

AGENDA

Design Review Committee

May 14, 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](https://us02web.zoom.us/j/88553510774?pwd=qLq5bVz5j4HEXxqgFTmcnMNBCEU5JW.1) or copy it to your browser:

<https://us02web.zoom.us/j/88553510774?pwd=qLq5bVz5j4HEXxqgFTmcnMNBCEU5JW.1>

Or join at zoom.com with Webinar ID: 885 5351 0774 and Password: 83001

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

- I. P25-041 460 E Broadway
Materials Review
- II. P25-073 125 E Pearl
Facade Refresh
- III. P25-055 139 N Cache Street
Browse n' Buy Development Plan
- IV. P25-072 180 King Street
Teton County Justice Center Sketch Plan

5. MATTERS FROM STAFF

- I. DRC Chair and Vice Chair Appointments

6. ADJOURN

STAFF REPORT



Meeting Date:	May 14, 2025	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Steller Construction	Presenter:	Katelyn Page
Item:	P25-075 - 125 E Pearl Façade Updates	Recommendation:	Final Design Review

Background and Project Summary:

The property at 125 E. Pearl Street is in the Downtown Core-2 (DC-2) zone and within the Downtown Design Overlay (DDO) Area 2. The proposed scope includes replacing existing brown rock veneer on the front (south) façade of the building with a rough-hewn white limestone. Remaining side and rear frontages will remain unchanged. Also, on the front façade of the structure, the building's master sign directory and lighting will be replaced with a more modern metal design with consistent name plate design for various tenants.

Staff notes all sign and sign lighting will be reviewed by staff through a separate permitting process, but images of their proposal have been included with this DRC packet for reference.

Front (south) elevation:

Proposed change to install white stone veneer. The existing front (south) façade is comprised of a brown rock veneer with wood siding in a gray paint applied horizontally at roof line and 2nd story balcony. A black wooden railing caps the 2nd story balcony and a black accent strip along the roof line. Proposed change includes removing the existing brown stone and replacing it with white limestone rough-hewn veneer placed in random pattern and sizing. Physical samples of the limestone material were provided by the applicant and pictured below. The application of the new limestone will wrap the southwest corner but does not wrap the southeast corner. A portion of the southwest corner will remain as the existing brown CMU stone.

Existing South Elevation



Proposed South Elevation Rendering



Material Sample



Material Application Pattern Example



Side interior (west) elevation:

No proposed changes. The structure shares a 0' setback to neighboring structure due west (a few inches separate the two structures) thus the western façade is not visible apart from the southwest corner as it wraps to the south elevation. The west wall will remain brown horizontal siding where visible at the pedestrian frontage (approx. 15').

Side (east) elevation:

No proposed changes. The east elevation is comprised of brown CMU with rough finish and cinder block base.

Rear alley (north) elevation:

No proposed changes. The north elevation is comprised of stucco, CMU, and horizontal wood siding all painted gray. Similar to the front façade, there is black painted wood railing and accent at balcony and roof line.

Additional information including application, project narrative, renderings, and photos of the existing structure are provided 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: FRONT OF BUILDING FACADE UPGRADE
Physical Address: 125 E. PEARL AVENUE, JACKSON, WY
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: DOWNTOWN HOLDINGS, LLC / DIANE LYMAN Phone: (307) 413-6744
Mailing Address: P.O. Box 126, JACKSON WY ZIP: 83001
E-mail: CYNTHIA@dthre.com

APPLICANT/AGENT.

Name: GREGG OTTO / KELLY MCKANEY Phone: (208) 403-6062
Mailing Address: P.O. Box 17744, JACKSON WY ZIP: 83002
E-mail: kelly@stellerconstruction.com

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

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

Use Permit	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use	☒ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	____ LDR Text Amendment
____ Administrative Adjustment	____ Subdivision Plat	____ Map Amendment
____ Variance	____ Boundary Adjustment (replat)	Miscellaneous
____ Beneficial Use Determination	____ Boundary Adjustment (no plat)	____ Other: _____
____ Appeal of an Admin. Decision	____ Development Option Plan	____ Environmental Analysis

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

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

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

Have you attached the following?

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

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

KELLY H. MCKAMEY
Name Printed

25 APR 2025
Date

Sr. OPERATIONS MGR
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: 4/9/25

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: Downtown Holdings, LLC

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

Address of Premises: 125 E. PEARL AVE

Legal Description: W 18' of LOT 13 & ALL of LOT 14, BLK 2, CACHE-1

Please attach additional sheet for additional addresses and legal descriptions

GREGG OTTO - EAGLE BUILDERS

And, that the person named as follows: Name of Applicant/Authorized Representative: KELLY MCKAMEY-SELLER
CONSTRUCTION

Mailing address of Applicant/Authorized Representative: PO Box 7744 · JACKSON, WY 83002

Email address of Applicant/Authorized Representative: KELLY@STELLERCONSTRUCTION.COM

Phone Number of Applicant/Authorized Representative: 208.403.6062 or 307.264.0468

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) _____

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

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

STATE OF WYOMING)
) SS.
 COUNTY OF TETON)

The foregoing instrument was acknowledged before me by TED DAWSON this 9th
 day of April 2025. WITNESS my hand and official seal.

Cynthia Wiley
 Notary Public

My commission expires:

6/18/25



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.



N/A

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.



N/A

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.



N/A

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



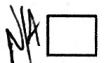
Adjacent Context/Public Realm: Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.



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



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



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



STELLER CONSTRUCTION

PO Box 7744 · Jackson, WY 83002
307-264-0468

Project: 125 E. Pearl façade upgrade 29 April 2025

In the heart of Jackson Hole, where the rugged Tetons meet the wooden boardwalks and storied saloons of a frontier past, architecture plays a vital role in preserving the spirit of the West.

This proposal consists of removing the existing front stone veneer and replacing it with a rough-hewn white limestone resembling what would have been quarried in the Old West. The dimensional stone will be randomly positioned as to size and shape, with coarsely-tooled mortar joints, hearkening back to an earlier stone wall look. It is called Omega Limestone Ashlar, supplied by StoneWorld.

The proposal to apply this white, rough-hewn stone façade to a downtown building is more than just an aesthetic upgrade – it is a commitment to the heritage, character, and visual language that define our mountain town of Jackson.

This stone evokes the natural, untamed landscape that surrounds us. The texture and raw finish mirror the handcrafted structures of the early settlers, ranchers and trappers. While the white limestone adds a timeless elegance - it also maintains an earthy, grounded feel that blends well with the weathered wood and other traditional Western materials seen throughout Jackson.

This enhancement of 125 E. Pearl reflects history and strengthens Jackson's identity as a place where authenticity matters. It contributes to a cohesive streetscape that celebrates rustic craftsmanship and invites residents and visitors alike to experience a modern town that hasn't forgotten its roots.

The West side of 125 E. Pearl will retain its brown wooden siding, which melds seamlessly with the adjoining building. The East corner and side of the building displays a timeless rough brown block, that will blend wonderfully with the rough-hewn limestone. The color and texture of the limestone will cleanly accentuate the existing paint colors and textures of the rear of the building. Similar to many downtown Jackson Hole structures, the owner's vision is to blend a variety of colors and textures, including earth-tones, that the rugged elegance of the white limestone will enhance.

Hailing back to the historical practice of the 18th & 19th centuries when formal advertising was limited, the new limestone façade will display a new sign where the tenants will be “hanging out their shingle” to announce the availability of their humble business enterprises to the public. This new sign will replace the old one yet maintain the simple and unobtrusive practice of designating the location where the tradespeople offer their professional services to anyone in need.

In keeping with the presentation of a new façade and sign, the older and unusable light fixtures will be disposed of responsibly. The new signage will be softly lit with an LED light bar that will be fabricated with a black finish to accent the white limestone yet not obstruct the look of the sign. The color temperature of the LED will be a pleasingly warm 3000K to allow for easy viewing of the tenant’s signage, yet avoid any harsh or offensive glow that could inhibit a welcoming feeling to the surrounding neighborhood. Adhering to the spirit of reducing so-called light pollution, no other additional lighting will be added to the building.

With the upgraded stone façade, this downtown building will stand as a proud, tactile reminder of the West – honest, enduring, and unmistakably Jackson Hole.



125 East Pearl Stonework

125 East Pearl
Jackson WY 83001

Project Title

Preliminary Design By:

Consultant

REV.	DATE	DESCRIPTION
------	------	-------------

NO.	DATE	ISSUE NOTE
-----	------	------------

Project Manager	Drawn By
Kelly McKamey	Cliff Kirkpatrick
Date	Reviewed By
May 2025	Kelly McKamey
Project ID	

125 Pearl

Sheet Title

Southwest Side
Rendering

Sheet No.

