AGENDA

Design Review Committee

February 12, 2025 – 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 on March 12, 2025.

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.

   To join, click link or copy it to your browser:

   https://us02web.zoom.us/j/84607275561?pwd=msvgRbMkl5TjLUmLhKAvOMLXFk9I2X.1

   Or join at zoom.com with Webinar ID: **846 0727 5561** and Password: **83001**

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS

   I. P25-011: 100 Flat Creek Drive
   Bubba's Exterior Remodel Rebranding (Andrew Bowen)

   II. P24-199: 325, 335, 345, 355, & 375 N.Cache Street, 45 & 65 Mercill Avenue, & 330, 350, 360, & 370 N. Glenwood Street
   Final Sketch Plan Conceptual Review (Tyler Valentine)

   III. P24-179: 1400 & 1450 South Highway 89
   Sketch Plan Review (Katelyn Page)

   IV. P25-010: 50 S. Millward Street
   Sketch Plan Review (Katelyn Page)

5. MATTERS FROM STAFF
6. ADJOURN

STAFF REPORT

Meeting Date:	February 12, 2025	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Cornelius Kinsey - Kinsey, LLC (Elk Country Motel, Inc. & Old West Corp - Steve Meadows)	**Presenter:**	Andrew Bowen
Agenda Item:	100 Flat Creek Drive Bubba's Rebranding (Exterior Remodel)	**Public Comment:**	Yes

Purpose and Policy Considerations.
DRC review and recommendation is required for physical development in the CR-2 Zone.

Recommendation.
Final Design Review

Project Summary.
The property at 100 Flat Creek Drive is in the Commercial Residential-2 (CR-2) zone along the highway corridor at the southern "gateway" to downtown and at the West Pearl Avenue, Highway 89, and Flat Creek Drive Intersection (at the corner of the "Y"). As proposed, the existing structure will remain largely intact, except that the restaurant owners have elected to do the following:

- Remove the existing metal canopy;
- Remove the existing entry column;
- Painting the exterior red as shown further below;
- Add a new front door with a canopy (the front doors will be expanded to incorporate a storefront, increasing transparency and enhancing the entryway's glazing. The new canopy will further distinguish and highlight the entrance);
- Add wood trim to the façade; and
- Add metal siding.

Per the applicant's narrative, the modifications noted above will slightly reduce the building's height and massing.

The existing one-story building and sidewalks at this corner of the "Y" provide convenient pedestrian access. Additionally, the mature trees in front of the building offer a natural buffer.

Public Space.
The current landscape plan calls for 18.2% LSR coverage, as indicated in the Compliance Summary. The current plan is compliant (10% required). No other site development areas, including parking, pedestrian facilities, or access, are proposed for alteration.

Composition and Massing.
The existing building was originally a franchise template Village Inn restaurant. A previous addition, featuring wood siding to match the split block, was added to the rectangular structure to create an entry and office space.

In the proposed remodel, horizontal metal siding will distinguish the previous addition from the rest of the building, helping to visually break up the two masses. A parapet will be added to the original rectangular form, while the front addition will remain without one.

Currently, the split block and wood siding are positioned vertically to break up the building's long elevations. The existing structure has expansive blank walls, but the proposed design incorporates signage to reduce the visual monotony.

Street wall.
The existing street wall will retain its current dimensions and design, with only façade alterations planned.

Materials.

Existing Building Design Characteristics
The existing building features three external materials: a metal canopy on the roof, split block, and wood siding. The original rectangular structure was constructed with split block, while a previous addition used wood siding to mimic the split block appearance.

Proposed Building Design Characteristics
In the proposed design, the wood siding on the entry addition will be replaced with horizontal metal siding. The connector between the smoke room and the restaurant will also feature horizontal metal siding to visually separate the two masses. The Applicant states that wood trim wrapping the top of the parapet will provide a clean termination to the building's elevations.

Note: 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.

Signage.
All new signage will require a new Sign Permit to be submitted and approved by the Town through a separate review process.

Commercial Residential-2 (CR-2) Compliance Summary.
Staff has conducted an initial but non-complete LDR compliance review for the proposed project. Key elements relevant to the DRC review—such as height, FAR, building setbacks, landscaping, and form-based standards—meet the requirements of the CR-2 zone or will remain unaffected by this proposal.

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: Bubba's Rebranding - exterior remodel

Physical Address: 100 Flat Creek Drive

Lot, Subdivision: PT NW1/4NE1/4NE1/4, SEC.33, TWP.41, RNG 116 PIDN: 22-41-16-33-1-00-012

PROPERTY OWNER.

Name: Elk Country Motel, Inc. & Old West Corp - Steve Meadows Phone: 690.4949

Mailing Address: P.O Box 1948 ZIP: 83001

E-mail: stevemeadows3@gmail.com

APPLICANT/AGENT.

Name: Cornelius Kinsey - Kinsey, LLC Phone: 413.2485

Mailing Address: P.O. Box 12258 ZIP: 83002

E-mail: kinseycornelius@yahoo.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; review the type of application at www.townofjackson/200/Planning*

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

X Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:** _____

_____ Environmental Analysis

PRE-SUBMITTAL STEPS. *To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.*

Pre-application Conference #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.*

Have you attached the following?

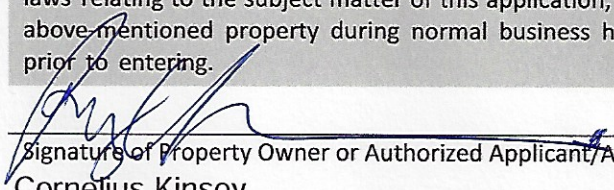
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

27 January 2025

Date

Cornelius Kinsey

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 AUTHORIZED REPRESENTATIVE

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 : Elk Country Motel, Inc. & Old West Corp

Being duly sworn, deposes and says that Elk Country Motel, Inc. & Old West Corp is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 100 Flat Creek Drive, Jackson, WY 83001

Legal Description: PT NW1/4NE1/4, Section 33, TWP. 412, RNG. 116 TRACT VI
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Kinsey, LLC - Cornelius Kinsey

Mailing address of Applicant/Authorized Representative: P.O. Box 12258, 83002

Email address of Applicant/Authorized Representative: kinseycornelius@yahoo.com

Phone Number of Applicant/Authorized Representative: 413.2485

Is authorized to act as property owner's representative 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) Design Review Committee

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

Co-President ECM. + Old West Corp.
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

SARAH LILLEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 161223
MY COMMISSION EXPIRES: 08/04/2028

The foregoing instrument was acknowledged before me by Steve Meadows this 24 day of January 2025. WITNESS my hand and official seal.

Sarah Lilley
Notary Public

My commission expires: 08/04/2028

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~~ existing 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~~ existing 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. (included in the renderings)

[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.

Paul Anthony
Town of Jackson Planning and Building
150 East Pearl Avenue
Jackson, WY 83001

27 January 2025

Dear Paul,

The applicant, Bubba's wants to remodel the existing building located at 100 Flat Creek Drive. The project is located in CR-2 zoning.

BACKGROUND:
The Bubba's restaurant was a Village Inn from the 1980's. The restaurant owners want to update the look of the building by taking off all the metal canopies, adding a new front door, new entry canopy and painting the existing split block and wood siding.

DRC NARRATIVE:
Public Space:
The existing building will remain except that the owners of the restaurant have elected to tear off the old metal canopy and the column at the entry from the Village Inn Restaurant. Thus, slightly reducing the scale and massing (shrinking the height) of the building. This location is at the edge of Town, where the density starts to lessen and the height of the buildings across the street to reduce to one-story rather than the three stories closer to the Town Square. The one-story and the sidewalks to this corner of the "Y" provide easy pedestrian access. The existing large trees out front provide a break from the lack of large trees in the Town center.

The proposed changes to the exterior of the building are a new front door with a new canopy, wood trim, and metal siding. The front doors are being expanded to allow more transparency with a storefront system, to help increase the glazing at the entry. A new canopy is being proposed over the front door to distinguish and mark the entry to the building.

Composition & Massing:
The existing building was a Village Inn restaurant that was cookie-cutter franchised across the country. A previous addition (wood siding to match the split block) was added to the rectangle form of the old restaurant (split block) to provide an entry and office. The new remodel elevations of the building show the previous addition with a different material of horizontal metal siding from the rest of the building to break-up the two masses. Also, a parapet is added to the original rectangle form while the front addition does not have the parapet.

Currently, the split block and the wood siding are vertical to break-up the long elevations of the building. The existing building has long blank walls, the proposed elevations use signage to help break-up these blank walls.

Materials:

The existing building had three materials; the metal canopy on the roof, the split block and wood siding to the split block. The original rectangle building had split block. The previous addition used wood siding to emulate the split block. The proposed submission, removes the wood siding on the addition (entry) and replaces it with horizontal metal siding. The connector between the smoke room and the restaurant is also covered in horizontal metal siding to break-up the two masses. A wood trim at the top of the parapet wraps the building to add a termination to the elevations.

Floor Area Narrative (Existing Square Footage – no change):

SQUARE FOOTAGE INFORMATION

BUBBA'S RESTAURANT EXTERIOR REMODEL

FLOOR AREA	HABITABLE	HABITABLE BASEMENT	UNHABITABLE	UNHABITABLE BASEMENT	TOTAL
RESTAURANT (KITCHEN & ENTRY)	5,565.30 SQ. FT.				5,565.30 SQ. FT.
OFFICE	118.38 SQ. FT.				118.38 SQ. FT.
TOTAL	5,683.68 SQ. FT.				5,683.68 SQ. FT.

Commercial Residence-2 (CR-2) Compliance:

COMPLIANCE SUMMARY		
	Commercial Residential (CR-2) Flat Creek Dr. and W. Pearl Ave	**Complies**
FAR	Lot Area 33,105.6 sq. ft. x FAR .65 = 21,518.64 sq.ft.	YES
LSR	10%	YES - 18.2%
Maximum Lot Coverage	Proposed 81.8%	YES- EXISTING
Height (Max.)	42' < 5:12" Pitch above finished grade = 42' 15'-4 3/4"	YES - EXISTING
Stories (Max)	1	YES
Parking	43 + 3 ADA	YES
Primary Street Setback (Flat Creek Drive)	0'-10'	NO- EXISTING 10'-10"
Secondary Street Setback (Pearl Avenue)	0'-10'	NO- EXISTING 12'-11" - 42'-6"
Side Interior	5'	NO- EXISTING
Rear Setback	10' (min.)	YES- EXISTING 54' -0"
Blank Wall Area	Primary: 15' (max) Secondary: 30' (max)	NO - EXISTING 21'-2" YES
Story Height	Main: 10' (min.)	YES
Transparency	Main: 40% (min.)	NO - EXISTING 10.61%
Number of Signs (max.)	3 per business per frontage	YES

Landscape Plan:
There are no proposed changes to the existing landscaping. The existing landscaping meets the requirements in the LDR's.

REQUEST:
The applicant respectfully requests the DRC review this project.

Thank you for your assistance with this request. Please contact me should you have any questions or concerns regarding this request.

Sincerely.

Cornelius Kinsey, AIA NCARB
Enc.
Executed Planning Application
Exhibits for DRC
Letter of Authorization
Narrative
DRC Checklist

BUBBA'S REBRANDING
TOWN OF JACKSON DRC SUBMITTAL

12 FEBRUARY 2025

Kinsey, LLC

VICINITY MAP

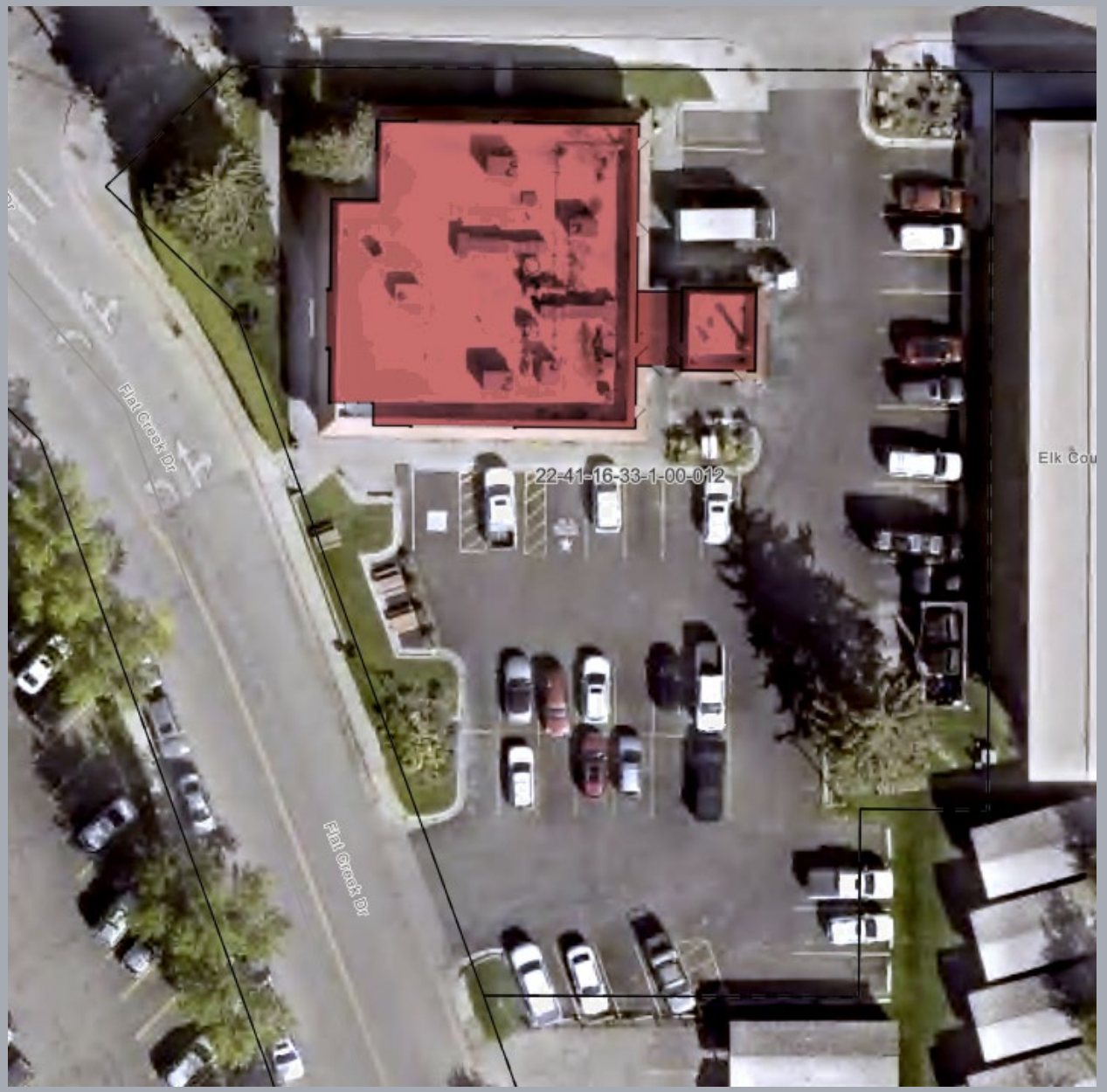
Kinsey, LLC

EXISTING PHOTOS

EXISTING PHOTOS

Kinsey, LLC

LANDSCAPE PLAN – NO CHANGE TO LANDSCAPE PLAN

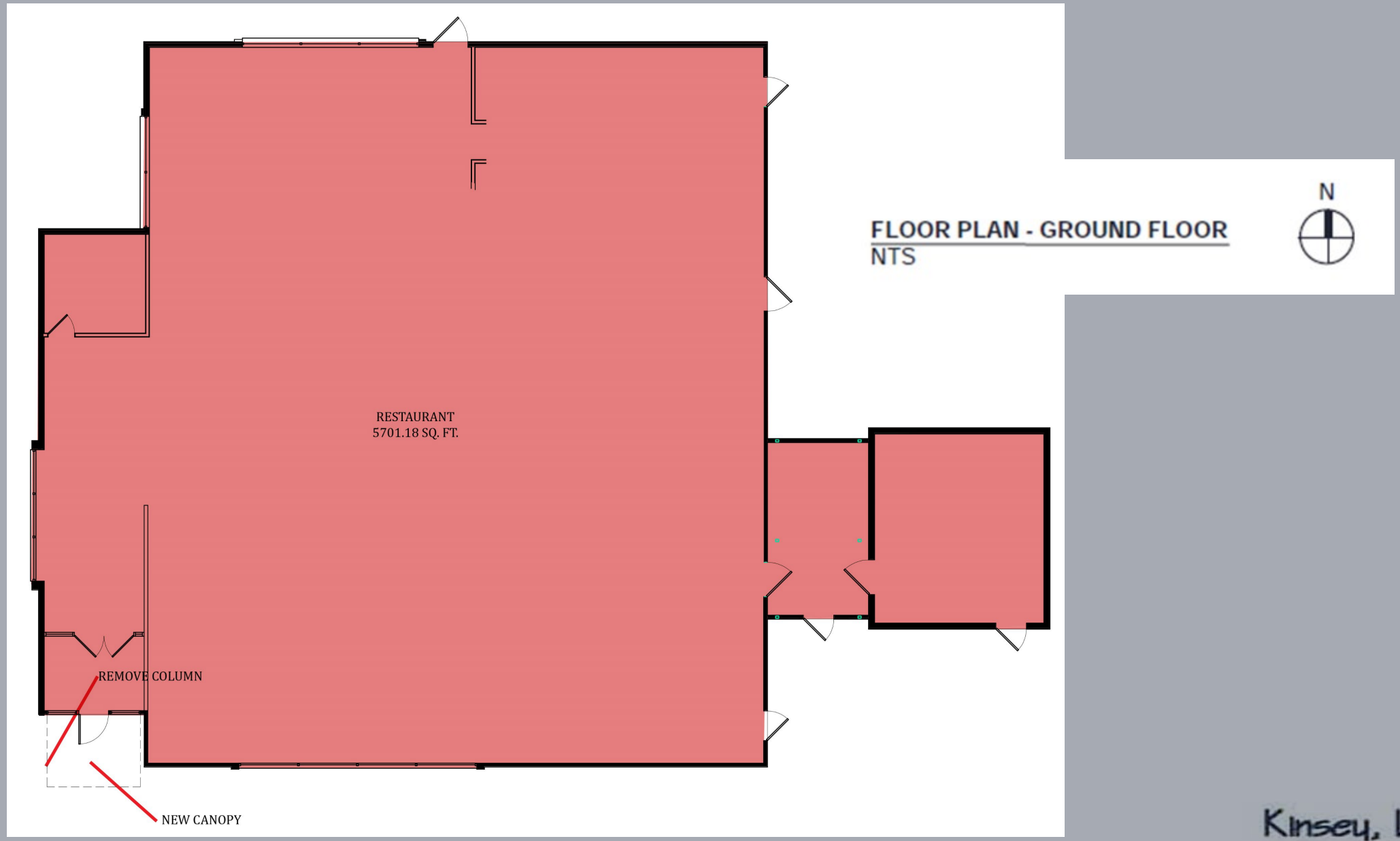


SITE PLAN
NTS

N

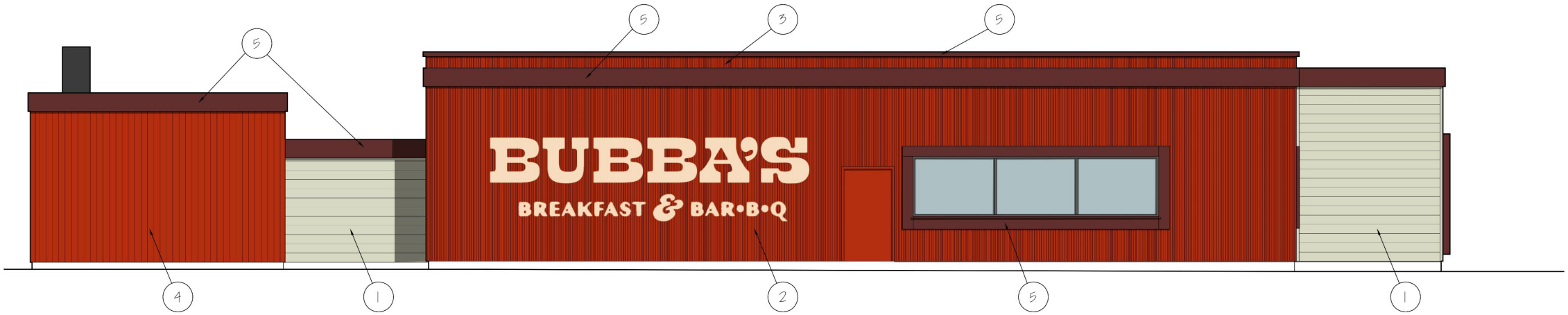
Kinsey, LLC

FIRST FLOOR PLAN- NO CHANGE TO THE EXISTING FLOOR PLAN

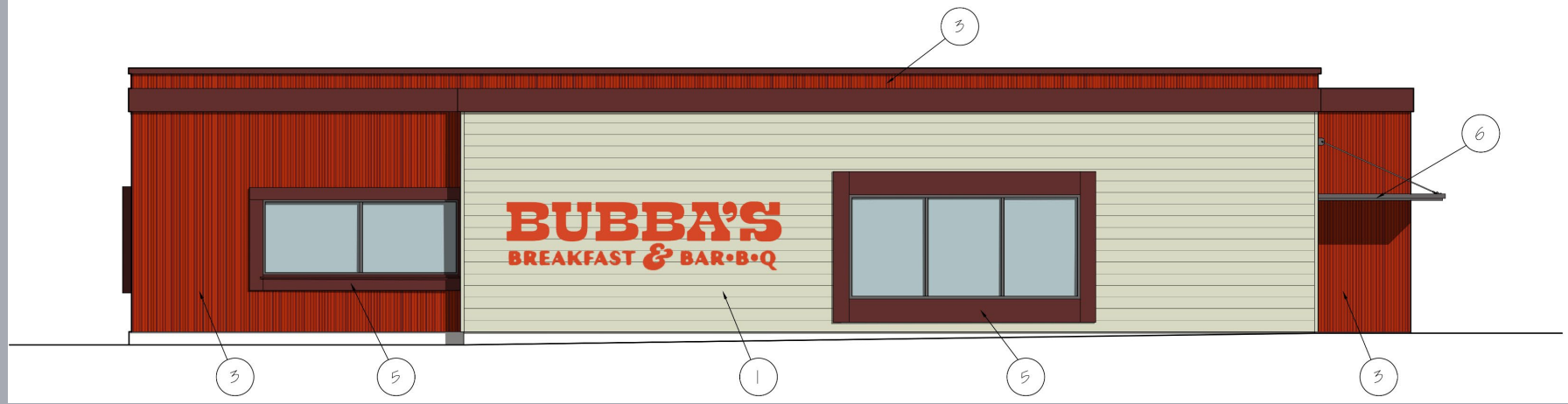


Kinsey, LLC

ELEVATIONS



PEARL STREET

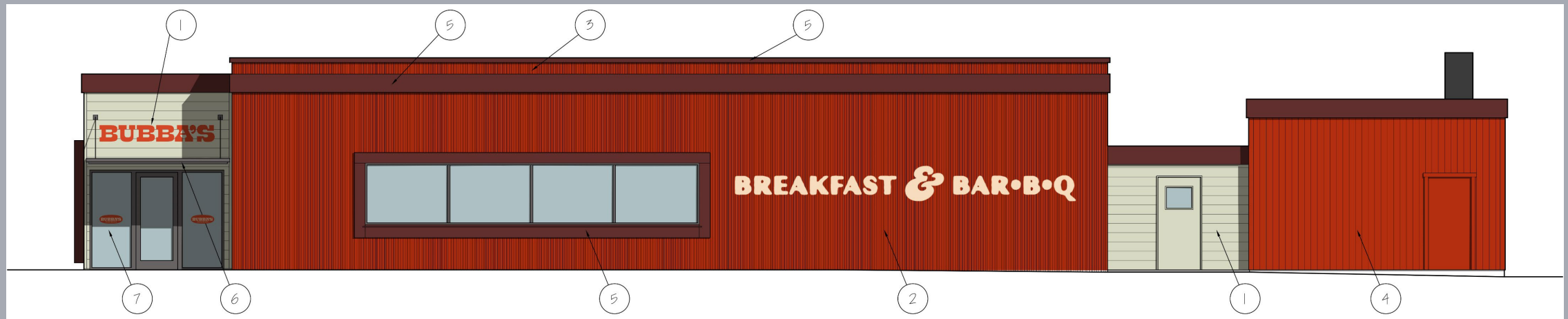


1. HORIZONTAL METAL SIDING - ALMOND
2. SPLIT BLOCK PAINTED - SMOLDERING RED
3. WOOD SIDING PAINTED - SMOLDERING RED
4. WOOD VERTICAL SIDING PAINTED - SMOLDERING RED
5. WOOD TRIM - SUN DRIED TOMATO
6. METAL CANOPY

FLAT CREEK DRIVE

Kinsey, LLC

ELEVATIONS



PARKING LOT

1. HORIZONTAL METAL SIDING - ALMOND
2. SPLIT BLOCK PAINTED - SMOLDERING RED
3. WOOD SIDING PAINTED - SMOLDERING RED
4. WOOD VERTICAL SIDING PAINTED - SMOLDERING RED
5. WOOD TRIM - SUN DRIED TOMATO
6. METAL CANOPY
7. STOREFRONT ENTRY

Kinsey, LLC

SQUARE FOOTAGE

SQUARE FOOTAGE INFORMATION

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Kinsey, LLC

LDR COMPLIANCE

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Number of Signs (max.)	3 per business per frontage	YES

STREET RENDERINGS

Kinsey, LLC

STREET RENDERINGS

Kinsey, LLC

MATERIAL SELECTION

Kinsey, LLC

STAFF REPORT

Meeting Date:	February 12, 2025	**Item Number:**	P24-199
Applicant:	Mogul Hospitality Partners – Jackson, LLC	**Address:**	325, 335, 345, 355, & 375 N. Cache Street, 45 & 65 Mercill Avenue, & 330, 350, 360, & 370 N. Glenwood Street
Recommendations:	Final Conceptual Review (Sketch Plan)		

Background/Development Site Details:

Background

This item was continued from the January 8, 2024, DRC meeting. The applicant was directed to address the following items below. Please refer to the applicant's re-submittal for a written and visual response to each item:

1. The applicant needs to provide additional 3D contextual renderings, and a 3D walkthrough, of development to better understand the street experience of drivers and pedestrians as they drive/walk along the perimeter of the site and through the improved alley.

   ***Response**: The applicant has provided additional 3D renderings and the applicant states they have prepared a 3D walkthrough of the project that will be shown at the DRC meeting to allow the DRC to better understand the street experience of drivers and pedestrians.*

2. The applicant needs to further study and modify Building A, specifically as it relates to its character relative to Jackson Hole and the fenestration. The DRC stated that the application of the copper siding material needs to better reflect the programming behind it.

   Response: Per the applicant, the revised submittal made substantial modifications to the material programming to more specifically fit the Town of Jackson aesthetic and vernacular and modified the fenestration to match the use of the space programmed inside of the building. The material selection for the building has been adjusted to better reflect the Town aesthetic, which is now programmed with wood, stone, and board form concrete. The applicant notes that similarities to the updated design can be found in the Hotel Jackson, Cloudveil Hotel, Glenwood Townhomes, Visitor Center – Grand Teton, and the Home Ranch Welcome Center.

3. The applicant needs to further study and address the amount and application of windows/glazing on all buildings facing N. Cache Street, but especially for Building D. The DRC stated that the overall glazing needs to be refined and toned down to better reflect the local character of the Town. In addition, the glazing should better reflect the uses within each building. For example, it appears that some hotel rooms have floor-to-ceiling (or near floor-to-ceiling) windows which is neither typical nor common in the Town. More details on the windows on the east elevation of Building A along the alley also need to be provided.

   Response: Per the applicant, the revised submittal made substantial adjustments to every building to appropriately size windows per the spaces programmed behind them. Adjustments to Buildings B, C, D, E along North Cache were made to reduce the number of in-line windows, which were also refined to fit

the spaces that are behind them. The windows in Building A were also downsized and reduced substantially.

4. The applicant needs to further study and address the overall rhythm of the project. The DRC stated that the design looked too chaotic and that the form needed to be simplified. In addition, the applicant needs to better address the overall pedestrian scale, especially along Mercill adjacent to Building A.

   Response: Per the applicant, the revised submittal adjusted the lower levels of Buildings B, C, and E to create a less "chaotic" and more rhythmic and cohesive uniform façade between buildings. In addition, the applicant moved the view wall on Building D from Levels 2-3 and brought that down to Levels 1-2, and pushed it out closer to the sidewalk/street, to better engage the pedestrian experience. The applicant states that by making these adjustments, the courtyard space outside of Building D has been expanded, further bettering the pedestrian experience. The view wall adjustment also broke up the sizes of the windows programmed.

5. The DRC also questioned the overall character of the design and thus the applicant needs to provide specific examples of architecture in Jackson Hole that inspired both the materials and individual design of each building.

   Response: The applicant has provided a list of several buildings in the Town that they used for architectural references and inspiration which including the following: The Glenwood Townhomes, Visitor Center – Grand Teton, Cloudveil Hotel, Hotel Jackosn, Gravity Haus, Teton County Children's Learning Center, the Center for the Arts, the Home Ranch Welcome Center.

<u>Development Site Details</u>
Below are a list of notable changes made to the project since the last DRC review. Further below this list is the typical information on the site, moratorium, project summary, etc.

- The two basement parking garages on the East Site were combined into one basement parking garage that is shared by all four commercial buildings.
- Reduced total hotel key count from 114 to 112.
- Reduced total number of workforce housing units from 19 to 17.
- Reduced total number of market-rate residential units from 20 to 17.
- Reduced total number of parking spaces from 182 spaces to 164 spaces.
- Increased total gross square footage from 250,691 sf to 262,892 sf.
- Increased total habitable floor area from 185,650 sf to 202,345 sf.

The entire subject property is within the CR-2 zoning district and Lodging Overlay. As proposed, the development utilizes 11 properties (2.46 acres, or 107,121 sf total land area, or roughly fourteen (14) 7,500 sf town lots) within a downtown block surrounded by four streets: North Cache Street to the east (400 linear feet), Mercill Avenue to the south (220 linear feet), North Glenwood Street to the west (350 linear feet), and Perry Street to the north (130 linear feet). The only two properties in this block that are not part of this development are 390 N. Glenwood Street (Cache Creek Motel) and 315 N. Cache Street (restored service station). This downtown block is bifurcated by a 20' x 500' alley that runs north/south down the middle providing a connection

between Perry Street to the north and Mercill Avenue to the south. The applicant is not requesting to vacate any portion of the alley nor is the applicant proposing any building encroachments into the alley.

Moratorium Compliance

The applicant's Sketch Plan was deemed sufficient on November 14, 2024, which was during the emergency Large Building Moratorium that temporarily limited the maximum building size of *commercial* buildings to 35,000 sf – the size of 100% residential buildings was not limited under the moratorium. Although the moratorium ended on November 20, 2024, resulting in a new maximum building size of 40,000 sf to 50,000 sf for this zone and several others, the applicant was vested under the moratorium's 35,000-sf maximum building size rule.

Upon deeming the Sketch Plan sufficient, staff confirmed that the four commercial hotel buildings east of the alley along North Cache (Buildings B - E) were each less than 35,000 sf in total habitable square footage. Although Buildings B - E share a single basement parking garage (which was allowed under the moratorium), all four buildings are independent above grade and have no other internal connections aside from the underground parking garage. Because the moratorium did not apply to 100% residential buildings, the proposed Building A on the west side of the alley (+/-72,500 sf in total habitable), which is comprised entirely of the 2:1 Bonus floor area, was not subject to the moratorium.

Staff would also like to mention that as part of the moratorium, clarifying language was added to certain sections of the Design Guidelines that didn't necessarily add new design criteria, but rather added clarifications and more detailed descriptions of certain criteria that the Design Review Committee (DRC) and staff were already applying to projects. These changes were intended to help the DRC as they review larger and more complex projects while using design criteria that have not been updated since 2004 and arguably have not kept up with all development trends. One example of a notable change was adding language that narrowed the term "Intermountain West" to mean architecture in Jackson Hole. Another notable change was adding language that larger buildings need to make larger massing moves. Although the DRC has already been applying these interpretations/clarifications to larger developments before additional language was added, the changes to the Design Guidelines technically do not apply to the project because the applicant's Sketch Plan was vested prior to adoption. Staff has provided a redline version of the newly adopted Design Guidelines as a reference.

Project Summary:

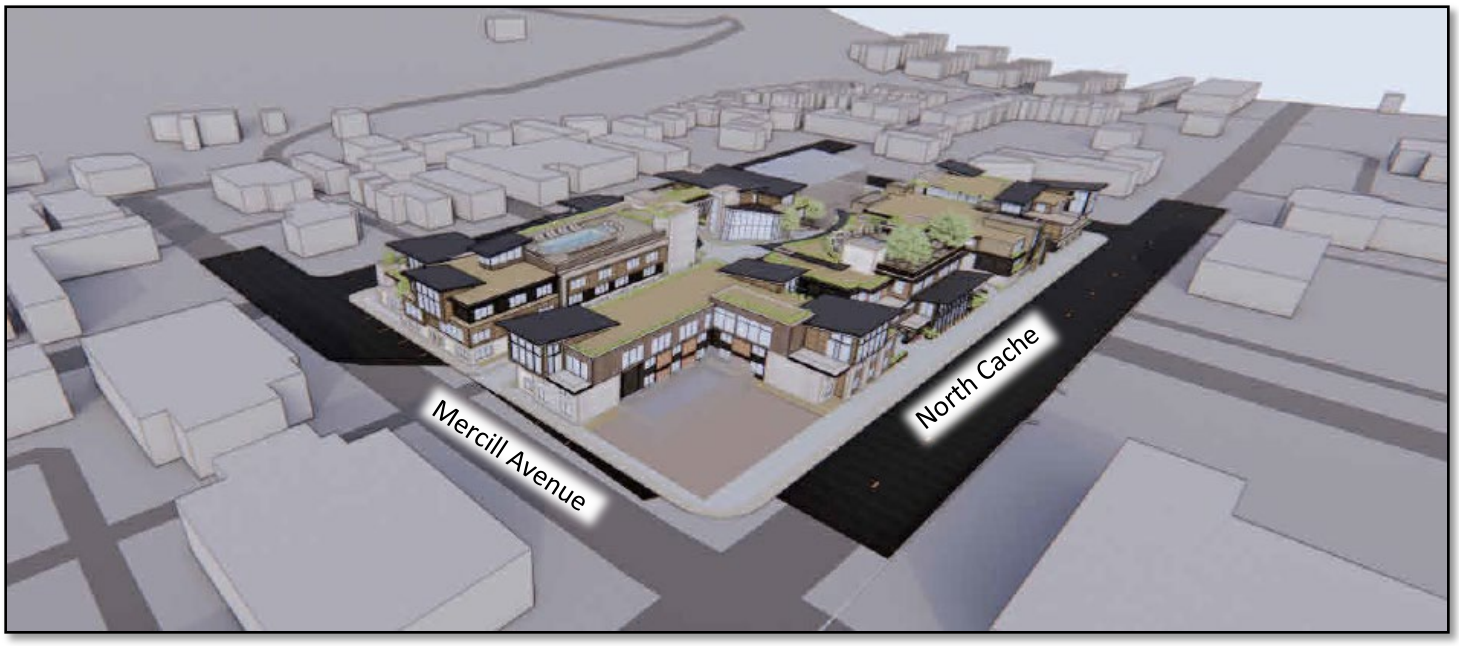
The applicant has applied for a Sketch Plan and is seeking a final conceptual DRC review for a new mixed-use hotel and condominium development within five buildings with underground parking. The project consists of two development sites separated by an alley: the "East" site along North Cache and the "West" site along North Glenwood. As proposed, the East site consists of four commercial buildings less than 35,000 sf (Buildings B, C, D & E), and the West site consists of one 100% residential building (Building A). All buildings are three stories, 42' tall, have individual basements, and share one level of underground parking. As proposed, the overall development consists of 112 hotel rooms, 17 market long-term residential units (2:1 Bonus), 17 workforce-restricted units (2:1 Bonus), 164 parking spaces, a spa, fitness center, restaurant, and two rooftop decks. The development's total gross square footage is 262,892 sf (179,757 sf above grade and 83,136 sf below grade) and approximately 202,892 sf of that total gross square footage is habitable conditioned space.

The applicant is proposing to transfer all of its base commercial floor area from the West site to the East site and then use the entire West site for 2:1 residential development. This brings the total FAR to 1.68. The applicant is proposing a variety of building materials at this conceptual phase that include various types of metals, wood, stone, and concrete. No samples have been provided which is common for Sketch Plan-level projects. Below is a breakdown of each level of each building by square footage and use:

- **BUILDING A: 116,079 sf gross**
  - Basement (39,430 sf), First Floor (29,310 sf), Second Floor (25,887 sf), Third Floor (21,452 sf).
  - Uses: 102 parking spaces, 17 workforce-restricted condos (2:1 Bonus), 12 market condos (2:1 Bonus), rooftop deck.
- **BUILDING B: 25,763 sf gross**
  - Basement (4,291 sf), First Floor (7,773 sf), Second Floor (7,281 sf), Third Floor (6,419 sf).
  - Uses: 27 hotel rooms, 2 market condo (2:1 Bonus).
- **BUILDING C: 29,387 sf gross**
  - Basement (7,875 sf), First Floor (7,206 sf), Second Floor (6,743 sf), Third Floor (7,564 sf).
  - Uses: 37 hotel rooms.
- **BUILDING D: 54,592 sf gross**
  - Basement (30,575 sf), First Floor (8,671 sf), Second Floor (7,170 sf), Third Floor (8,175 sf).
  - Uses: 62 parking spaces, spa/fitness area, restaurant, bar, lobby, conference, 10 hotel rooms, rooftop deck.
- **BUILDING E: 37,071 sf gross**
  - Basement (5,123 sf), First Floor (11,190 sf), Second Floor (10,476 sf), Third Floor (10,281 sf).
  - Uses: 38 hotel rooms, 3 market condos (2:1 Bonus).

Below is a conceptual 3D rendering from Cache and Perry:

Below is a conceptual 3D rendering from Mercill and Cache:



Regarding the site, the applicant is proposing to utilize the existing alley which connects Perry Street to Mercill Avenue, along with a new driveway off North Glenwood Street, as the three primary vehicular entry points to the development. All three entry points are proposed as two-way vehicular travel and the applicant plans to improve each entryway with sidewalks and landscaping similar to private drive. The main guest hotel lobby is located midway along the alley (where the new Glenwood Street driveway intersects the alley) and includes a large circular pick-up/drop-off entrance where valet parking service will be provided. The alley also provides vehicular access to the underground parking garages on each side of the alley. The parking garages on either side of the alley are not connected in any way. Although the three vehicular entrances also serve as primary pedestrian entrances to the development, pedestrians can also access through the site from North Cache via two corridors on either side of Building D. Pedestrian improvements will be provided on all four streets, consisting of a 5'-wide attached landscape planting buffer and a 6' detached sidewalk.

Comparison to previous Sketch Plan

Although the DRC is reviewing the proposed Sketch Plan, staff provided some generic data from the previous Sketch Plan that was withdrawn to help understand the changes that were made related to building size, total square footage, lodging rooms, residential units, etc. Please see the table below on the following page which reflects the changes:

SUBJECT	**PREVIOUS PROJECT (WITHDRAWN)**	**PROPOSED PROJECT**	**DELTA (Increase/Reduction)**
Gross Square Footage (habitable + non-habitable)	365,980 sf	262,892 sf	-103,088 sf
Gross Habitable Floor Area (above and below grade)	290,000 sf	202,345 sf	-87,655 sf

Above-Ground Habitable Floor Area	200,641 sf	179,757 sf	-20,884 sf
Below-Grade Square Footage (habitable + garage)	165,339 sf	83,136 sf	-82,203 sf
Lodging Use	89,896 sf 171 hotel rooms	82,249 sf 112 hotel rooms	-7,647 sf -59 hotel rooms
Residential 2:1 Bonus	110,745 sf 2:1 (M): 36 on-site units 2:1 (W): 38 off-site units	97,507 sf 2:1 (M): 17 on-site units 2:1 (W): 17 on-site units	-13,238 sf -19 (M) units -21 (W) units
Stories	3 stories 2 basement levels	3 stories 1 basement level	-1 basement level
Parking	220 spaces	164 spaces	-56 spaces

LDR Compliance:
Staff has done a cursory LDR review of this conceptual level development and finds the building to generally comply with the CR-2 zone.

1. DRC should consider how adequate landscape, specifically trees, will be planted above an underground parking garage. DRC should also consider requiring a minimum height of trees to ensure mature screening is provided upfront versus years down the road.

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.

Additional Comments:
N/A

Attachments:
Applicant Submittal
Redline Version of New Design Guidelines

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

Based on the plans presented to the Design Review Committee, I move to recommend **(approval, approval w/ conditions, denial, continue)** to the Planning Director for the Sketch Plan at the 11 properties listed in the Staff Report.

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: North Cache Hotel/Multi-Use Development

Physical Address: 350 N Cache

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: Mogul Hospitality Partners - Jackson, LLC Phone: 435-709-1004

Mailing Address: PO Box 998, Midway, UT ZIP: 84049

E-mail: bradw@mogulcapital.com

APPLICANT/AGENT.

Name: Mogul Hospitality Partners - Jackson, LLC Phone: 435-709-1004

Mailing Address: PO Box 998, Midway, UT ZIP: 84049

E-mail: bradw@mogulcapital.com

DESIGNATED PRIMARY CONTACT.

X Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; review the type of application at www.townofjackson/200/Planning*

Use Permit

_____ Basic Use

_____ Conditional Use

_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment

_____ Variance

_____ Beneficial Use Determination

_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan

_____ Development Plan

X Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____ Boundary Adjustment (replat)

_____ Boundary Adjustment (no plat)

_____ Development Option Plan

Interpretations

_____ Formal Interpretation

_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment

_____ Map Amendment

Miscellaneous

_____ **Other:** _____

_____ Environmental Analysis

PRE-SUBMITTAL STEPS. *To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.*

Pre-application Conference #: P24-146 Environmental Analysis #: NAP

Original Permit #: _____ Date of Neighborhood Meeting: 10/30/24

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.*

Have you attached the following?

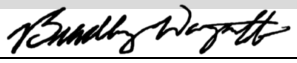
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

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

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

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



Signature of Property Owner or Authorized Applicant/Agent — Date: 1/31/2025

Brad Wagstaff — Name Printed

CEO — Title

Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

All DRC submittals must include the following required items:

(please check to indicate that each item has been addressed)

- [ ] **New Submittal** [X] **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.
- [ ] **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation. **Planning has advised this is not required at this stage**
- [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.

MOGUL CAPITAL

January 31, 2025

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

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

Dear Paul,

Please accept this updated Design Review Committee submittal for 375 – 325 North Cache Street, 45 & 65 Mercill Avenue and 330 – 370 North Glenwood Street (the "Project"). The Project was initially reviewed by the Design Review Committee ("DRC") on January 8th, and the DRC continued the Project with a request to see certain items addressed. Mogul Capital has addressed DRC's feedback in the enclosed package. In addition, please see narrative responses below that detail the changes made, and how the package incorporates the feedback.

DRC Comment 1:

- The applicant needs to provide additional 3D contextual renderings, and a 3D walkthrough, of development to better understand the street experience of drivers and pedestrians as they drive/walk along the perimeter of the site and through the improved alley.
    - Applicant response to DRC Comment 1:
        - The attached package includes additional 3D renderings and the Applicant has prepared a 3D walkthrough of the project that will be shown at the DRC meeting to allow the DRC to better understand the street experience of drivers and pedestrians.

DRC Comment 2:

- The applicant needs to further study and modify Building A, specifically as it relates to its character relative to Jackson Hole and the fenestration. The DRC stated that the application of the copper siding material needs to better reflect the programming behind it.
    - Applicant response to DRC Comment 2:
        - Applicant restudied Building A and made substantial modifications to the material programming to more specifically fit the Town of Jackson aesthetic and vernacular. Applicant and its Architect reviewed and modified the fenestration to match the use of the space programmed inside of the building. The material selection for the building has been

adjusted to better reflect the Town aesthetic, which is now programmed with wood, stone, and board form concrete. Similarities to the updated design can be found in the Hotel Jackson, Cloudveil Hotel, Glenwood Townhomes, Visitor Center – Grand Teton, and the Home Ranch Welcome Center.

DRC Comment 3:

- The applicant needs to further study and address the amount and application of windows/glazing on all buildings facing N. Cache Street, but especially for Building D. The DRC stated that the overall glazing needs to be refined and toned down to better reflect the local character of the Town. In addition, the glazing should better reflect the uses within each building. For example, it appears that some hotel rooms have floor-to-ceiling (or near floor-to-ceiling) windows which is neither typical nor common in the Town. More details on the windows on the east elevation of Building A along the alley also need to be provided.
    - Applicant response to DRC Comment 3:
        - In conjunction with DRC Comment 4 (listed below), Applicant made substantial adjustments to every building to appropriately size windows per the spaces programmed behind them. Of note, adjustments to the buildings facing N Cache Street (Buildings B, C, D, E) were made to reduce the amount of in-line windows, which were also refined to fit the spaces that are behind them. With respect to Building A, windows were downsized and reduced substantially. With the project in the conceptual, Sketch Plan level review, the spaces behind each respective window are anticipated to be refined and adjusted further. When refined or adjusted, the windows and glazing will be adjusted to suit the spaces behind them. The attached package reflects these significant modifications.

DRC Comment 4:

- The applicant needs to further study and address the overall rhythm of the project. The DRC stated that the design looked too chaotic and that the form needed to be simplified. In addition, the applicant needs to better address the overall pedestrian scale, especially along Mercill adjacent to Building A.
    - Applicant response to DRC Comment 4:
        - Applicant restudied the rhythm of the entire Project. Of note, Applicant adjusted the lower levels of Buildings B, C, and E to create a less “chaotic” and more rhythmic and cohesive uniform façade between buildings. In addition, Applicant moved the view wall on Building D from Levels 2-3 and brought that down to Levels 1-2, and pushed it out closer to the sidewalk/street, to better engage the pedestrian experience. By making these adjustments, the courtyard space outside of Building D has been expanded, further bettering the pedestrian experience. The view wall adjustment also broke up the sizes of the windows programmed, further addressing DRC Comment 3.

DRC Comment 5:

- The DRC also questioned the overall character of the design and thus the applicant needs to provide specific examples of architecture in Jackson Hole that inspired both the materials and individual design of each building.
    - Applicant response to DRC Comment 5:
        - The Applicant and its Architect studied several buildings in the Town and immediate area, which consisted of the following: The Glenwood Townhomes, Visitor Center – Grand Teton, Cloudveil Hotel, Hotel Jackosn, Gravity Haus, Teton County Children's Learning Center, the Center for the Arts, the Home Ranch Welcome Center. The concept package included herein includes a "Precedent Studies" section that can be referenced, which notes which buildings were inspired by what precedent buildings in the Town and immediate surrounding area.

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

- Additional adjustments to the subterranean level, to align with the Land Development Regulations and ensure that any habitable space is attached to certain building and not running beneath several.
- Reduced total hotel key count from 114 to 112.
- Reduced number of workforce housing units from 19 to 17.
- Reduced number of total market rate residential units from 20 to 17.
- Adjusted the programming of level 3 of building D to include hotel units
- Adjusted the units on Level 3 of Building C to now be programmed as hotel units.
- Adjusted Level 3 of Building E to include market rate housing units.
- Changed the location of the long-term bike parking spaces within the subterranean parking structure.
- Programmed the spa/fitness space in the subterranean level to be connected and accessed through Building D.
- Added back of house space in the subterranean level which is connected and accessed through Building C.
- Adjusted back of house space in the subterranean level which is connected and accessed through Building B.

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

Sincerely,

Brad Wagstaff
Chief Executive Officer

SKETCH PLAN 11-01-2024

Sheet List

1 TITLE
2 SITE CONTEXT
3 TRAFFIC ANALYSIS
4 PROGRAM DATA
5 PARKING ANALYSIS
6 SITE PLAN
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SITE CONTEXT
PLAN

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SITE CONTEXT

GRAND LOOP

PATHWAY

START BUS

START BIKE

TRAFFIC ANALYSIS PLAN

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TRAFFIC ANALYSIS

PROJECT DATA

SITE AREA: 107,121 SF	
ALLOWABLE LODGING FAR:	85,696 SF
TOTAL LODGING FAR:	82,249 SF

SCALE OF DEVELOPMENT

ALLOWED LODGING FAR	85,696 SF
TOTAL WORKFORCE HOUSING	27,649 SF
ALLOWED MARKET RATE (2:1 BONUS)	55,298 SF
TOTAL MARKET RATE HOUSING	55,210 SF
BASEMENT EXEMPT AREA	
HABITABLE AREA	22,588 SF
PARKING AREA	60,548 SF
TOTAL HABITABLE AREA (EXCLUDES PARKING)	202,345 SF
TOTAL BUILDING AREA INCLUDING PARKING	262,892 SF
TOTAL LODGING FAR	82,249 SF
TOTAL RESIDENTIAL AREA	93,349 SF

LODGING FAR

ABOVE GRADE	
BAR	1,151 SF
BOH	566 SF
CIR.	12,204 SF
CONFERENCE	3,630 SF
ELEVATOR	879 SF
HOTEL UNIT	52,369 SF
LOBBY	4,308 SF
RESTAURANT	3,474 SF
RESTROOM	521 SF
STAIRS	2,773 SF
STORAGE	375 SF
	82,249 SF
BELOW GRADE	
BOH	10,692 SF
CIR.	1,292 SF
LOBBY	1,013 SF
MECHANICAL	1,420 SF
SPA/EXERCISE	6,448 SF
STORAGE	1,474 SF
TRASH ELEVATOR	247 SF
	22,588 SF

RESIDENTIAL AREA

ABOVE GRADE	
CIR.	6,389 SF
ELEVATOR	503 SF
EXERCISE	2,951 SF
LOBBY	1,170 SF
MARKET RATE HOUSING	57,227 SF
STAIRS	1,708 SF
WORKFORCE HOUSING	23,401 SF
	93,349 SF
BELOW GRADE	
BOH	1,014 SF
CIR.	422 SF
STORAGE	2,134 SF
TRASH ELEVATOR	589 SF
	4,160 SF

UNIT COUNT

HOTEL SUITE	14 UNITS
HOTEL UNIT	98 UNITS
TOTAL HOTEL KEYS	112 UNITS
MARKET RATE HOUSING	17 UNITS
WORKFORCE HOUSING	17 UNITS
TOTAL HOUSING UNITS	34 UNITS

HABITABLE AREA BY LEVEL	
A	
BASEMENT LEVEL	4,160 SF
LEVEL 1	29,310 SF
LEVEL 2	25,887 SF
LEVEL 3	21,452 SF
	80,809 SF
B	
BASEMENT LEVEL	4,291 SF
LEVEL 1	7,773 SF
LEVEL 2	7,281 SF
LEVEL 3	6,419 SF
	25,763 SF
C	
BASEMENT LEVEL	7,875 SF
LEVEL 1	7,206 SF
LEVEL 2	6,743 SF
LEVEL 3	7,564 SF
	29,387 SF
D	
BASEMENT LEVEL	7,530 SF
LEVEL 1	8,671 SF
LEVEL 2	7,170 SF
LEVEL 3	8,175 SF
	31,547 SF
E	
BASEMENT LEVEL	2,892 SF
LEVEL 1	11,190 SF
LEVEL 2	10,476 SF
LEVEL 3	10,281 SF
	34,838 SF
TOTAL AREA	202,345 SF

NON-HABITABLE (PARKING) AREA	
A	35,270 SF
D	23,045 SF
E	2,233 SF
TOTAL AREA	60,548 SF

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PARKING ANALYSIS

PARKING REQUIRED

158 TOTAL REQUIRED STALLS

WORKFORCE	17 UNITS	26 STALLS	1.5 RATIO
MARKET RATE	17 UNITS	26 STALLS	1.5 RATIO
HOTEL	112 UNITS	84 STALLS	.75 RATIO
COMMERCIAL			
RESTAURANT	1 PER 73SF	48 STALLS	
BAR	1 PER 73SF	8 STALLS	

TOTAL REQUIRED		192
SHARED RESTAURANT (20%)	-39	176
BIKE DECREASE (10%)	-18	158 TOTAL FINAL REQUIRED (WITH PLANNING DIRECTOR APPROVAL)

PARKING PROVIDED

185 TOTAL PROVIDED STALLS

ACCESSIBLE VAN	1	6 FOR THE FIRST 200 STALLS
ACCESSIBLE VEHICLE	6	+1 PER ADDITIONAL 100 STALLS REQUIRED
ON STREET	21	
STANDARD	157	
TOTAL NUMBER OF STALLS	185	

EV PARKING CAPABLE REQUIRED (30% OF STALLS)	57
INSTALLED EV PARKING REQUIRED (5% OF STALLS)	10
EV PARKING CAPABLE PROVIDED	57
INSTALLED EV PARKING PROVIDED	10

BICYCLE PARKING REQUIRED

58 TOTAL

HOUSING	26 TOTAL (.75 PER BEDROOM)	7 SHORT TERM (25%)	19 LONG TERM (75%)
HOTEL	13 TOTAL (1 PER 11 UNITS)	7 SHORT TERM (50%)	6 LONG TERM (50%)
RESTAURANT	11 TOTAL (1 PER 22 PEOPLE)	7 SHORT TERM (REMAINDER)	4 LONG TERM (4)
AMENITIES	8 TOTAL (1 PER 1650 SQFT)	4 SHORT TERM (50%)	4 LONG TERM (50%)

SHORT TERM BIKE REQUIRED	25
LONG TERM BIKE REQUIRED	33

BICYCLE PARKING PROVIDED

97 TOTAL

SHORT TERM BIKE PROVIDED	30
LONG TERM BIKE PROVIDED	67

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LANDSCAPE AREA 14,000 SF 13%

GLENWOOD ST.

PROPERTY LINE

BUILDING A

DELIVERY

PROPERTY LINE

10' REAR SETBACK

5' SIDE SETBACK

PROPERTY LINE

RAMP DN

MERCILL AVE

PERRY STREET

5' SIDE SETBACK

PROPERTY LINE

BUILDING B

5' SIDE SETBACK

PROPERTY LINE

PROPERTY LINE

10' REAR SETBACK

BUILDING D

BUILDING C

RAMP DN

5' SIDE SETBACK

BUILDING B

PROPERTY LINE

PROPERTY LINE

NORTH CACHE STREET

A 13

B 13

C 13

SITE
PLAN

SCALE: 1" = 50'-0"

0 12.5 25 50

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SITE PLAN

- BACK OF HOUSE
- BIKE LONGTERM PARKING
- CIRCULATION
- ELEV.
- GARAGE
- LOBBY
- MECHANICAL
- RESIDENT STORAGE
- SPA/EXERCISE
- STAIR
- STORAGE
- TRASH ELEVATOR
- ADA STALL
- EV CAPABLE STALL
- EV INSTALLED STALL

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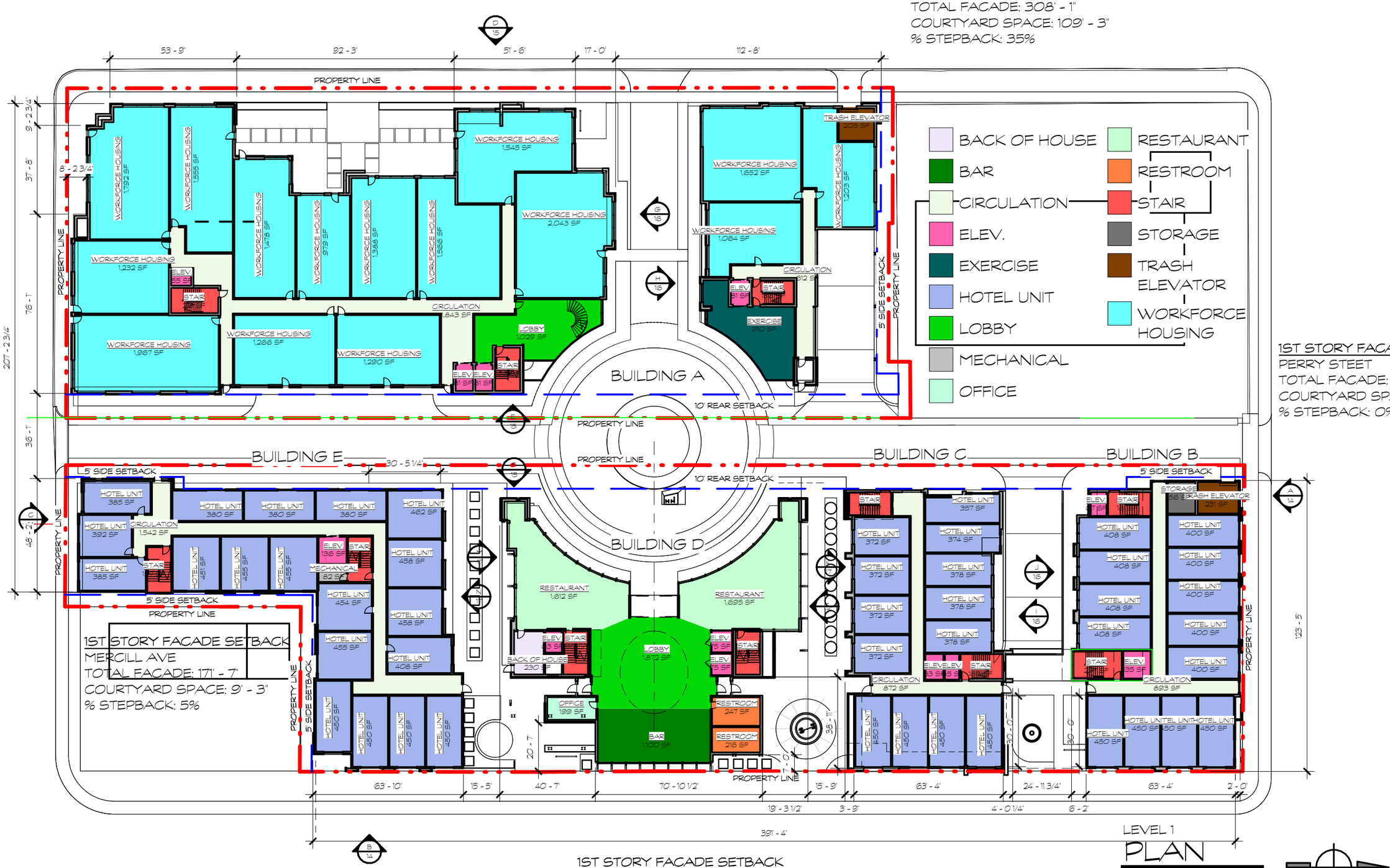
BASEMENT LEVEL PLAN

SCALE: 1" = 40'-0"

0' 10' 20' 40'

7

BASEMENT LEVEL FLOOR PLAN



1ST STORY FACADE SETBACK
GLENWOOD ST
TOTAL FACADE: 308' - 1"
COURTYARD SPACE: 109' - 3"
% STEPBACK: 35%

1ST STORY FACADE SETBACK
PERRY STEET
TOTAL FACADE: 123' - 5"
COURTYARD SPACE: 0'
% STEPBACK: 0%

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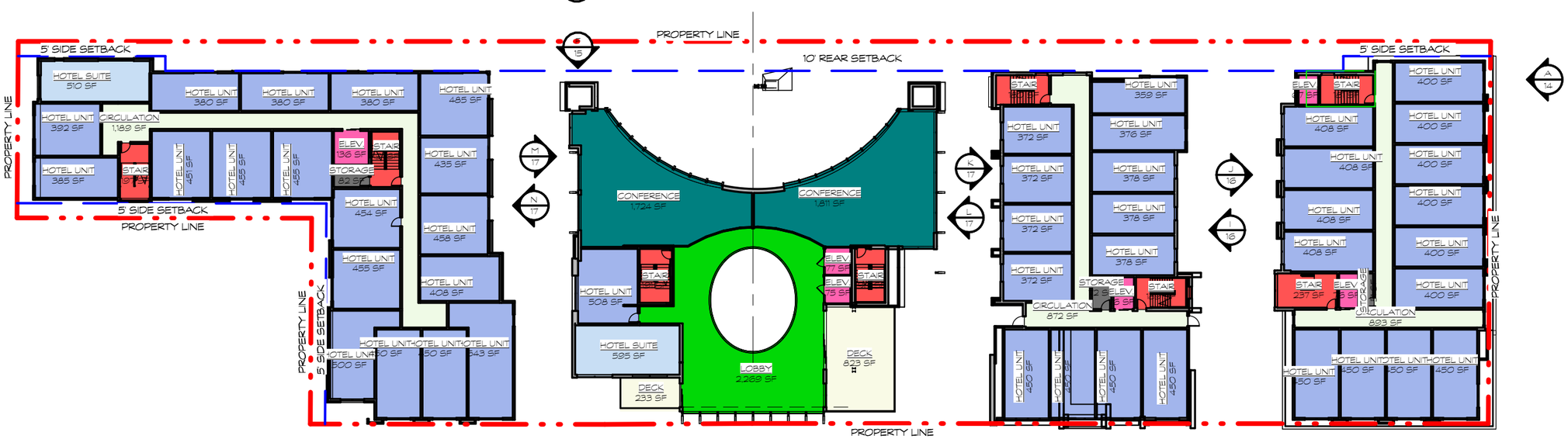
LEVEL 1
PLAN

SCALE: 1" = 40'-0"
0 10' 20' 40'

8
FIRST LEVEL FLOOR PLAN



- CIRCULATION
- CONFERENCE
- DECK
- ELEV.
- EXERCISE
- HOTEL SUITE
- HOTEL UNIT
- LOBBY
- MARKET RATE HOUSING
- STAIR
- STORAGE
- WORKFORCE HOUSING

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LEVEL 2
PLAN

SCALE: 1" = 40'-0"

0' 10' 20' 40'

9
SECOND LEVEL FLOOR PLAN

LEVEL 3 PLAN

SCALE: 1" = 40'-0"

0 10 20 40

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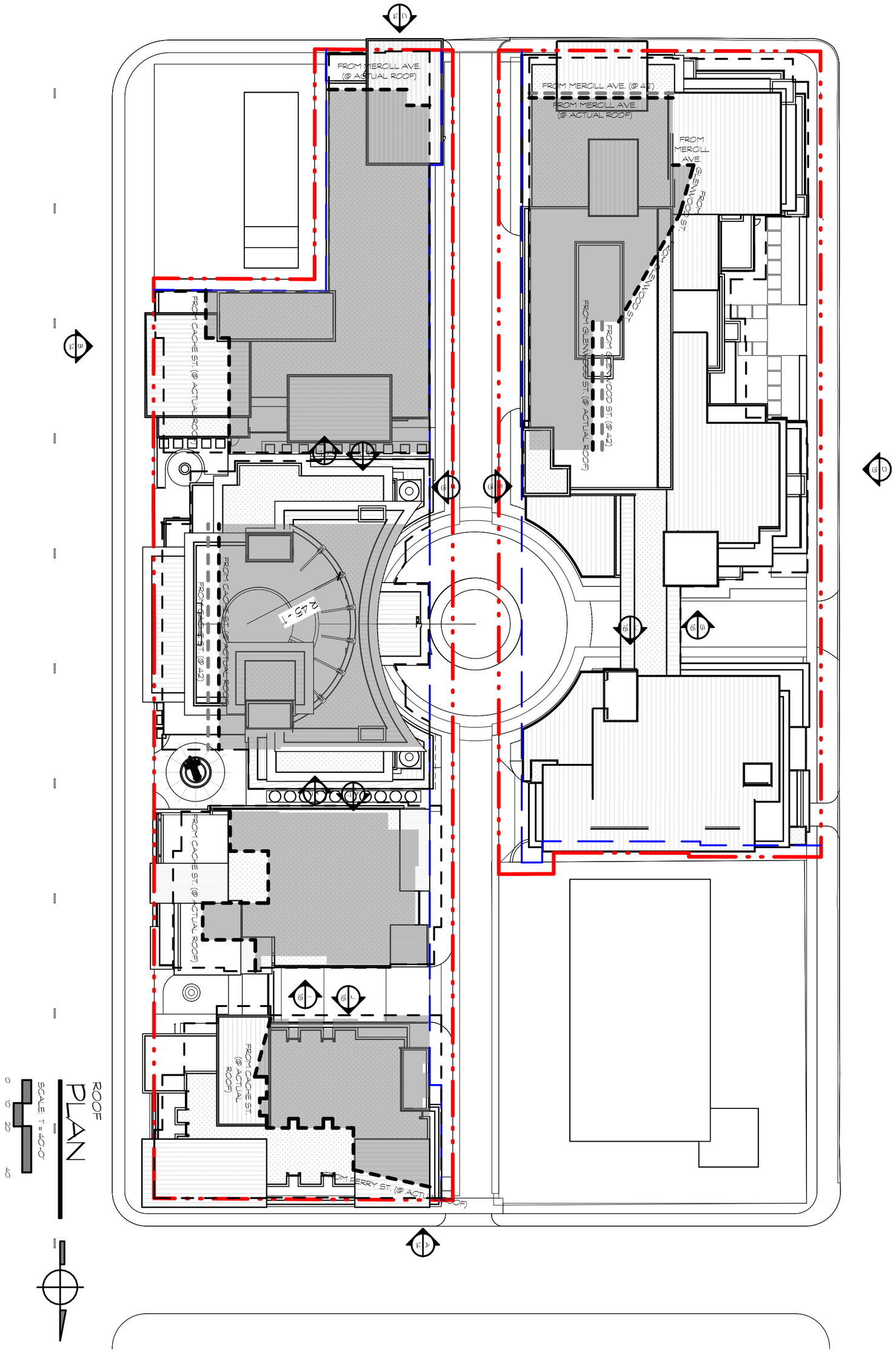
THIRD LEVEL FLOOR PLAN



11
ROOF PLAN

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HEIGHT CALCULATION		
VG	Roof Height	BUIDING HEIGHT
A1	6258' - 11 7/8"	37' - 11 7/8"
A2	6257' - 3 3/8"	36' - 3 3/8"
A3	6259' - 1 1/2"	38' - 1 1/2"
A4	6259' - 0"	38' - 0"
A5	6262' - 0"	41' - 0"
B1	6260' - 7"	39' - 7"
B2	6255' - 5 1/2"	34' - 5 1/2"
C1	6261' - 0"	40' - 0"
C2	6257' - 0"	36' - 0"
C3	6259' - 0"	38' - 0"
D1	6253' - 0"	32' - 0"
D2	6245' - 11 7/8"	24' - 11 7/8"
E1	6261' - 1 5/8"	40' - 1 5/8"
E2	6262' - 3 3/4"	41' - 3 3/4"

A1 EL: 6258' - 11 7/8"
A2 EL: 6257' - 3 3/8"
A3 EL: 6259' - 1 1/2"
A4 EL: 6259' - 0"
Q EL: 6262' - 0"
BUILDING A
BUILDING D
BUILDING E
C2 EL: 6257' - 0"
BUILDING C
C1 EL: 6261' - 0"
BUILDING B
B1 EL: 6260' - 4 1/8"
D1 EL: 6253' - 0"
B2 EL: 6255' - 5 1/2"
E2 EL: 6262' - 3 3/4"
E1 EL: 6261' - 1 5/8"
D2 EL: 6245' - 11 7/8"
C3 EL: 6259' - 0"

HEIGHT CALCULATION
PLAN

SCALE: 1" = 40'-0"

0' 10' 20' 40'

MOGUL CAPITAL

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HEIGHT CALCULATION PLAN

SITE SECTION A

A SECTION

SCALE: 1" = 40'-0"

0' 10' 20' 40'

SITE SECTION B

B SECTION

SCALE: 1" = 40'-0"

0' 10' 20' 40'

SITE SECTION C

C SECTION

SCALE: 1" = 40'-0"

0' 10' 20' 40'

MOGUL CAPITAL

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SITE SECTIONS

NORTH
A ELEVATION

EAST
B ELEVATION

SOUTH
C ELEVATION

MOGUL CAPITAL

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F
ELEVATION
ALLEY WEST
PERRY STREET
MERCILL AVE.
42 - 0"
ROOFTOP
6259 - 0"
LEVEL 3
6242 - 0"
LEVEL 2
6231 - 6"
LEVEL 1
6221 - 0"

E
ELEVATION
ALLEY EAST
MERCILL AVE.
PERRY STREET
42 - 0"
ROOFTOP
6259 - 0"
LEVEL 3
6242 - 0"
LEVEL 2
6231 - 6"
LEVEL 1
6221 - 0"
BASEMENT LEVEL
6210 - 0"

D
ELEVATION
WEST
PERRY STREET
MERCILL AVE.
42 - 0"
ROOFTOP
6259 - 0"
LEVEL 3
6242 - 0"
LEVEL 2
6231 - 6"
LEVEL 1
6221 - 0"
BASEMENT LEVEL
6210 - 0"

DRIVE AISLE BUILDING A NORTH

G ELEVATION

DRIVE AISLE BUILDING A SOUTH

H ELEVATION

BUILDING C NORTH

I ELEVATION

BUILDING B SOUTH

J ELEVATION

MOGUL CAPITAL

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ELEVATION

BUILDING C SOUTH

K ELEVATION

BUILDING D NORTH

L ELEVATION

BUILDING D SOUTH

M ELEVATION

BUILDING E NORTH

N ELEVATION

MOGUL CAPITAL

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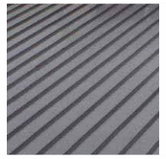
STONE PAVERS / LARGE FORMAT

EXF-1

BUILDING "A" METAL SIDING / BRONZE-BRASS-COPPER / VARIOUS WIDTHS

EXW-4 (A)

METAL ROOF / STANDING SEAM / DARK BRONZE



EXR-1

BOARDFORM CONCRETE

EXW-1

GLASS RAILING

EXRL-1

GREEN ROOF

EXR-3

STONE PAVERS / ASHLAR

EXF-2

WINDOW FRAMES / DARK BRONZE

EXWD-1

BALLAST ROOF

EXR-2

STONE VENEER / FULL BED / SPLIT-FACE

EXW-2

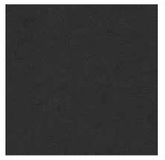
SOFFIT / T&G CVG WOOD

EXS-1

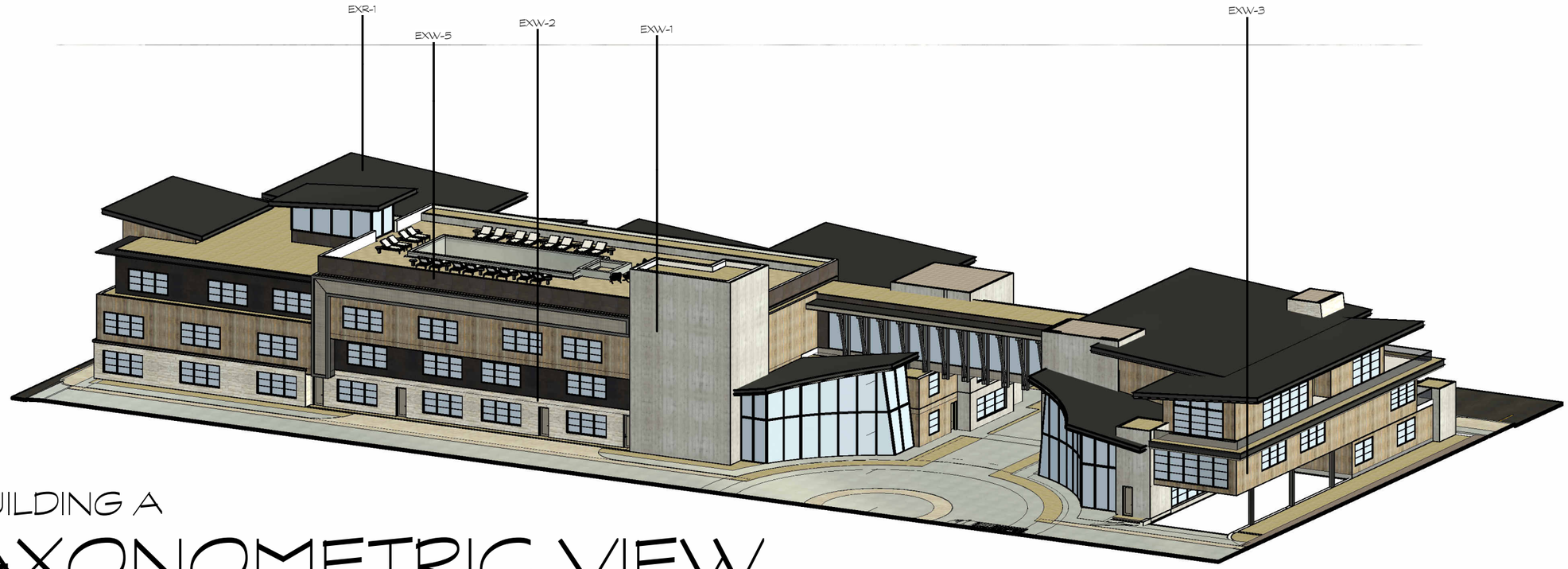
T&G HORIZONTAL WOOD SIDING

EXW-3

FASCIA / DARK BRONZE



EXFC-1



BUILDING A

AXONOMETRIC VIEW

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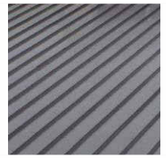
STONE PAVERS / LARGE FORMAT

EXF-1

WINDOW FRAMES / DARK BRONZE

EXWD-1

METAL ROOF / STANDING SEAM / DARK BRONZE



EXR-1

STONE PAVERS / ASHLAR

EXF-2

GLASS RAILING

EXRL-1

BALLAST ROOF

EXR-2

BOARDFORM CONCRETE

EXW-1

SOFFIT / WOOD

EXS-2

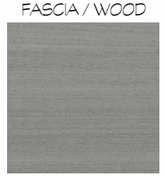
GREEN ROOF

EXR-3

T&G HORIZONTAL WOOD SIDING

EXW-3

FASCIA / WOOD



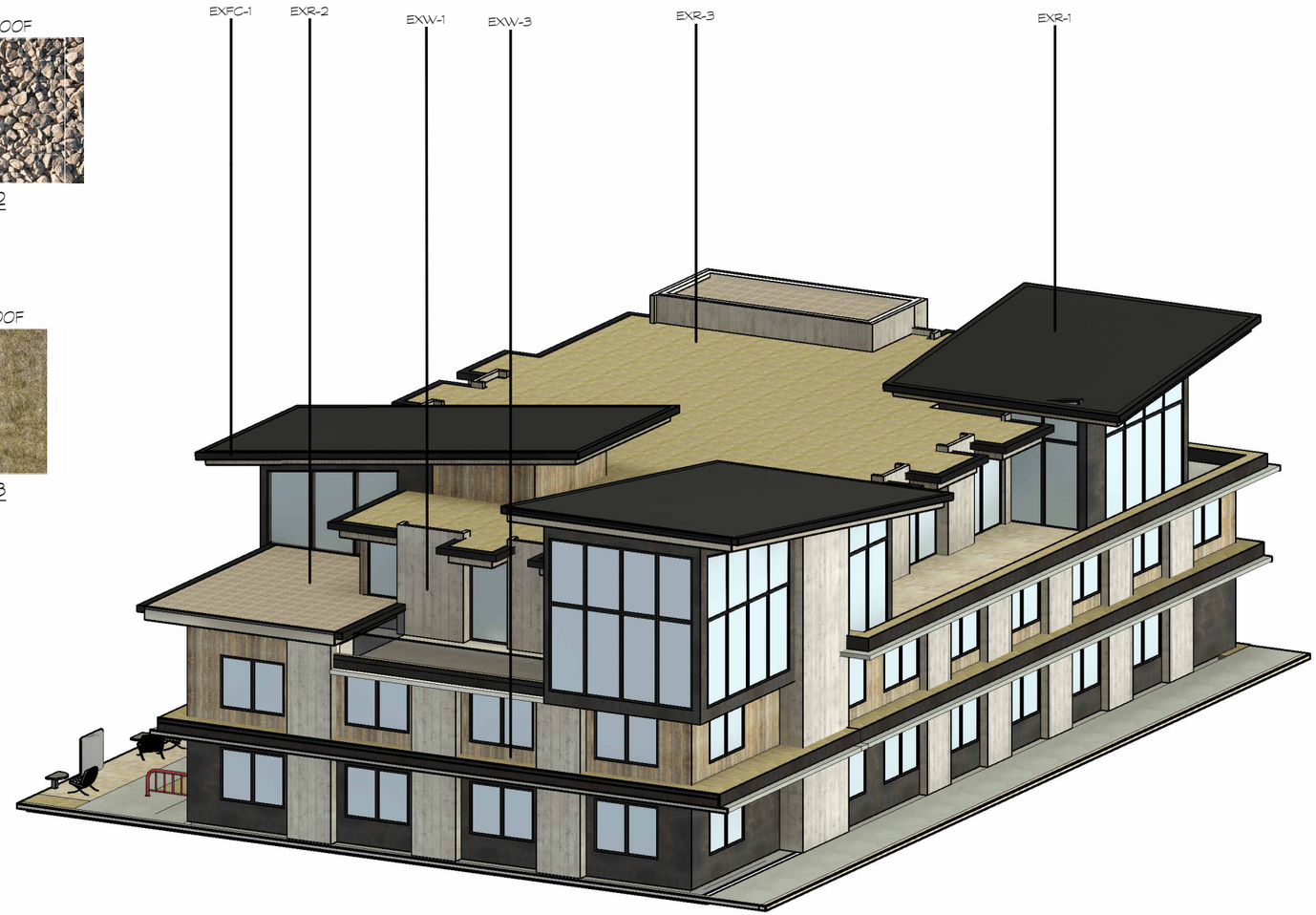
EXFC-2

METAL PANELS / ACM / DARK BRONZE

EXW-5

FASCIA / DARK BRONZE

EXFC-1



BUILDING B

AXONOMETRIC VIEW

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STONE PAVERS / LARGE FORMAT

EXF-1

WINDOW FRAMES / DARK BRONZE

EXWD-1

BOARDFORM CONCRETE

EXW-1

GLASS RAILING

EXRL-1

T&G HORIZONTAL WOOD SIDING

EXW-3

BUILDING 'C' SOFFIT / T&G WOOD

EXS-3 (C)

METAL PANELS / ACM / DARK BRONZE

EXW-5

BALLAST ROOF

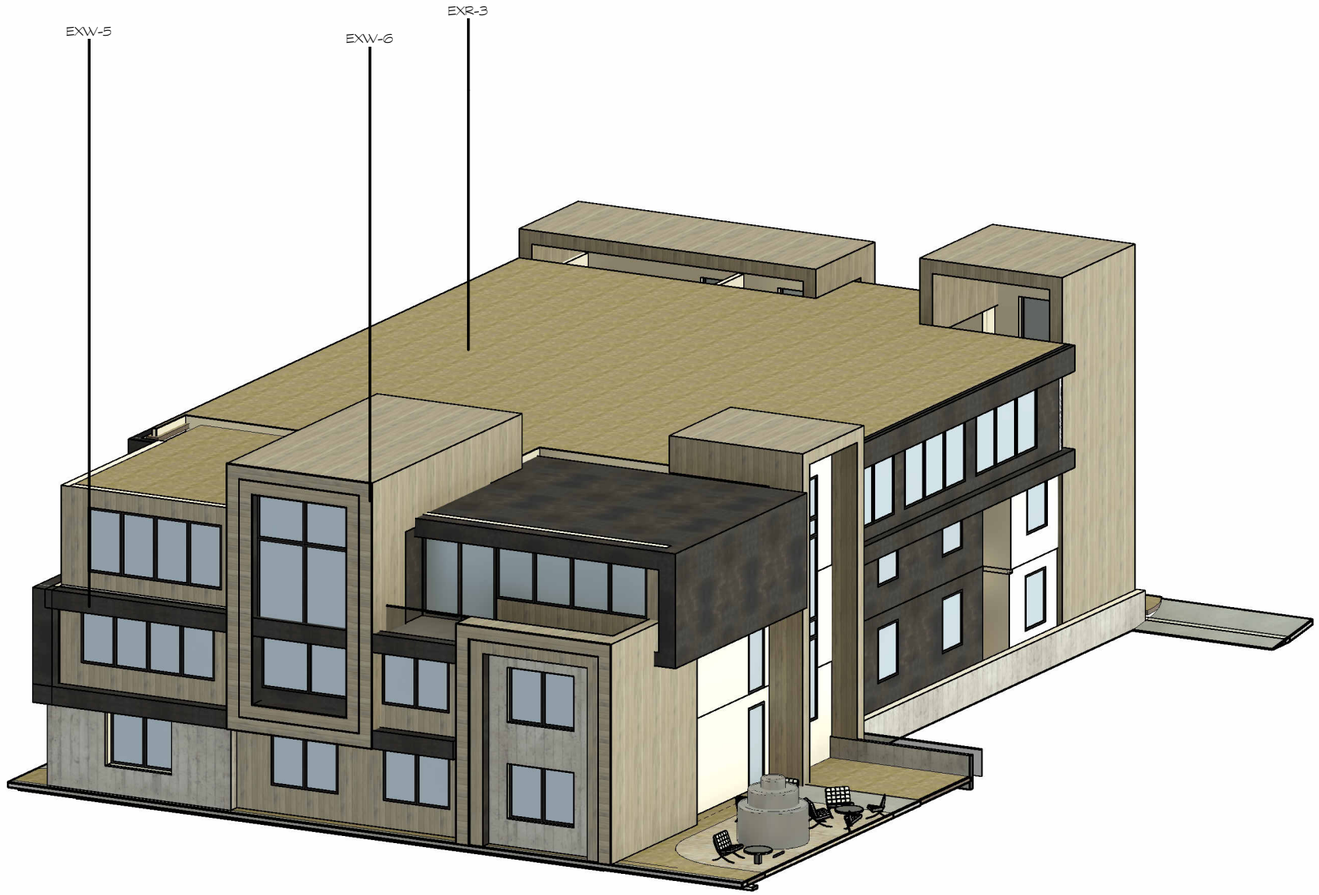
EXR-2

BUILDING 'C' T&G VERTICAL WOOD SIDING

EXW-6 (C)

GREEN ROOF

EXR-3



BUILDING C

AXONOMETRIC VIEW

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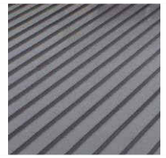
STONE PAVERS / LARGE FORMAT

