AGENDA

Design Review Committee

December 11, 2024 – REGULAR MEETING

5:30 PM

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/85451202684?pwd=jq4BNa29SNYtgqWpHV1BDoVPzwhv6S.1
   Or join at zoom.com with Webinar ID: 854 5120 2684 and Password: 83001

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
   I. P24-180: 460 E Broadway - St. John's Hitching Post Conceptual Review (Katelyn Page)
   II. P24-179: 1400 & 1450 South Highway 89 - Sketch Plan Review (Katelyn Page)
5. MATTERS FROM STAFF
6. ADJOURN

STAFF REPORT

Meeting Date:	December 11, 2024	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Teton County Hospital District	**Presenter:**	Katelyn Page
Agenda Item:	460 E Broadway Ave. The Hitching Post Apartments	**Public Comment:**	Yes

Purpose and Policy Considerations.
DRC review and recommendation is required for this property in the P/SP Zone based on previous conditions of approval applied to the property during the rezone from NM-2 to P/SP zone.

Recommendation.
Conceptual Review.

Project Summary.
The redevelopment of the Hitching Post property at 460 E Broadway Ave. consists of removal of the existing lodge and cabins on the property, and the construction of a new multi-unit ARU building intended for employees of St Johns Health. The proposed 3-story structure is approximately 83,000sf of habitable floor area and includes 72 ARUs, associated resident amenity space including basement storage, community rooms, bicycle storage, lobby reception, leasing offices, and a modernized shop and laundry space for maintenance and housekeeping services. The ARUs are a mixture of 1, 2, and 3-bedroom and site features both surface and tuck-under vehicle parking.

LDR Compliance.
The property is located in the P/SP zone which offers significant flexibility on building setback, form, massing, and height standards. However, a condition of approval for rezone of the property from NM-2 to P/SP in 2022 (P22-053), was the project must adhere to some building massing and setback standards of the NM-2 zone and design review process. Staff have conducted an initial LDR review of the conceptual level design and find it generally meets the required NM-2 standards as conditioned. Some elements such as landscaping, parking, and building height will require adjustments. For example, the flat parapet walls measure 35'-6" where 35' is permitted. The applicant team has submitted for a Pre-Application Conference at which point staff can further discuss the various P/SP and NM-2 requirements specific to the property.

Street Wall and Public Space.
The project incorporates plant unit screening and a detached sidewalk along pedestrian frontage. Resident and visitor entrance, including ADA ramp are located near the front (north) of the structure near the public realm and pedestrian frontage and offer a clear point of entry to the building. Ground floor resident amenity space includes patio, lawn, grill area, dog run, and community fire pit.

Composition and Massing.
The proposed 3-story structure is approximately 83,000sf of habitable floor area (including some basement floor area) and yields and FAR of around 0.80. The design incorporates a variety of roof pitch, additive and subtractive facade, and logical material changes to create complexity and interest in the overall massing. The eastern façade incorporates larger cutouts and complexity in the floor plan at each story and offers a different rhythm and material applications than the remaining elevations.

Maximum building height must adhere to NM-2 height standards for each roof slope category. The existing design meets the maximum 39' in height for pitched elements but flat portions of the roof, including parapet walls, must decrease by approximately 6". DRC can expect to see this change in later iterations of the design.

Materials.
Proposed building materials include:

- Primary siding – Thermally modified wood (6" and 4") in natural color and applied vertically
- Accent siding – Thermally modified wood (6" and 4") in dark stain and applied horizontally
- Windows accents – Corten steel frame sections
- Window accents – 2x2 wood battens applied between windows at each story level
- Balcony railing – Perforated Corten steel

Additional information including application, project narrative, and renderings are included as an attachment to this staff report.

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."

General Design Guideline Principles:

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

B. Composition

- 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.
- Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 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
   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:
   - Consider 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.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: St Johns Health, Hitching Post Housing Development Project

Physical Address: 460 E Broadway Avenue

Lot, Subdivision: Parcel B, Map T-74A PIDN: 22-41-16-34-2-00-001

PROPERTY OWNER.

Name: Teton County Hospital District Phone:

Mailing Address: 460 E Broadway Avenue, Jacxkson, WY ZIP: 83001

E-mail:

APPLICANT/AGENT.

Name: Hal Hutchinson, HH Land Strategies, LLC Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014

E-mail: hal@hhlandstrategies.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

_____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

X **Other:** concept DRC Reviev

_____ 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 #: Pending

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?

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

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

X **Response to Submittal Requirements**. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Hal Hutchinson

Signature of Property Owner or Authorized Applicant/Agent

11/18/2024

Date

Hal Hutchinson

Name Printed

Agent

Title

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

Date: September 20, 2024

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

Jeff Sollis, CEO, St Johns Health

Being duly sworn, deposes and says that Teton Cty. Hospital Dist. is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 460 E Broadway Ave, Town of Jackson, WY 83001

Legal Description: Parcel B, Map T-74A

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Hal Hutchinson, HH Land Strategies, LLC

Mailing address of Applicant/agent: PO Box 1902, Wilson, WY 83014

Email address of Applicant/agent: hal@hhlandstrategies.com

Phone Number of Applicant/agent: 307-699-0265

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

☑ Development/Subdivision Plat Permit Application ☐ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application

☐ Demolition Permit ☐ Other (describe)_____

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

Property Owner Signature

Chief Executive Officer

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

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

R AUDRA NIELSEN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165818
MY COMMISSION EXPIRES: 07-06-2027

The foregoing instrument was acknowledged before me by Jeff Sollis this 20th day of September. WITNESS my hand and official seal.

Notary Public

My commission expires:

HH Land Strategies, LLC

PO Box 1902, Wilson, WY 83014

307-699-0265 – hal@hhlandstrategies.com

November 18, 2024

Paul Anthony, Planning Director
Town of Jackson Planning and Building Department
150 E Pearl Avenue
Jackson, WY 83001

Dear Mr. Anthony,

HH Land Strategies, LLC in association with Shopworks Architecture are pleased to submit the enclosed request for a Design Review Committee Conceptual Review for the St Johns Health, Hitching Post Housing project, located at 460 East Broadway, Town of Jackson, Wyoming (Parcel B, Map T-74A, PIDN 22-41-16-34-2-00-001). With this submittal we are requesting the "conceptual Review be held by the Design Review Committee at their December 11, 2024 hearing.

The Hitching Post project is the redevelopment of the existing Hitching Post lodge owned and operated by St Johns Health. The project will include the removal of the existing lodge and cabins on the property, and the construction of a new multi-unit apartment building intended for the employees of St Johns Health. Once realized, the property will be home to a 3-story building containing 72 apartments.

The building will have a wood frame with concrete basement for storage and will include three stairs and a service elevator. A mix of one, two, and three-bedroom units will be included to provide stable housing for a variety of family sizes. The site will feature both surface, and tuck-under parking at a minimum of one space per unit. The building will create a variety of open spaces including active and tranquil courtyards, a plaza, gardens, and green spaces for recreation and pets. Resident amenities will include ample storage, an amenity room for gatherings, and gear shop for washing and maintenance for personal recreation items.

The building will also become the new home for SJH lodging and property and will provide office space for this department to continue to offer their services to the hospital community, as well as a modernized shop and laundry space for maintenance and housekeeping. The building will feature high performing systems including thermal envelopes, high performance lighting, low flow plumbing systems, and high efficiency mechanical systems. The architecture will be designed to reflect the values of the community and complement the unique urban fabric of Jackson.

Included with this request for a "Conceptual Review" by the Design Review Committee is a conceptual design graphic board, which includes exterior renderings, and overall site plan, floor plans, common area design plans and renderings, and individual unit plans.

Please contact me directly if you have any questions or require any additional information.

Sincerely,

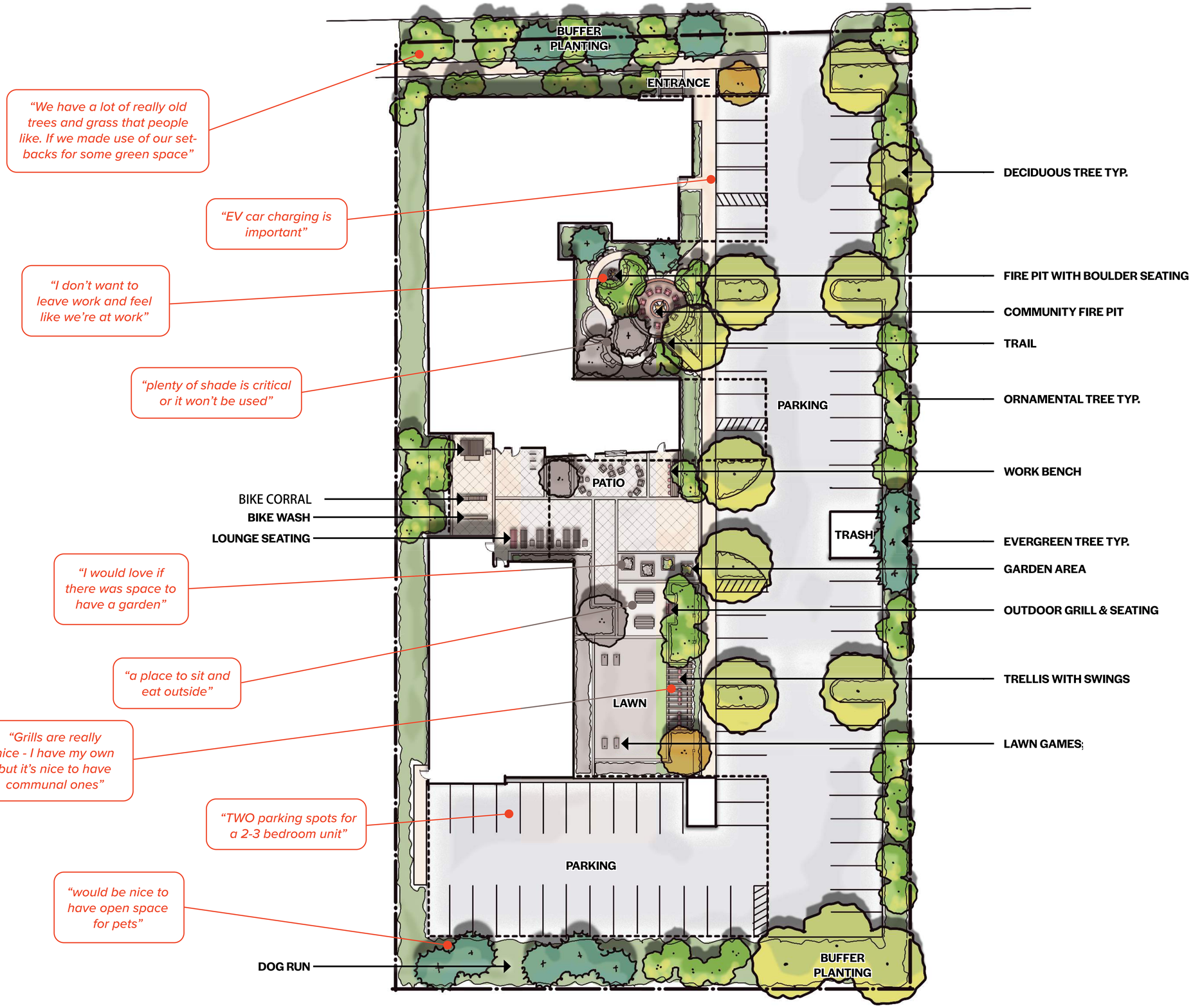
Hal Hutchinson

Hal Hutchinson

01

HITCHING POST APARTMENTS

Rendering North-East
460 E Broadway Avenue
Jackson, WY



St John's HEALTH FOUNDATION

SPET — SPECIFIC PURPOSE EXCISE TAX — DOLLARS AT WORK

BLUELINE DEVELOPMENT, INC.

SW shopworks architecture

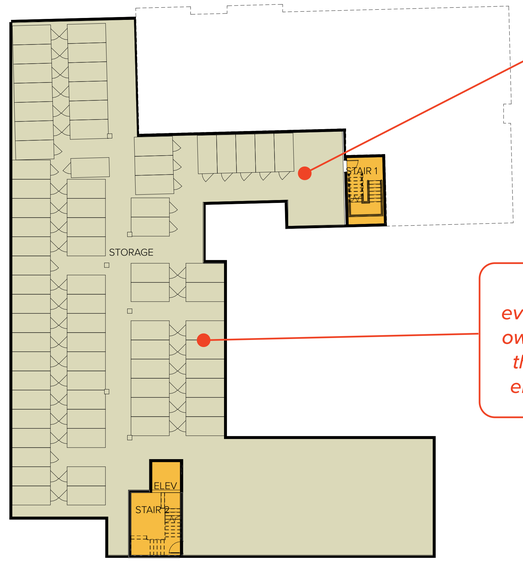
SHAW CONSTRUCTION

St John's HEALTH

02

HITCHING POST APARTMENTS

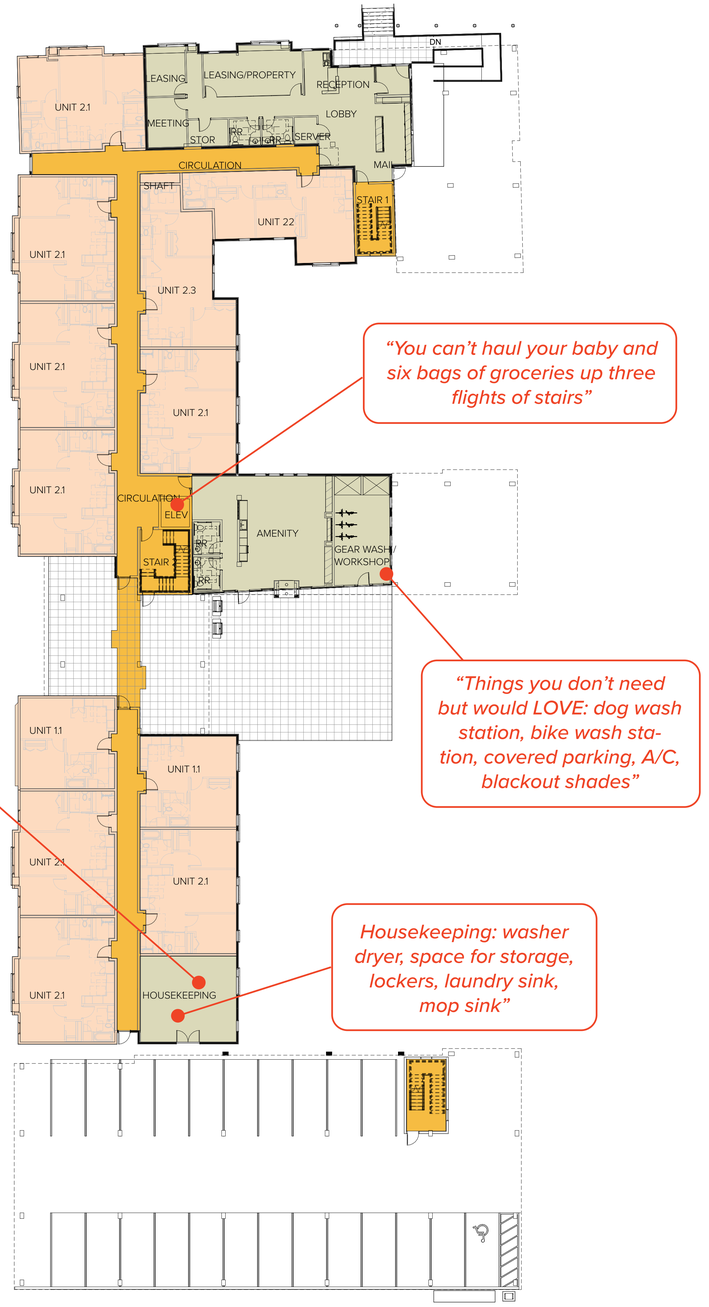
Site Plan
460 E Broadway Avenue
Jackson, WY



"I kept my family's bikes in my living room."

"I would love for everyone to have their own storage space for their bike, out of the elements, safe, etc.."

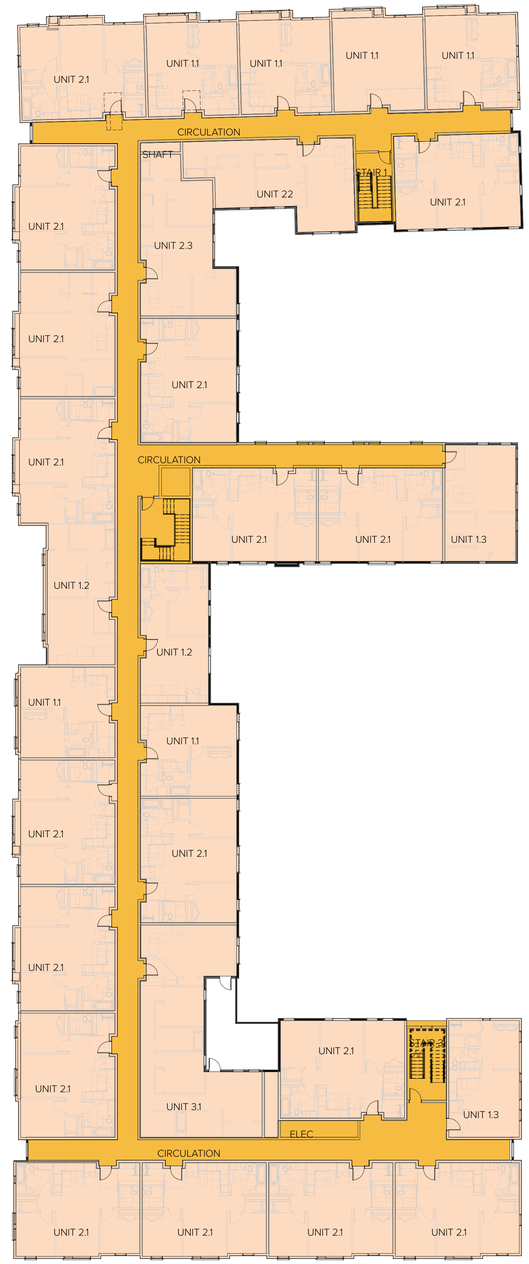
Maintenance: "would be important to have a shop space with a washer and dryer"



"You can't haul your baby and six bags of groceries up three flights of stairs"

"Things you don't need but would LOVE: dog wash station, bike wash station, covered parking, A/C, blackout shades"

Housekeeping: washer dryer, space for storage, lockers, laundry sink, mop sink"



BASEMENT PLAN

LEVEL 1 PLAN

UPPER LEVELS PLAN

BUILDING ENTRY / LEASING

Front porch with ramp and stair connects the entry to Broadway Ave.

Reception area provides site security.

Lodging and property management location near the front entry ensures they are accessible.

Lobby provides a touchdown space for hospital staff to connect with admin staff.

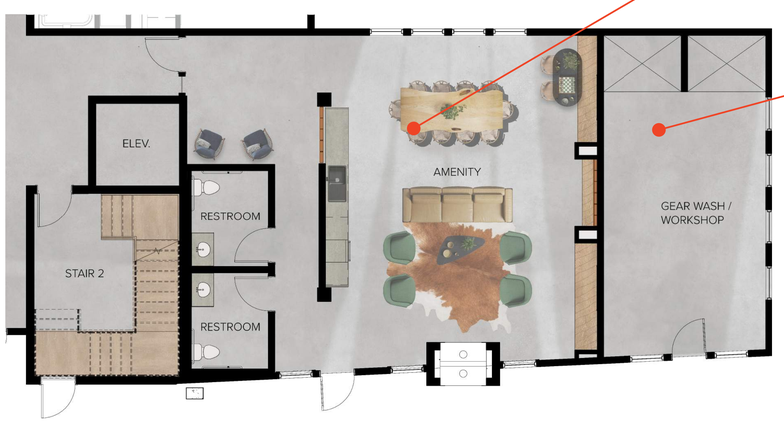
Mail area will be designed for package storage on site.

"Good big windows"

"I don't want to leave work and feel like we're at work"

"Would love a place that people can congregate"

"A workshop, workbench, where people can wax their skis, tune up bikes... Stuff that if you owned a home you would just have."



AMENITY PLAN

Amenity space is separated from the building entrance to allow staff the option to engage with community or avoid coworkers after work.

Amenity is situated adjacent to outdoor community space and connected visually with south facing windows and a double sided fireplace.

Finish palette ulitizes natural materials and a western feel.

A workshop room is included near parking with space for bike tune ups, ski waxing, gear and pet wash, etc.

"A place to have family and friends over"

"It should feel western, like a mountain community, like Jackson"

RECEPTION

MAIL AREA

GREAT ROOM

"Night shifts need to be able to sleep during the day, sound proofing is huge."