A2.5



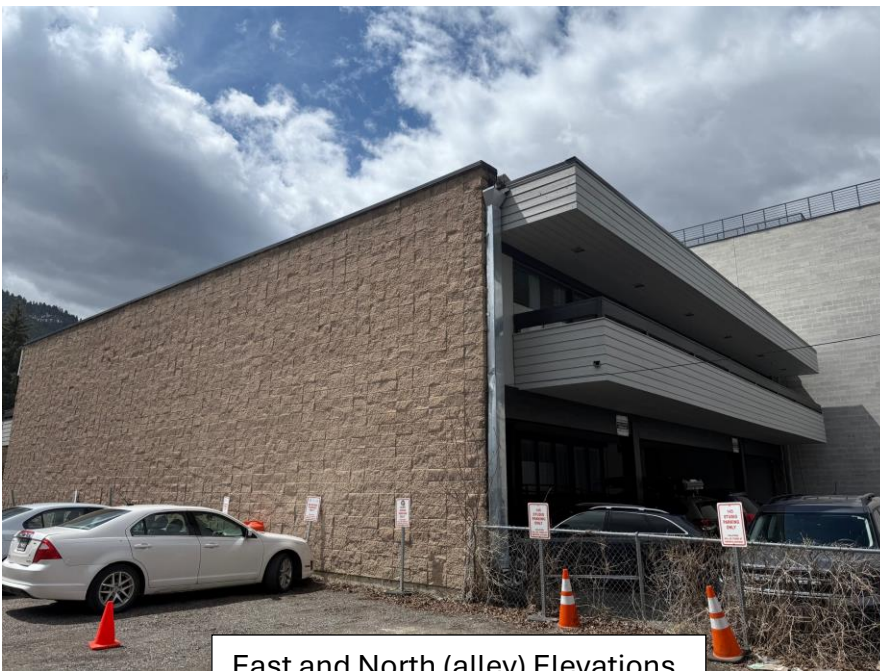
Existing Photos



East Elevation



Southwest corner and
material connection



East and North (alley) Elevations



Southeast corner and
material connection



East Elevation



North (alley) Elevation

STAFF REPORT



Meeting Date:	May 14, 2025	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Jorgensen Associates (Mila Dunbar-Irwin)	Presenter:	Katelyn Page
Item:	P25-055: 139 N Cache Street Development Plan Design	Recommendation:	Final Design Review

Background and Project Summary.

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

The applicant is seeking final DRC approval for a new and expanded Browse N Buy structure. The project involves demolishing the existing building and constructing a new 2-story building with basement to better accommodate growing needs of retail, service, and residential uses of St. John's and other community-serving partner organizations. Total gross square footage is approximately 21,900 sf including 7,300 sf below-grade (basement).

Per the applicant, project goals include creating a more direct retail relationship to the street frontages, creating a more formal transition from the public facing retail use to the remainder of the church campus, and embracing downtown western character through restrained use of materials and design elements that echo the architectural vocabulary of the church campus. Vehicular access will remain from N. Glenwood Street to the existing parking facility where an upgraded receptacle enclosure is proposed to better facilitate Browse N Buy donations.

A comprehensive narrative, site plan, floor plans, elevations and site context photos are provided in the attached application.

LDR Compliance.

Staff concluded a comprehensive LDR compliance review of the project with the concurrent Development Plan submittal (P25-038) and notes a few key issues here. The existing parking facility is nonconforming to required parking facility dimensions (ex: 24' drive aisle width and 20' parking space depth) or the 30' (min.) setback from the N. Glenwood Street frontage. Per the applicant, the proposed project constitutes a floor area expansion of greater than 20% of existing habitable floor area at the St. John's Church campus and thus triggers the need to address the parking lot-related nonconformity issues. Additionally, the currently proposed structure does not meet required primary street or side interior setbacks. The upper story encroaches into the primary street setback by approximately 4' where a setback of 0'-5'(min.-max.) is required and sits approximately 4'-1' from the side interior property line (south) where a setback of 0'-5'(min.) is required.

That said, it is staff's opinion that final resolution these LDR issues, which may include application for an Administrative Adjustment, should not significantly impact DRC review of the project and or the applicant's ability to meet Town's Design Guidelines or DDO. It is staff's understanding that a design response to meet the

front setback will involve a shift back of approximately 4' to the upper story wall plane leaving the structure largely similar as viewed from the eastern elevation. That shift will be most noticeable from the north elevation.

Lastly, if the final position of the structure does not align perfectly with the adjacent Hotel Jackson—due to factors such as construction tolerances, plane changes, or constructability challenges—staff may recommend incorporating a joint or fin to connect the two buildings. This would preserve the intended aesthetic of a zero-setback design and prevent a gap between the structures, which could collect trash or pose a safety hazard.

Staff recommends that DRC review the project in light of these forthcoming design responses.

Summary of Design Response Since Conceptual Review.

DRC previously reviewed the project (P24-089) at conceptual level at the June 12, 2024, meeting. DRC feedback for the conceptual design included:

- Provide context pictures of the St. John's Campus with final DRC submittal;
- Use real (rather than synthetic) wood material for siding;
- Continue study of design for the "C's" on the rear (west) elevation second story; and
- Consider improving gate design on the N. Glenwood Street access to appear more welcoming.

Per the applicant's DRC submittal (P25-039) received April 25, 2025, the below changes to the project design have occurred since conceptual level review:

- Cache Street balcony columns were eliminated in favor of a cantilevered design (see staff note regarding LDR Compliance);
- Balcony railings changed from wooden and metal horizontal pattern to a metal running bond pattern;
- Architectural language of the west elevation updated to better tie in with the building as a whole;
- Location and scale of signage studied;
- Flat seam metal at shed roofs changed to weathered zinc standing seam;
- Schematic lighting design developed; and
- Site plan update to accommodate parking configuration and electrical panel location (see staff note regarding LDR Compliance).

Signage is not under review at this time. Staff notes that all signage is reviewed separately through a sign permit process. DRC recommendation of renderings that include signage do not constitute as a review or approval of sign design.

Public Space.

As outlined in the applicant's narrative, the proposed design increases retail presence and visibility along the N. Cache Street frontage and includes improvements to the existing boardwalk surface. The design incorporates required entrances facing the street, rather than relying on access from within the property, while at the same time encouraging interaction with the greenspace of the broader church campus. An upper story balcony on the eastern façade adds visual interest for pedestrians. The structure is positioned at the 0' primary street setback at pedestrian level, and as noted above, the design team will need to move the upper story back approximately 4' to comply with the LDRs.

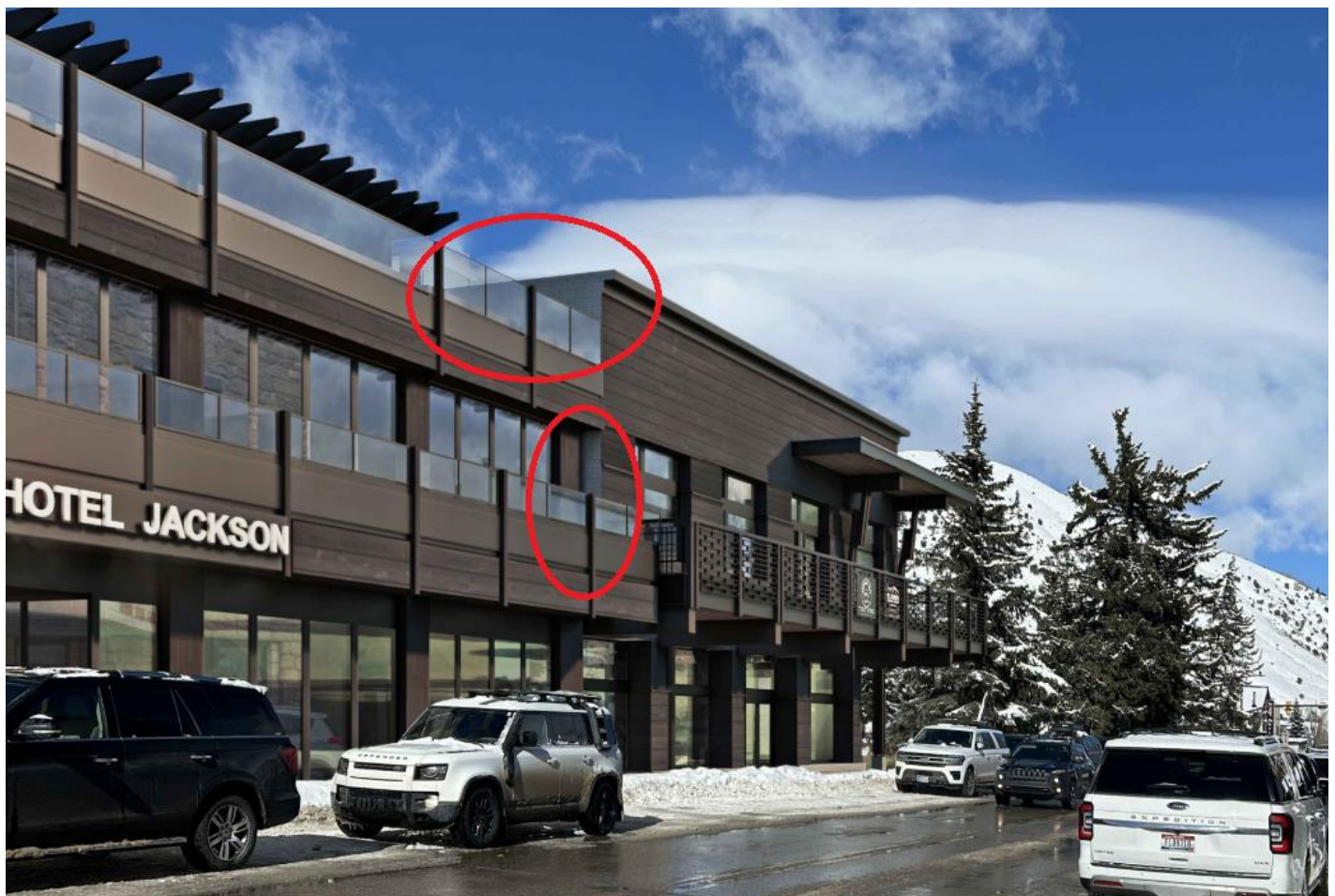
The fence and “pedestrian gateway” structure proposed along the N. Glenwood Street frontage partially screen the existing surface parking lot and proposed donation receptacles and visually indicate a pedestrian pathway entrance to the Property.

