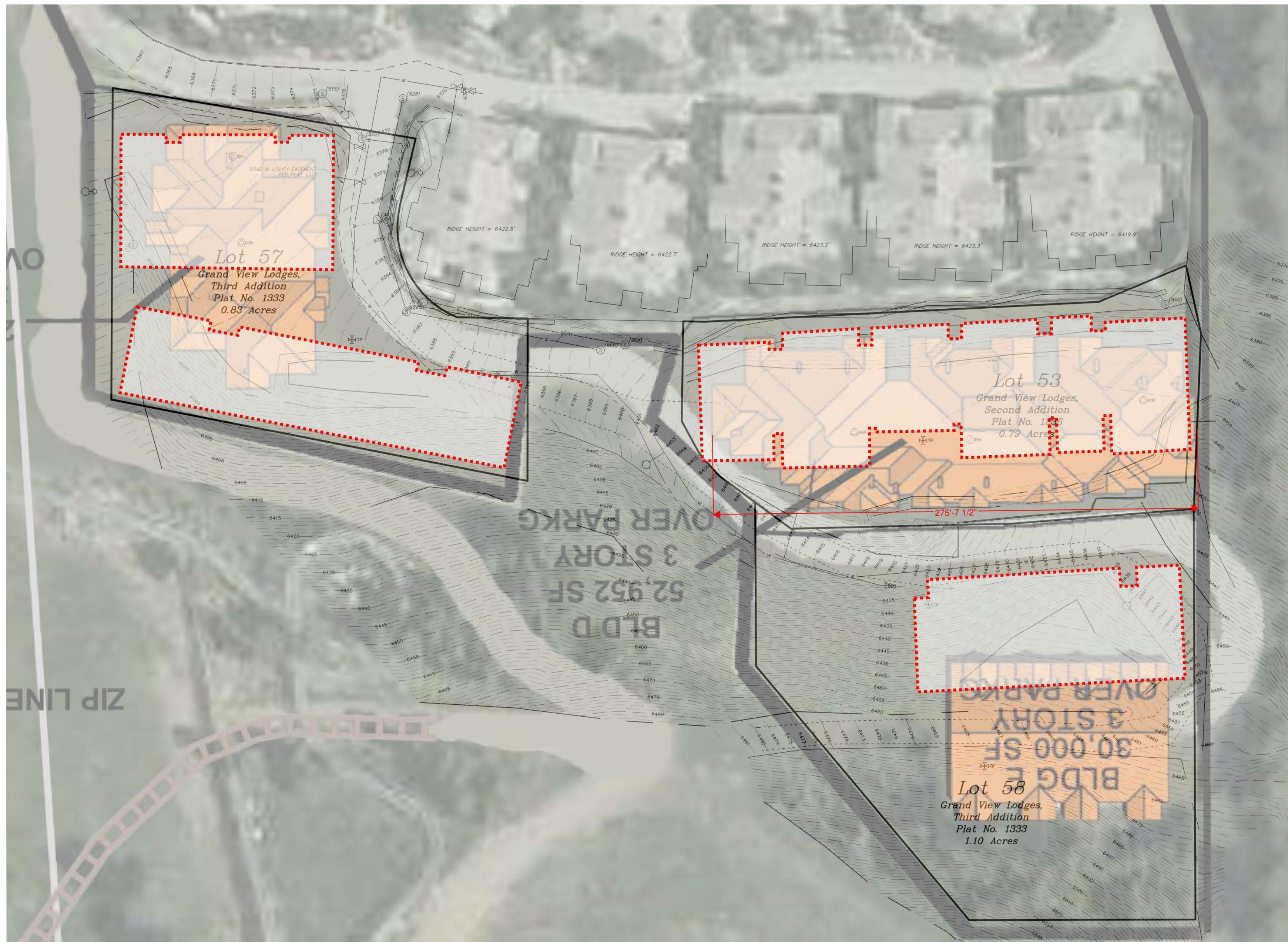


EAST AERIAL VIEW OF LOT 53 & 58

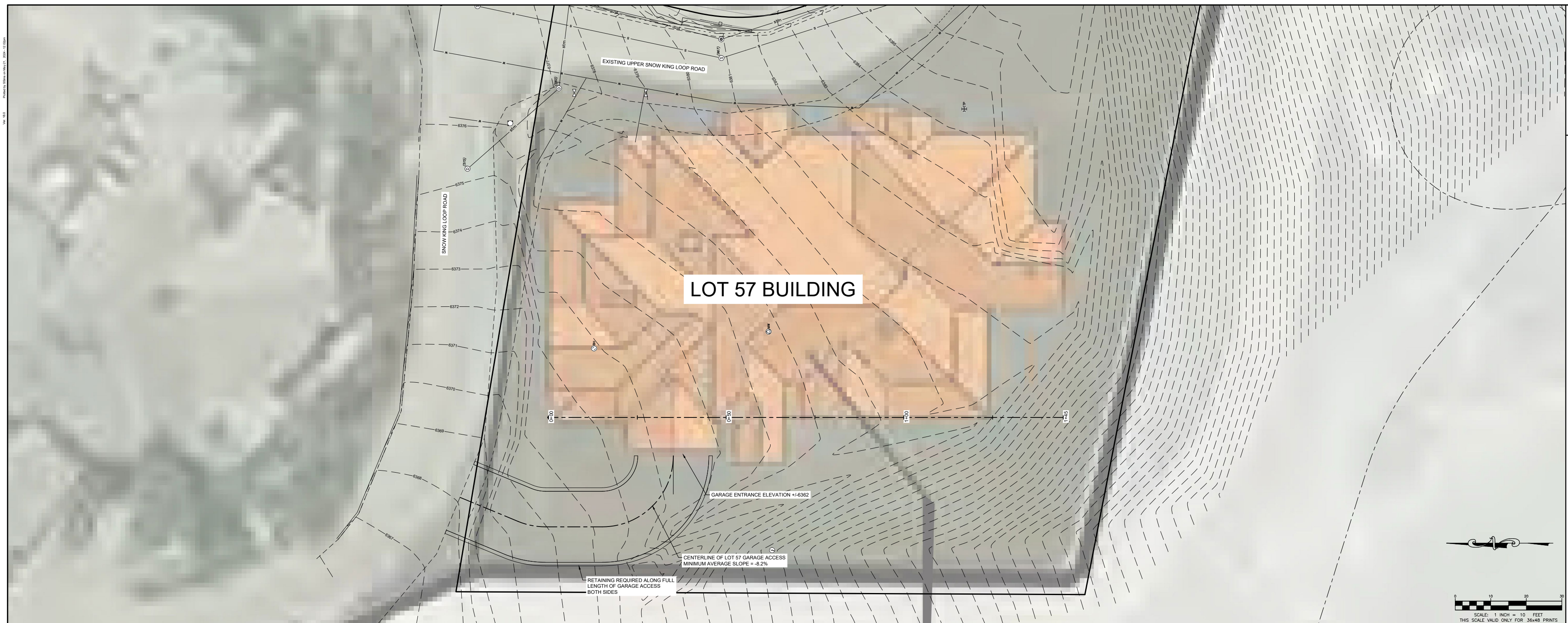


NORTHWORKS

Master Plan Comparison Diagrams