"Entryways that address snow being tracked in"

"Kitchen counter space would be nice"

"Making the layout of the apartment as multi-functional as possible so everyone can customize it"

"My bike must be locked up in my house."

"I'm in my freaking 40's, I deserve a second bedroom"

"Would love a walk-in shower"

UNIT 1.1 - 1 Bedroom / 1 Bathroom QTY: 14 (most common 1 bedroom type)

Open and flexible kitchen, dining, and living area

Tile flooring at unit entry for snow tracking

Entry is adjacent to a laundry room with ample storage

Storage is flexible for laundry folding, pantry storage, and includes a built-in bench with hooks for a mudroom use.

Bathroom includes a tub and access from the dining area as well as the bedroom.

Unit is designed with big windows and will include black out shades for optimal daylight control.

Units with have air conditioning and ample power outlets.

Bike storage for this unit would be best utilized in the basement storage lockers.

Kitchen has been designed to have effecient upper and lower storage and ample counter space.

UNIT 1.2 1 Bedroom / 1 Bathroom QTY: 4

Open and flexible kitchen, dining, and living area

Tile flooring at unit entry for snow tracking

Built-in bench with hooks is included near entry for a mudroom type use.

Unit includes a double vanity at the bathroom.

Bedroom is large with a walk-in closet.

Hall closet is included for entryway storage.

Unit is designed with big windows and will include black out shades for optimal daylight control.

Units with have air conditioning and ample power outlets.

Galley style kitchen is designed to have effecient upper and lower storage and ample counter space as well as a fully height pantry cabinet.

UNIT 1.3 - 1 Bedroom / 1 Bathroom QTY: 4

Open and flexible kitchen, dining, and living area

Tile flooring at unit entry for snow tracking

Built-in bench with hooks is included near entry for a mudroom type use.

Bathroom includes a walk-in shower for those with a preference for showers.

This unit occurs on corners and is designed with a lot of windows that will include black out shades for optimal daylight control.

Units with have air conditioning and ample power outlets.

This unit has an additional large storage closet in the bedroom for gear, christmas trees, etc.

Kitchen has been designed to have effecient upper and lower storage

UNIT 2.1 - 2 Bedroom / 1.5 Bathroom QTY: 42 (most common 2 bedroom type)

Open and flexible kitchen, dining, and living area

Tile flooring at unit entry for snow tracking

Entry is adjacent to a storage room with a built-in bench with hooks for a flexible mud room, pantry, or bike storage use.

Unit includes a full bathroom with stacked washer and dryer as well as a powder room for guests.

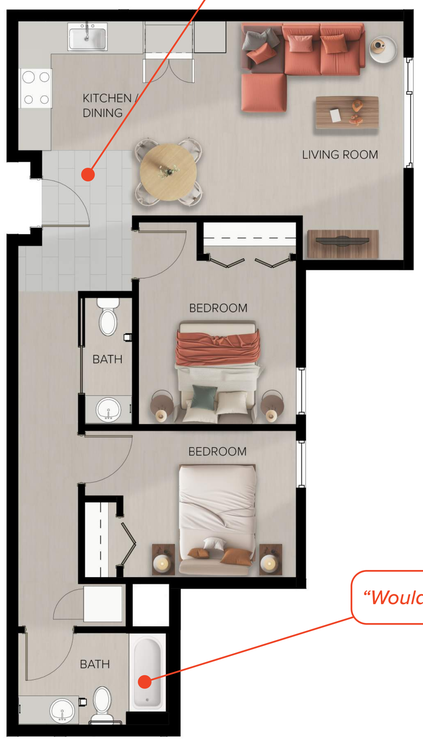
Unit is designed with big windows and will include black out shades for optimal daylight control.

Units with have air conditioning and ample power outlets.

Kitchen has been designed to have effecient upper and lower storage and ample counter space.

Bedrooms are ample size and laid out to have entrances oriented toward cirulation, allowing the living room to be large and flexibly

"Night shifts need to be able to sleep during the day, sound proofing is huge."



"Entryways that address snow being tracked in"

"Would love a bathtub"

"Kitchen counter space would be nice"

UNIT 3.1 - 3 Bedroom / 2 Bathroom Qty: 2

Open and flexible kitchen, dining, and living area

Tile flooring at unit entry for snow tracking

Built-in bench with hooks is included near entry for a mudroom type use with a large storage closet.

Unit includes a double vanity at the primary bedroom en-suite bathroom.

Large laundry room at the end of the hallway provides flexible storage.

Unit is designed with big windows and will include black out shades for optimal daylight control.

Units with have air conditioning and ample power outlets.

Kitchen is designed to have space for a larger dining table, effecient upper and lower storage and ample counter space as well as a fully height pantry cabinet.

This unit includes a balcony with access from both the living area and primary bedroom.

UNIT 2.2 - 2 Bedroom / 1.5 Bathroom Qty: 3

Open and flexible kitchen, dining, and living area

Tile flooring at unit entry for snow tracking

Unit includes a full bathroom with stacked washer and dryer accessed from the hallway, as well as a powder room for guests.

Unit is designed with big windows and will include black out shades for optimal daylight control.

Units with have air conditioning and ample power outlets.

Kitchen has been designed to have effecient upper and lower storage and ample counter spaceas well as a full height pantry cabinet.

Bedrooms are ample size and laid out to have entrances oriented toward cirulation, allowing the living room to be large and flexibly furnished.

UNIT 2.3 - 2 Bedroom / 1.5 Bathroom Qty: 3

Open and flexible kitchen, dining, and living area

Tile flooring at unit entry for snow tracking

Built-in bench with hooks is included near entry for a mudroom type use with a large storage closet.

Unit includes a full bathroom with stacked washer and dryer accessed from the hallway, as well as a powder room for guests.

Unit is designed with big windows and will include black out shades for optimal daylight control.

Units with have air conditioning and ample power outlets.

Kitchen has been designed to have effecient upper and lower storage and ample counter spaceas well as a full height pantry cabinet.

St John's HEALTH FOUNDATION

SPET — SPECIFIC PURPOSE EXCISE TAX — DOLLARS AT WORK

BLUELINE DEVELOPMENT, INC.

SW shopworks architecture

SHAW CONSTRUCTION

St John's HEALTH

07

HITCHING POST APARTMENTS

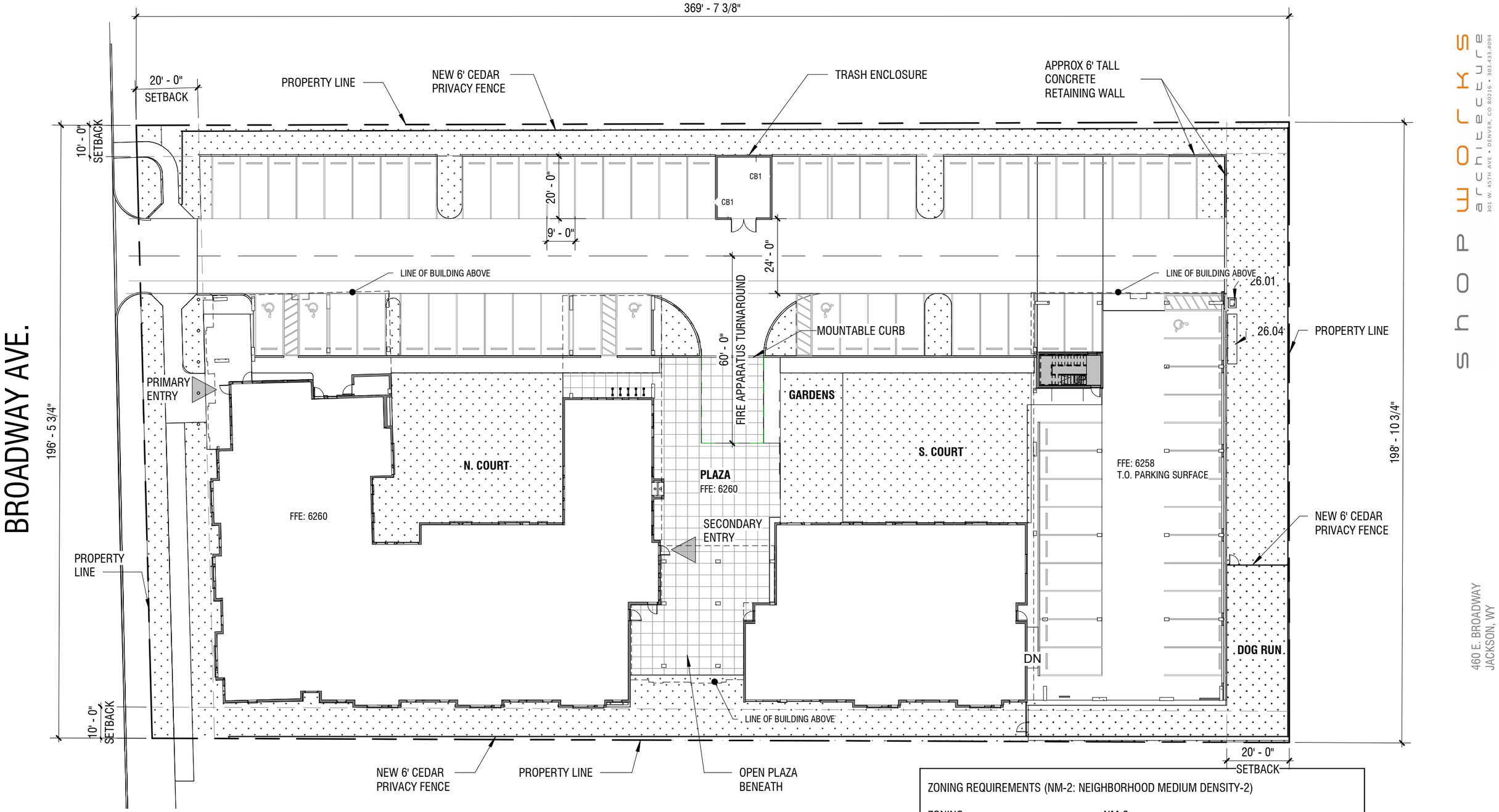
Rendering - North-West
460 E Broadway Avenue
Jackson, WY

shop WORKS architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

460 E. BROADWAY
JACKSON, WY

HITCHING POST APARTMENTS
DRC APPLICATION

HITCHING POST
PROJ. NO. 24008
DATE: 11.08.2024



N

SITE PLAN

1" = 30'-0"

PARKING REQUIREMENTS (BASED OFF OF SECTION 6.2 OF JACKSON LDR)

	REQUIRED	PROVIDED
STANDARD	120 (2.5/DU)	65
ACCESSIBLE	6	5
EV (30% OF REQUIRED PARKING)	54 (EV CAPABLE)	
SHARED OFF-SITE	0	110
TOTAL	180	180

ZONING REQUIREMENTS (NM-2: NEIGHBORHOOD MEDIUM DENSITY-2)

ZONING	NM-2
LOT SIZE	72,572 SF (1.66 ACRE)
LANDSCAPING SURFACE RATIO	.21%, 70% IN FRONT 1/3 OF LOT
PLANT UNITS	1 PLANT UNIT / 1,000 SF OF LANDSCAPED AREA
PLANT UNITS (PARKING)	1 PLANT UNIT / 12 SPACES
PRIMARY BUILDING SETBACKS	
PRIMARY STREET (MIN)	20'
SECONDARY STREET (MIN)	10'
SIDE INTERIOR (MIN)	10'
REAR (MIN)	10'
HEIGHT LIMIT	3 STORIES, NOT TO EXCEED 39'

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460 E. BROADWAY
JACKSON, WY

HITCHING POST
PROJ. NO. 24008
DATE: 11.08.2024

shop WORKS
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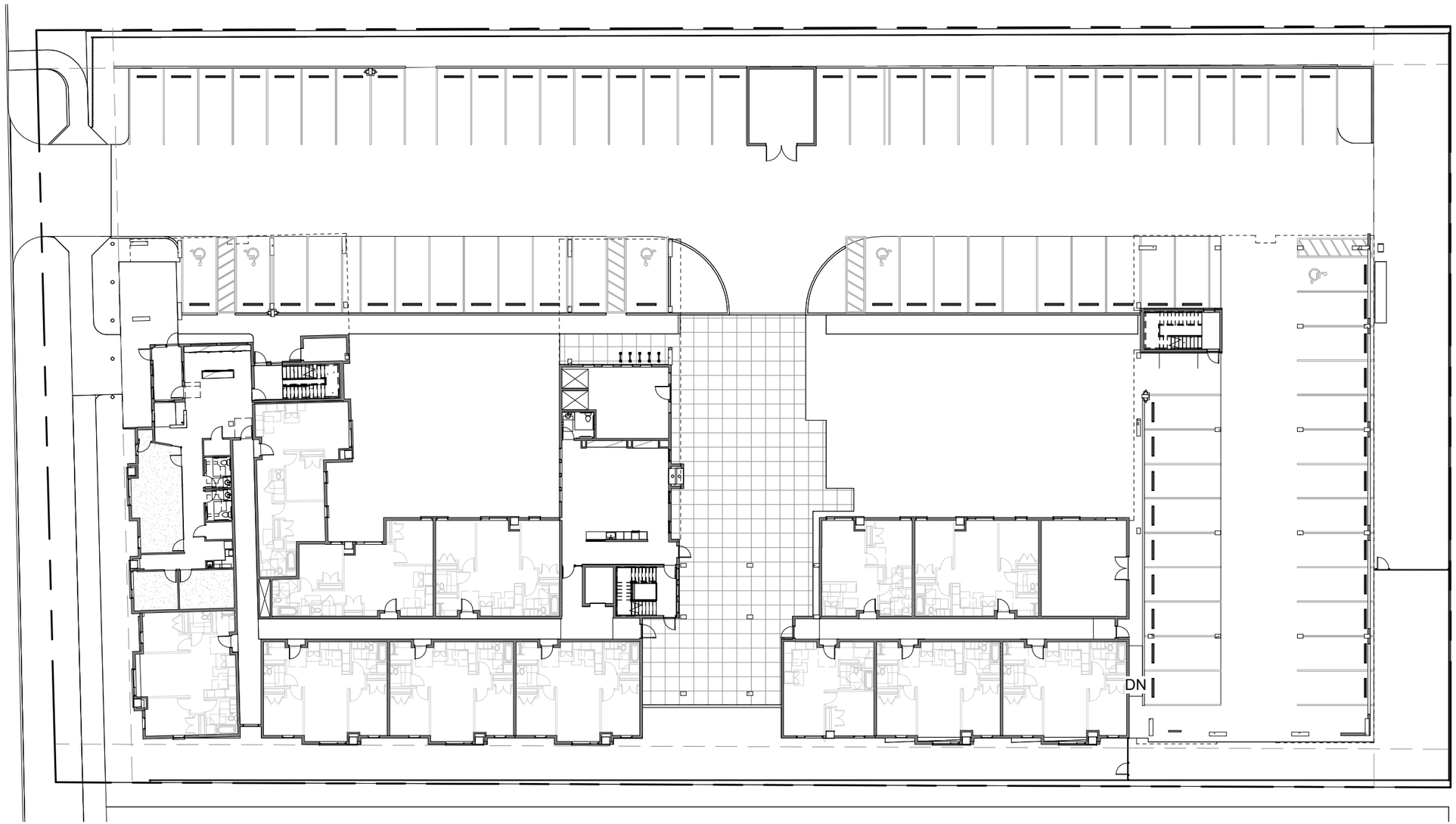

N

LEVEL 1 FLOOR PLAN

1" = 30'-0"

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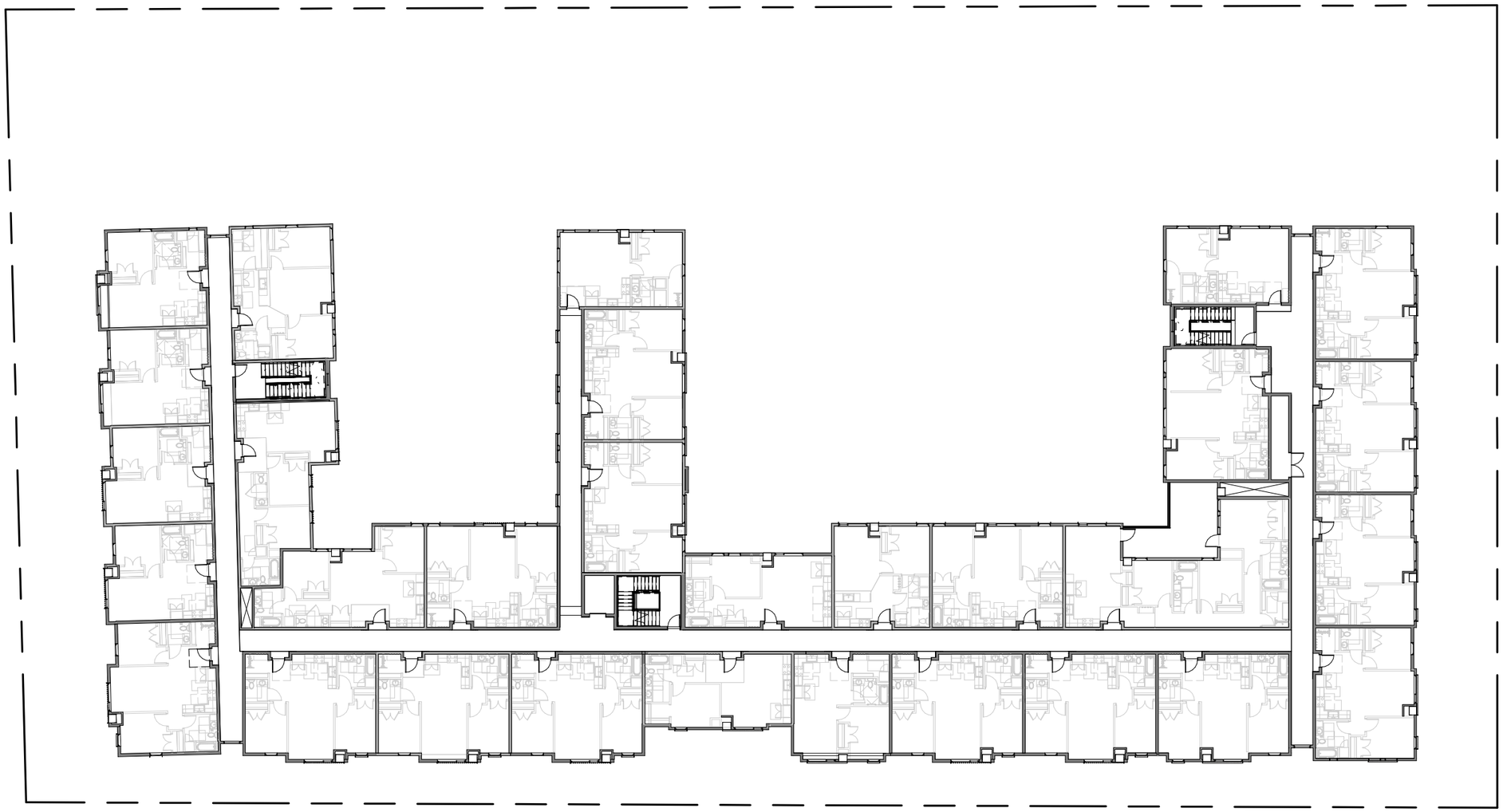
JACKSON, WY

HITCHING POST
PROJ. NO. 24008
DATE: 11.08.2024



N

LEVEL 2

1" = 30'-0"