Composition and Massing.

The proposed structure is 2-stories tall, measuring 35’ in height along the N. Cache Street frontage and 38’ at the western elevation. The TS-2 zone allows a maximum of 3 stories and 42’ in height, not including permitted stair and elevator overruns. Stair overruns located on the building's interior are approximately 40’ in height. Per the applicant, scale of the structure is intended to provide transition between the downtown and the broader church campus which primarily contains single story structures.

A 10’ 3rd story stepback is required in the TS-2 zone. However, the proposed 2-story Browse N Buy building is not subject to this requirement, despite having a maximum proposed height similar to the adjacent 3-story Hotel Jackson. However, as noted above, a final design will need to move the upper story wall plane back approximately 4’ to comply with the LDRs, so this will reduce, but not eliminate, the visual impact of the shared wall on the neighboring property to the south. A rendering of the proposed structure at street level as seen from the southeast is shown in Figure 1 below.

Figure 1



Materials.

Per the applicant, material selections were made to relate the architecture between new and existing buildings on the church campus as well as to the existing architectural context of downtown western character. Use of heavy timber elements, compatible colors, scale and depth of texture of siding material see to relate to Downtown's existing western character. Primary material selections include:

- Building Base – Board form concrete
- Glulam and Fascia – Dark stained heavy timber
- Siding – Wood 3X shiplap (approx. 11" with 1" reveal) in dark stain to match existing church buildings
- Balcony Railing – Weathered charcoal color steel panels in running bond pattern
- Canopy Roofing – Weather zinc standing seam
- Donation Enclosure – Board form concrete piers with louvered wood and metal rolling doors
- Fencing (N. Glenwood St. frontage) – Board form concrete piers, stone caps, and timber rails
- Pedestrian Gate (N. Glenwood St. frontage) – Dark stained heavy timber

As noted above, because a 10' stepback is applied to Hotel Jackson but not to the proposed Browse N Buy structure, portions of the southern elevation remain visible when a 0' setback intends exact adjacency. The material currently specified for the southern elevation is CMU. The Town's Design Guidelines include design consideration of impacts on surrounding buildings.

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: Browse 'N Buy
Physical Address: 170 N Glenwood St
Lot, Subdivision: Lots 1-7, 14-20 Block 7 Original Townsite PIDN: 22-41-16-28-4-09-005

PROPERTY OWNER.

Name: Episcopal Church in Jackson Hole, WY c/o Jimmy Bartz Phone: (307)733-2603
Mailing Address: P.O. Box 1690, Jackson, WY ZIP: 83001
E-mail: jimmy@stjohnsjackson.org

APPLICANT/AGENT.

Name: Jorgensen Associates, Inc. c/o Mila Dunbar-Irwin Phone: (307)733-5150
Mailing Address: P.O. Box 9550, Jackson, WY ZIP: 83002
E-mail: mdi@jorgeng.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 #: P24-164 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
Mila Dunbar-Irwin

Name Printed

3-24-25

Date
Deputy Planning Manager

Title



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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual: The Reverend James P. Bertz Title: Rector/President

Being duly sworn, deposes and says that The Episcopal Church in Jackson Hole is the owner in fee of the premises located at: _____
Name of legal property owner as listed on deed

Address of Premises: 170 Glenwood Jackson WY 83001

Legal Description: _____

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jorgensen c/o Mila Dunbar-Irwin

Mailing address of Applicant/agent: PO Box 9550 Jackson, WY 83002

Email address of Applicant/agent: mdie.jorgensen.com

Phone Number of Applicant/agent: 307-733-5150

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

☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application

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

☐ Demolition Permit ☐ Home Occupation ☐ Other (describe) _____

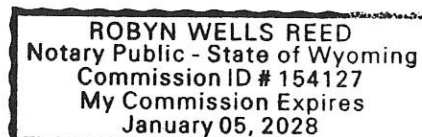
Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

J.P. Bertz

Property Owner Signature Rector/President

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

STATE OF Wyoming)
) SS.
COUNTY OF Lincoln)



The foregoing instrument was acknowledged before me by James Bertz this 21 day of October. WITNESS my hand and official seal.

Robyn Wells Reed
Notary Public

My commission expires: January 05, 2028

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

- | | | | |
|--------------------------|----------------------|-------------------------------------|--|
| ☐ | 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.
 - ☒ **NA** **Landscape Plan:** Must show all proposed landscape areas and the size and type of all proposed vegetation.
 - ☒ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.
 - ☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.
 - ☐ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.
 - ☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.

St. John's Episcopal Church – Browse N Buy
Town of Jackson Design Review Committee
March 2025

Project Narrative:

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

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

One of the principal project goals architecturally is to create a more direct retail relationship to Cache St and Glenwood Street, giving the retail component more presence and visibility, as well as to embrace and add to the existing downtown character through the restrained use of materials and design elements that echo the architectural vocabulary of the campus buildings in an updated way, but also tie into the western character of the downtown core of Jackson.

The building is designed to function as a more formal transition from the public facing commercial/retail to the existing St. John's campus. This transition is accomplished through the development of a more direct, enhanced and inviting pedestrian pathway from Cache Street to Glenwood Street along a covered "cloister" space which evokes a traditional ecclesiastical cloister element in an updated but contextually appropriate and restrained language, as well as creating an exterior space that respectfully enfronts the existing campus green space, encouraging interaction with the green space. Material selections were made to relate the new building's architecture to the existing campus architecture, as well as to the context of downtown western character, through the use of heavy timber elements, compatible colors, scale and depth of texture of siding material tying into existing campus buildings, and thoughtfully placed openings giving an enhanced integration to the street life surrounding the campus. The new building will contain roughly 14,785 square feet of above grade space, with an additional 7,280 square foot basement.

The proposed exterior lighting scheme is intended to provide an understated level of illumination to provide for the safety of the building users. The area of focus is the south end of the campus, specifically for the "Cloister" walkway along the north facade of the proposed building, and the walkway bordering the north side of the parking lot and at the Glenwood pedestrian entry element. The proposed fixtures are minimalistic and subtle in their design, and provide full cutoff of light and minimize light bleed beyond the immediate area to be illuminated. The fixtures along the

Cloister are mounted on the columns beneath the balcony, facing the building. Two of the same fixture are proposed for a muted illumination of the Cache St. entrance, mounted on the wall on either side of the entry doors. The same fixture placement occurs flanking the north entrance to the building along the Cloister, and flanking the west entrance off the parking lot, as well as next to the second floor north elevation balcony door, for a total of seven wall mounted building fixtures. Additionally a series of six surface mounted ceiling fixtures are proposed at the underside of the trash enclosure roof, as well as a recessed LED fixture above recessed doorways at the southeast and southwest corner of the building. Fixtures are fully shielded and provide illumination directed to the ground for pedestrian circulation at a modest lumen level and in compliance with dark skies ordinance.

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

This updated submittal for Design Review Committee consideration, contains the following changes and updates since the preliminary submittal:

- Cache St balcony columns have been eliminated in favor of a cantilevered balcony along Cache St.
- Balcony railing design has been updated.
- Architectural language of west elevation has been updated and refined to better tie in with the architecture of the building as a whole.
- Location and scale of signage has been added and improved upon.
- Flat seam metal roofing at shed roofs has been changed to weathered zinc standing seam.
- Glenwood St. gateway element has been redesigned to strengthen and better tie the campus to Glenwood St.
- A schematic site lighting diagram has been added.
- Site plan has been updated to show new parking lot configuration and new electrical transformer location.
- New exterior building renderings have been added which better show the building in context.



LDR COMPLIANCE

Lots 1-7 & 14-20, Blk. 7, Jackson Original Townsite
 139 N Cache St & 170 N Glenwood St
 Jackson, WY 83001

General	Source	Notes
Zoning District	Teton County GIS	ToJ - Downtown Core-2, ToJ - Town Square-2
PIDN	Teton County GIS	22-41-16-28-4-09-005
Gross Site Area (GSA)	Teton County GIS	2.4 ac - 104,544 SF
LSR (Min)	ToJ LDR Section 2.2.17.B.1.	NA
FAR (Max)	ToJ LDR Section 2.2.17.B.2.	GSA (1.83) sf (105,544)(1.83) = 193,146 sf

2.2.17. TS-2: Town Square – 2

Town of Jackson Applicable LDRs

*This lot is split-zoned Town Square – 2 and Downtown Core – 2. This table refers to the standards for the Town Square – 2 zone except when marked with an asterisk, in which case it refers to the standards for the Downtown Core – 2 zone.