EXF-1

BUILDING 'D' METAL PANELS

EXW-8

METAL ROOF / STANDING SEAM / DARK BRONZE



EXR-1

GREEN ROOF

EXR-3

BOARDFORM CONCRETE

EXW-1

WINDOW FRAMES / DARK BRONZE

EXWD-1

BALLAST ROOF

EXR-2

STONE VENEER / FULL BED / SPLIT-FACE

EXW-2

GLASS RAILING

EXRL-1

T&G HORIZONTAL WOOD SIDING

EXW-3

SOFFIT / T&G CVG WOOD

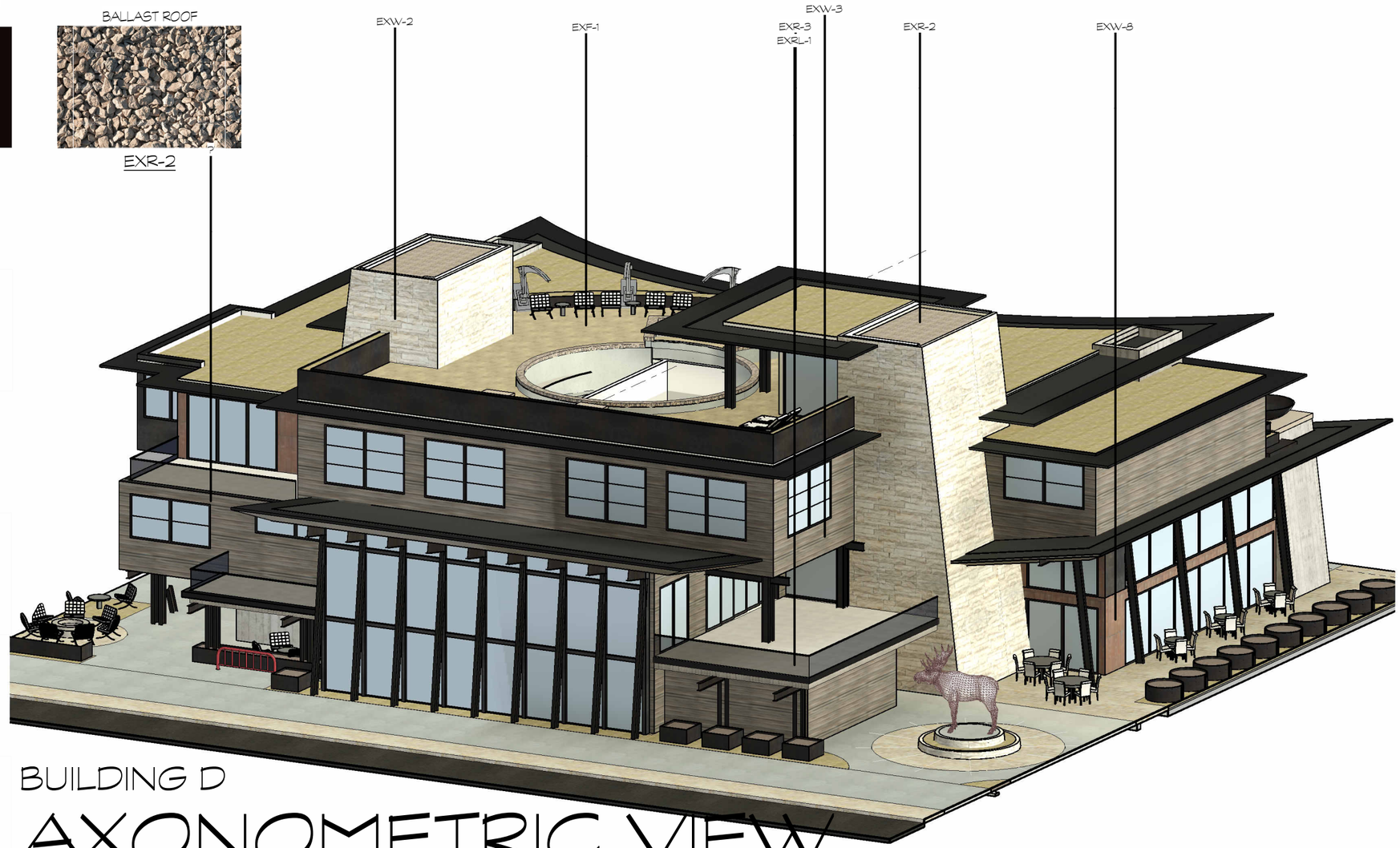
EXS-1

BUILDING / WOOD SIDING / RECLAIMED

EXW-7

FASCIA / DARK BRONZE

EXFC-1



BUILDING D

AXONOMETRIC VIEW

MOGUL CAPITAL

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STONE PAVERS / LARGE FORMAT

EXF-1

SCREEN / SPLIT LOGS / STACKED

EXW-9 (E)

FASCIA / DARK BRONZE

EXFC-1

GLASS RAILING

EXRL-1

GREEN ROOF

EXR-3

SOFFIT / WOOD

EXS-2

FASCIA / WOOD

EXFC-2

BOARDFORM CONCRETE

EXW-1

WINDOW FRAMES / DARK BRONZE

EXWD-1

BALLAST ROOF

EXR-2

STONE VENEER / FULL BED / SPLIT-FACE

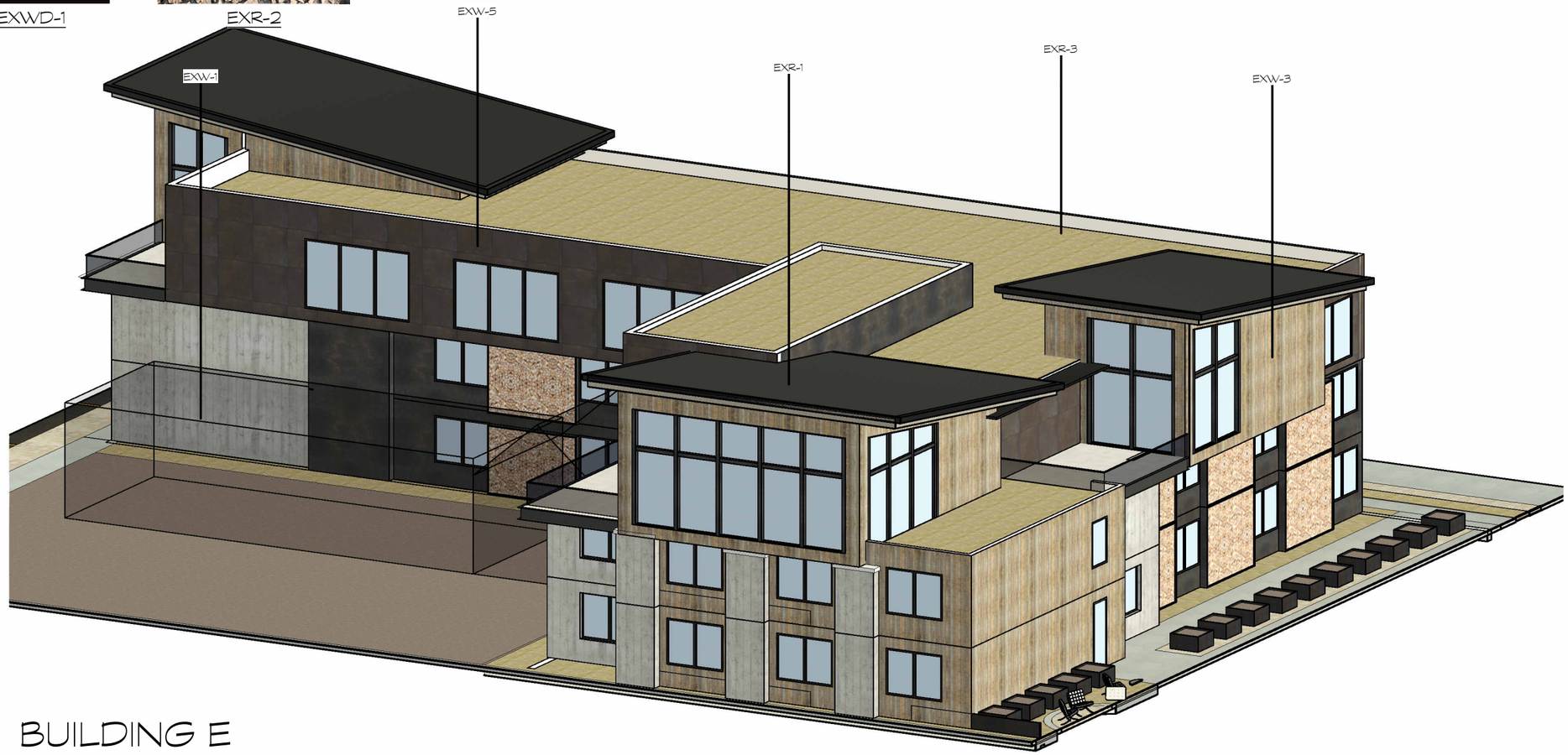
EXW-2

METAL PANELS / ACM / DARK BRONZE

EXW-5

BUILDING / WOOD SIDING / RECLAIMED

EXW-7



BUILDING E

AXONOMETRIC VIEW

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BUILDING D FROM N CACHE

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

BUILDING C FROM N CACHE

BUILDING B FROM N CACHE

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

BUILDING A

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

BUILDING A

BUILDING A FROM SOUTH

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

BUILDING A FROM COURTYARD

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

BUILDING D FROM COURTYARD

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

MOGUL CAPITAL

350 N CACHE

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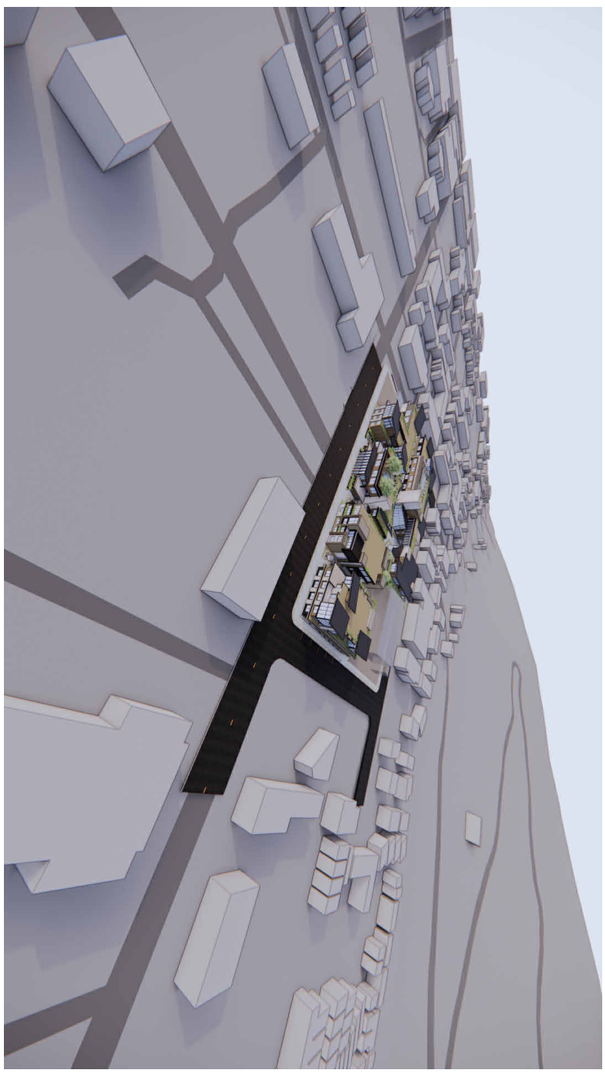
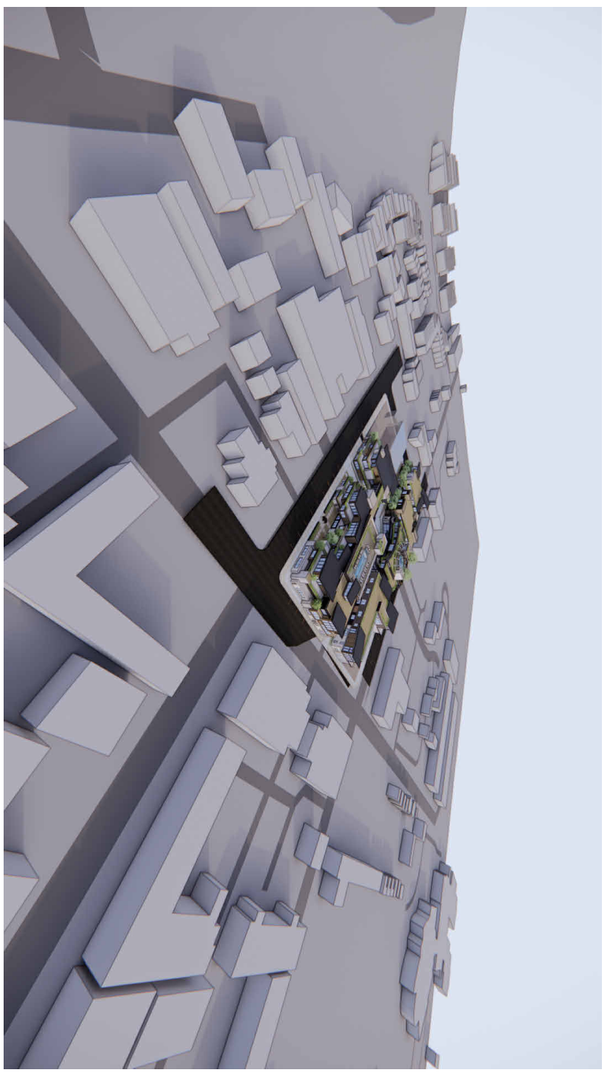
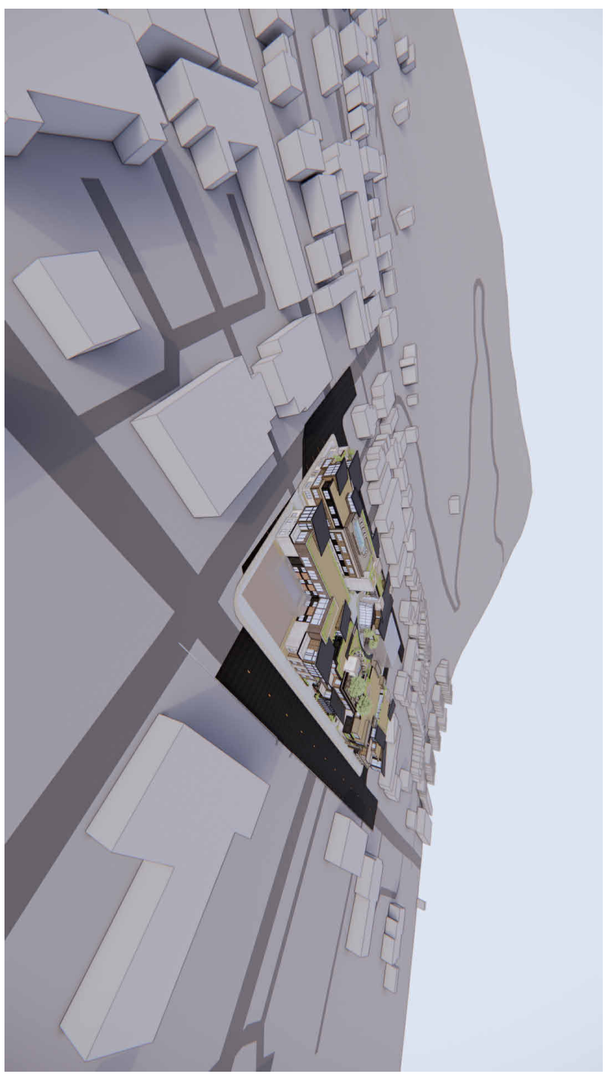
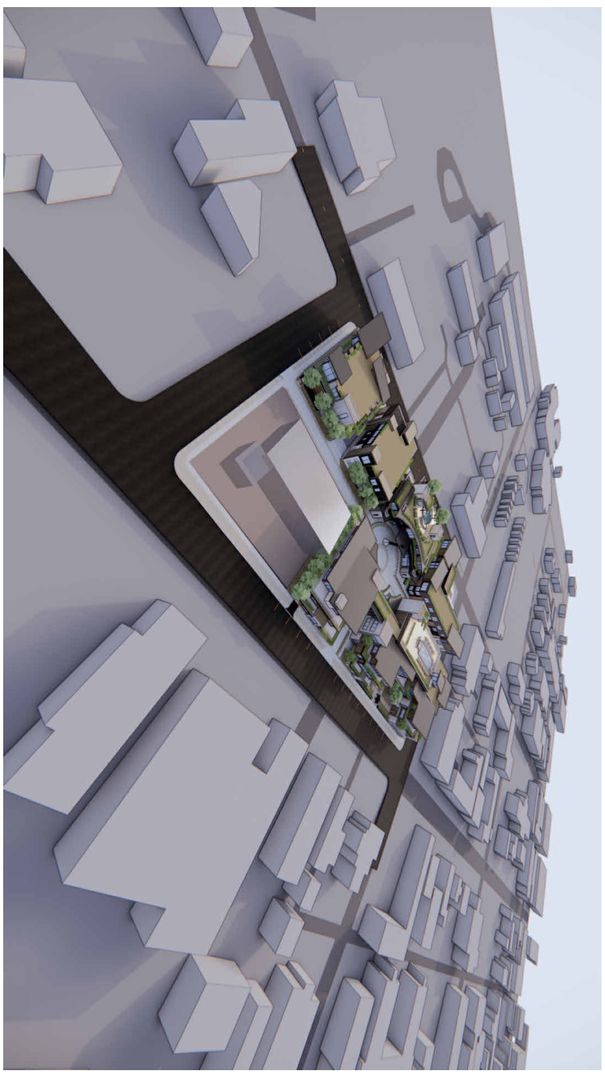




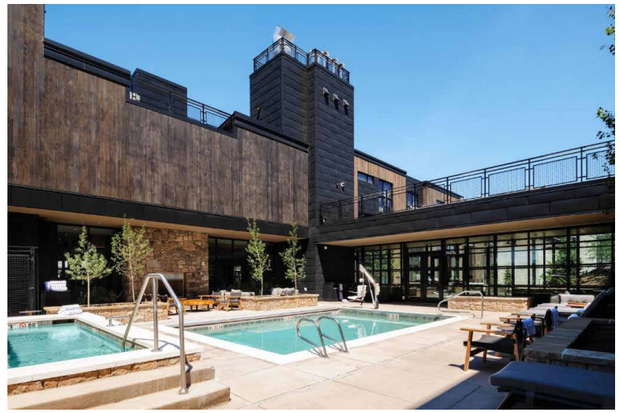




CLOUDVEIL-BUILDING B,C,E

CENTER FOR TTHE ARTS-BUILDING D

GLENWOOD-BUILDING B, C, E



CLOUDVEIL-BUILDING C

CHILDRENS CENTER-BUILDING E

WELCOME CENTER-BUILDING A,D,E

VISITOR CENTER-BUILDING A, D

GRAVITY HAUS-BUILDING D

HOTEL JACKSON-BUILDING B, C

MOGUL CAPITAL

350 N CACHE

upwalldesignarchitects

Land Development Regulation Compliance

Zoning: Section 2.2.12 CR-2 Commercial Residential - 2

2.2.12.8.1 Lot Standards

ITEM 1: Building Setbacks:

1.1 Primary Street Setback range
Required: (min.-max.) 0'-10'
Provided: 0'

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

1.3 Side Interior
Required: (min.) 5'
Provided: 5'

1.4 Alley
Required: 10'
Provided: 10'

1.5 Abutting protection
Required: (min.) 10'
Provided: Not Applicable

ITEM 2: Landscaping Area:

2.1 Landscape Surface Ratio
Required: 10% = 11,300 SF
Provided: 13% = 14,000 SF

ITEM 3: Plant Units:

3.1 All uses
Required: 1/1000 SF Landscape Area
Provided: 14 Minimum

Required: 1/12 Parking spaces
Provided: Not Applicable

ITEM 4: Fencing:

4.1 Height in any primary or secondary street yard
Required: (max.) 4’
Provided: Not Applicable

4.2 Height in interior side or rear yard
Required: (max.) 6’
Provided: Not Applicable

4.3 Setback from pedestrian frontage
Required: (min.) 1’
Provided: Not Applicable

4.4 Setback from side or rear lot line
Required: (min.) 0’
Provided: Not Applicable

ITEM 5: Parking Setbacks:

5.1 Primary Street, above ground
Required: (min.) 30’
Provided: Not Applicable

5.2 Secondary Street, surface parking
Required: (min.) 30’
Provided: Not Applicable

5.3 Secondary Street. tuck-under, enclosed, or structured parking
Required: (min.) 0’
Provided: Not Applicable

ITEM 6: Access:

6.1 Curb Cut Width
Required: (max.) 24’
Provided: along Glenwood St. = 20’
along Cache St. = Not Applicable

2.2.12.8.2 Bulk Standards

ITEM 7: Street Facade:

7.1 Width of ground and second story in primary setback range

7.1.1 % of lot width

Required: (min.) 70%
Lot width
North: 123.5’ (Required Min:86.45’)
East: 335’ (Required Min:234.5’)
South: 171.5’ (Required Min:120)
West: 350’’ (Required Min:245’)
Provided:
North: 123.5’
East: 264’
South: 168.25’
West: 200’

7.1.2 Length from street corner
Required: (min.) 30’
Provided: 55’

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

7.2.1 % of lot width
Required: (min.) 35%
Lot width is N:130’ (Required Min:45.5’)
Provided: 123.5

7.2.2 Length from street corner
Required: (min.) 30’
Provided: L1 = 107’

7.2.3 Forecourt
Required: 1/3 of facade width (max.) = 35’ depth (min.); within 30” of grade, transparency or forecourt facing facade = 40%
Provided: 280’ facade width/3; 93’ provided, 20’

ITEM 8: Building Height:

8.1 Stories
Required: (max.) 3
Provided: 3 stories above grade + 1 exempt basement levels

8.2 Height
Required: (min.): 24’ - (max.): 42’ to top of parapet (T.O.P.)
Exception: 75% transparency for roof railings/paparets
Provided: (min.): 42’ - (max.):

ITEM 9: Building Stepback:

9.1 Stepback for any 3rd story street facade or street facade over 30’

Required: (min.)10’
Provided: 10’

9.2 Encroachment in stepback
Allowed: (max. % of overall facade width) 60%

ITEM 10: Scale of Development:

10.1 Total Site Area: 107,121 SF

10.2 Allowed Commercial: Floor Area Ratio (FAR) 85,696 SF

10.3 Total 2:1 Bonus Housing: 55,298 SF

10.4 Basement Exempt Area:
Occupied: 26,247 SF
Basement Parking: 60,548 SF

10.5 Total Occupied Area (Excludes Structured Parking): 202,345 SF

10.6 Total Building Area (Including Parking) = 262,892 SF

10.7 Total Commercial SF (80,659 SF FAR + 22,087 SF Exempt) = 104,336 SF

2.2.12.8.3 Form Standards

ITEM 11: Pedestrian Frontage:

11.1 Trees in grates

11.1.1 Frontage dimensions
Required: (min.) 13.5’ from back of curb
Provided: 13.5’ min.

ITEM 12: Building Frontage Options: Residential

12.1 Story height
Required: Ground story height (min.) 9’
Upper story height (min.) 9’
Ground floor elevation (min.-max.) 0’-5’
Provided: Ground story height (min.) 12’
Upper story height (min.) 9’

Ground floor elevation (min.-max.) 0'-5'

12.2 Transparency

Required: Ground story primary street (min.): 20%
Ground story secondary street (min.): 20%
Upper story. primary/secondary (min.): 20%

Provided: Ground story primary street: greater than 40%
Ground story secondary street: greater than 40%
Upper story, primary/secondary: greater than 20%

ITEM 13: Parking Type Options: Underground parking

2.2.12.8.4 Environmental Standards Noted

Not Applicable

2.2.12.8.5 Scenic Standards

ITEM 14: Exterior Lighting:

14.1 Light Trespass is prohibited
Site Lighting design prohibits trespass

14.2 All light fixtures over 600 lumens shall be fully shielded
All light fixtures over 600 lumens are fully shielded

14.3 Max. lumens per SF of site development
Required: 3
Provided: Will Comply

14.4 Lumens per acre of site development (max.)
Required: All fixtures - 50,000
Unshielded fixtures - 2,000
Provided: Will Comply

14.5 Light Color
Required: ≤3,000 Kelvin
Provided: 3000 Kelvin

2.2.12.8.6 Natural Hazard to Avoid

Noted, Not Applicable

2.2.12.8.7 Signs

Noted and will comply

2.2.12.8.8 Grading, Erosion Control, and Stormwater

Noted

2.2.12.8.9 Physical Development Permit Required

ITEM 15: ≥15,000 SF Required:

- Sketch Plan
- Development Plan
- Building Permit
- DRC Review

2.2.12.C.1 Allowed Uses

ITEM 16: Allowed Uses:

16.1 Mixed Uses - Residential/Lodging

2.2.12.C.2 Use Requirements

ITEM 17: Use Requirements:

17.1 Parking

17.1.1 Residential

Parking Factor: 1.5
Residential Unit Count: 34
Parking Stalls Required: 42

17.1.2 Commercial

Hotel Parking Factor: 0.75
Hotel Unit Count: 112
Parking Stalls Required (Hotel): 84
Restaurant Parking Factor: 1/73 SF - 20%
Restaurant Area: 3,474 SF
Parking Stalls Required (Restaurant): 48
Hotel Bar & Lounge Parking Factor: 1/40 SF/3
Hotel Bar & Lounge Area: 1151
Parking Stalls Required (Hotel Bar & Lounge): 8

17.1.3 Disability Parking Spaces

Required: if ≥200, 6 + 1 per 100 parking spaces provided

Provided: 7 stalls

17.1.4 Electrical Vehicle Supply Equipment (EVSE)

Required: (Other Residential/Lodging)

I. EVSE Capable: 30%
185 stalls x 0.30 = 57 stalls

II. EVSE Installed: 5%
185 stalls x 0.05 = 10 stalls

Provided:

I. EVSE Capable: 57 stalls (including EVSE installed

II. EVSE Installed: 10 stalls

17.1.5 Street Parking Credit - 21

Total Parking Required: 158 stalls

Total Parking Provided: 185 stalls

2.2.12.C.3 Operational Standards

Noted and will comply

2.2.12.D.1 Allowed Subdivision and Development Options Noted

Noted

2.2.12.D.2 Residential Subdivision Requirements

Noted

2.2.12.D.3 Required Subdivision and Development Option Permits

Noted

STAFF REPORT

Meeting Date:	February 12, 2025	**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.
Sketch Plan Level Review

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 (approx. 33,300sf north building and 22,700sf south building). The north building includes basement area of approximately 5,000sf bringing total habitable floor area to approximately 61,000sf. The total 75 units have a mix of studio, 1-bedroom and 2-bedrooms.

DRC reviewed the project during its December 11, 2024, and unanimously voted (7-0) to continue the item to a future meeting when the applicant could address the following committee feedback:

- DRC felt the current building design did not meet Design Guidelines in terms of building massing and that larger structures require "larger moves" to break up overall massing. Consider design alternatives to include additional additive or subtractive elements to avoid the current flat façade and provide more visual interest.
- DRC felt the current design rhythm was monotonous and somewhat relentless. Consider design alternatives to break up rhythm, pattern, and spacing and sizing of windows and building planes. Modular buildings must meet the same design standards as site-built structures.
- DRC felt the current design for building entrances lacks interest and detail. Consider design alternatives to add architectural detailing and increase general interest at building entrances.
- DRC felt the current design does not adequately consider the existing topography of the site and seeks to conquer the site as opposed to responding to it. Consider design alternatives for the project to be more sensitive to the existing topography of the site and reduce the need for such significant retaining elements.
- DRC felt the current design lacked areas for resident interaction. Consider design alternatives to foster opportunities for resident interactions in common areas.
- Lastly, staff requested the proposed wildlife fence above the retaining wall be shown in renderings.

In general, DRC felt the overall site design and landscaping is successful with the exception of creating the need for such significant retaining wall on the eastern side of the property.

Detailed images showing updated design as compared to the December 2024 design may be found in the applicant's resubmittal included as an attachment to this staff report. Red boxed images or portions of images represent the previous designs.

Updated Design Response.
To provide "larger moves" in terms of massing and building massing and articulation, the applicant increased recessed portions of the structure to create an additional 3' of depth in balcony insets. The same areas rise 2'-6" above the flat roof line adding variation in the previously flat roof line and are colored in a contrasting cementitious material in red color.

To break up monotonous window pattern and overall rhythm, the updated design includes larger windows and staggered or offset balcony alignment on each facade. This, in addition to the deeper subtractive movement mentioned above, breakup the previously repetitive façade.

To increase interest at building entrances, the corrugated metal balconies are held proud of the building skin and now wrap the north and south ends of each structure, tying into cantilevered canopies at the building entries. The alternate toned material used on balcony roof lines is used for the underside of the entry canopies.

To increase landscape screening of the retaining wall, increased plantings are proposed along the wall and parking is shifted west to provide a new 5' wide landscape buffer between the parking surface and the retaining wall. Additional columnar aspens and native shrubs are proposed in that new landscape strip to increase screening of the retaining wall.

To increase areas for resident interaction apart from the previously proposed pocket park at the southern edge of the property, the design now adds two additional outdoor spaces – one near the north entrance of the south building and a second area to the northeast of the north building both with areas for potential benches, lawns, and other landscape or resident amenities.

Renderings were modified to include the proposed wildlife fencing along the top of the retaining wall. However, the value of, and requirement for, such fencing will be determined in conjunction with Sketch Plan and Hillside CUP review. Other design alternatives for this type of fencing are limited.

Per the applicant, several alternative site designs originally considered for the project were revisited after the December DRC meeting when committee feedback was that the project did not design to the existing topography to the greatest extent possible. The applicant states that many other alternative site designs are not financially viable without adding increased development at the site or further disturbing the site (in the case of underground parking). Building placement is pulled as west as possible without requesting from relief from LDR standards such as setbacks and landscape buffers. The project team proposes significant plantings to screen the retaining wall beyond the screening that will be provided by the buildings themselves. As noted in their full DRC submittal (attached), the applicant feels the currently proposed site design – including retaining elements and increased landscaping – significantly improves on the site as it has existed since 1967. The project team can further respond to specific site design alternatives – as they pertain to the Town Design Guidelines – during the February presentation.

Materials.
Per the applicant, the original variety of materials are intended to compliment the design vernacular, natural landscape, and unique urban fabric of Jackson. There has been one material change. The balcony inset siding and parapets are now red fiber cement board in running bond pattern instead of the previously proposed thermal treated spruce in natural finish applied vertically. All other materials, including the architectural stamped stone for retaining wall, remain the same from December 2024 DRC review.

Additional information including revised 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: S Hwy 89 - Multi-Family Apartment Project

Physical Address: 1400 & 1450 S Hwy 89, Jackson, WY 83001

Lot, Subdivision: _____ PIDN: 22-40-16-05-2-00-010 & 22-40-16-05-2-00-012

PROPERTY OWNER.

Name: 1400 SOUTH LLC Phone: 972-742-4834

Mailing Address: P.O. Box 802523, Dallas, TX ZIP: 75380

E-mail: john@360investtx.com

APPLICANT/AGENT.

Name: Owen Berry on behalf of Noble Development Group, LLC Phone: 404-682-1920

Mailing Address: 3424 Peachtree Rd. N.E., Suite 2000, Atlanta, GA ZIP: 30326

E-mail: owen.berry@nobleinvestment.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; review the type of application at www.townofjackson/200/Planning*

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

X Design Review Resubmittal

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:** _____

_____ Environmental Analysis

PRE-SUBMITTAL STEPS. *To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.*

Pre-application Conference #:	P24-095	Environmental Analysis #:	P24-121
Original Permit #:	P24-171 (Sketch Plan)	Date of Neighborhood Meeting:	10/23/24

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

2/3/2025 — Date

Owen D. Berry — Name Printed

Director, Pre-Development — 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)

[ ] **New Submittal** [X] **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.

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7. Design Package and Visual Analysis (Prior Design Submittal Drawings Outlined in Red)
    a. Key Project Data & Location Plan
    b. Adjacent Uses Reference Photos
    c. Site, Grading and Utility Plans
    d. Updated Design Renderings
    e. Landscape Plans
    f. Building Plans
    g. Elevations & Materials
    h. Sections
    i. Rendered Elevations
    j. Renderings, Aerials and Imagery

NOBLE

February 3, 2025

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

RE: Design Review Committee Resubmittal 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 Resubmittal application package for the proposed development of a two-building, 75-unit, 60,963-SF (55,713-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").

This Project was previously brought before the DRC on December 11, 2024, for review and was continued for further consideration. Town Staff provided the following DRC comments on December 12, 2024, for which our responses are in red and further expanded on in the design guidelines section:

- DRC felt the current building design did not meet Design Guidelines in terms of building massing and that larger structures require "larger moves" to break up overall massing. Consider design alternatives to include additional additive or subtractive elements to avoid the current flat façade and provide more visual interest.

  Project Team Response: The proposed project, in response to the DRC comments, has altered the frontage facing HWY 89. The west facades of each of the two proposed buildings have been activated with additional 3' deep recesses that create more tenant balcony space at each level. These recessed areas rise 2'-6" above the parapet, breaking up the roof line, and are clad in contrasting colored cementitious material. This change is visible in each of the view revisions as well as newly added views at the beginning of the design package.

- DRC felt the current design rhythm was monotonous and somewhat relentless. Consider design alternatives to break up rhythm, pattern, and spacing and sizing of

windows and building planes. Modular buildings must meet the same design standards as site-built structures.

Project Team Response: In addition to the façade recesses stated above, the windows have been greatly enlarged in both planes of the façade, increasing the transparency ratio and giving the buildings a higher-end appearance. In addition to the more generous glass area, the perforated, corrugated metal balcony guardrails extend in random patterns across the surface of the façade.

- DRC felt the current design for building entrances lacks interest and detail. Consider design alternatives to add architectural detailing and increase general interest at building entrances.

  Project Team Response: The above-mentioned metal screens are held 9" proud of the building skin and wrap the north and south ends of each structure. They hold cantilevered canopies at the building entry that extend from the vertical 'slots'. These 'slots' along with the underside of the canopies are treated with the same alternate-toned material as the recesses on the west and east facades to create variety in the facade. The entrance at the east side of the north building is uniquely treated with the same elements as the end entrances. The screens and entrance canopies are included as new views in the design package.

- DRC felt the current design does not adequately consider the existing topography of the site and seeks to conquer the site as opposed to responding to it. Consider design alternatives for the project to be more sensitive to the existing topography of the site and reduce the need for such significant retaining elements.

  Project Team Response: Several alternative site planning iterations were studied after the December 11th meeting. Initial pricing feedback indicated that none of these alternatives are financially viable without adding significantly more development to the site, which is not desired by the project team. Due to the tight developable area, all alternatives relied on underground parking to meet the parking requirements, which creates further construction challenges by increasing the required excavation depth for the buildings significantly. Safe excavation on this site is already challenging due to its position at the toe of a very steep slope. Underground parking would exacerbate this condition.

To clarify the existing site's condition: the existing topography has been heavily manipulated for at least the last 58 years. Historic aerial photography reveals signs of heavy grading occurring as far back as 1967. This includes creating a large flat area for parking on parcel 2 with a steep cut slope, a steep driveway and a building on parcel 1. An expansion of the parking lot via grading Parcel 1 into a random series of gravel terraces and the additional buildings on Parcel 1 show up in the 1989 photography. Aerial photographs are included below. Grading studies indicate that these roads and cut slopes are extremely steep, with cut slopes exceeding 2:1 in some areas with the driveway to the upper building on parcel 1 having a consistent 20% slope. None of these grading exercises would be feasible today. A series of random boulder retaining walls also exist on the site. It is hard to tell from aerial photography when these walls were created, but it can be assumed that they were originally installed to facilitate the flat areas, likely with little geotechnical oversight. The view of the current site from Hwy 89 and other areas in the public realm such as the Smith's gas station, is primarily of a parking lot with a collection of stored vehicles, haphazardly graded slopes and placed structures. Minimal vegetation currently screens the site.

1967 Aerial Photography 1 *1989 Aerial Photography 2*

The proposed project significantly improves on the site *as it has existed since 1967*. The proposed structures have been located on the east edge of the required Landscape Buffer inside disturbed areas. The South Building has been placed approximately 3' higher than the existing elevation. This allows a buildup of almost 5' from Hwy 89, which will visually blend with the undisturbed hillside behind. The

random terracing on Parcel 1 will be flattened out to accommodate the parking lot and North Building. The buildings will screen the parking lots from view, unlike the existing parking lots which are fully exposed to the Highway, with buildings randomly set throughout. The project team is proposing planting 118 native trees and 241 native shrubs throughout the site with the goal of creating a layered vegetative screen of the structures, parking lot and retaining wall. These native plantings will create a visual connection to the existing vegetation on the undisturbed hillside above the project site while providing significant amounts of screening of the parking areas and the new structures. This will enhance the existing conditions significantly by improving the visuals into the site from the adjacent public realm. A small parklet has been placed on the southern part of the project site, complete with native plantings, public art and a new crosswalk at the intersection of Highway 89 and High School Road. This will vastly improve the gateway experience and immediately present visitors and residents with an experience of a "vibrant urban village" tucked into a native landscape.

The parking lot behind the north building has been reconfigured to allow a 5' planting bed at its base. This planting bed will accommodate tall columnar aspens and tall native shrubs, which will soften and screen the wall both from the interior of the project site and areas throughout the town. The addition of trees at the base of the wall will add a pedestrian scale to its form and break up the massing. Behind the south building, a planting pocket was created by adding a low retaining wall with a raised planting area adjacent to the parking area. This planting area will accommodate columnar aspens, native shrubs and is located to lower the perceived height of the highest point of the wall. It further breaks up the massing of the wall, provides vertical relief and allows for multiple layers of trees to be planted between Hwy 89 and the highest point of the wall. Due to the layering of trees and mixture of vegetation types (conifers and deciduous) between the public sphere and the wall, the faux rock wall will be well masked from the public realm.

- DRC felt the current design lacked areas for resident interaction. Consider design alternatives to foster opportunities for resident interactions in common areas.

  Project Team Response: In addition to the parklet that was originally shown on the southern end of the project site, two additional outdoor spaces were added on the interior of the project. One is located on the north end of the south building and utilizes a flat area that was created by the retaining wall. A small lawn, grill and benches will be located in this green space. The second one is located on the

northeast side of the North building and will comprise a low-water use lawn, firepit and a series of planters with perennials and ornamental grasses set in an otherwise native landscape.

Additionally, outdoor spaces along the east side of Hwy 89 have been reconfigured around bike commuting infrastructure, including a ramp to the long-term bike storage in the North Building and bicycle racks clustered with benches.

- In addition, please show the proposed wildlife fence above the retaining wall in the next DRC submittal.

  Project Team Response: Wildlife fence has been added to the renderings and elevations. Wildlife fence will meet WYDOT and TOJ standards and will be designed to incorporate best practices for the health, safety and welfare of both residents and wildlife. The typical design is comprised of 8' tall wood posts, spaced at 15' on center with woven wire mesh in between posts. It will be identical to the many wildlife fences that exist along Highway 89 that serve the purpose of directing wildlife to safe crossing points. The wood posts will weather naturally blend in with the surrounding vegetation, while the wire mesh will be transparent when viewed from the public realm.