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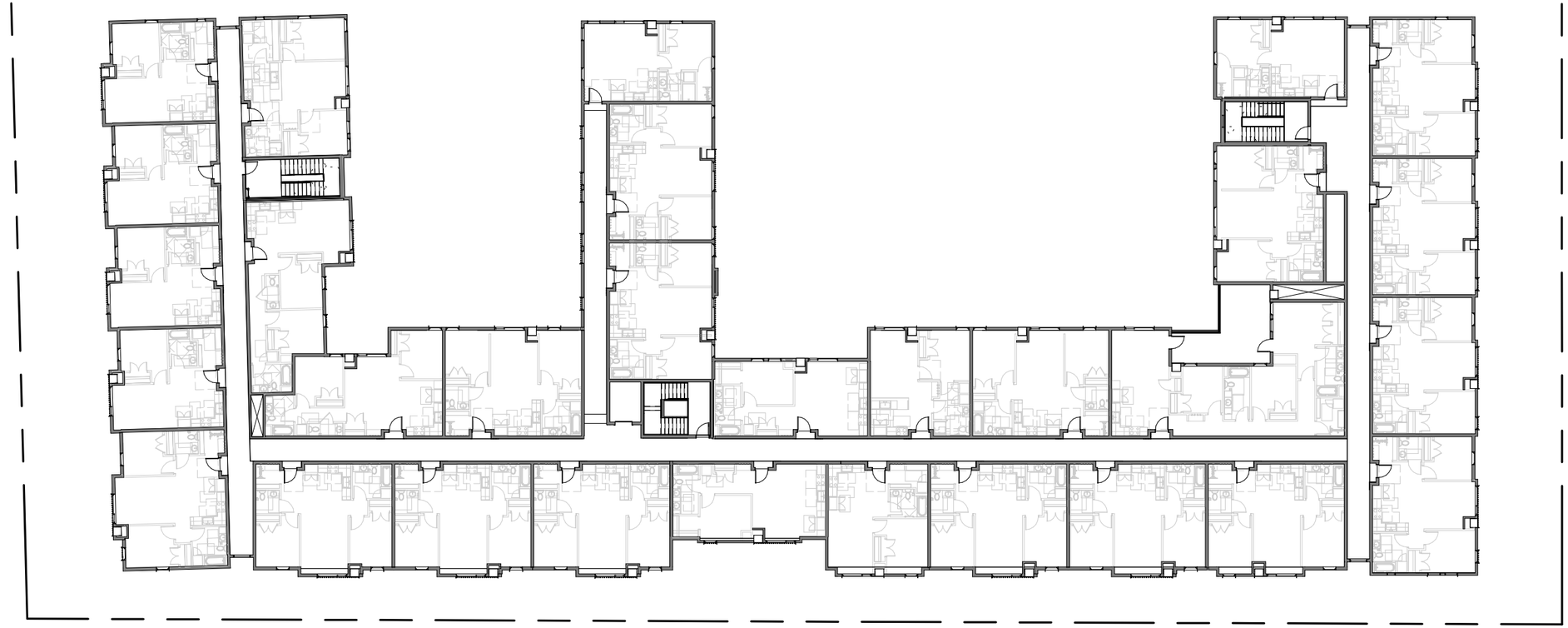

N

LEVEL 3

1" = 30'-0"

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DATE: 11.08.2024

EAST ELEVATION

1" = 30'-0"

NORTH ELEVATION

1" = 30'-0"

SOUTH ELEVATION

1" = 30'-0"

WEST ELEVATION

1" = 30'-0"

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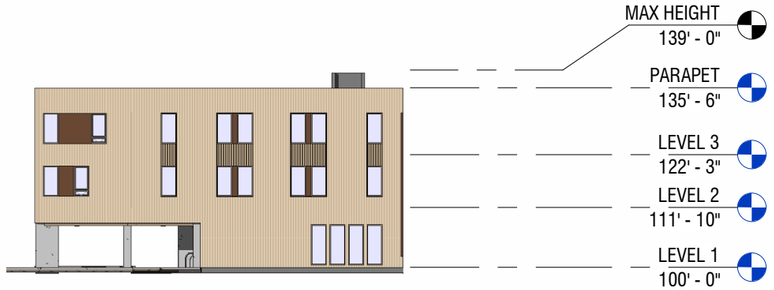
HITCHING POST
PROJ. NO. 24008
DATE: 11.08.2024

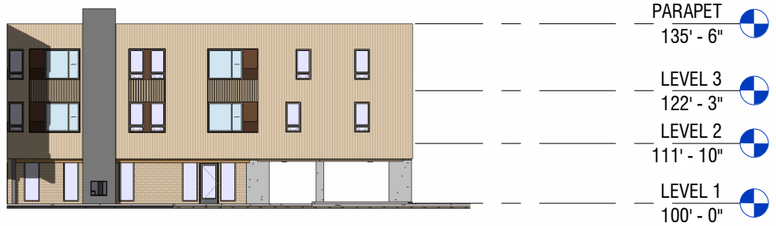
ELEVATION AT COURTYARD NORTH

1" = 30'-0"



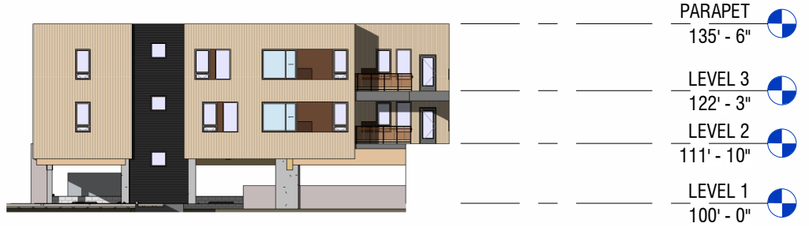
ELEVATION AT COURTYARD SOUTH

1" = 30'-0"



ELEVATION AT PLAZA NORTH

1" = 30'-0"



ELEVATION AT PLAZA SOUTH

1" = 30'-0"

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THERMALLY MODIFIED WOOD SIDING - LIGHT FINISH

THERMALLY MODIFIED WOOD SIDING - BLACK FINISH

CORTEN STEEL ACCENT PANELS AND FRAMES

ACCENT WOOD TEXTURE

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EXIT

Begin

Little Learners Academy
PRESCHOOL
ONE WAY

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

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JACKSON, WY

HITCHING POST
PROJ. NO. 24008
DATE: 11.08.2024

HITCHING POST APARTMENTS

Unit Description					Unit Calculations								First Floor			Second Floor			Third Floor			
Unit type	Description	Unit Count	Kitchen Type	Bath Type	Av. Unit NRA	Av. Unit NLA	Av. Balcony	# of Balc.	Total Balc.	Unit GLA w/balc.	NLA	GLA	Unit Count	NLA/ Floor	GLA/Floor	Unit Count	NLA/ Floor	GLA/Floor	Unit Count	NLA/ Floor	GLA/Floor	
				One Bedroom Units																		
1.1	1 Bedroom, 1 Bath	11	TBD	TBD		616	0	0	0	616	6,776	6,776	1	616	616	5	3,080	3,080	5	3,080	3,080	11
1.2	1 Bedroom, 1 Bath (Bridge)	4	TBD	TBD		685	0	0	0	685	2,740	2,740	0	0	0	2	1,370	1,370	2	1,370	1,370	4
1.2	1 Bedroom, 1 Bath (End)	4	TBD	TBD		573	0	0	0	573	2,292	2,292	0	0	0	2	1,146	1,146	2	1,146	1,146	4
1.1	1 Bedroom, 1 Bath (Type A)	3	TBD	TBD		632	0	0	0	632	1,896	1,896	1	632	632	1	632	632	1	632	632	3
2.1	2 Bedroom, 1.5 Bath	40	TBD	TBD		865	0	0	0	865	34,600	34,600	8	6,920	6,920	16	13,840	13,840	16	13,840	13,840	40
2.2	2 Bedroom, 1.5 Bath (Corner)	3	TBD	TBD		880	0	0	0	880	2,640	2,640	1	880	880	1	880	880	1	880	880	3
2.3	2 Bedroom, 1.5 Bath (Corner)	3	TBD	TBD		851	0	0	0	851	2,553	2,553	1	851	851	1	851	851	1	851	851	3
2.4A	2 Bedroom, 1 Bath (Type A)	2	TBD	TBD		839	0	0	0	839	1,678	1,678	0	0	0	1	839	839	1	839	839	2
3.1	3 Bedroom, 2 Bath	2	TBD	TBD		1,353	0	0	314	1,667	2,706	3,334	0	0	0	1	1,353	1,667	1	1,353	1,667	2
Sub-total One Bedroom units		**22**	31%					0	314		**57,881**	58,509	12	9,899	9,899	30	23,991	24,305	30	23,991	24,305	72
Sub-total Two Bedroom units		**48**	67%	Type A Units	5	7%																
Sub-total Three Bedroom units		**2**	3%	Type B Units	67	93%																
Total Units		**72**	100%																			

RESIDENTIAL SUMMARY	First Floor	Second Floor	Third Floor	0	TOTAL
TOTAL UNITS	**12**	**30**	**30**	**24,305**	**24,377**
TOTAL BEDROOMS					

SQUARE FOOTAGE SUMMARY		First Floor	Second Floor	Third Floor	0
Average Unit GLA					
Average Unit NLA					
NLA	57,881	9,899	23,991	23,991	
GLA	58,509	9,899	24,305	24,305	
Amenity Area	**1,497**	1,497			
Office Area	**1,832**	1,832			
Circulation and Support	**10,347**	551	4,898	4,898	
SUBTOTAL GLA + ACCESORY	**72,185**	**13,779**	**29,203**	**29,203**	
BUILDING EFFICIENCY		**72%**	**83%**	**83%**	
BASEMENT STORAGE AREA	11,414				
COVERED PARKING / BRIDGE	12,490				
GBA	**96,089**				

PARKING SUMMARY

TOTAL PARKING PROVIDED	Cars	72

DEFINITIONS

NET RENTABLE- The area of a living unit is measured from the inside faces of the corridor and exterior walls and from the inside faces of the partitions separating

NET LEASABLE= Outside face of exterior/ Centerline of Units/ Corridor side of Units.

Blue = Formula - Do not Edit

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460 E. BROADWAY
JACKSON, WY

STAFF REPORT

Meeting Date:	December 11, 2024	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Noble Development Group 1400 South LLC	**Presenter:**	Katelyn Page
Agenda Item:	1400 and 1450 S. Highway 89 Multi-Dwelling Apartment Project	**Public Comment:**	Yes

Purpose and Policy Considerations.
DRC review and recommendation is required for physical development in the CR-3 Zone.

Recommendation.
Final Review – Sketch Plan

Project Summary.
The property at 1400 and 1450 S Highway 89 is in the Commercial Residential-3 (CR-3) zone along the highway corridor at the southern "gateway" to Town and adjacent to the Smith's / Eagle Village shopping center. The proposed design is for two apartment structures totaling approximately 56,000sf of above ground habitable floor area (33,342sf north building and 22,671sf south building). The north building includes basement area of approximately 5,000sf bringing total habitable floor area to approximately 61,00sf. The total 75 units have a mix of studio, 1-bedroom and 2-bedrooms.

The site incorporates surface parking and introduces a parking screening wall incorporated into buffer landscaping required of residential surface parking in the CR-3 zone. The position of the structures is largely informed by the hillside topography of the property with structures pulled towards the street frontage, located on previously disturbed manmade slopes allowing retention of natural landscaping on the hillside.

LDR Compliance.
Staff has conducted an initial, but not complete, LDR compliance review for the proposed project and can confirm that primary items pertinent in DRC review – including height, FAR, building setbacks, landscaping, and form based standards – meet the requirements of the CR-3 zone except for required façade width in the primary street setback range. The proposed structures make up 49% of the width of the street frontage where a minimum of 50% is required. The project team has been notified of this item and responds that the additional 5' necessary will be incorporated in the design prior to the next DRC review at Development Plan stage.

Public Space.
Proposed landscaping includes street tree plantings within a 20' landscape buffer along the western property line which help scale and screen the structures in relation to the highway frontage and between the two buildings. Additional plant units offer screening and shade for surface level parking. Four pedestrian connections are provided where none currently exist, including pathways from the building entrances to a proposed 8' multi-use pathway along the western property line and a proposed pedestrian crosswalk at the S. Highway 89 / High School Road intersection.

Additional plantings, retaining walls, benches, and bike racks create "edges" indicating breakpoints between public space and the private property. Per the applicant, areas designated for art sculptures are proposed at

the southern corner of the property and adjacent to the main vehicular entrance highlight the prominence of the site at the southern gateway to Town.

Lighting design has not been finalized at this Sketch Plan stage of the project but will be better formalized for DRC review at the Development Plan stage. That said, the design team plans to generally discuss lighting a "thesis" with DRC during conceptual review to understand the committee's lighting preferences.

Composition and Massing.
Per the applicant, building massing was separated into two structures and reduced in height from initial design scheme and helps create a conformable transition from public to private realm and natural to urban settings. The project intentionally does not utilize maximum allowed FAR at the property or take advantage of 2:1 workforce housing or 4th story housing bonuses in an effort to limit height and scale and to better assimilate into the greater vernacular of the Town. Total floor area of approximately 56,000sf is intentionally broken up into two complimentary masses of 33,342sf (north building) and 22,671sf (south building) allowing a more consistent, but smaller, scale than nearby structures at Eagle Village.

The subtractive element to the overall massing is experienced in inset balconies at each story creating breaks in the facades where different materials are applied and help create some visual interest. No additive elements are proposed to the overall massing and little volume or roofline complexity in the design. Per the applicant, a flat roof and parapet design serves to screen rooftop utilities while mitigating snow fall from roof to ground level at the perimeter of the structures.

The two structures are designed to utilize similar rhythm and composition while providing different proportions to accommodate various dwelling sizes. Per the applicant, the rhythm of windows, fenestration, and materials intend to achieve an aesthetic unity reflective of Jackson's blend of rustic charm and modern sensibility. Window placements and balcony insets have a consistent pattern across the span and height of the structures.

Street wall.
As stated above, the position of the structures is informed by the hillside topography and effectively pulls the structures toward the highway frontage. Required plant units within the 20' landscape buffer and parking screening wall at positioned on the western building setback line offer visual interest to pedestrians and motorists and help scale and screen the structures in relation to the highway frontage. Proposed multi-use path, and pedestrian connections also serve to activate the street wall and offer additional visual interest along the frontage.

Materials.
Per the applicant, the variety of materials are intended to compliment the design vernacular, natural landscape, and unique urban fabric of Jackson. Proposed building materials include:

- Primary siding – Corrugated black metal (22-guage) with a non-reflective matte finish applied vertically
- Balcony siding – Perforated corrugated silver metal applied horizontally
- Balcony inset siding – Thermal treated spruce in natural finish applied vertically
- Balcony headers – Silver sheet metal (22-guage) with matte finish
- Windows – Black metal clad windows to match primary black metal siding

Retaining walls along north, east, and south property lines are constructed of shotcrete and will be architecturally stamped in a natural rock pattern to mimic the surrounding natural landscape. Conceptual examples of the retaining wall finish are included in the application packet attached to this staff report. They will range 8.95' to 28.31' in height. The CR-3 zone requires a screening wall for parking lots with height range between 2.5' and 4' with the maximum allowed length of a continuous, unbroken and uninterrupted wall plane of the screening is 50 feet. Variations in height are encouraged. Per the applicant, the screening wall will vary in height between 3' to 4'. At this time in conceptual review, a material selection for the screening wall has not been finalized but applicant team stated it is considering a thin stone veneer, board formed concrete, or gabions. Additional details are required to determine LDR compliance of the screening wall and can be expected prior to DRC review of the Development Plan design. Staff note a year round vegetative hedge may also be utilized to fulfill this screening requirement. Lastly, the applicant notes densely planted landscaping is proposed in the landscape strip along the screening wall to help soften the wall's appearance and help screen both parking and the wall itself from the street façade.

Additional information including application, project narrative, LDR compliance summary, renderings, material pallet and other design details are included as an attachment to this staff report.

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 o 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."

General Design Guideline Principles:

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

B. Composition

- 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.
- Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 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
    - 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:
    - Consider 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.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: St Johns Health, Hitching Post Housing Development Project

Physical Address: 460 E Broadway Avenue

Lot, Subdivision: Parcel B, Map T-74A PIDN: 22-41-16-34-2-00-001

PROPERTY OWNER.

Name: Teton County Hospital District Phone:

Mailing Address: 460 E Broadway Avenue, Jacxkson, WY ZIP: 83001

E-mail:

APPLICANT/AGENT.

Name: Hal Hutchinson, HH Land Strategies, LLC Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014

E-mail: hal@hhlandstrategies.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

_____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

X **Other:** concept DRC Reviev

_____ 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 #: Pending

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?

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

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

X **Response to Submittal Requirements**. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Owen D. Berry

Signature of Property Owner or Authorized Applicant/Agent

11/18/2024

Date

Hal Hutchinson

Name Printed

Agent

Title

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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that 1400 SOUTH LLC is the owner in fee of the premises located at:
Name of legal property owner as listed on deed

Address of Premises: 1400 S Highway 89, Jackson, WY 83001

Legal Description: See Exhibit A attached
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Kevin Grass and Owen Berry on behfalf of Noble Development Group, LLC

Mailing address of Applicant/agent: 3424 Peachtree Road, N.E., Suite 2000, Atlanta, GA 30326

Email address of Applicant/agent: kevin.grass@nobleinvestment.com & owen.berry@nobleinvestment.com

Phone Number of Applicant/agent: 404-682-1920

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

☑ Development/Subdivision Plat Permit Application ☐ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application

☐ Demolition Permit ☐ Home Occupation ☑ Other (describe) Sketch Plan, Design Review Committee and Development Plan Submittals

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

MANAGER OF 1400 SOUTH, LLC
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me by JOHN HUFFMAN this 23rd day of OCTOBER, 2024. WITNESS my hand and official seal.

Notary Public

SHERRI CECOTTI
My Notary ID # 124249401
Expires November 16, 2025

My commission expires:

LEGAL DESCRIPTION, IDENTIFICATION NUMBERS & ADDRESS

EXHIBIT A

RECORD LEGAL DESCRIPTION (PER CORRECTIVE WARRANTY DEED RECORDED AS DOCUMENT 07361063; PARCEL NUMBERS REFER TO LEGAL DESCRIPTIONS FROM ABOVE-REFERENCED TITLE COMMITMENT)

PARCEL 1:

A PARCEL OF LAND BEING IDENTICAL WITH THAT TRACT OF RECORD IN THE OFFICE OF THE CLERK OF TETON COUNTY, WYOMING IN BOOK 14 OF DEEDS ON PAGE 144 (WHICH IS IDENTICAL WITH THE SECOND OF THREE TRACTS CONVEYED TO JOHN J. HORN BY THAT INSTRUMENT OF RECORD IN SAID OFFICE IN BOOK 70 OF PHOTO ON PAGES 469-470), TOGETHER WITH A 100 FOOT STRIP OF LAND WHICH IS A PORTION OF THE FIRST OF THOSE TRACTS CONVEYED BY SAID INSTRUMENT OF RECORD IN BOOK 70 OF PHOTO ON PAGES 469-470 TO JOHN J. HORN; SAID PARCEL IS LOCATED WITHIN THE INCORPORATED LIMITS OF THE TOWN OF JACKSON AND IS PART OF THE SW1/4NW1/4 OF SECTION 5, T40N, R116W, TETON COUNTY, WYOMING; SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT IN BOOK 14 WHICH LIES ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 26, 89, 189 AND 191 AND FROM WHICH THE WEST ONE-QUARTER CORNER OF SAID SECTION 5 BEARS S13°19'58"W, 429.76 FEET;

THENCE ALONG THE WEST LINE OF SAID TRACT AND SAID EAST RIGHT-OF-WAY LINE N00°03'09"W, 208.89 FEET TO THE NORTHWEST CORNER OF SAID TRACT;

THENCE ALONG THE NORTH LINE OF SAID TRACT N89°48'14"E, 194.28 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE CONTINUING ON A PROLONGATION OF SAID NORTH LINE N89°48'14"E, 100.00 FEET TO A POINT;

THENCE PARALLEL WITH THE EAST LINE OF SAID TRACT S00°48'26"W, 209.86 FEET TO A POINT;

THENCE PARALLEL WITH THE EAST LINE OF THAT TRACT OF RECORD IN SAID OFFICE IN BOOK 10 OF PHOTO ON PAGES 205-206, WHICH IS IDENTICAL WITH THE TRACT OF RECORD IN SAID OFFICE IN BOOK 183 OF PHOTO ON PAGE 672, S00°21'25"E, 125.00 FEET TO A POINT;

THENCE S89°59'18"W, 100.00 FEET TO THE INTERSECTION WITH SAID EAST LINE OF SAID TRACT IN BOOK 10 OF PHOTO;

THENCE ALONG THE EAST LINE OF SAID TRACT IN BOOK 10 OF PHOTO N00°21'25"W, 125.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT IN BOOK 14 OF DEEDS;

THENCE ALONG THE SOUTH LINE OF SAID TRACT IN BOOK 14 OF DEEDS S89°59'18"W, 191.13 FEET TO THE CORNER OF BEGINNING.