1. Lot Standards				
Building Setbacks (Sec. 9.4.8.)				
General	Source	Requirement	Proposed	Complies
Primary street setback range (min-max)	ToJ LDR Section 2.2.17.B.1.	0' - 5'	0' - 5'	Yes
Secondary street setback range (min-max)	ToJ LDR Section 2.2.17.B.1.	0' - 5'	0' - 5'	Yes
Side interior (min)	ToJ LDR Section 2.2.17.B.1.	0' or 5'	0'	Yes
Rear (min)	ToJ LDR Section 2.2.17.B.1.	0' or 5'		
Abutting protected zone (min)	ToJ LDR Section 2.2.17.B.1.	10'	Complies	Yes
Landscaping (Div. 5.5.)				
Landscape surface ratio (min)	ToJ LDR Section 2.2.17.B.1.	NA		

Plant units (min)	ToJ LDR Section 2.2.17.B.1.	NA		
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.17.B.1.	Not allowed		
Height in rear yard (max)	ToJ LDR Section 2.2.17.B.1.	6'		
Setback from pedestrian frontage	ToJ LDR Section 2.2.17.B.1.	Not allowed		
Setback from side or rear lot line (min)	ToJ LDR Section 2.2.17.B.1.	0'		
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min)	ToJ LDR Section 2.2.17.B.1.	30'		
Secondary street, surface parking (min)	ToJ LDR Section 2.2.17.B.1.	30'	30'	Yes
Secondary street, tuck under, enclosed, or structured parking screened by building (min)	ToJ LDR Section 2.2.17.B.1.	0'		
Access				
*Curb cut width (max)	ToJ LDR Section 2.2.15.B.1.	*24'	21'	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11.)				
Width of ground and 2nd story in primary street setback range % of lot width (min) *Length from street corner (min)	ToJ LDR Section 2.2.17.B.2.	80% *30'	1st Floor: 56'-3" (@ conc base - 56'-0" @ f.o. siding) of 66'-5" lot width = 85% 2nd Floor: 56'-0" of 66'-5" lot width = 84% NA	Yes
Width of ground and 2nd story in secondary street setback range % of lot width (min) *Length from street corner (min)	ToJ LDR Section 2.2.17.B.2.	80% *30'	1st Floor: NA 2nd Floor: NA NA	Yes

Building Height (Sec. 9.4.9.)				
Height (max)	ToJ LDR Section 2.2.17.B.2.	42'	38'	Yes
Stories (max)	ToJ LDR Section 2.2.17.B.2.	3	2	Yes
Height (min) in any street setback range	ToJ LDR Section 2.2.17.B.2.	16'	35'	Yes
Building Stepback (Sec. 9.4.12.)				
Stepback for any 3rd story street façade or façade over 30' (min)	ToJ LDR Section 2.2.17.B.2.	20'	NA	Yes
Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.17.B.2.	40%	Primary: NA Secondary: NA	Yes
A building with only residential use that has at least 4 units is exempt from the stepback requirement	ToJ LDR Section 2.2.17.B.2.	NA		
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.17.B.2.	1.83 *1.3	193,146 sf	Yes
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.17.B.2.	See Sec. 7.8.3.	Complies	Yes
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.17.B.2.	See Sec. 7.8.4.		
Single building size (max)	ToJ LDR Section 2.2.17.B.2.	15,000 sf	14,633 sf	Yes
3. Form Standards				
Pedestrian Frontage				
Covered walkway	ToJ LDR Section 2.2.17.B.3.	See Sec. 2.2.1.C.1.	Boardwalk, 13'-0" pedestrian width, no columns	Yes

Building Frontage				
Town Square	ToJ LDR Section 2.2.17.B.3. 2.2.1.D.1.	Story Height: Ground story: 14' max Upper story: 9' min Ground floor elev: 0'-3' Transparency (min/max): Ground story: 50/75% Upper story: 20/35% Blank Wall Area (max): Pedestrian Access (max): Primary entrance: req. Entrance spacing: 50'	Story Height: 13'-11 3/8" Transparency: 51.5% 32% Complies Pedestrian Access: Complies	Yes
Residential	ToJ LDR Section 2.2.17.B.3. 2.2.1.D.4.	Story Height: Ground story: 9' min Upper story: 9' min Ground floor elev: 0'-5' Transparency (min, %): Ground story, prim: 20 Ground story, sec: 20 Upper stories: 20 Blank Wall Area (max): Primary: 35' Secondary: 50' Pedestrian Access (max): Primary entrance: req. for each ground floor unit Entrance spacing: n/a		
Lodging	ToJ LDR Section 2.2.17.B.3. 2.2.1.D.5.	Story Height: Ground story: 12' min Upper story: 7'6" min Ground floor elev: 0'-5' Transparency (min, %): Ground story, prim: 40 Ground story, sec: 20 Upper stories: 20 Blank Wall Area (max): Primary: 35' Secondary: 50' Pedestrian Access (max): Primary entrance: req. Entrance spacing: n/a		

Parking Type Options				
On-street parking	ToJ LDR Section 2.2.17.B.3.	See Sec. 2.2.1.E.1.	Yes	Yes
Surface parking	ToJ LDR Section 2.2.17.B.3.	See Sec. 2.2.1.E.2.	Yes	Yes
Tuck-under parking	ToJ LDR Section 2.2.17.B.3.	See Sec. 2.2.1.E.4.		
Enclosed parking	ToJ LDR Section 2.2.17.B.3.	See Sec. 2.2.1.E.3.		
Structured parking	ToJ LDR Section 2.2.17.B.3.	See Sec. 2.2.1.E.5.		
Underground parking	ToJ LDR Section 2.2.17.B.3.	See Sec. 2.2.1.E.6.		
4. Environmental Standards				
Natural Resource Setback (min) (Sec. 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.17.B.4.	20'		
Flat Creek north of Hansen	ToJ LDR Section 2.2.17.B.4.	25'		
Flat Creek south of Hansen	ToJ LDR Section 2.2.17.B.4.	50'		
Wetland	ToJ LDR Section 2.2.17.B.4.	30'		
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation ditch	ToJ LDR Section 2.2.17.B.4.	15'		
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)				
Light trespass is prohibited	ToJ LDR Section 2.2.17.B.5.			Yes
All lights over 600 lumen shall be fully shielded	ToJ LDR Section 2.2.17.B.5.			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.17.B.5.	3	0.9	Yes

Lumens per site (max)	ToJ LDR Section 2.2.17.B.5.		18,000	Yes
All fixtures		100,000	18,000	Yes
Unshielded fixtures		5,500	0	Yes
Light color	ToJ LDR Section 2.2.17.B.5.	≤ 3,000 Kelvin	Complies	Yes
Scenic Resource Overlay (SRO) (Sec. 5.3.2.)				
6. Natural Hazards to Avoid				
Steep Slopes (Sec. 5.4.1.)				
Development prohibited	ToJ LDR Section 2.2.17.B.6.	Slopes > 25%		
Hillside CUP required	ToJ LDR Section 2.2.17.B.6.	Parcel with average cross-slope ≥ 10%		
Areas of Unstable Soils (Sec. 5.4.2.)				
Fault Area (Sec. 5.4.3.)				
Floodplains (Sec. 5.4.4.)				
Wildland Urban Interface (Sec. 5.4.5.)				
7. Signs (nonresidential) (Div. 5.6.)				
Number of signs (max)	ToJ LDR Section 2.2.17.B.7.	3 per business per street	Complies	Yes
Background color	ToJ LDR Section 2.2.17.B.7.	No white or yellow	Complies	Yes
Sign Area				
Total sign area (max)	ToJ LDR Section 2.2.17.B.7.	3 sf per linear ft of street façade width up to 150 sf	50 sf (one single-sided sign and two double-sided signs)	Yes
Penalty	ToJ LDR Section 2.2.17.B.7.	10% per projecting and freestanding sign		
8. Grading, Erosion Control, Stormwater				
Grading (Sec. 5.7.2.)				
Erosion Control (Sec. 5.7.3.)				
Erosion shall be controlled at all times	ToJ LDR Section 2.2.17.B.8.			Yes
Stormwater Management (Sec. 5.7.4.)				
No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.17.B.8.			Yes

