

AGENDA
Design Review Committee
March 12, 2025 – REGULAR MEETING

5:30 PM

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

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS.

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK FOR PUBLIC PARTICIPATION

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

I. To join:

[click link](#)

copy to browser: <https://us02web.zoom.us/j/85097346005?pwd=unLsfcPaXK3ohVIZqirkZwSXNKkNxm.1>

Join at zoom.com with Webinar ID: 850 9734 6005 and Password: 83001

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

- I. P24-180: 460 E Broadway Ave.
Hitching Post Final Conceptual Review (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)
Continued from February 12, 2025
- III. P25-037: 55 W Karns
Final Conceptual Review (Andrew Bowen)

5. MATTERS FROM STAFF

6. ADJOURN

STAFF REPORT



Meeting Date:	March 12, 2024	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Teton County Hospital District	Presenter:	Andrew Bowen
Agenda Item:	(P24-180) 460 E Broadway Ave. The Hitching Post Apartments	Public Comment:	

Purpose and Policy Considerations.

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

Recommendation.

The Applicant is requesting Final Conceptual Review from the DRC.

Project Summary.

The proposed Hitching Post project is a redevelopment of the existing Hitching Post Lodge, owned and operated by St. John's Health. The project involves demolishing the existing lodge and cabins and constructing a new three-story, 72-unit apartment building designed for St. John's Health employees.

The proposed three-story structure is approximately 83,300 square feet and will be wood-framed with a concrete basement for storage and will include three stairwells and a service elevator. It will offer a mix of 22 one-, 48 two-, and two three-bedroom units to accommodate various family sizes, providing stable housing for St. John's Health employees.

The site will include both surface and tuck-under parking, with at least one space per unit. It will also feature diverse open spaces, including active and tranquil courtyards, a plaza, gardens, and green areas for recreation and pets. Resident amenities will include ample storage, a gathering space, and a gear shop for washing and maintaining personal recreation equipment. Designed for efficiency, the building will incorporate high-performance systems, including a well-insulated thermal envelope, energy-efficient lighting, low-flow plumbing, and high-efficiency mechanical systems.

Additionally, the building will house St. John's Health lodging and property offices, ensuring continued service to the hospital community. It will also include a laundry space for maintenance and housekeeping.

Previous DRC Review Comments.

At the regularly scheduled DRC Meeting held on December 12, 2024, the following comments were made:

- Consider design alternatives to create better cohesion between gabled and flat roof elements. The asymmetry of roof angles may require additional study.
- The committee felt the eastern façade versus remaining facades read as different projects.
- Consider design alternatives at northwest corner of the structure, such as incorporating a third story stepback, to help reduce real or perceived massing from the pedestrian level and street façade.
- Continue study of the northeast "porch" feature, particularly the interaction between gabled roof of porch and flat element of upper story.

In general, the DRC was supportive of the proposed design in terms of overall site design, landscaping, courtyards, engaging entrances, and general livability of floor plans. Upon review, the DRC specifically appreciated the overall choice and quality of materials and expressed hope that material quality does not diminish as the project progresses.

This request includes a complete set of revised architectural, engineering, and landscape plans (attached), updated since the conceptual review to address comments from the Design Review Committee.

Preapplication Meeting.

A Preapplication Meeting for the Sketch Plan was held to discuss this project in detail on January 14, 2024. The checklist for this meeting is attached.

Design Change Analysis.

Original Submittal



Revised Submittal



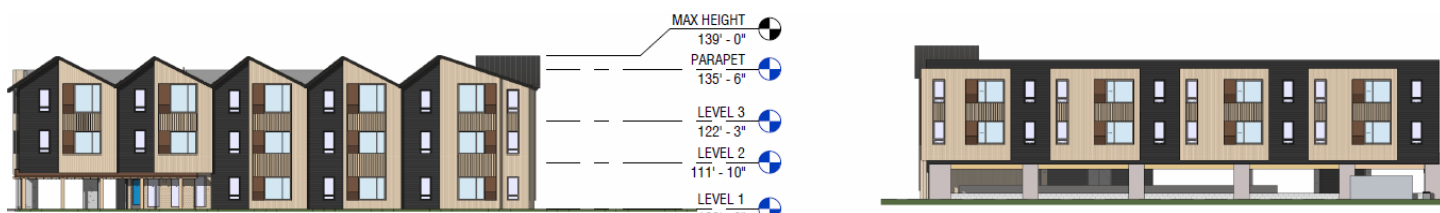
Original Submittal (East Elevation)



Revised Submittal (East Elevation)



Original Submittal (North and South Elevation)



Revised Submittal (North and South Elevation)



Original Submittal (West Elevation)



Revised Submittal (West Elevation)



LDR Compliance.

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—generally meet the requirements of the P/SP zone or will remain unaffected by this proposal.

As was stated previously, the subject property is located in the P/SP zone, which allows for flexibility in building setbacks, form, massing, and height standards. However, as a condition of its rezoning from NM-2 to P/SP in 2022 (P22-053), the project must comply with certain NM-2 standards as shown below:

- *The 1.65-acre subject property located at 460 East Broadway shall be subject to the following dimensional standard requirements of the NM-2 District, as modified in this recommendation, and as the NM-2 Zone may be amended from time to time:*
 - a. Structure setbacks;*
 - b. Building height of up to 39' but with consideration for the dimensional standards of neighboring zones;*
 - c. 3 story limit;*
 - d. Site development setbacks;*

- e. Parking setbacks;*
- f. LSR of 21% but not 70% in first 1/3 of property;*
- g. Parking and*
- h. Design review.*

- *Neither the entire parcel nor any individual units (whether an ARU, apartment, or otherwise), nor any interest of either of the foregoing, can be sold separately from the St. John's Health campus, which for purposes of this condition means the property currently addressed as 625 East Broadway Avenue.*
- *The future redevelopment of the site shall be subject to a Development Plan process as provided in the LDRs.*
- *[Project shall have] dark sky compliant exterior lighting.*

Street Wall and Public Space.

As previously proposed, the project includes plant unit screening and a detached sidewalk along the pedestrian frontage. The resident and visitor entrance, including an ADA ramp, is located at the front (north) of the building near the public ROW, providing a clear point of entry. Ground-floor resident amenities include a patio, lawn, grill area, dog run, and community fire pit.

Composition and Massing.

The proposed three-story structure includes approximately 83,000 square feet of habitable floor area, including some basement space, resulting in a Floor Area Ratio (FAR) of approximately 0.80.

The applicant notes that the eastern façade incorporates larger cutouts and a more dynamic floor plan on each level, creating a distinct rhythm and material application compared to the other elevations.

Height.

As noted, the building's maximum height must comply with NM-2 standards for each roof slope category. The current design meets the 39' maximum for pitched roof elements, and the flat roof portions, including parapet walls, have been adjusted to adhere to the 35' height limit since the previous submittal.

Materials.

The current proposed building materials are the same as originally proposed and include:

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

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

Vision Statement:

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

General Design Guideline Principles:

A. Public Space

1. Use

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

2. Location

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

3. Connections

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

4. Scale & Variety

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

5. Screening

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

B. Composition

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

C. Massing

1. Mass & Height

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

2. Additive & Subtractive Massing

Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together.

Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

Sky plane techniques, balconies that partially step into the building and partially cantilever out away from the building face.

Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3. Volume Complexity

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

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

4. Roofs

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

D. Street Wall

1. Connected Network of Comfortable and Inviting Pedestrian Paths

- Project should generally be built to the property lines at the sides and along the street frontage. There should be no voids in the street wall except for the circumstances described below.

- It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- Vehicle entrances to underground or rear parking areas may be acceptable but should be minimized to avoid conflicts with pedestrians.

E. Materials

1. Application of Materials:

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

2. Materials Selection

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



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: St Johns Health, Hitching Post Housing Development Project
Physical Address: 460 E Broadway Avenue
Lot, Subdivision: Parcel B, Map T-74A PIDN: 22-41-16-34-2-00-001

PROPERTY OWNER.

Name: Teton County Hospital District Phone: _____
Mailing Address: 460 E Broadway Avenue, Jackson, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Hal Hutchinson, HH Land Strategies, LLC Phone: 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014
E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

☒ Other: DESIGN REVIEW
_____ 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 #: P24-188 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?

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

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

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

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

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

Hal Hutchinson
Signature of Property Owner or Authorized Applicant/Agent
Hal Hutchinson
Name Printed

Feb 17, 2025
Date
Agent
Title

My commission expires:

HH LAND STRATEGIES, LLC

PO Box 1902, Wilson, WY 83014

307-699-0265 - HAL@HHLANDSTRATEGIES.COM

February 17, 2024

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

Dear Mr. Anthony,

HH Land Strategies, LLC in association with Shopworks Architecture are pleased to submit the enclosed request for a Design Review Committee Review for the St Johns Health, Hitching Post Housing project, located at 460 East Broadway, Town of Jackson, Wyoming (Parcel B, Map T-74A, PIDN 22-41-16-34-2-00-001). With this submittal we are requesting the final review of Development Plan architectural plans be held by the Design Review Committee at their March 12, 2025 hearing.

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

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

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

On December 11, 2024, the Town Design Review committee completed a conceptual review of the Hitching Post project. Included with this request is a complete set of architectural plans including engineering and landscape plans all of which have been revised since the conceptual review to address and respond to comments made by the Design Review Committee.

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

Sincerely,



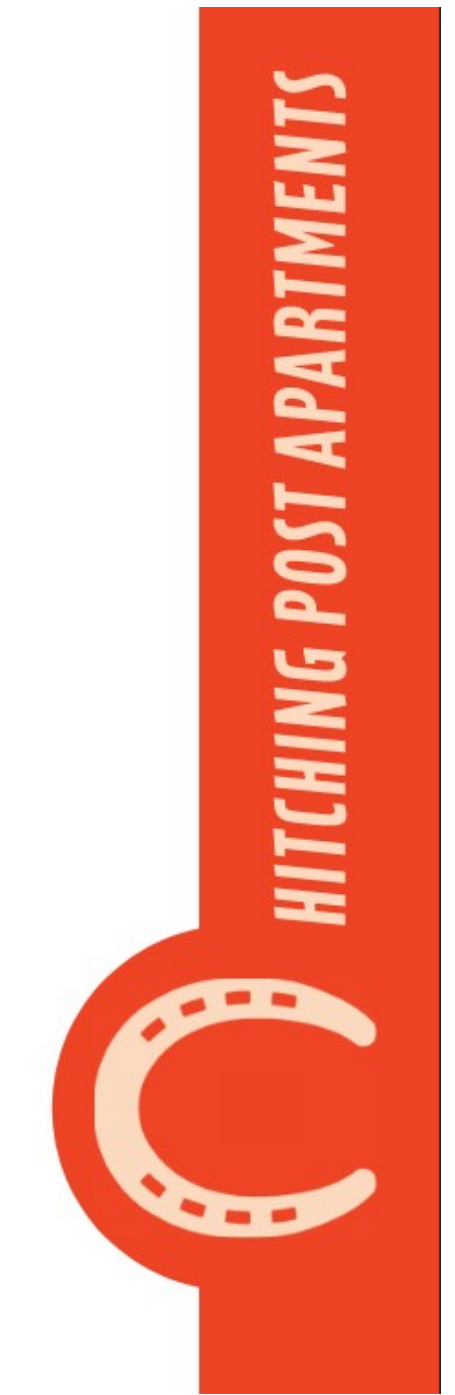
Hal Hutchinson



HITCHING POST APARTMENTS

460 EAST BROADWAY
JACKSON, WY 83001

DESIGN REVIEW COMMITTEE
02.17.2025



DRAWN: SW
REVIEWED: KM
DATE: 02.17.2025
PROJECT #: 24008
FILE:
SHEET TITLE:
COVER SHEET

SCALE:

NO. DEV-01

PROGRAM MATRIX

HITCHING POST APARTMENTS																							
Unit Description				Unit Calculations								First Floor			Second Floor			Third Floor					
Unit type	Description	Unit Count	Kitchen Type	Bath Type	Av. Unit NRA	Av. Unit NLA	Av. Balcony	# of Balc.	Total Balc.	Unit GLA w/balc.	NLA	GLA	Unit Count	NLA/ Floor	GLA/Floor	Unit Count	NLA/ Floor	GLA/Floor	Unit Count	NLA/ Floor	GLA/Floor		
One Bedroom Units																							
1.1	1 Bedroom, 1 Bath	15	TBD	TBD		622	0	0	0	622	9,330	9,330	3	1,866	1,866	6	3,732	3,732	6	3,732	3,732	15	
1.2	1 Bedroom, 1 Bath (Bridge)	2	TBD	TBD		654	0	0	0	654	1,308	1,308	0	0	0	1	654	654	1	654	654	2	
1.3	1 Bedroom, 1 Bath (End)	2	TBD	TBD		664	0	0	0	664	1,328	1,328	0	0	0	1	664	664	1	664	664	2	
1.4A	1 Bedroom, 1 Bath (Type A)	3	TBD	TBD		628	0	0	0	628	1,884	1,884	1	628	628	1	628	628	1	628	628	3	
2.1	2 Bedroom, 1.5 Bath	38	TBD	TBD		835	0	0	0	835	31,730	31,730	8	6,680	6,680	15	12,525	12,525	15	12,525	12,525	38	
2.2	2 Bedroom, 1.5 Bath (Corner)	3	TBD	TBD		899	0	0	0	899	2,697	2,697	1	899	899	1	899	899	1	899	899	3	
2.3	2 Bedroom, 1.5 Bath (Corner)	3	TBD	TBD		853	0	0	0	853	2,559	2,559	1	853	853	1	853	853	1	853	853	3	
2.4A	2 Bedroom, 1 Bath (Type A)	2	TBD	TBD		846	0	0	0	846	1,692	1,692	0	0	0	1	846	846	1	846	846	2	
2.5	2 Bedroom, 1 Bath	2	TBD	TBD		846	0	0	0	846	1,692	1,692	0	0	0	1	846	846	1	846	846	2	
3.1	3 Bedroom, 2 Bath	2	TBD	TBD		1,493	0	0	214	1,707	2,986	3,414	0	0	0	1	1,493	1,707	1	1,493	1,707	2	
Sub-total One Bedroom units		22	31%						0	214		57,206	57,634	14	10,926	10,926	29	23,140	23,354	29	23,140	23,354	72
Sub-total Two Bedroom units		48	67%	Type A Units	5	7%																	
Sub-total Three Bedroom units		2	3%	Type B Units	67	93%																	
Total Units		72	100%																				
RESIDENTIAL SUMMARY												First Floor		Second Floor		Third Floor		0		TOTAL			
TOTAL UNITS												14		29		29		23,354		23,426			
TOTAL BEDROOMS																							
SQUARE FOOTAGE SUMMARY												First Floor		Second Floor		Third Floor		0					
Average Unit GLA																							
Average Unit NLA																							
												NLA		57,206		23,140		23,140					
												GLA		57,634		23,354		23,354					
												Amenity Area		1,701									
												Office Area		1,643									
												Circulation and Support		2,851		5,014		5,014					
SUBTOTAL GLA + ACCESSORY												73,857		17,121		28,368		28,368					
BUILDING EFFICIENCY												64%		82%		82%							
BASEMENT STORAGE AREA												11,523											
COVERED PARKING / BRIDGE												11,906											
GBA												97,286											
PARKING SUMMARY																							
TOTAL PARKING PROVIDED												76											

DEFINITIONS
NET RENTABLE- The area of a living unit is measured from the inside faces of the corridor and exterior walls and from the inside faces of the partitions separating
NET LEASABLE= Outside face of exterior/ Centerline of Units/ Corridor side of Units.

Blue = Formula - Do not Edit

DRC SHEET INDEX		
Sheet Number	Sheet Name	DRC SUBMITTAL 06.17.2025
ARCHITECTURE		
DEV-01	COVER SHEET	X
DEV-02	PROGRAM MATRIX / INDEX	X
DEV-03	VICINITY MAP	X
DEV-04	SITE PLANS	X
DEV-05	FLOOR PLANS	X
DEV-06	AREA PLANS	X
DEV-07	BUILDING ELEMENTS	X
DEV-08	UNIT PLANS	X
DEV-09	ELEVATIONS	X
DEV-10	ELEVATIONS	X
DEV-11	RENDERED ELEVATIONS	X
DEV-12	RENDERING NORTHEAST	X
DEV-13	RENDERING NORTHWEST	X
DEV-14	RENDERING ENTRY	X
DEV-15	MATERIAL BOARD	X
LANDSCAPE		
LS-001	LANDSCAPE EXHIBIT	X
LS-101	LANDSCAPE PLAN	X

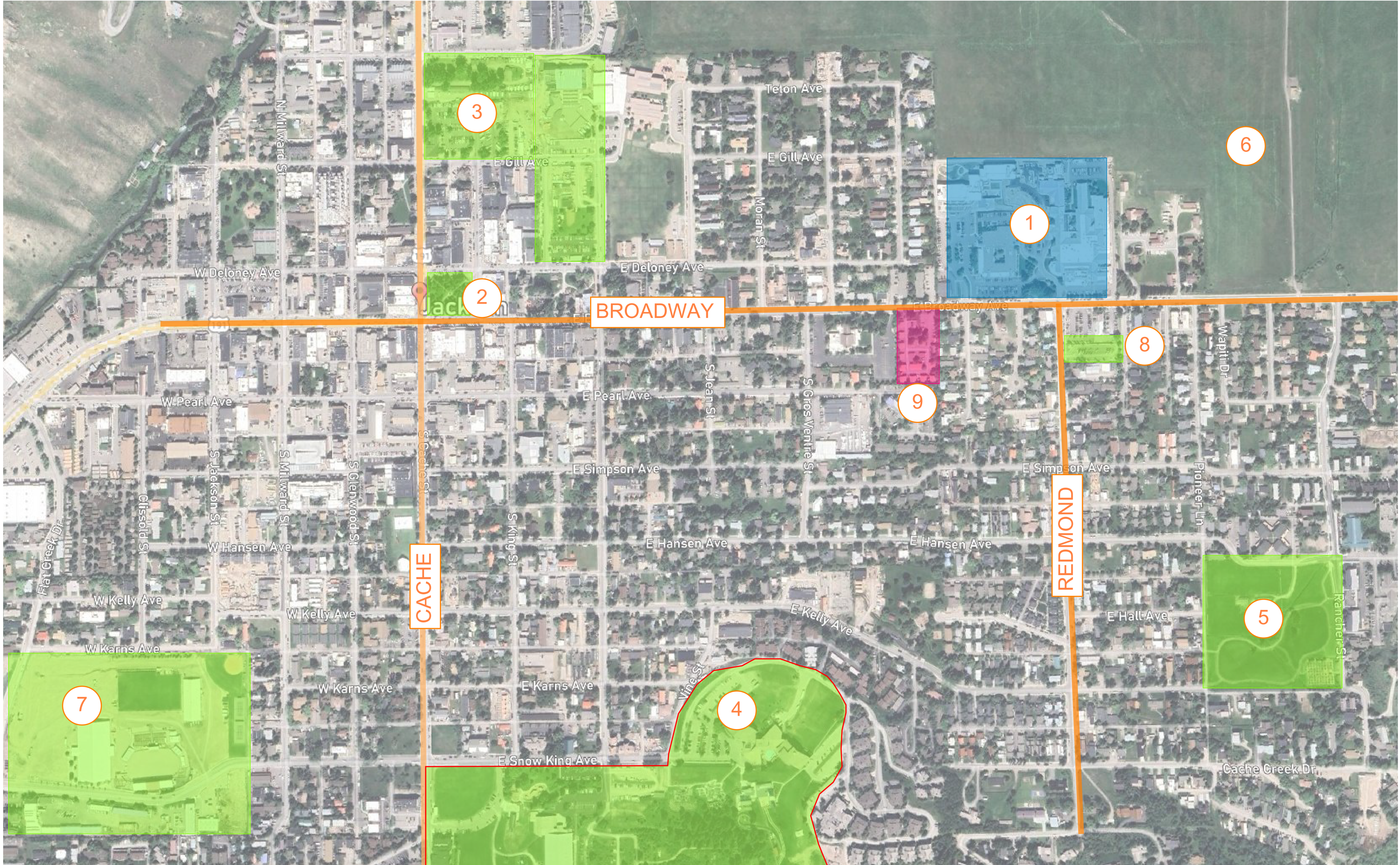


DRAWN: SW
REVIEWED: KM
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PROJECT #: 24008
FILE: DRC SUBMISSION
SHEET TITLE: PROGRAM MATRIX / INDEX

SCALE:

NO. DEV-02





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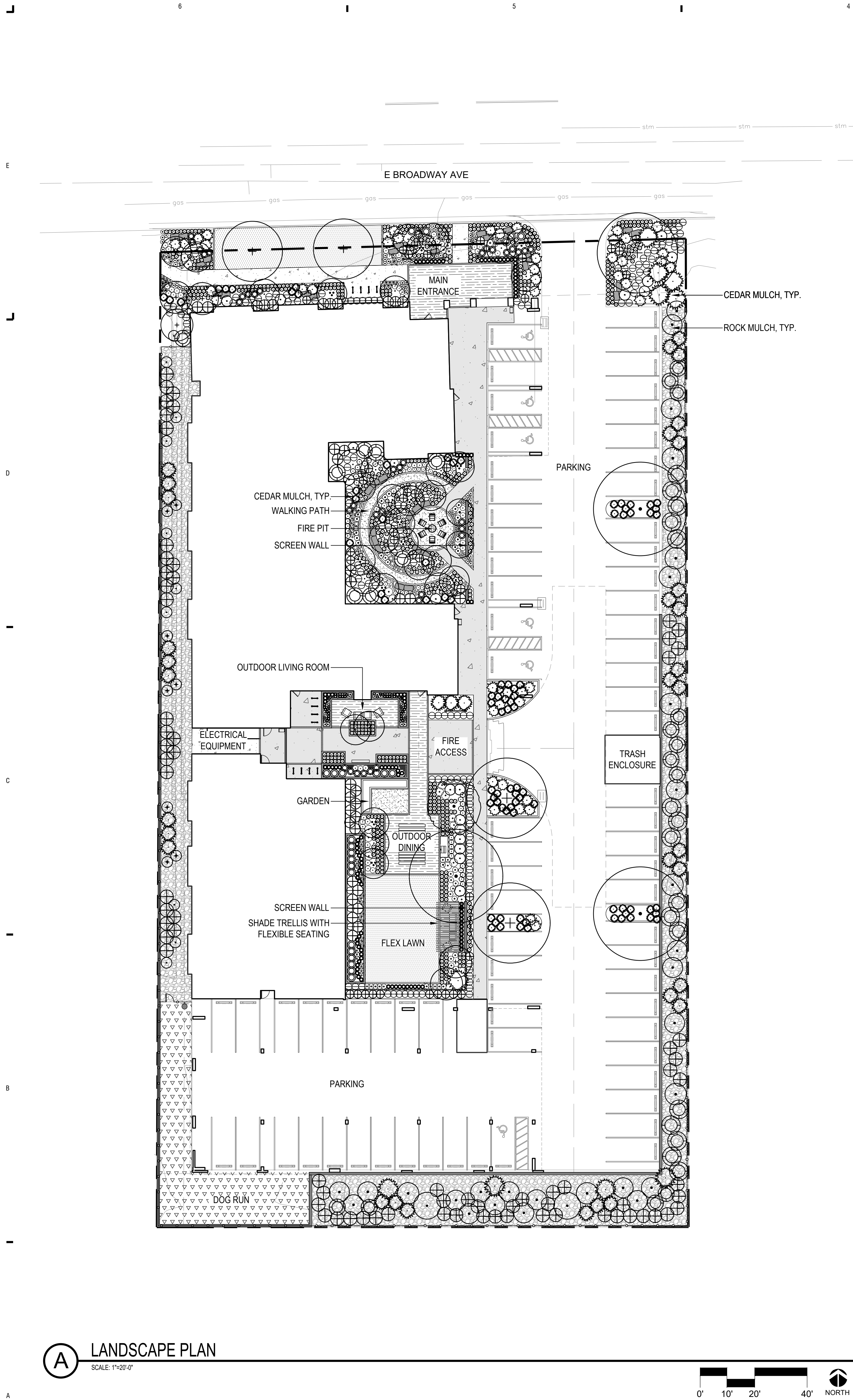
- 1 ST. JOHN'S HEALTH
- 2 JACKSON TOWN SQUARE
- 3 TETON COUNTY PARKS AND RECREATION
- 4 SNOW KING MOUNTAIN
- 5 MAY PARK
- 6 NATIONAL ELK REFUGE
- 7 JACKSON HOLE RODEO
- 8 SHARED PARKING LOCATION
- 9 HITCHING POST APARTMENTS

DRAWN: SW
REVIEWED: KM
DATE: 02.17.2025
PROJECT #: 24008
FILE:
SHEET TITLE: VICINITY MAP

SCALE:

NO. DEV-03





PLANTING NOTES

- 1. PLANT MATERIAL WILL CONSIST PRIMARILY OF NATIVE AND REGIONALLY ADAPTED SPECIES TO ENHANCE SITE RESILIENCE, REDUCE WATER DEMAND, AND SUPPORT LOCAL WILDLIFE.
- 2. ALL PLANTS WILL BE SELECTED FOR THEIR ABILITY TO THRIVE IN JACKSON, WY'S HIGH-ALTITUDE CLIMATE, SEASONAL TEMPERATURE EXTREMES, AND WELL-DRAINED SOILS, MINIMIZING THE NEED FOR EXCESSIVE MAINTENANCE AND IRRIGATION.
- 3. TREES, SHRUBS, AND PERENNIALS WILL BE PLACED IN GROUPINGS THAT MIMIC NATIVE PLANT COMMUNITIES, PROMOTING ECOLOGICAL FUNCTION AND VISUAL COHESION WITH THE SURROUNDING LANDSCAPE.
- 4. PLANT MATERIAL SHALL BE LOCALLY SOURCED WHEN POSSIBLE TO ENSURE REGIONAL ADAPTABILITY AND SUPPORT LOCAL NURSERY STOCK.
- 5. LANDSCAPE DESIGN WILL INCORPORATE WILDLAND-URBAN INTERFACE (WUI) BEST PRACTICES, INCLUDING FUEL REDUCTION ZONES, FIRE-RESISTANT PLANT SELECTION, AND ADEQUATE DEFENSIBLE SPACE AROUND STRUCTURES TO MINIMIZE FIRE RISK.

IRRIGATION NOTES

- 1. PLANT MATERIAL WILL BE GROUPED INTO LATERAL ZONES BASED ON SIMILAR WATER REQUIREMENTS TO REDUCE OVERALL WATER CONSUMPTION WHILE ALLOWING PLANTS TO SUSTAIN HEALTHY, VIGOROUS GROWTH. LAWN AREAS WILL BE IRRIGATED WITH ROTARY POP-UPS AND ALL PLANTING BED WILL BE IRRIGATED WITH DRIP IRRIGATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES					
	GLA	5	Acer glabrum	Rocky Mountain Maple	3" Cal.
	MSS	2	Acer miyabei 'Morton'	State Street™ Miyabe Maple	3" Cal.
	ABM	3	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	3" Cal.
	WCB	1	Betula pendula 'Laciniata'	Weeping Cutleaf Birch	3" Cal.
	CEL	3	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3" Cal.
	JUG	13	Juglans nigra	Black Walnut	3" Cal.
	ANG	18	Populus tremuloides	Quaking Aspen	3" Cal.
	ANC	16	Populus tremuloides 'Clump Form'	Clump Form Quaking Aspen	3" Cal.
DECIDUOUS SHRUBS					
	SSK	8	Amelanchier alnifolia	Saskatoon Serviceberry	5 gal.
	SER	4	Amelanchier canadensis	Shadblow Serviceberry Multi-trunk	5 gal.
	ABS	20	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5 gal.
	MMC	20	Cercocarpus ledifolius	Curl-leaf Mountain Mahogany	5 gal.
	RAB	28	Chrysothamnus nauseosus	Rubber Rabbitbrush	5 gal.
	RDW	38	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	5 gal.
	AFD	35	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	5 gal.
	COR	73	Cornus sericea sericea	Red Twig Dogwood	5 gal.
	SHC	24	Dasiphora fruticosa floribunda	Shrubby Cinquefoil	5 gal.
	NMO	11	Physocarpus monogynus	Mountain Ninebark	5 gal.
	CEN	16	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	5 gal.
	MSR	38	Spiraea splendens	Meadowsweet Rose	5 gal.
EVERGREEN SHRUBS					
	ARC	46	Arctostaphylos uva-ursi	Kinnikinnick	5 gal.
	TWS	9	Artemisia tridentata	Big Sagebrush	5 gal.
	CSN	36	Ceanothus velutinus var. velutinus	Ceanothus Snowbrush	5 gal.
	PAX	72	Paxistima myrsinites	Mountain Lover	5 gal.
	PHJ	14	Picea engelmannii 'Hexenbesen Jasper'	Jasper Engelmann Spruce	5 gal.