PARCEL 2:

THAT PART OF THE SW1/4NW1/4 OF SECTION 5, T40N, R116W, TETON COUNTY, WYOMING, IT BEING THE INTENT TO REDESCRIBE THAT TRACT OF RECORD IN THE OFFICE OF THE CLERK OF TETON COUNTY IN BOOK 10 OF PHOTO ON PAGES 205-206 DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 26-89-187-189, N89°48.5'E, 86.00 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 5 WHERE FOUND A 2" GALVANIZED STEEL PIPE 30" LONG (BLM TYPE) WITH BRASS CAP INSCRIBED "T40N R116W 1/4 S6/S5 1965 A.F.W. L.S. 325";

THENCE N00°04'W, 417.96 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH-WEST CORNER OF THAT TRACT OF RECORD IN THE SAID OFFICE IN BOOK 14 OF DEEDS ON PAGE 144;

THENCE EAST, 191.14 FEET ALONG THE SOUTH LINE OF SAID TRACT OF RECORD IN BOOK 14, COMMON TO THE NORTH LINE OF SAID TRACT OF RECORD IN BOOK 10, TO A CORNER;

THENCE S00°20.9'E, 417.58 FEET TO A CORNER;

THENCE S89°53'W, 193.19 FEET TO THE CORNER OF BEGINNING.

PARCEL IDENTIFICATION NUMBER & STREET ADDRESS

PARCEL 1
- PARCEL ID NUMBER: 22-40-16-05-2-00-010
- TAX ID NUMBER: 0J-002597
- STREET ADDRESS: 1400 S HIGHWAY 89, JACKSON, WYOMING

PARCEL 2
- PARCEL ID NUMBER: 22-40-16-05-2-00-012
- TAX ID NUMBER: 0J-002597
- STREET ADDRESS: 1450 S HIGHWAY 89, JACKSON, WYOMING

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)

- [X] **New Submittal** [ ] **Resubmittal** (provide list of all changes & previous elevations)
- [X] **Application**: Signed application and notarized Letter of Authorization.
- [X] **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).
- [X] **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
- [X] **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.
- [X] **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.
- [X] **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.
- [X] **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.
- [X] **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.

NOBLE

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1. Application Form
2. Owner Letter of Authorization and Parcel Description
3. Completed Design Review Committee Checklist
4. Project Narrative
5. Project Team Information
6. LDR Compliance Checklist
7. Design Package and Visual Analysis
    a. Neighborhood Context Imagery
    b. Key Project Data & Location Plan
    c. Site, Grading and Utility Plans
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    k. Enlarged Elevation Sheets (Arch E1 - 30"x42")

NOBLE

November 18, 2024

Town of Jackson Design Review Committee
P.O. Box 1687
Jackson, WY

RE: Design Review Committee Application: 1400 & 1400 S Hwy 89 Multi-Family Residential Project

Town of Jackson Design Review Committee,

It is our pleasure to submit for your review and consideration the following Design Review Committee application package for the proposed development of a two-building, 75-unit, 61,051-SF (56,013-SF total without the North Building basement area) multi-family residential apartment project to be located at 1400 & 1450 S Hwy 89 at the southern gateway to the Town of Jackson (the "Project"). The site, consisting of two (2) parcels (Parcel IDs: 22-40-16-05-2-00-010 & 22-40-16-05-2-00-012), totals approximately 3.53-acres.

The parcels are zoned Commercial Residential-3 (CR-3), and within the Natural Resource & Wildland Urban Interface overlay districts. The site has largely been regraded over-time with the natural slopes having been modified and reshaped to facilitate prior uses. Town Planning previously approved Zoning Compliance Verification (ZCV Item P23-052), which confirmed that certain slopes within the property are manmade and therefore able to be developed with appropriate geotechnical investigation and design, even though they currently exceed 25% as per Section 5.4.1.B.1 Manmade Slopes (see Approved ZCV letter attached, dated April 10, 2023). Therefore, the Project is proposed entirely within the area of the approved manmade slope line.

The existing uses on the site today are mostly temporary in nature, including a river raft depot, moving company van storage and a daycare (which is currently in the process of relocating to another facility). The site, however, is largely underutilized and bare with limited to no landscaping, no sidewalks, no internal paved access aisles or sidewalks, no signage, or planned grading and stormwater management measures.

The Project site is also constrained in size and shape due to the existing cross slopes and the man-made slope line. These constraints pose certain engineering challenges for redevelopment while maintaining the parameters for a financially feasible project. The site

plan was designed to address these concerns, from building placement pushed more along the street frontage to landscaping selections and proposed retaining wall finishes.

Throughout the concept and schematic design stages and following the feedback from Town Staff and various local consultants during the Pre-Application meeting on August 2, 2024, the Project has continued to evolve to address these comments and concerns, proposed LDR changes, and site-specific constraints. As the design has developed, we've adjusted the total unit count down to 75-units, and modified the unit mix to include more one- and two-bedroom units (see the attached plans and unit matrix). The Project will also not maximize the allowable maximum FAR on the site (under the LDRs that the Sketch Plan was sufficient under) or take advantage of any 2:1 workforce or 4th story bonuses, keeping the Project scale consistent with the current makeup of the Town's architecture.

Project Matrix

Unit Mix by Type	Unit Qty	Unit SF	Parking per Unit	Total Parking
Studio Unit	34	348-SF	1	34
1-Bedroom Unit	2	624-SF	1.5	3
2-Bedroom Type 1	24	660-SF	1.5	36
2-Bedroom Type 2	15	696-SF	1.5	22.5
Total	75			95.5
Total Required				**96**
Total Provided				***96***

The Project is aligned with the DRC's guiding vision for the Town of Jackson as the development aligns with the DRC's guidelines for economically, socially, and ecologically sustainable developments. The site's location is well-positioned to be developed as a multi-family residential project with a key focus on public transit and walkability. The site is directly across the street from the Eagle Village retail plaza which includes key amenities for Jackson residents, including a grocery (Smith's), an urgent care, sandwich shop, laundromat, gas station, and other services. There is also a START bus stop (Stop No. 60), located along the north side of High School Road at Smith's, which would allow residents to utilize public transit in lieu of private vehicles.

As highlighted above, the Project will also limit hillside development to previously modified hillside slopes, and will enhance the native plantings through mitigation measures that will include planting native shrubs further east and up the hill from the development to areas less than 1,000-ft to Bridger Teton National Forest, and away from existing human development to the west.

Specifically, regarding the DRC's applicable design guidelines:

Public Space: As detailed in the site plans and landscape plans, the Project creates a connection to the public realm that is non-existent today through sidewalk and crosswalk improvements and forms a visual screen between the public and private realms through enhanced landscaping and buffers. Specifically:

- Use: The proposed multi-family project is thoughtfully designed to harmonize with the unique architectural vernacular of Jackson, WY, blending rustic elegance with contemporary functionality. Drawing inspiration from the town's rich heritage, the project features natural materials like timber, architecturally crafted stamped concrete, and a subdued color palette that complements the surrounding landscape. The spaces around the buildings are crafted to foster a sense of community and openness, seamlessly integrating public and private realms at the forefront along S Hwy 89. Landscaped pathways, native plantings, seating and art sculptures will create inviting places for residents and visitors alike to gather.

- Location: The Project, situated at the Southern Gateway into the Town, creates a seamless transition from the beauty of the natural environment to the south with carefully planned transitions, including the tree-lined pathway along the Project's frontage, creating an eased flow from the open environment into the more structured urban setting. Secondary pathways will guide residents and visitors alike through the landscape to the buildings' entries.

- Connection: In addition to the proposed construction of the 8'-wide sidewalk (pathway) along the entire length of the Project's street frontage that is non-existent today, the Project will include the construction of a pedestrian crosswalk at the intersection of High School Road and S Hwy 89, connecting what is currently an isolated area on the southeast side of S Hwy 89 to the Eagle Village retail, START transit stop, and the Town's connected pathway that runs along the west side of Hwy 89 in this part of Town.

- Scale/Variety: Thoughtfully integrated into the development, these spaces intertwined into the landscape areas offer intimate, inviting environments that blend seamlessly with Jackson's character. Features such as native landscaping, natural stone bench seating, and artful design elements reflect the town's natural beauty and creative energy.

- Screening: The Project utilizes a variety of elements to screen the parking, utility services, and retaining wall, including by bringing the buildings close to the street frontage, as well as providing a densely planted, 20'-wide landscape buffer. The buffer

softens any visual impact of these improvements while enhancing the aesthetic connection to Jackson's natural surroundings.

Composition: The massings are carefully articulated to break up their scale, with varying façade depths and strategically placed windows and changes in materiality, establishing a sense of rhythm and movement. The two buildings are complimentary to one another, utilizing similar rhythms and composition, while of different proportion and providing different options for residents. Specifically:

- Proportion: The Project's proportions are meticulously calibrated to ensure the structure integrates seamlessly into the surrounding context, respecting both the human scale and the natural landscape. As highlighted above and discussed further below, the Project does not take advantage of the 2:1 workforce and 4th story bonuses allowed under the previous LDRs for which this Project is considered. This decision was intentional to limit the height and scale of the Project and provide for a development that assimilates to the greater vernacular of the Town. The Project's proposed two (2) buildings are consistent in size and scale to that of adjacent buildings, such as the Eagle Village development across S Hwy 89, which includes a 3-story condo building and numerous 2-story retail and office buildings.

- Rhythm: Through a cohesive blend of materials, textures, and repeating design motifs, the project achieves an aesthetic unity that reflects Jackson's blend of rustic charm and modern sensibility. The elements of the façade, including the materials and fenestrations, are implemented in a rhythmic and consistent manner throughout the facades. The windows are stacked, from first to third floor, and the material use is consistent with the corrugated black metal used in the proud, vertical moments, treated spruce used in recesses, and perforated metal panels implemented in a horizontal manner to complement these moments and promote visual interest.

Massing:

- Massing and Height: Early in the design process, the Project consisted of the development of a single, 4-story building, taking advantage of the 2:1 FAR and 4th story bonuses. Through design development and incorporating feedback from both the Town and local consultants, the building was broken up into two buildings to avoid having a single monolithic structure, and reduced to three-stories to create a more comfortable transition between the public and private realm, and aligning with much of the vernacular of the Town and adjacent developments. The Project's appropriate massing creates a soothing transition between both the public and private realms, as well as

between the natural environment and developed areas of the Town. The unified façade design across both buildings creates a consistent, cohesive architectural transition when entering the Town from the south.

- Subtracting Massing: As mentioned above, the Project began as a single 4-story building, which has since evolved throughout the design process to the present 3-story, 2-buildign design. This step was taken to reduce the visual impacts of a large building mass, and to better assimilate into the fabric of the Town and adjacent developments. While considering the buildable square footage required to develop the individual units, the design team adopted subtractive massing techniques to push the façade inside the vertical plane in areas where the plan allowed, creating breaks in the façade which provided for unique opportunities to play with the materiality of the Project. The alignment between the subtractive massing techniques and the varied use of materials in these moments creates a special architectural character for the development.

- Volume Complexity: The Project will consist of two (2) adjacent parcels, however, as is seen with the present-day condition to any passerby, the two lots informally blend as one. This development will formalize that relationship through a recombination plat and implementation of a designed site plan and related infrastructure that does not exist today. While combining two (2) parcels through the administrative plat process, the Project does not propose to then treat the site as one (1) large development parcel with a single large monolithic building mass across the combined parcels. As has been discussed, the Project proposes two (2) separate building masses on the North and South end of the development site, complimented by dense landscaping, seating, and public art sculptures and creating a building complex rather than a single building mass.

- Roof: The buildings will have a low-slope single-ply membrane roof structure (such as EPDM) with perimeter parapet walls. The parapet walls play a variety of roles, such as screening rooftop exhausts and vents systems, but also play a critical role in maintaining safety and security for residents and visitors by reducing the dangers of snow slides to the ground level below. This roof design would help ensure that no snow from the roof structure is deposited onto the walking surfaces, enhancing the safety for residents at the buildings' perimeters.

Street Wall:

- Frontage: Although the buildings are not directly fronting the property line, they are situated close to it and provide the space for an enhanced, well-planted 20'-wide

landscape strip between the buildings and the public ROW, which will screen the buildings and other site improvements, as well as provide scale and variety to pedestrians and drivers, softening the transition between the public realm and the buildings. While the Project site is not in a present-day, core urban area of the Town, the proposed design to bring the buildings close to the street frontage will help shape and mold future development on adjacent parcels on the east side of S Hwy 89.

- Connectivity: The Project includes a proposed 8'-wide sidewalk that extends the entire site frontage, as well as a crosswalk at the intersection of S Hwy 89 and High School Road, which together will provide pedestrian connectivity to not only this site, but to the eastern side of S Hwy 89, which is non-existent today.

Materials: The Project proposes the use of a variety of materials that complement the vernacular of the Town and natural landscape, as well as materials that can withstand some of the environment, articulating the materials in such a way that compliments the vertical, recess and horizontal moments of the design. Specifically:

- Materials Selection: The materials and claddings proposed for the Project were carefully selected for their durability through all weather conditions and for their aesthetic qualities, as well as paying homage to the natural landscape through use of a timeless natural wood material.
- The building façade materials consist of:
    - Corrugated Black Metal (22-gauge) with a non-reflective matte finish
    - Thermal treated spruce (Lunawood Triple) with a natural finish
    - Perforated corrugated silver metal (staggered Round, 1/8" Diameter perforations, 3/16" on center with 40% open area)
    - Matte Finish Silver Sheet Metal (22-gauge), flat finish
    - Black Clad Window/Door Framing (Black to match façade metal siding)

  The proposed retaining wall along portions of the north, south, and east property lines, will be constructed of a shotcrete and nail tie-back system and will be architecturally stamped in a manner that allows the wall to mimic and blend into the hillside. The decision to use this type of retaining wall system was deliberately selected in order to seamlessly integrate the retaining wall into the existing hillside and make it unnoticeable to most drivers and pedestrians passing by.

- Material Application: The application of each material in the various moments within the façade was intentional.
    - The use of corrugated black metal paneling as the primary façade material provides for durability at the areas of the façade that will face the harshest

weather conditions while still providing for pleasing architectural detailing. The ribbed nature of corrugated siding lends itself to a vertical application.

- The use of grooved thermal treated spruce within the recessed moments of the façade compliments the intentional subtractive massing moment. While thermally treated and a durable material, the use of the natural finished wood within the recesses provides for some protection against the environment and maintain the materials finish.
- The use of perforated corrugated metal paneling in the horizontal conditions at the recesses create a band-like condition, bridging and connecting the façade on either side of each band. The perforated nature of the material will provide transparency to the fenestration behind it, while providing an interesting architectural moment at the street condition.

As with any Project, the design will continue to evolve and develop over the life of the design process. We look forward to discussing this Project with the DRC and await your feedback for this proposed multi-family development Project.

Thank you for your review and consideration.

Best,

Owen D. Berry

Owen Berry

Director, Pre-Development

Noble Development Group, LLC

NOBLE

Project Team Information

Applicant:

Noble Development Group, LLC
3424 Peachtree Rd. N.E., Suite 2000
Atlanta, GA 30326
404-682-1920

Architecture:

Dynia
1085 W Hwy 22
Jackson, WY 83001
307-733-3766

Owner (provided for reference only):

1400 SOUTH LLC
PO BOX 802523
Dallas, TX 75380

Landscape Architecture:

Cairn Landscape Architects
215 S Gill Avenue,
Jackson, WY 83002
307-264-0939

Engineering:

Y2 Consultants
215 E Simpson Ave,
Jackson, WY 83001
307-733-2999

Environmental:

Alder Environmental
1130 Maple Way, Suite 1E,
Jackson, WY 83002
307-733-5031

DYNIA

November 4, 2024

1400 & 1450 S. Hwy 89

Land Development Regulation Compliance and Narrative

The following narrative describes a multi-family housing project at 1400 & 1450 South Highway 89 in Jackson, Wyoming. These are parcels identified as 22-40-16-05-2-00-010 and 22-40-16-05-2-00-012, zoned CR-3. Combined the lots are 3.53 acres or 153,767 square feet. The proposed project is 100 percent residential. The following addresses the proposed project in terms of the Town of Jackson Land Development Regulations as defined in section 2.2.13 of the current LDR's

A. Intent

Character Zone CR-3 is intended for vibrant mixed-use and buildings of all residential use are encouraged. Buildings can be up to three or four stories, and parking should be on-site. The proposed project consists of two 100% residential buildings of three stories and all parking is on-site.

B. Physical Development

- Lot Standards – Setbacks.
    - CR-3 Zoning requires a 20' minimum setback from the property line at the highway. An 85' foot maximum setback does not apply to residential buildings. The proposed project is set on that line to provide for maximum parking area behind the buildings. No curb is established at this location, and side and rear setbacks are well distanced from the projects with the building footprint >80 feet from the side and over 100 feet from the rear.
- Lot Standards - Landscaping
    - The zoning requires a Landscape Surface Ratio with a minimum amount of 10% or 16,074 square feet. The proposed project is 90,961 square feet.
- Lot Standards - Plant Units
    - A total of 30 plant units are required for the two lots. 30 plant units are proposed including 2 for public art as the site acts as the southern gateway to town.
- Lot Standards - Parking Setbacks
    - Parking setbacks are required to be 20' from Highway 89 property line. The majority of the parking is concealed behind the north building but where it wraps

the building the edge of parking is at the 20’ setback. There are no other streets at the site.

- Lot Standards - Access
    - The single curb cut is proposed to be 24’ in width and is aligned with the entrance to Smith’s shopping center directly across from the project.

- Bulk Standards – Street Façade
    - The width of ground and second story in primary street setback ranges is required to be 50% minimum. The proposed buildings total 306 linear feet along the highway which is equal to 49% of the two sites 626 feet of highway 89 frontage. The building plans will continue to be evaluated and modified as required throughout the design process to meet the minimum building frontage width requirement. Currently, the design is 5-linear feet short of the requirement. There are opportunities, such as at the southwest corner of the South Building, to extend the façade to meet this requirement.
- Bulk Standards – Building Height
    - The proposed buildings will be constructed with roofs flatter than 5/12. The maximum height above grade is limited to 42’. The proposed buildings are 41’ above proposed grade.
    - Three stories buildings (maximum) are allowed and three stories are proposed.
    - A 24 foot minimum height is required in street setback range. The proposed project will have a 41 foot height in the setback range.
- Bulk Standards – Building Stepback
    - Building step backs are not applicable to residential projects with 4 or more units.
- Bulk Standards – Scale of Development
    - A floor area ratio of 0.40 is enforced in zoning CR-3. This allows for approximately 61,500 square feet of development. The proposed buildings floor areas are 33,342 square feet and 22,671 square feet or a total of 56,013 square feet.
    - Deed restricted and Workforce housing are not proposed for this development.

- Form Standards – Pedestrian Frontage
    - Trees in lawn are proposed in the pedestrian frontage.
- Form Standards – Building frontage is shown as residential.
    - Residential frontage story heights are required to be 9’ minimum. Proposed story heights are 12’.
    - Residential ground floor elevation is required to be in a range of 0-5’ Proposed ground floor elevations are approximately 2’ out of grade for the entire project.
    - Residential Transparency is required to be 20% minimum. Proposed project is 20% -21% transparency. Calculations are shown on the west side elevation sheet.
    - Blank Wall Area along Highway 89 is not to exceed 35’ in width and height. The largest blank wall area is approximately 8 ½’
    - Pedestrian Access is required facing highway 89 and is provided for at the lobby area. Individual units are entered from the double loaded corridor.
- Form Standards – Parking Type – Surface parking is proposed.

- Fencing – No fencing is proposed except for wildlife fencing as required by the environmental report.

- Environmental Standards
    - Natural resource setbacks are not applicable. Flat Creek South of Hansen Avenue is located more than 50’ from the property.
    - Irrigation Ditch Setback. Existing Wort Canal is located more than 15’ from the development.

- Scenic Standards – Exterior Lighting. An exterior lighting plan will be developed in compliance with Town of Jackson Standards.

- Natural Hazards
    - A separate Hillside CUP has been applied for.
    - The project is in the Wildland Urban Interface and will comply with the Fire Marshall requirements for the site.

- Signs (non-residential) – The proposed project is 100 percent residential.

- Grading, Erosion Control and Stormwater management are accounted for.

- Physical Development Permits Required
    - Greater than 19,500 square feet, residential only.
    - Sketch Plan is optional
    - Development plan, building permit, DRC review, Grading permit required.

C. Use Standards

- Allowed Uses. Residential Apartment is allowed with Basic Use Permit
- Operational Standards
    - Outdoor storage is prohibited in CR-3 zone. Proposed storage is in basement of the north building.
    - Refuse and recycling is required for this project and locations are noted on the site plan.

D. Development Options and Sub-Division N/A

E. Additional Zone-specific Standards

- Non-Residential, Non-Lodging parking N/A
- Loading Requirements. Loading is through lobby area, off street access.
- Heavy service use are not proposed.
- Workforce housing is not proposed.
- Streetscape Standards are accounted for with landscape strip, screening wall shown.
- Highway 89 Height and Material standards are accounted for and shown.
- No historic preservation program applicable.
- No mini-storage use proposed.