SITE PLAN OVERLAY – MASTER PLAN & NEW PROPOSAL

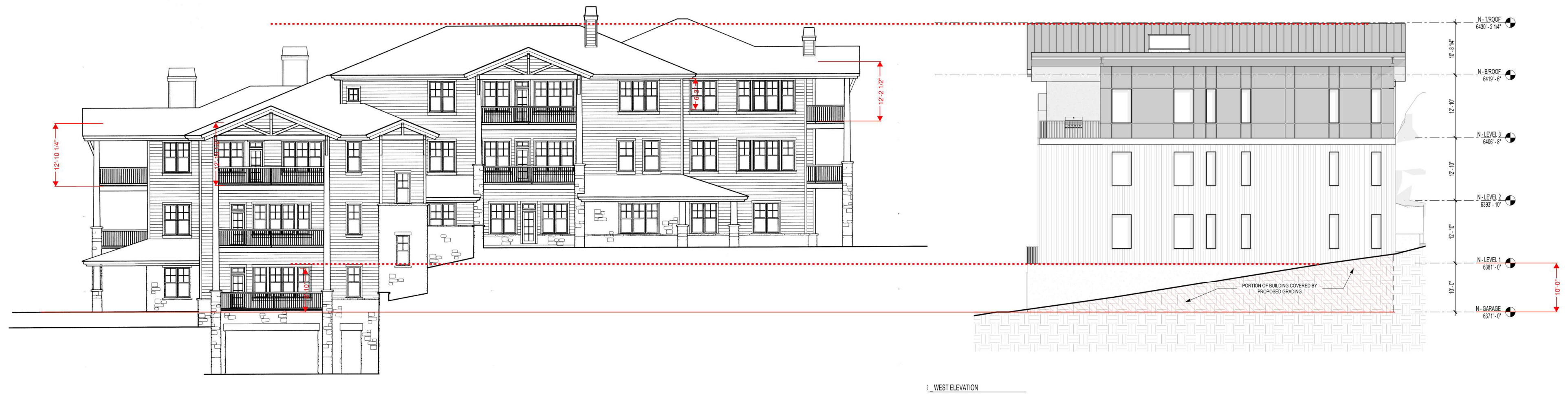
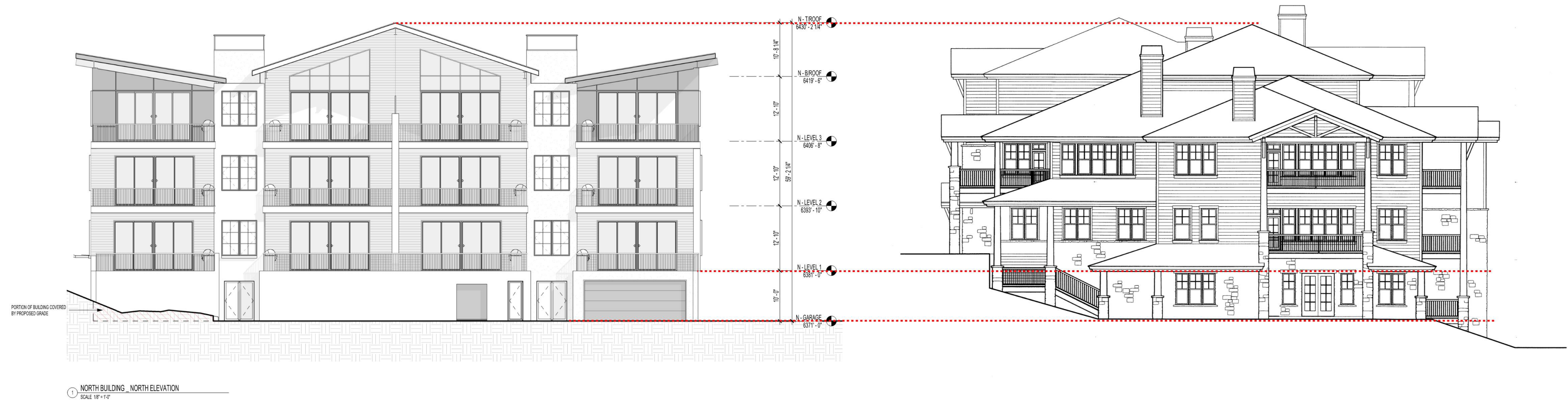