LEGEND:

ENHANCED PAVING 1		LANDSCAPE BOULDER	
ENHANCED PAVING 2		GARDEN BOXES	
ENHANCED PAVING 3		PLANTER WALL	
CRUSHER FINES		CONCRETE SCREEN WALL	
ROCK MULCH		ORNAMENTAL FENCING	
IRRIGATED TURF		PRIVACY FENCING	
PROPERTY LINE		BIKE RACKS	
EDGER		SITE FURNISHINGS	

GRASSES					
	BGS	19	Bouteloua curtipendula	Side Oats Grama	1 gal.
	BGG	663	Bouteloua gracilis	Blue Grama Grass	1 gal.
	THG	51	Deschampsia cespitosa	Tufted Hair Grass	1 gal.
	SLG	58	Eragrostis trichodes	Sand Lovegrass	1 gal.
	FES	29	Festuca idahoensis	Idaho Fescue	1 gal.
	NTG	10	Hesperostipa comata	Needle and Thread Bunchgrass	1 gal.
	PDG	140	Sporobolus heterolepis	Prairie Dropseed	1 gal.
PERENNIALS					
	YCO	23	Achillea millefolium	Western Yarrow (Native)	1 gal.
	NGH	4	Agastache urticifolia	Nettleleaf Giant Hyssop	1 gal.
	ANT	46	Antennaria parvifolia	Small-leaf Pussytoes	1 gal.
	COR	15	Aquilegia caerulea	Rocky Mountain Blue Columbine	1 gal.
	AQY	3	Aquilegia flavescens	Yellow Columbine	1 gal.
	ARF	43	Artemisia frigida	Fringed Sagebrush	1 gal.
	ARL	35	Artemisia ludoviciana	White Sagebrush	1 gal.
	ASC	18	Asclepias speciosa	Showy Milkweed	1 gal.
	NWP	26	Castilleja angustifolia	Northwestern Paintbrush	1 gal.
	CHA	18	Chamerion angustifolium	Fireweed	1 gal.
	HUM	36	Epilobium canum	Hummingbird Trumpet	1 gal.
	SFB	25	Eriogonum umbellatum	Sulfurflower Buckwheat	1 gal.
	ENG	13	Eucephalus engelmannii	Engelmann's Aster	1 gal.
	GER	24	Geranium richardsonii	Richardson's Geranium	1 gal.
	PSM	12	Geum triflorum	Prairie Smoke	1 gal.
	PWA	22	Penstemon cyananthus	Wasatch Penstemon	1 gal.
	SPH	16	Phacelia sericea	Silky Phacelia	1 gal.
	PRI	53	Primula parryi	Rocky Mountain Primrose	1 gal.
	TNG	6	Solidago velutina	Threenerve Goldenrod	1 gal.

PLANT UNITS

LANDSCAPE AREA SITE REQUIREMENT	20,681 SF / 1,000	21 UNITS
PARKING LOT REQUIREMENT	74 PARKING SPACES / 8	10 UNITS
TOTAL REQUIRED UNITS		31 UNITS

PLANT QUANTITY (ALTERNATE 'A')

	PLANT UNIT	REQUIRED	PROPOSED
3" CAL TREES	31 UNIT x 1 =	31	49
6'-8" LARGE SHRUBS / MULTI-STEM TREES	31 UNIT x 6 =	186	186
#5 CONTAINER SHRUBS	31 UNIT x 4 =	124	306

BIKE PARKING

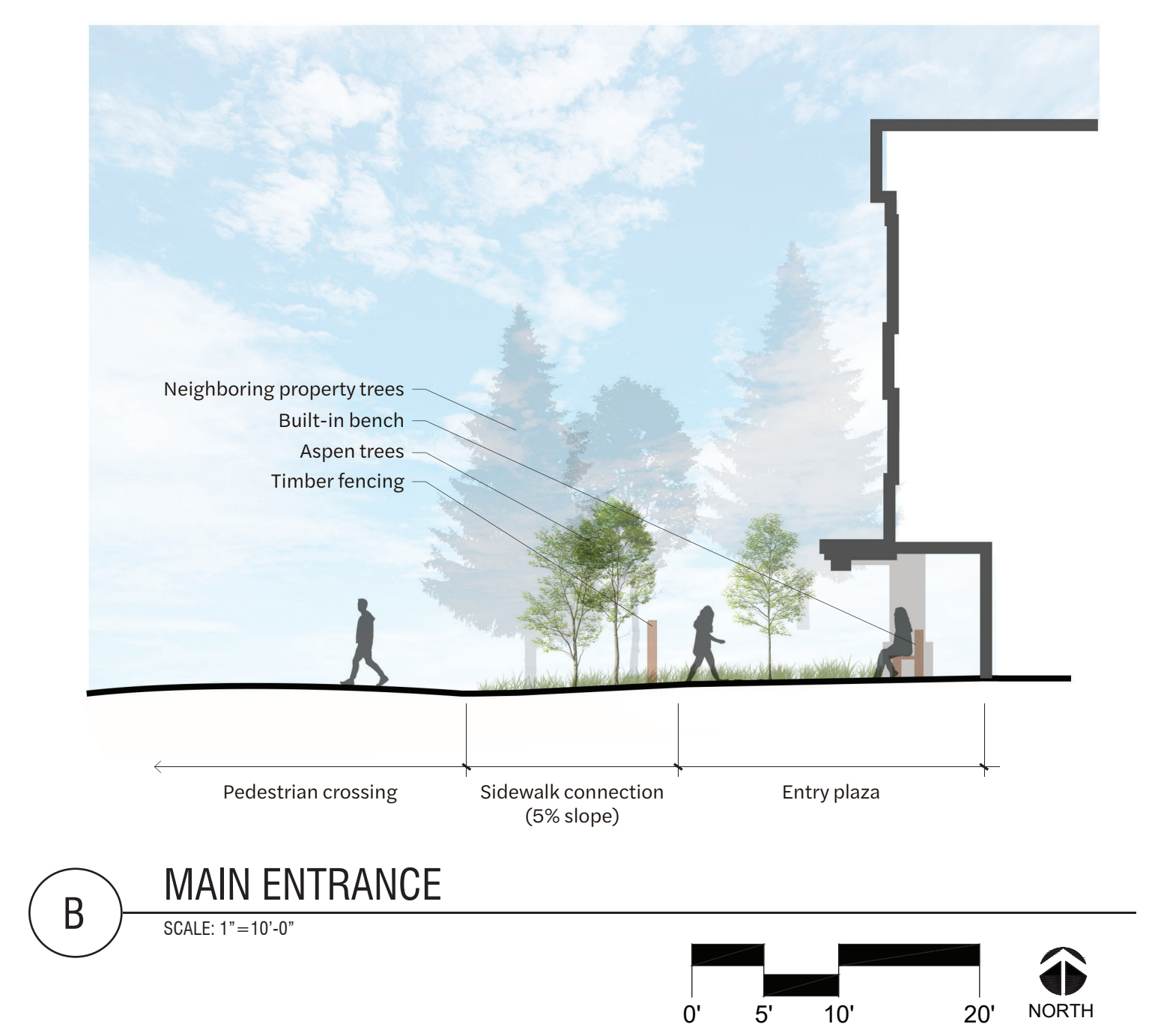
	PLANT UNIT	REQUIRED	TOTAL
ON-SITE BIKE PARKING	0.75 x 124 UNITS	93 BIKES	
SHORT TERM BIKE PARKING	0.25 x 93	24 BIKES	24 BIKES
SHORT TERM BIKE RACKS (2 BIKES/RACK) =		12 BIKE RACKS	

A LANDSCAPE PLAN
SCALE: 1"=20'-0"

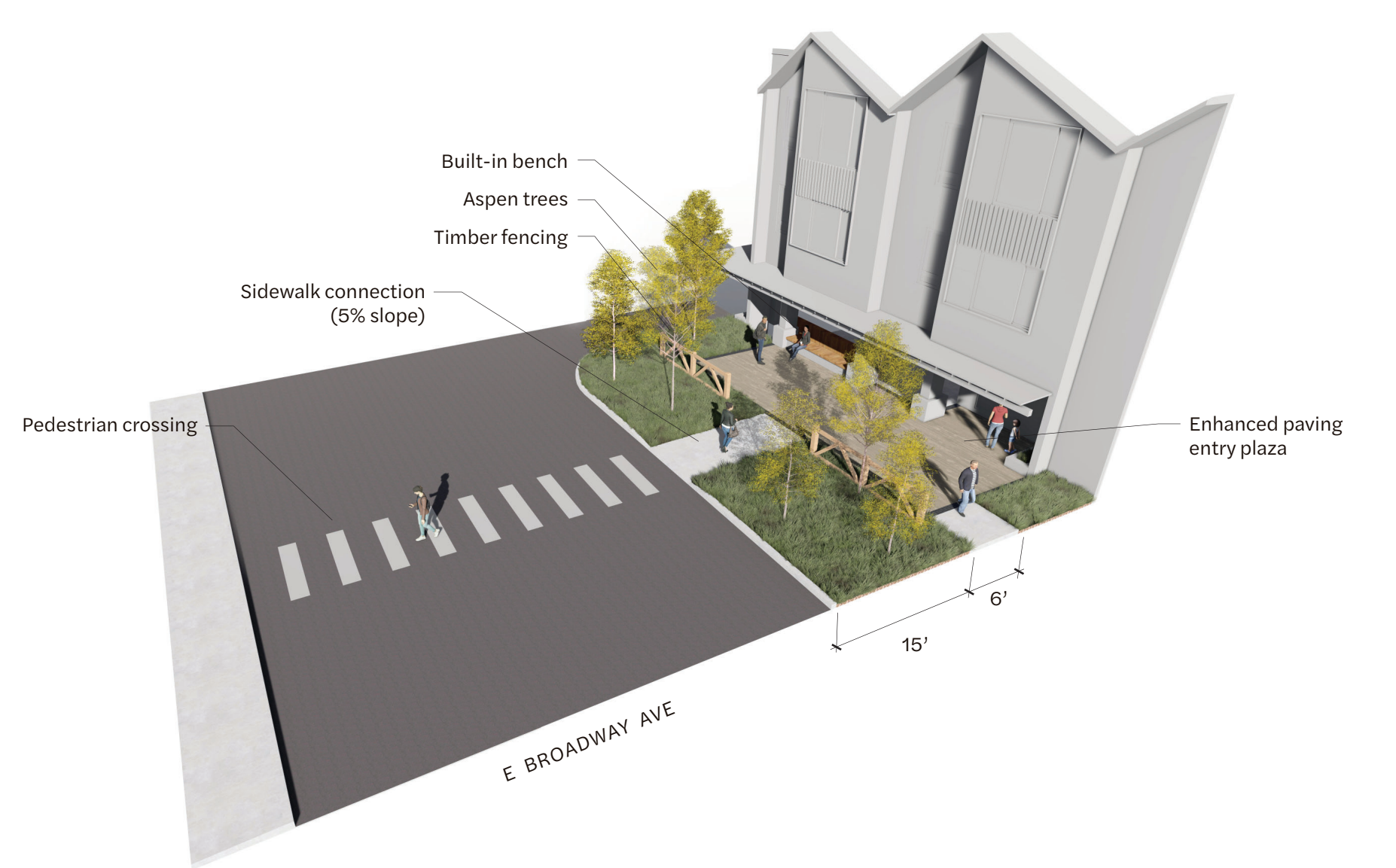




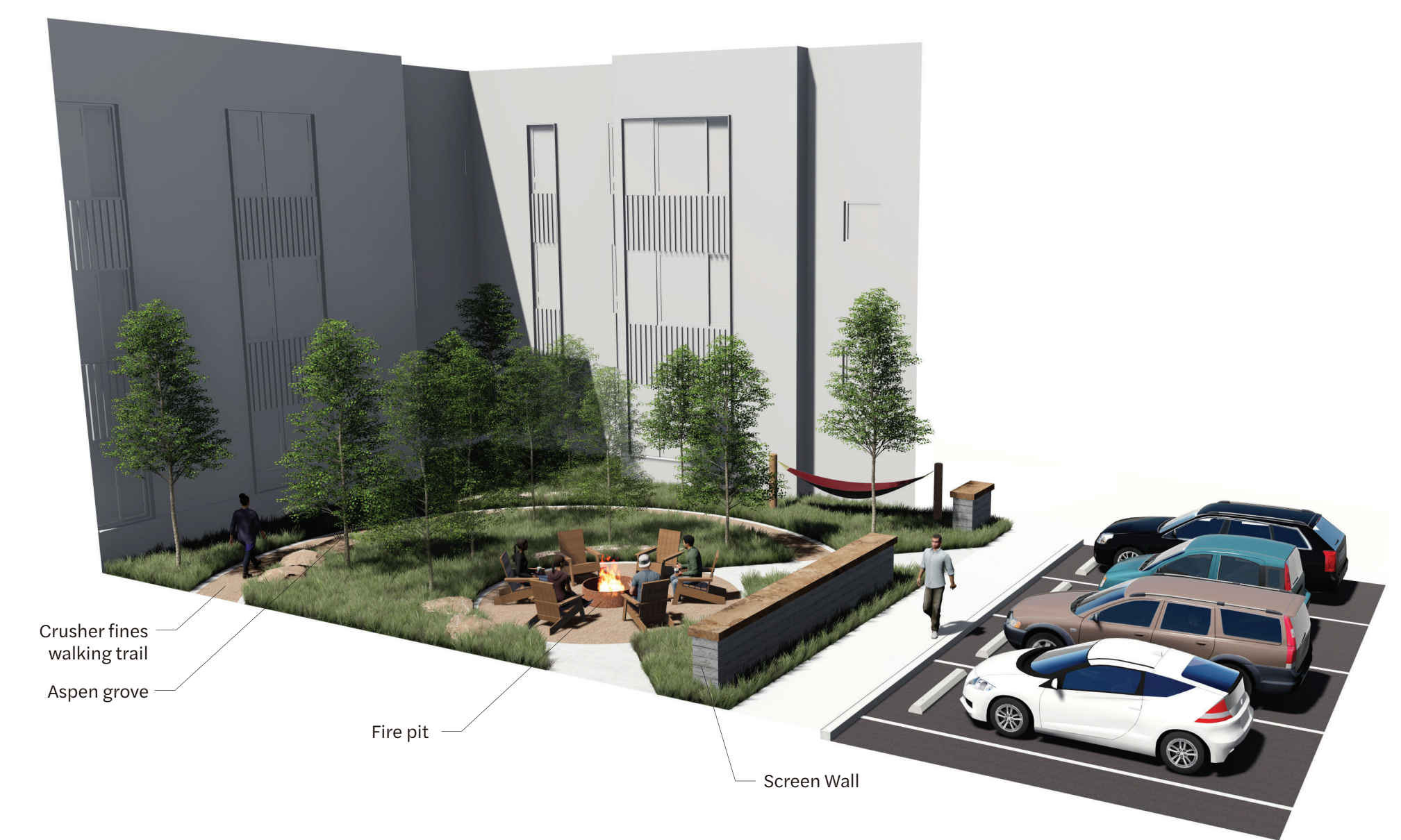
A LANDSCAPE PLAN
SCALE: 1"=20'-0"



B MAIN ENTRANCE
SCALE: 1"=10'-0"



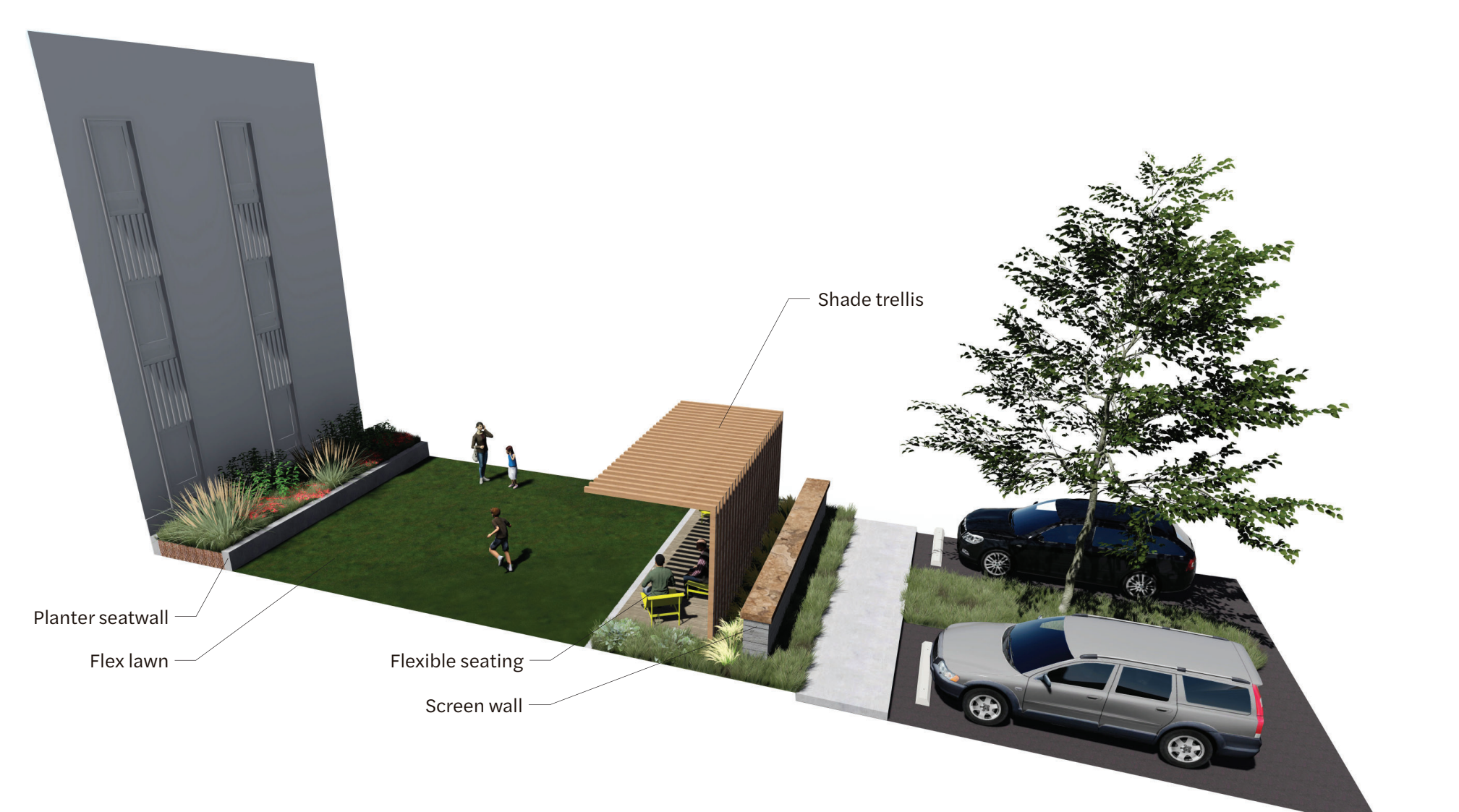
1 MAIN ENTRANCE
SCALE: N.T.S.



2 ASPEN GROVE TRAIL + FIREPIT
SCALE: N.T.S.



3 OUTDOOR LIVING ROOM
SCALE: N.T.S.



4 FLEX LAWN + SHADE TRELLIS
SCALE: N.T.S.

SHAW
CONSTRUCTION

BLUELINE
PROPERTY MANAGEMENT

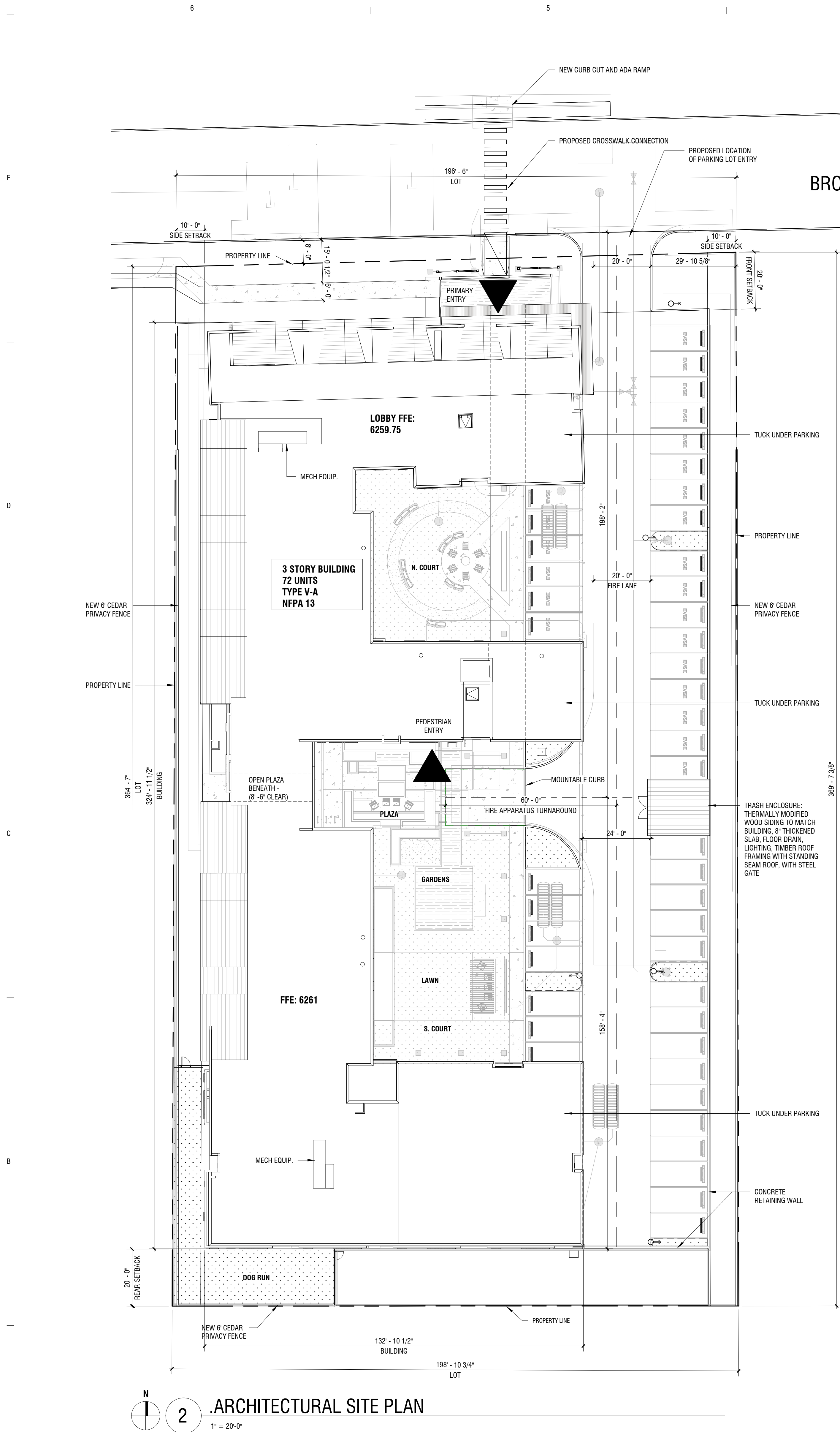
StJohn's
HEALTH

flow
design collaborative

JORGENSEN

HITCHING POST APARTMENTS

DRAWN: AE
REVIEWED: CH
DATE: 02.17.2025
PROJECT #: 24008
FILE: DEVELOPMENT PLAN
SHEET TITLE: LANDSCAPE EXHIBIT
SCALE: As Indicated
NO.



PROVIDED PARKING ON-SITE

STANDARD	STANDARD PARKING SPACE
38	
HC VAN	
2	
HC STANDARD	
3	
EVS	5% INSTALLED, 30% EV CAPABLE
33	
Grand total: 76	

PARKING NOTES

PARKING REQUIREMENTS (PER SECTION 6.2 OF JACKSON LDR)

REQUIRED SPACES: 108 TOTAL SPACES (72 * 1.5)

EV CAPABLE: 33 SPACES (108 * .3)

EV INSTALLED: 6 SPACES (108 * .05)

ACCESSIBLE SPACES: 5 REQUIRED

STANDARD SPACES: 64 REQUIRED

SHARED PARKING: 26 SPACES

REQUIRED BICYCLE PARKING

75 PER BEDROOM: 83 (124 * .75)

25% SHORT TERM: 23

75% LONG TERM: 70

LONG TERM BICYCLE PARKING IN BASEMENT STORAGE UNITS

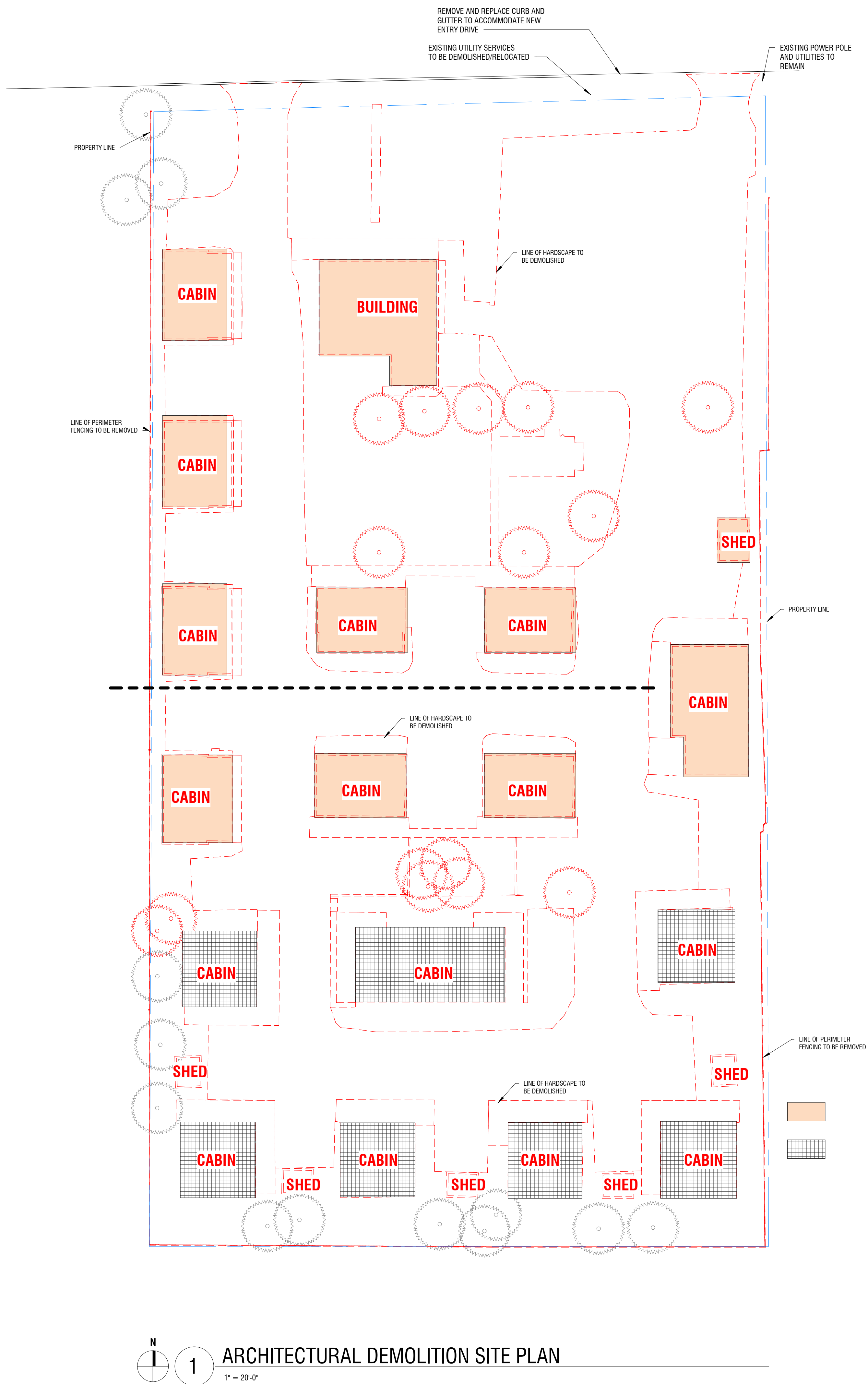
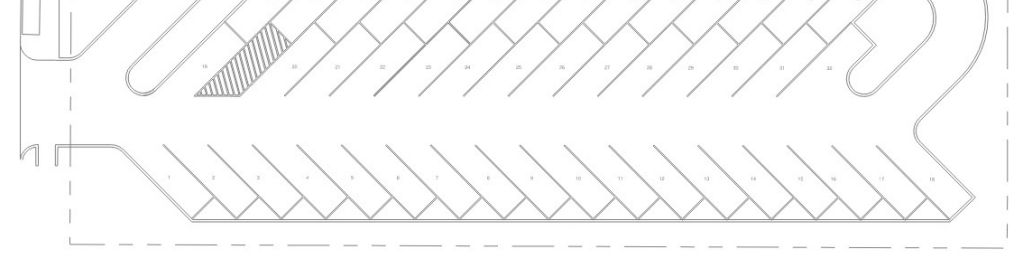
SHORT TERM PARKING PROVIDED ON SITE

SHARED PARKING AVAILABLE NEAR REDMOND AND BROADWAY

(ADJACENT TO JACKSON HOLE BAPTIST CHURCH)

RE: DEV 03 ITEM #8

46 SPACES AVAILABLE.



SITE DEMOLITION NOTES

- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC.
- REMOVE EXISTING ON-SITE TREES THAT ARE IN CONFLICT WITH NEW CONSTRUCTION.
- REMOVE ALL EXISTING UNDERGROUND UTILITIES IN CONFLICT WITH NEW CONSTRUCTION OR ABANDONED.