Specifically, regarding the DRC's applicable design guidelines and updates reflecting the DRC's December 11, 2024, comments and updates to the design:

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 contemporary functionality with a sensitivity of scale. 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 massing's 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 the contrasting material pallet, planer relief, and repeating design motifs, the project achieves a balance of variety and aesthetic cohesiveness. The alternating colors of the façade materials are implemented in a rhythmic and consistent manner throughout the facades. The windows are stacked, from the first to third floor,

with frames that match the corrugated, dark metal used for the primary building skin. The varied-toned material in the recesses and bands of horizontal, perforated metal screens combine to create 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.
- 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-building 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 exhaust 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.
- The building façade materials consist of:
  - Corrugated Black Metal (22-gauge) with a non-reflective matte finish
  - Colored cementitious panels
  - 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 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 colored cementitious panels within the recessed moments of the façade compliments the intentional subtractive massing moment.
- 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 (Updated February 3, 2025)

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 39’ 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 39 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 project is a total of 60,963-square feet (55,713-square feet excluding the North Building basement area).
    - 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 23% -24% 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 for security purposes.
- 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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☐ = OLD / REVISION

NOBLE | DYNIA | CAIRN LANDSCAPE ARCHITECTS | Y2 CONSULTANTS

KEY PROJECT DATA

LOT INFORMATION:

GROSS SITE AREA:	3.53 ACRES 153,767 SF
ZONING:	CR-3
ZONING OVERLAY:	NATURAL RESOURCE OVERLAY CRITICAL WILDLIFE HABITAT WILDLAND URBAN INTERFACE, AND
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 PROPOSED

BUILING INFORMATION:

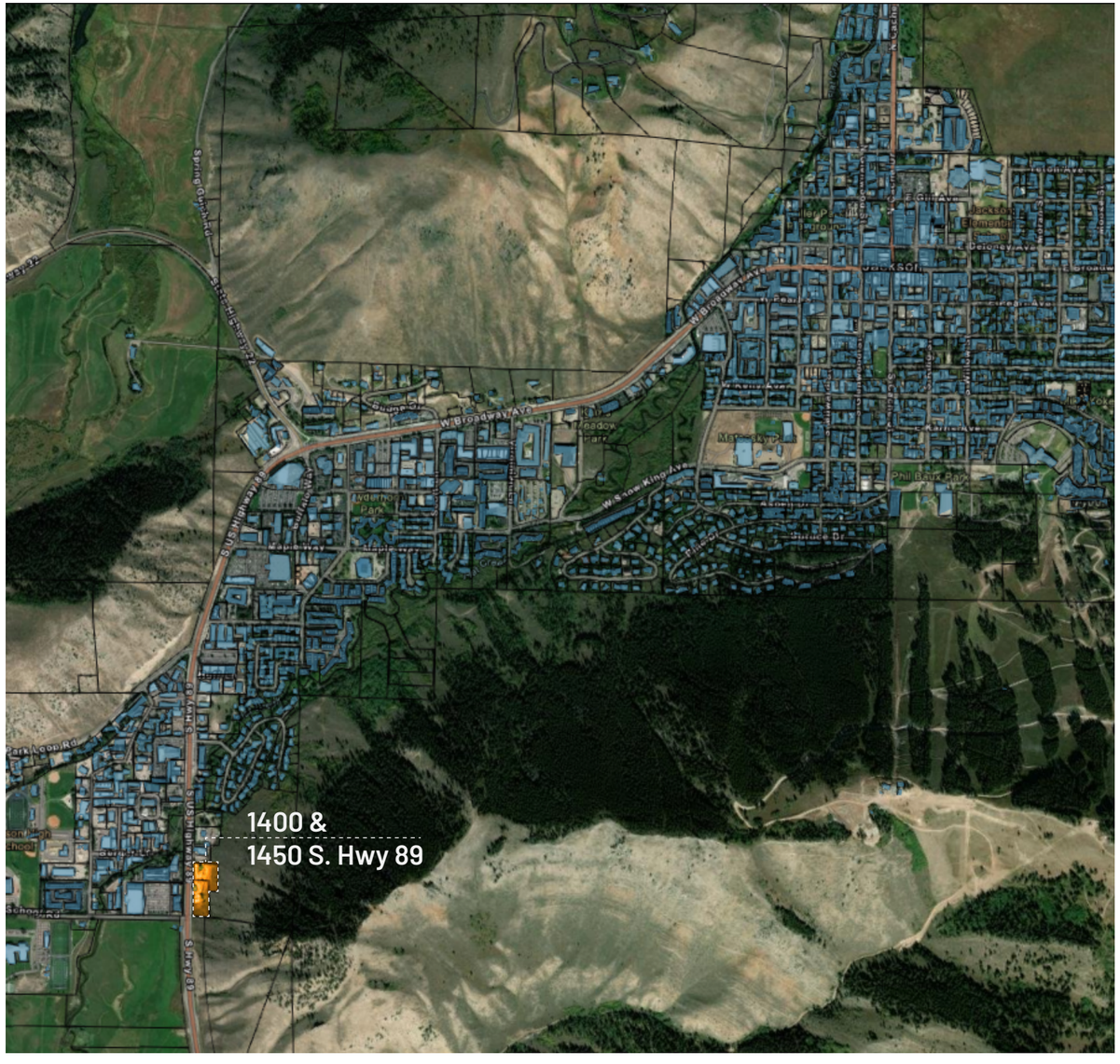
FLOOR AREA RATIO	.4
FLOOR AREA	61,506 SF ALLOWED/ 55,713 SF PROPOSED
STORIES	3 ALLOWED/ 3 PROPOSED
HEIGHT	42' ALLOWED/ 39' PROPOSED
FIRST LEVEL FLOOR AREA (NORTH/SOUTH)	7514 SF / 11057 SF
SECOND LEVEL FLOOR AREA (NORTH/SOUTH)	7514 SF / 11057 SF
THIRD LEVEL FLOOR AREA (NORTH/SOUTH)	7514 SF / 11057 SF

BUILDING PROGRAM

BUILDINGS ARE 100% RESIDENTIAL	
RESIDENTIAL UNIT COUNT	75

PARKING

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



PROJECT VICINITY MAP

AERIAL IMAGE TAKEN FROM TETON COUNTY GIS

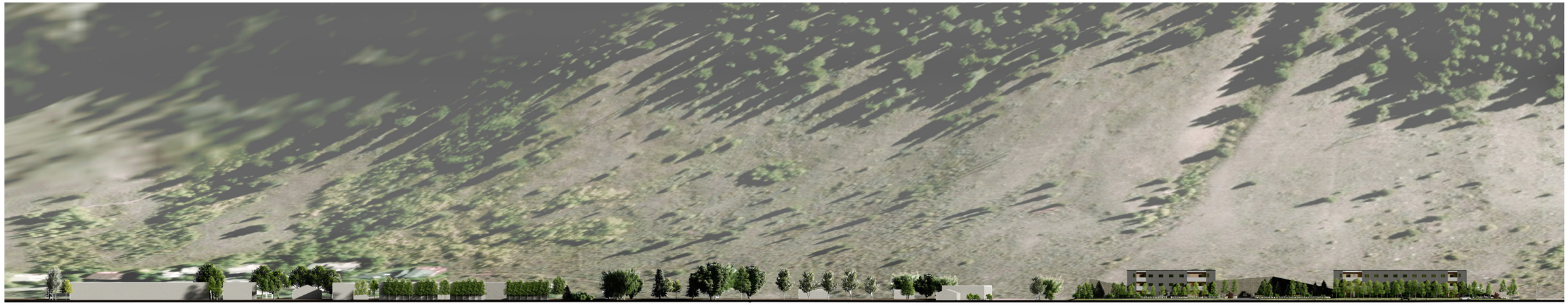
VIEW LOOKING WEST 1405 SOUTH BROADWAY
SMITHS PLAZA - SHOPPING AREA

VIEW LOOKING EAST 1330 SOUTH BROADWAY
WOLF USED AUTO SALES

VIEW LOOKING EAST 1400 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



Highway Context Elevation 1:150

Aerial Context

NOBLE

DYNIA

CAIRN LANDSCAPE ARCHITECTS
DESIGN • RECREATION • ECOLOGY

OLD - CONTEXT SITE PLAN

1400 & 1450 S. HWY 89

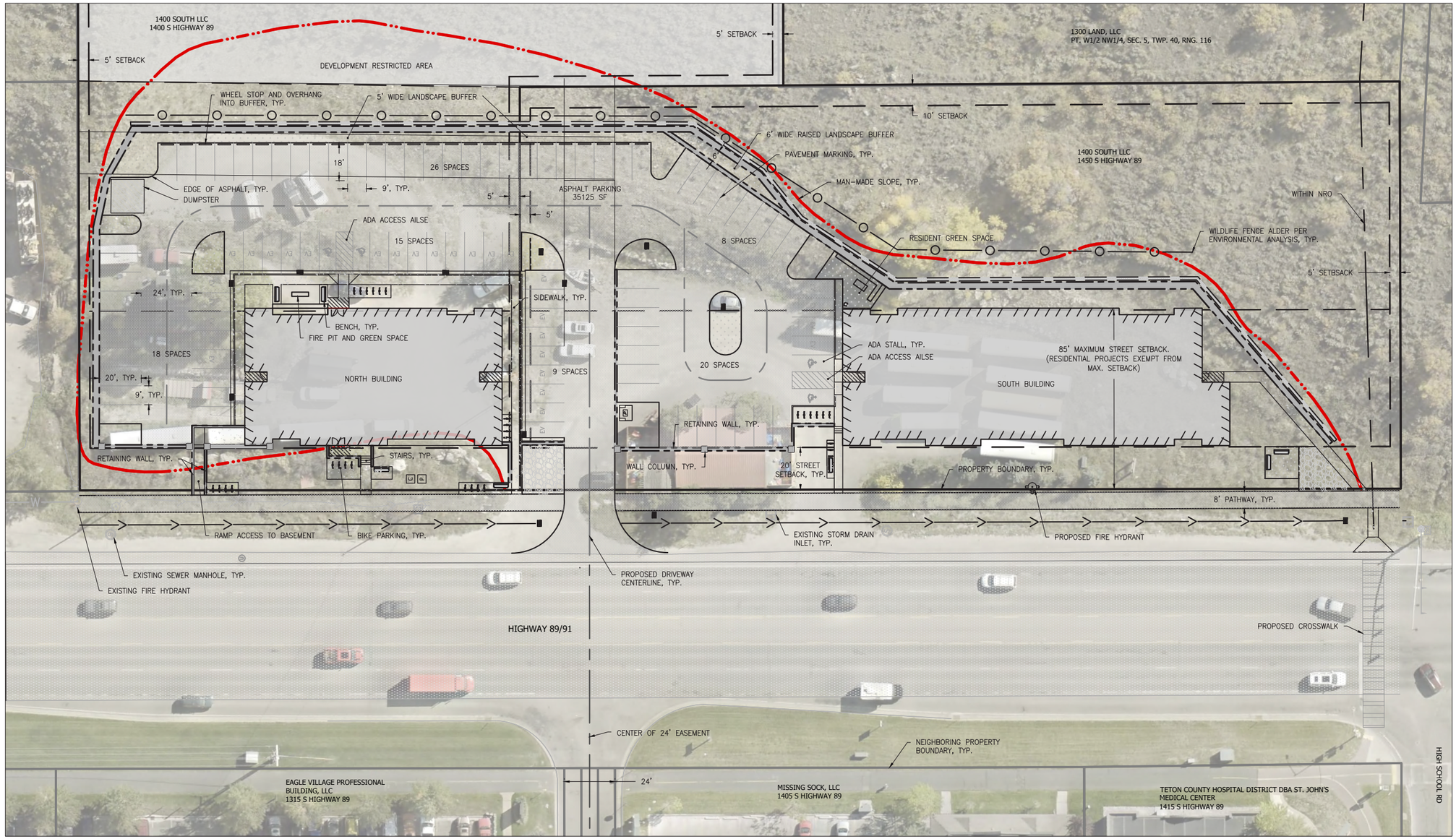
Highway Context Elevation 1:150

Aerial Context

LEGEND

(E) - EXISTING (P) - PROPOSED

- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- (E) FLOWLINE (DIRECTIONAL)
- (E) FLOWLINE (DIRECTIONAL)
- (E) STRUCTURE
- (P) STRUCTURE
- (E) EDGE OF ASPHALT
- (P) EDGE OF ASPHALT
- (P) FENCE
- (P) EDGE OF CONCRETE
- (E) WATER MAIN
- (E) WATER SERVICE
- (P) WATER MAIN
- (P) WATER SERVICE
- (E) SEWER MAIN
- (P) SEWER MAIN
- (P) SEWER SERVICE
- (P) STORM DRAIN
- (E) STORM DRAIN
- (E) GAS LINE
- (P) GAS LINE
- (E) TELEPHONE LINE
- (P) TELEPHONE LINE
- (E) OVERHEAD ELECTRICAL
- (E) UNDERGROUND ELECTRICAL
- (P) UNDERGROUND ELECTRICAL
- (P) CONCRETE
- (E) ASPHALT
- (P) ASPHALT



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'

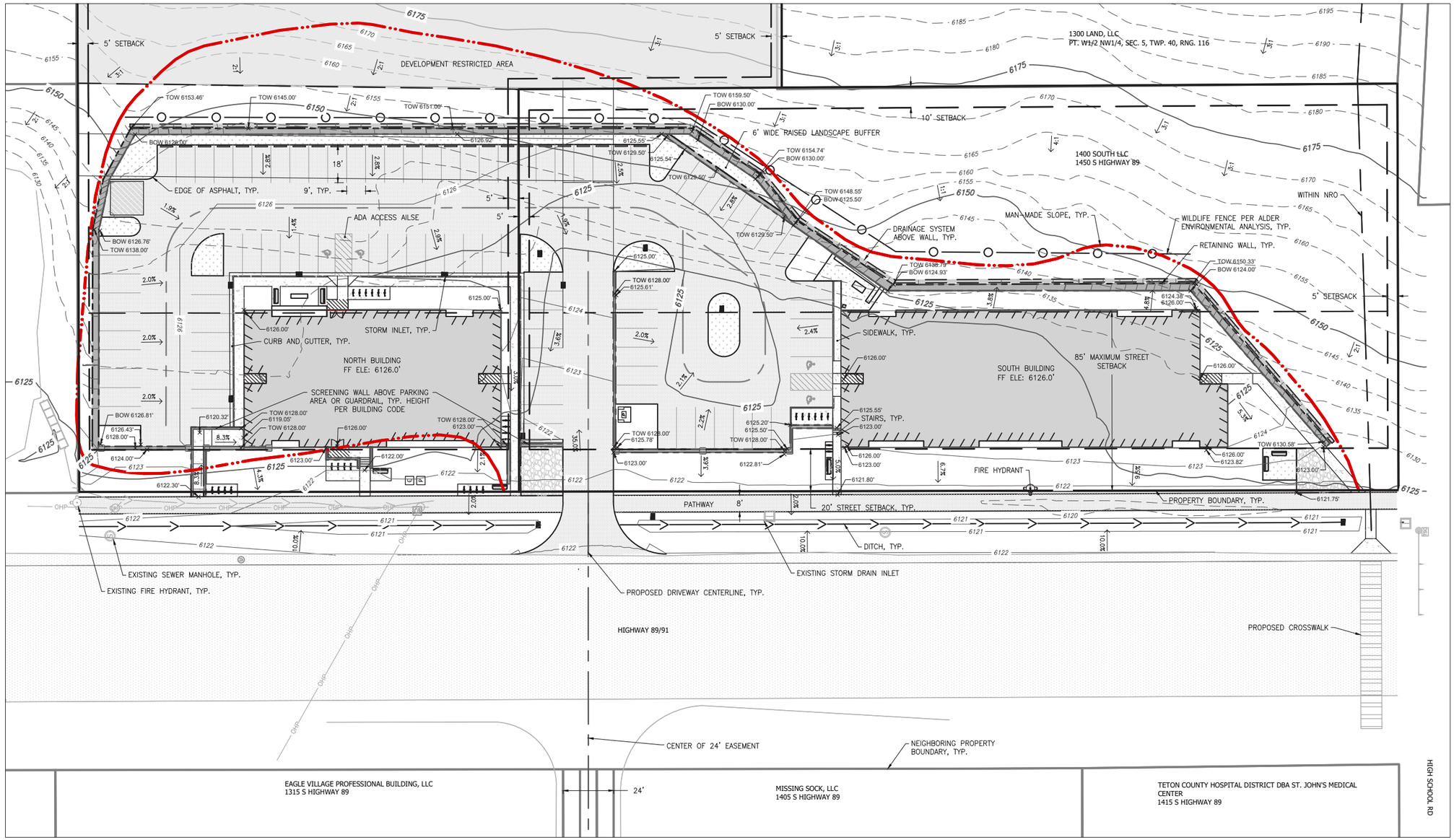
1" = 50' (11x17 SHEET)

North

LEGEND

(E) - EXISTING (P) - PROPOSED

- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- (E) FLOWLINE (DIRECTIONAL)
- (E) FLOWLINE (DIRECTIONAL)
- (E) STRUCTURE
- (P) STRUCTURE
- (E) EDGE OF ASPHALT
- (P) EDGE OF ASPHALT
- (P) FENCE
- (P) EDGE OF CONCRETE
- (E) WATER MAIN
- (E) WATER SERVICE
- (P) WATER MAIN
- (P) WATER SERVICE
- (E) SEWER MAIN
- (P) SEWER MAIN
- (P) SEWER SERVICE
- (P) STORM DRAIN
- (E) STORM DRAIN
- (E) GAS LINE
- (P) GAS LINE
- (E) TELEPHONE LINE
- (P) TELEPHONE LINE
- (E) OVERHEAD ELECTRICAL
- (E) UNDERGROUND ELECTRICAL
- (P) UNDERGROUND ELECTRICAL
- (P) CONCRETE
- (E) ASPHALT
- (P) ASPHALT



NOTE:
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4. LANDSCAPING DEPICTED IS CONCEPTUAL. REFER TO LANDSCAPING PLANS FOR FINAL LAYOUT.

GRADING PLAN

50' 0 50' 100'

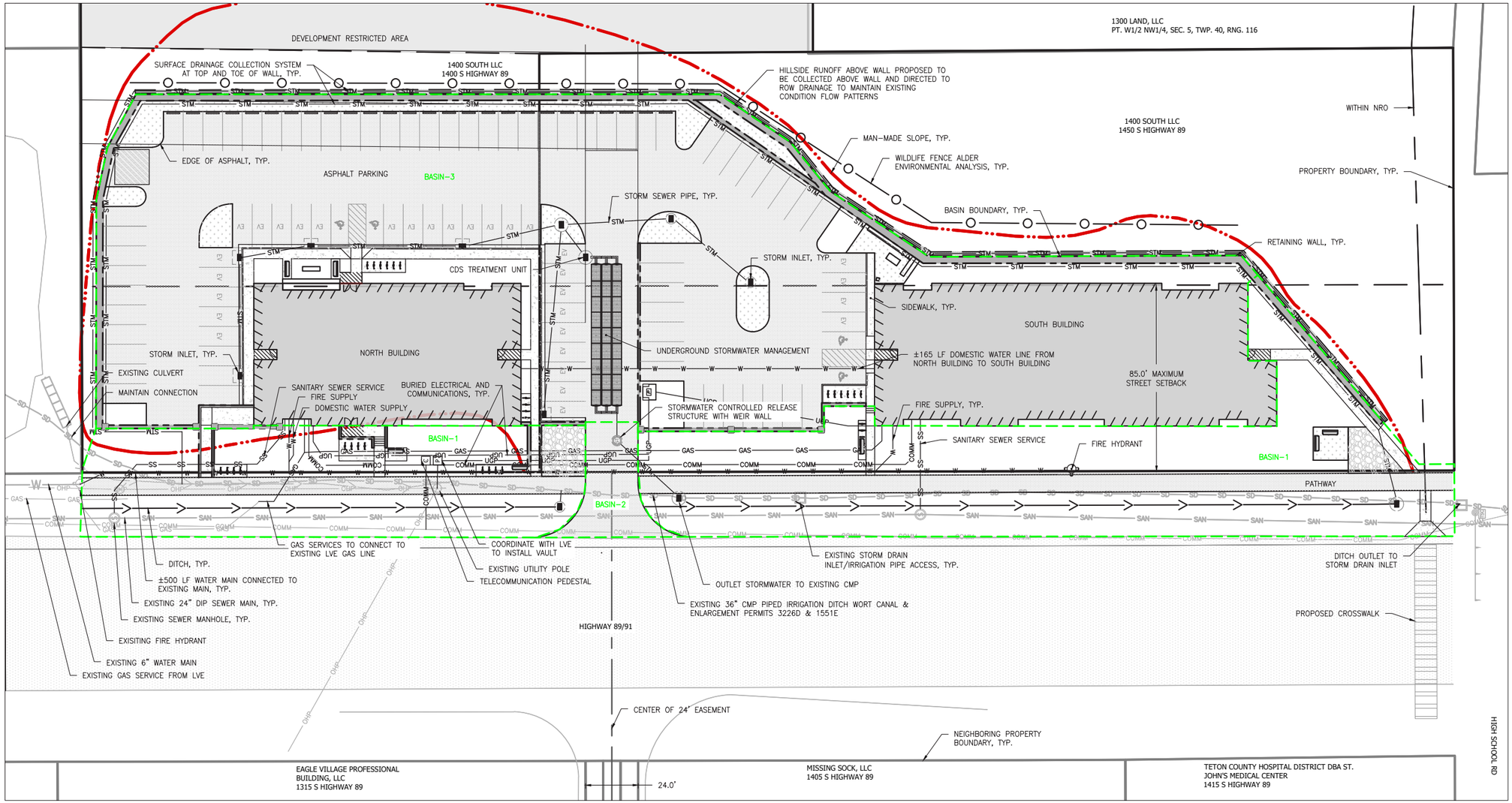
1" = 50' (11x17 SHEET)

North

LEGEND

(E) - EXISTING (P) - PROPOSED

- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- (E) FLOWLINE (DIRECTIONAL)
- (E) FLOWLINE (DIRECTIONAL)
- (E) STRUCTURE
- (P) STRUCTURE
- (E) EDGE OF ASPHALT
- (P) EDGE OF ASPHALT
- (P) FENCE
- (P) EDGE OF CONCRETE
- (E) WATER MAIN
- (E) WATER SERVICE
- (P) WATER MAIN
- (P) WATER SERVICE
- (E) SEWER MAIN
- (P) SEWER MAIN
- (P) SEWER SERVICE
- (P) STORM DRAIN
- (E) STORM DRAIN
- (E) GAS LINE
- (P) GAS LINE
- (E) TELEPHONE LINE
- (P) TELEPHONE LINE
- (E) OVERHEAD ELECTRICAL
- (E) UNDERGROUND ELECTRICAL
- (P) UNDERGROUND ELECTRICAL
- (P) CONCRETE
- (E) ASPHALT
- (P) ASPHALT



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%
Ct: 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 | CAIRN LANDSCAPE ARCHITECTS

PROJECT RENDER - NORTH BUILDING EAST ENTRANCE

1400 & 1450 S. HWY 89

NOBLE | DYNIA | CAIRN LANDSCAPE ARCHITECTS

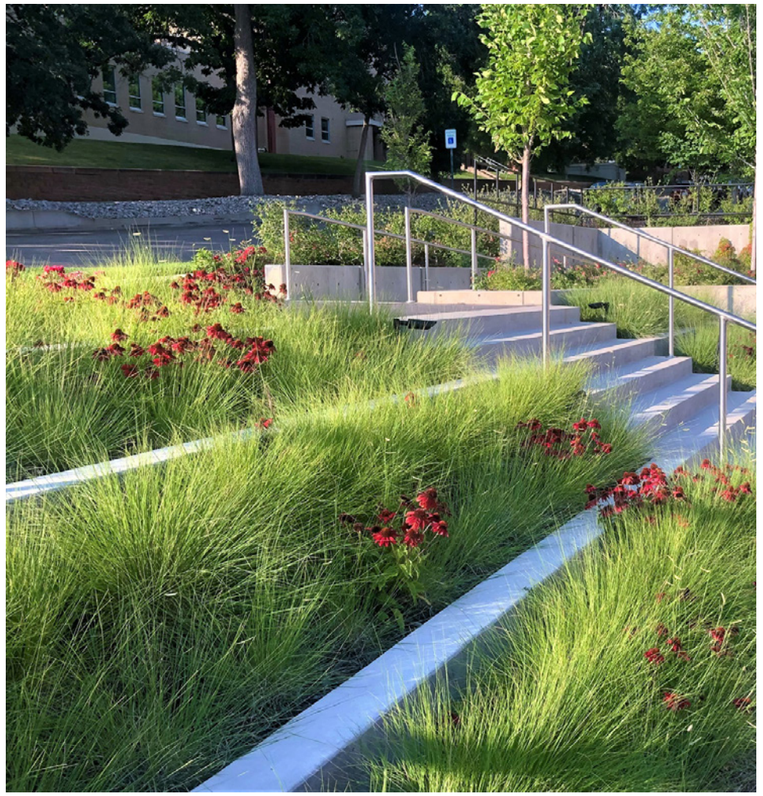
PROJECT RENDER - SOUTH PARKLET & SIDE ENTRANCES

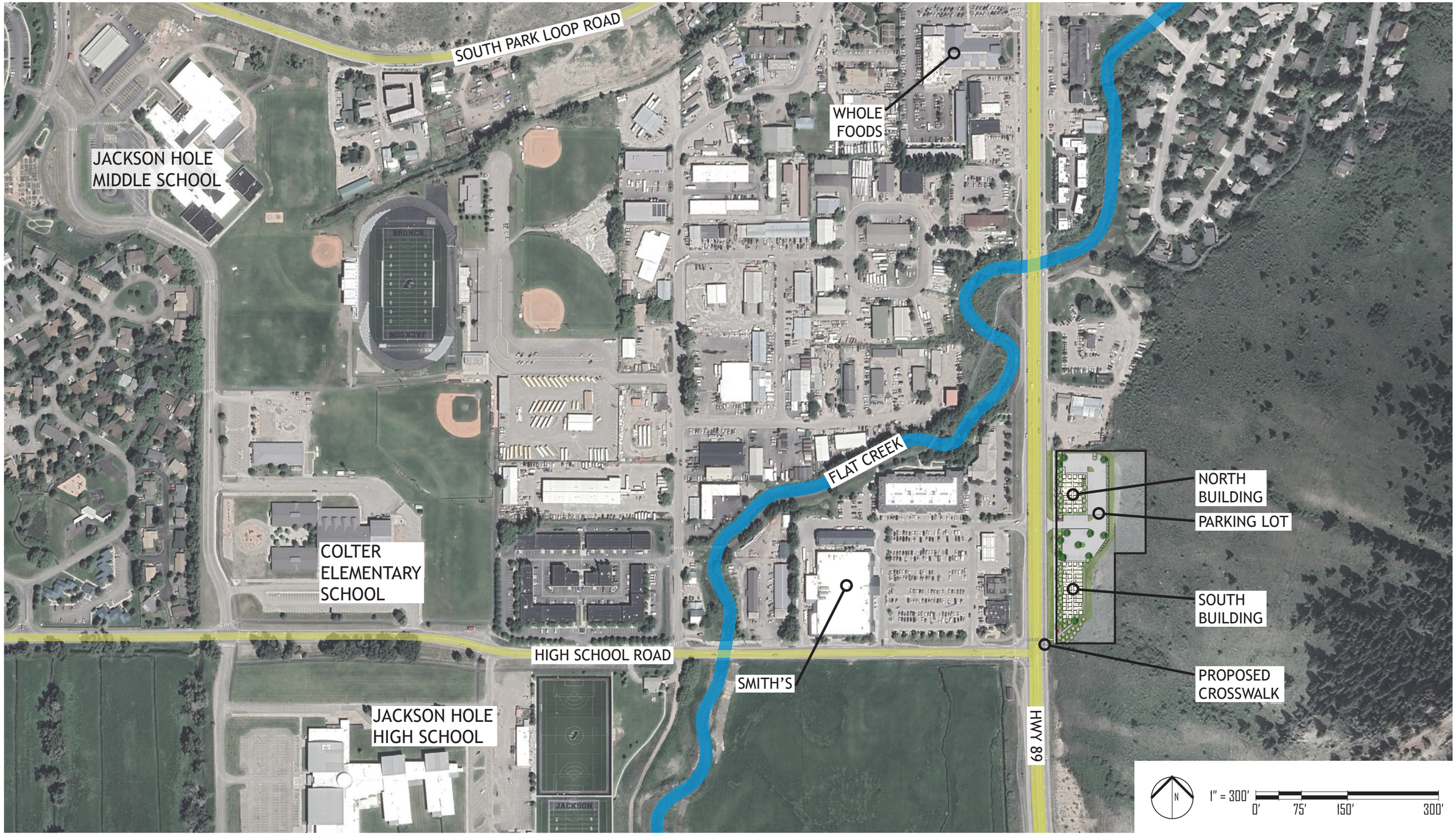
1400 & 1450 S. HWY 89

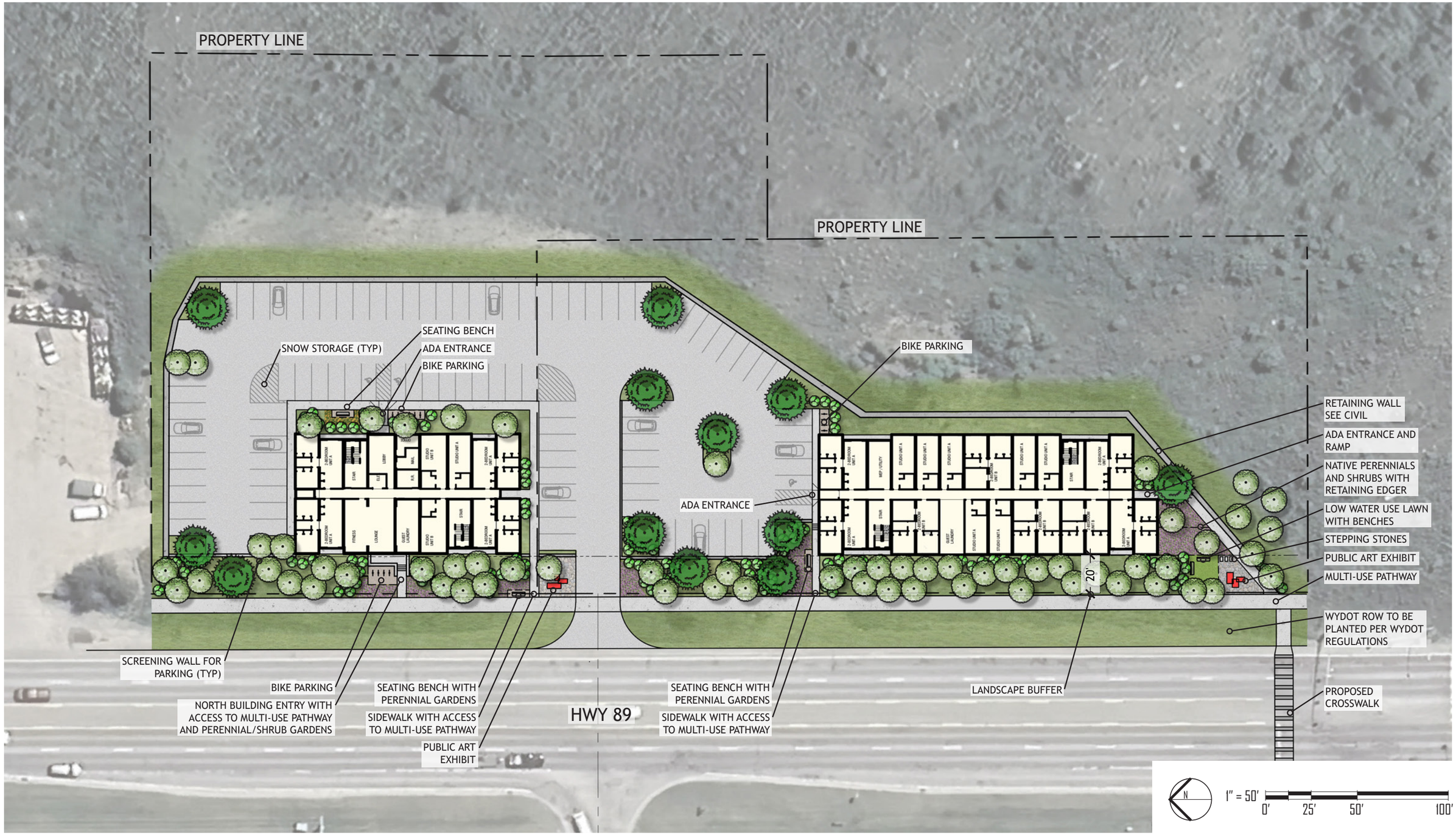
NOBLE | DYNIA | CAIRN LANDSCAPE ARCHITECTS

PROJECT RENDER - HWY 89 FRONTAGE

1400 & 1450 S. HWY 89




SOUTH PARK LOOP ROAD
JACKSON HOLE
MIDDLE SCHOOL
WHOLE
FOODS
FLAT CREEK
NORTH
BUILDING
PARKING LOT
SOUTH
BUILDING
PROPOSED
CROSSWALK
COLTER
ELEMENTARY
SCHOOL
HIGH SCHOOL ROAD
SMITH'S
JACKSON HOLE
HIGH SCHOOL
HWY 89
N
1" = 300'
0'
75'
150'
300'


PROPERTY LINE
PROPERTY LINE
SNOW STORAGE (TYP)
SEATING BENCH
ADA ENTRANCE
BIKE PARKING
BIKE PARKING
ADA ENTRANCE
RETAINING WALL SEE CIVIL
ADA ENTRANCE AND RAMP
NATIVE PERENNIALS AND SHRUBS WITH RETAINING EDGER
LOW WATER USE LAWN WITH BENCHES
STEPPING STONES
PUBLIC ART EXHIBIT
MULTI-USE PATHWAY
WYDOT ROW TO BE PLANTED PER WYDOT REGULATIONS
PROPOSED CROSSWALK
20'
SCREENING WALL FOR PARKING (TYP)
BIKE PARKING
NORTH BUILDING ENTRY WITH ACCESS TO MULTI-USE PATHWAY AND PERENNIAL/SHRUB GARDENS
SEATING BENCH WITH PERENNIAL GARDENS
SIDEWALK WITH ACCESS TO MULTI-USE PATHWAY
PUBLIC ART EXHIBIT
HWY 89
SEATING BENCH WITH PERENNIAL GARDENS
SIDEWALK WITH ACCESS TO MULTI-USE PATHWAY
LANDSCAPE BUFFER
N
1" = 50'
0'
25'
50'
100'

PROPERTY LINE
PROPERTY LINE
LOW WATER USE LAWN
FIRE PIT
RAISED STEEL PLANTER
BENCH (TYP)
ADA ENTRANCE
LOW WATER USE LAWN
BENCH AND TABLE
GRILL
RETAINING WALL SEE CIVIL
ADA ENTRANCE AND RAMP
NATIVE MEADOW GRASS WITH RETAINING EDGER
ADA ENTRANCE
LOW WATER USE LAWN WITH BENCHES
STEPPING STONES
20'
MULTI-USE PATHWAY
WYDOT ROW TO BE PLANTED PER WYDOT REGULATIONS
PROPOSED CROSSWALK
RAMP INTO BIKE GARAGE
BIKE PARKING (TYP)
NORTH BUILDING ENTRY WITH ACCESS TO MULTI-USE PATHWAY
PUBLIC ART EXHIBIT WITH PERENNIAL GARDEN (TYP)
SCREENING WALL FOR PARKING (TYP)
SIDEWALK WITH ACCESS TO MULTI-USE PATHWAY
LANDSCAPE BUFFER
HWY 89
N
1" = 50'
0'
25'
50'
100'

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

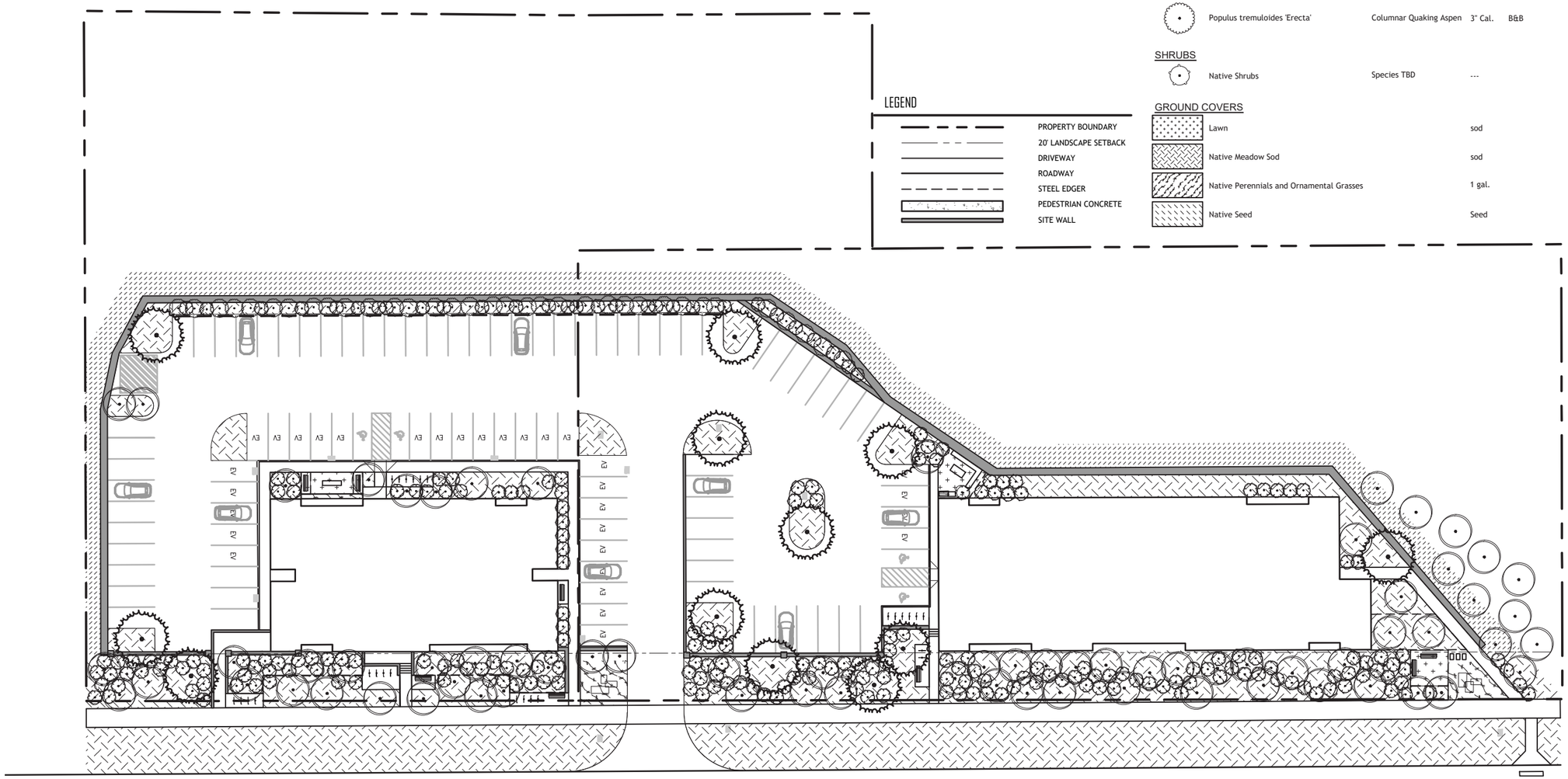
SNOW STORAGE FOR PROPERTY
SNOW STORAGE = 2.5% OF PARKING
= 903 SF OF SNOW STORAGE

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	72
	Populus tremuloides 'Erecta'	Columnar Quaking Aspen	3" Cal.	B&B	34
SHRUBS					
	Native Shrubs	Species TBD	---		241
GROUND COVERS					
	Lawn		sod		788 sf
	Native Meadow Sod		sod		30,945 sf
	Native Perennials and Ornamental Grasses		1 gal.		125
	Native Seed		Seed		7,678 sf

LEGEND

- PROPERTY BOUNDARY
- 20' LANDSCAPE SETBACK
- DRIVEWAY
- ROADWAY
- STEEL EDGER
- PEDESTRIAN CONCRETE
- SITE WALL



REQUIRED PLANT UNITS 1400 HWY 89
8 PLANT UNITS FOR LSR
2 PLANT UNITS FOR HIGHWAY FRONTAGE
5 PLANT UNITS FOR PARKING
= 15 TOTAL PLANT UNITS REQUIRED

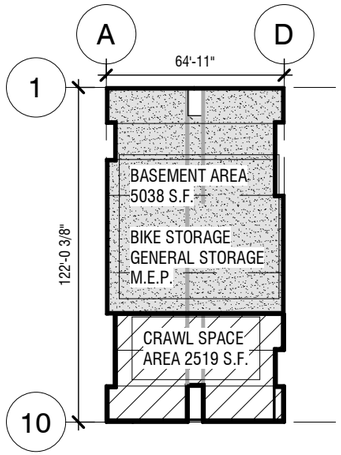
PLANT UNITS PROPOSED
1 PU FOR EXISTING VEGETATION RETAINED
1 PU FOR PUBLIC ART
1 PU FOR A BENCH
14 PU FOR USING ALTERNATIVE A
1 PU FOR USING ALTERNATIVE C
= 18 TOTAL PLANT UNITS PROPOSED

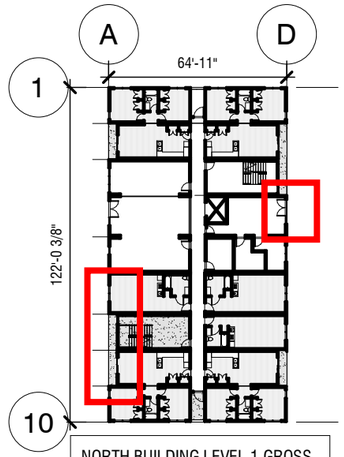
LSR REQUIREMENTS 1400 HWY 89
1.69 ACRES = 73,616 SF TOTAL BSA
= 7,361.6 SF LSR REQUIRED (10% OF SITE)
45,747 SF = (62% OF SITE)

REQUIRED PLANT UNITS 1450 HWY 89
9 PLANT UNITS FOR LSR
3 PLANT UNITS FOR HIGHWAY FRONTAGE
3 PLANT UNITS FOR PARKING
= 15 TOTAL PLANT UNITS REQUIRED

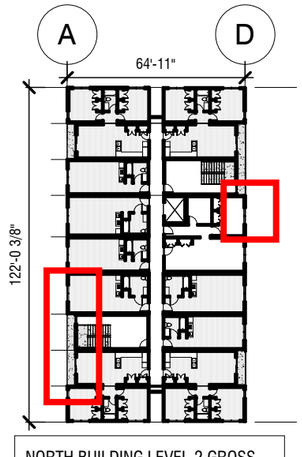
PLANT UNITS PROPOSED
1 PU FOR EXISTING VEGETATION RETAINED
1 PU FOR PUBLIC ART
1 PU FOR A BENCH
15 PU FOR USING ALTERNATIVE A
3 PU FOR USING ALTERNATIVE C
= 21 TOTAL PLANT UNITS PROPOSED

LSR REQUIREMENTS 1400 HWY 89
1.84 ACRES = 80,317 SF TOTAL BSA
= 8,031.7 SF LSR REQUIRED (10% OF SITE)
47,761 SF = (59% OF SITE)

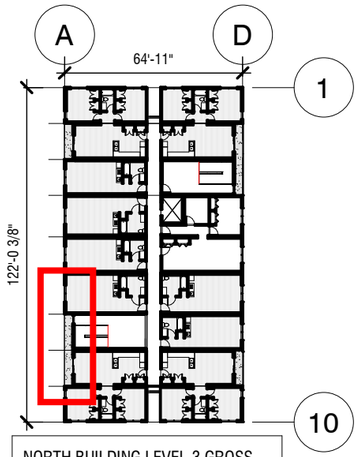




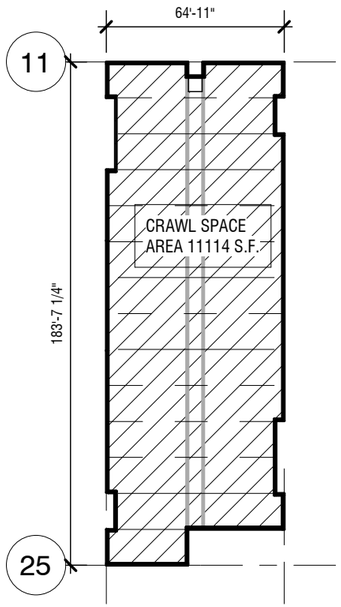
NORTH BUILDING LEVEL 1 GROSS
AREA= 7557 SQUARE FEET