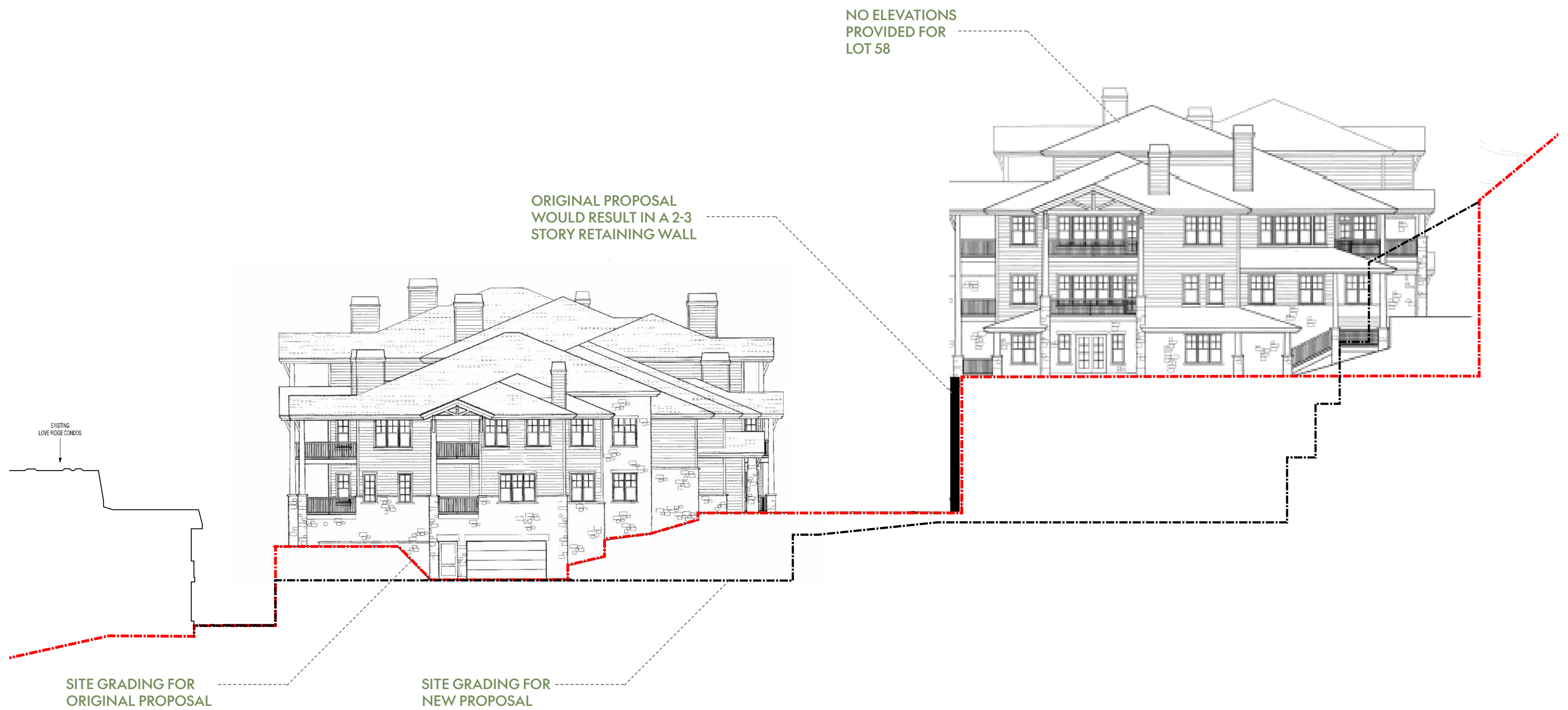


① EXTERIOR ELEVATION - NORTH
SCALE 1/8\"/>



LOT 53 – MASTER PLAN VS. NEW PROPOSAL – NORTH AND WEST ELEVATION FACADES





LOT 53 AND LOT 58 - SITE SECTION

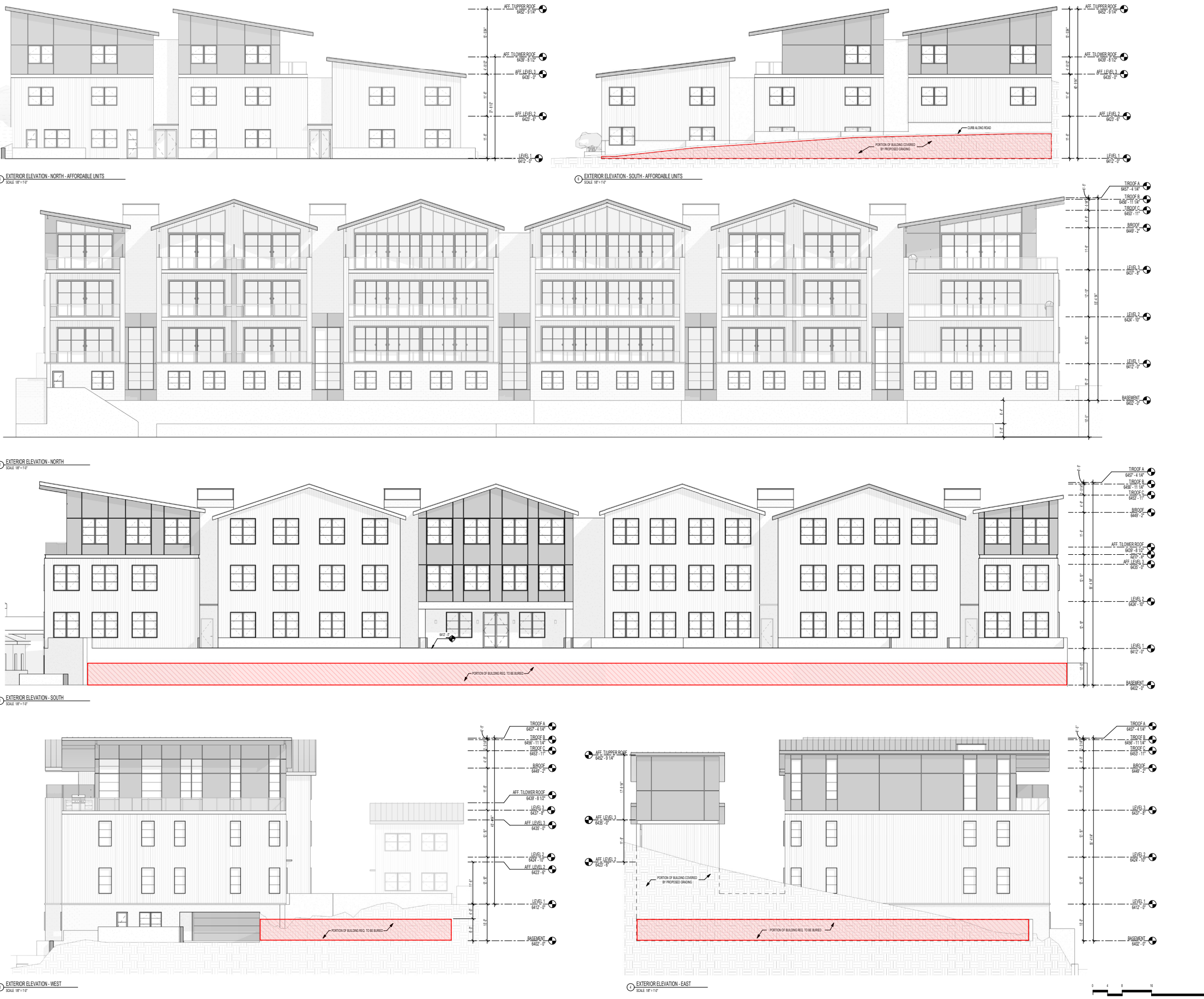


NORTHWORKS

Basement Definition

BASEMENT DEFINITION

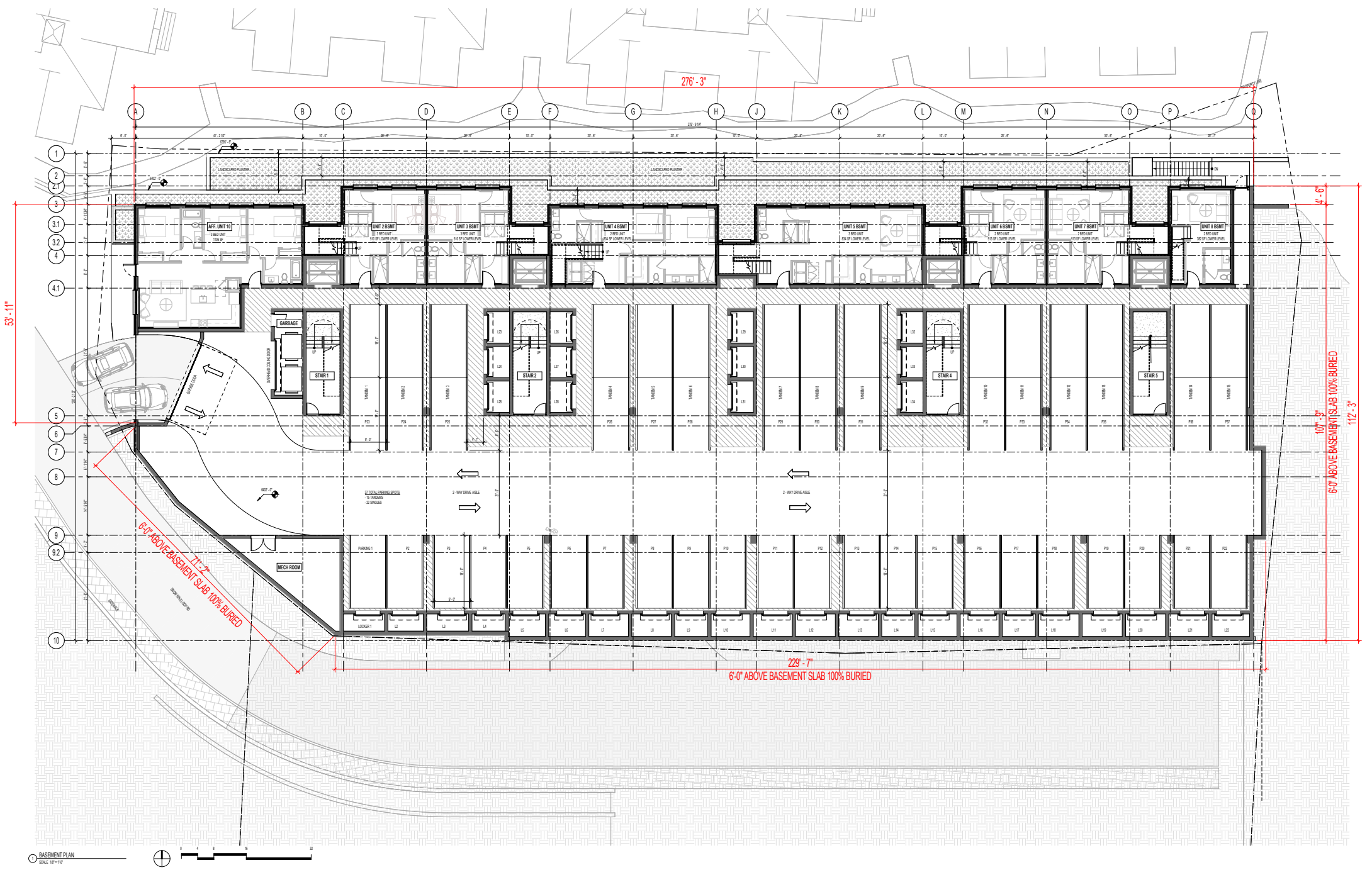
NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN TO BE EXPOSED (6'-0" FROM T/BASEMENT SLAB TO BE UNDERGROUND).



LOT 53 BASEMENT CALCULATIONS

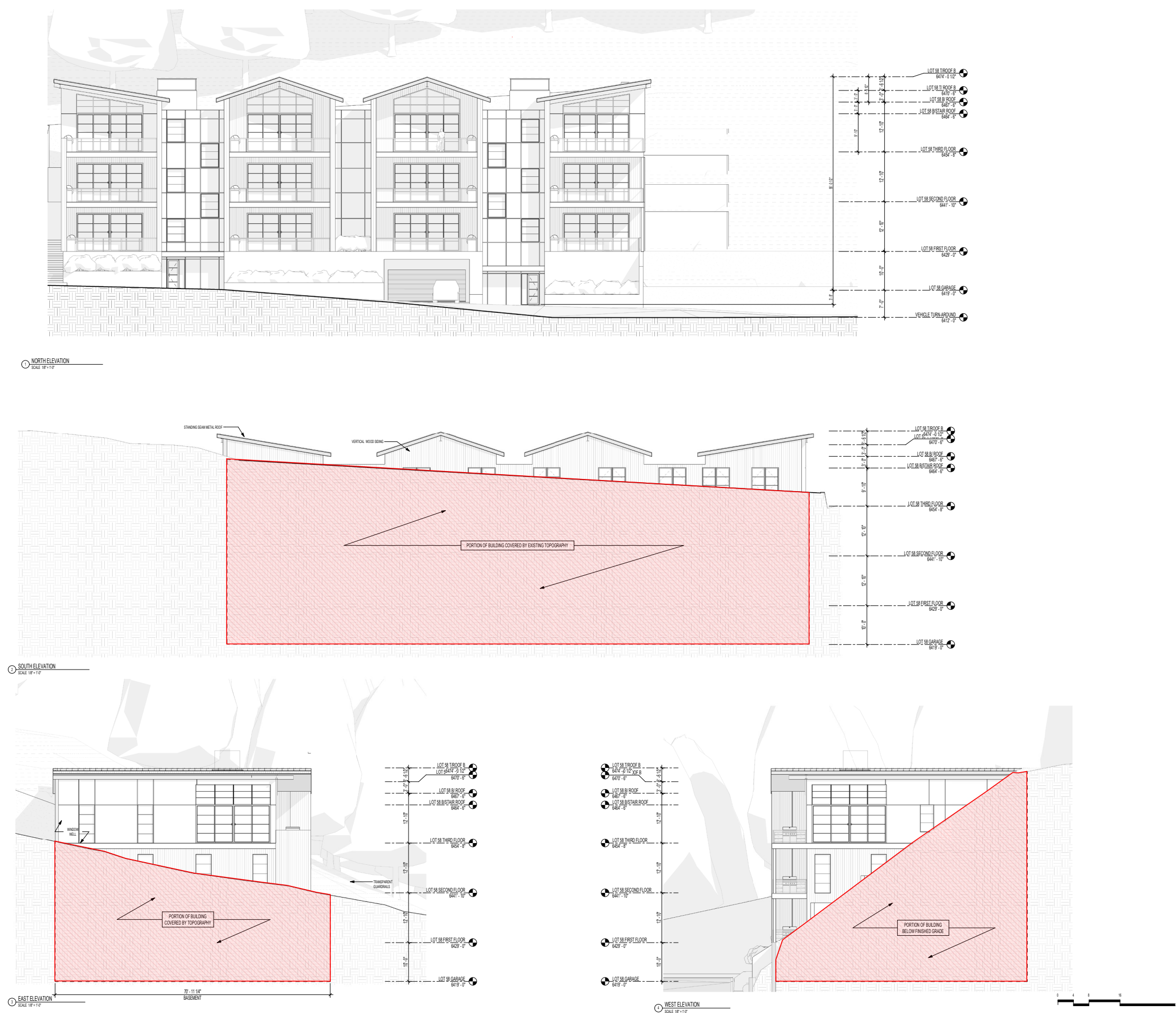
NORTH ELEVATION - 276'-3"
WEST ELEVATION - 125'-1" (71'-2" BURIED)
SOUTH ELEVATION - 229'-7" (229'-7" BURIED)
EAST ELEVATION - 112'-3" (107'-9" BURIED)