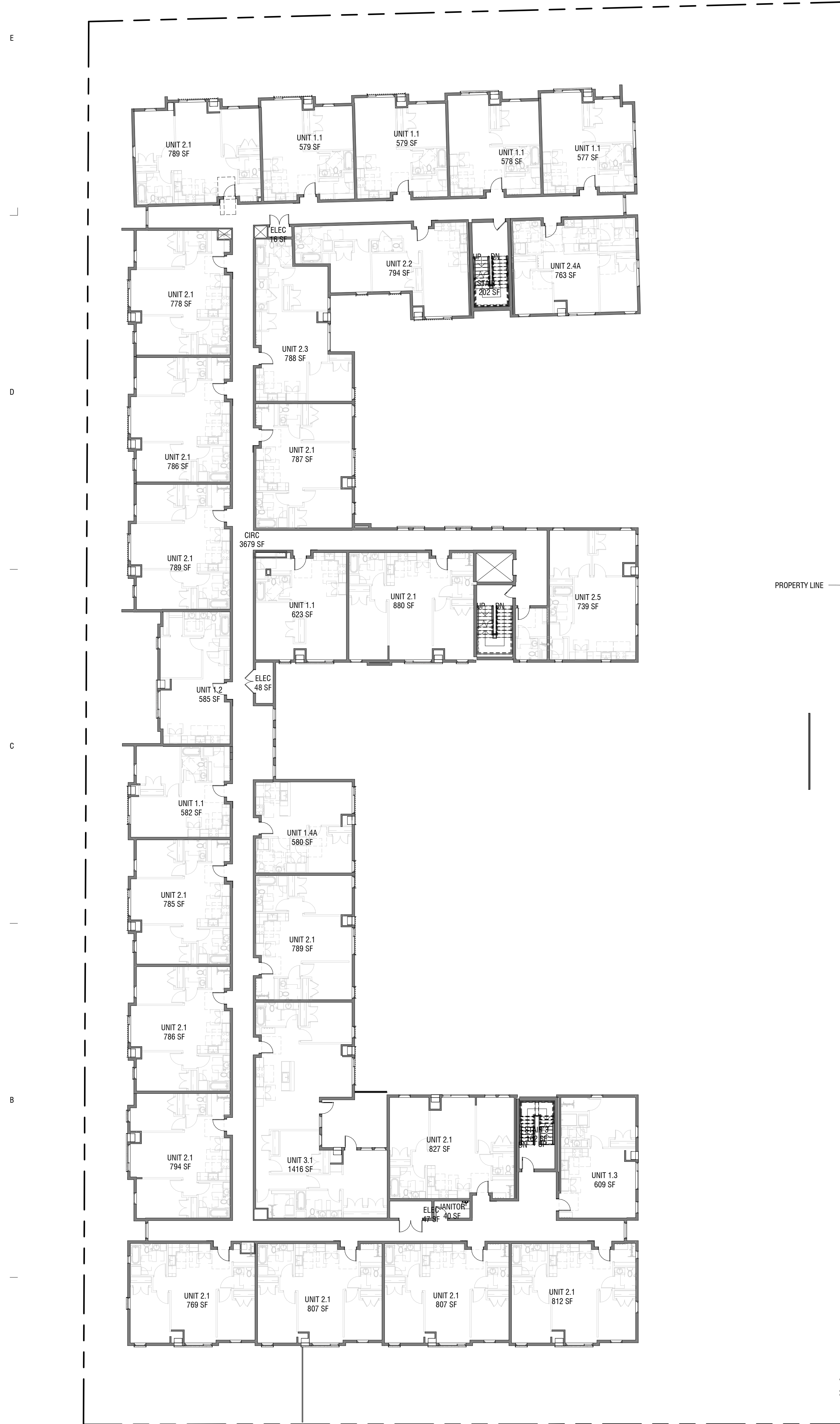
SITE LEGEND

- CABINS TO BE DEMOLISHED IN PHASE 1
- CABINS TO BE DEMOLISHED IN PHASE 2

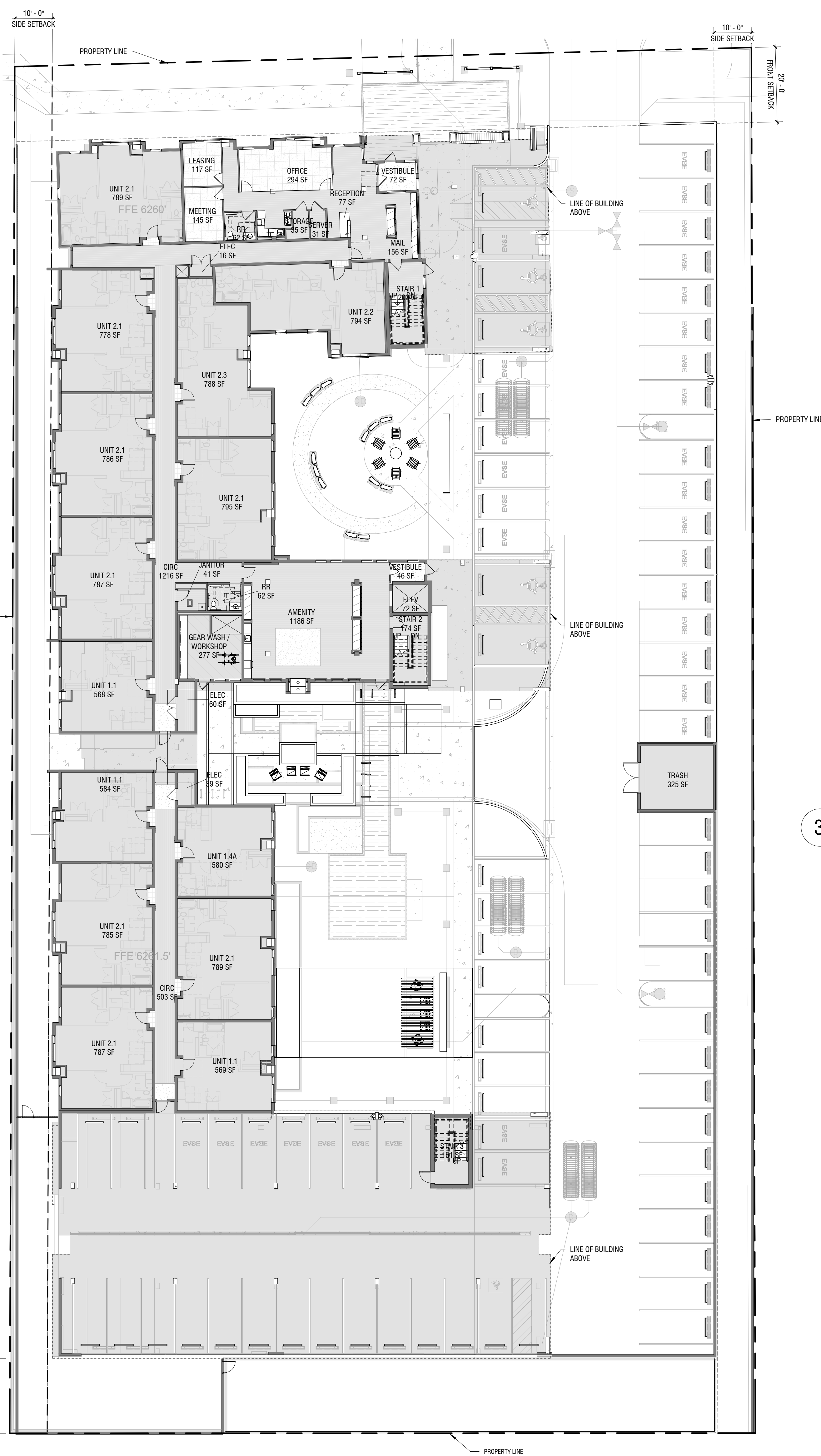
DRAWN: SW
REVIEWED: KM
DATE: 02.17.2025
PROJECT #: 24008
FILE: SITE PLANS
SHEET TITLE:

SCALE: As Indicated

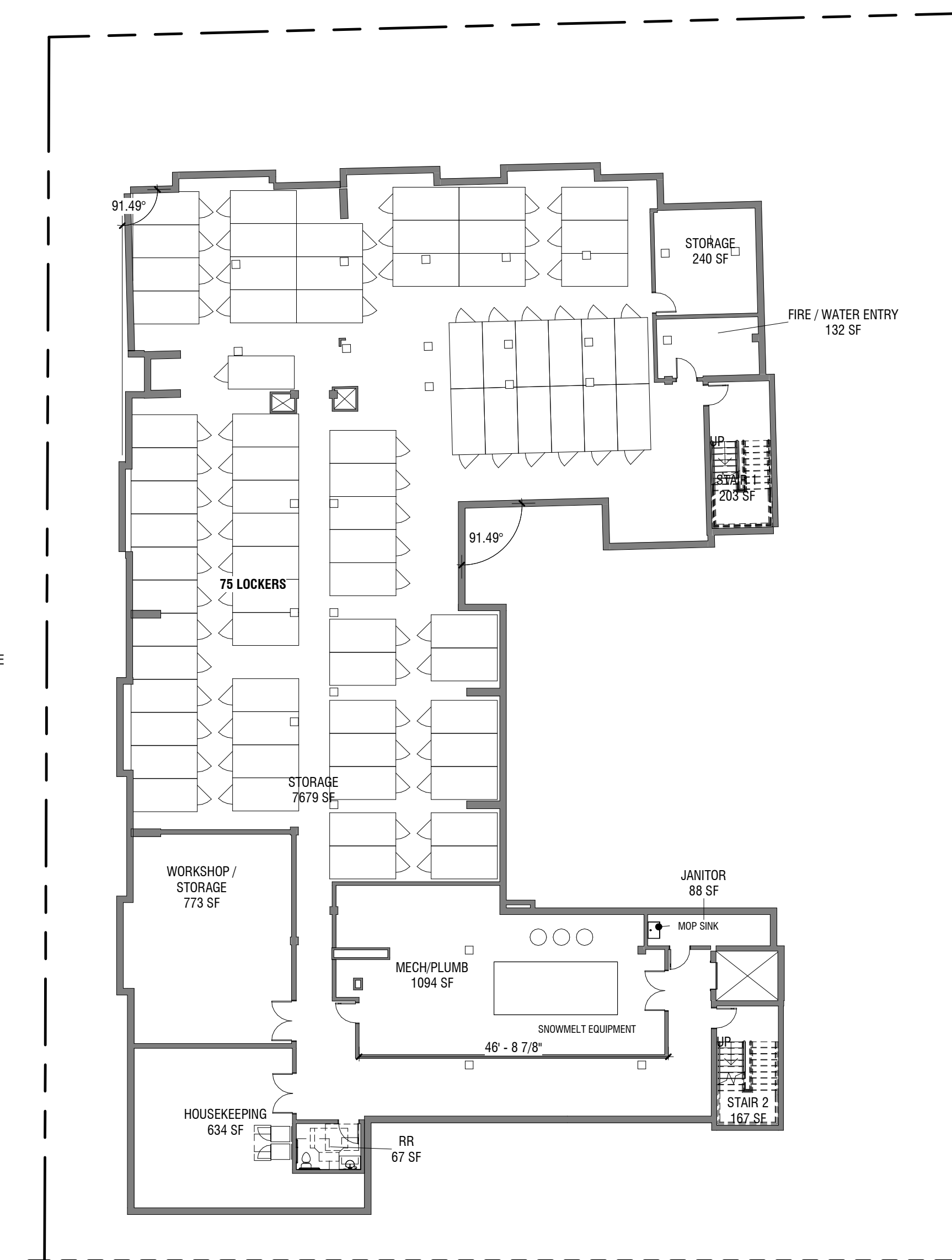
NO. DEV-04



1 LEVEL 2 -3 TYPICAL PLAN
1/16" = 1'-0"



2 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"



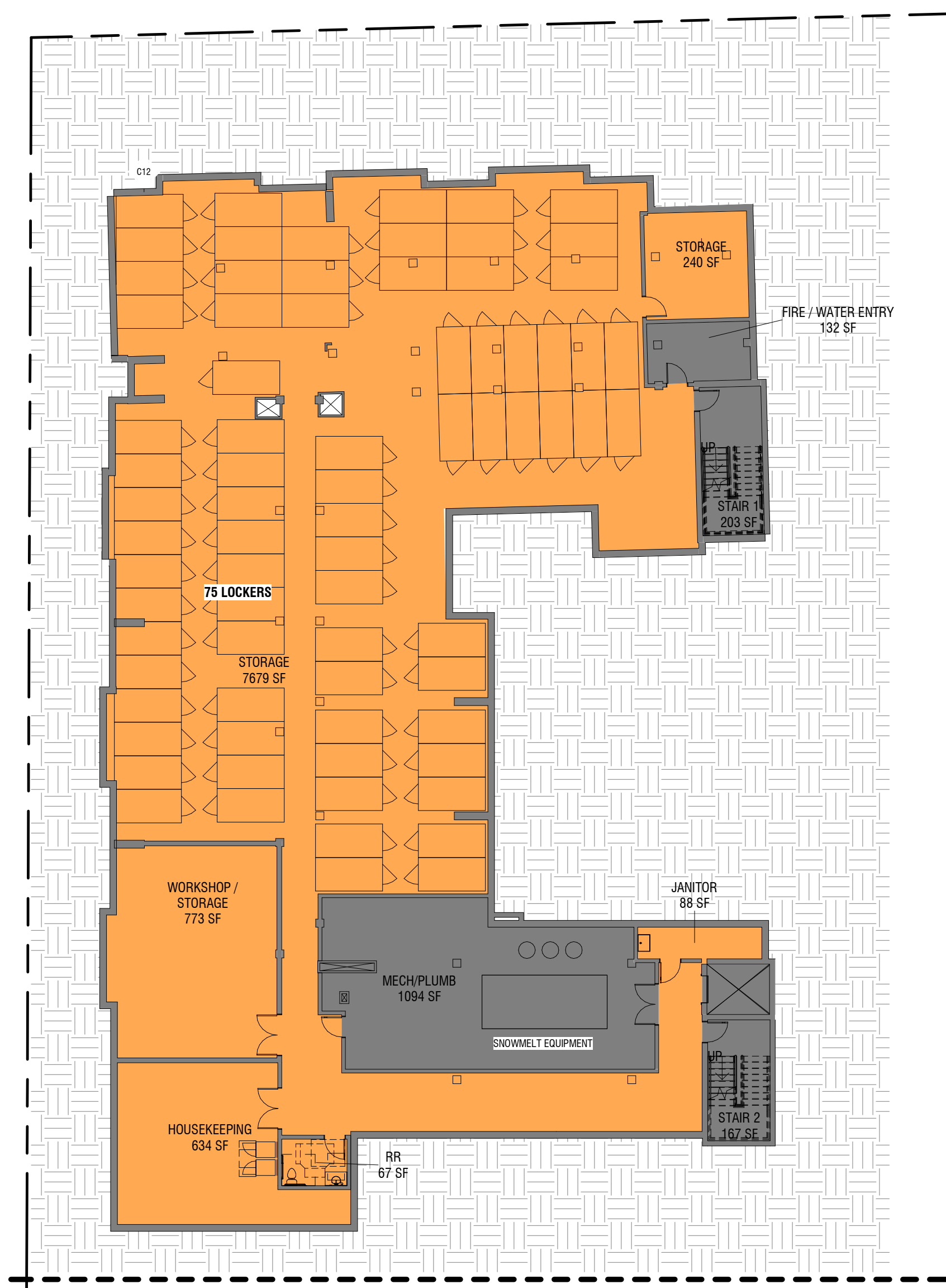
3 BASEMENT PLAN
1/16" = 1'-0"



1 LEVEL 2-3 TYPICAL PLAN
1/16" = 1'-0"



2 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"



3 BASEMENT PLAN
1/16" = 1'-0"

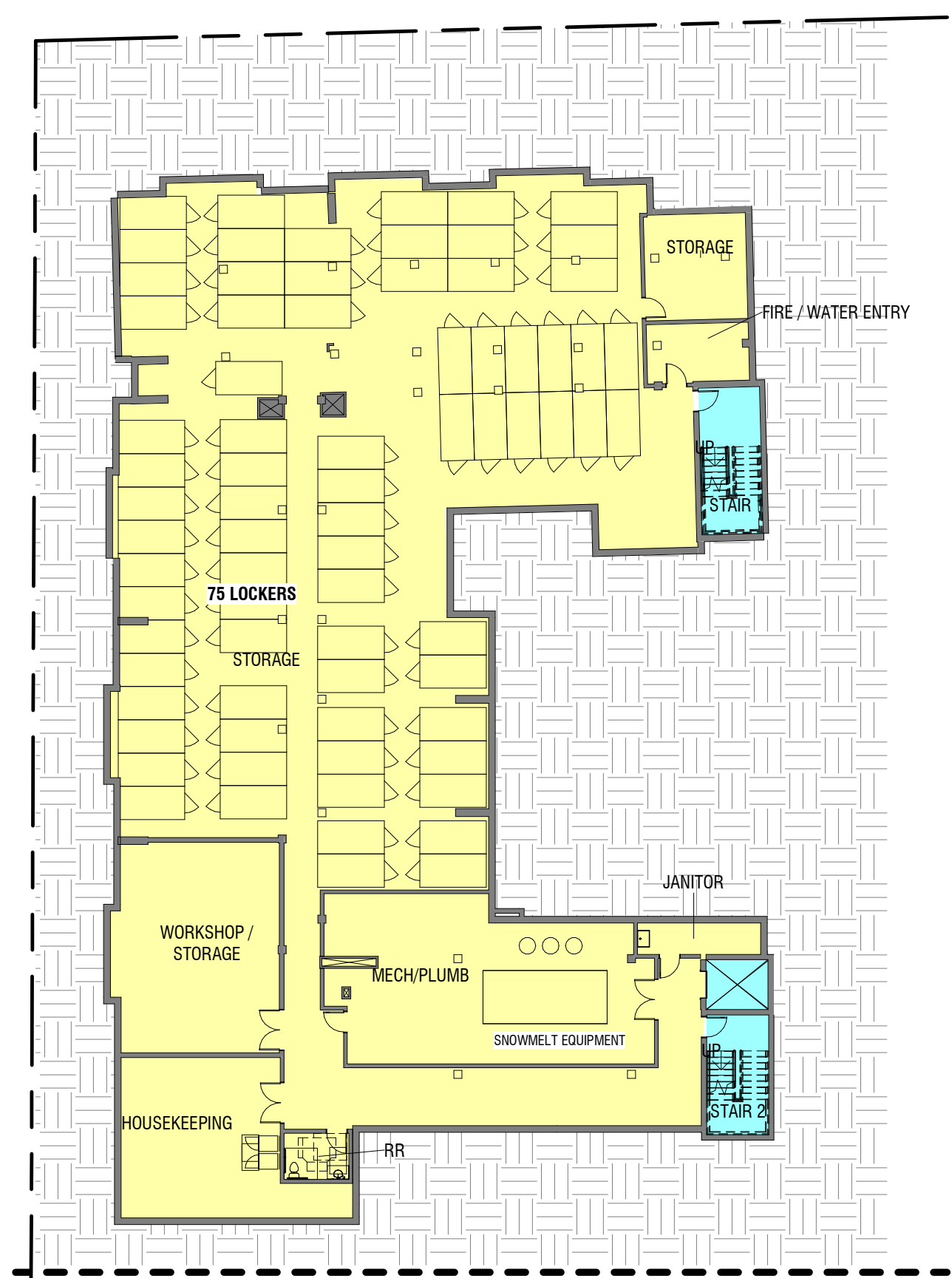
HABITABLE AREAS		
BASEMENT	HABITABLE NON-HABITABLE	9,682 SF 1,561 SF
LEVEL 1	HABITABLE NON-HABITABLE	16,066 SF 620 SF
LEVEL 2	HABITABLE NON-HABITABLE	27,796 SF 620 SF
LEVEL 3	HABITABLE NON-HABITABLE	27,796 SF 620 SF



1 LEVEL 2-3 TYPICAL PLAN
3/8" = 1'-0"



2 LEVEL 1 FLOOR PLAN
3/8" = 1'-0"



3 BASEMENT PLAN
3/8" = 1'-0"



RENDERED AMENITY AREA VIEW



RENDERED MAIL AREA VIEW

BUILDING ELEMENT LEGEND	
	WOOD TRUSS + GLUE LAM COLUMNS AND BEAMS
	CROSS LAMINATED FLOOR SYSTEM
	CROSS LAMINATED STAIR CORES
	CONCRETE STAIR CORE
	WOOD TRUSS + CONCRETE COLUMNS AND STEEL BEAMS

DRAWN: SW
REVIEWED: KM
DATE: 02.17.2025
PROJECT #: 24008
FILE: DRG SUBMISSION
SHEET TITLE: BUILDING ELEMENTS

SCALE: As Indicated

NO. DEV-07



UNIT 3.1 PLAN
(2 UNITS)



UNIT 2.3 PLAN
(3 UNITS)



UNIT 2.2 PLAN
(3 UNITS)



UNIT 2.1 (2.4A & 2.5 SIM)
(42 UNITS)



UNIT 1.3 PLAN
(2 UNITS)



UNIT 1.2 PLAN
(2 UNITS)



UNIT 1.1 (1.4A SIM)
(18 UNITS)

UNIT SCHEDULE	
UNIT 1.1	15
UNIT 1.2	2
UNIT 1.3	2
UNIT 1.4A	3
UNIT 2.1	38
UNIT 2.2	3
UNIT 2.3	3
UNIT 2.4A	2
UNIT 2.5	2
UNIT 3.1	2
Grand total:	72

DRAWN: SW
REVIEWED: KM
DATE: 02.17.2025
PROJECT #: 24008
FILE: DRG SUBMISSION
SHEET TITLE: UNIT PLANS

SCALE:



1 EAST ELEVATION
3/32" = 1'-0"



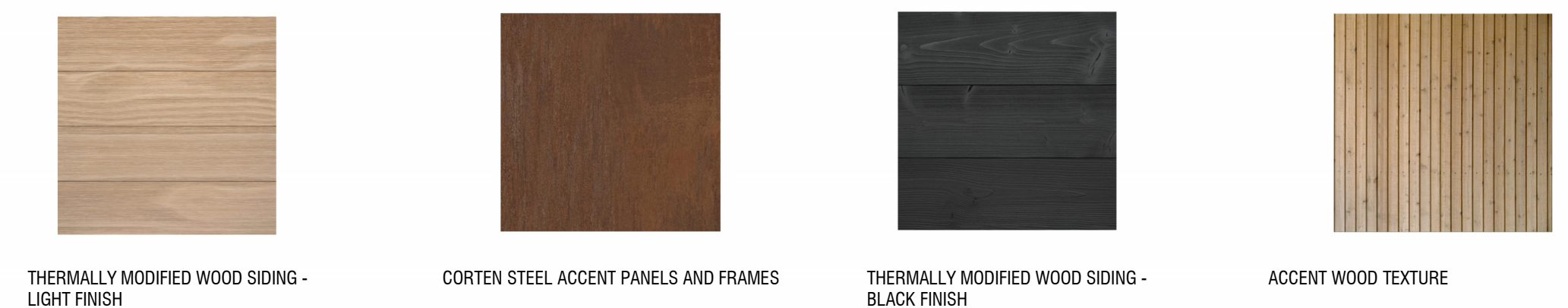
2 NORTH ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"





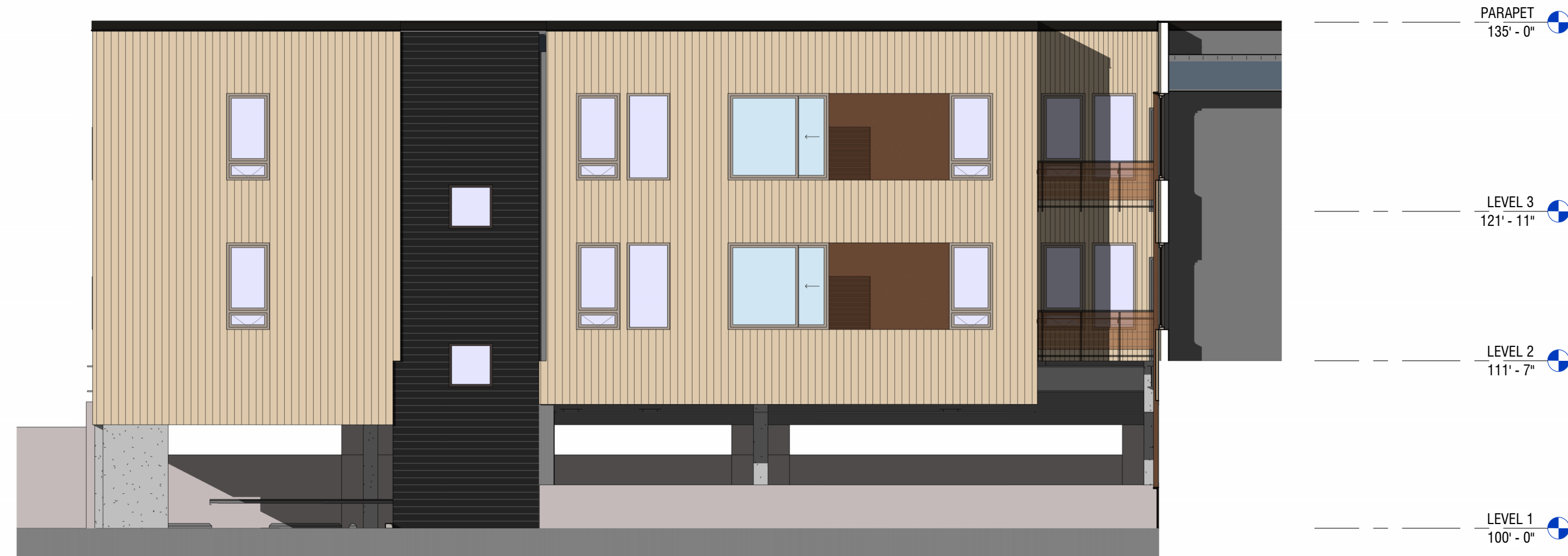
1 ELEVATION AT COURTYARD NORTH
1/8" = 1'-0"



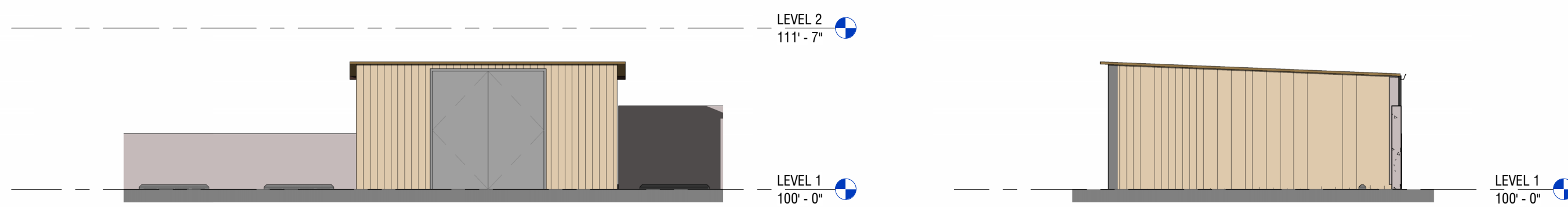
2 ELEVATION AT COURTYARD SOUTH
1/8" = 1'-0"



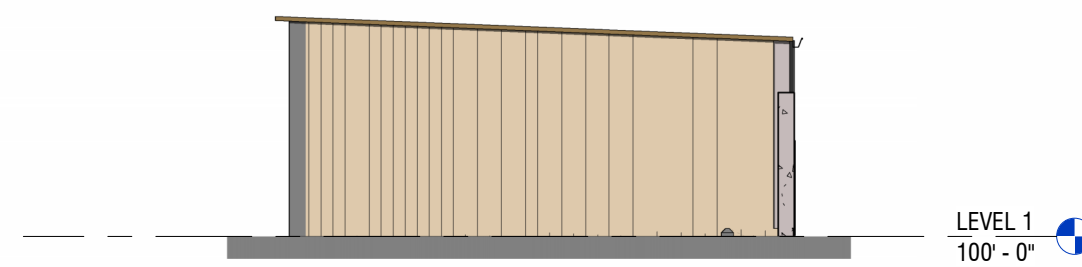
3 ELEVATION AT PLAZA NORTH
1/8" = 1'-0"



4 ELEVATION AT PLAZA SOUTH
1/8" = 1'-0"



5 EAST ELEVATION AT ENCLOSURE
1/8" = 1'-0"



6 SOUTH ELEVATION AT ENCLOSURE
1/8" = 1'-0"



THERMALLY MODIFIED WOOD SIDING -
LIGHT FINISH



CORTEN STEEL ACCENT PANELS AND FRAMES



THERMALLY MODIFIED WOOD SIDING -
BLACK FINISH



ACCENT WOOD TEXTURE

DRAWN: SW
REVIEWED: KM
DATE: 02.17.2025
PROJECT #: 24008
FILE: DRG SUBMISSION
SHEET TITLE:
ELEVATIONS

SCALE: 1/8" = 1'-0"

NO. DEV-10



RENDERED NORTH ELEVATION



RENDERED SOUTH ELEVATION



RENDERED WEST ELEVATION



RENDERED EAST ELEVATION



RENDERED NORTHEAST VIEW



RENDERED NORTHWEST VIEW

DRAWN: SW
REVIEWED: KM
DATE: 02.17.2025
PROJECT #: 24008
FILE: DRC SUBMISSION
SHEET TITLE:
RENDERING
NORTHWEST

SCALE:





RENDERED ENTRY VIEW

SHAW
CONSTRUCTION

BLUELINE
PROPERTY MANAGEMENT

StJohn's
HEALTH

flow
design collaborative

JORGENSEN

HITCHING POST APARTMENTS

DRAWN: SW
REVIEWED: KM
DATE: 02.17.2025
PROJECT #: 24008
FILE:
SHEET TITLE:
RENDERING ENTRY

SCALE:
NO. DEV-14

6

E

6

D

6

C

6

B

6

A

6

5

5

4

4

3

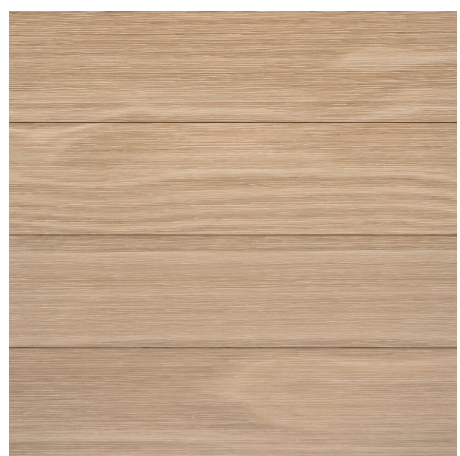
3

2

2

1

1



THERMALLY MODIFIED WOOD SIDING -
LIGHT FINISH



THERMALLY MODIFIED WOOD SIDING -
BLACK FINISH



CORTEN STEEL ACCENT PANELS AND FRAMES



ACCENT WOOD TEXTURE

STORY
ARCHITECTURE
POPLAR
S



SHAW
CONSTRUCTION



BLUELINE
PROPERTY MANAGEMENT

StJohn's
HEALTH



DRAWN: SW
REVIEWED: KM
DATE: 02.17.2025
PROJECT #: 24008
FILE:
SHEET TITLE:
MATERIAL BOARD

SCALE:

NO.