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VIEW LOOKING WEST 1405 SOUTH BROADWAY
SMITHS PLAZA - SHOPPING AREA

VIEW LOOKING EAST 1330 SOUTH BROADWAY
WOLF USED AUTO SALES

VIEW LOOKING EAST 1400 AND 1450 SOUTH BROADWAY (PROPOSED SITE)
VEHICLE PARKING, WHITE WATER AND MOVING COMPANY OFFICES

VIEW LOOKING WEST 1315 SOUTH BROADWAY
EAGLE VILLAGE CONDOMINIUMS

VIEW LOOKING EAST 1350 SOUTH BROADWAY
VALLEY LANDSCAPE OFFICE AND STORAGE FACILITY

KEY PROJECT DATA

LOT INFORMATION:

GROSS SITE AREA:	3.35 ACRES 153,767 SF
ZONING:	CR3
ZONING OVERLAY:	NATURAL RESOURCE OVERLAY CRITICAL WILDLIFE HABITAT WILDLAND URBAN INTERFACE

BUILDING SETBACKS:

HIGHWAY 89 PROPERTY LINE SETBACK	20' ALLOWED/ 20' PROPOSED
SIDE YARD SETBACK	5' ALLOWED/ >50' PROPOSED
REAR YARD SETBACK	10'/ >75' PROPOSED

LANDSCAPING:

LANDSCAPE SURFACE RATIO	10% MIN 16074 SF REQUIRED/ 90961 SF PROPOSED

BUILDING INFORMATION:

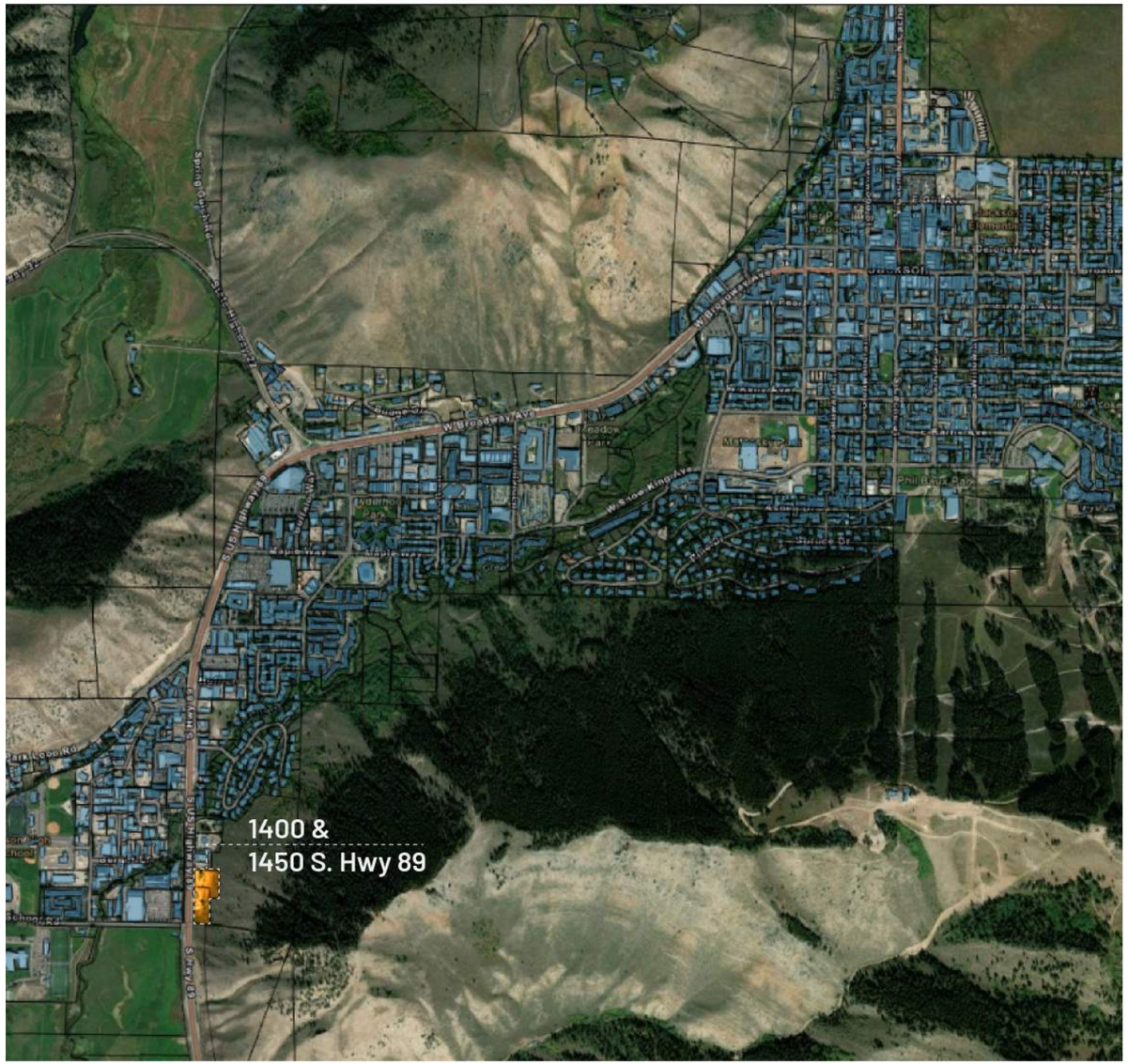
FLOOR AREA RATIO	.4
FLOOR AREA	61,506 SF ALLOWED/ 59013 SF PROPOSED
STORIES	3 ALLOWED/ 3 PROPOSED
HEIGHT	42' ALLOWED/ 41' PROPOSED.
FIRST LEVEL FLOOR AREA (NORTH/SOUTH)	7557 SF / 11114 SF
SECOND LEVEL FLOOR AREA (NORTH/SOUTH)	7557 SF / 11114 SF
THIRD LEVEL FLOOR AREA (NORTH/SOUTH)	7557 SF / 11114 SF

BUILDING PROGRAM

BUILDINGS ARE 100% RESIDENTIAL	
RESIDENTIAL UNIT COUNT	75

PARKING

PARKING IS 100% SURFACE	
VEHICLE PARKING	96 REQUIRED / 96 PROPOSED
BICYCYLE PARKING REQUIRED	86 REQUIRED / 86 PROPOSED



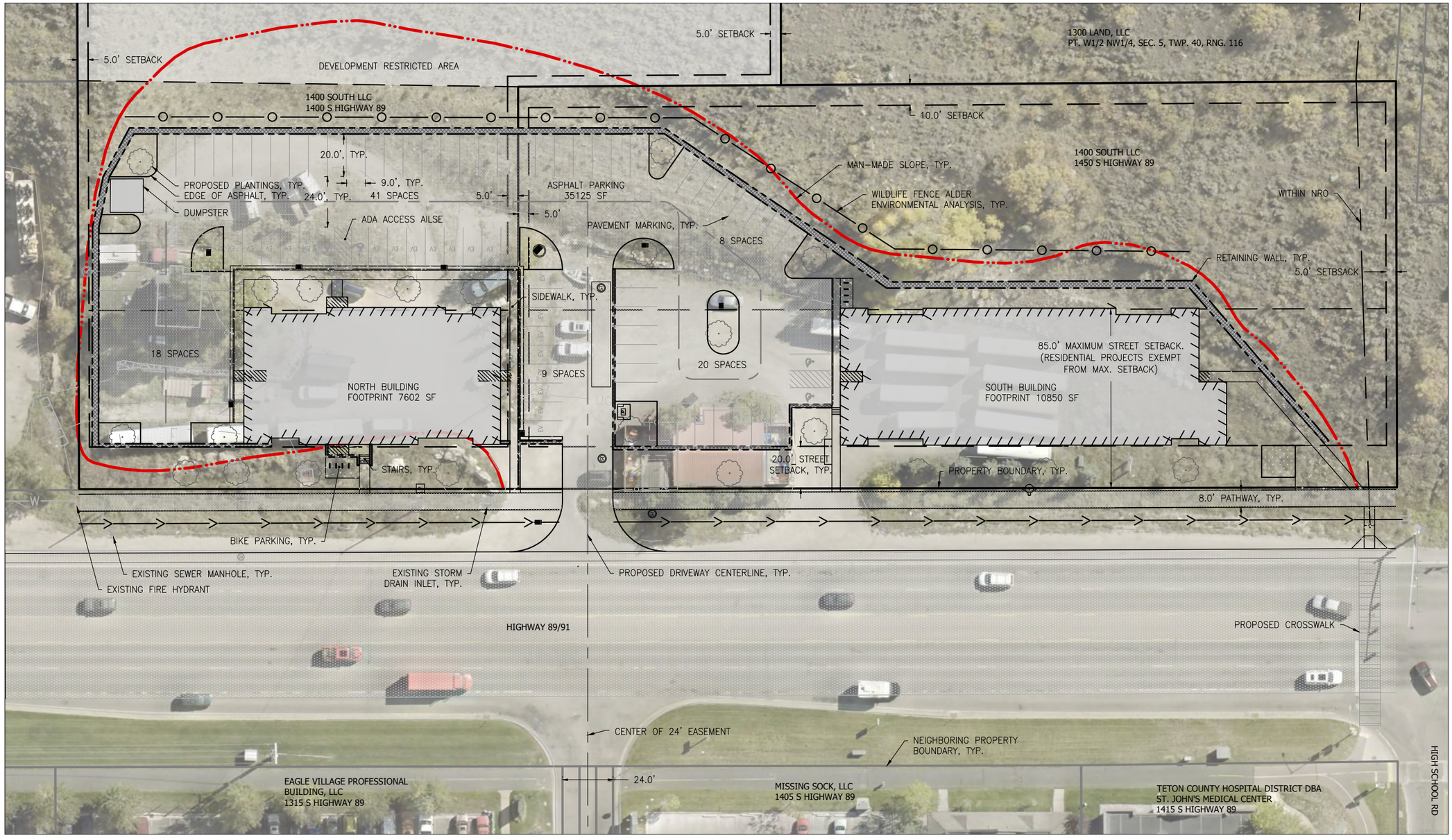
PROJECT VICINITY MAP

AERIAL IMAGE TAKEN FROM TETON COUNTY GIS

LEGEND

(E) - EXISTING (P) - PROPOSED

- (E) STRUCTURE
- (P) STRUCTURE
- (E) EDGE OF ASPHALT
- (P) EDGE OF ASPHALT
- (E) EDGE OF CONCRETE
- (P) EDGE OF CONCRETE
- (P) PAVEMENT STRIPING
- (P) WOOD FENCE
- (P) CURB
- (E) CONCRETE
- (P) CONCRETE
- (E) ASPHALT
- (P) ASPHALT
- (P) WALL
- (P) LANDSCAPING



NOTE:
1. EXISTING LINE WORK BASED ON FIELD SURVEYS CONDUCTED DURING DECEMBER 2021 BY JORGENSEN ASSOCIATES, INC.
2. ADDITIONAL DATA SOURCES:
   2.1. SITE PLAN WAS PRODUCED USING TETON COUNTY GIS DATA INCLUDING 2022 AERIAL IMAGES AND PROPERTY BOUNDARIES.
3. TOTAL PARKING SPACES PROVIDED: 96
4. LANDSCAPING DEPICTED IS CONCEPTUAL. REFER TO LANDSCAPING PLANS FOR FINAL LAYOUT.

SITE PLAN

50' 0 50' 100'

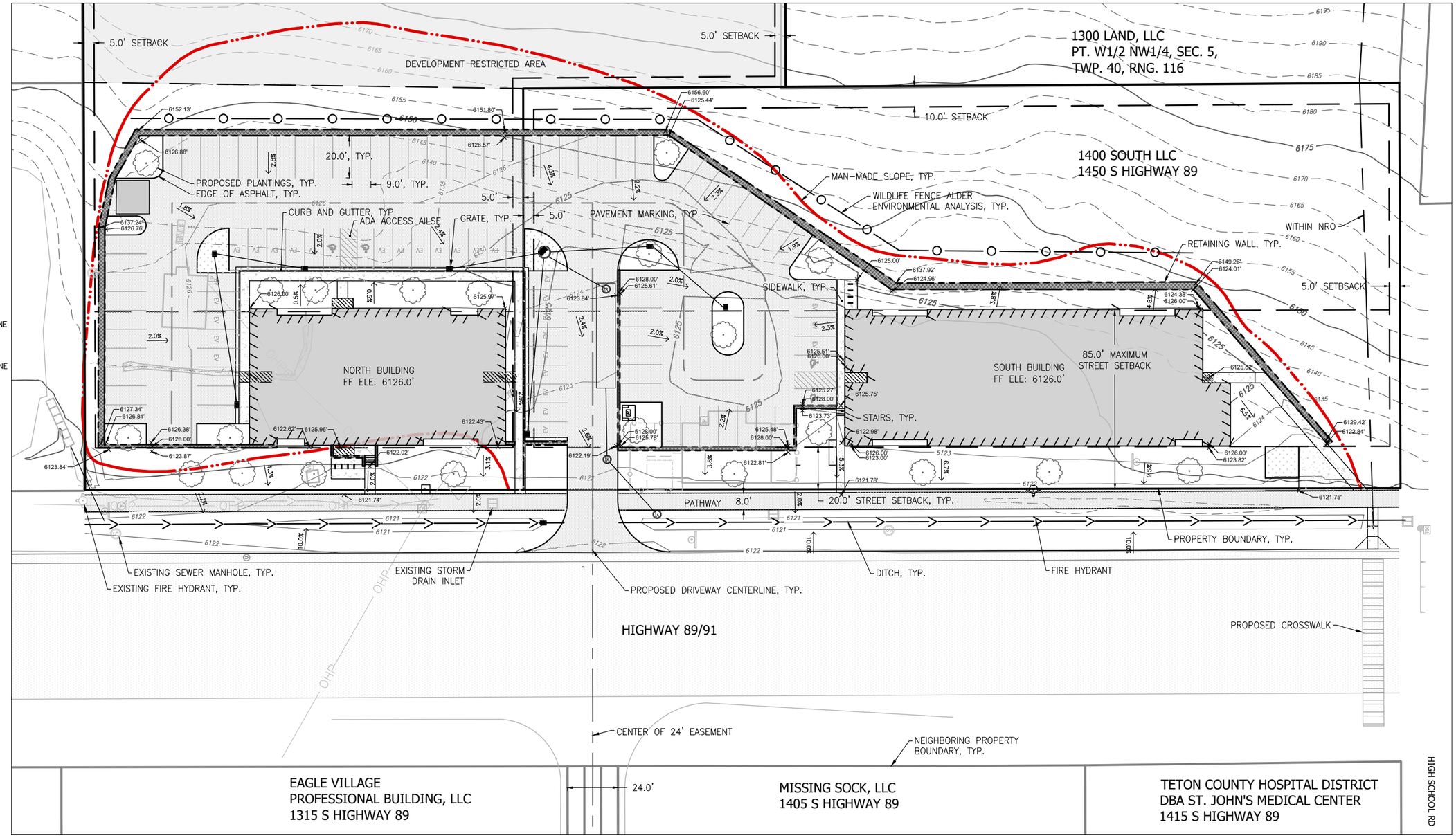
1" = 50' (11x17 SHEET)

North

LEGEND

(E) - EXISTING (P) - PROPOSED

- (E) INDEX CONTOUR LINE
- (E) INTERMEDIATE CONTOUR LINE
- (P) INDEX CONTOUR LINE
- (P) INTERMEDIATE CONTOUR LINE
- (E) STRUCTURE
- (P) STRUCTURE
- (E) EDGE OF ASPHALT
- (P) EDGE OF ASPHALT
- (E) EDGE OF CONCRETE
- (P) EDGE OF CONCRETE
- (P) PAVEMENT STRIPING
- (P) WOOD FENCE
- (P) CURB
- (E) CONCRETE
- (P) CONCRETE
- (E) ASPHALT
- (P) ASPHALT
- (P) WALL
- (P) LANDSCAPING



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GRADING PLAN

50' 0 50' 100'

1" = 50' (11x17 SHEET)

North

NOBLE | DYNIA | Y2 CONSULTANTS

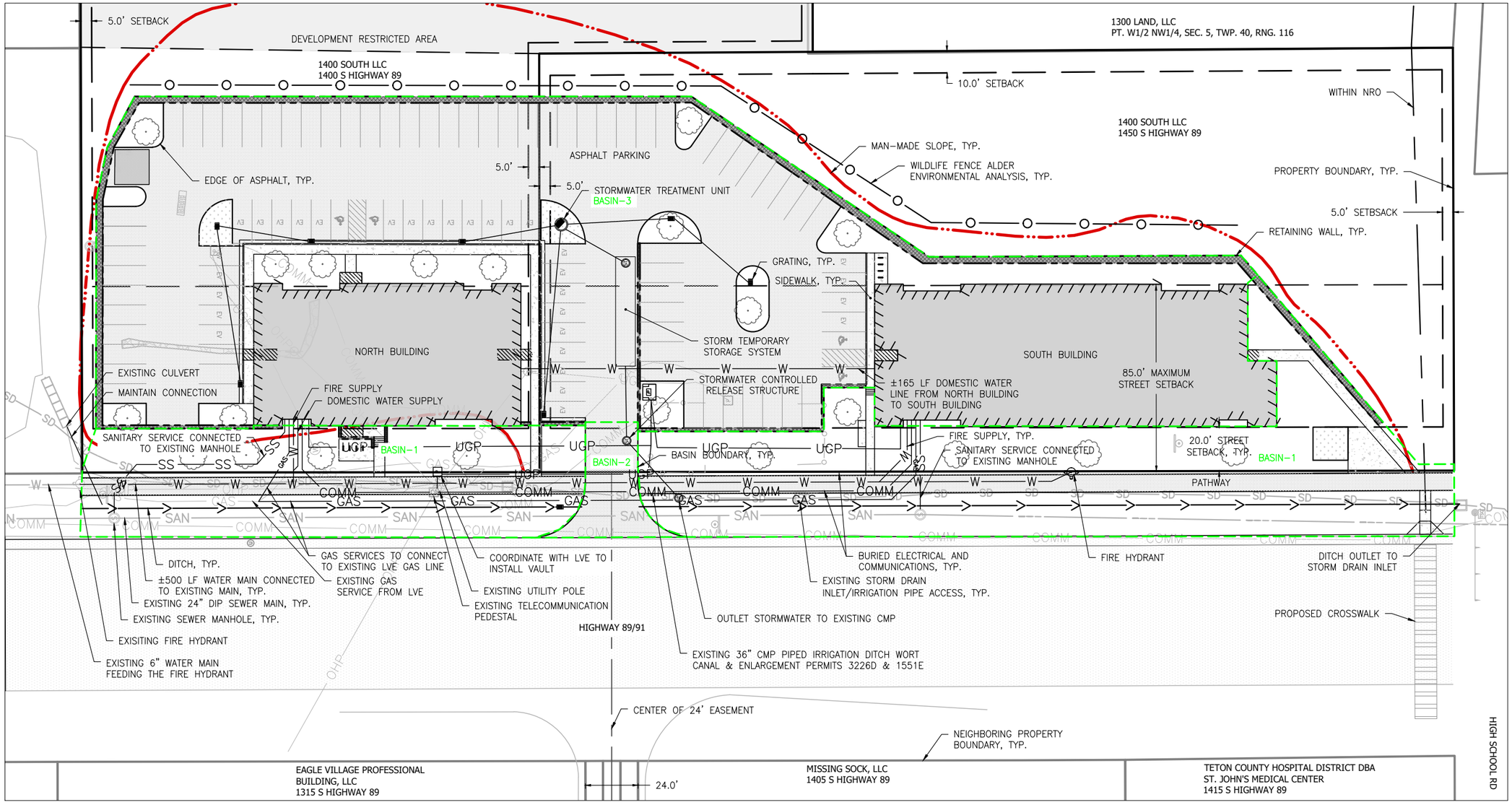
GRADING PLAN

1400 & 1450 S. HWY 89

LEGEND

(E) - EXISTING (P) - PROPOSED

- (E) WATER MAIN
- (E) WATER SERVICE
- (P) WATER MAIN
- (P) WATER SERVICE
- (E) SEWER MAIN
- (E) SEWER SERVICE
- (P) SEWER MAIN
- (P) SEWER SERVICE
- (P) STORM DRAIN
- (E) STORM DRAIN
- (E) GAS LINE
- (P) GAS LINE
- (E) COMMUNICATIONS
- (P) COMMUNICATIONS
- (E) OVERHEAD ELECTRICAL LINE
- (P) OVERHEAD ELECTRICAL LINE
- (E) UNDERGROUND ELECTRICAL LINE
- (P) UNDERGROUND ELECTRICAL LINE



UTILITIES PLAN

STORMWATER NARRATIVE

STORMWATER HAS BEEN MODELED TO A CONCEPTUAL LEVEL TO PROVIDE INSIGHT INTO THE INTENDED PLAN TO MANGE STORMWATER GENERATED ON SITE AS A RESULT OF THE PROPOSED DEVELOPMENT.