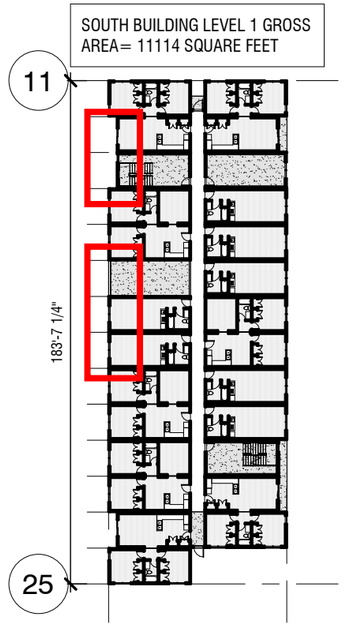
NORTH BUILDING LEVEL 2 GROSS
AREA= 7557 SQUARE FEET



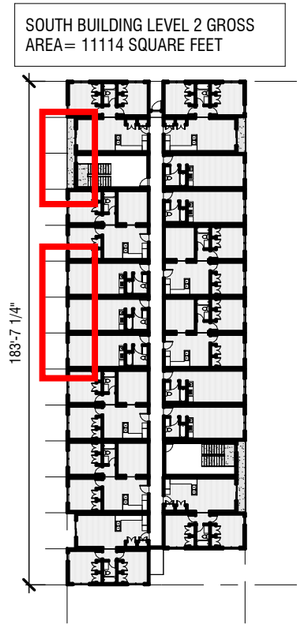
NORTH BUILDING LEVEL 3 GROSS
AREA= 7557 SQUARE FEET



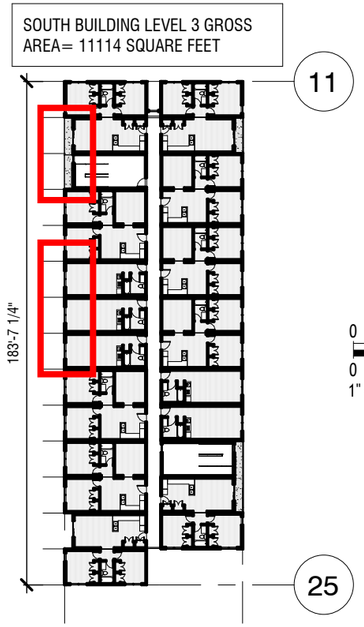
SOUTH BUILDING LEVEL 1 GROSS
AREA= 11114 SQUARE FEET

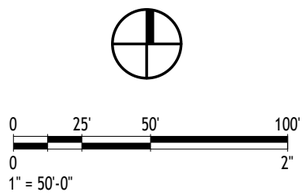


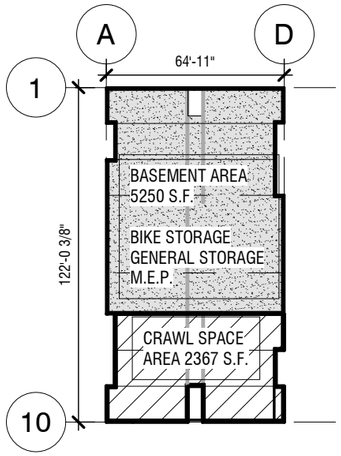
SOUTH BUILDING LEVEL 2 GROSS
AREA= 11114 SQUARE FEET

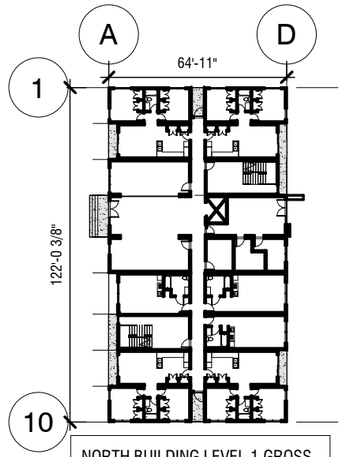


SOUTH BUILDING LEVEL 3 GROSS
AREA= 11114 SQUARE FEET

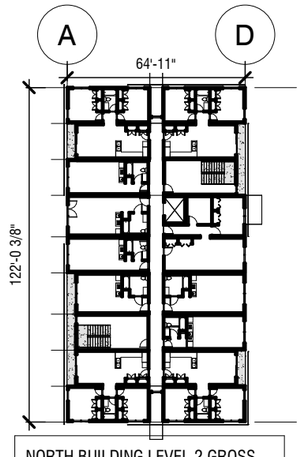




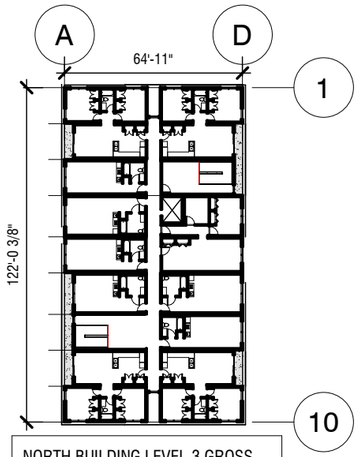




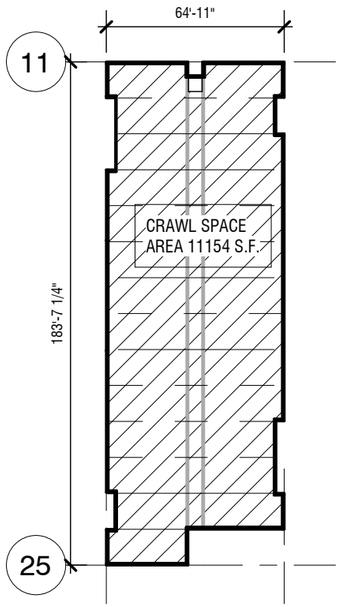
NORTH BUILDING LEVEL 1 GROSS
AREA= 7514 SQUARE FEET



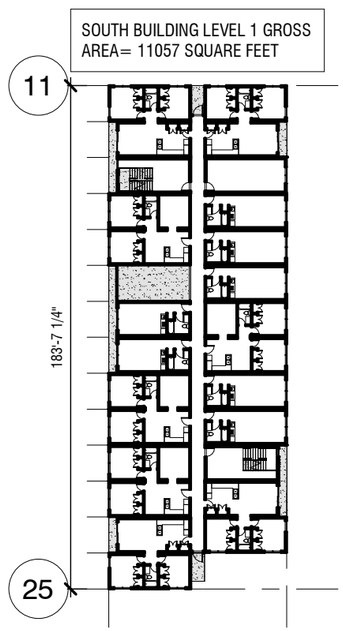
NORTH BUILDING LEVEL 2 GROSS
AREA= 7514 SQUARE FEET



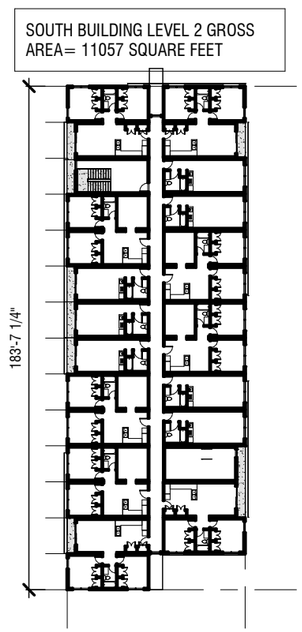
NORTH BUILDING LEVEL 3 GROSS
AREA= 7514 SQUARE FEET



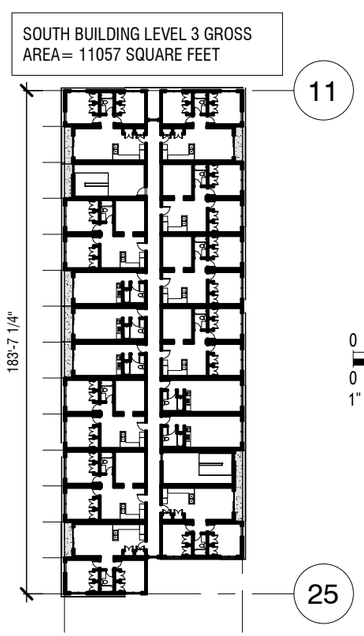
SOUTH BUILDING LEVEL 1 GROSS
AREA= 11057 SQUARE FEET

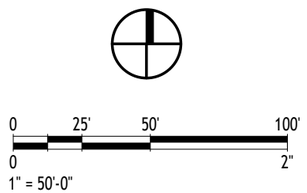


SOUTH BUILDING LEVEL 2 GROSS
AREA= 11057 SQUARE FEET

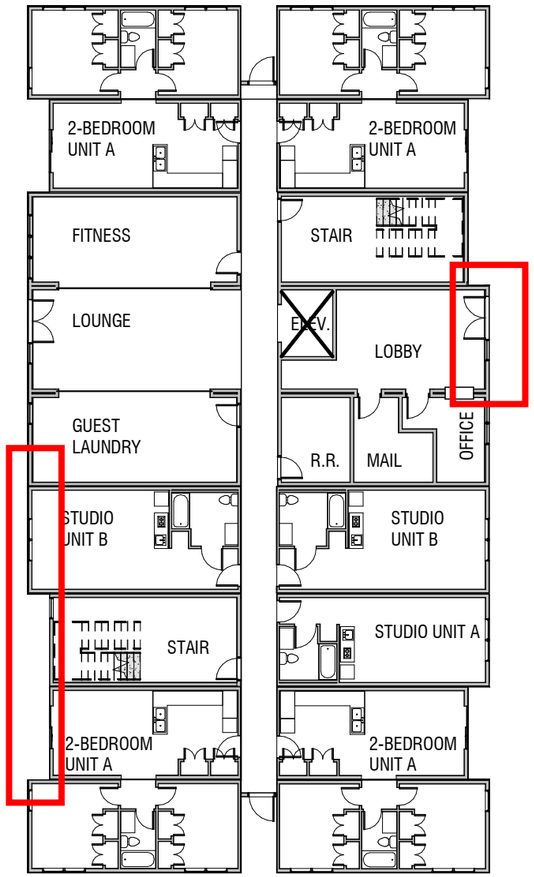


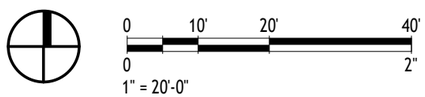
SOUTH BUILDING LEVEL 3 GROSS
AREA= 11057 SQUARE FEET



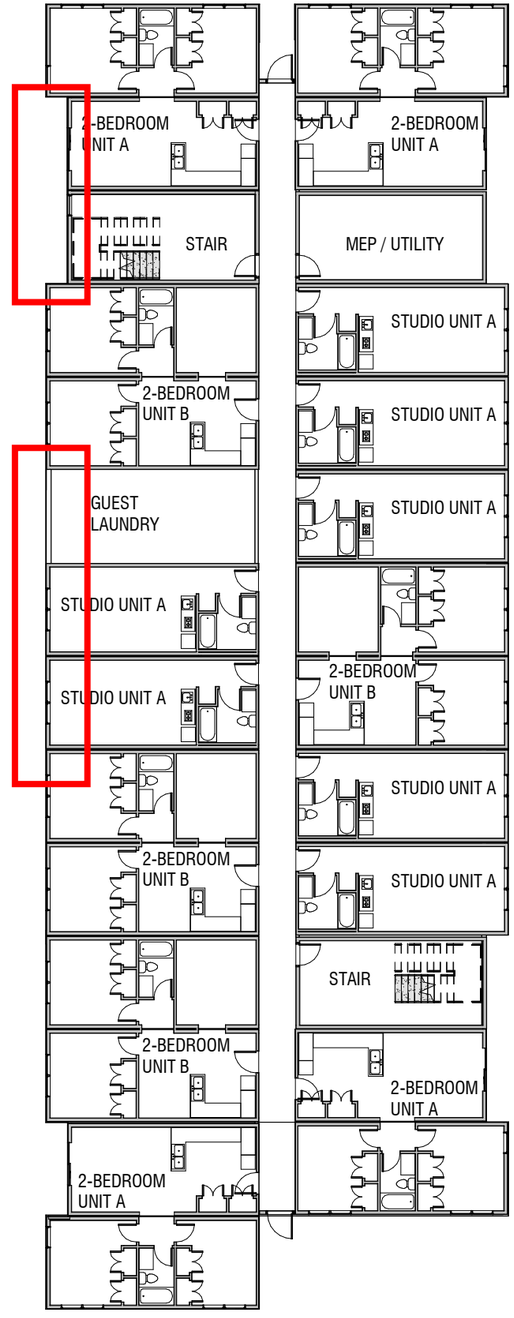


FIRST STORY - NORTH

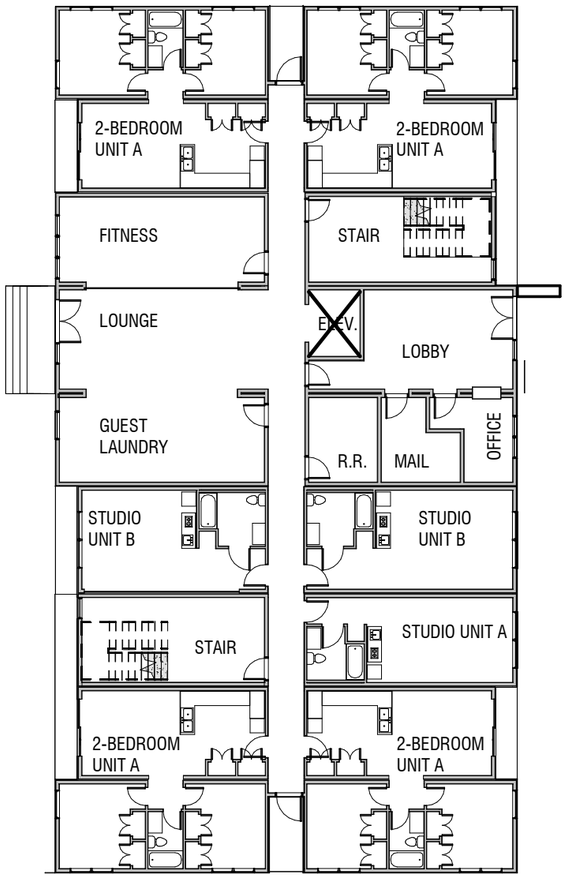


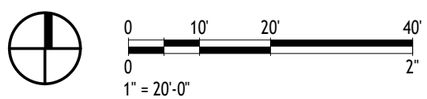


FIRST STORY - SOUTH

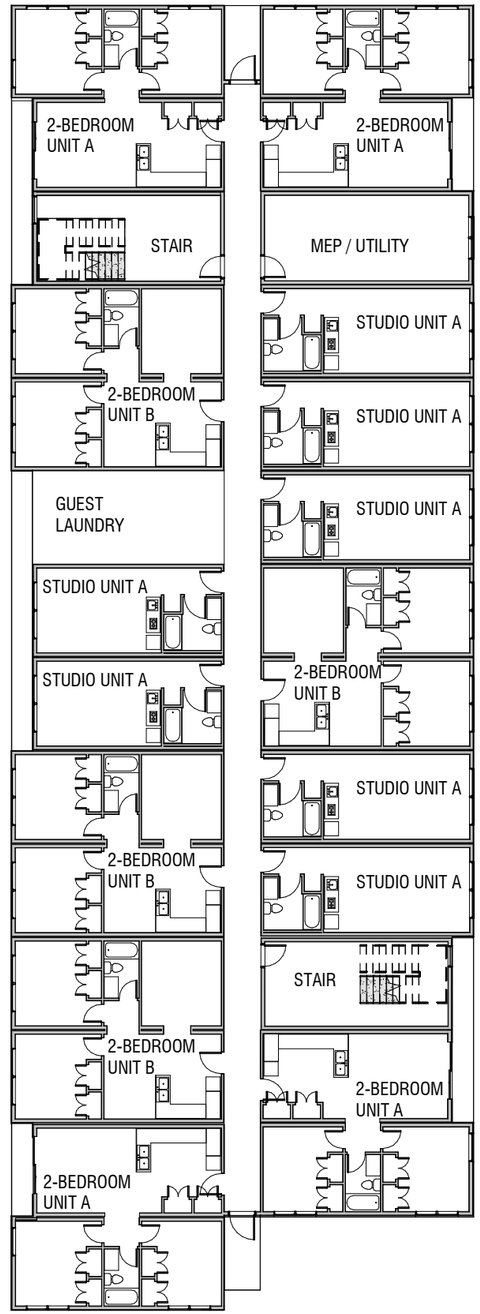


FIRST STORY - NORTH





FIRST STORY - SOUTH



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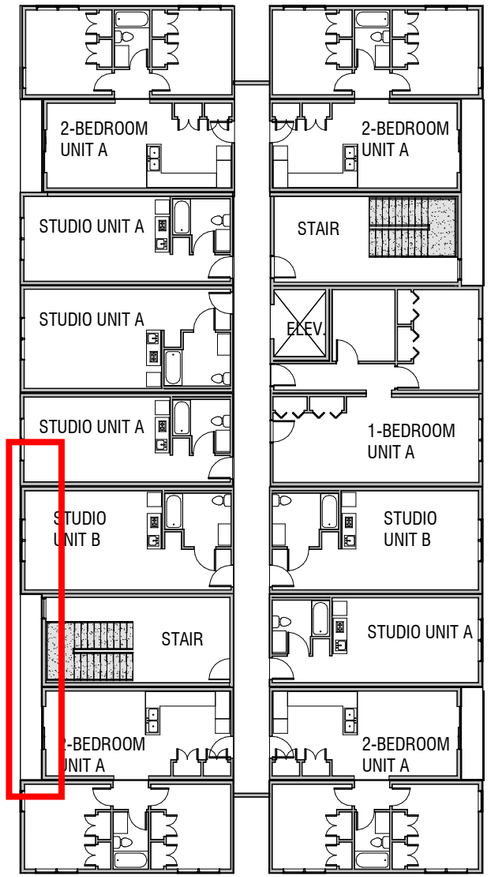

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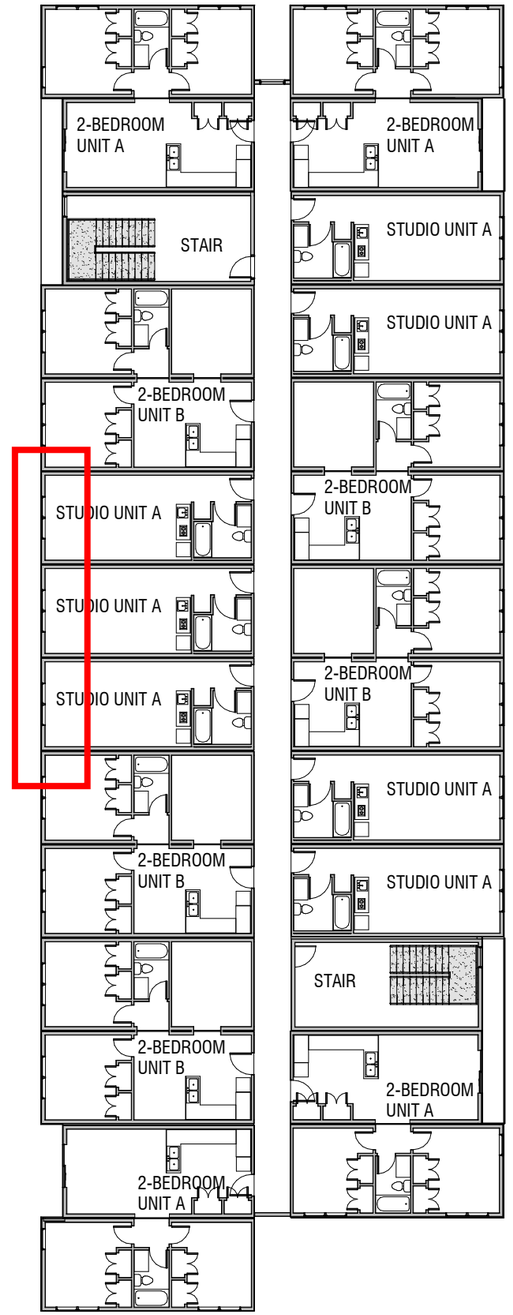

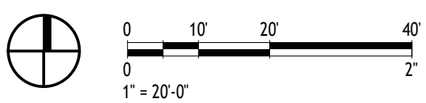

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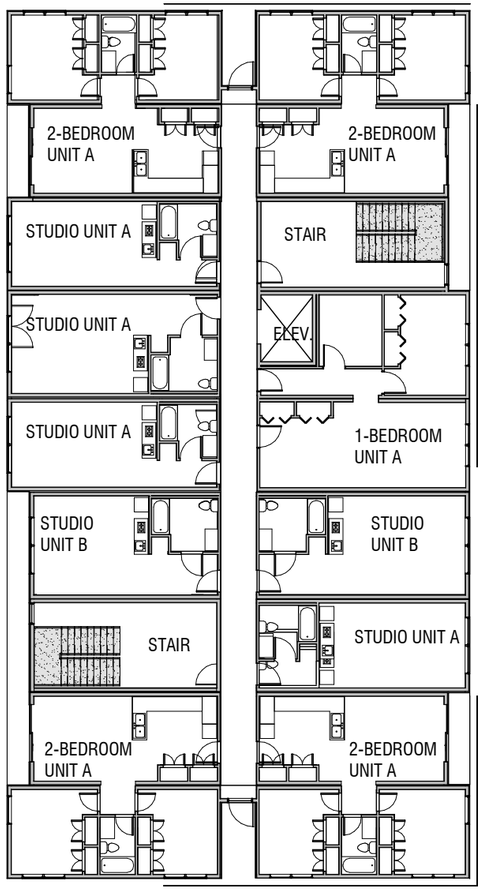
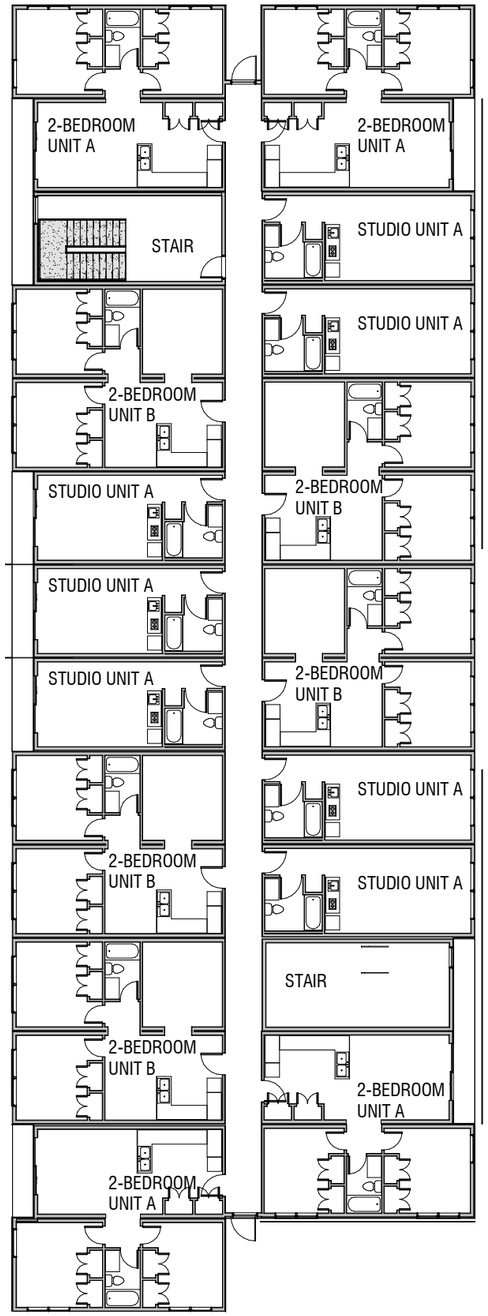
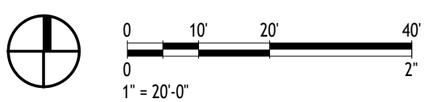
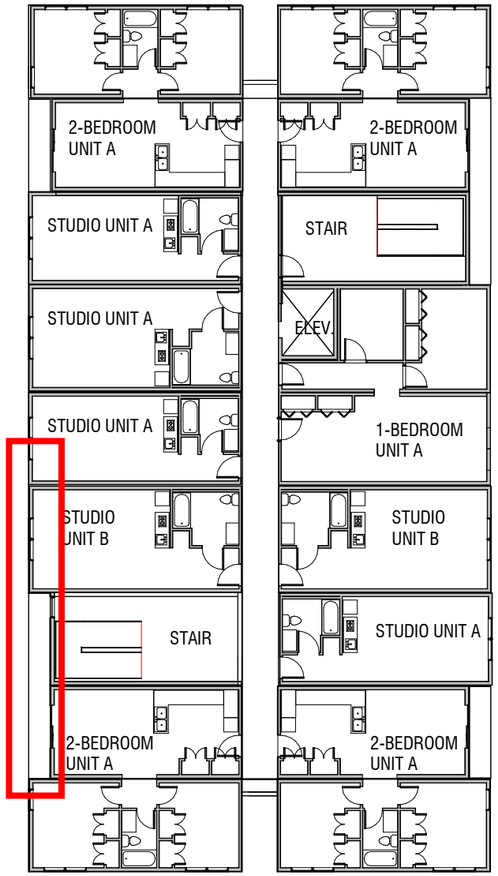


SECOND STORY - SOUTH

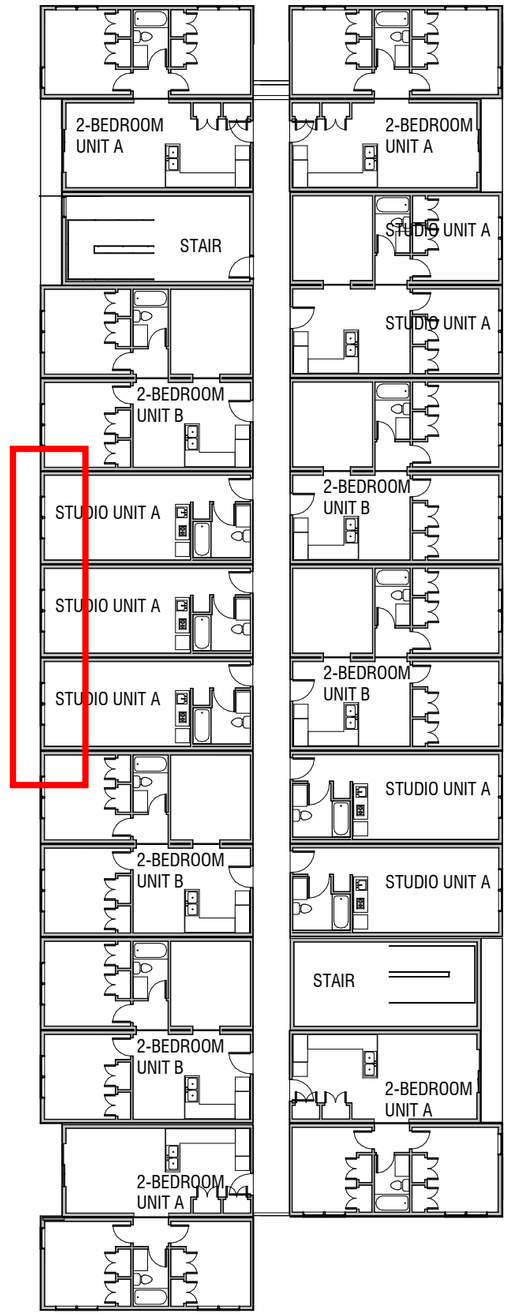


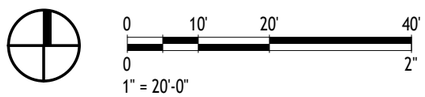


THIRD STORY - NORTH

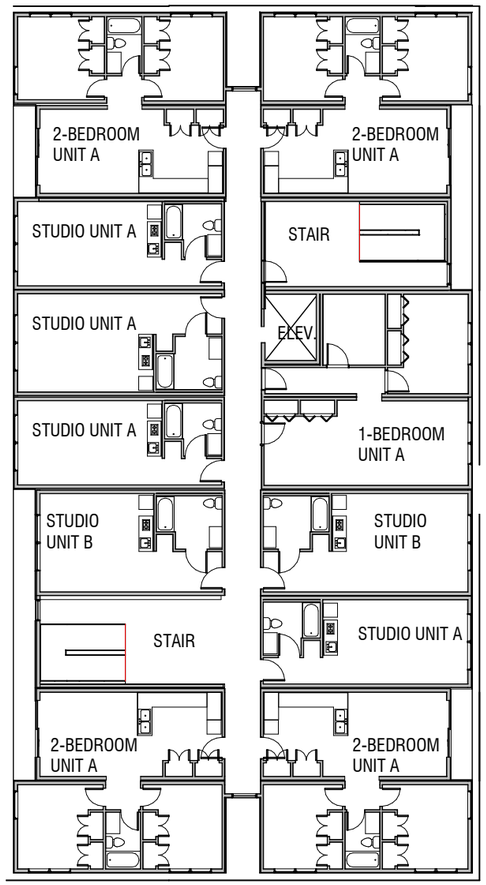


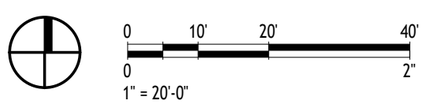
THIRD STORY - SOUTH



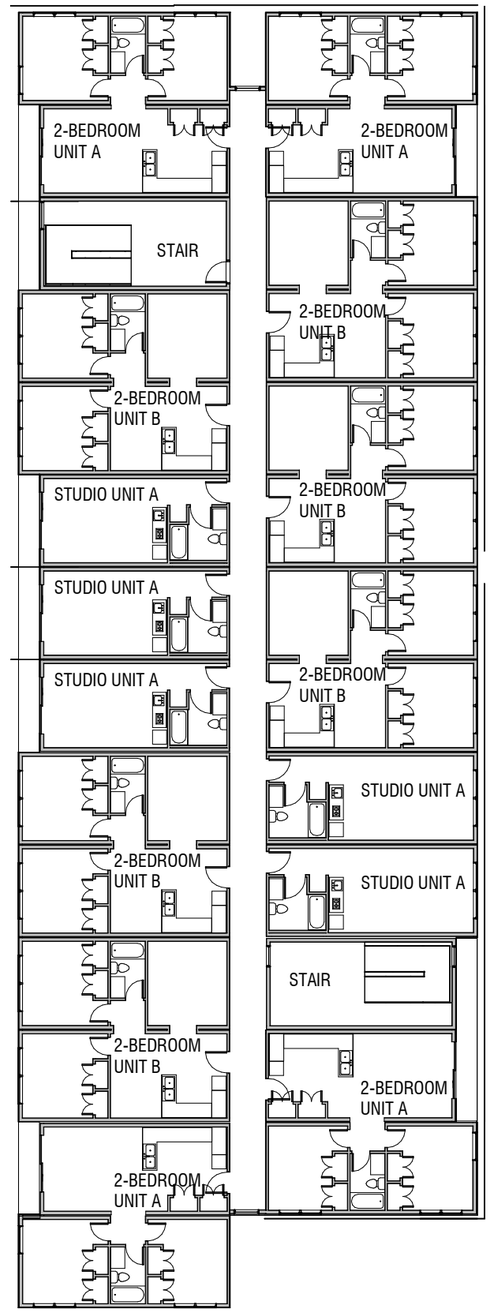


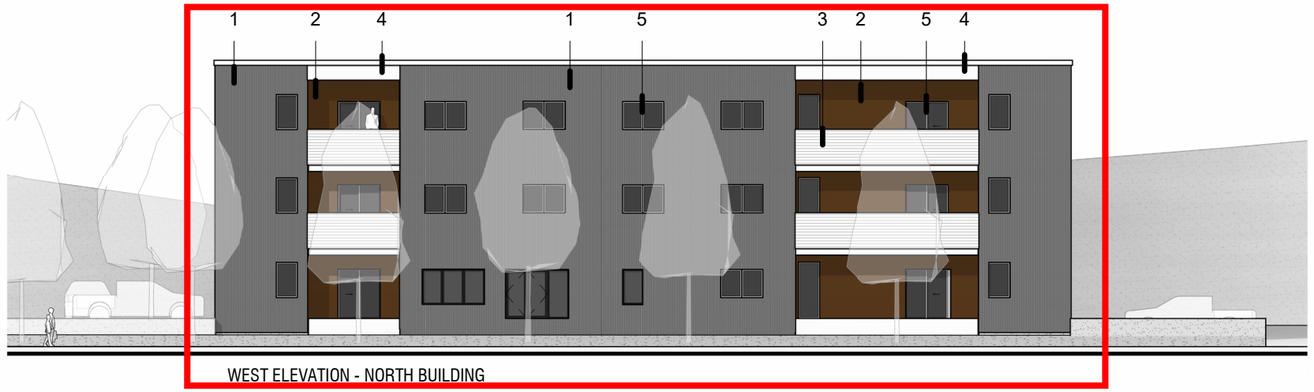
THIRD STORY - NORTH





THIRD STORY - SOUTH

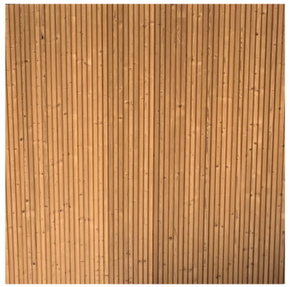




WEST ELEVATION - NORTH BUILDING

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

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

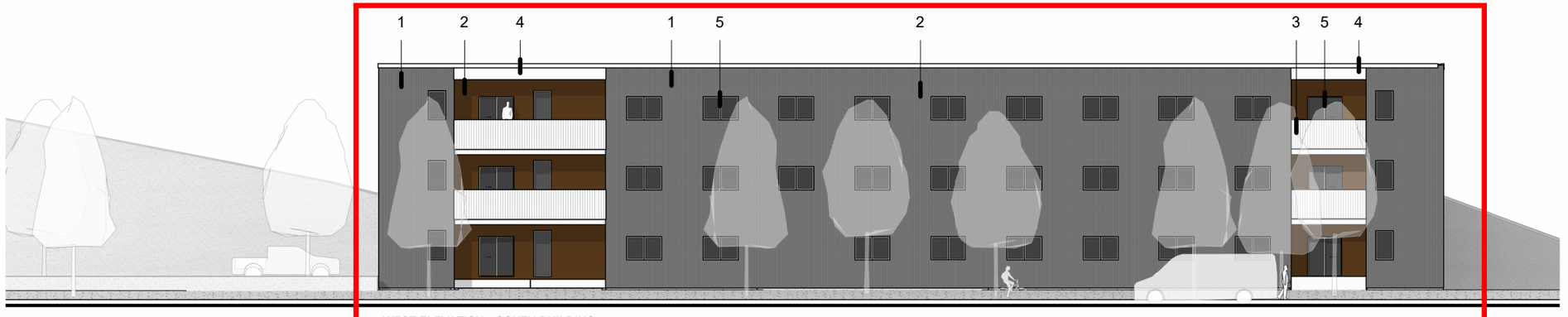


2. THERMAL TREATED SPRUCE
"LUNAWOOD TRIPLE"
NATURAL FINISH

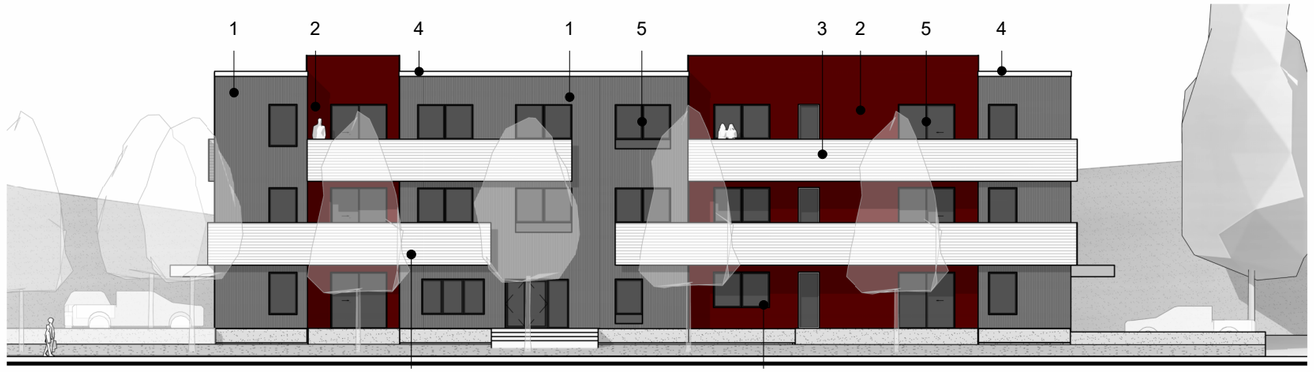
3. PERFORATED CORRUGATED SILVER METAL
STAGGERED ROUND 1/8" DIA 3/16" CENTERS
40 % OPEN AREA

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

5. BLACK CLAD WINDOW / DOOR
MATCH BLACK SIDING



WEST ELEVATION - SOUTH BUILDING



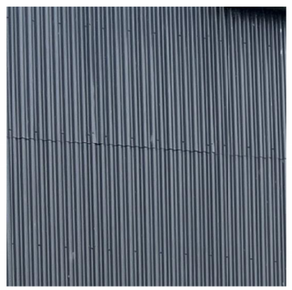
WEST ELEVATION - NORTH BUILDING

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
905 SQUARE FEET

TRANSPARENCY PERCENTAGE
905 SF / 3900 SF = 23%



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

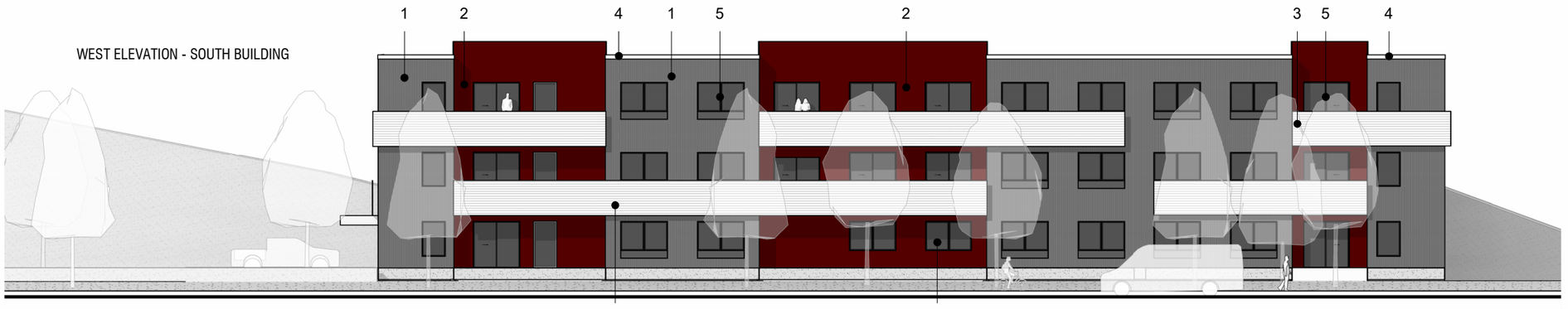
2. FIBER CEMENT BOARD
"NICHIHA ILLUMINATION SERIES"

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

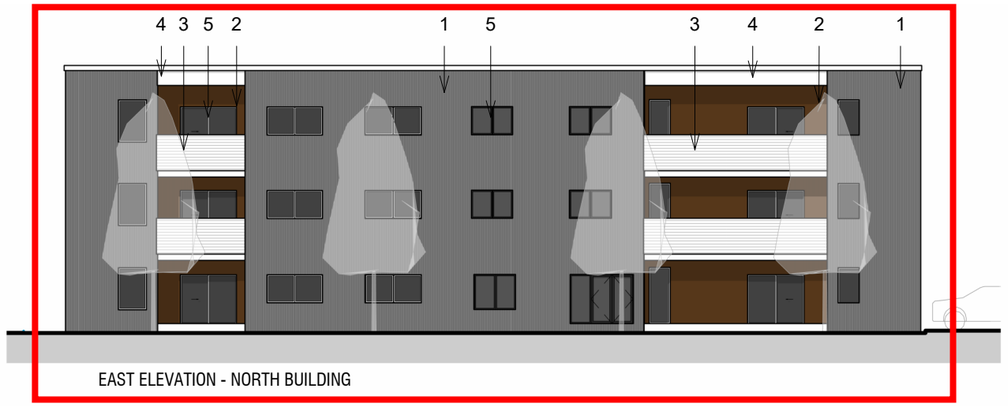
WEST ELEVATION - SOUTH BUILDING



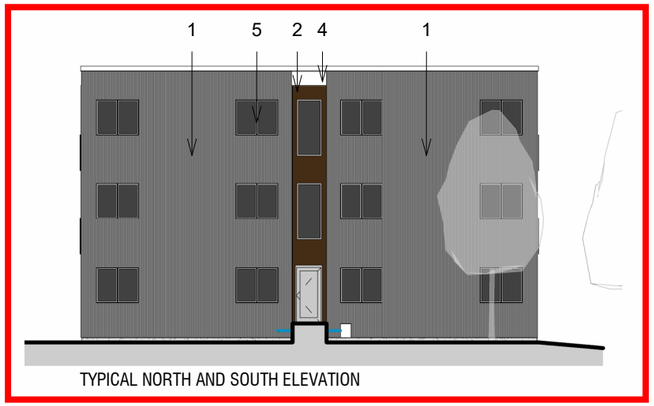
TOTAL FACADE AS MEASURED FROM:
TOP OF FINISH FLOOR LEVEL 1TOP OF WALL PLATE LEVEL 3
5840 SQUARE FEET