DEV-15

STAFF REPORT



Meeting Date:	March 12, 2025	Item Number:	P24-199
Applicant:	Mogul Hospitality Partners – Jackson, LLC	Address:	325, 335, 345, 355, & 375 N. Cache Street, 45 & 65 Merfill 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 February 12, 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 further study the architectural style of each building and modify the overall design and application of materials to improve the cohesiveness of the overall project. The DRC also felt that the application of materials and design elements still felt chaotic along North Cache and that the applicant needed to simplify the design along this frontage.

Response: *The applicant has modified the architectural style of the buildings along North Cache and modified the material selection & application on all buildings to improve the project's overall cohesiveness. The applicant states that while the updated plan set provides a cohesiveness amongst buildings, the buildings also maintain unique architectural features that provide the massing breaks that the Town desires.*

2. The applicant needs to further study and modify Building C to be more cohesive with the other buildings along North Cache because it differed most architecturally from the rest of the development.

Response: *The applicant has modified the design of Building C to better align with the architectural theme of the other buildings along North Cache. The applicant states that Building C was reprogrammed using reclaimed wood, board form concrete, and materials that are in common with Buildings D, E, and A along North Cache. The applicant further states that the shape and structure of the building has been adjusted substantially to remove the modern "cubeness" that was referred to in the meeting.*

3. The applicant needs to tone down the "heroic" moves at the corners/bookends along North Cache. This also includes downsizing some of the "supersized" portions of the third level of certain buildings that have exaggerated roof heights that reach 19' in some cases. If the goal is to make Building D the focal point of the Cache Street frontage, which seems to be the case, then the architecture of the other buildings should support that objective.

Response: *The applicant has modified the corners/bookends and made design efforts to tone down the "heroic" moves and the "supersized" portions on the third levels of certain buildings. The applicant states that the vaulted spaces were toned down and stepped back from the street to put them further out of view from vehicular and pedestrian perspectives. The applicant further states that design efforts were made to the North Cache buildings to make Building D more of a focal point.*

Development Site Details

Below is 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 footprint of the basement parking garage on the East Site was reduced by roughly a third and the basements below Buildings B & C were removed.
- Reduced total hotel key count from 112 to 111.
- Reduced total number of workforce housing units from 17 to 16.
- Reduced total number of parking spaces from 164 spaces to 155 spaces.
- Decreased total gross square footage from 262,892 sf to 244,699 sf.
- Decreased total habitable floor area from 202,345 sf to 190,079 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 111 hotel rooms, 17 market long-term residential units (2:1 Bonus), 16 workforce-restricted units (2:1 Bonus), 155 parking spaces, a spa, fitness center, restaurant, and two rooftop decks. The development’s total gross square footage is 244,699 sf (178,831 sf above grade and 65,868 sf below grade) and approximately 190,079 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 1.7. 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: 115,829 sf gross**
 - Basement (39,430 sf), First Floor (29,540 sf), Second Floor (25,407 sf), Third Floor (21,452 sf).
 - Uses: 102 parking spaces, 12 market condos (2:1 Bonus), 16 workforce-restricted condos (2:1 Bonus), rooftop deck.
- **BUILDING B: 20,723 sf gross**
 - First Floor (7,214 sf), Second Floor (7,226 sf), Third Floor (6,282 sf).
 - Uses: 28 hotel rooms, 2 market condos (2:1 Bonus).
- **BUILDING C: 21,279 sf gross**
 - First Floor (7,195 sf), Second Floor (6,743 sf), Third Floor (7,341 sf).
 - Uses: 36 hotel rooms.
- **BUILDING D: 49,451 sf gross**
 - Basement (25,474 sf), First Floor (8,671 sf), Second Floor (7,170 sf), Third Floor (8,137 sf).
 - Uses: 53 parking spaces, spa/fitness area, restaurant, bar, lobby, conference, 10 hotel rooms, rooftop deck.
- **BUILDING E: 37,416 sf gross**
 - Basement (5,125 sf), First Floor (11,190 sf), Second Floor (10,519 sf), Third Floor (10,582 sf).
 - Uses: 37 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 a 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 a pedestrian corridor on the 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	244,699 sf	-121,281 sf
Gross Habitable Floor Area (above and below grade)	290,000 sf	190,079 sf	-99,921 sf
Above-Ground Habitable Floor Area	200,641 sf	178,831 sf	-21,810 sf
Below-Grade Square Footage (habitable + garage)	165,339 sf	65,868 sf	-99,471 sf
Lodging Use	89,896 sf 171 hotel rooms	81,406 sf 111 hotel rooms	-8,490 sf -60 hotel rooms
Residential 2:1 Bonus M = Market W = Workforce	110,745 sf 2:1 (M): 36 on-site units 2:1 (W): 38 off-site units	94,978 sf 2:1 (M): 17 on-site units 2:1 (W): 16 on-site units	-15,767 sf -19 (M) units -22 (W) units
Stories	3 stories 2 basement levels	3 stories 1 basement level	-1 basement level
Parking	220 spaces	155 spaces	-65 spaces
Basement Volume (approximately)	1,526,767 cubic feet 56,546 cubic yards	770,319 cubic feet 28,530 cubic yards	-756,448 cubic feet -28,016 cubic yards

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: 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.

☒ Property Owner ☐ Applicant/Agent

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

Use Permit

☐ Basic Use
☐ Conditional Use
☐ Special Use

Relief from the LDRs

☐ Administrative Adjustment
☐ Variance
☐ Beneficial Use Determination
☐ Appeal of an Admin. Decision

Physical Development

☐ Sketch Plan
☐ Development Plan
☒ Design Review

Subdivision/Development Option

☐ Subdivision Plat
☐ Boundary Adjustment (replat)
☐ Boundary Adjustment (no plat)
☐ Development Option Plan

Interpretations

☐ Formal Interpretation
☐ Zoning Compliance Verification

Amendments to the LDRs

☐ LDR Text Amendment
☐ Map Amendment

Miscellaneous

☐ Other: _____
☐ Environmental Analysis

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

Pre-application Conference #: 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?

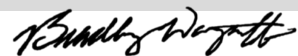
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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

Brad Wagstaff

Name Printed

12/19/24

Date

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 | ☐ | 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. **Planning has advised this is not required at this stage**
 - ☒ **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.



February 28, 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, where the DRC continued the Project with a request to see multiple design items addressed. Applicant made the adjustments that were requested by the DRC, and met with the DRC again on February 12th. At the February 12th meeting, the DRC requested additional changes on top of the adjustments requested at the January 8th meeting. Mogul Capital addressed the DRC’s specific feedback in the enclosed package while also accounting for concerns raised in the interim at the February 19, 2025 Planning Commission (PC”) Meeting. Applicant anticipates that the building plans will continue to evolve as we receive more feedback from the community, DRC, Planning Commission, and Town Council, and this is the Sketch Plan conceptual review phase, prior to Development Plan. Please see narrative responses below that detail the changes made, and how the package incorporates the feedback received to date.

DRC Comment 1:

- The applicant needs to further study the architectural style of each building and modify the overall design and application of materials to improve the cohesiveness of the overall project. The DRC also felt that the application of materials and design elements still felt chaotic along North Cache and that the applicant needed to simplify the design along this frontage.
 - Applicant response to DRC Comment 1:
 - The Applicant modified the architectural style of the buildings along North Cache to create a more cohesive project, by combining similarities in architectural features and material selections. While the updated plan set provides a cohesiveness amongst buildings, the buildings also maintain unique architectural features that provide the massing breaks that the Town desires.

DRC Comment 2:

- The applicant needs to further study and modify Building C to be more cohesive with the other buildings along North Cache because it differed most architecturally from the rest of the development.
 - Applicant response to DRC Comment 2:
 - Building C has been completely redesigned to fit the same architectural theme of Buildings B, D, and E along North Cache. The building is reprogrammed using reclaimed wood, board form concrete, and materials that are in common with Buildings D, E, and A along North Cache. In addition, the shape and structure of the building has been adjusted substantially to remove the modern “cubeness” that was referred to in the meeting. The reprogramming and redesign was inspired by several local projects, including the Cloudveil and the Hotel Jackson, displaying the building’s fit within the Jackson vernacular and softening the ‘heroic’ nature of Building C which is most prominent when approaching the Town from the North.

DRC Comment 3:

- The applicant needs to tone down the “heroic” moves at the corners/bookends along North Cache. This also includes downsizing some of the “supersized” portions of the third level of certain buildings that have exaggerated roof heights that reach 19’ in some cases. If the goal is to make Building D the focal point of the Cache Street frontage, which seems to be the case, then the architecture of the other buildings should support that objective.
 - Applicant response to DRC Comment 3:
 - The vaulted spaces were toned down and stepped back from the street to put them further out of view from vehicular and pedestrian perspectives. To continue to make Building D the focal point of the North Cache Street frontage, Building C and E were modified to provide architectural features that feed towards Building D. In addition, similar materials and architectural features are heavily used in Building’s B, C, and E. Building D has the most distinct architectural features and material palette which further make it the focal point.

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

- As a result of the Building C redesign, softening the north east corner of the project, alley way access (including Planning Commission Member’s desires to potentially have a one way alley way) we reevaluated the NE east corner of our project and this enabled us to also address public concerns regarding the Benzene Plume on site and look more critically at our access and subgrade structure under Buildings B and C. The DRC and PC discussions have helped identify development related issues to be addressed through Development Plan (Sketch Plan 8.3.2.2) and help us discuss and explore alternative subterranean designs that may better implement the LDRs (Sketch Plan 8.3.2.3). Only the subterranean space was removed, and the above grade space was specifically modified to meet the requests of the DRC.

- The following feedback was received from the DRC, PC, and public which led to these adjustments.
 - DRC noted that Building C needed to be substantially redesigned to include more rhythm, meet the architectural cohesiveness of the rest of the project, reduce “super scaling”, adjusting massing and windows, DRC also noted that the “heroic” moves at the corners/bookends should be tamed down, reducing building height.
 - Planning Commission (Tomas Smits) noted the potential desire to change the alleyway to a one-way street. This led to Applicant reevaluate those spaces and having the NE corner be a gateway to the Project with a modified, softer and more harmonious design.
 - Planning Commission also required the Applicant to further study the bike parking and bike management plans for the Project, which was done.
 - There have been noted concerns from the Town regarding the existing Benzene Plume on the site.
- Reprogrammed certain spaces within building D as result of the requested architectural updates.
- Relocated trash on Building A to the alleyway according to the planning’s feedback
- Adjusted and added bike parking to Building A’s subterranean space as per feedback from the Planning Commission.
- Reduced total hotel keys from 112 to 111 keys.
- Reduced total number of condos to 33 residential units.
- Revised site work and showed short term bicycle racks.

As a reminder, the following changes were made per the DRC feedback in the January 8th meeting, further displaying the Applicant’s willingness to listen and work with the DRC continuing into development plan.

- 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

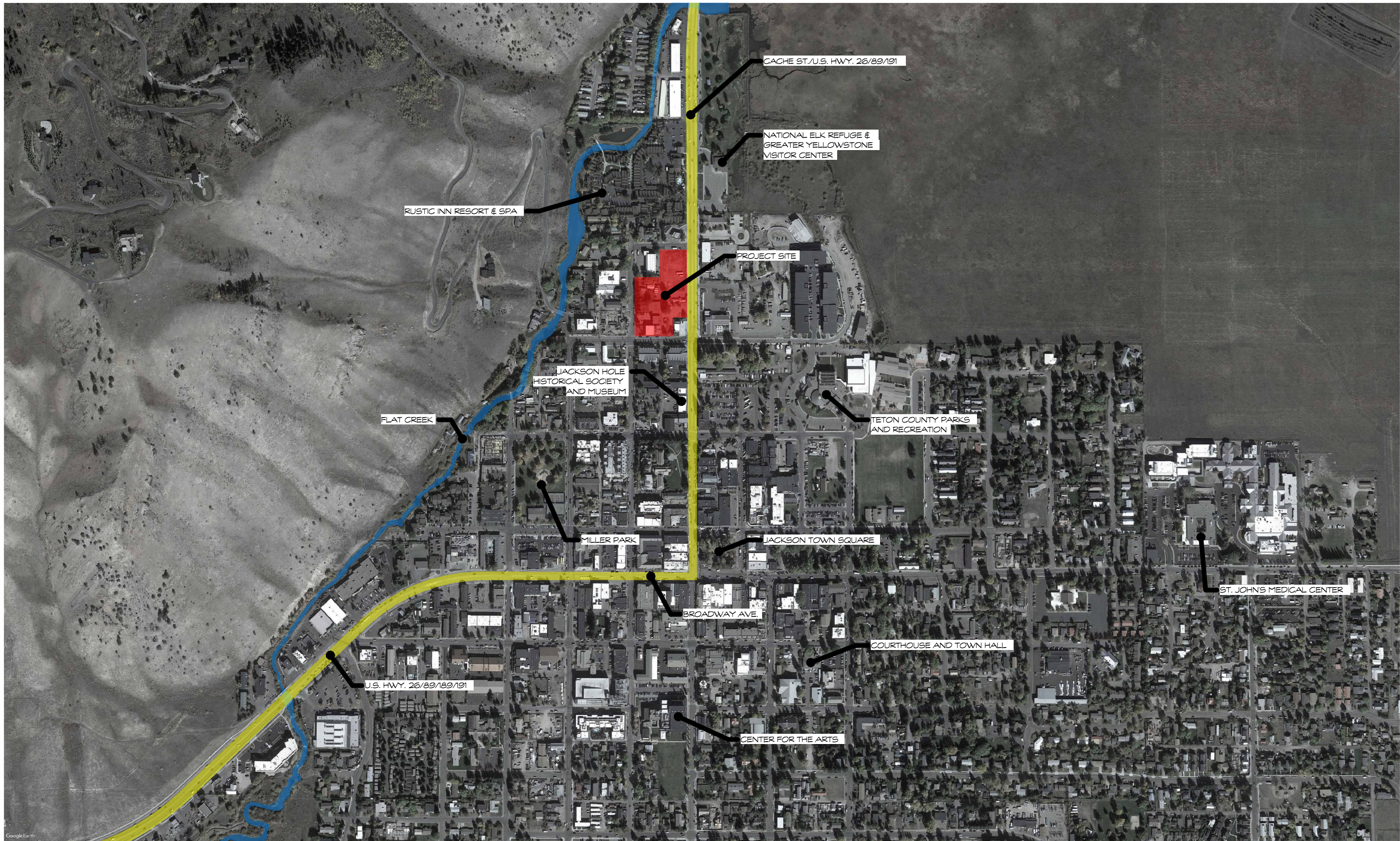


Sheet List

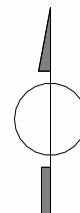
- 1 TITLE
- 2 SITE CONTEXT
- 3 TRAFFIC ANALYSIS
- 4 PROGRAM DATA
- 5 PARKING ANALYSIS
- 6 SITE PLAN
- 7 COVERAGE PLAN
- 8 BASEMENT LEVEL FLOOR PLAN
- 9 FIRST LEVEL FLOOR PLAN
- 10 SECOND LEVEL FLOOR PLAN
- 11 THIRD LEVEL FLOOR PLAN
- 12 ROOF PLAN
- 13 HEIGHT CALCULATION PLAN
- 14 SITE SECTIONS
- 15 ELEVATION
- 16 ELEVATION
- 17 ELEVATION
- 18 ELEVATION
- 19 MATERIAL BOARD A
- 20 MATERIAL BOARD B
- 21 MATERIAL BOARD C
- 22 MATERIAL BOARD D
- 23 MATERIAL BOARD E
- 24 RENDERINGS
- 25 RENDERINGS
- 26 RENDERINGS
- 27 RENDERINGS
- 28 RENDERINGS
- 29 RENDERINGS
- 30 RENDERINGS
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- 32 RENDERINGS
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- 37 RENDERINGS
- 38 RENDERINGS
- 39 CONTEXT RENDERINGS
- 40 PRECEDENT STUDY

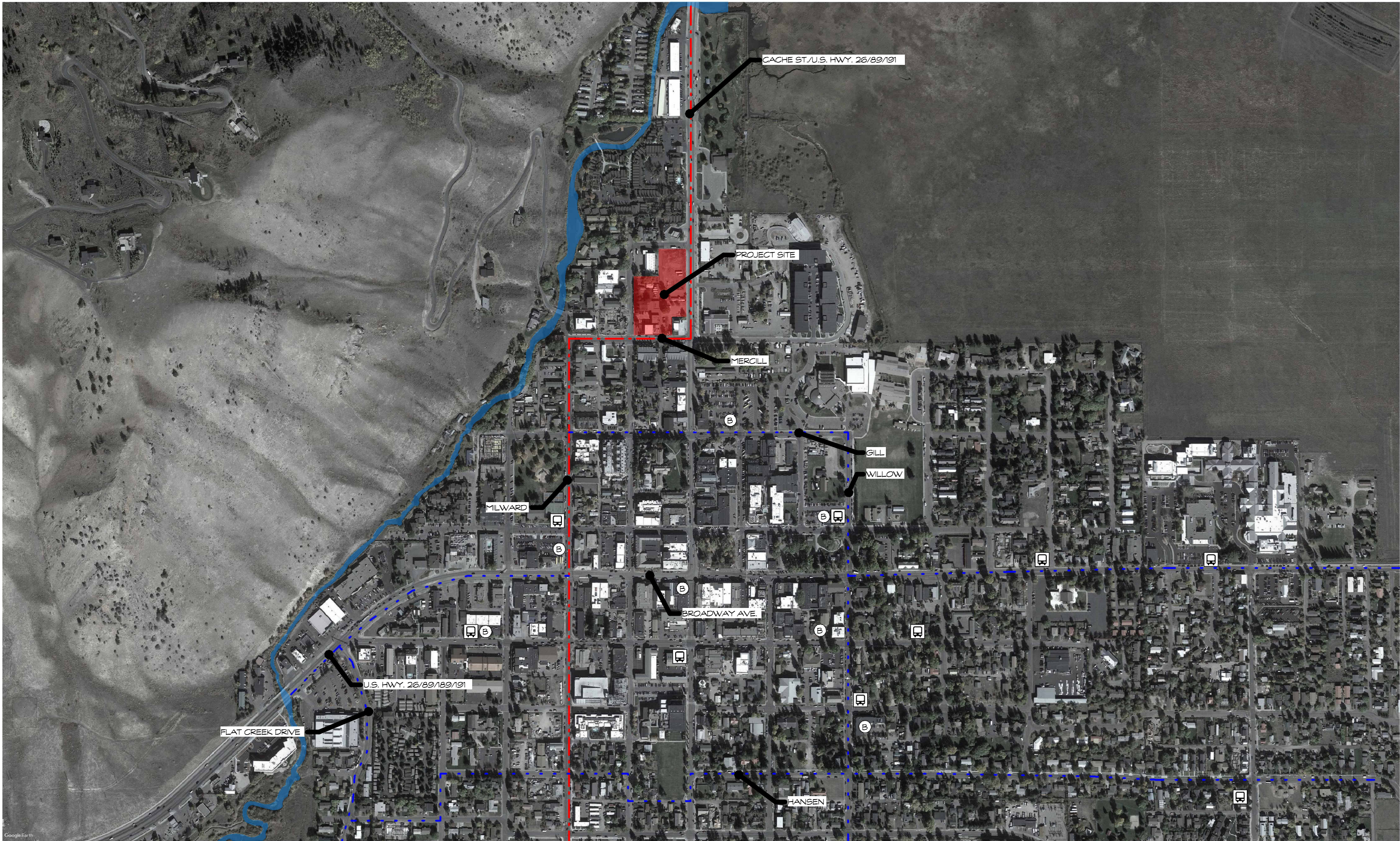


upwalldesignarchitects 350 N CACHE



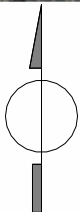
SITE CONTEXT
PLAN





- GRAND LOOP
- PATHWAY
- START BUS
- START BIKE

TRAFFIC ANALYSIS
PLAN



PROJECT DATA

SITE AREA: 107,121 SF
ALLOWABLE LODGING FAR:
TOTAL LODGING FAR:

85,696 SF
81,406 SF

SCALE OF DEVELOPMENT

ALLOWED LODGING FAR
TOTAL WORKFORCE HOUSING
ALLOWED MARKET RATE (2:1 BONUS)
TOTAL MARKET RATE HOUSING
BASEMENT EXEMPT AREA
HABITABLE AREA
PARKING AREA
TOTAL HABITABLE AREA (EXCLUDES PARKING)
TOTAL BUILDING AREA INCLUDING PARKING
TOTAL LODGING FAR
TOTAL RESIDENTIAL AREA

85,696 SF
27,840 SF
55,681 SF
53,787 SF

11,249 SF
54,619 SF
190,079 SF
244,699 SF
81,406 SF
93,264 SF

LODGING FAR

ABOVE GRADE
BAR
BOH
CIR.
CONFERENCE
ELEVATOR
HOTEL UNIT
LOBBY
RESTAURANT
RESTROOM
STAIRS
STORAGE

1,151 SF
645 SF
7,287 SF
3,630 SF
717 SF
56,548 SF
4,308 SF
3,474 SF
521 SF
2,751 SF
375 SF
81,406 SF

BELOW GRADE
BOH
CIR.
LOBBY
MECHANICAL
SPA/EXERCISE
STORAGE

841 SF
395 SF
333 SF
1,420 SF
8,024 SF
235 SF
11,249 SF

RESIDENTIAL AREA

ABOVE GRADE

BOH	1,095 SF
CIR.	6,296 SF
ELEVATOR	417 SF
EXERCISE	955 SF
LOBBY	1,170 SF
MARKET RATE HOUSING	53,787 SF
STAIRS	1,704 SF
WORKFORCE HOUSING	27,840 SF
	93,264 SF

BELOW GRADE

BOH	1,014 SF
CIR.	422 SF
LONG-TERM BICYCLE STORAGE	589 SF
STORAGE	2,134 SF
	4,160 SF

UNIT COUNT

HOTEL SUITE	13	UNITS
HOTEL UNIT	98	UNITS
TOTAL HOTEL KEYS	111	UNITS

MARKET RATE HOUSING	17 UNITS
WORKFORCE HOUSING	16 UNITS
TOTAL HOUSING UNITS	33 UNITS

HABITABLE AREA BY LEVEL	
A	
BASEMENT LEVEL	4,160 SF
LEVEL 1	29,540 SF
LEVEL 2	25,407 SF
LEVEL 3	21,452 SF
80,559 SF	
B	
LEVEL 1	7,214 SF
LEVEL 2	7,226 SF
LEVEL 3	6,282 SF
20,723 SF	
C	
LEVEL 1	7,195 SF
LEVEL 2	6,743 SF
LEVEL 3	7,341 SF
21,279 SF	
D	
BASEMENT LEVEL	8,358 SF
LEVEL 1	8,671 SF
LEVEL 2	7,170 SF
LEVEL 3	8,137 SF
32,335 SF	
E	
BASEMENT LEVEL	2,892 SF
LEVEL 1	11,190 SF
LEVEL 2	10,519 SF
LEVEL 3	10,582 SF
35,183 SF	
TOTAL AREA	190,079 SF