EXISTING CONDITION

EXISTING SITE CURRENTLY HAS NO DISCERNIBLE STORMWATER BASINS. ALL ON SITE DRAINAGE IS DIRECTED WEST TOWARDS HIGHWAY 89, LIKELY BEING CAUGHT IN THE SHALLOW SWALE AND INLET ALONG 89 OR BEING BEING ALLOWED TO INFILTRATE ALONG THE SHOULDER OF HIGHWAY 89. FOR THESE REASON THE SITE WAS ANALYZED AS A SINGLE BASIN.
EXISTING SITE IMPERVIOUS AREA: 27.0%

EXISTING SITE MAKE UP		
SURFACE TYPE	AREA (ACRES)	COEFFICIENT
PAVEMENTS AND ROOFS	0.07	0.90
GRAVEL PAVEMENT	0.85	0.85
LAWNS	1.07	0.35
COMPOSITE	1.99	0.58

FLOW PATH LENGTH OF TRAVEL: 195 FT
AVERAGE SLOPE: 10%
Cf: 1.25
Tc (MIN): 12
Td (MIN): 15
I (IN/HR): 1.9

Qpre (CFS): 2.73

PROPOSED CONDITION

PROPOSED SITE HAS BEEN SPLIT INTO THREE BASINS BASED ON GENERAL MAKE UP AND FLOW PATH CHARACTERISTICS. TWO OF THE BASINS DIRECTLY SHED WATER OFFSITE IN THE SAME MANNER AS THE EXISTING CONDITIONS. THE THIRD BASIN COLLECTS THE MAJORITY OF THE WATER PRODUCED ONSITE FROM THE DEVELOPED AREAS, LIKE PARKING AREAS, SIDEWALKS, AND BUILDINGS. STORMWATER COLLECTED FROM SIDEWALKS AND PARKING AREAS SHALL BE TREATED PRIOR TO RELEASE. THESE BASINS HAVE BEEN ROUGHLY DEPICTED ABOVE.
PROPOSED SITE IMPERVIOUS AREA: 42.4%

PROPOSED SITE MAKE UP		
SURFACE TYPE	AREA (ACRES)	COEFFICIENT
PAVEMENTS AND ROOFS	1.50	0.90
GRAVEL PAVEMENT	0.00	0.85
LAWNS	0.47	0.35
COMPOSITE	1.97	0.76

BASIN 1-Max Qpost (CFS): 0.99 DIRECT RELEASE
BASIN 2-Max Qpost (CFS): 0.14 DIRECT RELEASE
BASIN 3-Max Qpost (CFS): 4.55 GENERATED
BASIN 3-MAX Q (CFS): 1.64 CONTROLLED RELEASE

ANTICIPATED STORAGE VOLUME			
Td	I	MAX Q	VOLUME (CF)
5	3.00	4.55	707.00
10	2.33	3.54	998.00
15	1.90	2.88	1007.00
20	1.65	2.50	947.00

50' 0 50' 100'

1" = 50' (11x17 SHEET)

North

NOBLE

DYNIA

Y2 CONSULTANTS

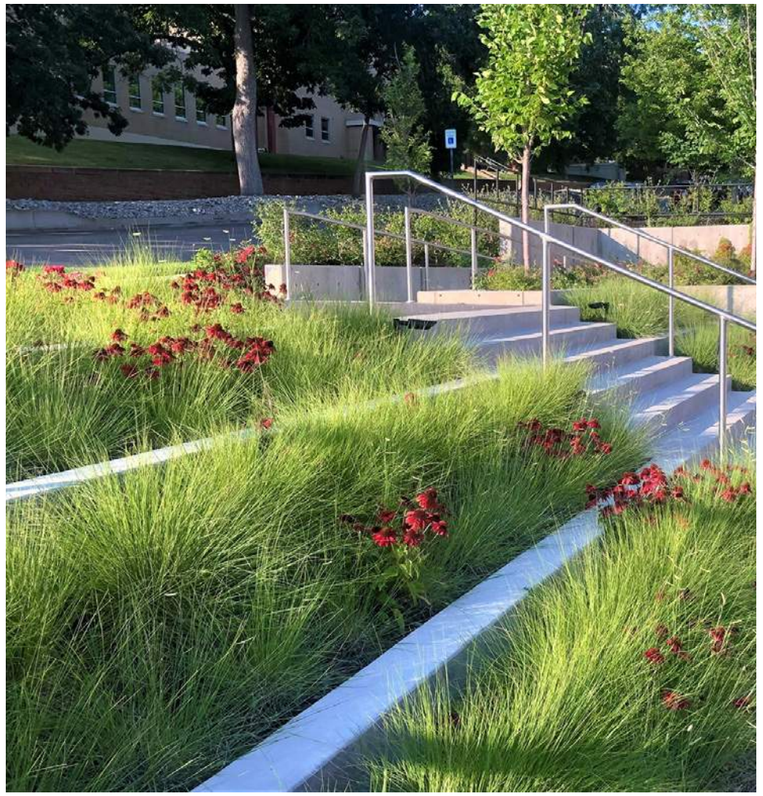
UTILITY PLAN

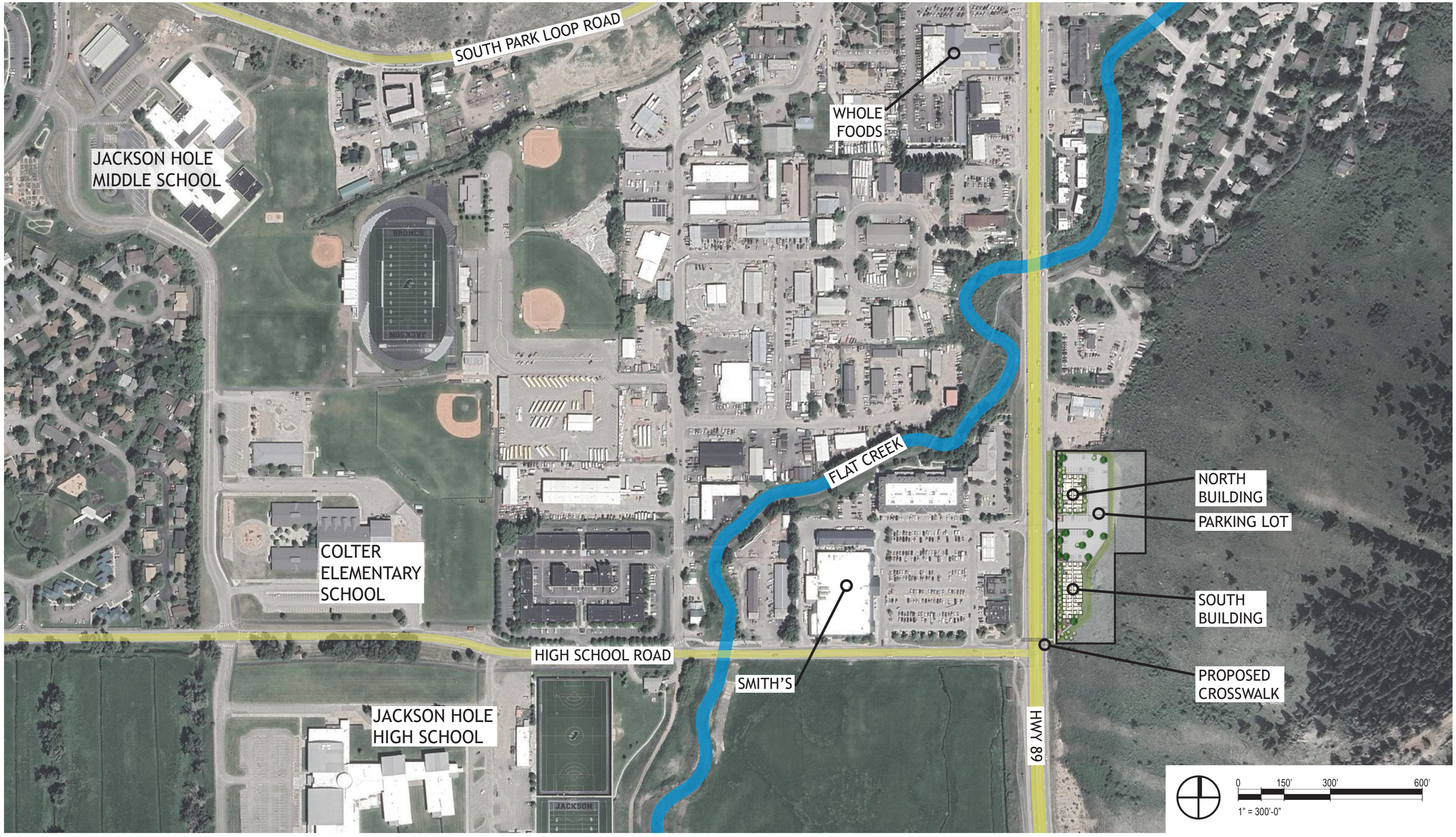
1400 & 1450 S. HWY 89

NOBLE | DYNIA | CAIRN LANDSCAPE ARCHITECTS | Y2 CONSULTANTS

RETAINING WALL EXAMPLE FINISHES

1400 & 1450 S. HWY 89

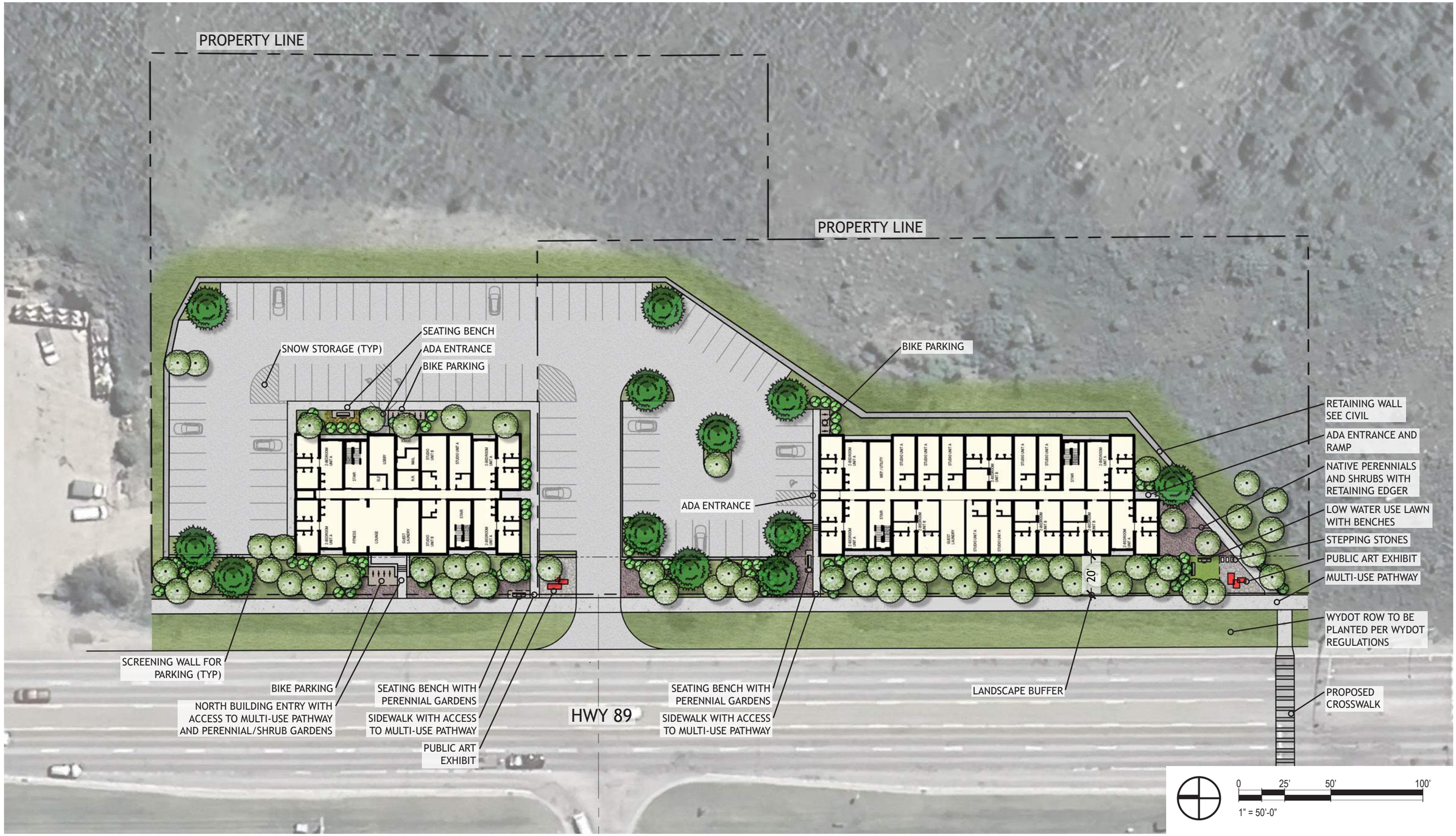




NOBLE | DYNIA | CAIRN LANDSCAPE ARCHITECTS

CONTEXT SITE PLAN

1400 & 1450 S. HWY 89



NOBLE | DYNIA | CAIRN LANDSCAPE ARCHITECTS

RENDERED SITE PLAN

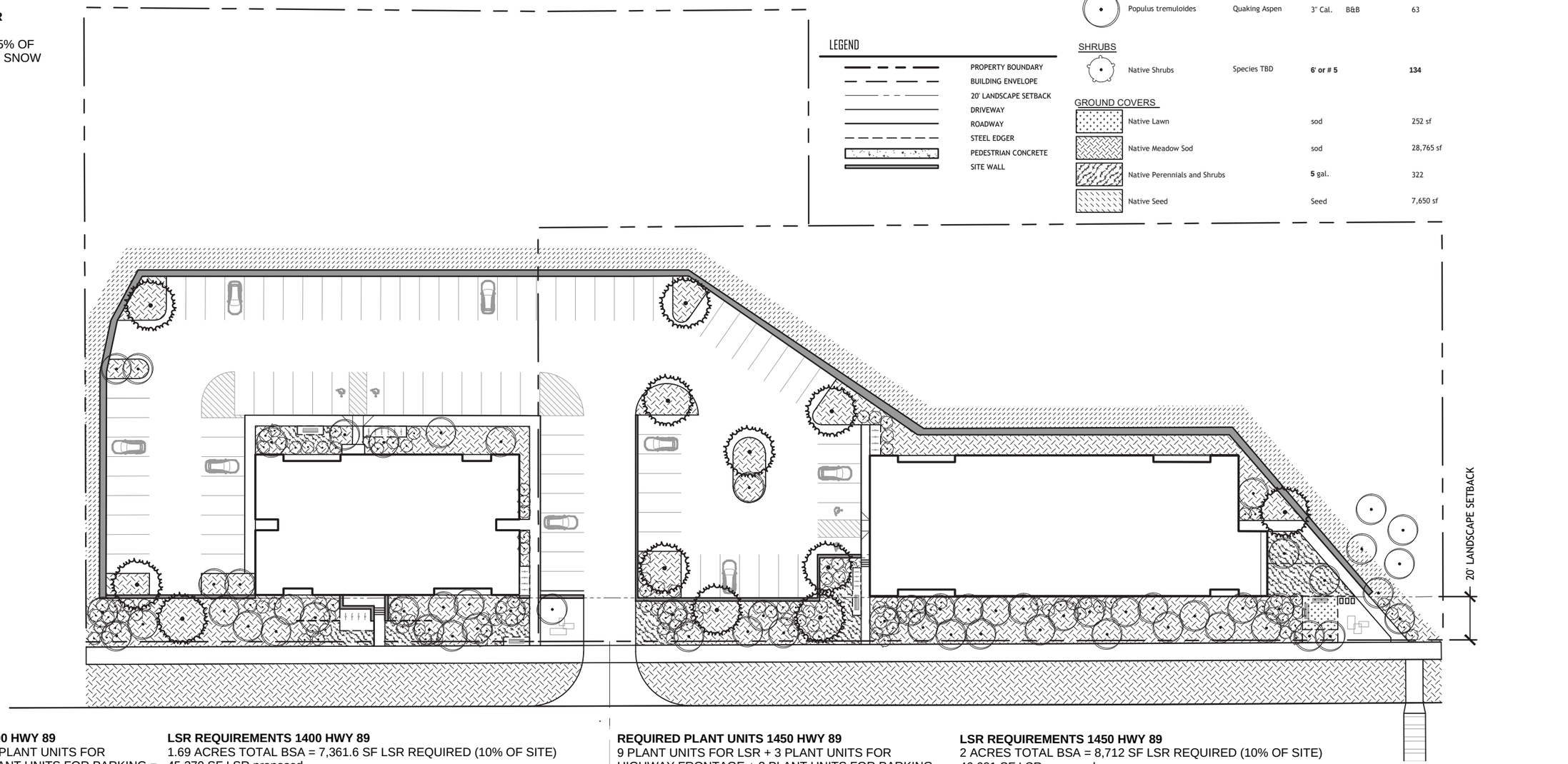
1400 & 1450 S. HWY 89

BIKE STANDARDS FOR PROPERTY
114 X .75 = 86 BIKE PARKINGS SPOTS (64 LONG TERM, 22 SHORT TERM)
64 LONG TERM TERM ARE IN BASEMENT OF NORTH BUILDING

SNOW STORAGE FOR PROPERTY
SNOW STORAGE = 2.5% OF PARKING = 903 SF OF SNOW STORAGE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Picea pungens	Colorado Spruce	24'	B&B	12
	Populus tremuloides	Quaking Aspen	3" Cal.	B&B	63
SHRUBS					
	Native Shrubs	Species TBD	**6' or # 5**		**134**
GROUND COVERS					
	Native Lawn		sod		252 sf
	Native Meadow Sod		sod		28,765 sf
	Native Perennials and Shrubs		**5** gal.		322
	Native Seed		Seed		7,650 sf

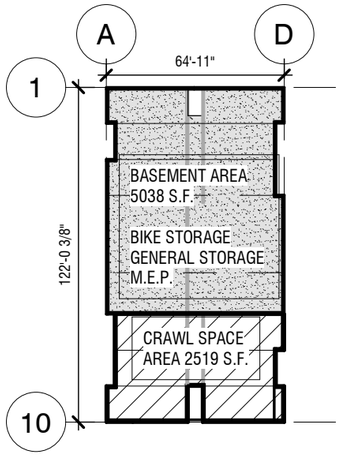


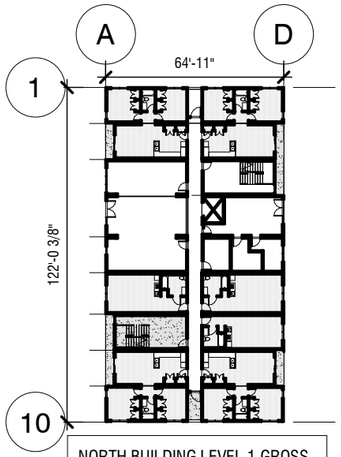
REQUIRED PLANT UNITS 1400 HWY 89
8 PLANT UNITS FOR LSR + 2 PLANT UNITS FOR HIGHWAY FRONTAGE + 5 PLANT UNITS FOR PARKING = 15 PLANT UNITS TOTAL REQUIRED
PLANT UNITS PROPOSED
1 PU FOR EXISTING VEGETATION RETAINED
1 PU UNIT FOR PUBLIC ART
1 PU FOR A BENCH
1 PU USING ALTERNATIVE C
11 PU USING ALTERNATIVE A

LSR REQUIREMENTS 1400 HWY 89
1.69 ACRES TOTAL BSA = 7,361.6 SF LSR REQUIRED (10% OF SITE)
45,270 SF LSR proposed

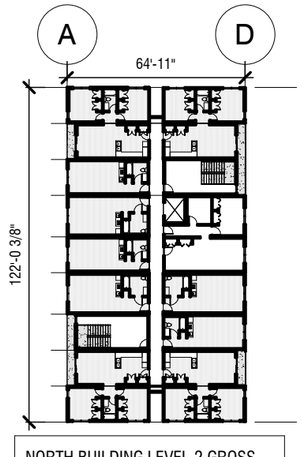
REQUIRED PLANT UNITS 1450 HWY 89
9 PLANT UNITS FOR LSR + 3 PLANT UNITS FOR HIGHWAY FRONTAGE + 3 PLANT UNITS FOR PARKING = 15 PLANT UNITS TOTAL REQUIRED
PLANT UNITS PROPOSED
1 PU FOR EXISTING VEGETATION RETAINED
1 PU UNIT FOR PUBLIC ART
1 PU FOR A BENCH
2 PU USING ALTERNATIVE C
10 PU USING ALTERNATIVE A