AREA OF TRANSPARENT GLASS
1426 SQUARE FEET

TRANSPARENCY PERCENTAGE
1426 SF / 5840 SF = 24%

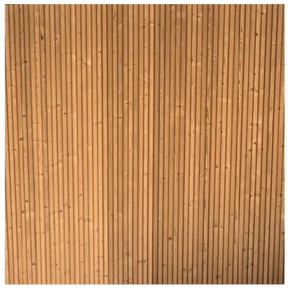


EAST ELEVATION - NORTH BUILDING



TYPICAL NORTH AND SOUTH ELEVATION

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



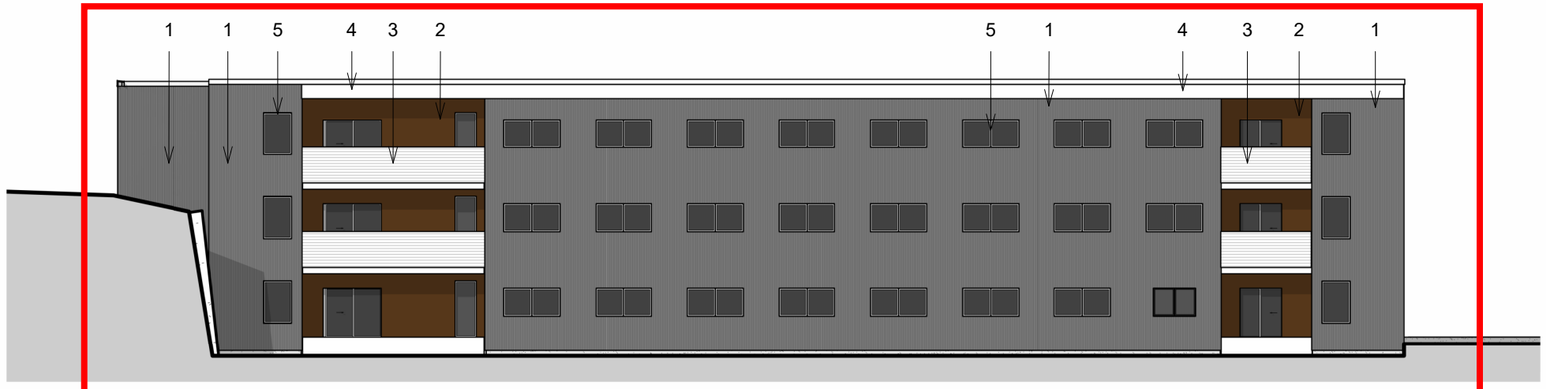
2. THERMAL TREATED SPRUCE
"LUNAWOOD TRIPLE"
NATURAL FINISH

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

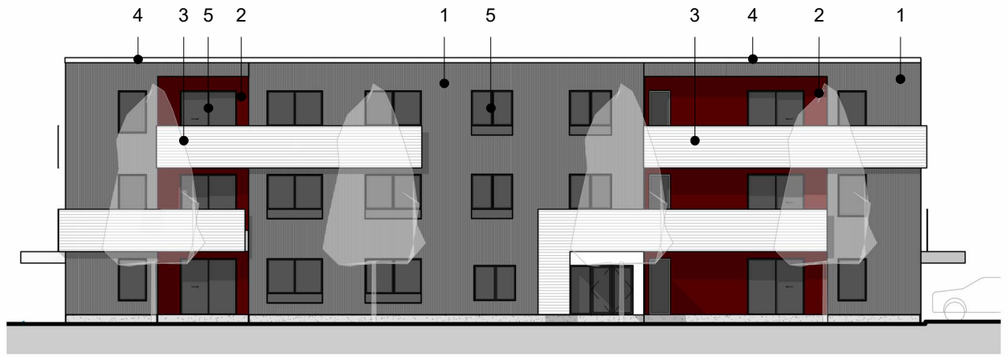
4. MATTE FINISH SILVER SHEET METAL
22 GAUGE FLAT
EXPOSED FASTENERS

5. BLACK CLAD WINDOW / DOOR
MATCH BLACK SIDING

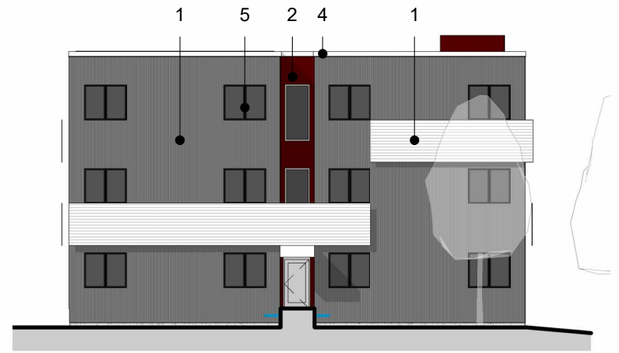
0 10' 20' 40'
0 2"
1" = 20'-0"



EAST ELEVATION - SOUTH BUILDING



EAST ELEVATION - NORTH BUILDING



TYPICAL NORTH AND SOUTH ELEVATION

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

2. FIBER CEMENT BOARD
"NICHIHA ILLUMINATION SERIES"

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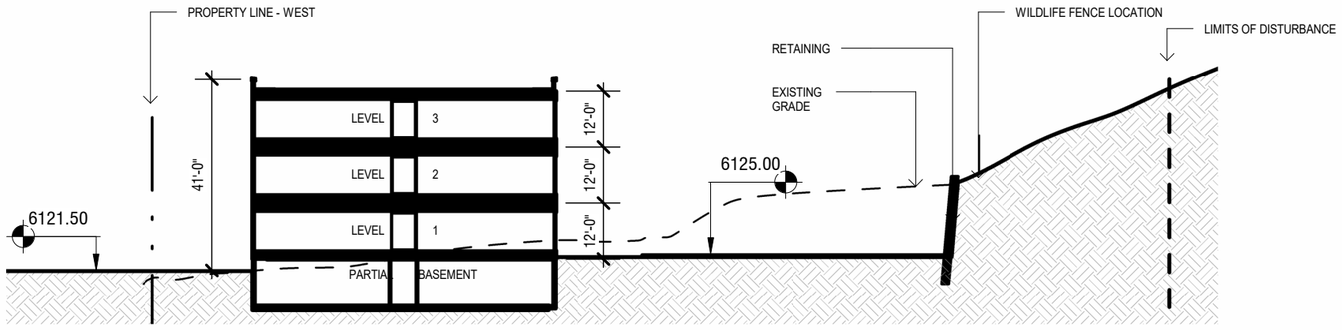
40 % OPEN AREA

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

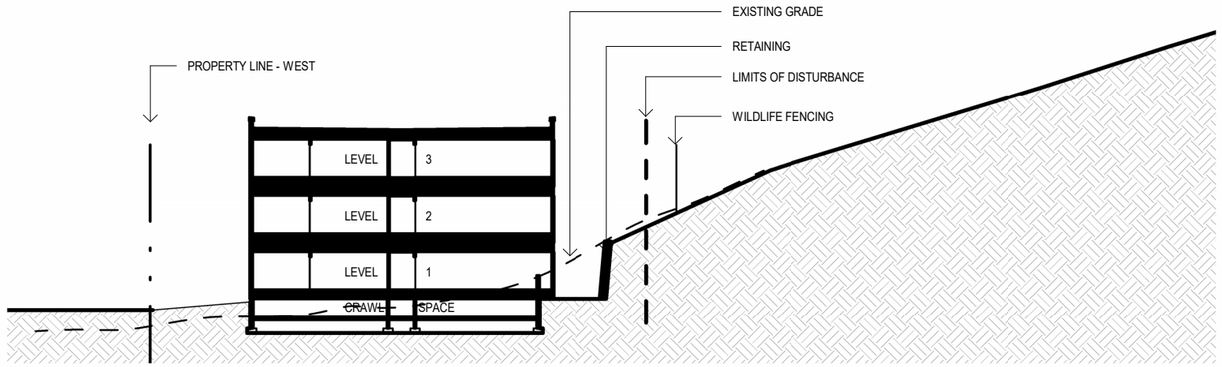
5. BLACK CLAD WINDOW / DOOR
MATCH BLACK SIDING

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

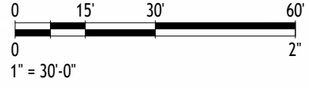
EAST ELEVATION - SOUTH BUILDING

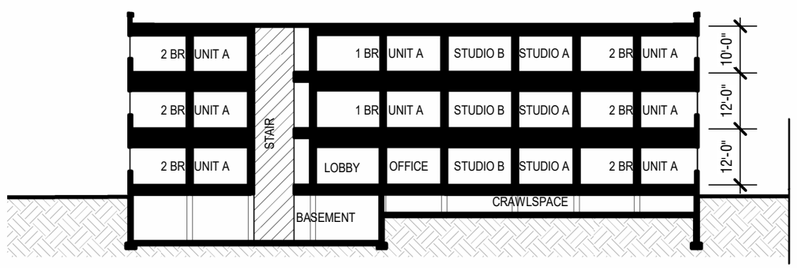


SECTION AT NORTH BUILDING

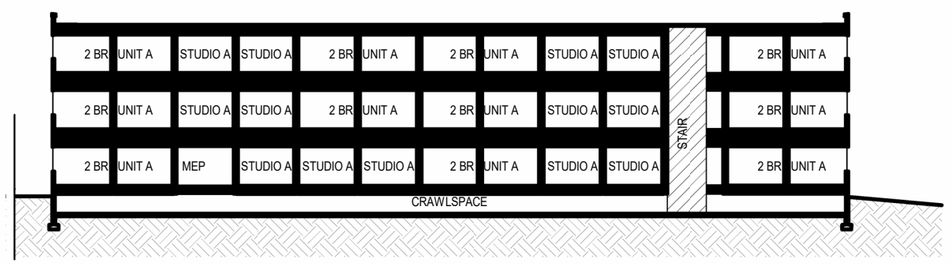


SECTION AT NORTH BUILDING





LONGITUDINAL SECTION NORTH



LONGITUDINAL SECTION SOUTH

South Elevation

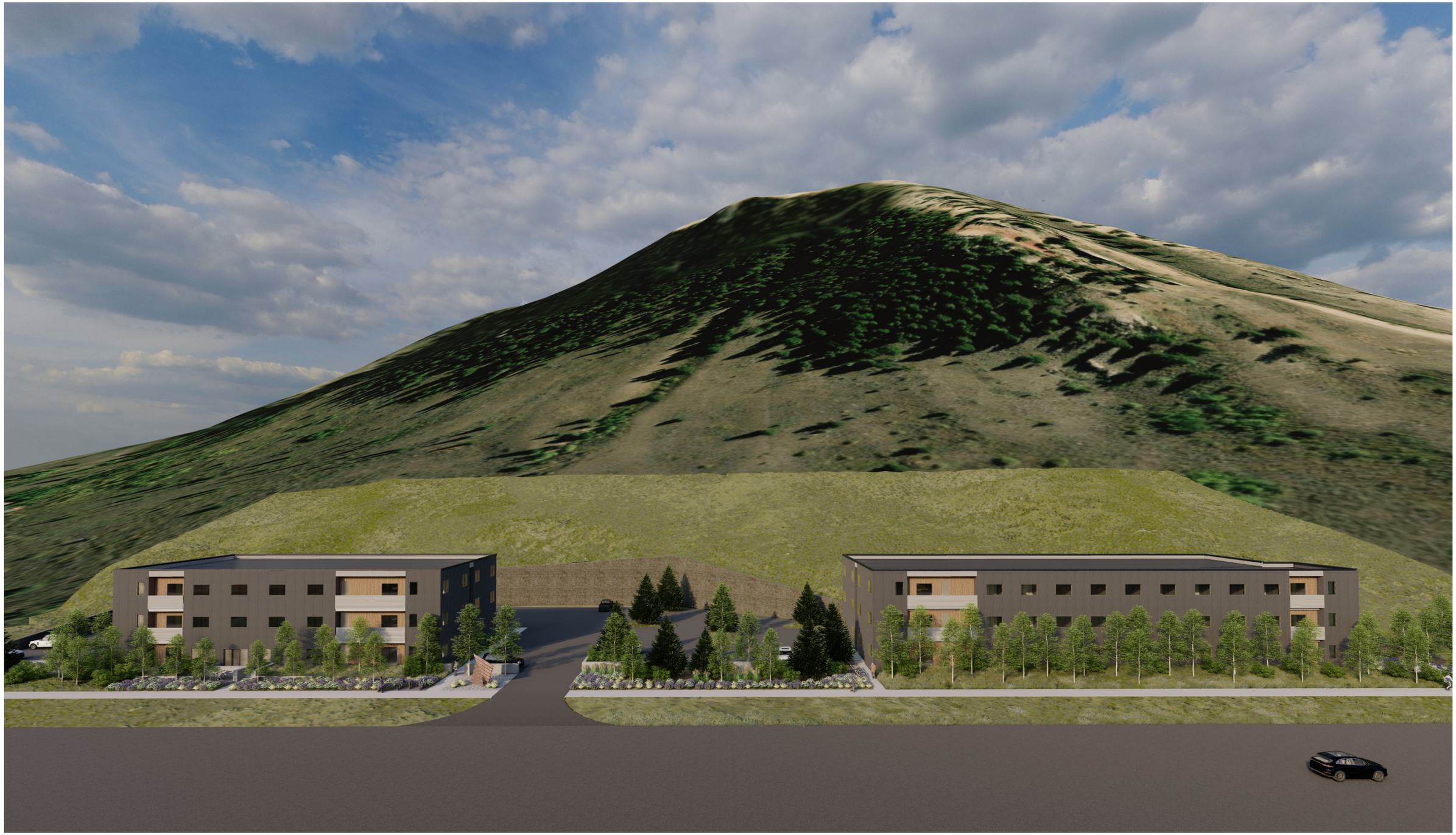
West Elevation

East Elevation

South Elevation

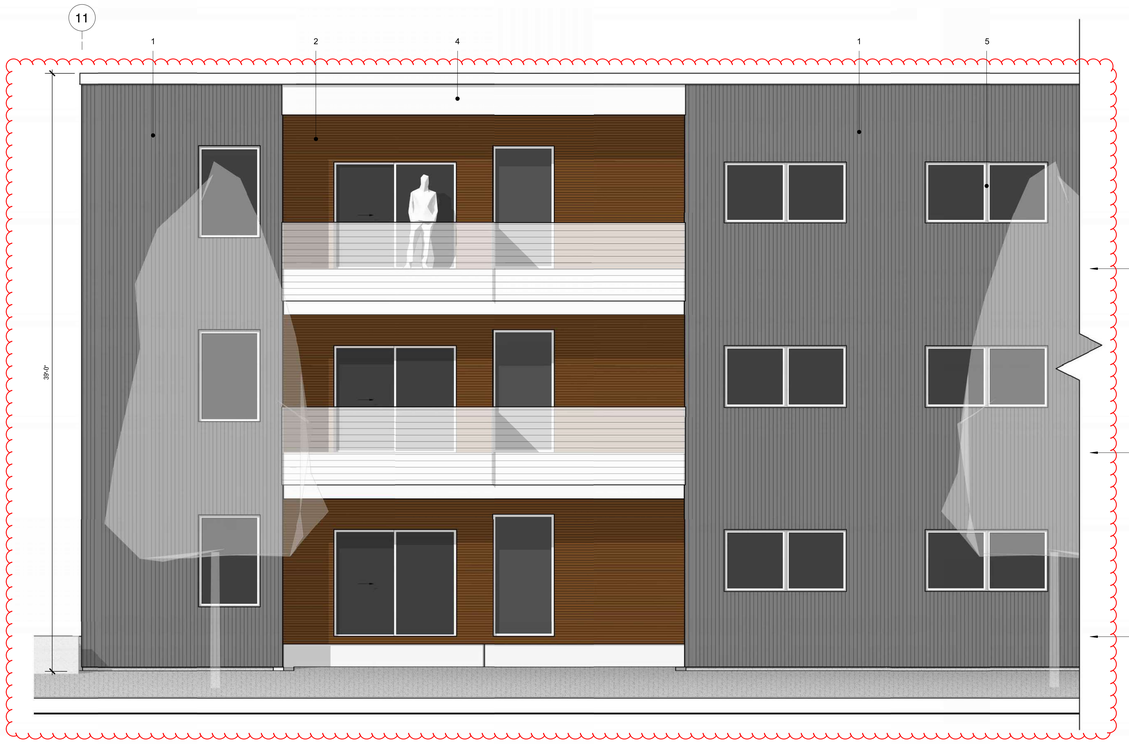
West Elevation

East Elevation



NOBLE | DYNIA | CAIRN LANDSCAPE ARCHITECTS

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

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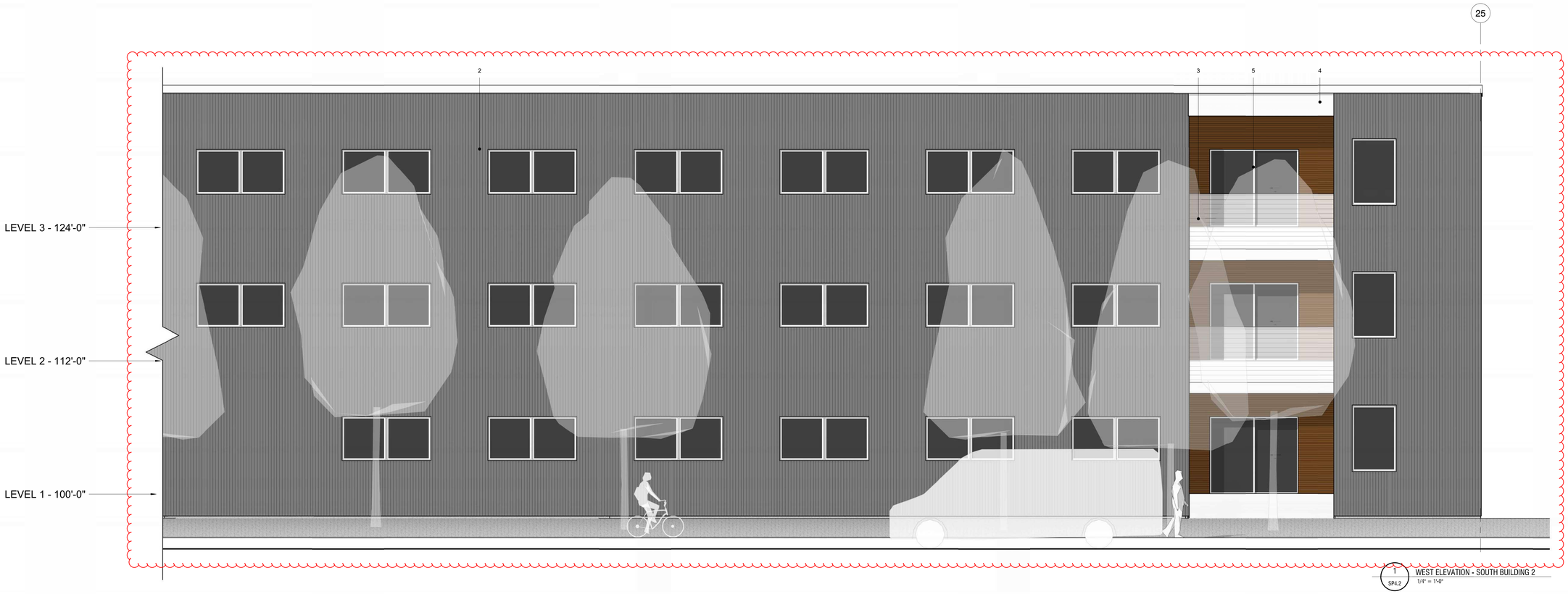
5. BLACK CLAD WINDOW / DOOR
MATCH BLACK SIDING



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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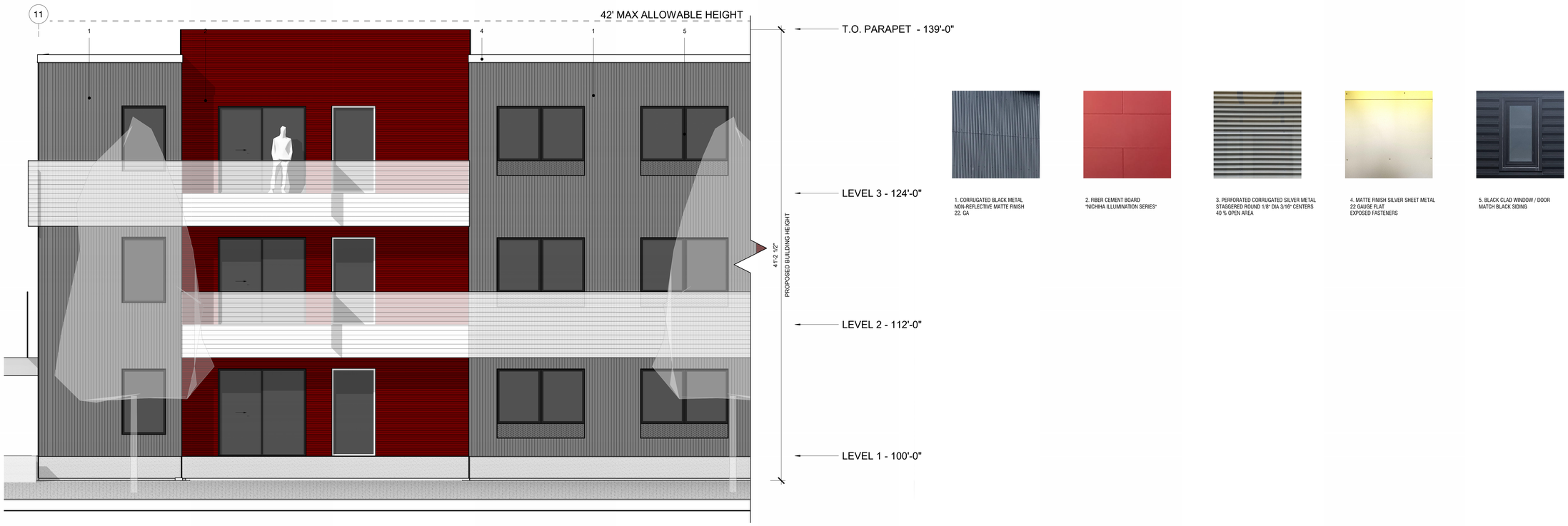

1. CORRUGATED BLACK METAL
NON-REFLECTIVE MATTE FINISH
22. GA

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22 GAUGE FLAT
EXPOSED FASTENERS

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MATCH BLACK SIDING

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

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

WEST ELEVATION - SOUTH ENLARGED

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

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SP4.2

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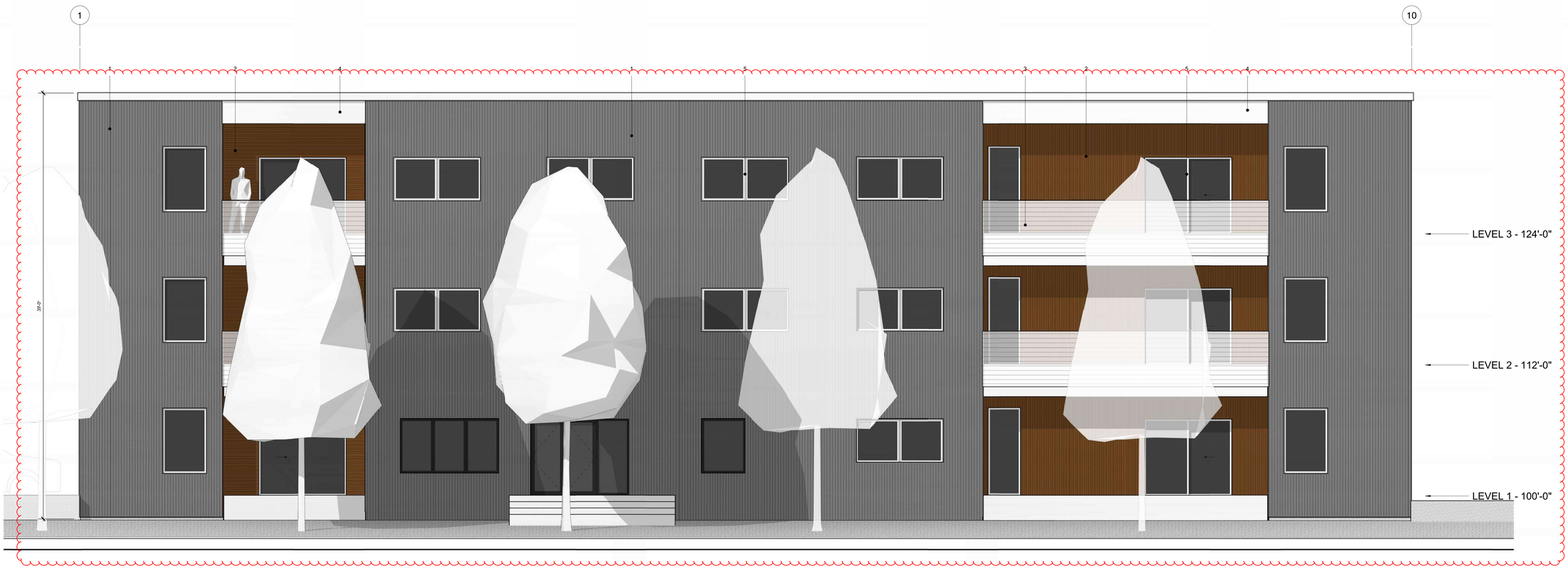
1. CORRUGATED BLACK METAL
NON-REFLECTIVE MATTE FINISH
22. GA

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 SP4.3 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

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

SP4.3

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

2. FIBER CEMENT BOARD
"NICHIHA ILLUMINATION SERIES"

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

WEST ELEVATION - NORTH ENLARGED

NOBLE 24

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STAFF REPORT

Meeting Date:	February 12, 2025	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Dauntless Capital	**Presenter:**	Katelyn Page
Agenda Item:	50 S. Millward St. Mixed Use Development Project	**Public Comment:**	Yes

Purpose and Policy Considerations.
DRC review and recommendation is required for physical development in the DC-2 Zone.

Recommendation.
Sketch Plan Level Review

Project Summary.
The property at 50 S Millward is located in the Downtown Core-2 (DC-2) zone and within the Downtown Design Overlay (DDO) Area 2. The property fronts S. Millward St. (west) and W. Pearl Ave. (south) and includes alley access (north). The proposed mixed-use project is a 3 story structure with a 67 key hotel, 11 residential units, and 1 small commercial tenant space. The structure is approximately 30,170sf above ground habitable floor area. Inclusion of two basement levels of approximately 23,960sf brings total habitable floor area to approximately 54,130sf. Hotel and resident amenities include restaurant, fitness facility, pool, and rooftop lounge. The primary hotel pedestrian entrance is located on the S. Millward St. façade and the residential entrance and commercial tenant space are located on the W. Pearl Ave. façade. The project proposes a vehicle elevator system to fulfill onsite parking requirement with all onsite parking stalls located below grade. The vehicle elevator is accessed from the alley.

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.

LDR Compliance.
Staff have conducted an initial, but not complete, LDR compliance review for the proposed project appropriate for sketch plan level design review. However, comprehensive LDR compliance of the project will be conducted during sketch plan submittal.

Public Space.
The project includes redesigned pedestrian frontages including widened sidewalks and trees-in-grates along both street frontages. Per the applicant, street level landscape planter boxes and/or strips will be incorporated where possible within property boundary to soften the base of the building. Additionally, per the applicant, the primary entrance to the hotel utilizes an unconventional subgrade lobby visible from the street through large windows and skylights.

Composition, Massing, and Street Wall.
Per the applicant, building composition and massing serves to divide each façade into smaller scale areas with subtle setbacks, changes in materials, and changes in window scales. Additive and subtractive elements help indicate building entrances. Rhythm of materials and window spacing is varied and not monotonous. Consistent with the DDO Area 2 which stipulates buildings be perceived as being predominantly two stories, especially at

the street edge, though a third story is present, the required third story stepback helps create the appearance of a two story structure. Per the applicant, window canopies are used to provide variation in the façade resulting in massing that feels like smaller neighboring buildings.

The proposed design incorporates light wells to incorporate natural light at subgrade levels. These lightwells are present along each elevation including the S. Millward St. and W. Pearl Ave. pedestrian frontages and incorporate black metal guard railings visible at street level.

Lastly, the proposed design incorporates a bicycle parking alcove along the W. Pearl Ave. pedestrian frontage. Current design does not provide screening and is open to the pedestrian frontage. Staff note the final location of required bicycle parking will also be reviewed and discussed as part of the sketch plan review process.

Materials.
Per the applicant, the variety of materials are intended to compliment the design vernacular and western character of Jackson, specifically in the DDO. Materials were chosen to compliment other structures in the DDO with high quality, natural materials. Proposed building materials include:

Street frontage elevations
- Primary siding (street frontages) – Tuscan brick and gray Coronado stone
- Accent siding (street frontages) – Natural wood slats and Hardie board in “Last Embers” shade applied horizontally
- Lobby Entrance – Heavy timber in natural stain
- Elevator shaft – Board formed concrete in gray

Alley (north) elevation
- Primary siding – Gray Coronado stone
- Accent siding – Smooth finished stucco in gray and Hardie board in “Last Embers” shade applied horizontally

Internal property line (east) elevation
- Primary siding – Smooth finished stucco in gray
- Accent siding – Tuscan brick and Hardie board in “Last Embers” shade applied horizontally

Accent materials throughout
- Balcony railing – Transparent glass (Millward, Pearl, and alley) or black metal with vertical spacing
- Canopies – Black painted steel
- Windows – Black metal clad windows
- Window well railing – Black metal with vertical spacing
- Building base – Board formed concrete in gray

Downtown Design Overlay (DDO Area 2).
The Downtown Design Overlay Area 2 as outlined by the Town's Design Guidelines which address the key design variables embodied in western character. Maintaining a sense of western character is directly related to policies and goals of the community's Comprehensive Plan. See Town Design Guidelines and Appendix 2021 Pages 1-25 (PDF pages 24-48) for DDO guidelines.

Specific to architectural character in Area 2, contemporary interpretations of traditional designs and details are encouraged with buildings honoring simple forms, in keeping with the traditions of Western Character. Buildings should convey heights that appear similar in scale to those seen traditionally and larger buildings should visually divide into smaller modules that reflect the scale of traditional building.

For building height in Area 2, a building should be perceived as being predominantly two stories, especially at the street edge and floor-to-floor heights should appear similar to those of traditional buildings within the overlay area.

For façade design in Area 2, use a transparency-to-wall ratio similar to that found on traditional buildings in the area; however, using an accent feature with more transparency is appropriate.

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: Millward Hotel, 67 key hotel with 11 residential units

Physical Address: 50 S Millward, Jackson WY 83001

Lot, Subdivision: Lots 7&8 of Block 2 of the First Wort Addition, Plat No 107 PIDN: _____

PROPERTY OWNER.

Name: June Landing LLC Phone: _____

Mailing Address: 2700 Post Oak Blvd Floor 21 Houston TX ZIP: 77056

E-mail: amauceri@dauntlesscapital.com

APPLICANT/AGENT.

Name: Shaun Gilbert Phone: _____

Mailing Address: 2700 Post Oak Blvd Floor 21 Houston TX ZIP: 77056

E-mail: sgilbert@dauntlesscapital.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

X_____Sketch Plan

_____Development Plan

X_____Design Review

Subdivision/Development Option

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:**_____

_____Environmental Analysis

PRE-SUBMITTAL STEPS. *To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.*

Pre-application Conference #: 24-108 Environmental Analysis #:

Original Permit #: Date of Neighborhood Meeting: 12/3/24

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?

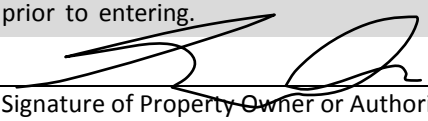
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

1-27-25

Date

Shaun Gilbert

Name Printed

President

Title

Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

All DRC submittals must include the following required items:

(please check to indicate that each item has been addressed)

☑ **New Submittal** ☐ **Resubmittal** (provide list of all changes & previous elevations)

☑ **Application**: Signed application and notarized Letter of Authorization.

☑ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).

☑ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

☑ **Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.

☑ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.

☑ **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

☑ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.

☑ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.

☐ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.

☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.

50 S Millward Hotel Project Narrative for the Design Review Board

Vision Statement

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

The proposed project meets the town Vision Statement by replacing an existing 12 unit nightly rental with on site parking that creates a challenging pedestrian environment at the street level and provides no public access or amenities. The project furthers the town Vision Statement by proposing a building that is in scale with the surrounding neighborhood and uses high quality, natural materials that can be found throughout the town such as wood, concrete, metal detailing, stone, and punched windows. The design references many of the existing buildings throughout the Town of Jackson by bringing those materials and details into the design. The project will enliven the streetscape with an unconventional subgrade lobby that will be visible from the street and lit by a large skylight, an improved sidewalk with numerous street trees, and a bakery window on Pearl Street that will be open to the community.

Public Space

The project has demonstrated that the proposed public space is usable and desirable to inhabit. The project's developed public space will be engaging and in scale with the pedestrian. The design of the proposed public space(s) has integrated the following: Orientation/day-lighting. Screening the users from parking, utilities, and garbage facilities.

The proposed project site is limited at 0.34 acres. It will remove the existing perpendicular private parking that infringes on the public right of way and will give additional feet to the public sidewalk by setting the building back from the property as required to meet the new "trees in grates" sidewalk requirement to match the surrounding area. The project will meet the public space requirement by creating an active pedestrian experience with windows to view into the building, material and texture variety, and canopies that will bring a human scale to the development. While 3 stories at some points, the setbacks and massing breaks create a building that has the appearance of being 2 stories in scale from the pedestrian point of view. All parking, utilities and garbage facilities will be adequately screened from public view.

Composition & Massing

The project has successfully applied the design elements of composition, proportion and rhythm in the proposed materials, surfaces and massing. The mass, height, volume complexity and arrangement of building components of the proposed development enhances the streetscape within the context of the Town, while creating a comfortable experience for the pedestrian and mitigating adverse effects on the adjoining properties.

The composition and massing of the building divides each façade into smaller scale areas by using subtle setbacks, changes in materials, and changes in window scales. Canopies are also used to provide variation in the façade. The 3rd floor setbacks allow for balconies that will breakup the mass of the building and allow for material changes. Decorative and accent lighting will also be used to create massing distinction and texture in the facade. The resulting massing feels like many smaller buildings that fit within the surrounding community fabric.

Street Wall

The project clearly defines the public space adjacent to the sidewalk and/or street. The scale of the street wall appropriately addresses the pedestrian. The proposed development minimizes voids in the street wall, and where voids exist, they serve to create a better pedestrian realm.

The proposed project holds the street wall at the required setback dimension, expanding the width of the sidewalk to allows the addition of trees in grates along the street side on both Millward and Pearl. The project sets back on Pearl at the residential entry to allow for street level bike parking. The vehicular parking entry is off the alley as are the trash and utilities. The street wall is activated by a bakery window, open to the public, on Pearl Street, and a large heavy timber and glass facade along Millward with views down into the hotel lobby which is set below the height of the street.

Materials

The proposed materials are appropriate based on the surrounding context, both built and natural. The proposed materials will be durable and maintainable over time.

The materials, window detailing, sconce style lighting and canopies are all designed in authentic, long-lasting materials that reference the local architecture and surrounding environment. The main lobby entry and skylight will be wrapped in heavy timber to echo historic materials found throughout town. Cut stone, thin brick veneer, board-formed concrete, metal canopies and windows, and wood-look slat siding are proposed exterior building materials. All the materials being proposed are design to hold up well in the Jackson weather.

Landscape Plan

The landscape component of the project is very minimal within the project site. Wherever possible within the project boundaries, there will be street level planters with an assortment of plants such as shrubs, grasses, perennials, and herbs to soften the base of the building. Within the public right of way, the project will provide new trees in grates both on Millward and Pearl. The project will also provide new sidewalks on both Millward and Pearl from property line to property line and will meet the required setbacks, giving more width to the existing sidewalks and creating a safer sidewalk condition on Millward, where there is currently private 90 degree parking that projects into the public right of way. Millward will have a sidewalk that matches the surrounding blocks and 4 new parallel parking spaces.

HOTEL

JACKSON, WY

CONCEPT DESIGN | JANUARY 17, 2025

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DESIGN NARRATIVE:

LOCATED ON THE NORTHWEST CORNER OF MILLWARD STREET AND PEARL AVENUE, THIS PROJECT INCLUDES A 67 GUESTROOM HOTEL ALONG WITH 11 RESIDENTIAL UNITS. THE HOTEL ENTRANCE VESTIBULE AND ELEVATOR FRONTS MILLWARD STREET. HOTEL AMENITIES INCLUDE A WELCOMING LOBBY WITH A SPECTACULAR SKYLIGHT, LOBBY BAR, BREAKFAST BUFFET, AFTERNOON TAPAS, AND OTHER CURATED SOCIAL EVENTS INTENDED STRICTLY FOR HOTEL GUESTS AND BUILDING RESIDENTS. ADDITIONAL GUEST AMENITIES INCLUDE A SPA, A FITNESS FACILITY, ROOFTOP LOUNGE, AND AN INDOOR POOL. HOTEL GUESTROOMS RING THE PERIMETER OF THE PROPERTY PROVIDING VIEWS TO THE TOWN AND BASEMENT LEVEL ROOMS HAVE OUTDOOR LIGHT WELLS TO PROVIDE LIGHT AND AIR.

THE RESIDENTS WILL HAVE ITS OWN SEPARATE ENTRY VESTIBULE AND LOBBY FRONTING PEARL STREET. THE TOP 2 FLOORS CONTAINS THE RESIDENTIAL UNITS WITH SOME UNITS HAVING GENEROUS OUTDOOR PATIOS FACING THE TOWN. THIS BUILDING WILL BE SYMBIOTIC IN THAT THE RESIDENTS AND THE HOTEL GUESTS MAY SHARE THE FACILITIES, AMENITIES AND SERVICES.

PARKING WILL BE PROVIDED PER CODE AND INCLUDES 78 PARKING STALLS USING A STACKED PARKING SYSTEM, EV CHARGING STALLS, AND 10 BICYCLE PARKING SPACES. PARKING ACCESS WILL BE BY VALET, AUTOMATED, AND IS ACCESSED DIRECTLY FROM THE ALLEY VIA AN AUTOMOBILE ELEVATOR. THE TOTAL BUILDING AREA IS 64,214 SF. THE PROJECT IS DESIGNED PER THE LAND DEVELOPMENT REGULATIONS, AS WELL AS THE SPECIAL OVERLAY DISTRICTS. THE BUILDING USES THE MASSING AND SCALE, AS WELL AS THE WOOD MATERIALS, CONCRETE, METAL DETAILS, STONE, STEPPED BACK FORMS, AND PUNCHED WINDOWS REPRESENTED IN THE OVERLAY DISTRICT DESIGN GUIDELINES. THE DESIGN GUIDELINES ENCOURAGE THE USE OF HISTORIC MATERIALS IN CONTEMPORARY WAYS, AND WE BELIEVE THESE BUILDINGS EMBODY THAT SPIRIT.

N

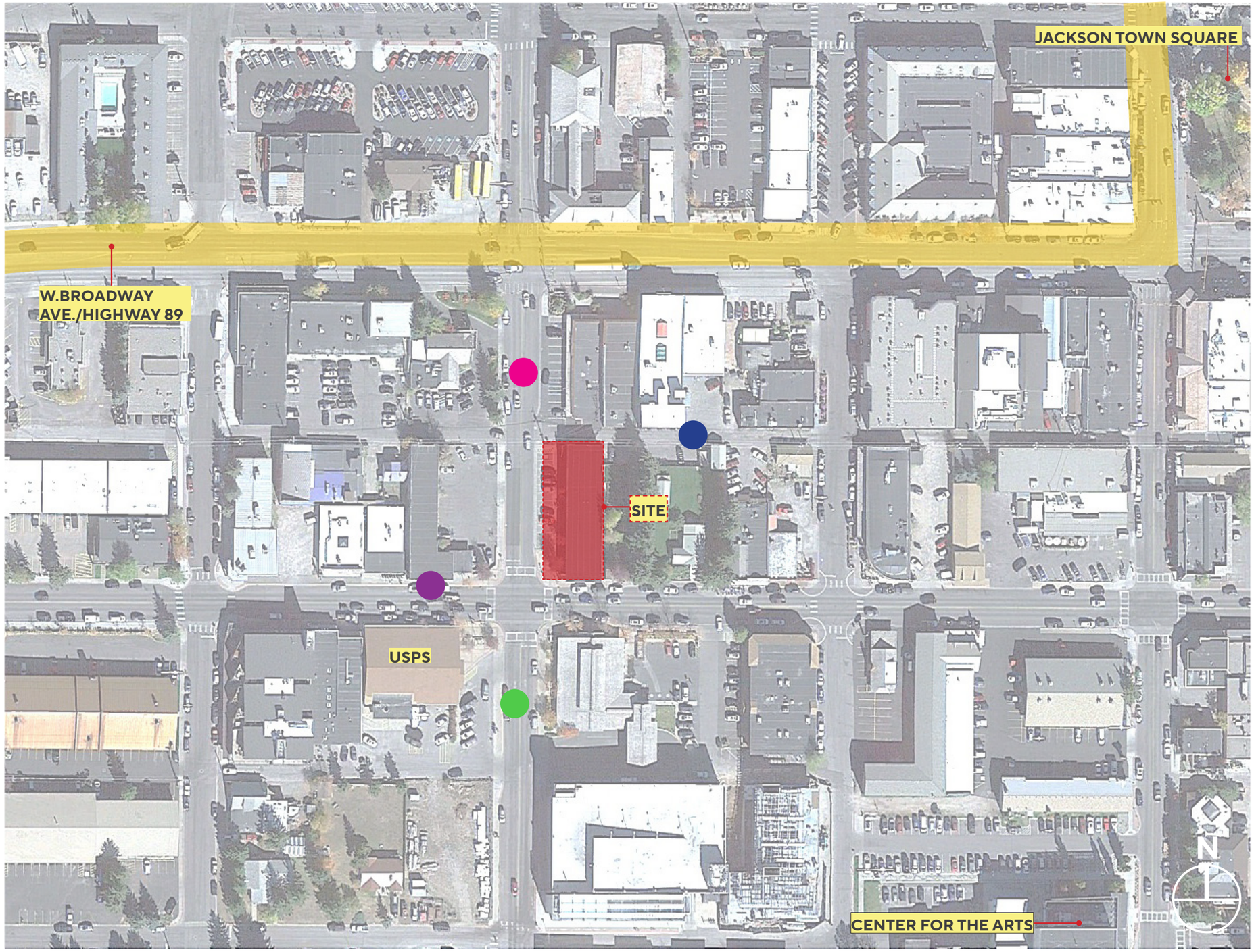
HOTEL
JACKSON, WY

SITE CONTEXT

Architecture.
Design.
Relationships.