NON-HABITABLE (PARKING) AREA	
A	35,270 SF
D	17,116 SF
E	2,233 SF
TOTAL AREA	54,619 SF

PARKING ANALYSIS

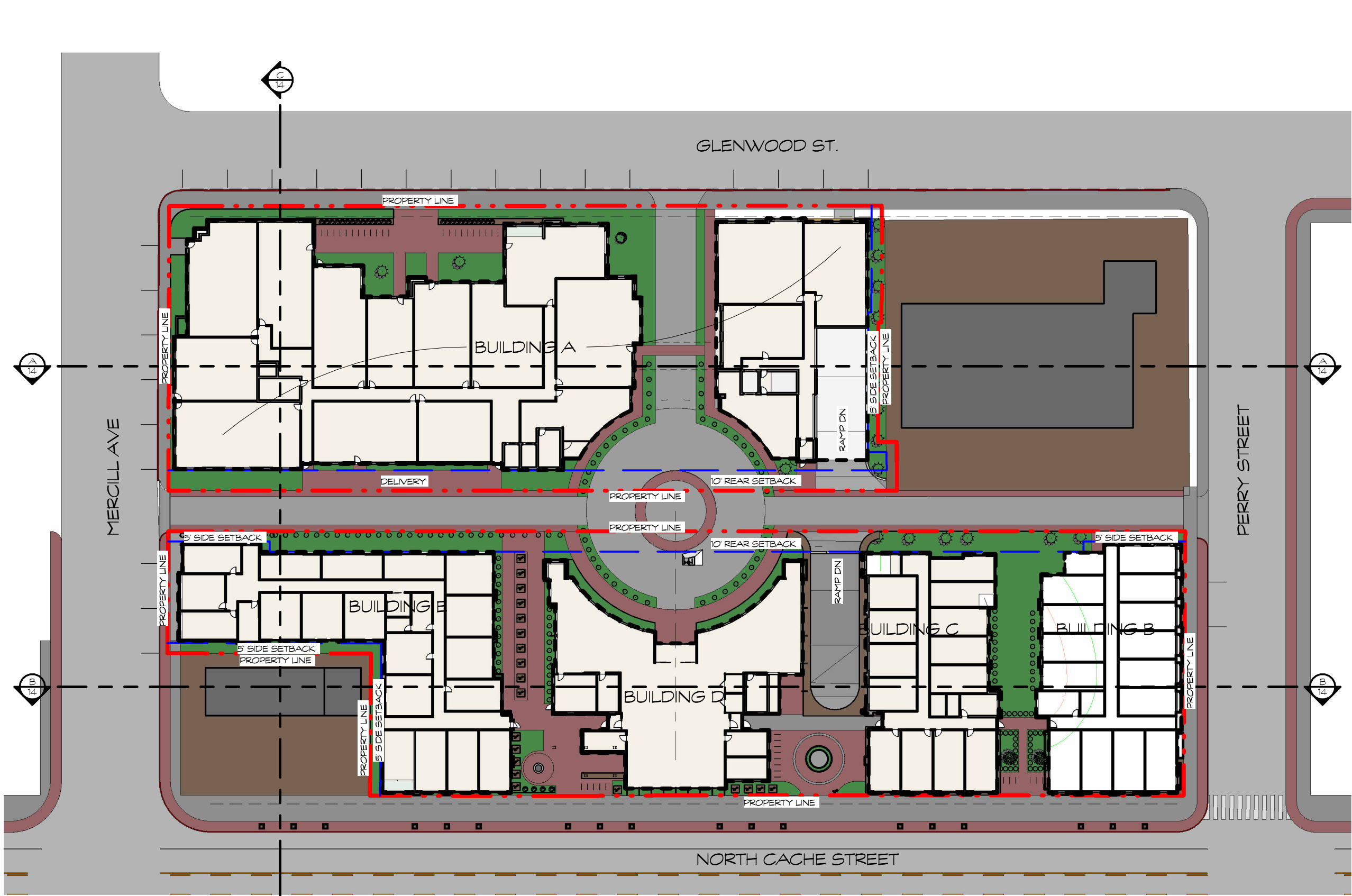


PARKING REQUIRED			158 TOTAL REQUIRED STALLS
TYPE	CALC	PARKING REQUIRED	
BAR	1 PER 40 SF	21	
HOTEL	0.75 PER UNIT	83	
HOUSING	1.5 PER UNIT	50	
RESTAURANT	1 PER 73 SF	22	
TOTAL REQUIRED PARKING		176	
RESTAURANT/ BAR PARKING REDUCTIONS			
RESTAURANT & BAR REQUIRED		43	
SHARED PARKING (20%)		35	
PUBLIC USE (33%)		24	
TOTAL REQUIRED		158 STALLS (INCLUDING ON-STREET)	

PARKING PROVIDED			175 TOTAL PROVIDED STALLS
ACCESSIBLE VAN	1	6 FOR THE FIRST 200 STALLS	
ACCESSIBLE VEHICLE	5		
ON STREET	21		
STANDARD	148		
TOTAL NUMBER OF STALLS		175	
EV PARKING CAPABLE REQUIRED (30% OF STALLS)			
		53	
INSTALLED EV PARKING REQUIRED (5% OF STALLS)			
		9	
EV PARKING CAPABLE PROVIDED			
		53	
INSTALLED EV PARKING PROVIDED			
		9	

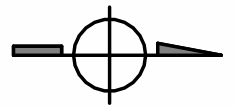
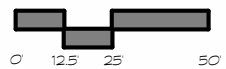
BICYCLE PARKING REQUIRED			58 TOTAL
HOUSING	26 TOTAL (.75 PER BEDROOM)	7 SHORT TERM (25%)	19 LONG TERM (75%)
HOTEL	13 TOTAL (1 PER 11 UNITS)	7 SHORT TERM (50%)	6 LONG TERM (50%)
RESTAURANT	11 TOTAL (1 PER 22 PEOPLE)	7 SHORT TERM (REMAINDER)	4 LONG TERM (4)
AMENITIES	8 TOTAL (1 PER 1650 SQFT)	4 SHORT TERM (50%)	4 LONG TERM (50%)
SHORT TERM BIKE REQUIRED			
		25	
LONG TERM BIKE REQUIRED			
		33	

BICYCLE PARKING PROVIDED			92 TOTAL
SHORT TERM BIKE PROVIDED		41	
LONG TERM BIKE PROVIDED		51	



SITE
PLAN

SCALE: 1" = 50'-0"



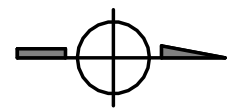
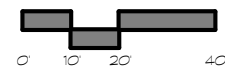


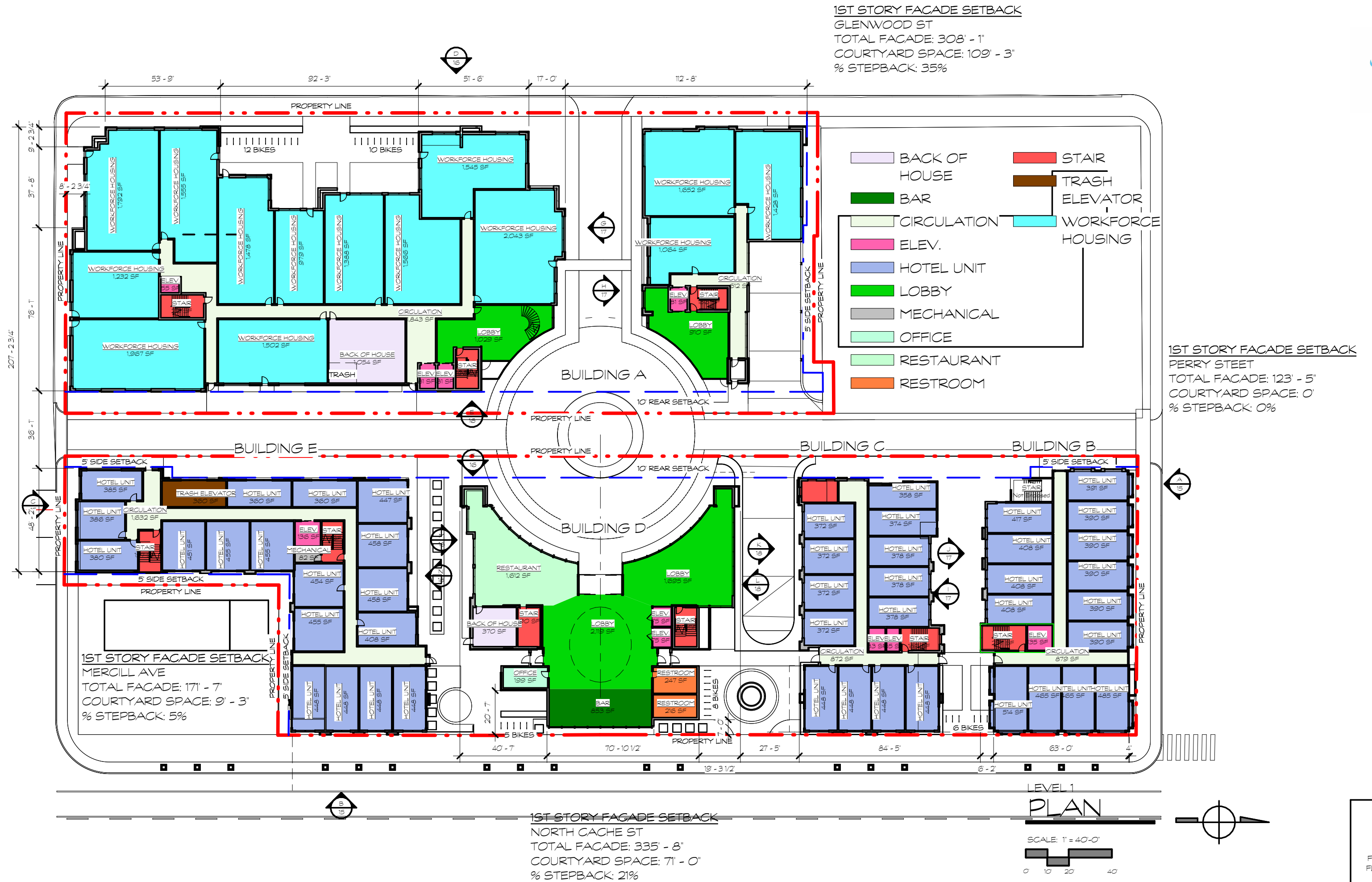
- BACK OF HOUSE
- BIKE LONGTERM PARKING
- CIRCULATION
- ELEV.
- GARAGE
- LOBBY
- MECHANICAL
- RESIDENT STORAGE
- SPA/EXERCISE
- STAIR
- TRASH ELEVATOR

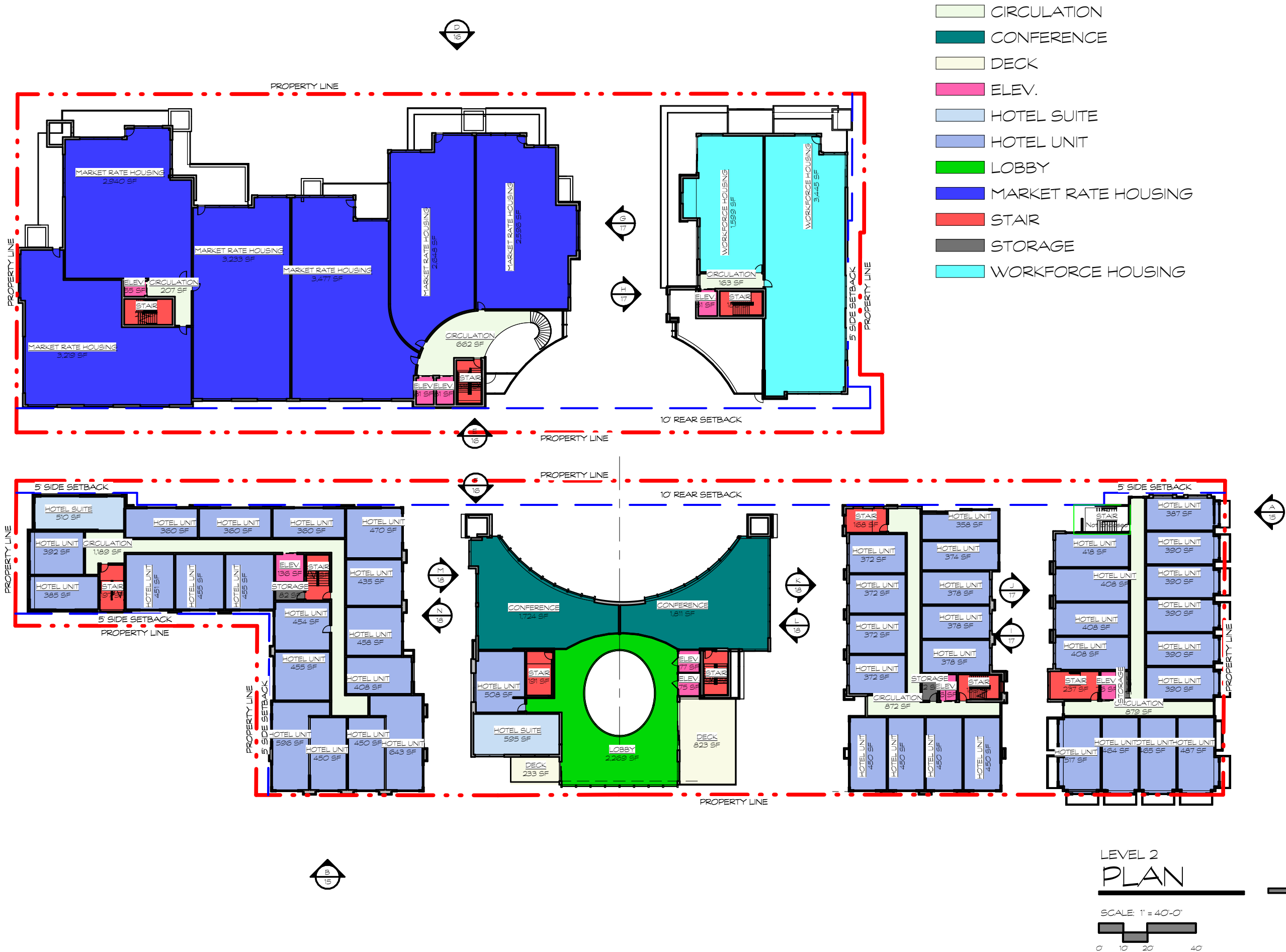
- ADA STALL
- EV CAPABLE STALL
- EV INSTALLED STALL

BASEMENT LEVEL
PLAN

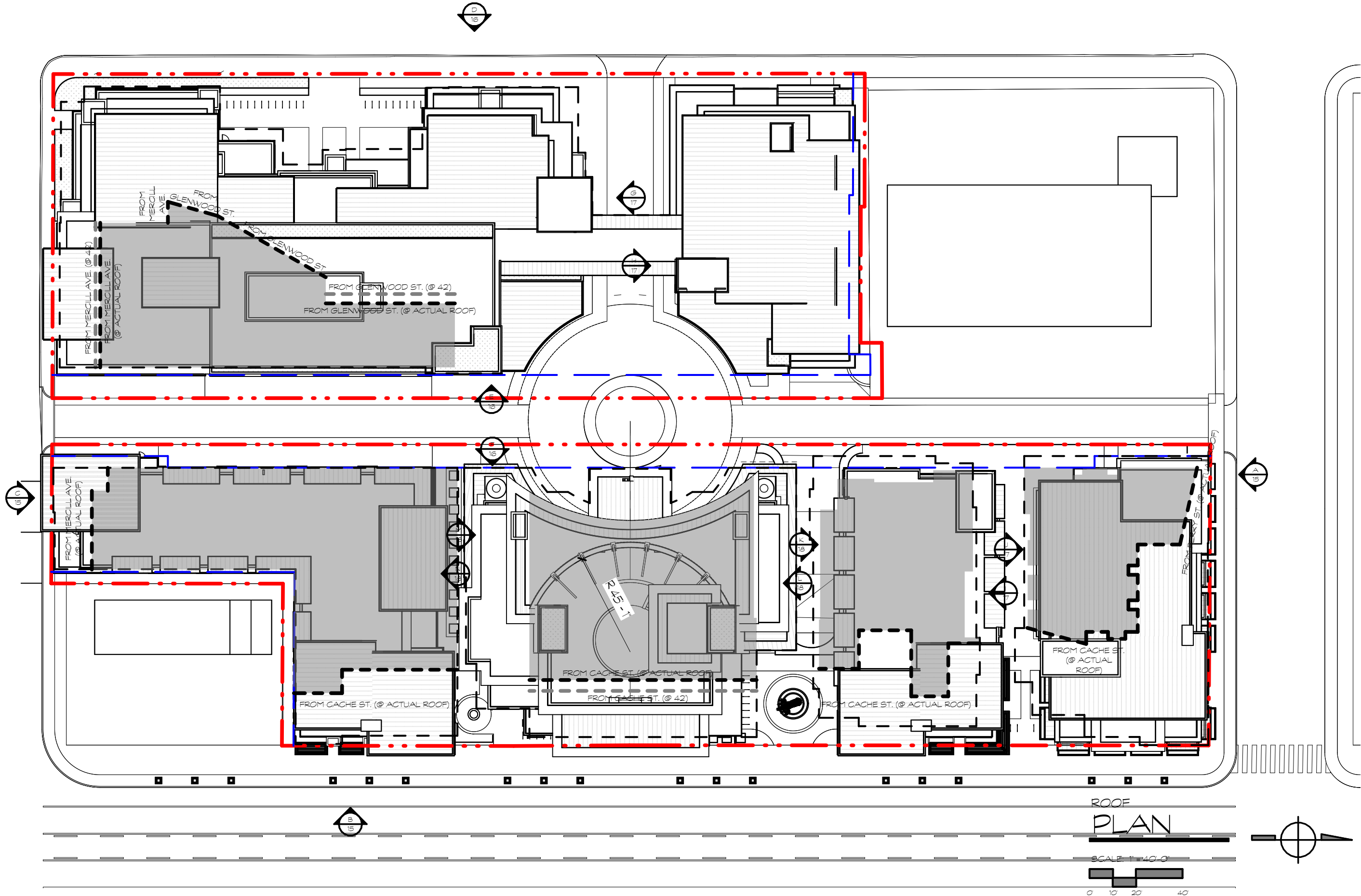
SCALE: 1" = 40'-0"



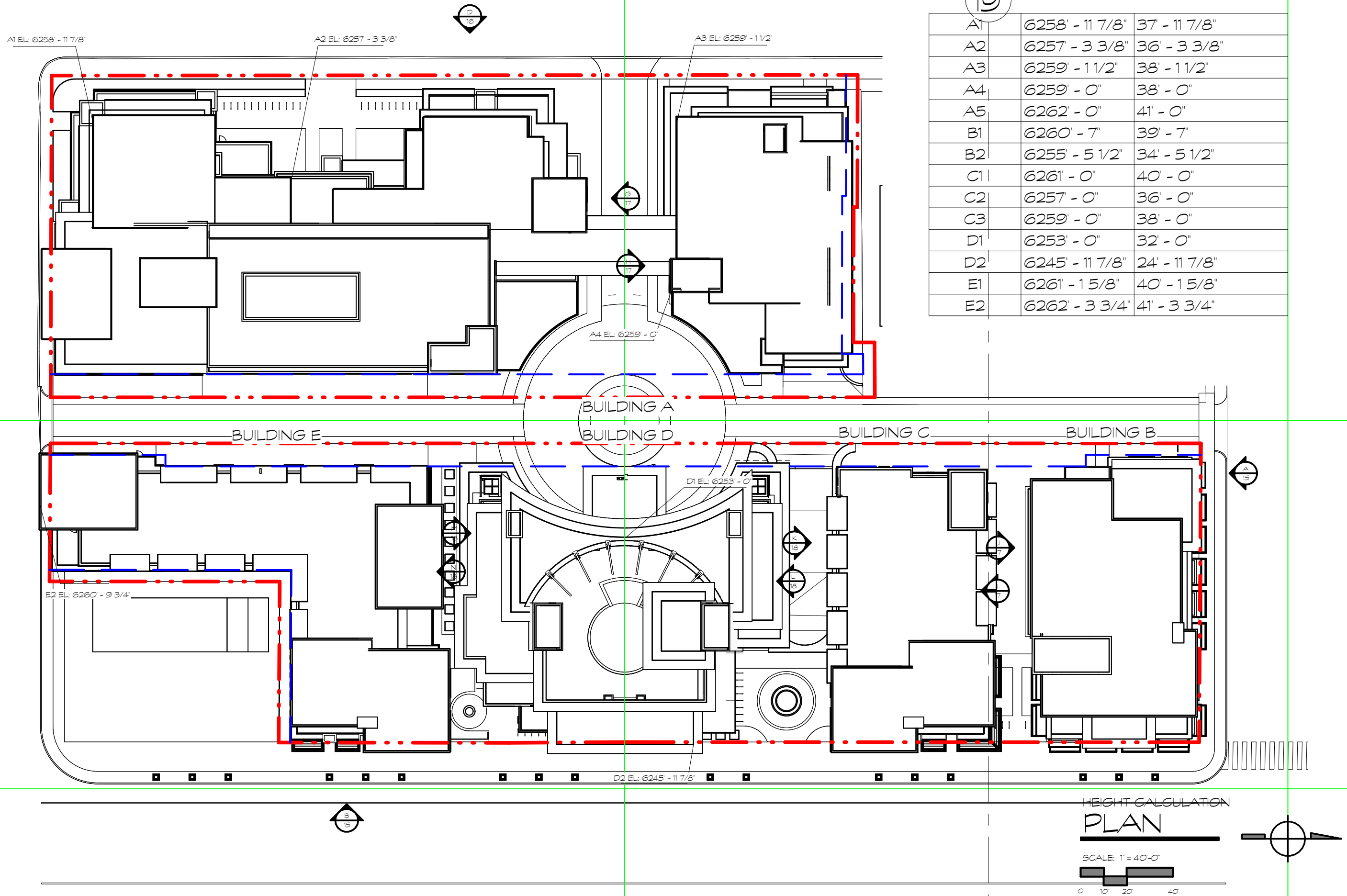


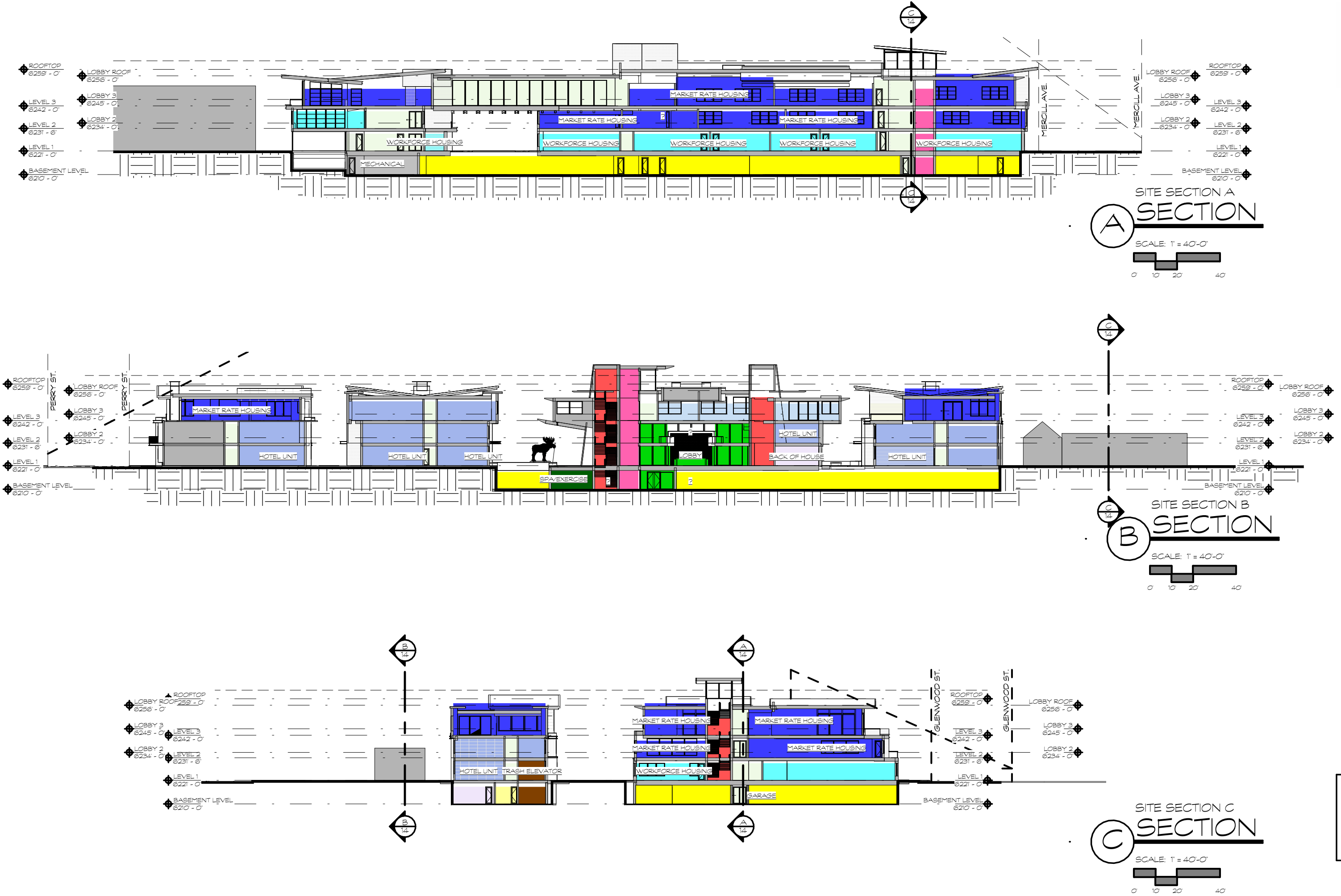






HEIGHT CALCULATION		
VG	Roof Height	BUIDING HEIGHT
19		
A1	6258' - 11 7/8"	37' - 11 7/8"
A2	6257' - 3 3/8"	36' - 3 3/8"
A3	6259' - 11 1/2"	38' - 11 1/2"
A4	6259' - 0"	38' - 0"
A5	6262' - 0"	41' - 0"
B1	6260' - 7"	39' - 7"
B2	6255' - 5 1/2"	34' - 5 1/2"
C1	6261' - 0"	40' - 0"
C2	6257' - 0"	36' - 0"
C3	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"





