

AGENDA

Design Review Committee

August 14, 2024 – REGULAR MEETING

5:30 PM

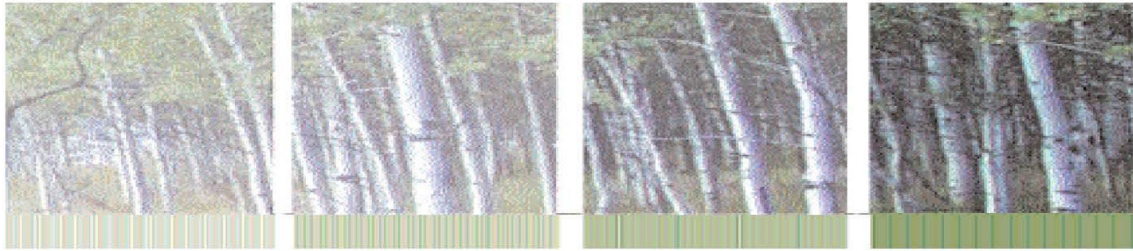
The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Committee will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled DRC meeting.

This meeting is being held in-person only.

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. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS
 - I. PM24-004 Large Building Design (Paul Anthony)
4. MATTERS FROM STAFF
5. ADJOURN



Town of Jackson Design Guidelines Checklist

Meeting Date: August 14, 2024

Item Number: PM24-004

Applicant: Town of Jackson

Address: N/A

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

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.” Since that time, staff has been meeting with the Planning Commission, Design Review Committee, and Council to consider and draft targeted changes to the LDRs and Design Guidelines to address the scale and character of big buildings consistent with Council direction.

The goal for this workshop is for the DRC to focus on refining text changes to the Design Guidelines to address big buildings. It was staff’s hope to include a draft redline version of changes based on previous DRC direction but we did not have time to get that together for this staff report. Instead, staff intends to draft some redline changes prior to the DRC meeting so that we can review those changes together at the meeting. If possible, staff will send out those redline changes prior to the meeting.

For your consideration, the Town Council met on August 5, 2024, and provided the below initial direction to staff on changes to the LDRs and Design Guidelines to address the size and character of large buildings. Please review the below summary and come prepared to ask any question or offer and feedback on any of the potential changes.

MAXIMUM BUILDING SIZE

Intent: To establish a clear maximum size(s) for buildings that applies in all/some areas of Town.

Council Direction:

- 40,000 sf in Downtown Area (DC-1; DC-2; CR-1; CR-2).
- 50,000 sf in Highway Corridor (CR-3).

- No change outside of these two areas – i.e., Neighborhood Low-Density -1 (NH-1); Business Park (BP); Public/Semi-public (P/SP); or single-family residential zones (already have 10,000 sf max.).
- All above ground habitable floor area and non-habitable garage floor area counts against maximum building size.

MAXIMUM USE SIZE

Intent: To consider whether certain uses have special needs to justify a higher use size (and building size) than the maximum building sizes chosen by the Council. The two uses raised by staff are hotels and 100% deed restricted housing.

Council Direction:

- 50,000 sf for hotels and 100% deed-restricted housing in downtown area (DC-1; DC-2; CR-1; CR-2)
 - This would mean that hotels and 100% deed-restricted housing could be in buildings that are 50,000 sf in size in the downtown area, more than the 40,000 sf maximum. However, no increased size would be allowed in the highway corridor for these two uses.
 - Council wanted to make sure that “hotel” use would be defined to clearly limit the total amount of amenity space (i.e., not hotel rooms) that is allowed, such as restaurant, spa, gift shop, etc.
 - Also need to better define a “hotel room” to clearly distinguish it between a short-term rental unit. This may also require that we establish maximum size of an individual hotel room and/or short-term rental unit.
 - Staff will likely recommend that we allow a certain small percentage (e.g., 10%) of non-residential floor area be included with deed restricted housing to allow for ground-level commercial uses (e.g., King Street Condos and 105 Mercill).

CONDITIONAL USE PERMIT (CUP) REVIEW FOR LARGER BUILDINGS

Intent: To require public review by the Planning Commission and Council for large buildings to address any significant negative impacts to the public and neighbors from a specific large project. A CUP process would allow addition of conditions of approval and greater scrutiny by staff, Council, and the public, including the use of 3rd-party experts/consultants when necessary.

Council Direction:

- Require a CUP for projects that exceed a certain size (four town lots (30,000 sf) was offered as one possibility).

- The list of issues/impacts that the CUP would be designed to address include: Traffic, groundwater, historic preservation, stormwater, landscaping, public space, and lighting.
- Staff's is comfortable with the four-lot threshold for a CUP but will also further consider a smaller 3-lot threshold as a possibility.
- Staff will also consider whether additional substantive standards need to be adopted to clarify the purpose of the CUP and provide clear guidance for landowners, the public, and town officials so they know what to expect from the process.

MAXIMUM BUILDING FACADE LENGTH

Intent: To establish a maximum length for a building façade along a street to reduce the perceived scale of the building. This would prevent, for example, a building from spanning the entire length of a block.

Council Direction:

- Maximum facade length: 150' – 200' in the Downtown area.
 - Need to propose additional specific standards for corner lots because they have two street frontages and so can have greater visual impacts.
- Maximum facade length: 200' – 300' in highway corridor (if located within first 100' of street ROW).

2:1 WORKFORCE HOUSING BONUS

Intent: To make targeted changes to the 2:1 Workforce Housing Bonus to reduce its role in creating large buildings.

Council Direction:

- To require all 2:1 floor area (both market units and deed restricted units) to be located on site.
- To not exempt 2:1 bonus floor area from the newly adopted maximum building size limits.
- To not exempt 2:1 bonus floor area from development review thresholds.

DESIGN GUIDELINES

Intent: To amend the Design Guidelines to provide better clarity, predictability, and “teeth” for review of large buildings. A more comprehensive update of the Design Guidelines may be appropriate but that should wait until after the moratorium.

Council Direction:

- Council supported the initial recommendations (see immediately below) provided by the DRC. These recommendations will be updated by the DRC in their August 14 meeting and staff can update the Council on any changes at the workshop on August 19.
 - **Large individual buildings:** Add direction that the larger the building the larger the required architectural changes will need to be (e.g., roof changes, additive and subtractive elements, etc.). Higher design standards will apply to larger buildings to address mass and scale.
 - **Multiple adjacent buildings:** Add text that adjacent buildings cannot look the same (cannot repeat same design) and then provide guidance on factors to make buildings different (materials, windows, roofs, general design, etc.).
 - **Neighborhood Context:** Add text that clarifies that building design must better address neighborhood location/context.
 - **Exterior Materials:** Clarify that exterior materials need to have integrity, be authentic, and not mimic other materials (e.g., vinyl that imitates wood).

Vision Statement:

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

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

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.

- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

- 1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
- ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
- ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

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

- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

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

2) Materials Selection

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