TOTAL PERIMETER = 743'-2" (408'-6" BURIED)
TOTAL PERCENTAGE BURIED = 54.9%



BASEMENT DEFINITION

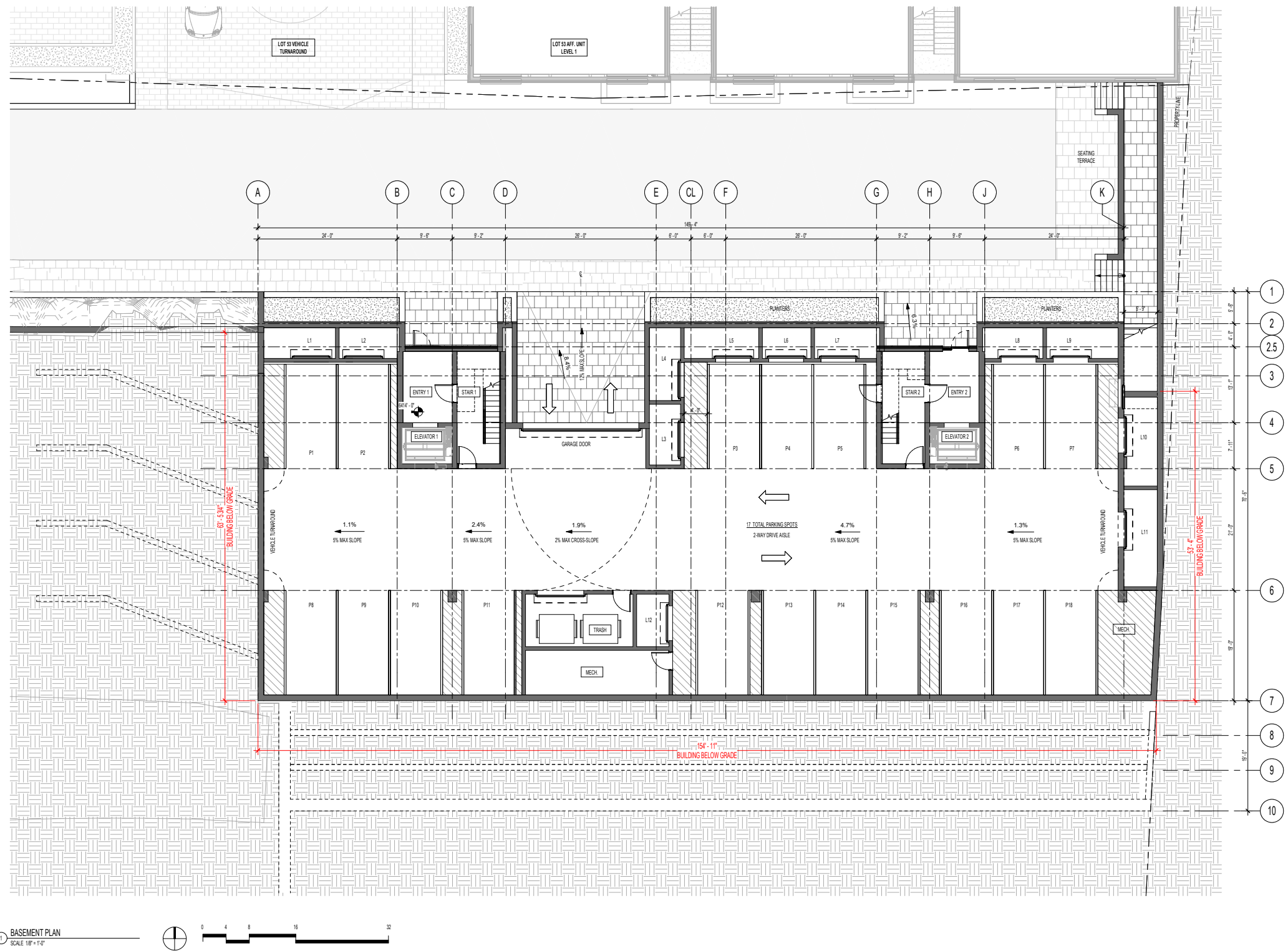
NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN TO BE EXPOSED (6'-0" FROM T/BASEMENT SLAB TO BE UNDERGROUND).