NORTH
A ELEVATION



EAST
B ELEVATION



SOUTH
C ELEVATION



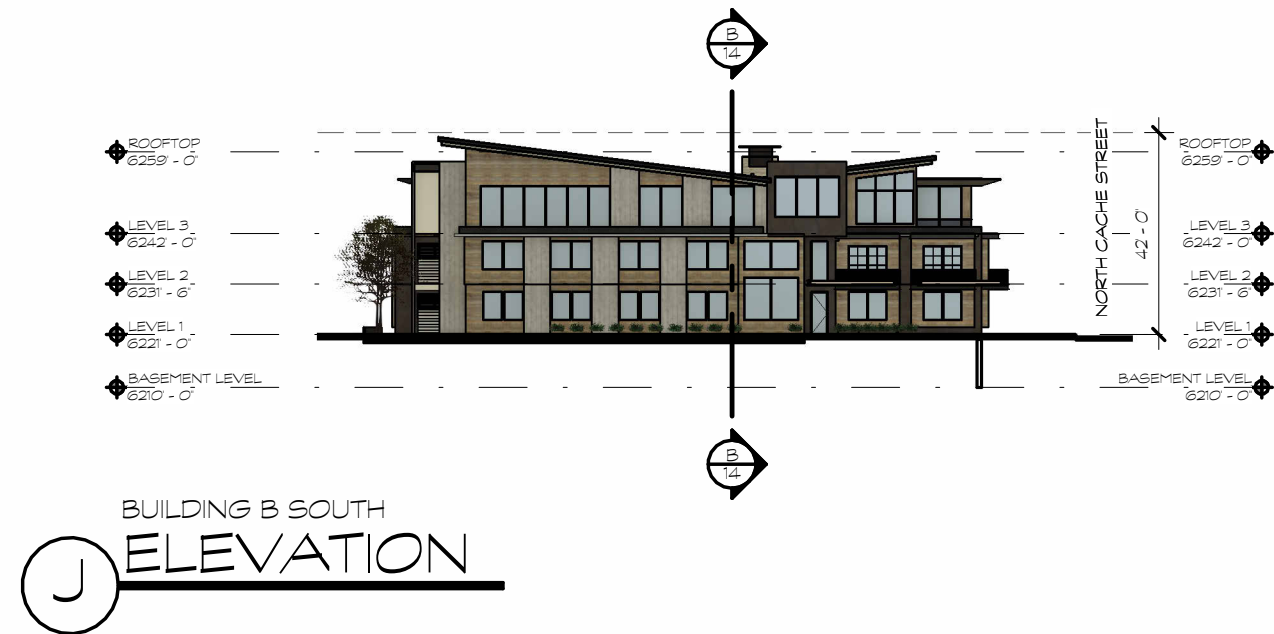
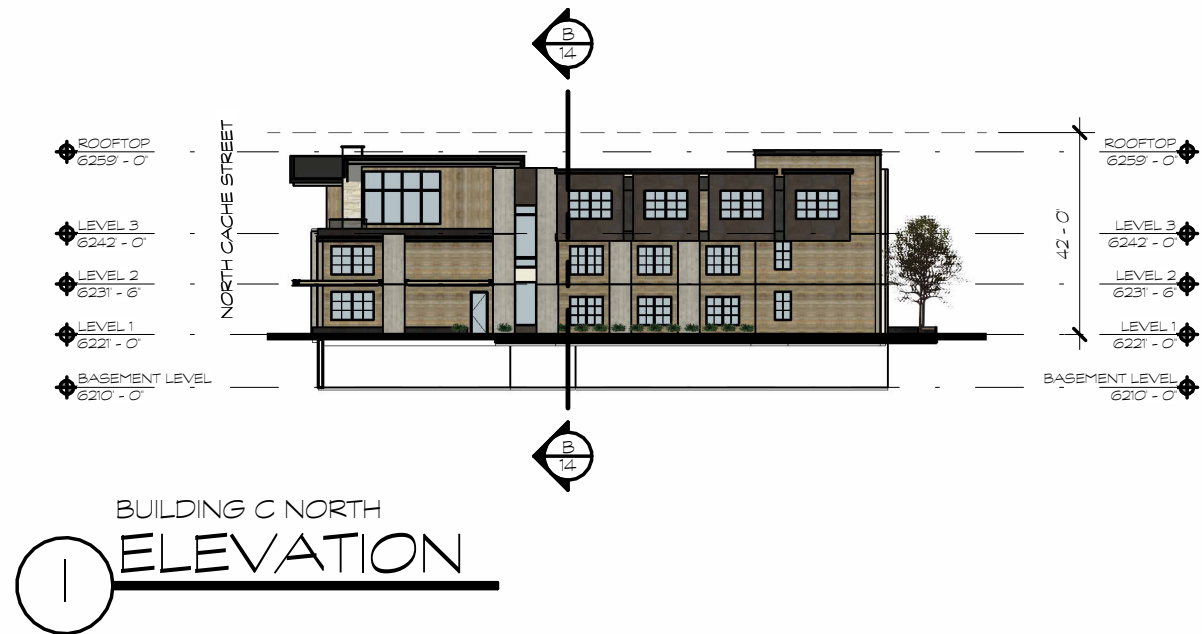
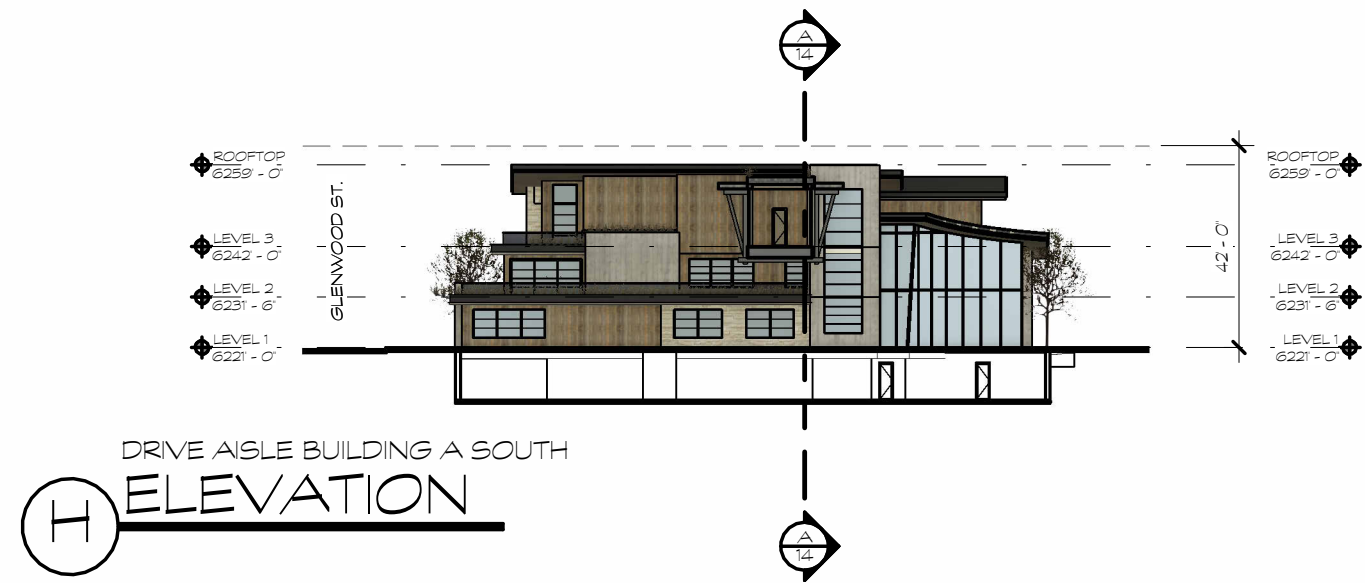
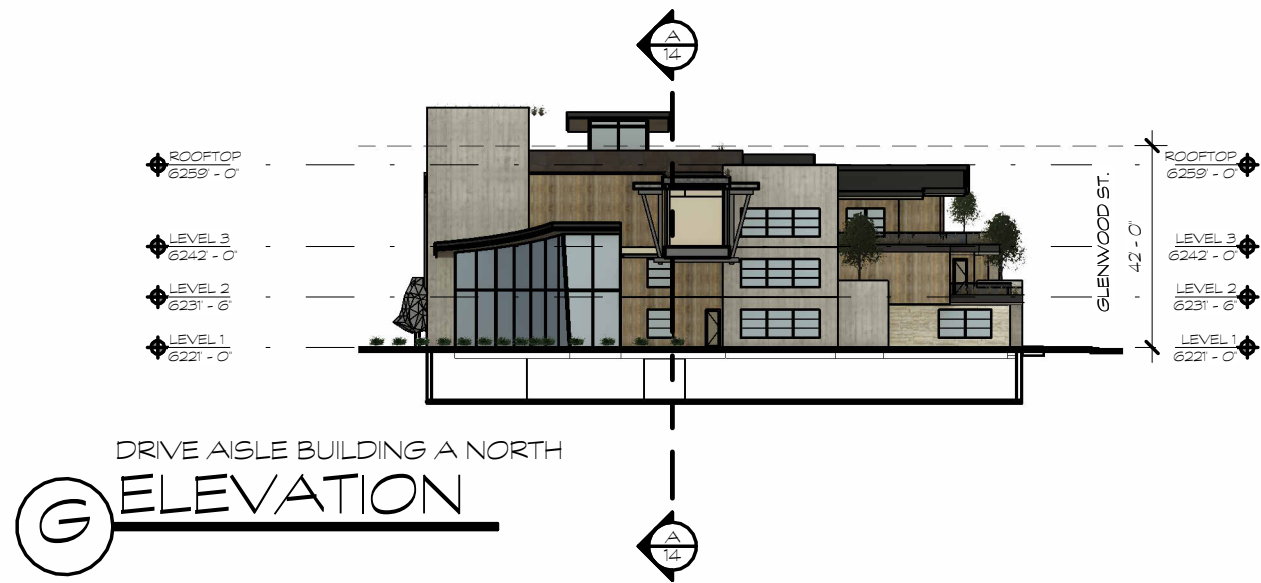
WEST
ELEVATION

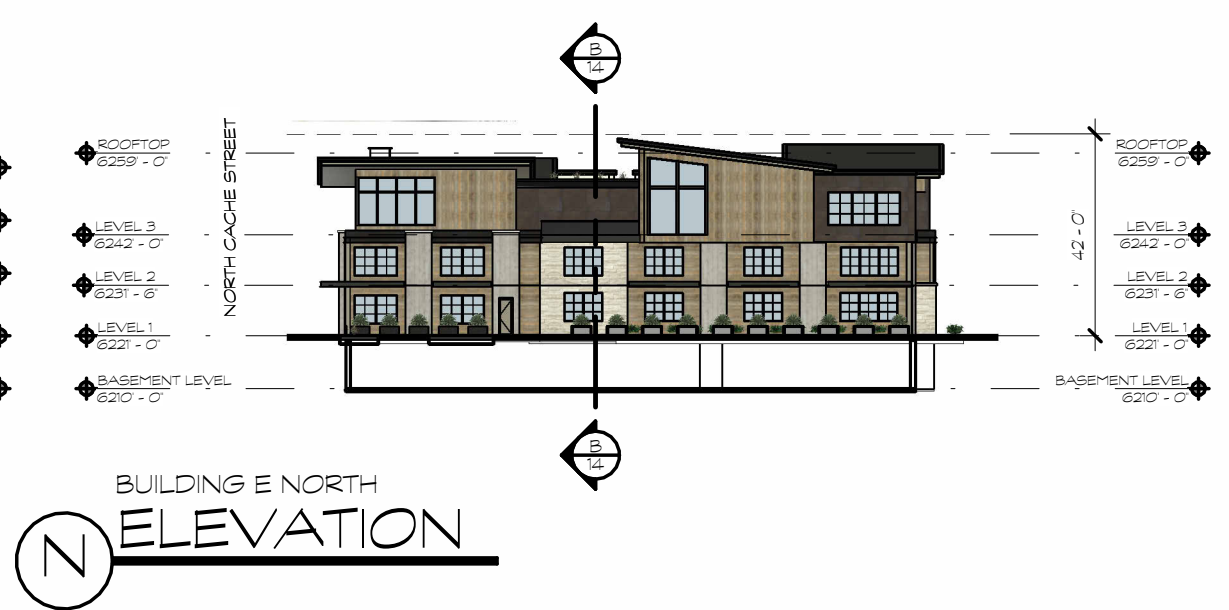
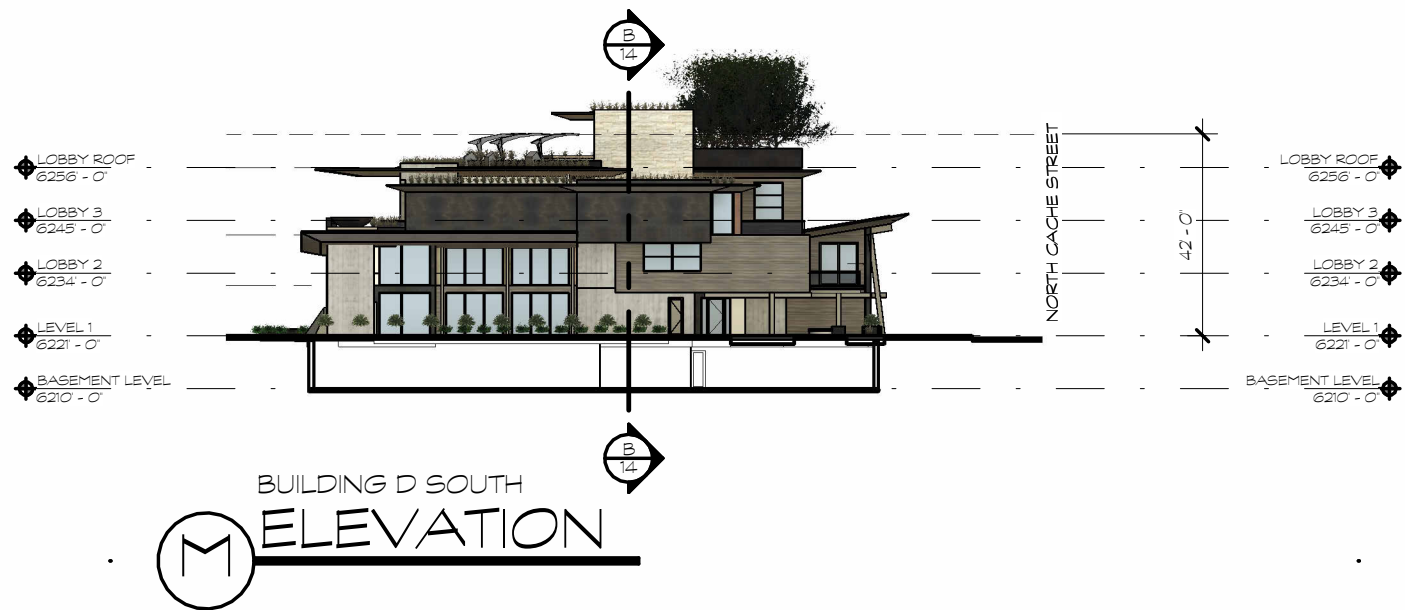
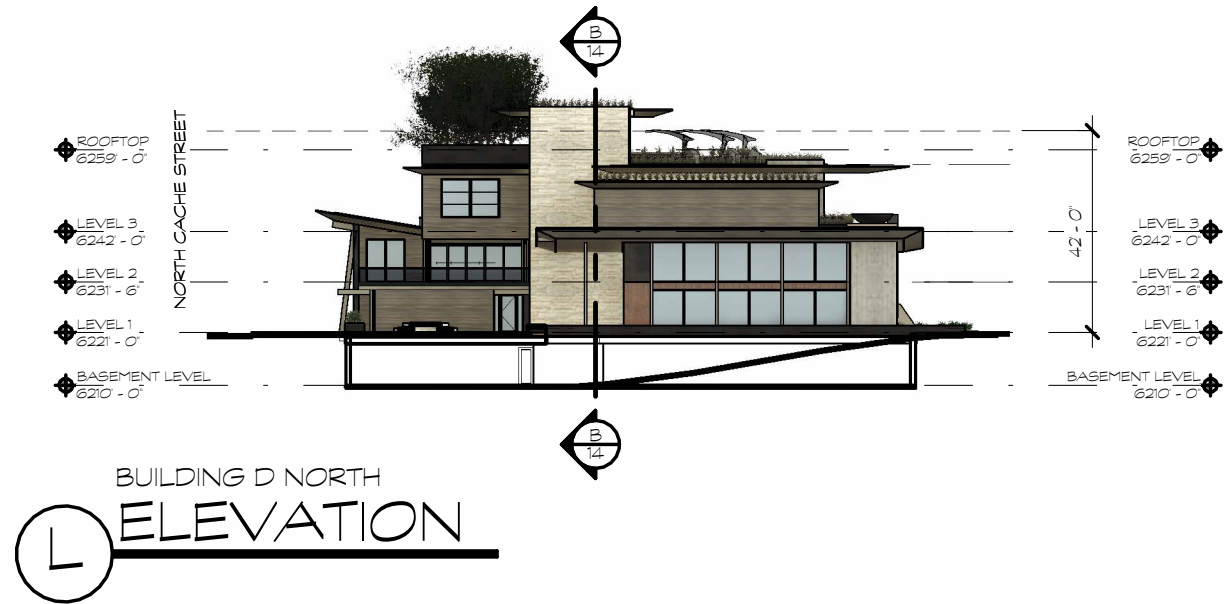
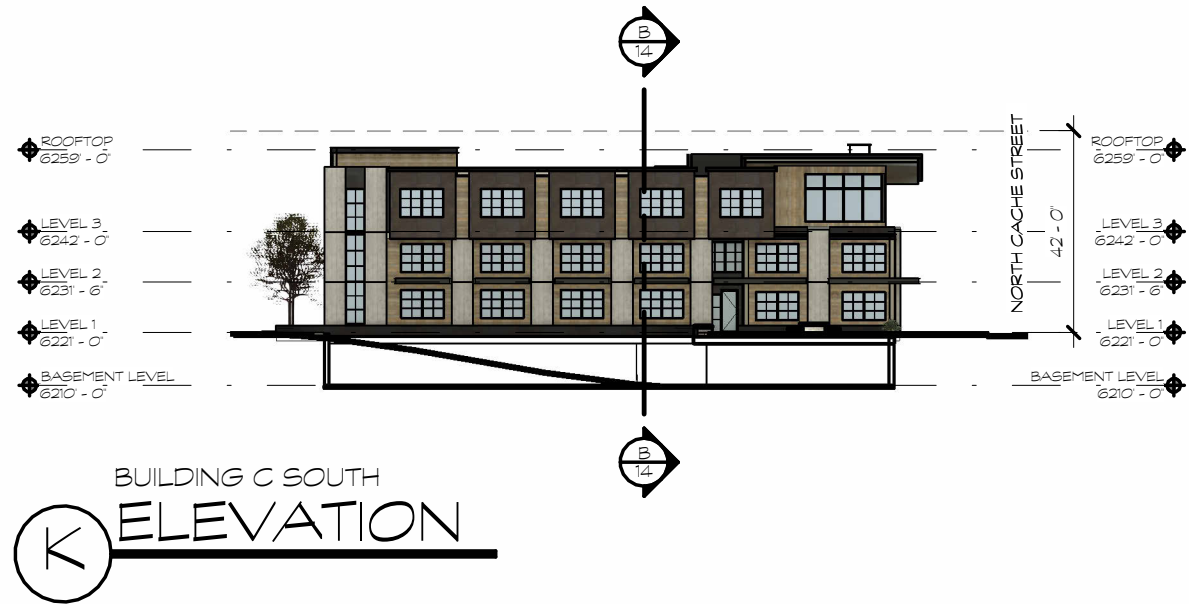


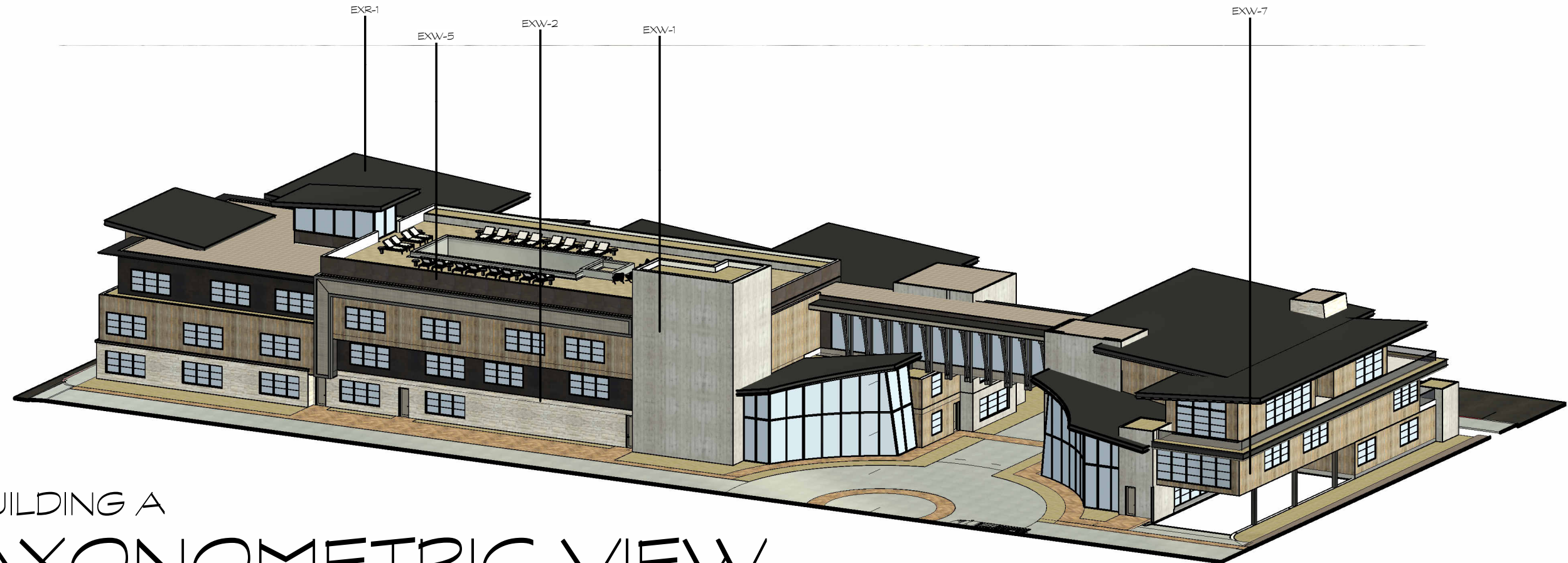
ALLEY EAST
ELEVATION



ALLEY WEST
ELEVATION



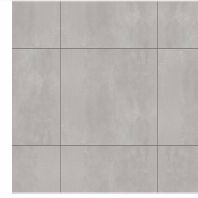




BUILDING A

AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



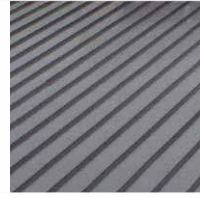
EXF-1

WINDOW FRAMES /
DARK BRONZE



EXWD-1

METAL ROOF /
STANDING SEAM /
DARK BRONZE



EXR-1

BUILDING /
WOOD SIDING / RECLAIMED



EXW-7

STONE PAVERS /
ASHLAR



EXF-2

GLASS RAILING



EXRL-1

BALLAST ROOF



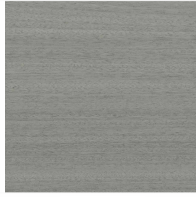
EXR-2

BOARDFORM CONCRETE



EXW-1

SOFFIT / WOOD



EXS-2

GREEN ROOF



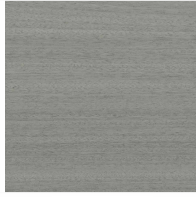
EXR-3

STONE VENEER /
FULL BED /
SPLIT-FACE



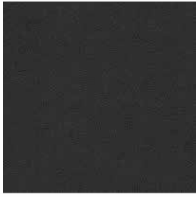
EXW-2

FASCIA / WOOD

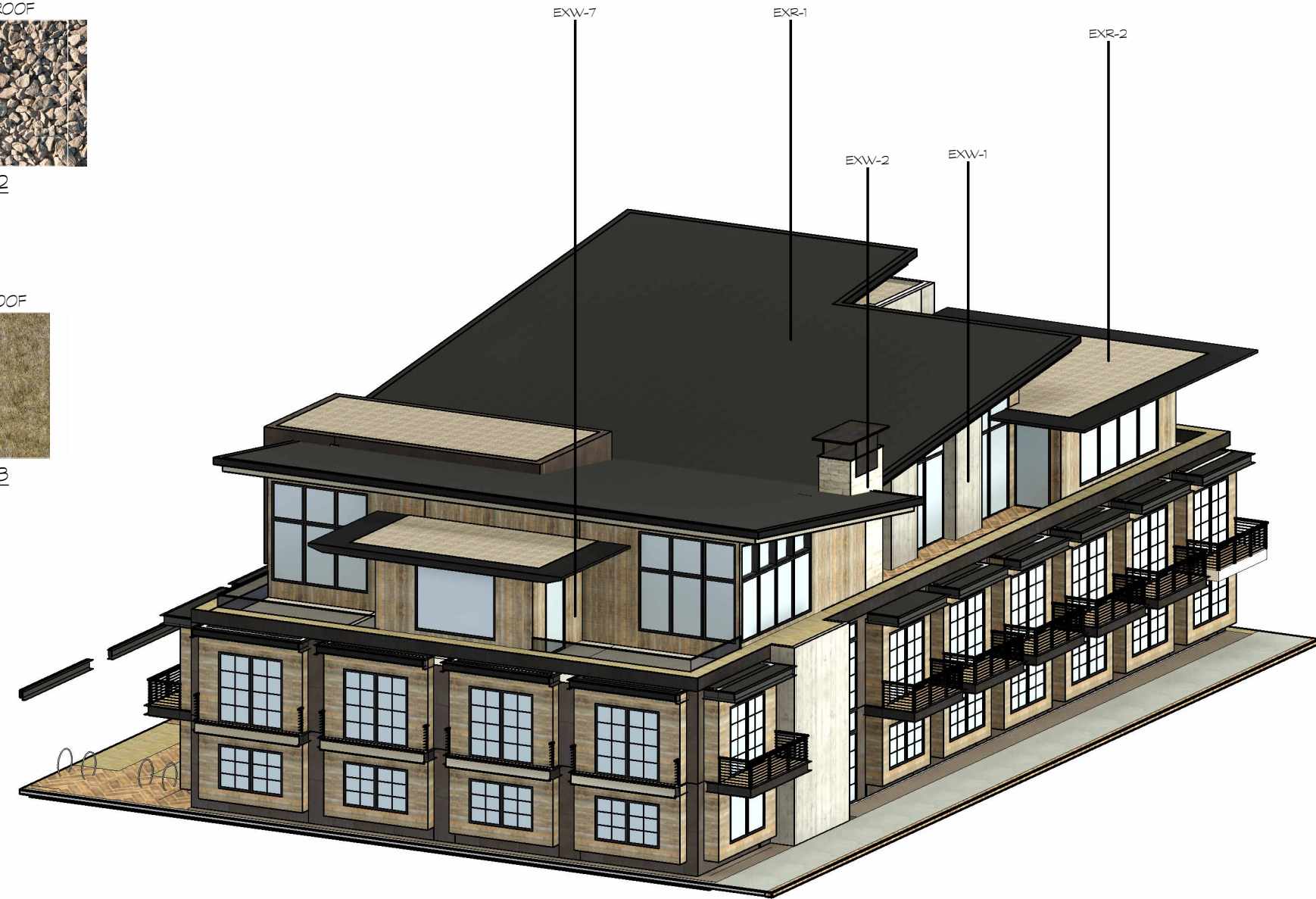


EXFC-2

FASCIA /
DARK BRONZE



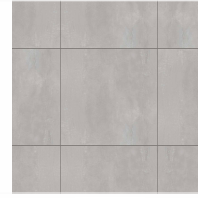
EXFC-1



BUILDING B

AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



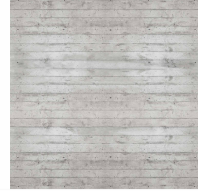
EXF-1

WINDOW FRAMES /
DARK BRONZE



EXWD-1

BOARDFORM CONCRETE



EXW-1

GLASS RAILING



EXRL-1

T&G HORIZONTAL
WOOD SIDING



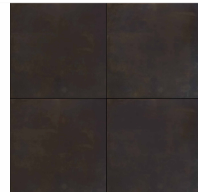
EXW-3

BUILDING "C" SOFFIT
/ T&G WOOD



EXS-3 (C)

METAL PANELS /
ACM / DARK BRONZE



EXW-5

BALLAST ROOF



EXR-2

BUILDING /
WOOD SIDING / RECLAIMED



EXW-7

GREEN ROOF



EXR-3



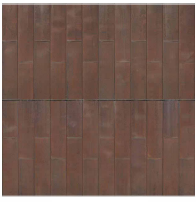
BUILDING C AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



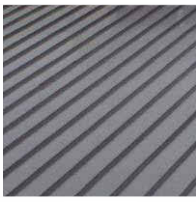
EXF-1

BUILDING "D"
METAL PANELS



EXW-8

METAL ROOF /
STANDING SEAM /
DARK BRONZE



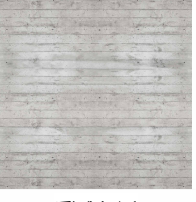
EXR-1

GREEN ROOF



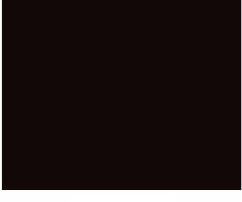
EXR-3

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

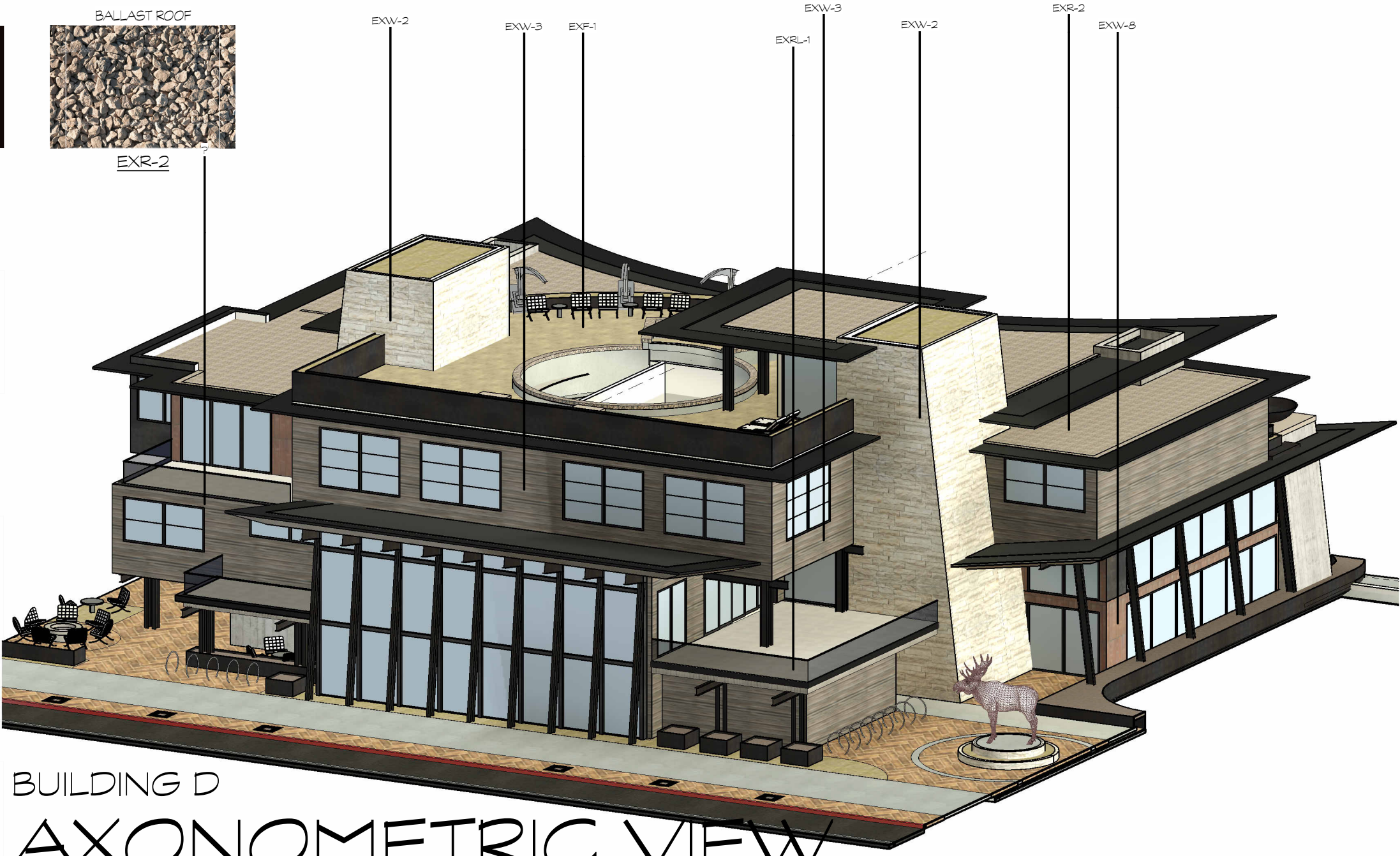


EXW-7

FASCIA /
DARK BRONZE



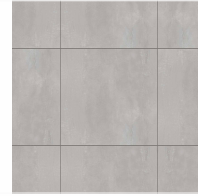
EXFC-1



EXW-2 EXW-3 EXF-1 EXRL-1 EXW-2 EXR-2 EXW-8

BUILDING D
AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



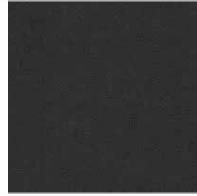
EXF-1

SCREEN /
SPLIT LOGS /
STACKED



EXW-9 (E)