LSR REQUIREMENTS 1450 HWY 89
2 ACRES TOTAL BSA = 8,712 SF LSR REQUIRED (10% OF SITE)
46,691 SF LSR proposed

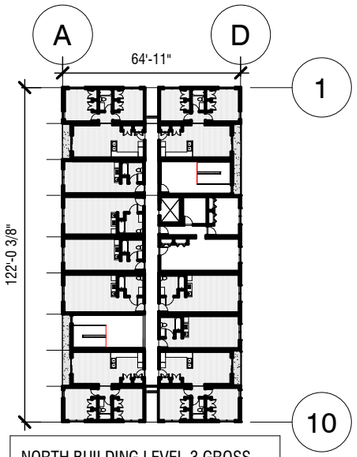




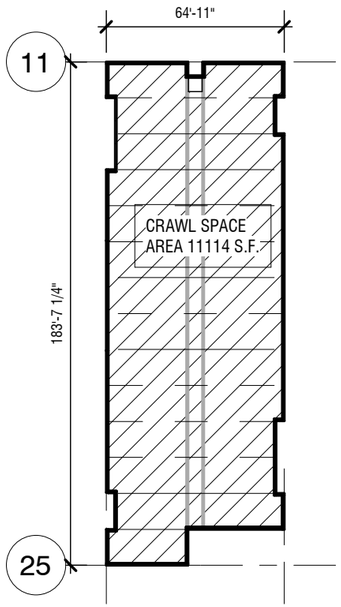
NORTH BUILDING LEVEL 1 GROSS
AREA= 7557 SQUARE FEET



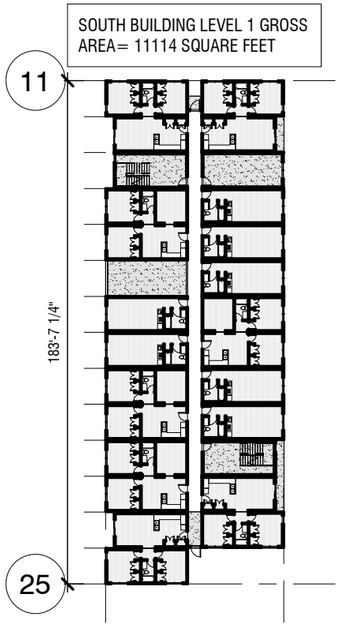
NORTH BUILDING LEVEL 2 GROSS
AREA= 7557 SQUARE FEET



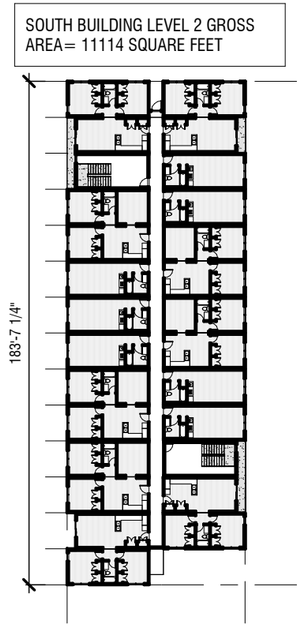
NORTH BUILDING LEVEL 3 GROSS
AREA= 7557 SQUARE FEET



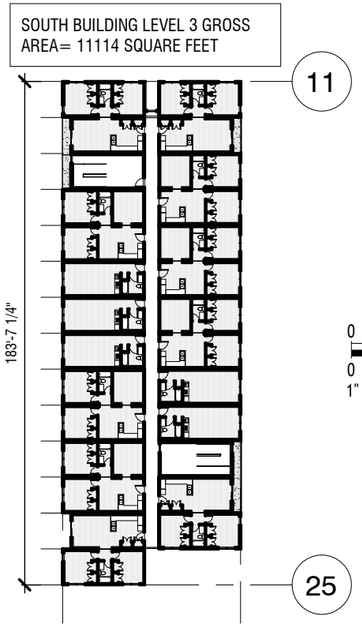
SOUTH BUILDING LEVEL 1 GROSS
AREA= 11114 SQUARE FEET

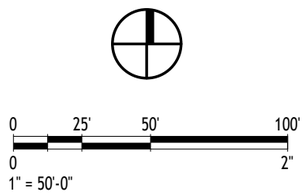


SOUTH BUILDING LEVEL 2 GROSS
AREA= 11114 SQUARE FEET

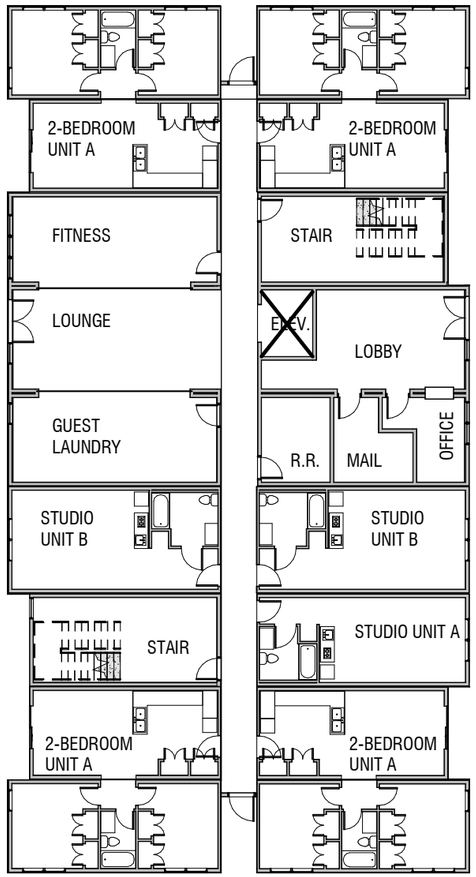


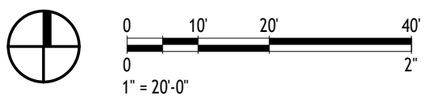
SOUTH BUILDING LEVEL 3 GROSS
AREA= 11114 SQUARE FEET



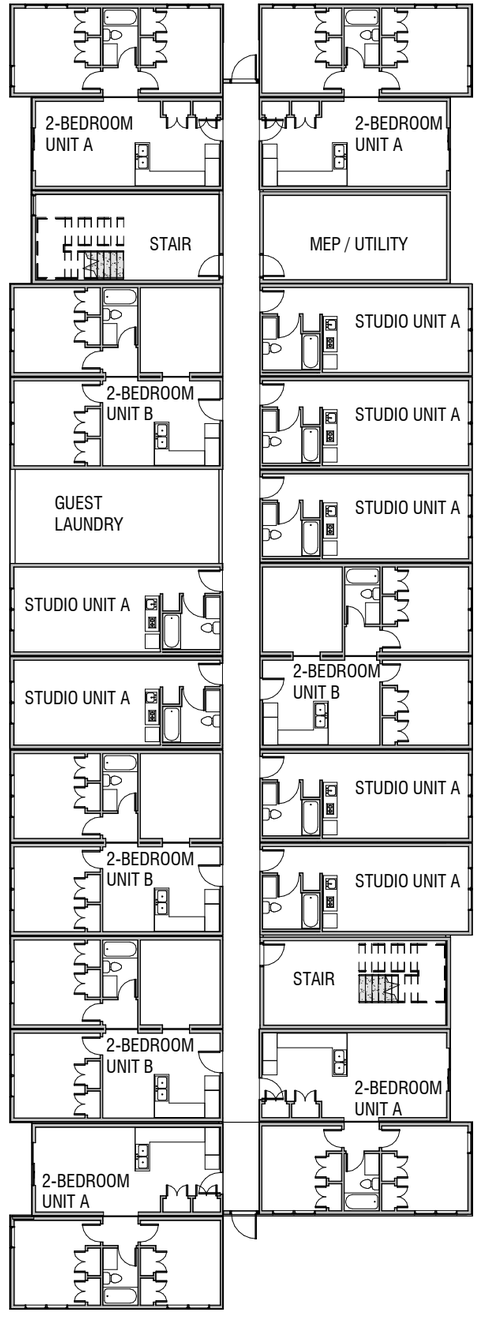


FIRST STORY - NORTH

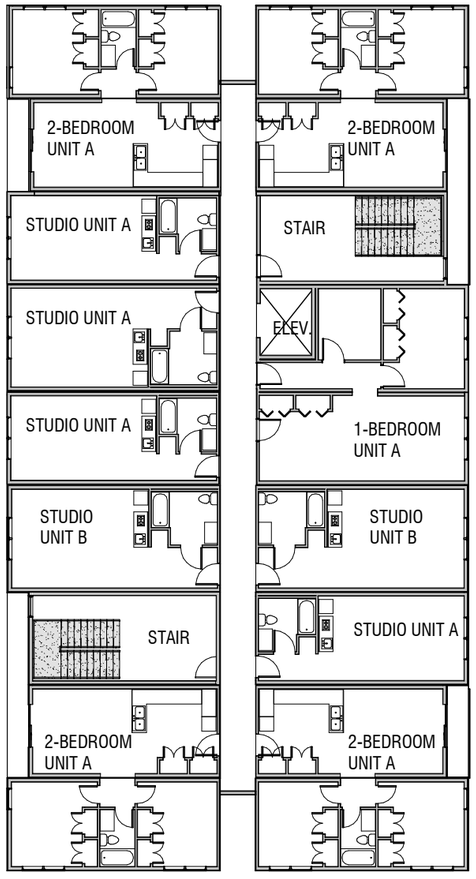


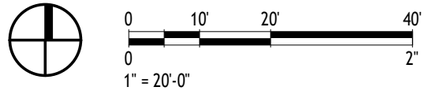


FIRST STORY - SOUTH

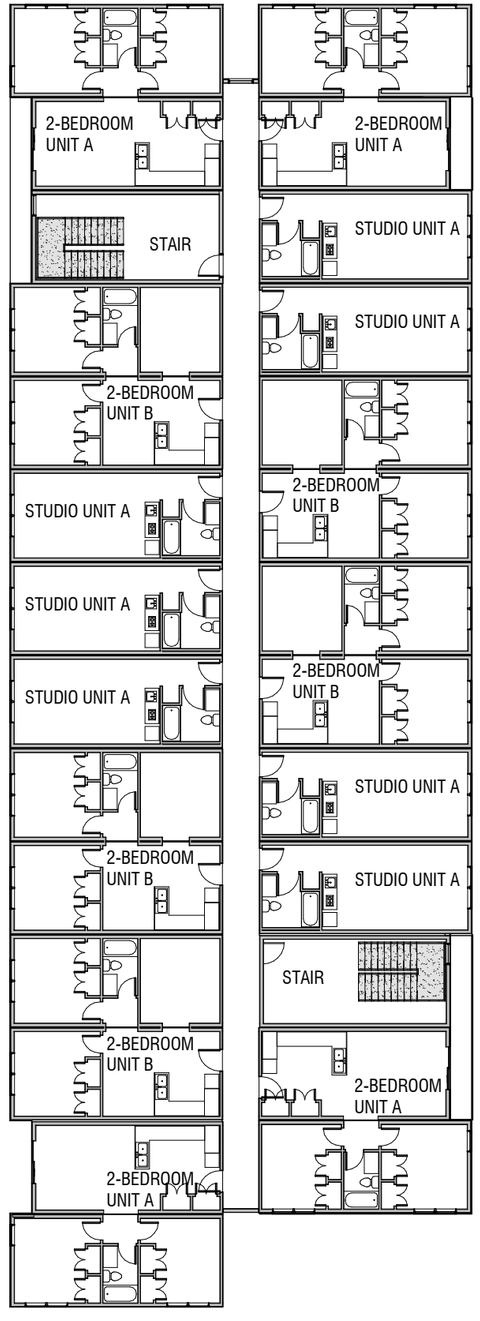


SECOND STORY - NORTH

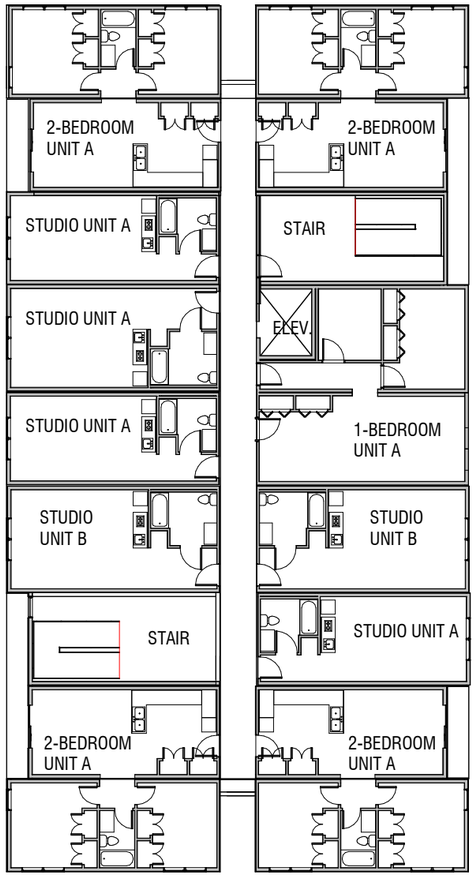


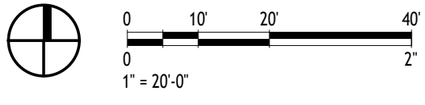


SECOND STORY - SOUTH

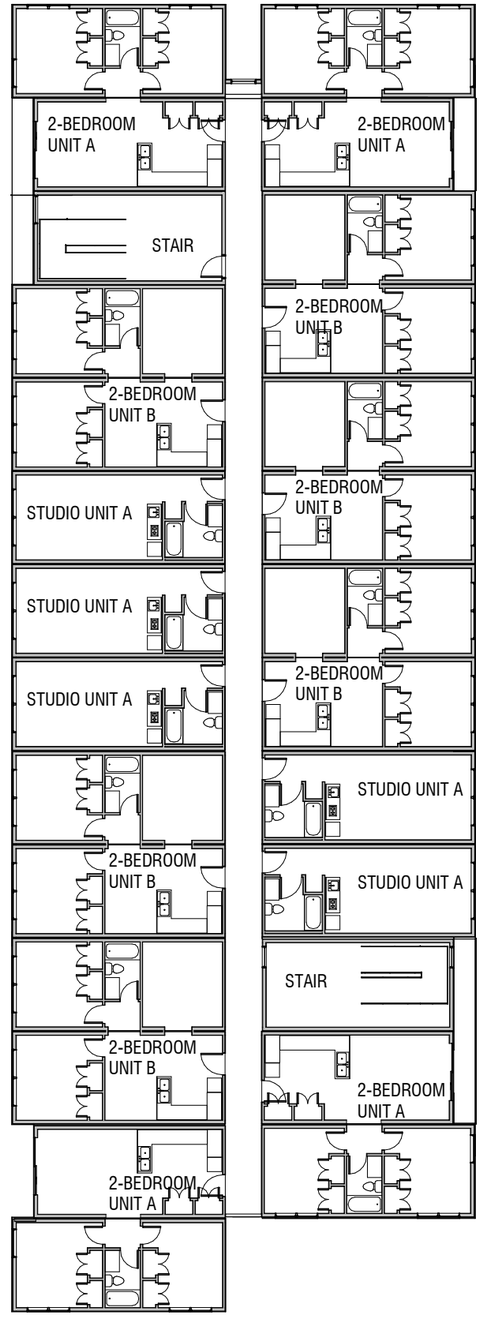


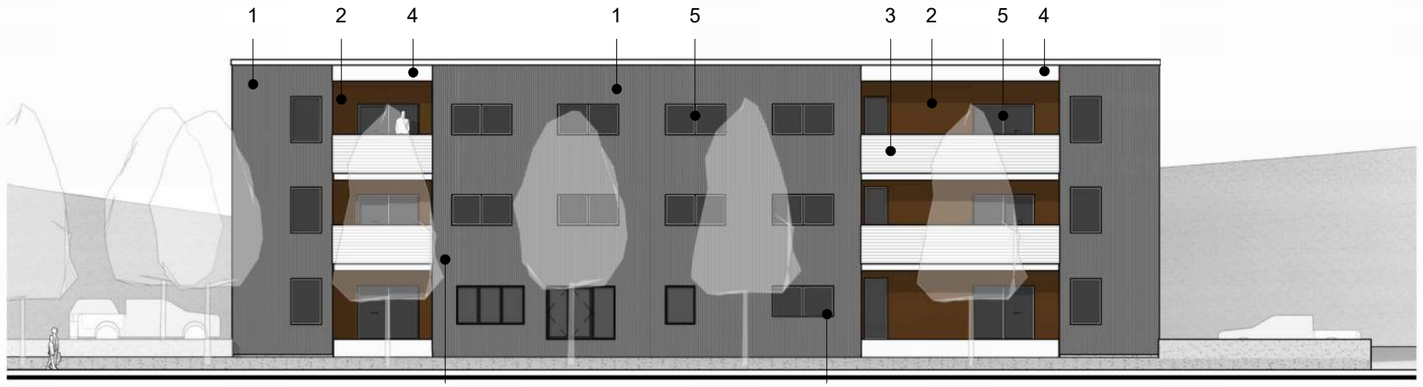
THIRD STORY - NORTH





THIRD STORY - SOUTH





WEST ELEVATION - NORTH BUILDING

0 10' 20' 40'
0 2"
1" = 20'-0"

TOTAL FACADE AS MEASURED FROM:
TOP OF FINISH FLOOR LEVEL 1 TOP OF WALL PLATE LEVEL 3
3900 SQUARE FEET

AREA OF TRANSPARENT GLASS
821 SQUARE FEET

TRANSPARENCY PERCENTAGE
821 SF / 3900 SF = 21%

1. CORRUGATED BLACK METAL
NON-REFLECTIVE MATTE FINISH
22. GA

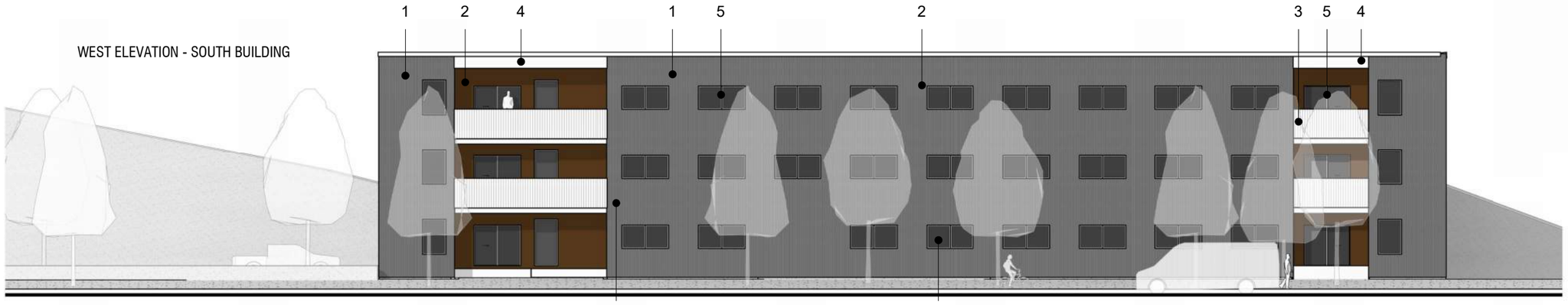
2. THERMAL TREATED SPRUCE
"LUNAWOOD TRIPLE"
NATURAL FINISH

3. PERFORATED CORRUGATED SILVER METAL
STAGGERED ROUND 1/8" DIA 3/16" CENTERS
40 % OPEN AREA

4. MATTE FINISH SILVER SHEET METAL
22 GAUGE FLAT
EXPOSED FASTENERS

5. BLACK CLAD WINDOW / DOOR
MATCH BLACK SIDING

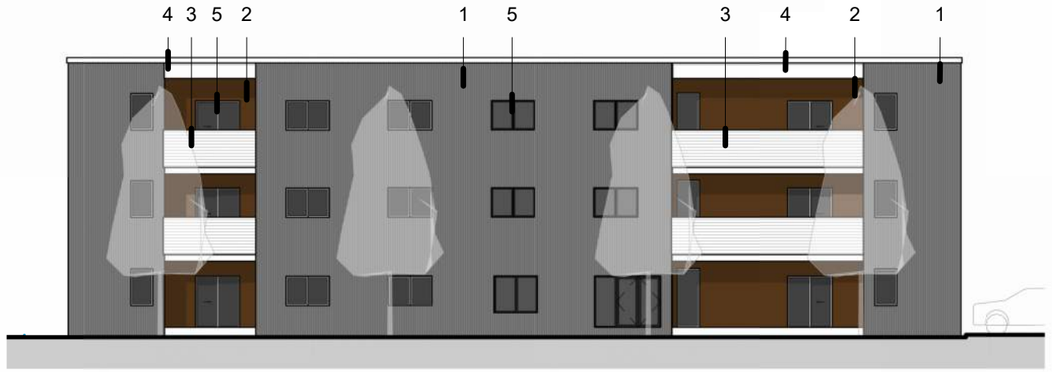
WEST ELEVATION - SOUTH BUILDING



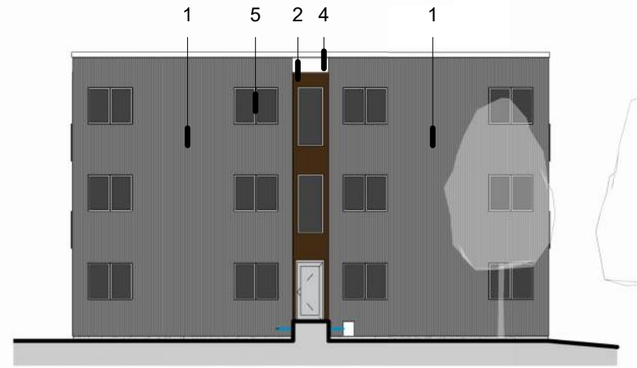
TOTAL FACADE AS MEASURED FROM:
TOP OF FINISH FLOOR LEVEL 1TOP OF WALL PLATE LEVEL 3
5840 SQUARE FEET