LOT 58 BASEMENT CALCULATIONS

NORTH ELEVATION - 156'-11"
WEST ELEVATION - 65'-3" (65'-3" BURIED)
SOUTH ELEVATION - 154'-11" (154'-11" BURIED)
EAST ELEVATION - 65'-3" (53'-4" BURIED)

TOTAL PERIMETER = 442'-4" (273'-6" BURIED)
TOTAL PERCENTAGE BURIED = 61.8%



BASEMENT DEFINITION

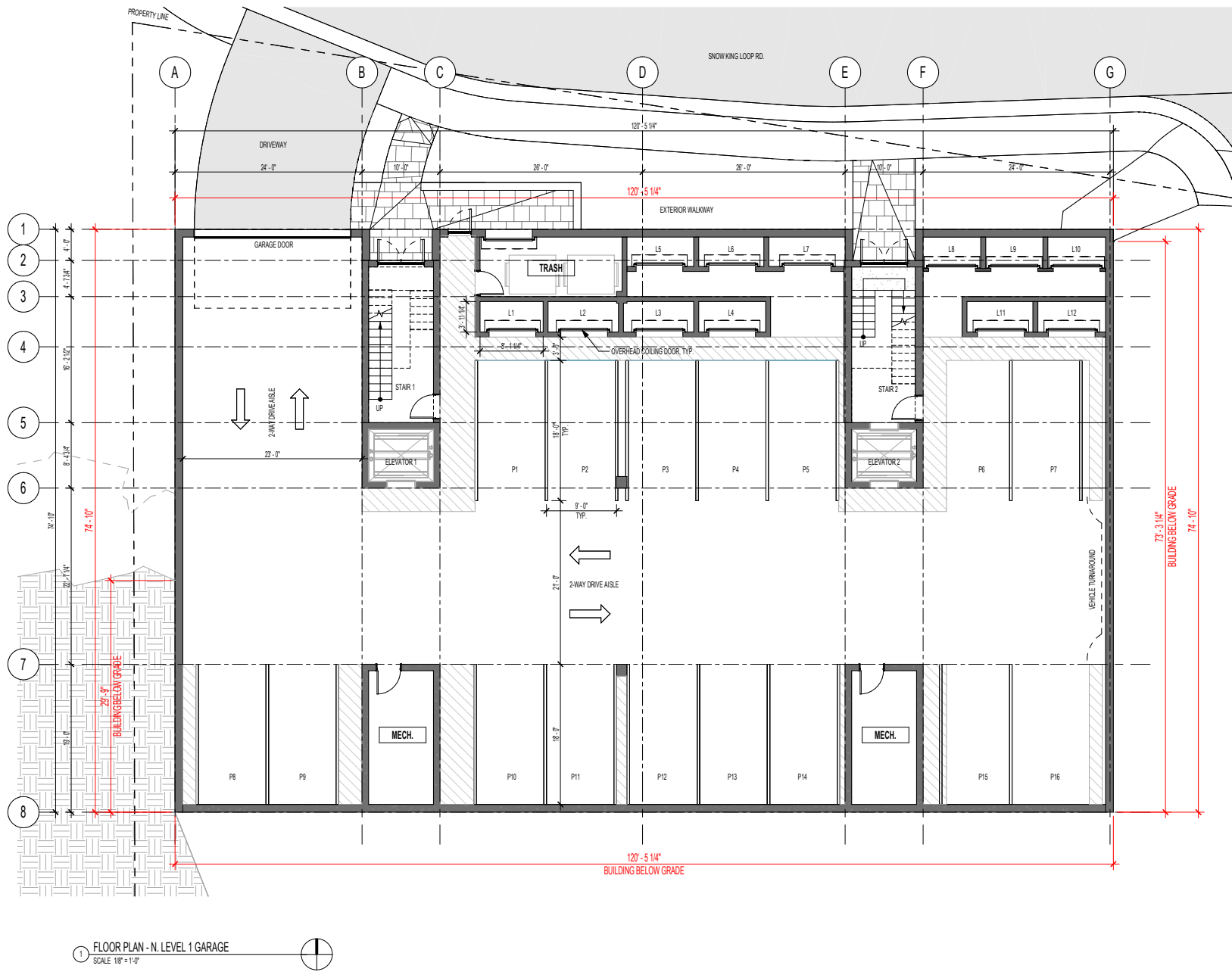
NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN TO BE EXPOSED (6'-0" FROM T/BASEMENT SLAB TO BE UNDERGROUND).



LOT 57 NORTH BASEMENT CALCULATIONS

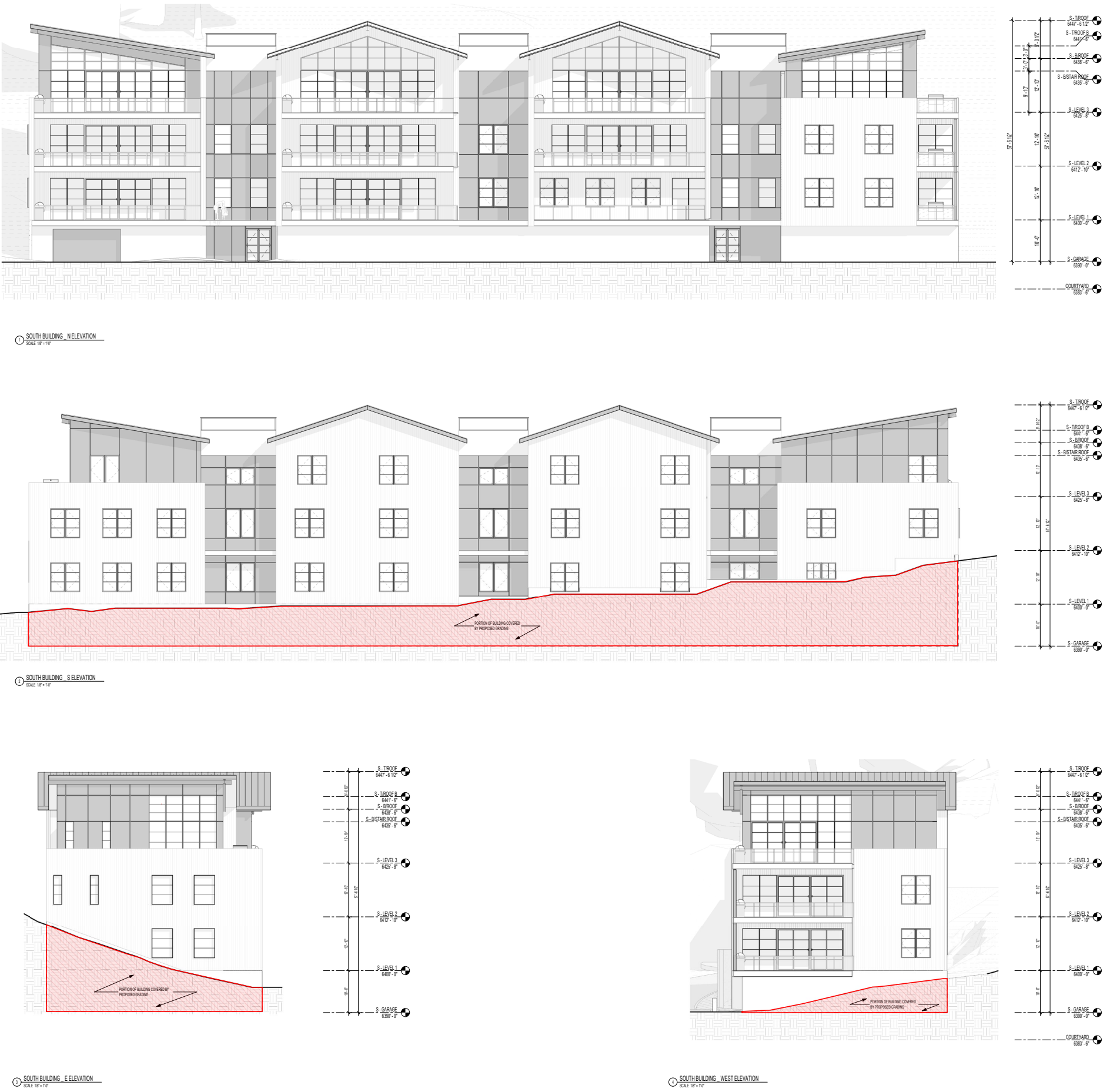
NORTH ELEVATION - 120'-5"
WEST ELEVATION - 74'-10" (73'-3" BURIED)
SOUTH ELEVATION - 120'-5" (120'-5" BURIED)
EAST ELEVATION - 74'-10" (29'-9" BURIED)