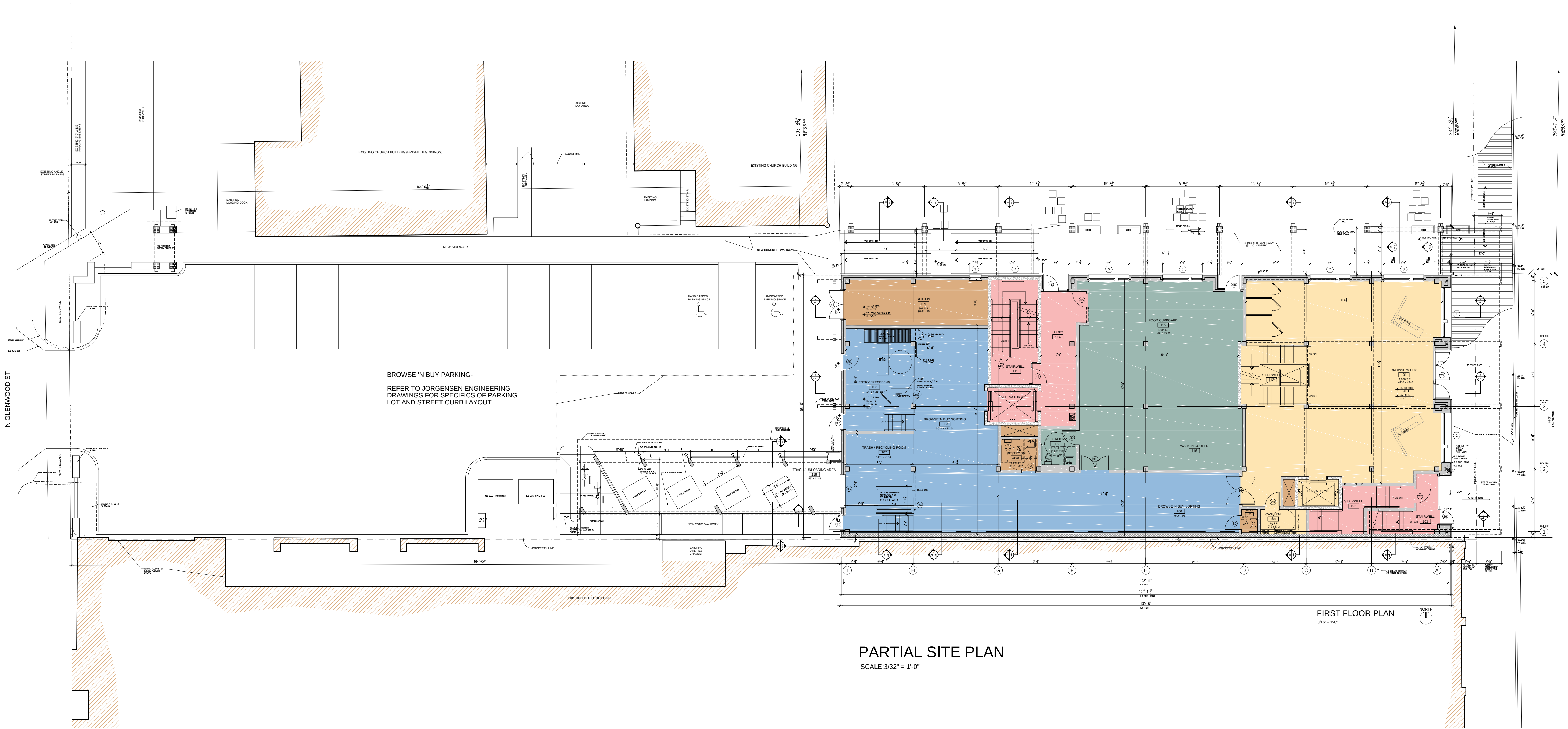
9. Physical Development Permits Required (TS-2)							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Dev Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Floor Area(sf)							
≤ 10,000			X	X		Sec. 5.7.1.	Sec. 5.4.4.
10,001-20,000		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 20,000	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

9. Physical Development Permits Required (DC-2)							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Dev Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Floor Area (sf)							
< 19,500			X	X		Sec. 5.7.1.	Sec. 5.4.4.
19,500-39,500		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 39,000	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 39,000 for only res. use	optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

2.2.15.C-1. Allowed Uses (DC-2/TS-2)				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Apartment (6.1.4.D.)	B	8,000 sf habitable excluding basement	NA	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017 * sf + (Exp(-14.17 + 1.59 * \ln(sf))) / 2.176$
Commercial Uses					
Office (6.1.6.B.)	B	NA	NA	1.65/1,000 sf	$0.000247 * sf$
Retail (6.1.6.C.)	B	12,500 sf excluding basement	NA	2.25/1,000 sf	$0.000216 * sf$
Service (6.1.6.D.)	B	storage	NA	1.5/1,000 sf	$0.000216 * sf$

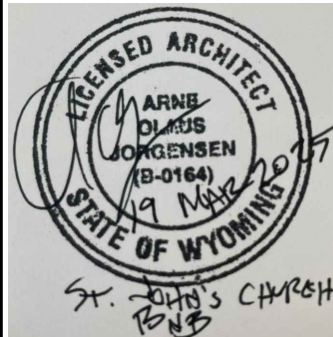
BROWSE 'N BUY

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



DRC SUBMITTAL DRAWING LIST

- SITE-1 PARTIAL SITE PLAN
SITE-2 SITE LIGHTING DIAGRAM
SITE-3 OVERALL SITE PLAN SHOWING
LANDSCAPING OF EXIST. CAMPUS
BASEMENT FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
ROOF PLAN
BUILDING ELEVATIONS
BUILDING ELEVATIONS
PARTIAL ELEVATIONS
EXTERIOR RENDERING VIEWS
EXTERIOR RENDERING VIEWS
EXTERIOR RENDERING VIEWS



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



BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL
JACKSON, WYOMING

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

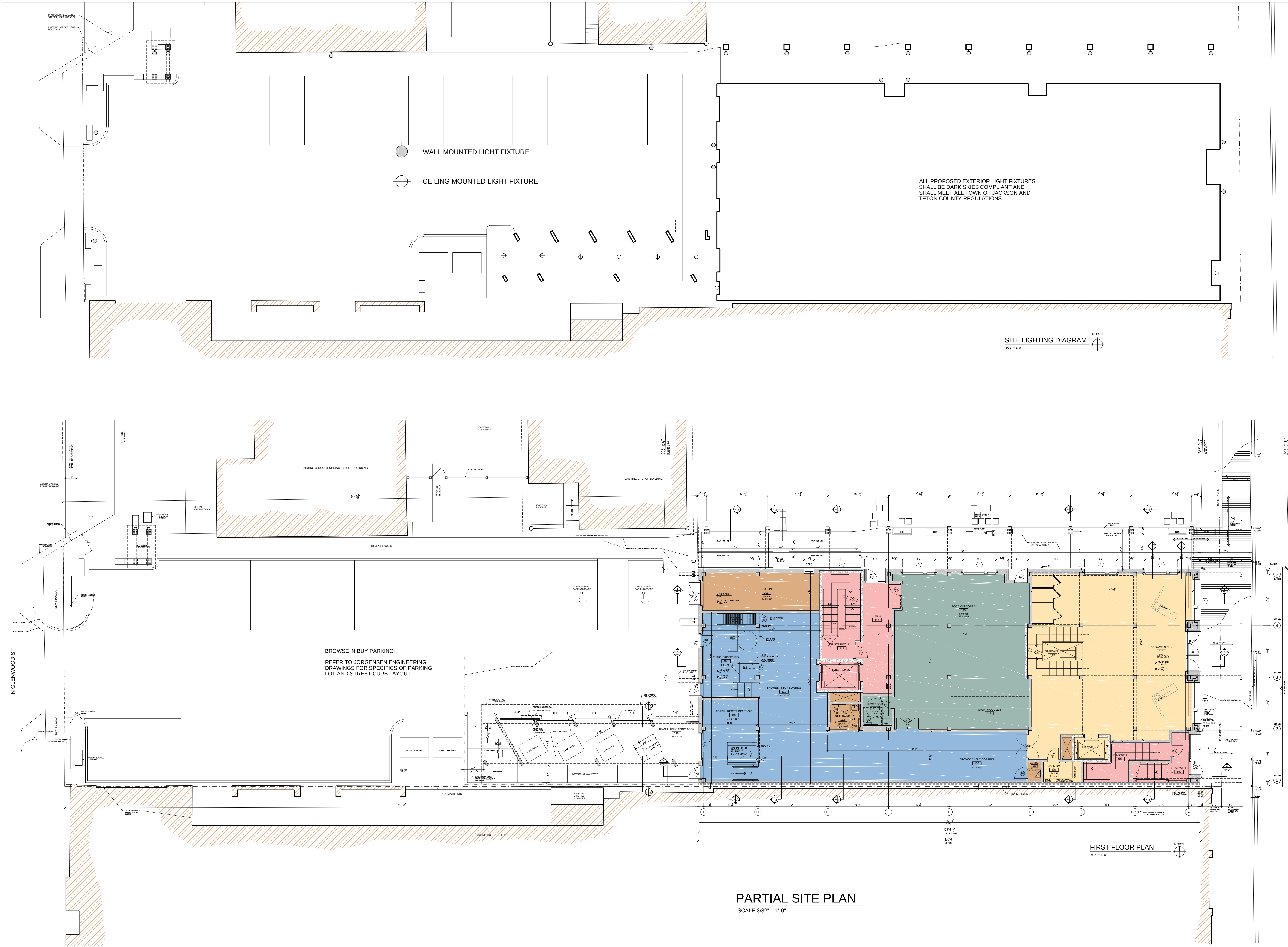
SHEET TITLE:
SCHEMATIC SITE
PLAN

DATE: 5/22/24
REVISIONS:

DRC SUBMITTAL
4/22/25

DRAWING NUMBER:
SITE-1

SCALE ACCURATE ON
24 X 36 SHEETS



PRELIMINARY - NOT FOR CONSTRUCTION

BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

SHEET TITLE:
SITE PLAN

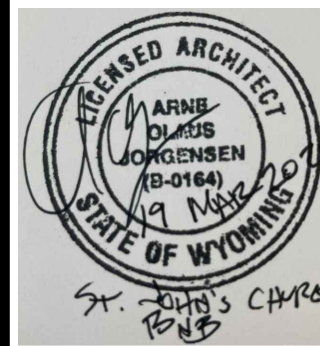
DATE: 9/10/24
REVISIONS:
DEV SUBMITTAL
2/18/25
50% DESIGN
DEVELOPMENT
3/12/25

DRC FINAL SUBMITTAL
4/22/25

DRAWING NUMBER:

SITE-2

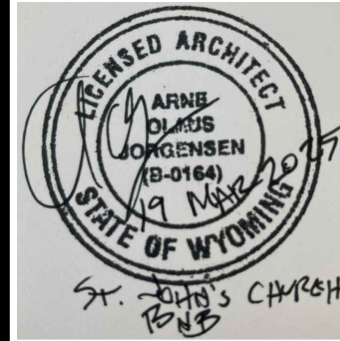
SCALE ACCURATE ON
24 X 36 SHEETS



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

Hawtin Jorgensen
ARCHITECTS

JACKSON, WYOMING



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



JACKSON, WYOMING

BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

SHEET TITLE:
OVERALL SITE PLAN

DATE: 5/22/24
REVISIONS:

DEV SUBMITTAL
2/18/25

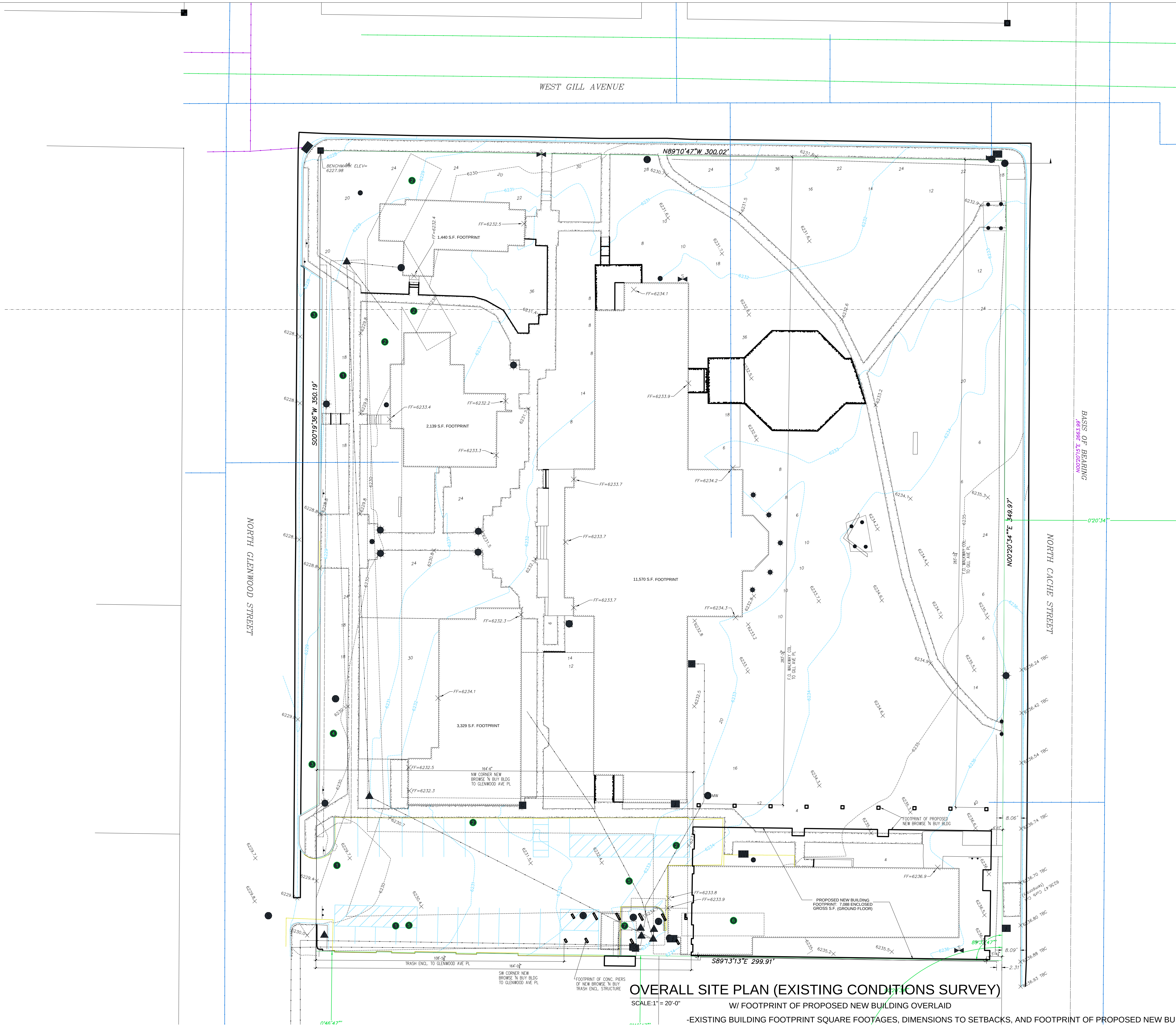
DRC FINAL SUBMITTAL
4/22/25

DRAWING NUMBER:

SITE-3

SCALE ACCURATE ON
24 X 36 SHEETS

PRELIMINARY - NOT FOR CONSTRUCTION



OVERALL SITE PLAN (EXISTING CONDITIONS SURVEY)

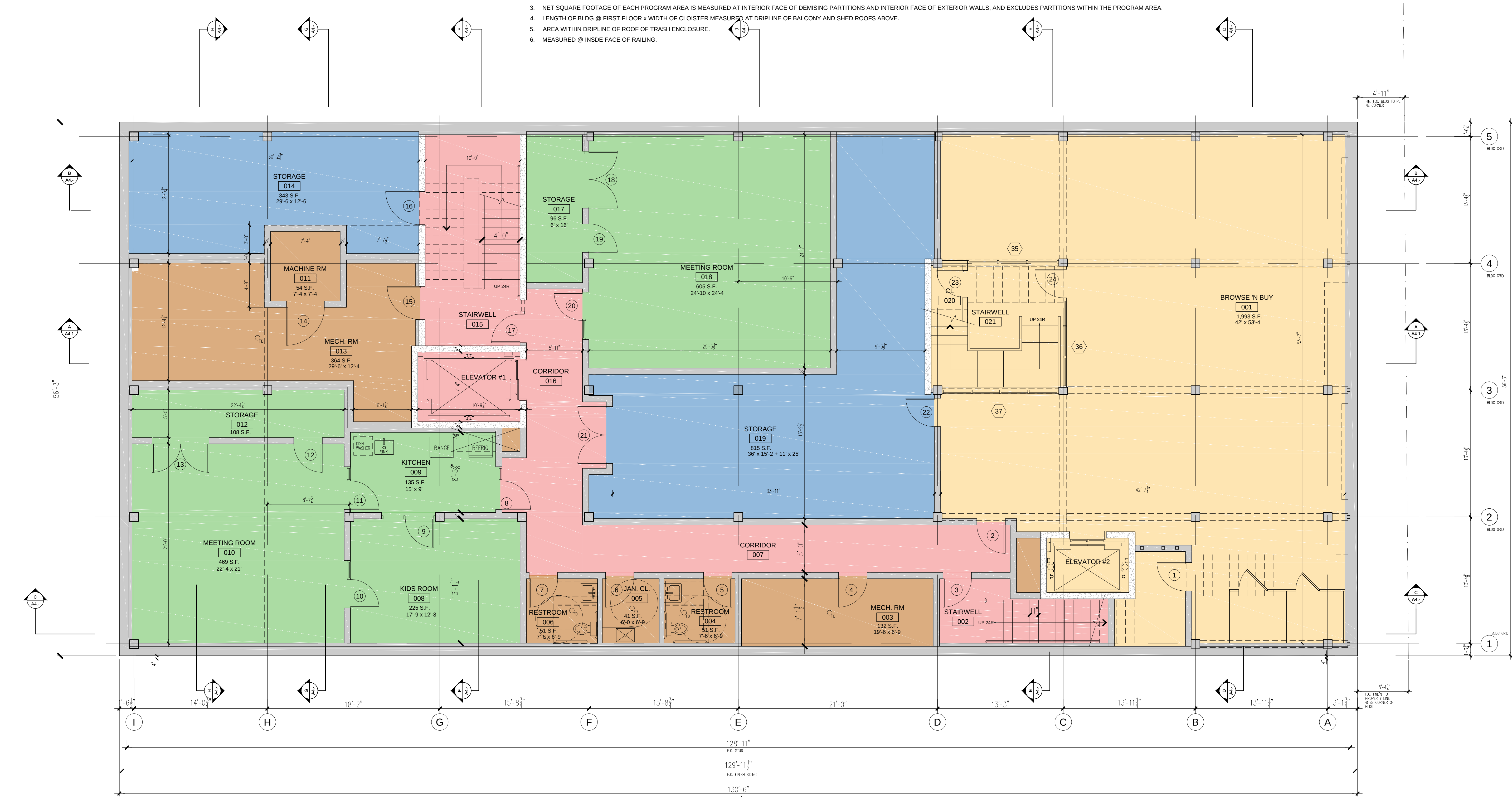
SCALE: 1" = 20'-0" W/ FOOTPRINT OF PROPOSED NEW BUILDING OVERLaid