4

Scale
Job No. 2024-0345
Date 2025-01-17



HOTEL
JACKSON, WY

SITE CONTEXT & VIEW CORRIDORS

Architecture. Design. Relationships.

Scale
Job No. 2024-0345
Date 2025-01-17

PROJECT DATA

LOT AREA: 15,000 SF
ALLOWABLE COMMERCIAL FAR 1.3 RATIO: 19,500 SF
TOTAL COMMERCIAL FAR : 19,364 SF

COMMERCIAL FAR

EXEMPT	
LEVELS B1, B2 and B3	23,959
PARKING	10,085
RESIDENTIAL (MARKET - RATE)	2,769
RESIDENTIAL (AFFORDABLE HOUSING)	5,827
SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	2,087
TOTAL EXEMPT	**44,727**
COMMERCIAL FAR	
HOTEL BASE FAR	15,955
HOTEL CIR. / FACILITY	1,444
SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	2,087
TOTAL COMMERCIAL FAR	**19,486**
TOTAL BUILDING SQUARE FOOTAGE(NOT including parking)	**54,128**
TOTAL BUILDING SQUARE FOOTAGE- ABOVE GROUND	**30,169**

BUILDING PROGRAM

	QTY	
RESIDENTIAL	11	UNITS
COMMERCIAL		
HOTEL	67	KEYS

PARKING

	# OF UNITS		*PARKING REQUIRED*	
PARKING REQUIRED				
RESIDENTIAL	11	UNITS	17	1.5 pkg ratio
HOTEL	67	KEYS	51	.75 pkg ratio
COMMERCIAL				
PARKING PROVIDED				
LEVEL B3 BASEMENT PARKING			74	
LEVEL B3 ADA PARKING			4	
STREET PARKING CREDIT			N/A	
TOTAL PARKING REQUIRED			**68**	
TOTAL PARKING PROVIDED			**78**	
EV PARKING REQUIRED	24 Total (24 capable including 4 installed)			30%
EV PARKING PROVIDED	24 Total (24 capable including 4 installed)			5% included in 30%
BICYCLE PARKING REQUIRED			**8**	1/10 non resi parking
BICYCLE PARKING PROVIDED (ON STREET)			**10**	

SCALE OF DEVELOPMENT

ALLOWED NIGHTLY COMMERCIAL RENTAL FAR 1.3 :	**19,500** SF
TOTAL 2:1 BONUS HOUSING (MARKET -RATE)	**2,769** SF
TOTAL 2:1 BONUS HOUSING (AFFORDABLE HOUSING)	**5,827** SF
BASEMENT EXEMPT AREA:	
OCCUPIED AREA	23,959 SF
BASEMENT PARKING	10,085 SF
TOTAL OCCUPIED AREA (EXCLUDES STRUCTURED PARKING):	54,128 SF
TOTAL AREA INCLUDING PARKING:	64,214 SF
TOTAL NIGHTLY COMMERCIAL RENTABLE SF	43,459 SF
(INCLUDES 19,500 ALLOWED + 23,959 EXEMPT)	

AREA BREAKDOWN BY LEVELS

B3	12,958	SF
B2	12,050	SF
B1	9,036	SF
STREET	849	SF
L1	9,038	SF
L2	11,071	SF
L3	9,212	SF
TOTAL	**64,214**	**SF**

NOTE.

1. EXISTING POWER LINES TO BE RELOCATED BELOW GRADE.

2. EXISTING CURB AND PARKING AREA TO BE DEMOLISHED AND REBUILT PER CITY STANDARD.

INTENT IS TO BURLAP THE ROOTS OF THE EXISTING TREES AND SUPPORT THEM WITH THE INTENT TO KEEP THEM AFTER CONSTRUCTION IS OVER

CENTER LINE OF STREET

NEIGHBORING PROPERTY

20'-0"

150'-0"

PROPERTY LINE

ALLEYWAY

PROPERTY LINE

10'-0"

VALET PARKING FOR GUESTS AND RESIDENTIAL

LOADING TRUCKS PARK AT ALLEY

5'-1"

5'-0"

TRANS./ ELEC. +0'

MEP +0'

+4'

TRASH/ LOADING +0'

SERV. ELEV.

CAR ELEVATOR FLOOR @ STREET LEVEL

+0'

LIGHT WELL

LIGHT WELL

LIGHT WELL

LIGHT WELL

LIGHT WELL

LIGHT WELL

LIGHT WELL

+4'

BAKERY +0'

RESI. ELEV. LOBBY +0'

RESI. ELEV.

STACKED BIKE STALLS +0'

LIGHT WELL

LIGHT WELL

LIGHT WELL

LIGHT WELL

+4'

PASSENGER ELEV.

OPEN TO HOTEL MAIN LOBBY BELOW

ELEV. LOBBY +0'

LIGHT WELL

LIGHT WELL

5'-0"

3'-9"

PROPERTY LINE

30'-0"

2'-6"

5'-0"

13'-6"

6'-0"

5'-0"

W. PEARL AVENUE

30'-0"

100'-0"

PROPERTY LINE

PLANTER BOXES

13'-6"

6'-0"

5'-0"

VALET DROP-OFF

30'-0"

30'-0"

REQUIRED FRONTAGE FROM BACK OF CURB FOR TREE IN GRATE

TREE IN GRATE

CENTER LINE OF STREET

F-150 SuperCab
20' x 7'

S MILLWARD STREET

EXISTING CURB LINE
RELOCATE CURB TO ALIGN WITH ADJACENT CURBS ON MILLWARD

REQUIRED FRONTAGE FROM BACK OF CURB FOR TREE IN GRATE

ADA ACCESS PATH

HOTEL

JACKSON, WY

SITE PLAN

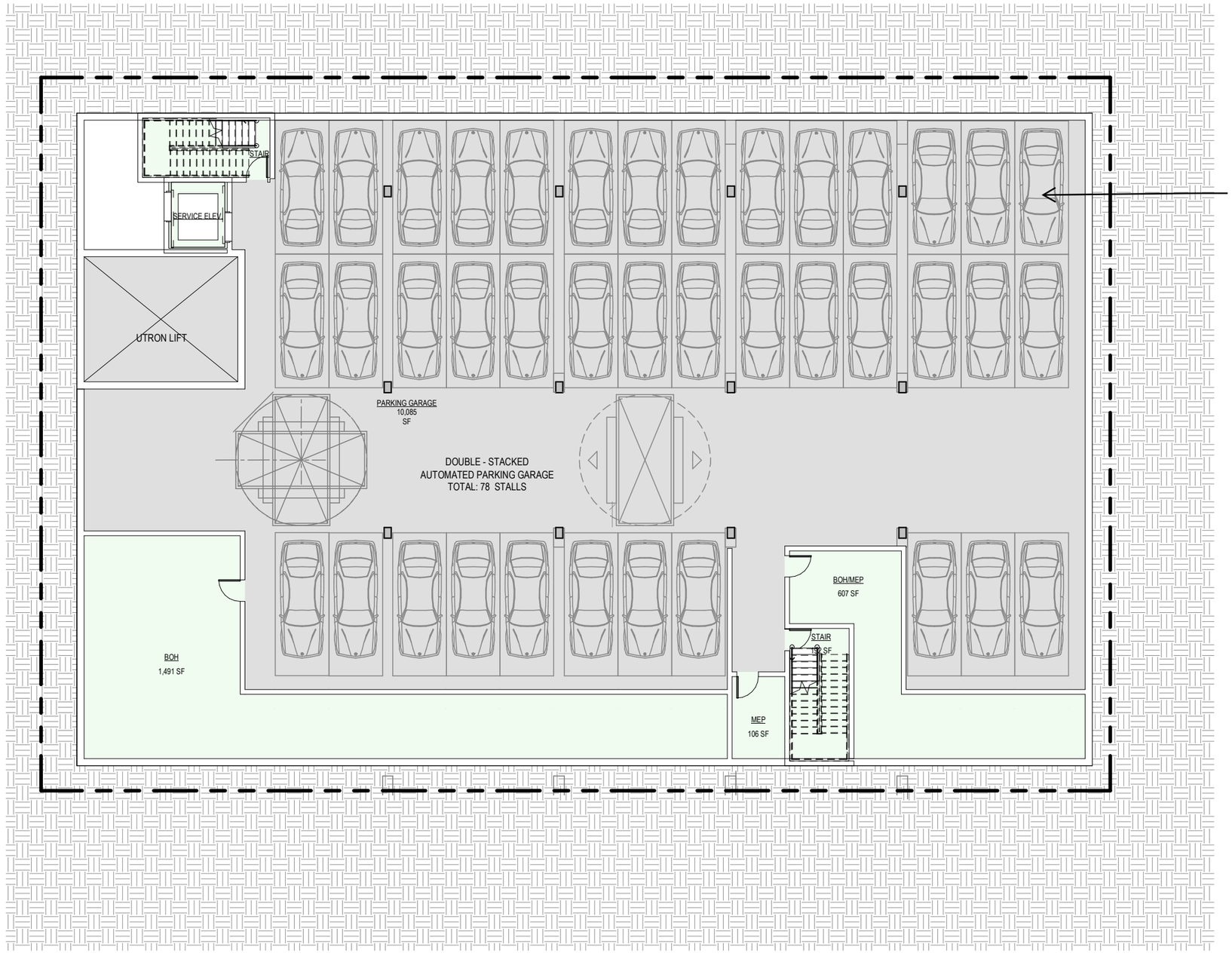
N

0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17



1 palette can be dedicated for long term bike parking, this can be called up by the automated system

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

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL B3

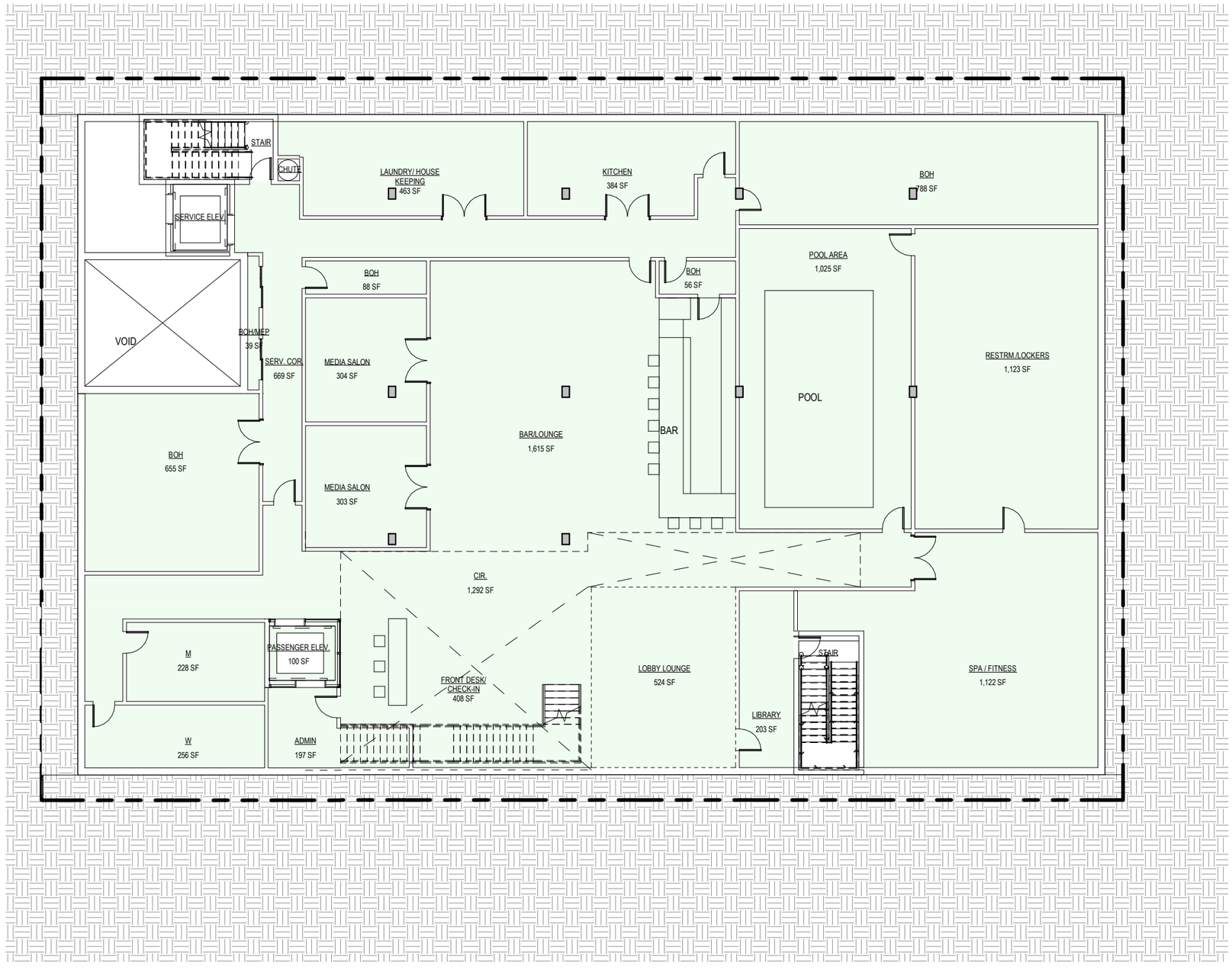
N

0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17



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

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL B2

N

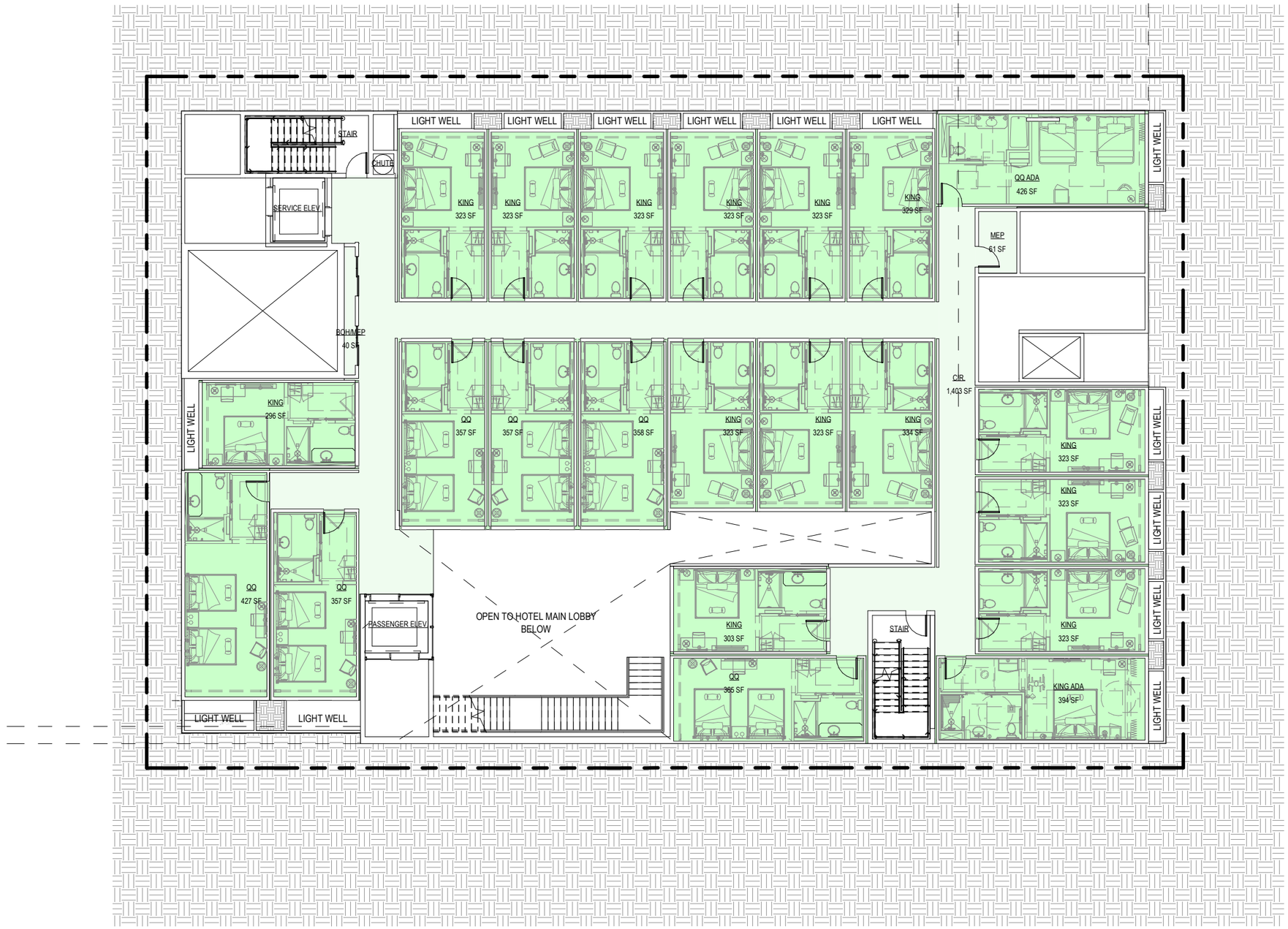
0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

9

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17



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

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL B1

N

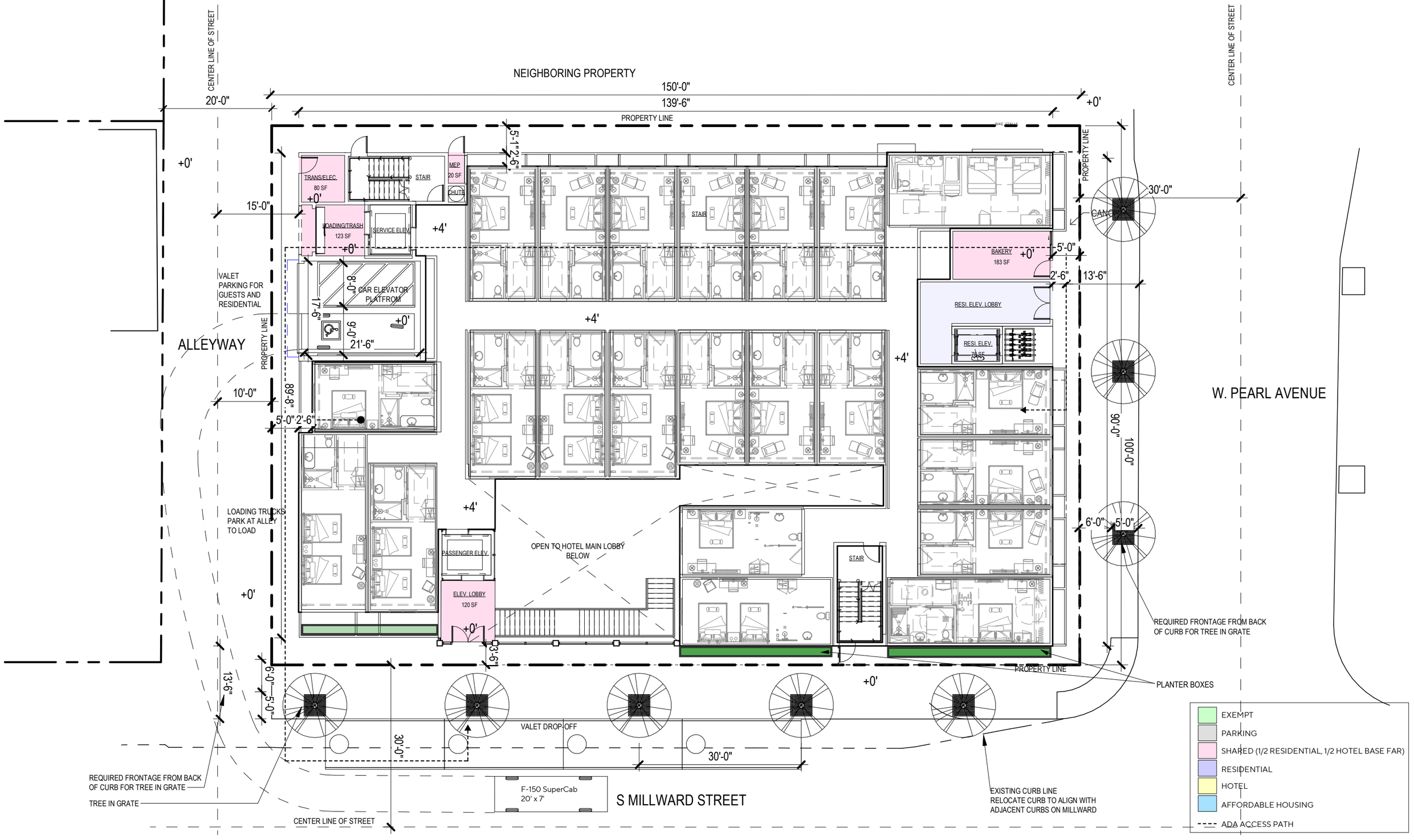
0 16′ 32′

SCALE: 1" = 16′

Architecture. Design. Relationships.

10

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17



HOTEL

JACKSON, WY

FLOOR PLAN - STREET LEVEL

N

0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17

11

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

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL 1

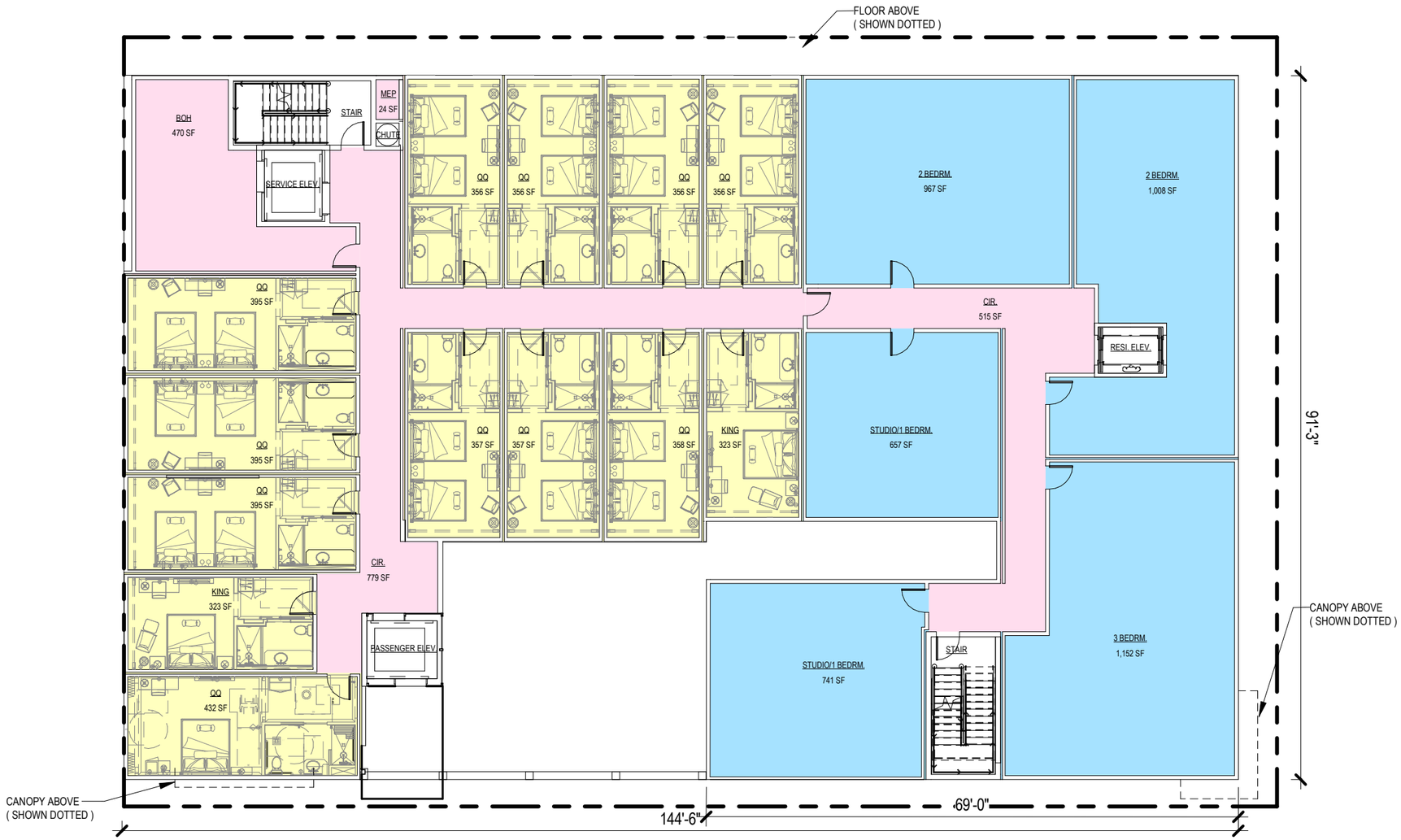
N

0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17



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

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL 2

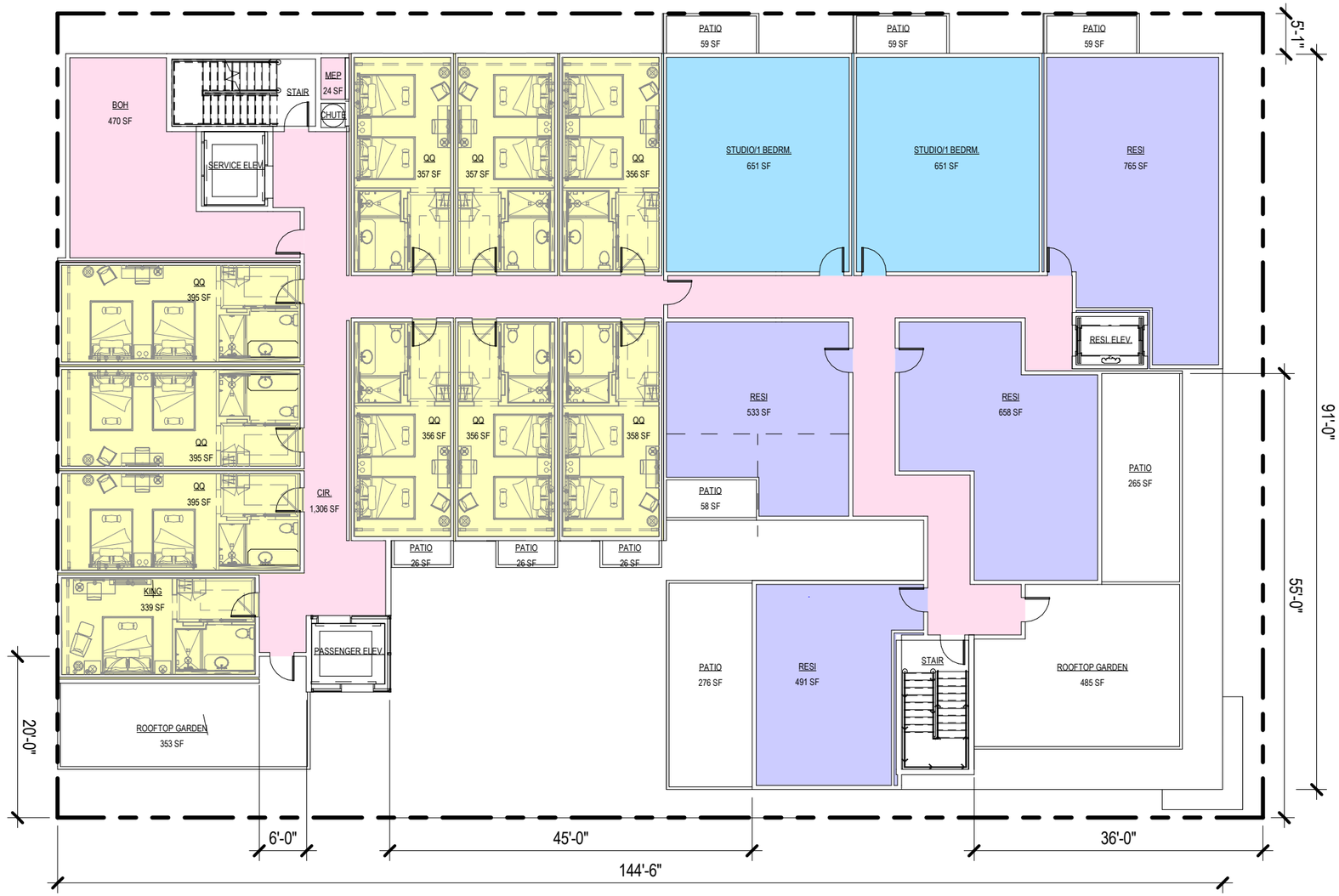
N

0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17



91' X 0.6 = 54.60 FEET REQUIRED 20' SETBACK ALONG SOUTH FACADE FRONTAGE

60' PROVIDED- COMPLIES

144.5' X 0.6 = 86.7 FEET REQUIRED 20' SETBACK ALONG WEST FACADE FRONTAGE

87' PROVIDED- COMPLIES

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

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL 3

N

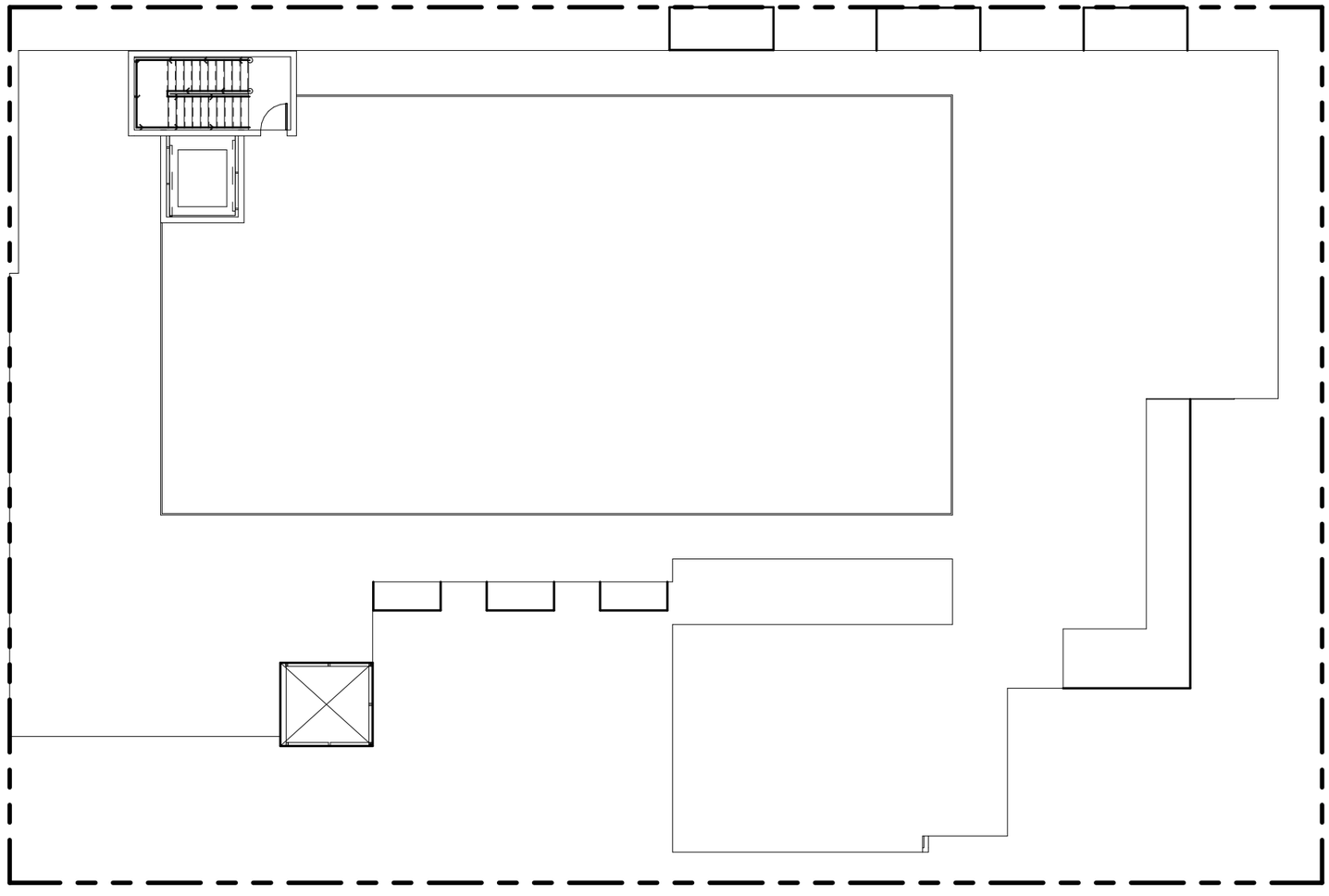
0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

14

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17



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

HOTEL

JACKSON, WY

ROOF PLAN

N

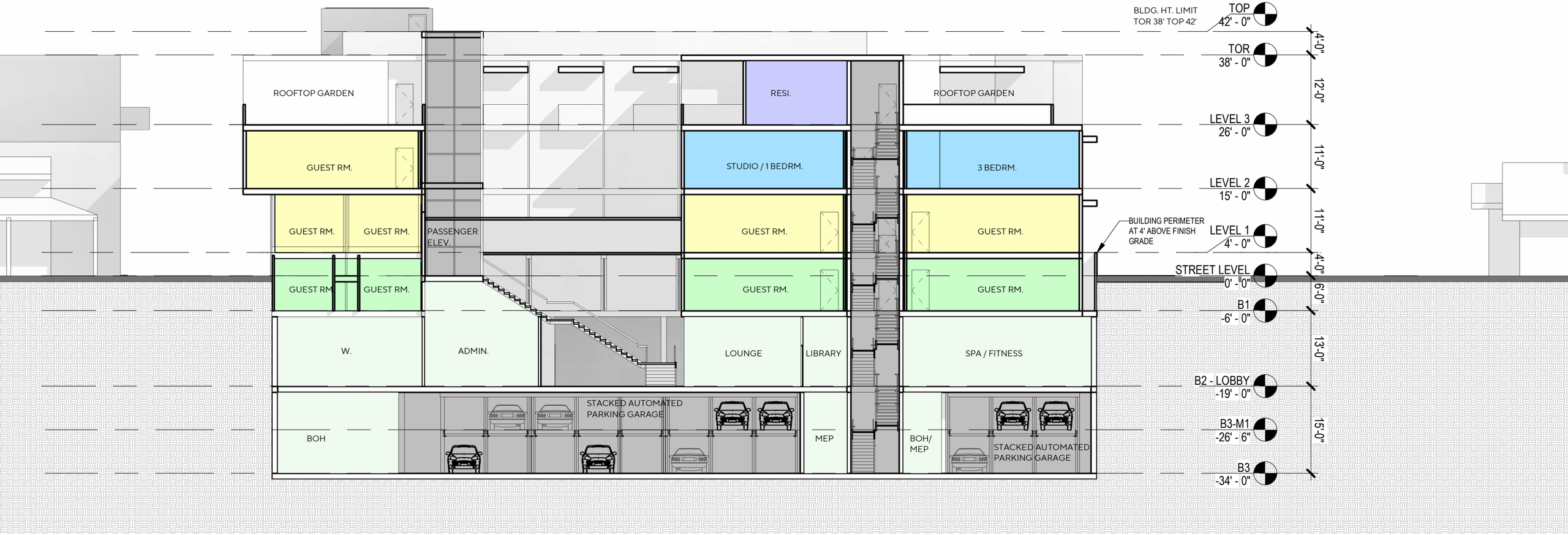
0 16′ 32′

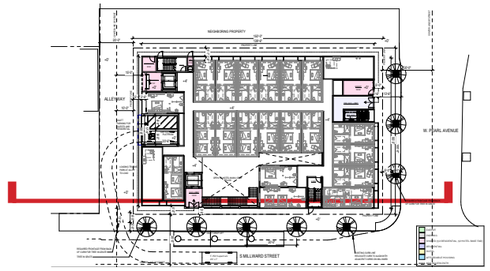
SCALE: 1″ = 16′

Architecture.
Design.
Relationships.

15

Scale 1″ = 16′-0″
Job No. 2024-0345
Date 2025-01-17





HOTEL

JACKSON, WY

NORTH AND SOUTH BUILDINGS - SECTION 1-1

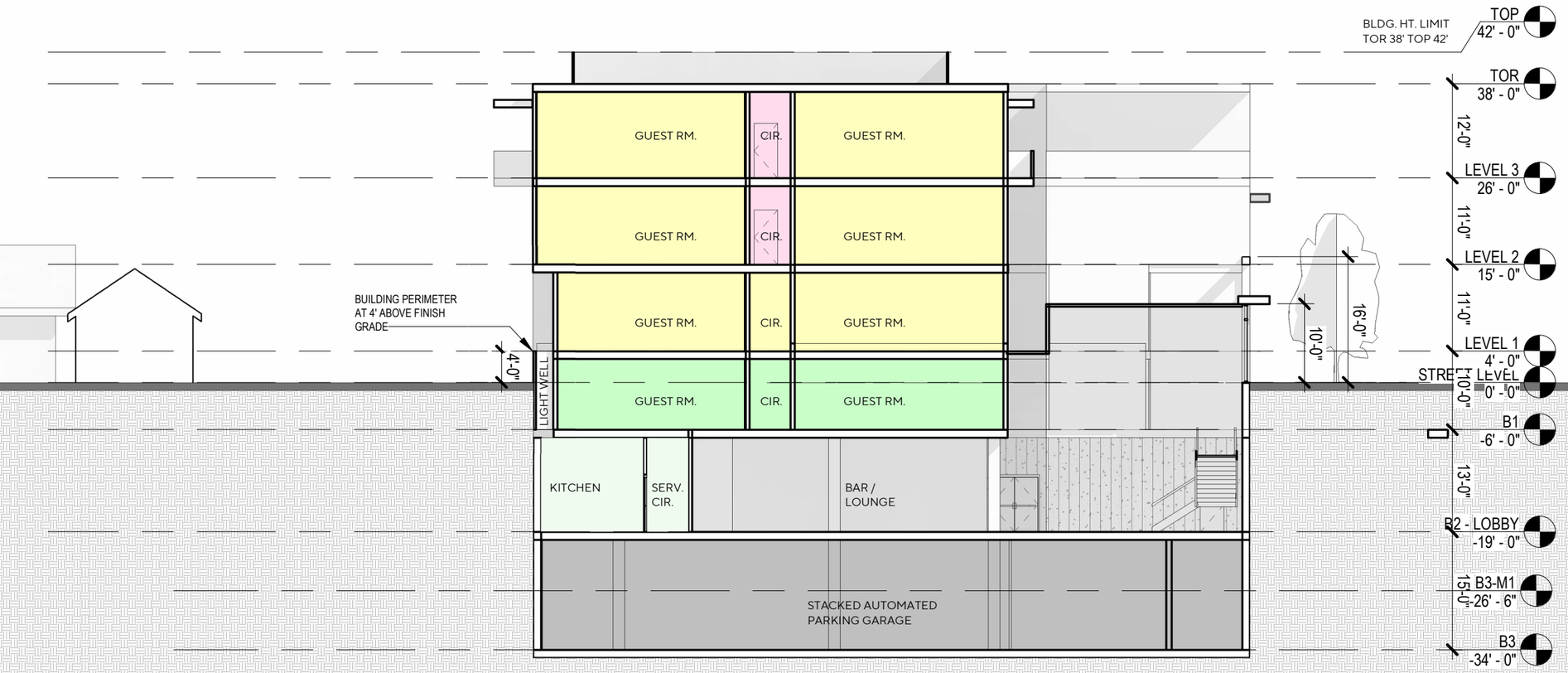
0 16' 32'

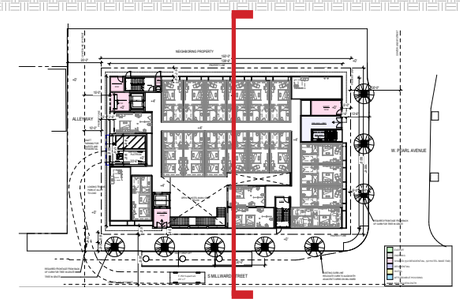
SCALE: 1" = 16'

Architecture. Design. Relationships.

16

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17





HOTEL

JACKSON, WY

SCALE: 1" = 16'

0 16' 32'

Architecture.
Design.
Relationships.

17

Scale	1" = 16'-0"
Job No.	2024-0345
Date	2025-01-17

WEST ELEVATION - MILLWARD ST.