FASCIA /
DARK BRONZE



EXFC-1

GLASS RAILING



EXRL-1

GREEN ROOF



EXR-3

SOFFIT / WOOD



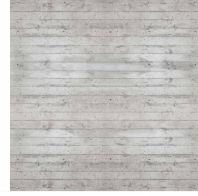
EXS-2

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



BUILDING D FROM N CACHE



BUILDING C FROM N CACHE



BUILDING B FROM N CACHE



BUILDING A



BUILDING A



BUILDING A FROM SOUTH





BUILDING A FROM COURTYARD



BUILDING D FROM COURTYARD

















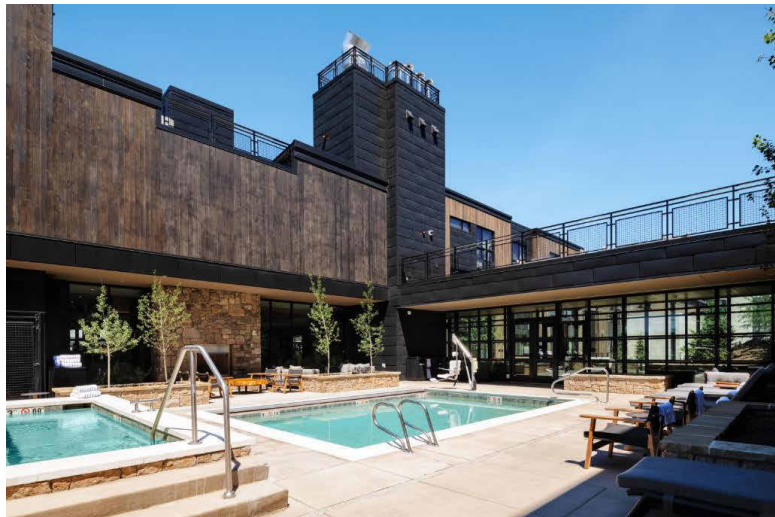
CLOUDVEIL-BUILDING B,C,E



CENTER FOR THE ARTS-BUILDING D



GLENWOOD-BUILDING B, C, E



CLOUDVEIL-BUILDING C



CHILDRENS CENTER-BUILDING E



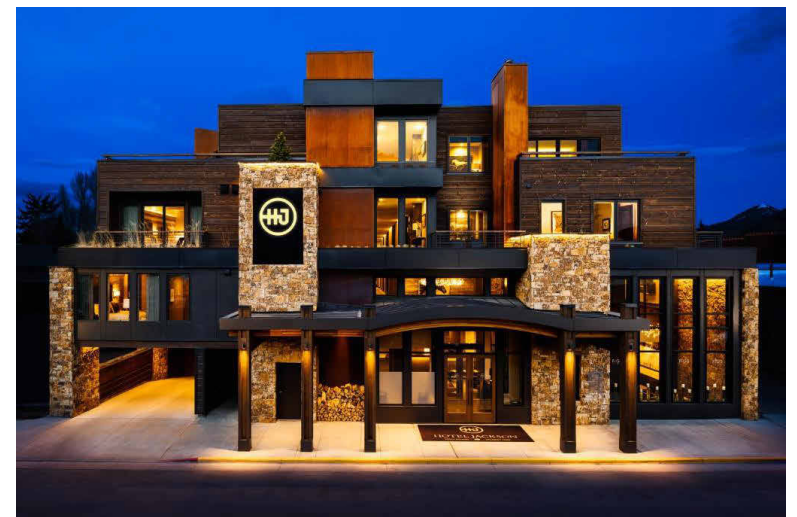
WELCOME CENTER-BUILDING A,D,E



VISITOR CENTER-BUILDING A, D



GRAVITY HAUS-BUILDING D



HOTEL JACKSON-BUILDING B, C

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% = 16,058 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 setback
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: 53,787 SF
- 10.4 Basement Exempt Area:
Occupied: 11,249 SF
Basement Parking: 54,619 SF
- 10.5 Total Occupied Area (Excludes Structured Parking): 190,079 SF
- 10.6 Total Building Area (Including Parking) = 244,699 SF
- 10.7 Total Commercial SF (81,406 SF FAR + 11,249 SF Exempt) = 92,655 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: $\leq 3,000$ 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: $\geq 15,000$ 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: 33

Parking Stalls Required: 50

17.1.2 Commercial

Hotel Parking Factor: 0.75

Hotel Unit Count: 111

Parking Stalls Required (Hotel): 83

Restaurant Parking Factor: 1/73 SF - 20% -33%

Restaurant Area: 1,612 SF

Parking Stalls Required (Restaurant): 12

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

Hotel Bar & Lounge Area: 853

Parking Stalls Required (Hotel Bar & Lounge): 12

17.1.3 Disability Parking Spaces

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

provided

Provided: 6 stalls

17.1.4 Electrical Vehicle Supply Equipment (EVSE)

Required: (Other Residential/Lodging)

I. EVSE Capable: 30%
175 stalls x 0.30 = 53 stalls

II. EVSE Installed: 5%
185 stalls x 0.05 = 9 stalls

Provided:

I. EVSE Capable: 53 stalls (including EVSE
installed)

II. EVSE Installed: 10 stalls

17.1.5 Street Parking Credit - 21

Total Parking Required: 158 stalls

Total Parking Provided: 175 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:	March 12, 2024	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Farmer Payne Architects	Presenter:	Andrew Bowen
Agenda Item:	(P25-37) 55 West Karns Avenue, 4-plex (Townhome Style Units)	Public Comment:	

Purpose and Policy Considerations.

DRC review is required for physical development of this density (The Design Guidelines apply to all residential and nonresidential development of four attached units or greater) in the NH-1 Zone.

Recommendation.

The Applicant is requesting Final Review from the DRC.

Project Summary.

According to the Applicant's narrative, this project addresses the need for housing in Jackson, while honoring historic architectural characteristics. Located at 55 Karns Ave, the property generally aligns with its NH-1 zoning designation, which promotes high-density residential development while preserving neighborhood character. The development features four townhouse-style units, each with three bedrooms, private entrances, and two enclosed parking spaces, designed to accommodate four families. The Applicant emphasizes that the design carefully balances increased density with the existing architectural scale, ensuring a sustainable and comfortable living environment that respects the area's transitional nature.

LDR Compliance.

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, and landscaping, generally meet the requirements of the NH-1 zone, however LSR compliance needs to be further vetted with the applicant.

Public Space.

The primary public space at 55 W. Karns is the transitional zone between the street and the private residential areas above. While the neighborhood currently lacks sidewalks, this project aims to establish the first section of what will become a connected pedestrian network. In the meantime, the sidewalk will serve as a public-facing area, a transitional marker, and a subtle buffer between the front yard and the street. Entry walks will connect to the sidewalk, clearly defined by plantings and façade elements at each private entrance. To minimize the visual impact on the streetscape, the design incorporates low-profile vehicle tracks and “disguised” garage doors that blend with the residential units above.

Composition and Massing.

The Applicant describes the proposed structure as a "unified program," prioritizing tectonic simplicity over excessive materiality or artificial complexity. Its components are intentionally restrained and carefully arranged to create a composition that is modest. Rather than demanding attention, the design encourages appreciation through its details and human-scaled design. Subtle variations in material application and detailing further refine its perceived scale, allowing it to integrate with its surroundings.

The entry sequence is positioned along the structure's sides, featuring a vertical glass enclosure that houses the stairs leading to each unit. Cantilevered decks along the façade serve multiple functions, including acting as transitional elements between the pedestrian street and the building's various components.

Street Wall.

The building's interaction with the street (55 W. Karns) is modulated. All ground-floor parking is concealed behind frosted glass doors that mirror the design of the unit doors above. The parking layout features low-profile vehicle tracks and private two-car tandem garages for each unit, efficiently utilizing the narrow site. To further break up the street-facing façade, wooden decks incorporating a heavy timber design add a human-scaled element to the structure.

Height.

The Applicant has proposed a building height of 36' 11". According to LDR standards, this requires a minimum roof pitch of 4/12.

Materials.

The exterior of 55 W. Karns features a cedar rainscreen, natural stone chimneys, and exposed heavy-timber framing, reflecting the region's architectural character. These materials were chosen for their durability and ability to weather naturally over time. The Applicant states that thoughtful detailing and subtle shifts in material placement enhance the façade's depth without overpowering the design.

Additional details, including the project narrative and renderings, are attached to this staff report.

Vision Statement:

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

General Design Guideline Principles:

A. Public Space

1. Use

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

2. Location

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

3. Connections

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

4. Scale & Variety

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

5. Screening

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

B. Composition

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

C. Massing

1. Mass & Height

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

2. Additive & Subtractive Massing

Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together.

Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

Sky plane techniques, balconies that partially step into the building and partially cantilever out away from the building face.

Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3. Volume Complexity

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

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

4. Roofs

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

D. Street Wall

1. Connected Network of Comfortable and Inviting Pedestrian Paths

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

E. Materials

1. Application of Materials:

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

2. Materials Selection

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

2/24/25

Town of Jackson - Design Review Committee

55 West Karns Design Review Narrative

Project Introduction:

This project addresses the vital need for housing within the Jackson community while paying homage to historic Alpine architecture. The structure is comprised of 4 Townhouse style units, each with 3 Bedrooms, private entrances, and 2 enclosed parking spaces per unit. It is intended to house 4 families and contains a total of up to 12 bedrooms. The Site at 55 Karns Ave is categorized by the Town of Jackson as NH-1 zoning designation and notes that; "The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development". The description further states; "Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods." The architecture of 55 W. Karns seeks to balance the goal of higher density with a respect for the scale of the existing neighborhood building stock.

Designed around specific programmatic goals, requirements and constraints, the architecture contains a logic that reflects the dual values of providing comfortable, durable housing solutions while also addressing the nature and concerns of a transitional neighborhood.

A. Public Space:

The main component of public space within 55 W. Karns is the interstitial zone between the very public sphere of the street and the private residential spaces of the upper floors. Though the neighborhood does not yet contain sidewalks, the intent is to develop the first of what will hopefully be many sections of a connected pedestrian pathway here. While the sidewalk waits for its adjoining neighbors it will serve as a place for play, a notional transition marker and a gentle barrier between the front yard and the street. The entry walks will be connected to the sidewalk and will be clearly delineated by plantings in plan, and components of the façade at each private entry. The street-facing façades utilize low-profile vehicle tracks and disguised garage doors that connect visually with the units above to reduce the impact on the street view.

B. Composition:

This is a building that fundamentally represents a unified program. As such the composition is derived from a belief that tectonic simplicity is a more considered architectural approach than a riot of materiality and feigned formal complexity. The building components are restrained and organized to create a composition that is fundamentally humble in its nature. This is not a building that demands to be regarded, but rather a structure that is intended to be experienced in the details, at a human scale. Further fine tuning the appearance of the building's scale is achieved through subtle shifts in material application and detailing.

C. Massing:

The massing is intended to break down the scale of the building into components that are more in line with the present neighborhood composition. Changes in massing are related directly to aspects of programming, and as such read as vital and necessary, rather than applique. The massing strategy focuses on providing useful space and shelter while demonstrating the organizing principle of the residential units and adjacent spaces.

The entry sequence is directed to the sides of the structure and forms a vertical glass housing for the refined architectural stairs used to access each unit. The cantilevered decks along the facades serve a number of programming purposes in addition to allowing a useful transition from the scale of the pedestrian street to the various building components beyond.

D. Street Wall:

At 55 W. Karns the interaction between the building and the street is modulated in a number of ways. Parking on the ground floor of the building is shielded from the street with frosted glass doors that mimic the glass doors of the units above. The parking design includes low-profile vehicle tracks and allows for a private 2-car tandem garage for each unit that makes full use of the narrow nature of the site. The street face is also broken up with wooden decks that follow a heavy timber language to soften the view and give a human scale to the structure.

E. Materials

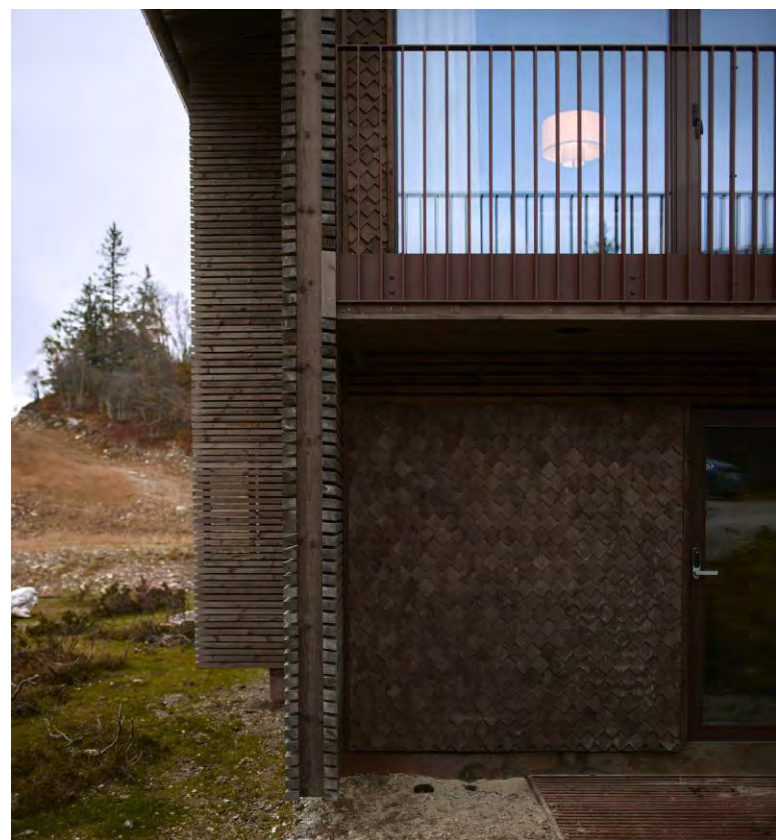
The envelope material considered for 55 W. Karns is a cedar rainscreen that is intended to reflect the broad historical use of wood within the Valley. The material is contextually appropriate from a regional and neighborhood perspective. This type of living material was intentionally chosen to allow for weathering and evolution over time. In addition, a wood envelope reflects the humility that we believe the project requires. The project will also make use of natural stone chimneys and plenty of exposed heavy-timber framing and rafters which connect the structure to the built environment of Jackson and other historical alpine architecture.

The detailing of the materials and their applications will create visual interest while not detracting from the overall building composition. The applications will create subtle shifts in scale on the building façade that will correspond with changes in component height.

Regards,



Jamie Farmer | Principal Architect
jamie@farmerpaynearchitects.com

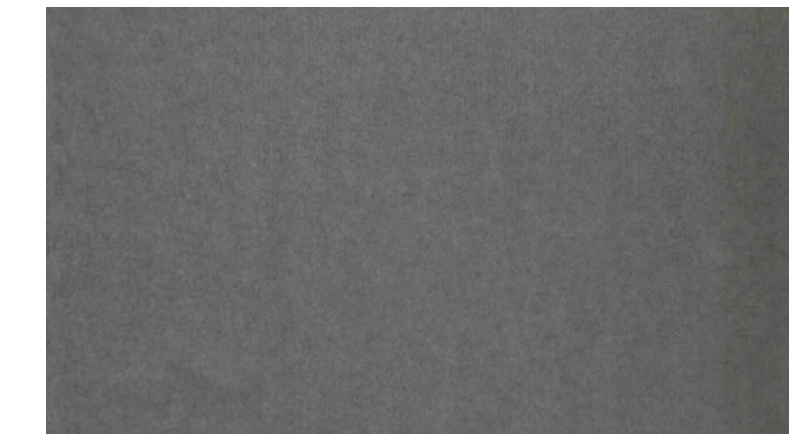


CONCEPT DETAILS:
STACKED TIMBER, SCREENING + RAILINGS



PERSPECTIVES

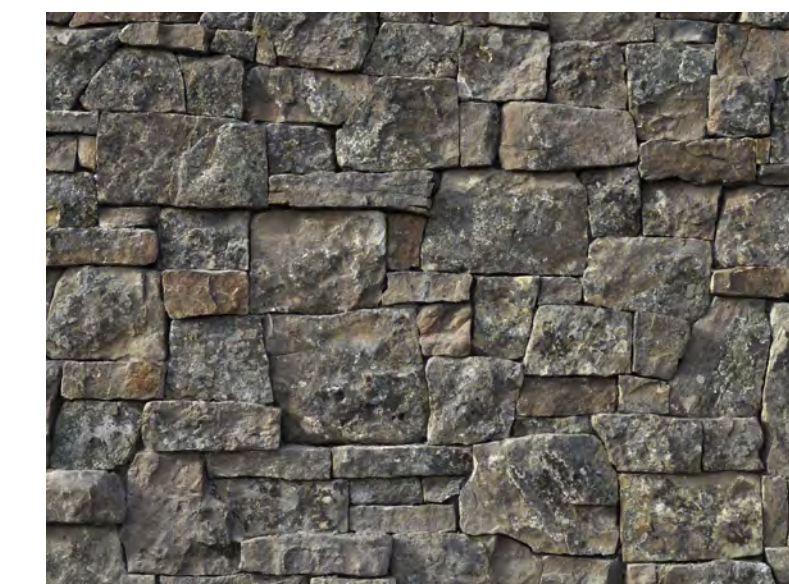
MATERIALS



BONDERIZED METAL
STANDING SEAM STEEL ROOF + ACCENTS



CEDAR SIDING



MONTANA MOSS STONE

55 KARNs PROJECT

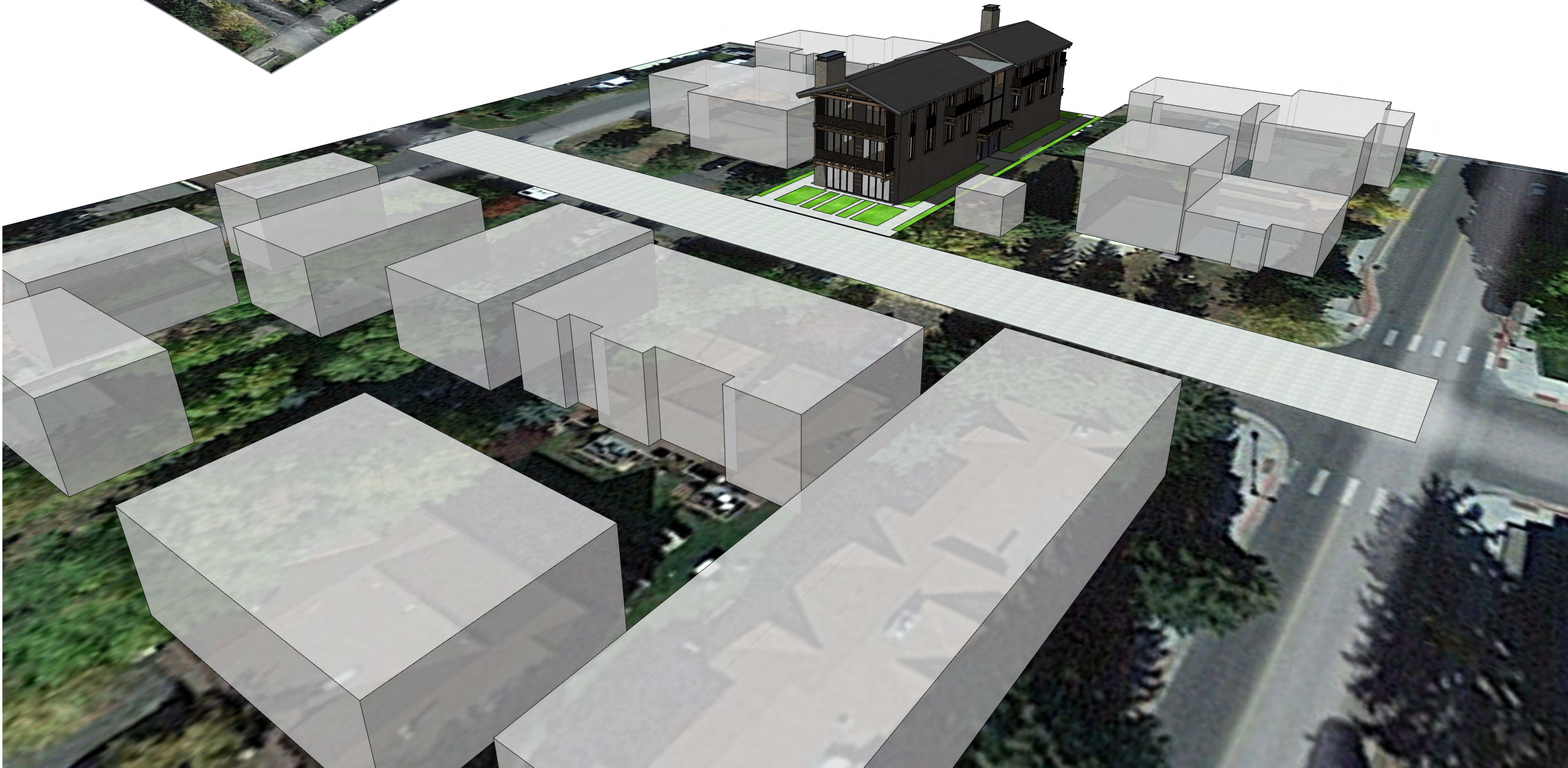
12 FEBRUARY 2025

1

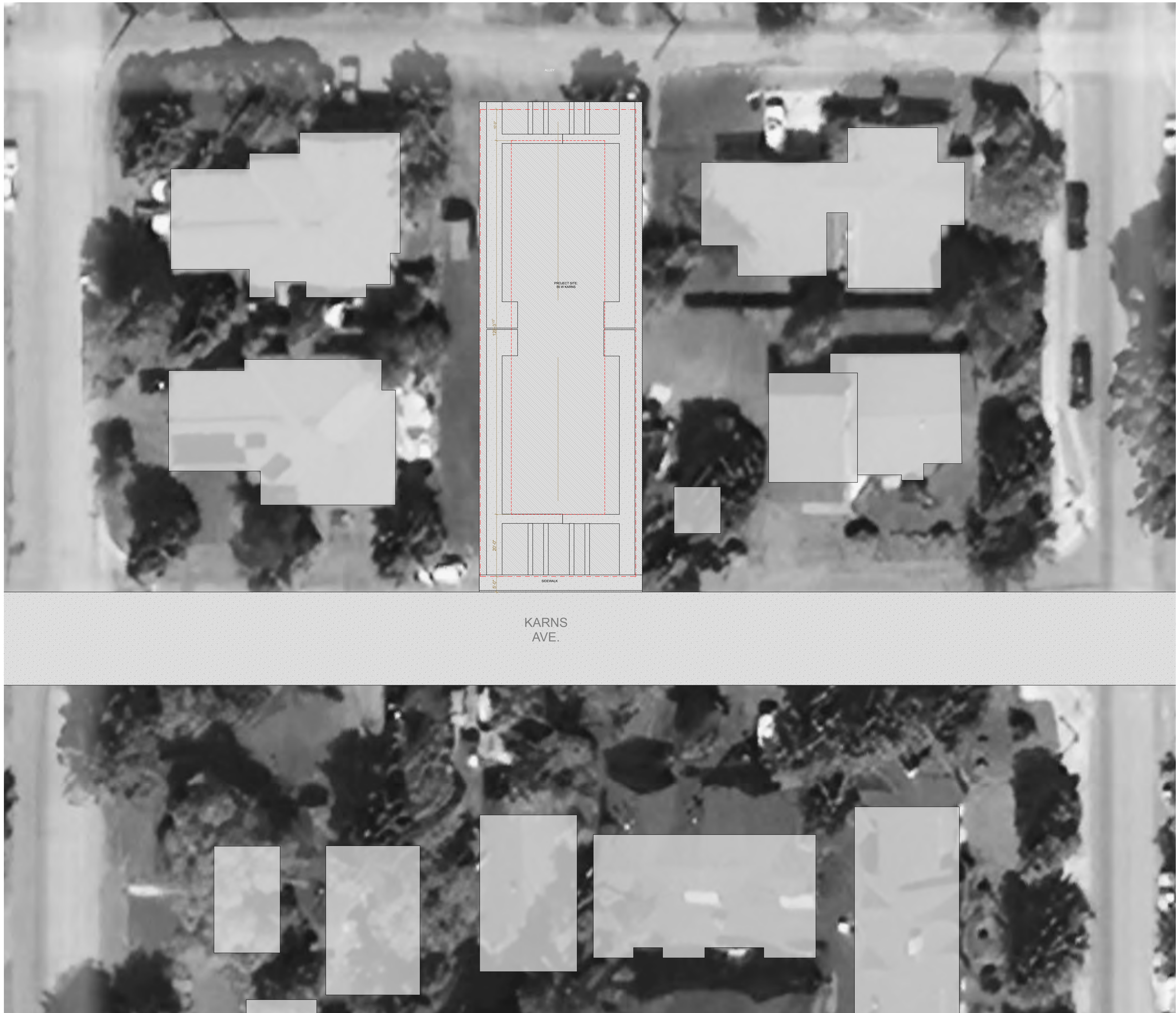
FARMERPAYNE ARCHITECTS



SITE CONTEXT



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 These Drawings are for Schematic Intent only, no engineering is associated
 with these plans, architect not liable for any design or construction flaws, typ.