AREA OF TRANSPARENT GLASS
1183 SQUARE FEET

TRANSPARENCY PERCENTAGE
1183 SF / 5840 SF = 20%



EAST ELEVATION - NORTH BUILDING



TYPICAL NORTH AND SOUTH ELEVATION

1. CORRUGATED BLACK METAL
NON-REFLECTIVE MATTE FINISH
22. GA

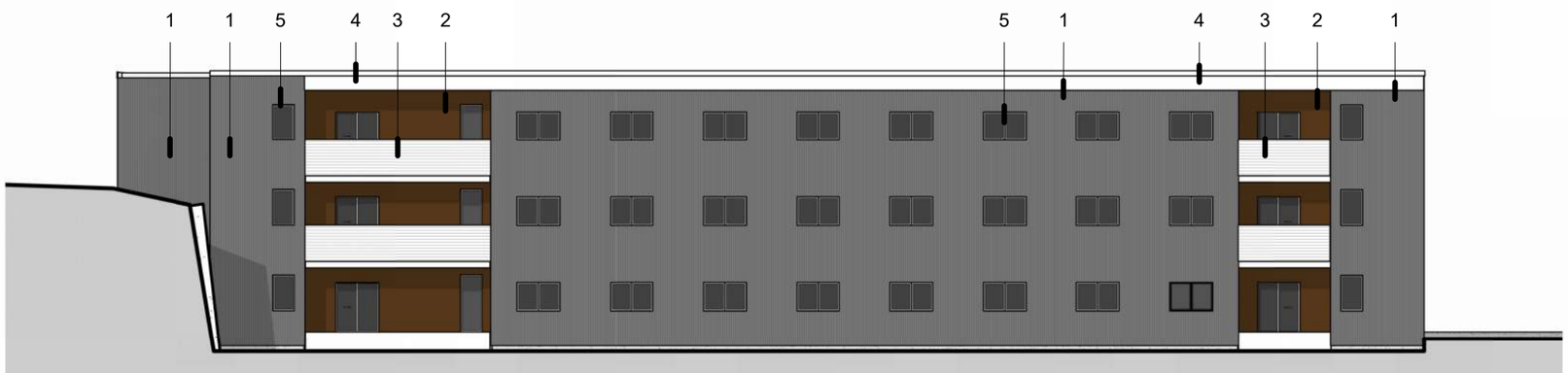
2. THERMAL TREATED SPRUCE
"LUNAWOOD TRIPLE"
NATURAL FINISH

3. PERFORATED CORRUGATED SILVER METAL
STAGGERED ROUND 1/8" DIA 3/16" CENTERS
40 % OPEN AREA

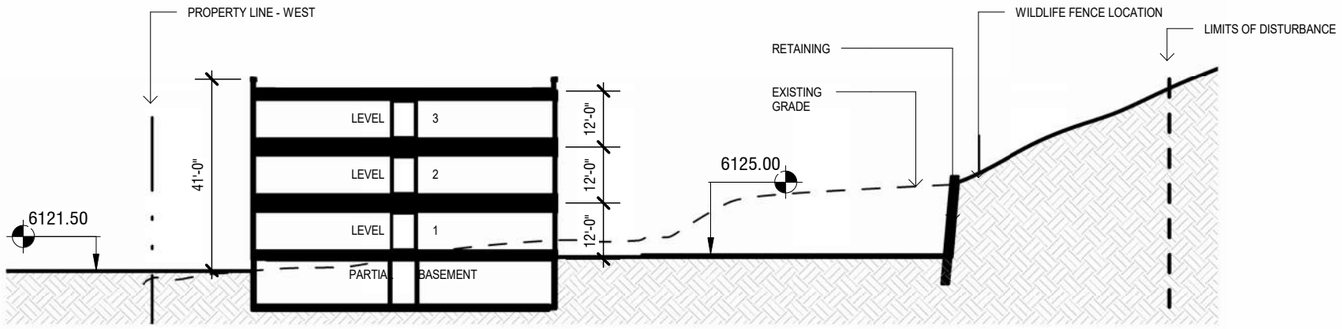
4. MATTE FINISH SILVER SHEET METAL
22 GAUGE FLAT
EXPOSED FASTENERS

5. BLACK CLAD WINDOW / DOOR
MATCH BLACK SIDING

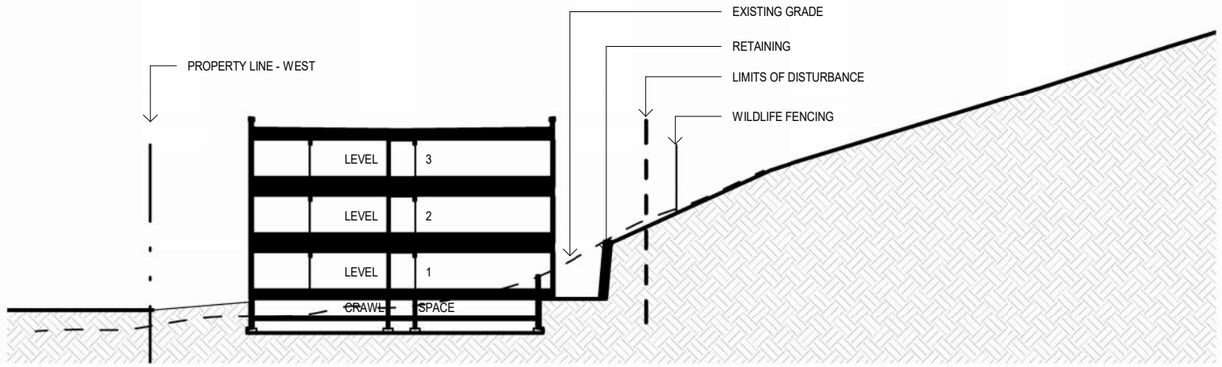
0 10' 20' 40'
0 2"
1" = 20'-0"



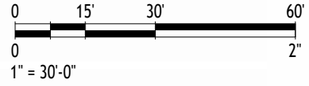
EAST ELEVATION - SOUTH BUILDING

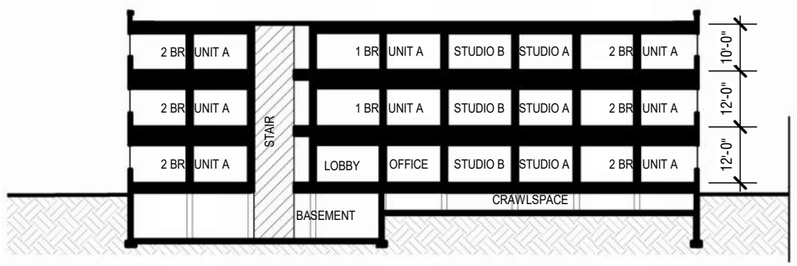


SECTION AT NORTH BUILDING

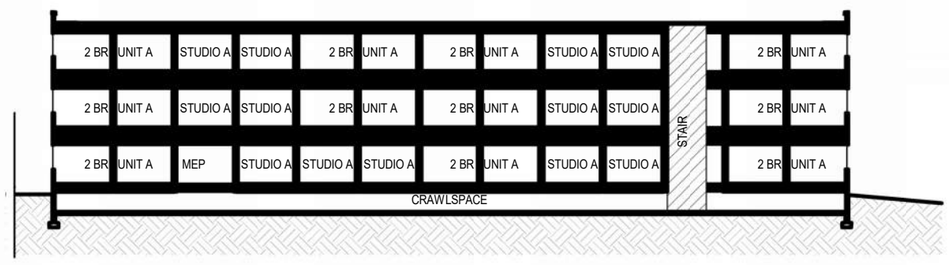


SECTION AT NORTH BUILDING





LONGITUDINAL SECTION NORTH

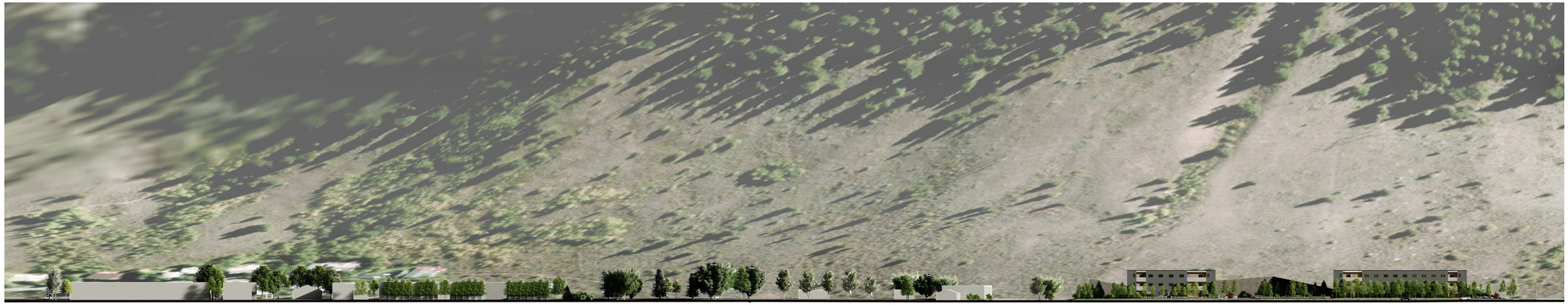


LONGITUDINAL SECTION SOUTH

South Elevation

West Elevation

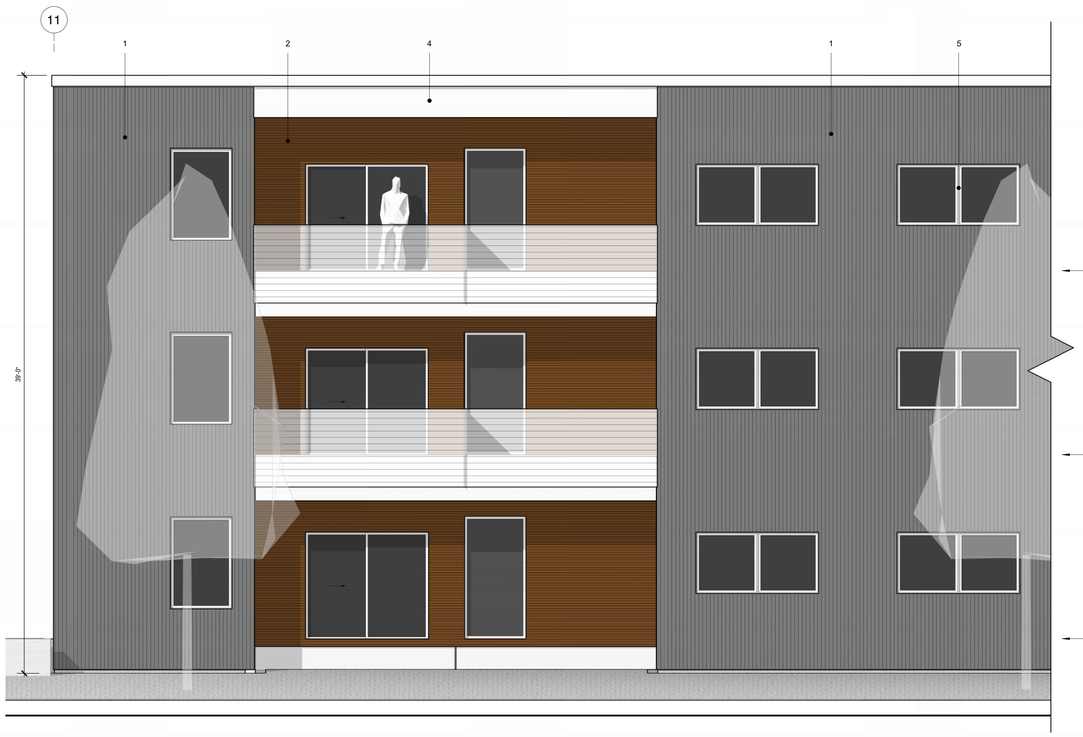
East Elevation



Highway Context Elevation 1:150

Aerial Context

NOBLE | DYNIA | CAIRN LANDSCAPE ARCHITECTS



2 SP4.2 WEST ELEVATION - SOUTH BUILDING 1
1/4" = 1'-0"

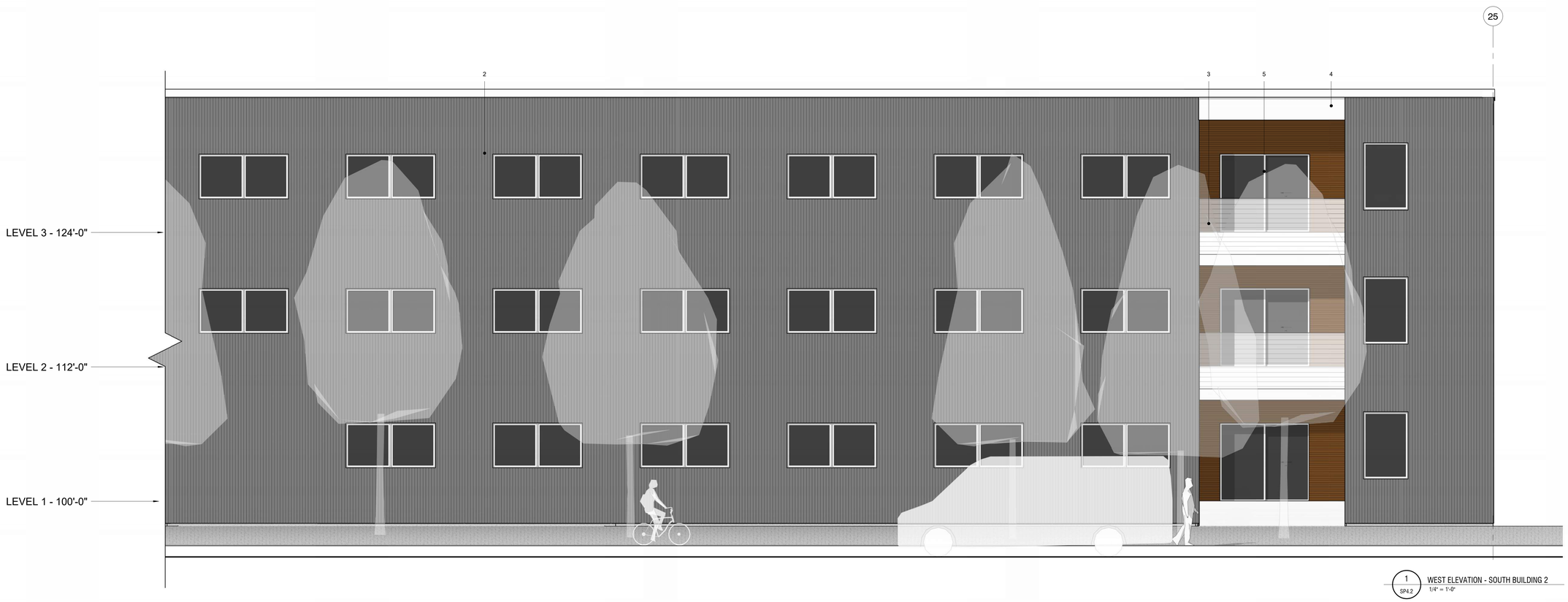
1. CORRUGATED BLACK METAL
NON-REFLECTIVE MATTE FINISH
22. GA

2. THERMAL TREATED SPRUCE
"LUNAWOOD TRIPLE"
NATURAL FINISH

3. PERFORATED CORRUGATED SILVER METAL
STAGGERED ROUND 1/8" DIA 3/16" CENTERS
40 % OPEN AREA

4. MATTE FINISH SILVER SHEET METAL
22 GAUGE FLAT
EXPOSED FASTENERS

5. BLACK CLAD WINDOW / DOOR
MATCH BLACK SIDING



1 SP4.2 WEST ELEVATION - SOUTH BUILDING 2
1/4" = 1'-0"

WEST ELEVATION - ENLARGED

NOBLE 24
180 EAST DELONEY
JACKSON WYOMING
PIDN: 22-42-18-05-1-00-003

DYNIA
PO Box 4356 1085 W Hwy 22 Jackson, WY 83001
T: 307.733.3766 F 307 733 1762 www.dynia.com

SP4.2

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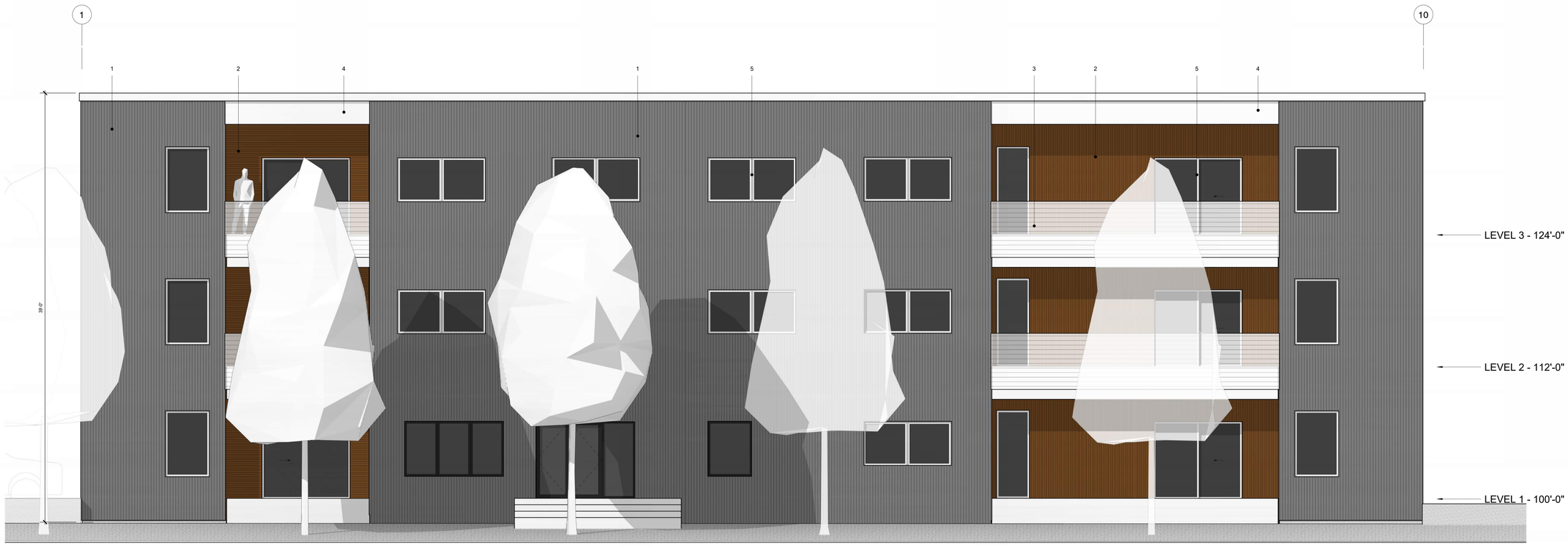

1 SP4.3 WEST ELEVATION - NORTH 1
1/4" = 1'-0"

WEST ELEVATION - ENLARGED Copy 1

NOBLE 24
180 EAST DELONEY
JACKSON WYOMING
PIDN: 22-42-18-05-1-00-003

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SP4.3

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