-EXISTING BUILDING FOOTPRINT SQUARE FOOTAGES, DIMENSIONS TO SETBACKS, AND FOOTPRINT OF PROPOSED NEW BUILDING, HAVE BEEN ADDED BY ARCHITECT TO THIS SURVEY FOR CLARITY OF LDR COMPLIANCE CALCULATIONS.

-SURVEY IS FROM JORGENSEN ASSOCIATES, "TOPOGRAPHIC SURVEY ST. JOHN'S EPISCOPAL CHURCH CAMPUS", DATED 11/15/23.

LEGEND OF USES IN NEW BUILDING, SQUARE FEET									S.F. OF USES IN EXISTING BLDG	
USE TYPE	OCCUPANCY	BASEMENT		FIRST FLOOR		SECOND FLOOR		TOTAL	OCCUPANT LOAD FACTOR (TABLE 1004.5)	NUMBER OF OCCUPANTS
		NET S.F.	GROSS S.F.	NET S.F.	GROSS S.F.	NET S.F.	GROSS S.F.	NET S.F.		
BROWSE 'N BUY - MERCANTILE	M	2,100	2,309	1,715 ¹	1,940 ²	2,250	2,463	6,065	6,712	60 GROSS S.F.
BROWSE 'N BUY - STORAGE & SORTING	S-1	1,134	1,266	2,044	2,194	1,433	1,554	4,611	5,014	300 GROSS S.F.
RECOVERY COMMUNITY	A-3	1,685	1,911					1,685	1,911	15 NET S.F.
JACKSON FOOD CURBOARD	B / M			1,416	1,540			1,416	1,540	60 GROSS S.F.
RESIDENTIAL APARTMENTS (INCL. APARTMENT STORAGE ROOMS)	R-3					1,851	2,139	1,851	2,139	200 GROSS S.F.
MECHANICAL & COMMON (RESTROOMS, JANITOR'S CLOSET, MECH. CHASIS, SEXTON)	U	708	842	400	484	183	214	1,291	1,540	200 GROSS S.F.
CIRCULATION & EGRESS	-	860	983	768	930	1,027	1,175	2,655	3,088	
TOTAL NET BUILDING S.F.		6,487		6,343		6,744		19,574		
TOTAL GROSS BUILDING S.F.			7,311		7,088		7,545		21,944	
EXTERIOR COVERED WALKWAY (CLOISTER)	-				1,430 ⁴		-		23,374	
EXTERIOR COVERED DUMPSTER / UNLOADING AREA	-				1,097 ⁵		-		24,471	
EXTERIOR SECOND FLOOR DECK	TO BE DETERMINED				-		1,356 ⁶		25,827	
TOTAL GROSS FIRST FL (ENCLOSED + EXTERIOR COVERED) S.F.					9,615		-			
TOTAL GROSS SECOND FL (ENCLOSED + EXTERIOR DECK) S.F.							8,901			

- NOTES:
- AREA OF STAIR IN THE RETAIL SPACE IS DEDUCTED AT FIRST FLOOR LEVEL BUT IS COUNTED AT SECOND FLOOR AND BASEMENT LEVELS.
 - GROSS S.F. NUMBERS SHOWN ARE MEASURED INCLUDING EXTERIOR WALLS (MEASURED AT EXTERIOR FACE OF FINISH) WHICH ABUT A GIVEN PROGRAM AREA, AND AT CENTERLINE OF DEMISING PARTITIONS BETWEEN PROGRAM AREAS.
 - NET SQUARE FOOTAGE OF EACH PROGRAM AREA IS MEASURED AT INTERIOR FACE OF DEMISING PARTITIONS AND INTERIOR FACE OF EXTERIOR WALLS, AND EXCLUDES PARTITIONS WITHIN THE PROGRAM AREA.
 - LENGTH OF BLDG @ FIRST FLOOR x WIDTH OF CLOISTER MEASURED AT DRIPLINE OF BALCONY AND SHED ROOFS ABOVE.
 - AREA WITHIN DRIPLINE OF ROOF OF TRASH ENCLOSURE.
 - MEASURED @ INSIDE FACE OF RAILING.



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

PRELIMINARY - NOT FOR CONSTRUCTION

BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITAL

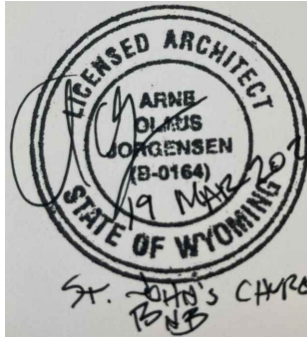
ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

JACKSON, WYOMING

SHEET TITLE:	
BASEMENT PLAN	
DATE: 9/10/24	
REVISIONS:	
DEV SUBMITTAL	2/18/25
50% DESIGN DEVELOPMENT	3/12/25
DRC FINAL SUBMITTAL	4/22/25

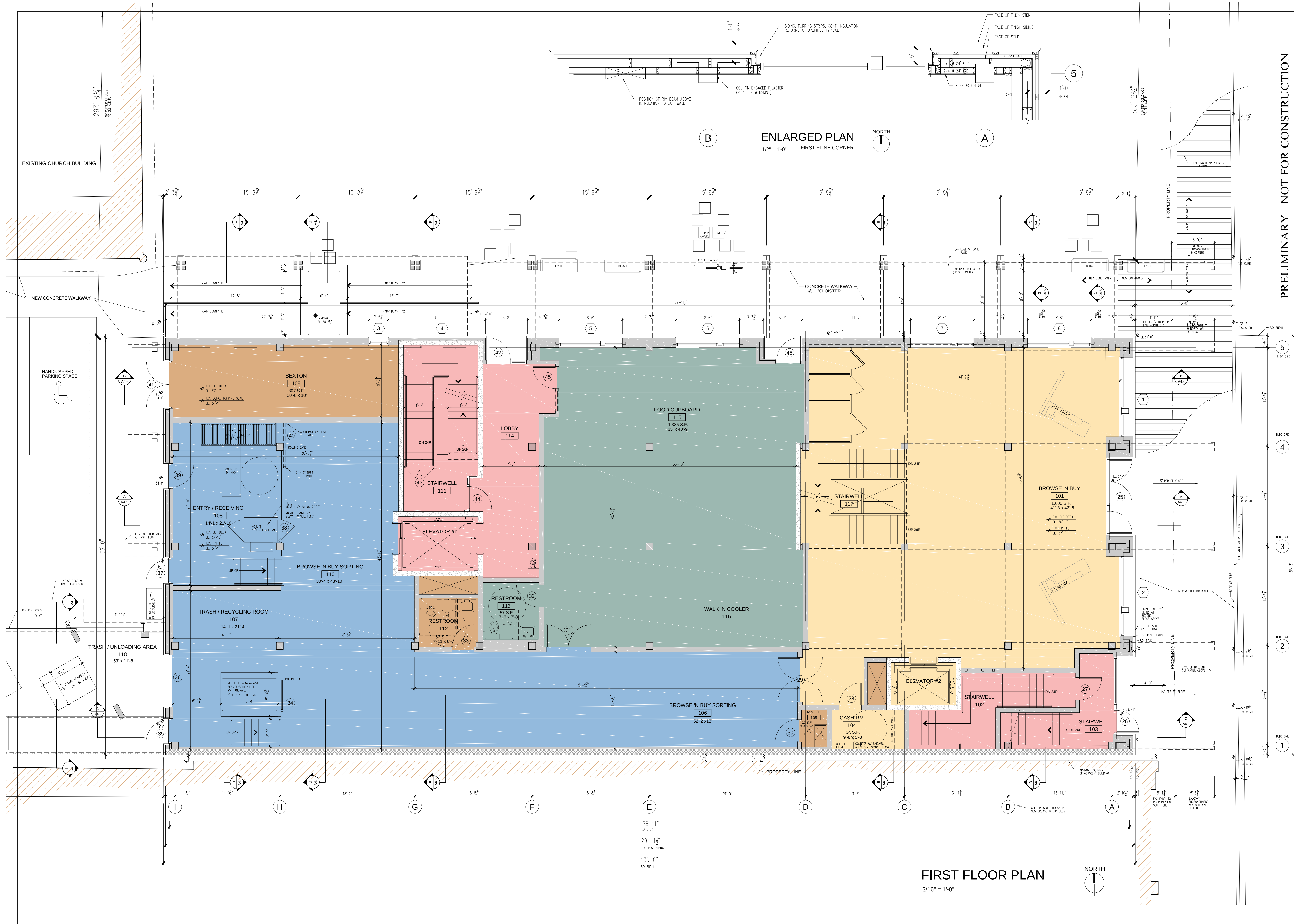
DRAWING NUMBER:
A2.2

SCALE ACCURATE ON 24 X 36 SHEETS

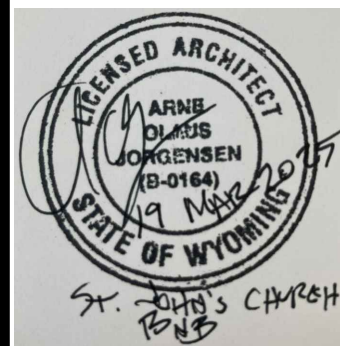


POST OFFICE BOX 1249
285 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
F: 307.733.4365
info@hawtinjorgensen.com
Checked By: Anne Jorgensen