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

55 KARNs PROJECT
12 FEBRUARY 2025



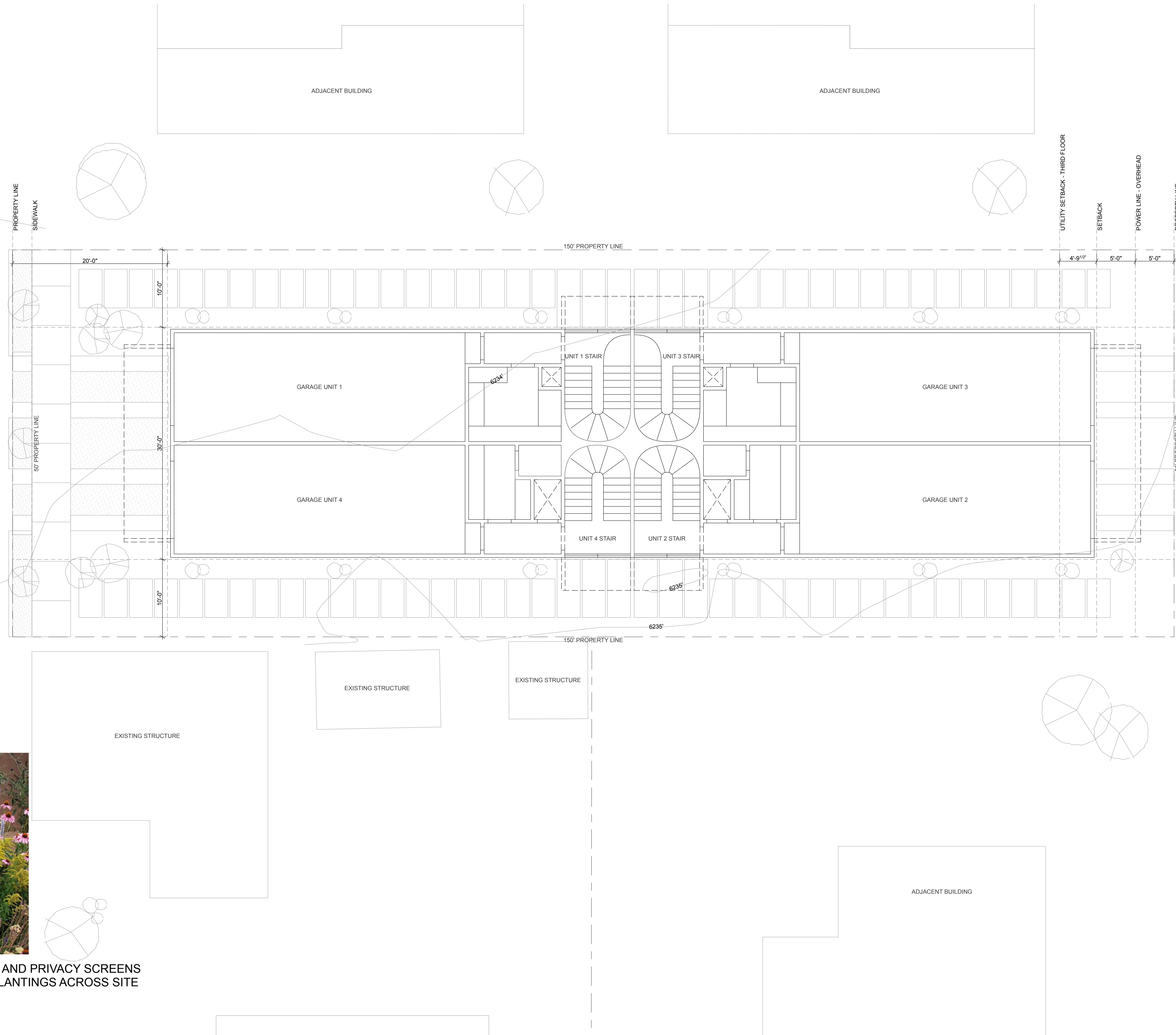
EXISTING AND PROPOSED TREES ON STREET FRONTAGE
 -DOUGLAS FIR / SPRUCE
 -QUAKING ASPEN - MULTI STEM



ORNAMENTAL GRASSES AT MISCELLANEOUS
 BEDS AND UTILIZED FOR PRIVACY SCREENING



NATIVE PERENNIALS AT BEDS AND PRIVACY SCREENS
 STANDALONE SHRUBS AND PLANTINGS ACROSS SITE
 - CONEFLOWER
 - BLUE SALVIA

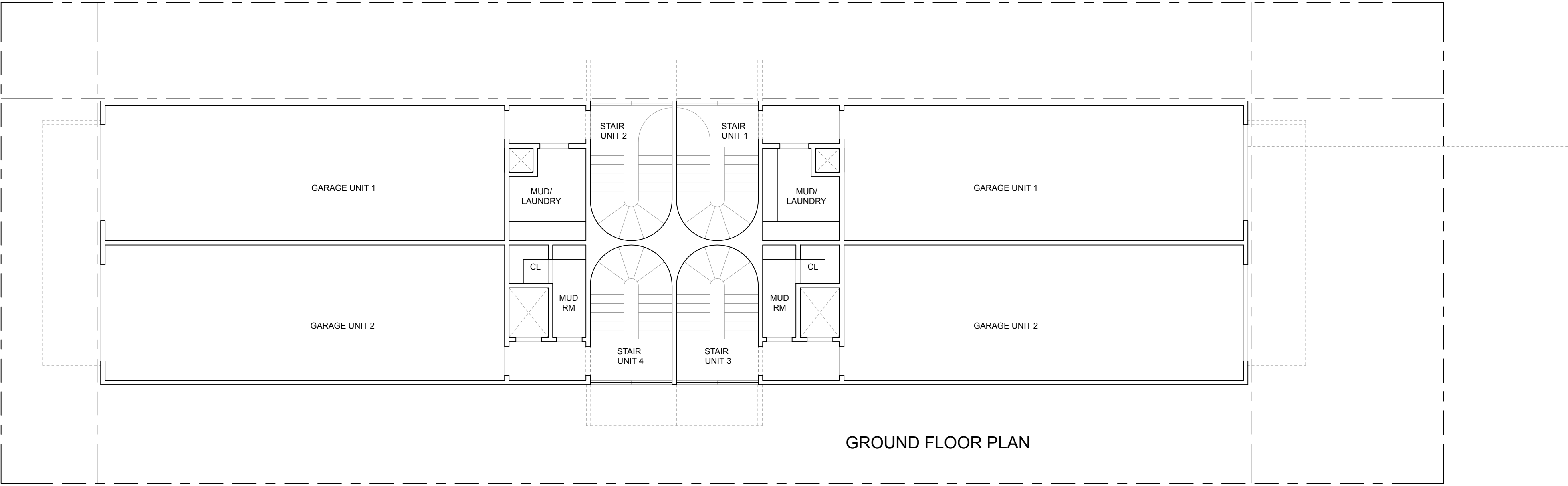


LANDSCAPE DETAILS AND ACCENTS

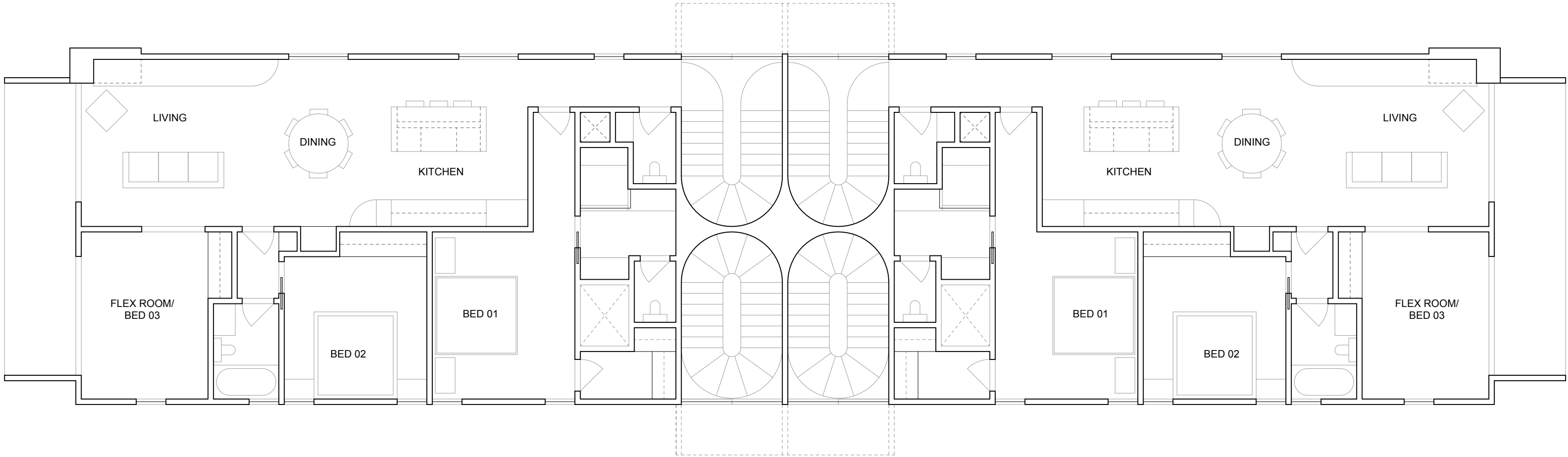
1 Enlarged Site Plan 2D
 SCALE: 1/8" = 1'-0"



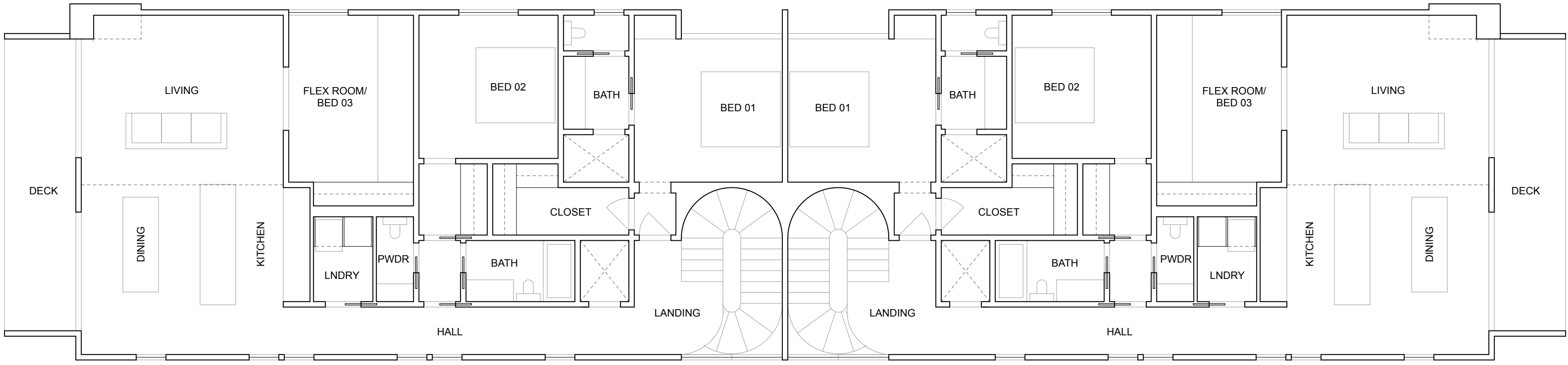
STAIR + INTERIOR PRECEDENT



GROUND FLOOR PLAN



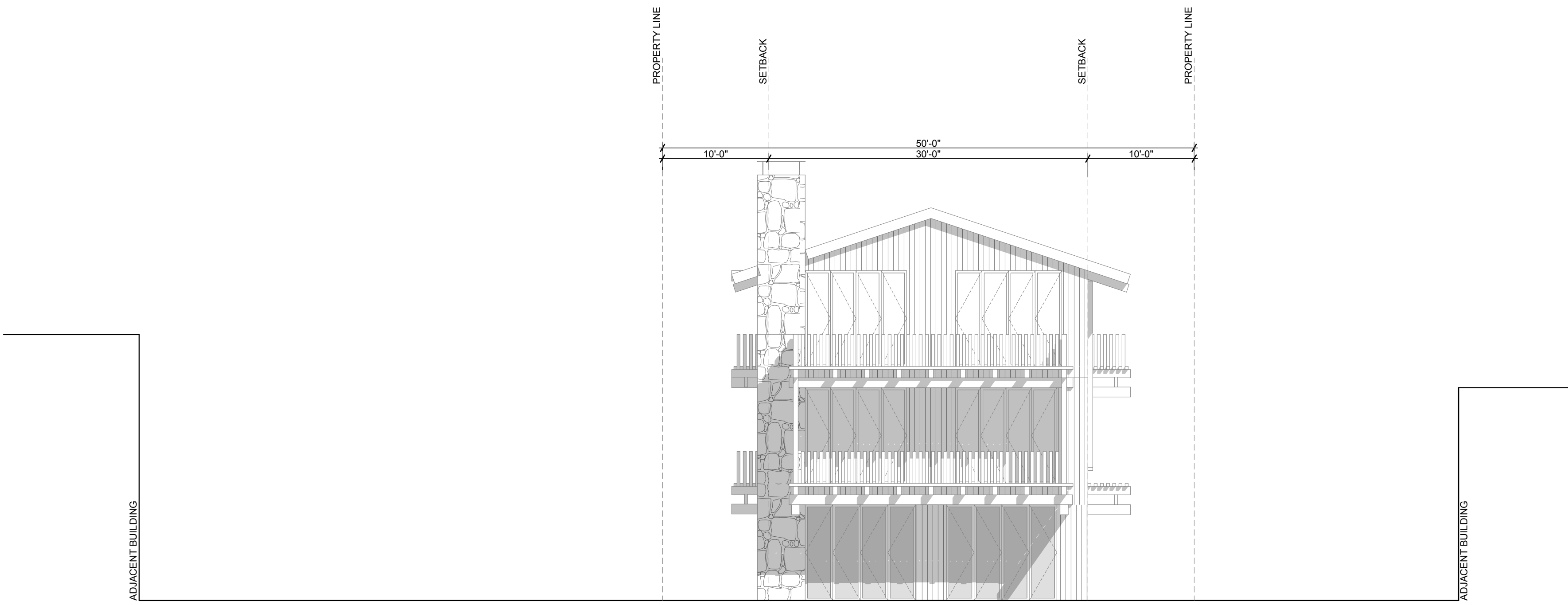
2nd FLOOR PLAN



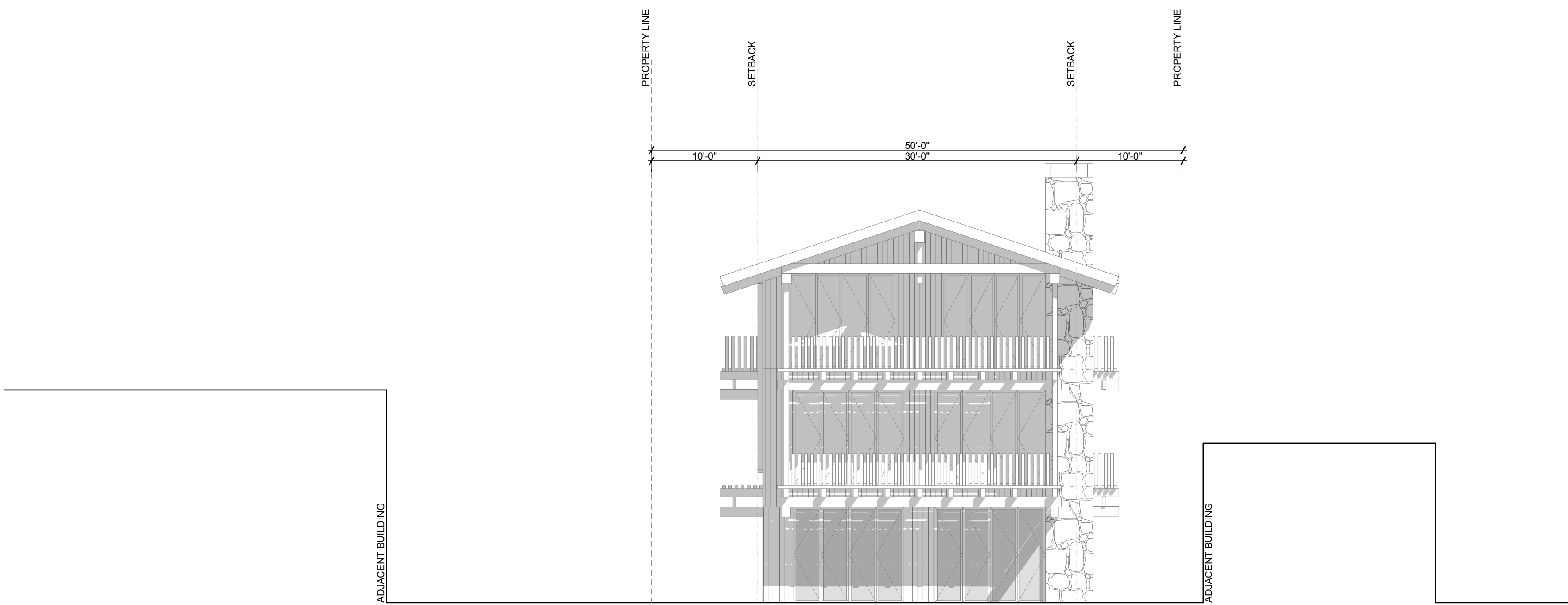
3rd FLOOR PLAN
SCALE: 1/8"=1'-0"



STREET LEVEL PERSPECTIVES

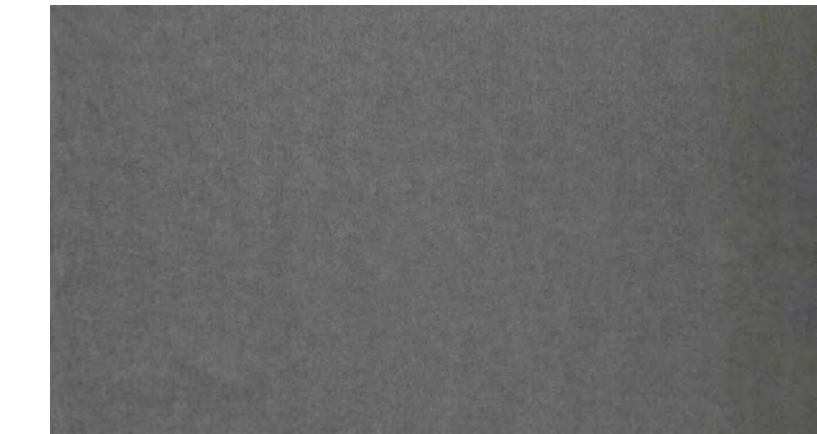


1 South Elevation
SCALE: 1/8" = 1'-0"



2 North Elevation
SCALE: 1/8" = 1'-0"

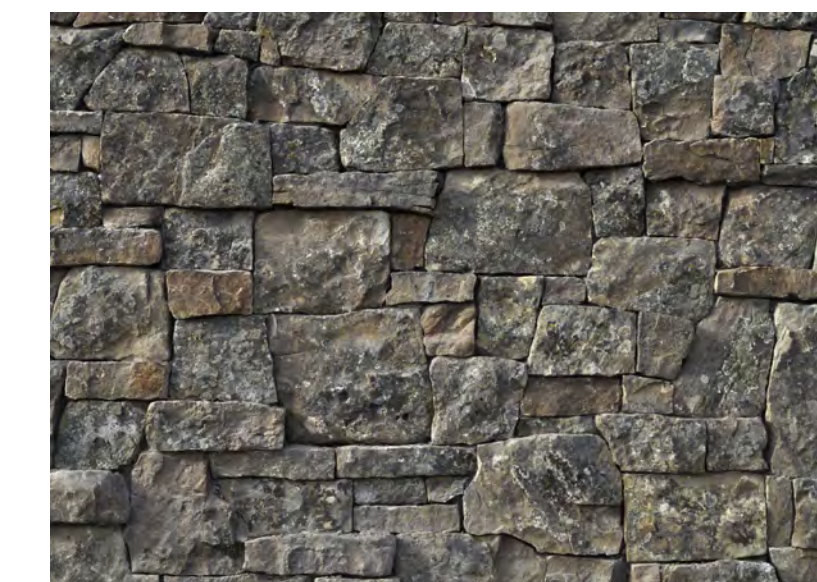
MATERIALS



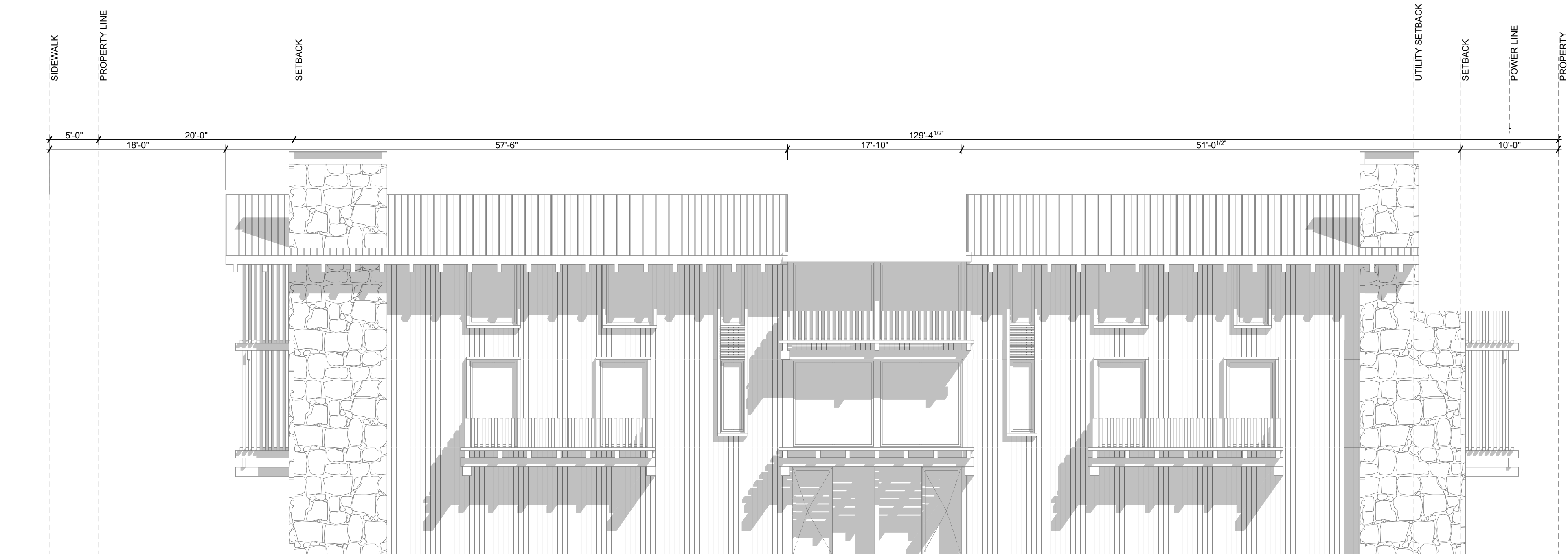
BONDERIZED METAL
STANDING SEAM STEEL ROOF + ACCENTS



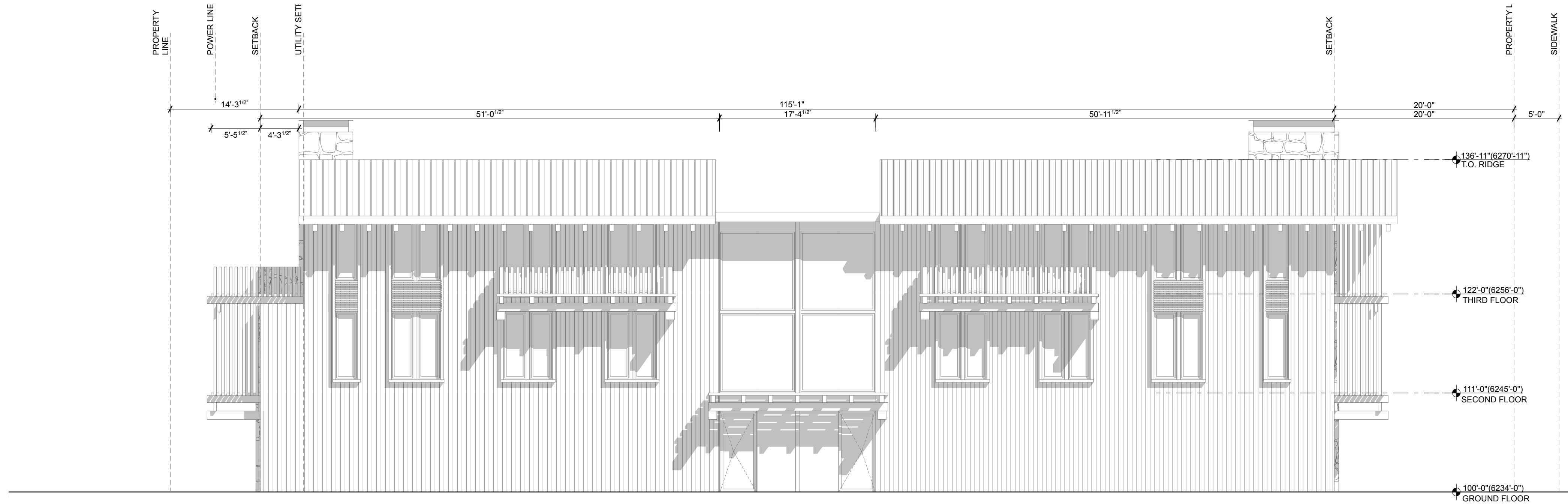
CEDAR SIDING



MONTANA MOSS STONE

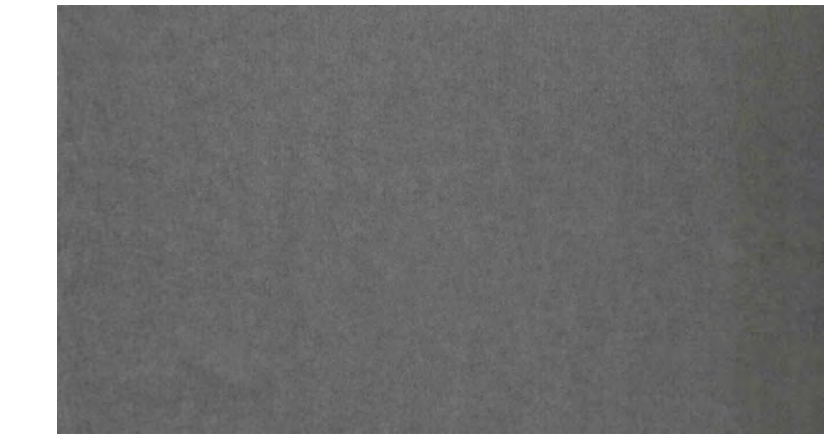


1 East Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"

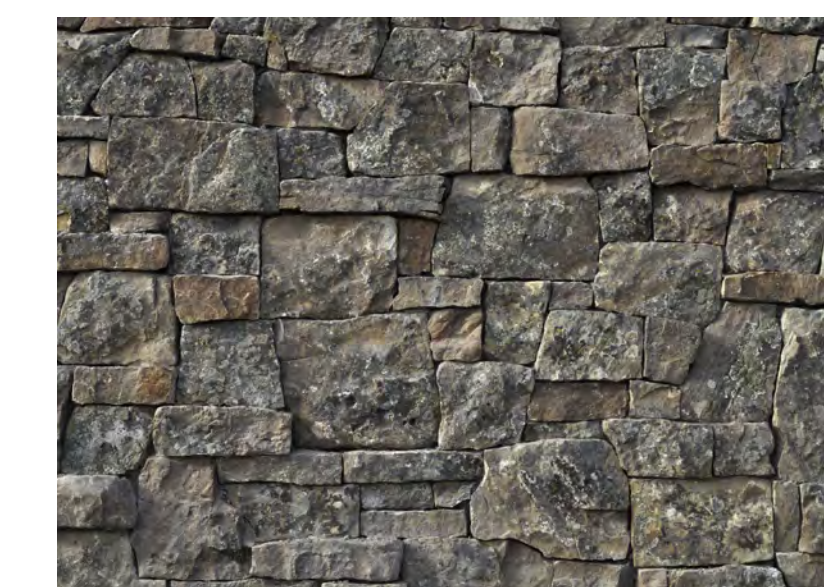
MATERIALS



BONDERIZED METAL
STANDING SEAM STEEL ROOF + ACCENTS



CEDAR SIDING



MONTANA MOSS STONE



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: 55 West Karns
Physical Address: 55 West Karns Avenue, Jackson, WY 83001
Lot, Subdivision: Lot 12, BLK. 2 Karns 2nd Addition PIDN: 22-41-16-33-1-31-009

PROPERTY OWNER.

Name: 55 West Karns, LLC Phone: (518) 588-2281
Mailing Address: PO Box 13707, Jackson, WY ZIP: 83002
E-mail: ruben@postcompany.co

APPLICANT/AGENT.

Name: Farmer Payne Architects Phone: (307) 264-0080
Mailing Address: PO Box 381, Jackson, WY ZIP: 83001
E-mail: jamie@farmerpaynearchitects.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at 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

Jamie Farmer

Name Printed

2/24/2025

Date

Principal

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: 2/19/2025

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: Ruben Caldwell

Being duly sworn, deposes and says that SS W. Kams LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 55 West Kams, Jackson, WY 83001

Legal Description: Lot 12, BLK, 2, Kams 2nd Addition - PIDN: 22-41-16-33-1-31-009

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Farmer Payne Architects

Mailing address of Applicant/Authorized Representative: PO Box 381, Jackson, WY 83001

Email address of Applicant/Authorized Representative: jamie@farmerpaynearchitects.com

Phone Number of Applicant/Authorized Representative: (307) 264-0080

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:

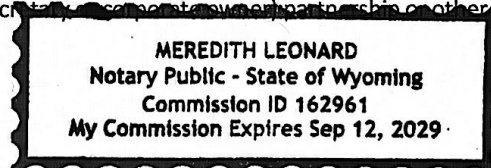
- ☐ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
- ☐ Demolition Permit ☒ Other (describe) Town of Jackson - Design Review

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.

[Signature]
Property Owner Signature
President

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

STATE OF Wyoming)
) SS.
COUNTY OF Lincoln)



The foregoing instrument was acknowledged before me by Ruben Caldwell this 24th
day of February. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires:

September 12, 2029