CT1
CLAY TILE SIDING
TUSCAN BRICK

WD1
HARDIE BOARD
LAST EMBERS

WD2
CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

BC
BOARD FORMED CONCRETE

WS1
WOOD SLAT GRAPHIC WALL

GL1
DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

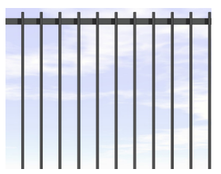
P1
MFR: SHERWIN WILLIAMS BED
BED ROCK SW9563

MP
METAL PANELS / CANOPIES
BLACK

HT
HEAVY TIMBER

STL
STEEL CHANNEL
PAINT COLOR TO MATCH
MP

RL
METAL RAILING
PAINT COLOR TO MATCH
MP



MATERIAL FINISHES:

HOTEL

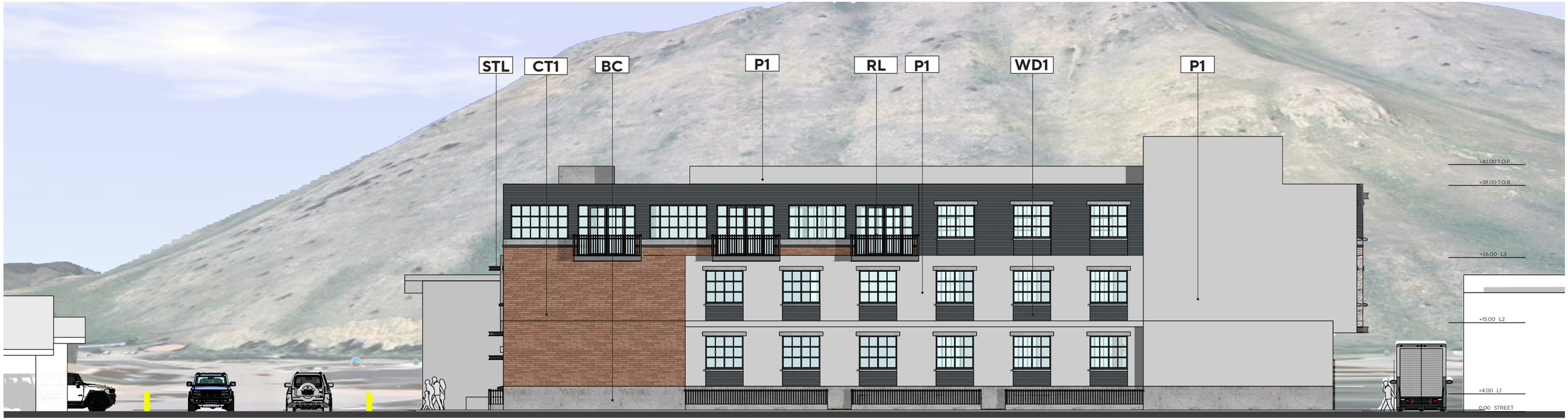
JACKSON, WY

ELEVATIONS

0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17



EAST ELEVATION

CT1
CLAY TILE SIDING
TUSCAN BRICK

WD1
HARDIE BOARD
LAST EMBERS

WD2
CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

BC
BOARD FORMED CONCRETE

WS1
WOOD SLAT GRAPHIC WALL

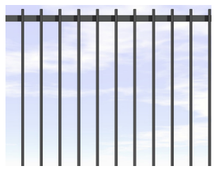
GL1
DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

P1
MFR: SHERWIN WILLIAMS BED
BED ROCK SW9563

MP
METAL PANELS / CANOPIES
BLACK

HT
HEAVY TIMBER

STL
STEEL CHANNEL
PAINT COLOR TO MATCH
MP



RL
METAL RAILING
PAINT COLOR TO MATCH
MP

HOTEL

JACKSON, WY

ELEVATIONS

0 16' 32'
SCALE: 1" = 16'

Architecture.
Design.
Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17

NORTH ELEVATION - ALLEYWAY

CT1
CLAY TILE SIDING
TUSCAN BRICK

WD1
HARDIE BOARD
LAST EMBERS

WD2
CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

BC
BOARD FORMED CONCRETE

WS1
WOOD SLAT GRAPHIC WALL

GL1
DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

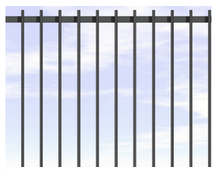
P1
MFR: SHERWIN WILLIAMS BED
BED ROCK SW9563

MP
METAL PANELS / CANOPIES
BLACK

HT
HEAVY TIMBER

STL
STEEL CHANNEL
PAINT COLOR TO MATCH
MP

RL
METAL RAILING
PAINT COLOR TO MATCH
MP



HOTEL
JACKSON, WY

ELEVATIONS
0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17

SOUTH ELEVATION - WEST PEARL AVE.

CT1
CLAY TILE SIDING
TUSCAN BRICK

WD1
HARDIE BOARD
LAST EMBERS

WD2
CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

BC
BOARD FORMED CONCRETE

WS1
WOOD SLAT GRAPHIC WALL

GL1
DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

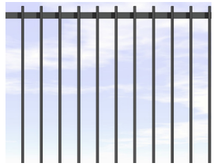
P1
MFR: SHERWIN WILLIAMS BED
BED ROCK SW9563

MP
METAL PANELS / CANOPIES
BLACK

HT
HEAVY TIMBER

STL
STEEL CHANNEL
PAINT COLOR TO MATCH
MP

RL
METAL RAILING
PAINT COLOR TO MATCH
MP



DAUNTLESS CAPITAL PARTNERS

HOTEL
JACKSON, WY

ELEVATIONS

0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17

CT1

CLAY TILE SIDING
TUSCAN BRICK

WD1

HARDIE BOARD
LAST EMBERS

MP

METAL PANELS / CANOPIES
BLACK

WS1

WOOD SLAT GRAPHIC WALL

BC

BOARD FORMED CONCRETE

WD2

CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

P1

MFR: SHERWIN WILLIAMS
BED ROCK SW9653

GL1

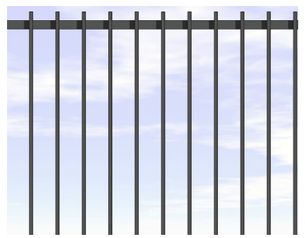
DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

HT

HEAVY TIMBER

STL

STEEL CHANNEL
PAINT COLOR TO MATCH
MP



RL

METAL RAILING
PAINT COLOR TO MATCH
MP

HOTEL
JACKSON, WY

MATERIAL BOARD

Architecture.
Design.
Relationships.

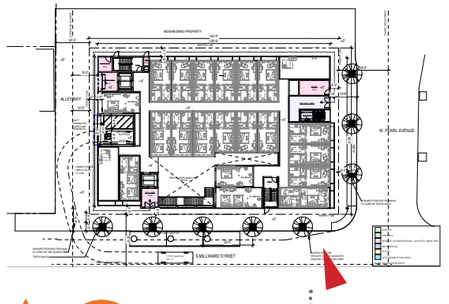
Scale
Job No. 2024-0345
Date 2025-01-17

HOTEL

JACKSON, WY

Architecture.
Design.
Relationships.

Scale
Job No. 2024-0345
Date 2025-01-17



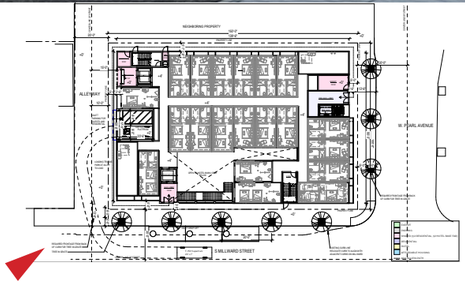
HOTEL

JACKSON, WY

VIEW OF SOUTH BUILDING AND NORTH BUILDING FROM S. MILLWARD STREET

Architecture.
Design.
Relationships.

Scale
Job No. 2024-0345
Date 2025-01-17



HOTEL

JACKSON, WY

SOUTH BUILDING AND NORTH BUILDING FROM MILLWARD STREET

Architecture.
Design.
Relationships.

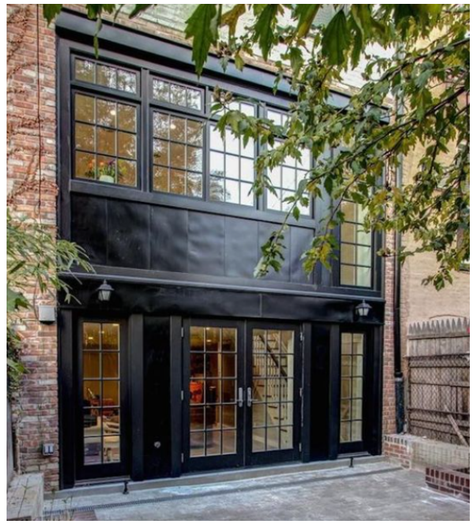
Scale
Job No. 2024-0345
Date 2025-01-17

PLACE MAKING & ARCHITECTURE

HOTEL
JACKSON, WY

Architecture.
Design.
Relationships.

Scale
Job No. 2024-0345
Date 2025-01-17

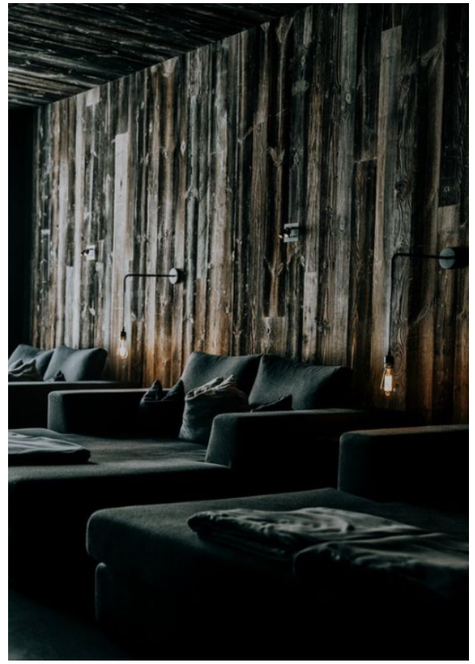


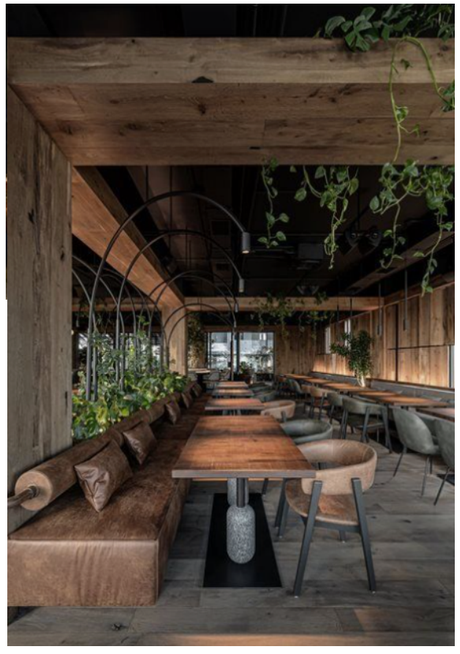
HOTEL
JACKSON, WY

PLACE MAKING REFERENCE IMAGERIES

Architecture.
Design.
Relationships.

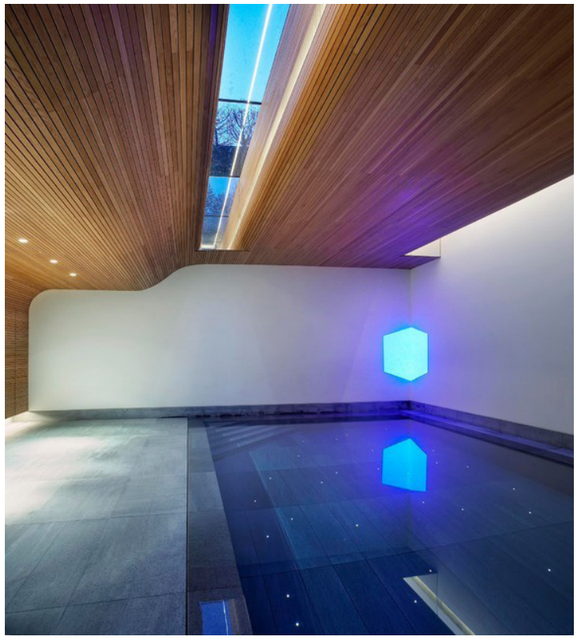
Scale
Job No. 2024-0345
Date 2025-01-17

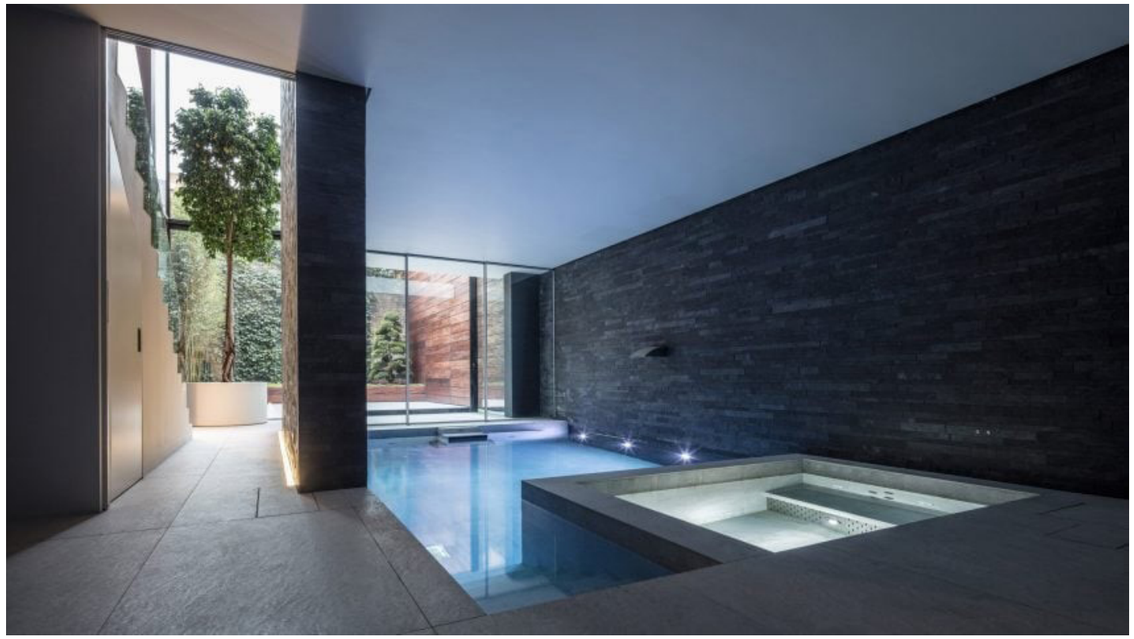


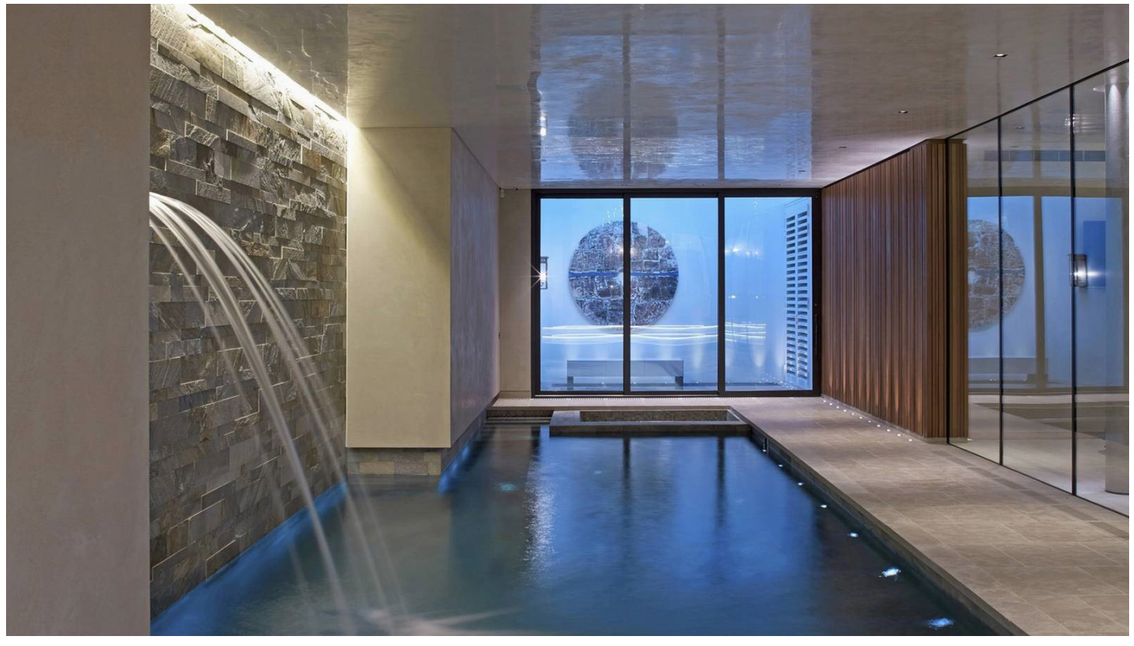


HOTEL

JACKSON, WY







HOTEL

JACKSON, WY

THANK YOU

HOTEL
JACKSON, WY

Architecture.
Design.
Relationships.

Scale
Job No. 2024-0345
Date 2025-01-17

144 N. Orange, Orange, CA 92866 T 714.639.9860 aoarchitects.com

Architecture. Design. Relationships.

DATE: January 17, 2024

TO : Town of Jackson Planning and Zoning Department

PROJECT : Dauntless- Millward Hotel , 50 S Millward St, Jackson, WY 83001

RE: Land Development Regulation Compliance and Narrative Project Description

Land Development Regulation Compliance

Zoning : Section 2.2.15 DC-2 Downtown Core – 2

2.2.15.B.1 Lot Standards

ITEM 1: Building Setbacks:

1.1 Primary Street Setback range

Required : (min-max) 0'-5'
Provided : min. 3'6" ; max. 5' (Millward Street)

1.2 Secondary Street Setback range

Required : (min-max) 0'-5'
Provided : min. 2'6" ; max. 5' (Pearl Avenue)

1.3 Side Interior

Required : (min) 0' or 5'
Provided : 0' or 5'1"

1.4 Rear

Required : (min) 0' or 5'
Provded : 0' or 5' (Alleyway)

1.5 Abutting protected zone

Required : (min) 10'
Provided : Not Applicable

ITEM 2: Landscaping Area:

2.1 Landscape Surface Ratio: N/A

2.2 Plant units: N/A

ITEM 3: Fencing:

3.1 Height in any street or side yard

Required : (max) – 4’

Provided : 3’-6”

3.2 Height in rear yard

Required : (max) – 6’

Provided : 6’

3.3 Setback from pedestrian frontage

Required : (min) – 1’

Provided : 2’ – 10’

3.4 Setback from side or rear lot line

Required : (min) – 0’

Provided : 2’ – 10’

ITEM 4: Parking Setbacks:

4.1 Primary Street, above ground

Required : (min) 30’

Provided : N/A

4.2 Secondary Street, surface parking

Requried : (min) 30’

Provided : N/A

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

Required : (min) – 0’

Provided : 0’

ITEM 5: Access:

5.1 Curb Cut Width

Required : (max.) 24’

Provided : N/A

2.2.15.B.2 Bulk Standards

ITEM 6: Street Façade :

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

6.2.1 % of lot width

Required : (min) 80%

Lot width is 150’ -> 150’ x0.80 = 120’min.

Provided : L1 – 139.5’ ; L2 – 144.5’

6.2.2 Length from street corner

Required : (min) 30’

Provided : L1 – 139.5’ ; L2 – 69’

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

6.1.1 % of lot width

Required : (min) 80%

Lot width is 100’ -> 100’ x0.80 = 80’min.

Provided : L1 – 90’ ; L2 – 91.25’

6.1.2 Length from street corner

Required : (min) 30’

Provided : L1 – 90’ ; L2 – 91.25’

ITEM 7: Building Height:

7.1 Height(max) if roof pitch <5/12 :

Required : (max) 42’

Provided : 38’ (Top of roof) ; 42’ (Top of Parapet)

7.2 Stories :

Required : (max) 3

Provided : 3 stories above grade + 3 Exempt Basement Levels

7.3 Height (min) in any street setback range :

Required : 16’

Provided : min. Height 38’

ITEM 8: Building Stepback:

8.1 Stepback for any 3rd story street façade or street façade over 30’ :

Required : (min) 20’

Provided : 20’

8.2 Encroachment in stepback

Allowed : (max % of overall façade width) 40%

Overall façade width along South Millward Street is 144.5’ X 40% -> 57.8’ allowed for encroachment. 144.5’ x 60% -> 86.7’ (min) 20’ step back required.

Provided : 87’ width of 20’ step back

Overall façade width along West Pearl Avenue is 91’ X 40% -> 36.4’ allowed for encroachment. 91’ x 60% -> 54.60’ (min) 20’ step back required.

Provided : 60’ width of 20’ step back

ITEM 9 : Scale of Development:

9.1 Total Lot Area – 15,000 SF

9.2 Allowed Rental FAR 1.3 – 19,500 SF

9.3 Total 2:1 Bonus Housing (Market rate)– 2,769SF

9.4 Total 2:1 Bonus Housing (Affordable Housing) – 5,827SF

9.5 Basement Exempt Area:

Occupied – 23,959 SF

Basement Parking – 10,085 SF

9.6 Total Occupied Area (Excludes Structured Parking) – 54,128 SF

9.7 Total Building Area Including Parking – 64,214 SF

9.8 Total Nightly Rentable SF (Includes 19,500 Allowed + 23,959 Exempt) – 43,459 SF

2.2.15.B.3 Form Standards

ITEM 10: Pedestrian Frontage:

10.1 Trees in Grates

10.1.1 Frontage dimensions

Required : 13.5’ min. from back of curb ; 5’ min. furnishing/planting area ; 6’ min. clear sidewalk width

Provided : 13.5’ min. from back of curb ; 5’ min. furnishing/planting area ; 6’ min. clear sidewalk width

10.1.2 Additional Specifications

Required : Planting type – tree grate ; tree spacing (on center) – 30’ to 40’ ; the furnishing/planting area that is not tree grates shall be hardscape other than slab concrete (e.g. pavers,bricks)

Provided : Complies

ITEM 11: Building Frontage Options : Residential

11.1 Story Height:

Required : Ground story height (min) – 9’

Upper story height (min) – 9’

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

Provided : Ground story height (min) – 11’

Upper story height (min) –11’

Ground Floor elevation – 4’

11.2 Transparency:

Required : Ground story primary street (min) – 40%

Ground story secondary street (min) – 20%

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

Provided : Ground story primary street – greater than 40%

Ground story secondary street – greater than 20%

Upper story, primary/secondary – greater than 20%

11.3 Blank Wall:

11.3.1 Blank wall area, primary street

Required : (max) 35'

Provided : Complies

11.3.2 Blank wall area, secondary street

Required : (max) 35'

Provided : Complies

ITEM 12: Parking Type Options : Underground parking

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

2.2.15.B.5 Scenic Standards

ITEM 13: Exterior Lighting:

13.1 Light Trespass is prohibited.

Site Lighting design prohibits trespass.

13.2 All Light Fixtures over 600 Lumens shall be fully shielded.

All Light Fixtures that are over 600 lumens are fully shielded.

13.3 Max Lumens per sf of site development

Required : 3

Provided : Will Comply

13.4 Lumens per acre of site development (max):

Required : All Fixtures : 50,000

Unshielded Fixtures : 2,000

Provided : Will Comply

13.5 Light Color

Required : ≤ 3000K

Provided : 3000K

ITEM 14: Scenic Resources Overlay (SRO) Standards:

14.1 Light Trespass is prohibited.

Site Lighting design prohibits trespass.

2.2.15.B.6 Natural Hazard to Avoid Noted and will comply

2.2.15.B.7 Signs Noted and will comply

2.2.15.B.8 Grading, Erosion Control, Stormwater Noted and will comply

2.2.15.B.9 Physical Development Permit Required

ITEM 14: > 39,000 SF Required:

- Sketch plan
- Development plan
- Building permit
- DRC review

2.2.15.C 1 Allowed Uses

ITEM 15: Allowed Uses:

15.1 Mixed Uses – Residential/Lodging

2.2.15.C 2 Use Requirements

ITEM 16: Use Requirements:

16.1 Parking:

16.1.1 Residential

Parking Factor – 1.5

Residential Unit Count – 11

Parking Stalls:

Required : 17

16.1.2 Commercial:

Hotel Parking Factor – 0.75

Hotel Unit Count – 67

Parking Stalls:

Required : 51

16.1.3 Disability Parking Spaces

Required : 4

Provided : 4

16.1.4 Electrical Vehicle Supply Equipment (EVSE)

Required : (Other Residential / Lodging)

i. EVSE Capable : 30% -> 78 stalls x 30% = 24 stalls
ii. EVSE Installed : 5% -> 78 stalls x 5% = 4 stalls

Provided :

i. EVSE Capable : 24 stalls (including installed)
ii. EVSE Installed : 4 stalls

16.1.5 Street Parking Credit – nil

TOTAL PARKING REQUIRED : 68

TOTAL PARKING PROVIDED : 78 (including 4 ADA)

2.2.15.C 3 Operational Standards Noted and will comply

2.2.15.D 1 Allowed Subdivision and Development Options Noted

2.2.15.D 2 Residential Subdivision requirements Noted

2.2.15.D 3 Required Subdivision and Development Option Permits Noted

6.6.3 Amount of Affordable Workforce Housing Required

ITEM 17 17.1 Attached Dwelling , Apartment

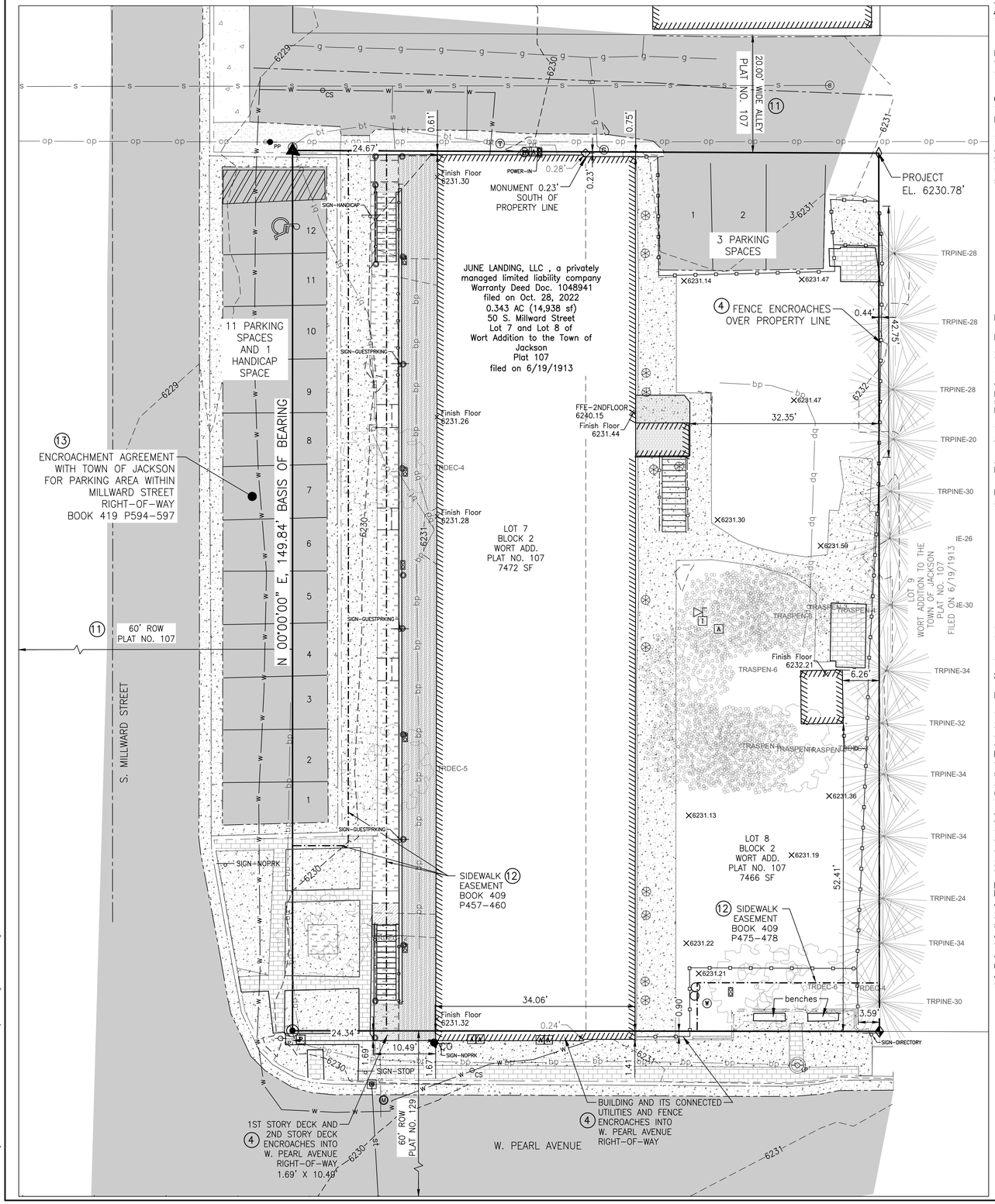
Required : 0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf)))/ 2.176

Provided : 0.4203

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

Required : 0.102 * room

Provided : 5.304



LAYOUT: ALTA PG 1x36x24 — PRINTER/PC3: DWG To PDF.pc3 — PAGE SETUP: ——— — DWG VER: R41 — PLOTTED BY: Wes Van Duser
FILE NAME: S:\Proj\2023-141-01 CDS 5 Millward\23-141 ALTA.dwg — DATE/TIME: 4/8/2024 10:39:16 AM

LEGAL DESCRIPTION

The property surveyed and shown is the same as the property described in Schedule A Item 5 from Title Commitment Order No. 23009781-41 dated November 29, 2023.

Lots 7 and 8 of Block 2 of the First Wort Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 19, 1913 as Plat No. 107.

CERTIFICATE OF SURVEYOR

TO: Old Republic National Title Insurance Company, Jackson Hole Title & Escrow, June Landing, LLC, a privately managed limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1,2,4,5,7(a),8,9,10,11(b),14 and 18 of Table A thereof. The field work was from a survey on November 29 and December 4, 2023.

Professional Land Surveyor
MARK W. VAN DUSER
19374
Date 1-9-24
WYOMING

Date of Map: 1-9-24

Mark Wesley Van Duser, Wyoming Professional Land Surveyor 19374

NOTES:

The undersigned has received and examined copies of the Title Commitment Number 23009781-41 dated November 29, 2023, issued by Jackson Hole Title & Escrow with respect to the subject property, and of each instrument listed therein. The location of each easement, right-of-way, servitude, and other matter affecting title listed in said commitment, to the extent it can be located, has been shown hereon with appropriate recording references.

The property shown in this survey is the same as the property described under Schedule A, of the above-referenced title Insurance commitment.

At the time of survey there was snow and ice cover – features may exist that where not located as part of this survey.

Location of existing utilities determined by observed evidence collected pursuant to Section 5.E.iv. and by underground utility locates marked by NU Locates on 12-4-23.

pursuant to Table A (11.b)

Note to the client, insurer, and lender – With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

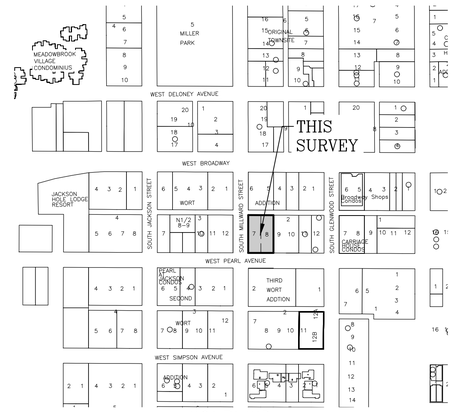
The Setback lines for the property where not included as part of the A.L.T.A./N.S.P.S. Land Title Survey and have not been shown.

There are 14 parking spaces and 1 handicap parking space

Schedule B Part II Exceptions from Coverage
Title Commitment No. 23009781-41, dated 29, November 2023
Exceptions shown on this survey are highlighted below.

1. Affects property, but not a matter of survey.
2. Affects property, but not a matter of survey.
3. No known easements that are not listed.
4. Affects property, the building and its connected utilities, and the lower and upper decks encroach into W. Pearl Avenue right-of-way; the fence encroaches over the easterly property line of Lot 8, all as shown hereon.
5. Affects property, but not a matter of survey.
6. Affects property, but not a matter of survey.
7. Affects property, but not a matter of survey.
8. Affects property, but not a matter of survey.
9. Affects property, but not a matter of survey.
10. Affects property, but not a matter of survey.
11. Affects property, Wort Addition to the Town of Jackson, Plat no. 107, filed on 6/19/1913, with access from Millward Avenue and the 20 foot alley as shown hereon.
12. Affects property, Sidewalk Easement 2:A, Book 409 of Photo, pages 457-460, filed on 11/14/2000, shown hereon; Sidewalk Easement 2:C, recorded in Book 409 of Photo, page 475-478, filed on 11/14/2000, shown hereon. Temporary Construction Easement 2:B, Book 409 of Photo, pages 461-465, filed on 11/14/2000, not shown; Temporary Construction Easement 2:D, recorded in Book 409 of Photo, pages 470-474, filed on 11/14/2000, not shown.
13. Affects property, Encroachment Agreement with the Town of Jackson for the parking area encroaching within the Millward Street right-of-way, recorded in Book 419 of Photo, pages 594-597, filed on 4/11/2001, approximately shown hereon.
14. Affects property, but not a matter of survey.

VERTICAL DATUM BASED ON NAVD88 (GEOID 12B)
PROJECT BENCHMARK NE CORNER OF
LOT 8, BLOCK 2 OF PLAT 107
EL. 6230.78" DERIVED FROM GPS OBSERVATION



VICINITY MAP
NE1/4, SECTION 33
T41N, R116W, 6th P.M.
TOWN OF JACKSON
TETON COUNTY, WY
scale: 1" = 300'

LEGEND

- PROPERTY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- BUILDING
- BACK OF CURB
- CENTERLINE OF ROAD
- FLOWLINE OF CURB
- EDGE OF PAVEMENT
- FENCE LINE
- HAND RAIL
- g — g — UNDERGROUND GAS LINE
- bp — UNDERGROUND POWER
- op — OVERHEAD POWER LINE
- s — UNDERGROUND SEWER LINE
- bt — UNDERGROUND TELEPHONE LINE
- w — w — UNDERGROUND WATER LINE
- AIR VENT
- AIR CONDITIONING UNIT
- BUILDING COLUMN
- CATCH BASIN
- CURB STOP
- ELECTRIC BOX/OUTLET
- ELECTRIC METER
- ELECTRIC VAULT
- FOUND PK
- FOUND PK W/SHINER INSCRIBED "PIERSON PLS 3831"
- FOUND REBAR WITH CAP "UNREADABLE"
- FOUND PVC PIPE
- FOUND 5/8"ø REBAR AND CAP "TODD CEDARHOLM PLS 6447"
- SET NELSON ENGINEERING 5/8"ø REBAR AND CAP INSCRIBED "NELSON ENGR PLS 19374"
- GAS METER
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MONITORING WELL
- POWER POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- SIGN
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- PAVERS

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

of Lot 7 and Lot 8, Block 2
of Wort Addition to the Town of Jackson
Plat No. 107
located within
NE1/4 NE1/4, Section 33
Township 41 North
Range 116 West, 6th P.M.
Town of Jackson
Teton County, Wyoming

REV.	DATE	1/09/2024
	SURVEYED	WV/SG
	ENGINEERED	LR
	DRAWN	SK
	CHECKED	LR
	APPROVED	LR

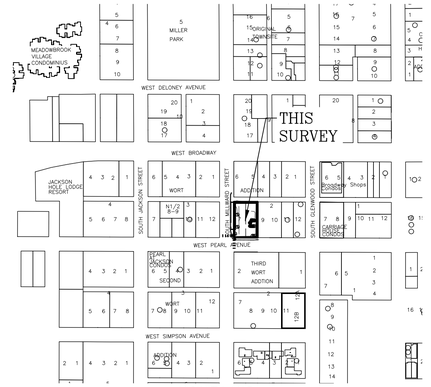
NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: EXISTING SITE PLAN

JOB TITLE: A.L.T.A./N.S.P.S. LAND TITLE SURVEY
50 S. MILLWARD STREET

DRAWING NO: 1

JOB NO: 23-414



VICINITY MAP
NE1/4, SECTION 33
T41N, R116W, 6th P.M.
TOWN OF JACKSON
TETON COUNTY, WY
scale: 1" = 300'

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- FOUND REBAR WITH CAP "UNREADABLE"
- FOUND PVC PIPE
- FOUND 5/8"ø REBAR AND CAP "TODD CEDARHOLM PLS 6447"
- SET NELSON ENGINEERING 5/8"ø REBAR AND CAP INSCRIBED "NELSON ENGR PLS 19374"
- GAS METER
- IRRIGATION CONTROL VALVE
- LIGHT POLE
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- POWER POLE
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VERTICAL DATUM BASED ON NAVD88 (GEOID 12B)
PROJECT BENCHMARK NE CORNER OF
LOT 8, BLOCK 2 OF PLAT 107
EL. 6230.78" DERIVED FROM GPS OBSERVATION

SITE SURVEY

of Lot 7 and Lot 8, Block 2
of Wort Addition to the Town of Jackson
Plat No. 107
located within
NE1/4 NE1/4, Section 33
Township 41 North
Range 116 West, 6th P.M.
Town of Jackson
Teton County, Wyoming

REV.		
1/23/2025		
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	ENGINEERED	DD
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	CHECKED	DD
	APPROVED	DD

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

DRAWING TITLE
EXISTING SITE PLAN

JOB TITLE
DAUNTLESS DEVELOPMENT
THE MILLWARD HOTEL
50 S MILLWARD ST, JACKSON, WY

DRAWING NO C1.0

JOB NO 23-414-03

LAYOUT: EXISTING SITE PLAN&CTOC - PRINTER/PC3: AutoCAD PDF (General Documentation).pc3 - PAGE SETUP: 24x36 PDF INV - Publish - DWG VER: 2510 - PLOTTED BY: Angie Rudolph
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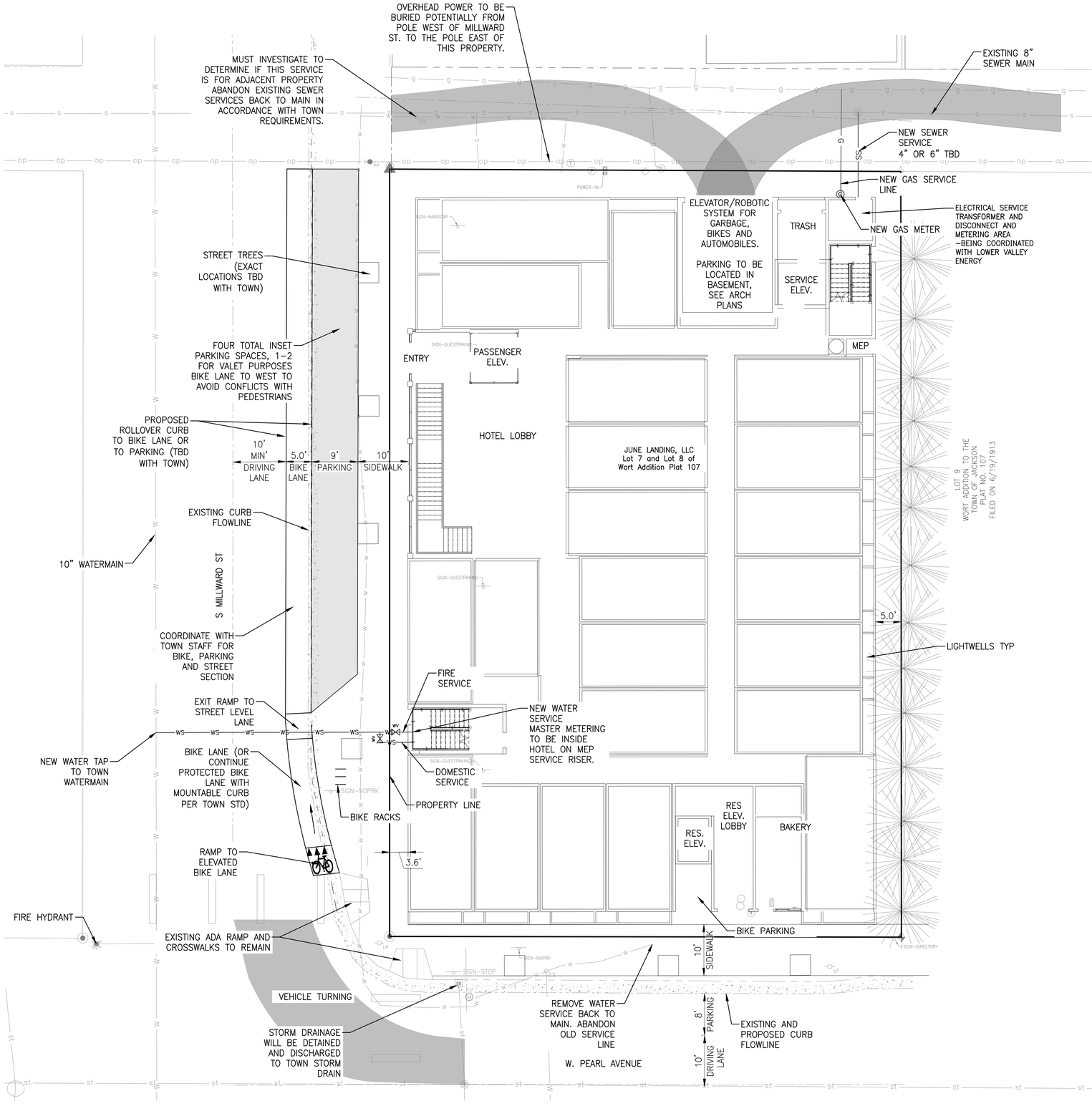

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- DECK – LOWER
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- PAVERS

SITE PLAN

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	CHECKED	DD
	APPROVED	DD

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

DRAWING TITLE
SKETCH PLAN APPLICATION
CIVIL SITE PLAN

JOB TITLE
DAUNTLESS DEVELOPMENT
THE MILLWARD HOTEL
50 S MILLWARD ST, JACKSON, WY

DRAWING NO C2.0

JOB NO 23-414-03

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DATE/TIME: 1/24/2025 9:58:52 AM
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6.5 SECONDS* 25 MPH * 1.467 FPS/MPH = 238.4' REQUIRED SITE DISTANCE

LEGEND

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CLEAR VISION TRIANGLES

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DRAWN	AR	
CHECKED	DD	
APPROVED	DD	

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

DRAWING TITLE
TURNING PLAN

JOB TITLE
DAUNTLESS DEVELOPMENT
THE MILLWARD HOTEL
50 S MILLWARD ST, JACKSON, WY

DRAWING NO C3.0

JOB NO 23-414-03

LAYOUT: TURNING PLANS.DSF3 - PRINTER/PC3: DWG To PDF.pc3 - PAGE SETUP: 24x36 PDF BW - Publish - DWG VER 25 - PLOTTED BY: Angie Rudolph
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