TOTAL PERIMETER = 390'-6" (223'-5" BURIED)
TOTAL PERCENTAGE BURIED = 57.2%



BASEMENT DEFINITION

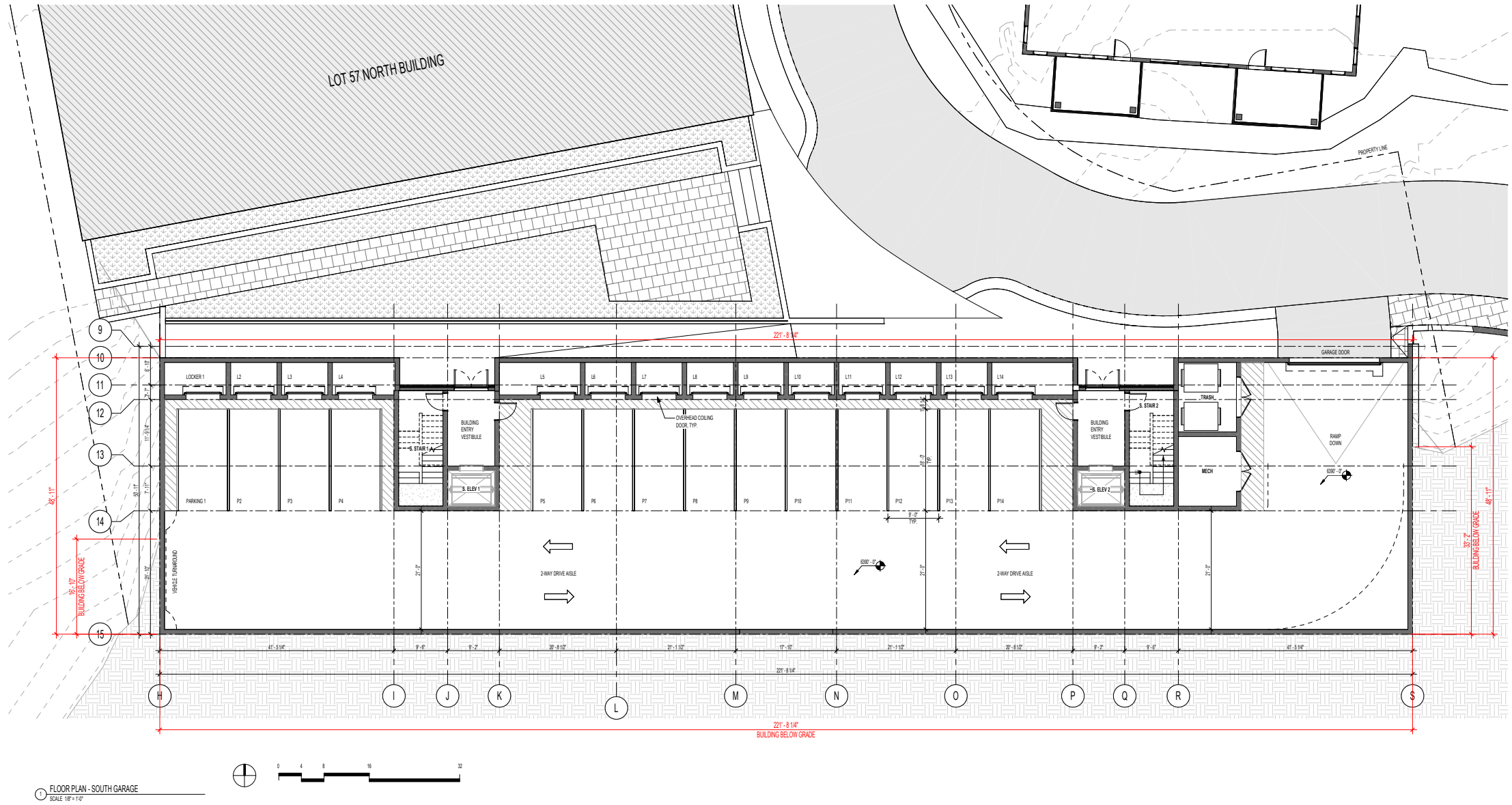
NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN TO BE EXPOSED
(6'-0" FROM T/BASEMENT SLAB TO BE UNDERGROUND).



LOT 57 SOUTH BASEMENT CALCULATIONS

NORTH ELEVATION - 221'-8"
WEST ELEVATION - 48'-11" (33'-2" BURIED)
SOUTH ELEVATION - 221'-8" (221'-8" BURIED)
EAST ELEVATION - 48'-11" (16'-10" BURIED)

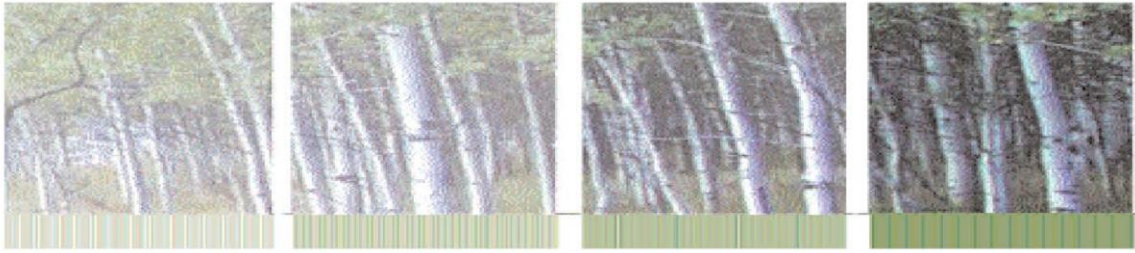
TOTAL PERIMETER = 541'-2" (271'-8" BURIED)
TOTAL PERCENTAGE BURIED = 50.2%





NORTHWORKS

Thank you



Town of Jackson Design Guidelines Checklist

Meeting Date: June 12, 2024

Item Number: PM24-004

Applicant: Town of Jackson

Address: N/A

Recommendations: Workshop discussion on changes to LDRs/Design guidelines to address Moratorium

Background: On June 3, 2024, the Town Council passed an emergency ordinance to impose a 120-day moratorium to halt the acceptance of development applications for “large buildings.” More specifically, below is the adopted language:

“A moratorium is imposed on the submission and acceptance of applications to create, add, or change the use of the habitable floor area pursuant to the Town of Jackson Land Development Regulations for non-residential buildings larger than 35,000 habitable square feet in habitable floor area within the Commercial Residential – 1 (CR-1), Commercial Residential – 2 (CR-2), Commercial Residential – 3 (CR-3), Downtown Core – 1 (DC-1), and Downtown Core – 2 (DC-2). During the term of this moratorium, the Town will continue to accept, review, and process applications for non-residential buildings within all other zones.”

One critical step staff needs to take during the 120 day moratorium period is to meet with the DRC to get its input on possible changes to the LDRs and/or Design Guidelines to address the Council’s concerns about the mass and design of large buildings. Staff understands that individual DRC members may have their own opinions about the moratorium, including not supporting it. Regardless, staff is asking that you take this opportunity to share your expertise and experience to help staff evaluate options for regulating the size of buildings in the Town because significant changes are likely to be made. This is your opportunity to help inform that process.

This conversation is very similar to one staff had with the DRC in January, 2024, regarding “big buildings” and for that reason we have attached that same staff report for your review and consideration. The major difference this time is that the Council has now clearly stated its intent to amend the LDRs (and possibly Design Guidelines) to reduce the allowed size of buildings. The Council, however, has not provided any specific guidance on what types of solutions it would like to see so it’s staff’s role to provide them with a realistic menu of options. These options may include strategies to establish maximum building sizes, reduce maximum heights,

modify the 2:1 Workforce Bonus, set limits on maximum size on development site area, etc. Targeted changes to the Design Guidelines may also be on the table, especially to the sections that address building mass and complexity.

Please review again the attached staff report that summarizes the issue and offers a set of questions to facilitate discussion. In particular, refer to the “Key Policy Questions” on page 3 as a good starting point.

We may not have adequate time to fully discuss this topic on June 12. If so, we can continue the conversation to the next regular DRC meeting on July 10 or possibly have a special meeting before then to help expedite the process since time is of the essence.

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.

STAFF REPORT



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

Purpose & Policy Considerations.

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

Requested Action.

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

Recommendations

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

Background.

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

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

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

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

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

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

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

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

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

Design Guidelines

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

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

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

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

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

Analysis and Key Policy Questions.

Key Policy Questions:

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

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

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

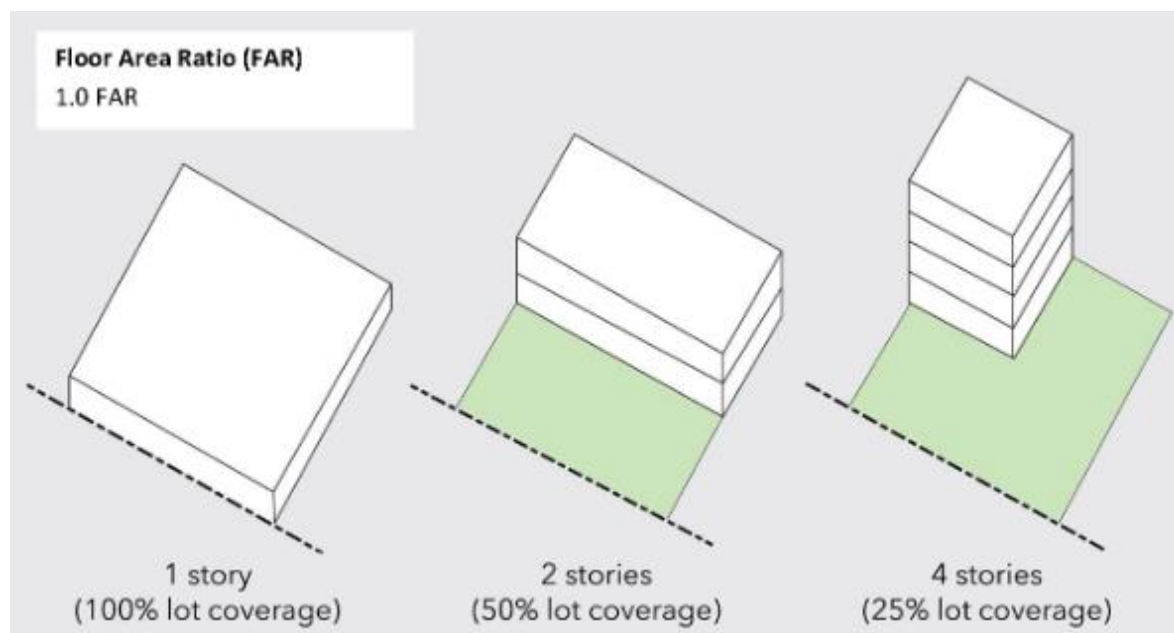
Project	Zoning	Building Size (habitable)	Site area
Target	CR-3	70,000 sf	5.4 acres
Albertson’s	CR-3	65,000 sf	7.1 acres
Snow King Lodge	Resort	Approx. 130,000 sf	
Springhill Marriot Suites	CR-1 (PUD)	81,000 sf	1 acre
Wort Hotel	DC-1	52,000 sf	.64 acres
Staples/Hoback Sports/Dollar Tree	CR-3	46,000 sf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

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

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

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

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



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

Potential Causes of Larger Buildings

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

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

Key Policy Questions: A little more detail

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

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

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

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

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

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

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

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

Possible strategy: Consider maximum building sized based on use.

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

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

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

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

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

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

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

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

Possible Alternatives.

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

Comprehensive Plan and Priority Alignment.

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

Policy 2.4.e: Encourage smaller buildings

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

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

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

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

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

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

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

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

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

Fiscal Impact.

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

Staff Impact.

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

Attachments or Links.

Exhibit A: Pictures of local large buildings

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

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