Hawtin Jorgensen
ARCHITECTS



PRELIMINARY - NOT FOR CONSTRUCTION



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

Hawtin Jorgensen
ARCHITECTS

JACKSON, WYOMING

BROWSE 'N BUY BUILDING

DESIGN REVIEW COMMITTEE SUBMITAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

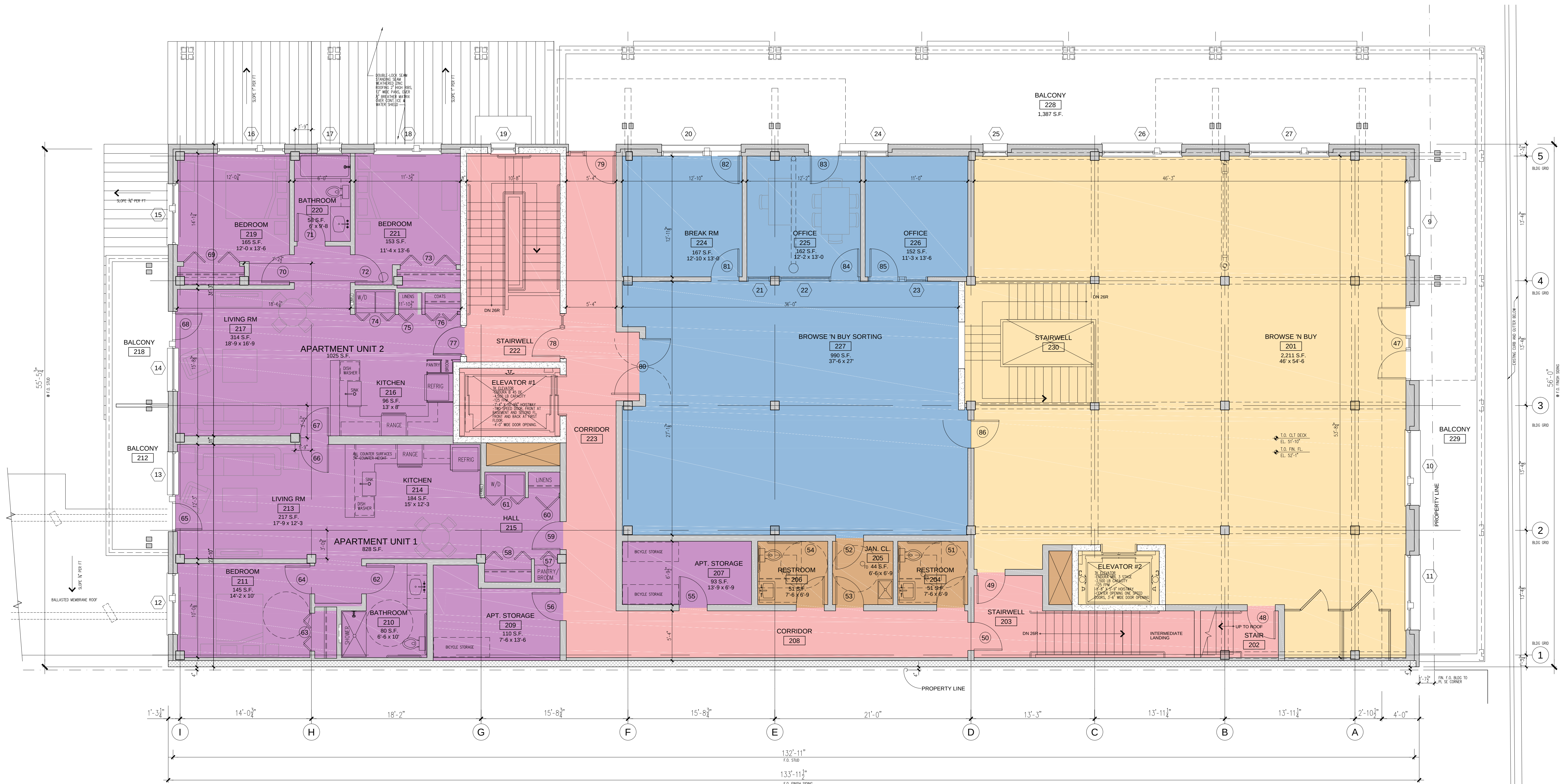
SHEET TITLE:
FIRST FLOOR
PLAN

DATE: 1/15/25

REVISIONS:
DEV SUBMITAL
2/18/25
50% DESIGN
DEVELOPMENT
3/12/25
DRC FINAL SUBMITAL
4/22/25

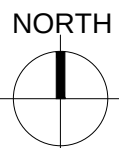
DRAWING NUMBER:
A2.3

SCALE ACCURATE ON
24 X 36 SHEETS



SECOND FLOOR PLAN

3/16" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

JACKSON, WYOMING

SHEET TITLE:
SECOND FLOOR
PLAN

DATE: 9/10/24
REVISIONS:

DEV SUBMITAL
2/18/25

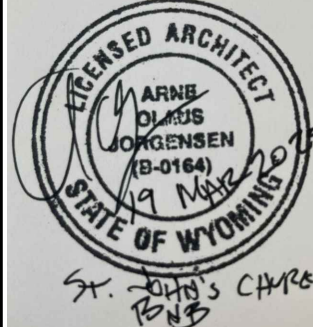
50% DESIGN
DEVELOPMENT
3/12/25

DRC FINAL SUBMITAL
4/22/25

DRAWING NUMBER:

A2.4

SCALE ACCURATE ON
24 X 36 SHEETS



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

Hawtin Jorgensen
ARCHITECTS



PRELIMINARY - NOT FOR CONSTRUCTION

BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

**ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS**

JACKSON, WYOMING

POST OFFICE BOX 1249
265 EAST KELLY AVENUE
JACKSON, WYOMING 83001
T: 307.733.4364
F: 307.733.4365

Checked By: Arne Jorgensen

SHEET TITLE:

ROOF

DATE: 9/10/24

REVISIONS:
DRC SUBMITTAL
2/18/25

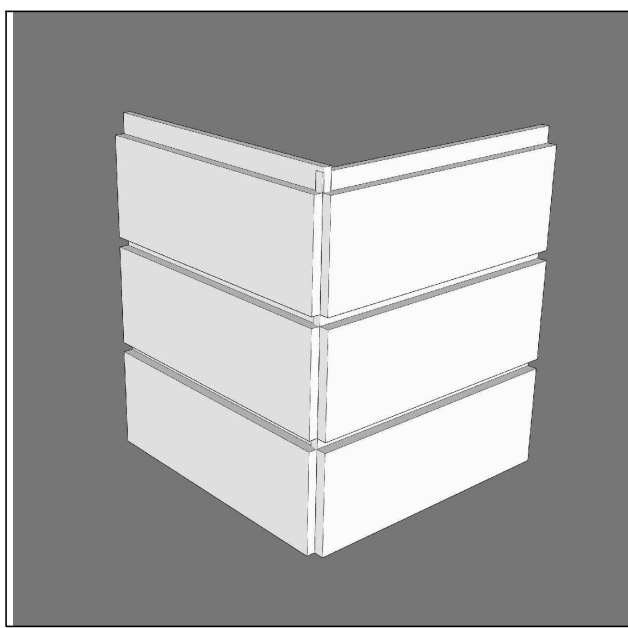
**50% DESIGN
DEVELOPMENT
3/12/25**

DRC FINAL SUBMITTAL
4/22/25

DRAWING NUMBER:

A2.5

SCALE ACCURATE ON
24 X 36 SHEETS



LINEWORK ONLY
APPROX. PROPOSED COLOR
3X SHIPLAP SIDING, 11" APPROX. EXPOSURE,
1" REVEALS, QUIRK MITER CORNERS
STAINED TO MATCH EXISTING CHURCH BLDG



BOARD FORM CONCRETE PROJECTED BASE



APPROX. GLULAM AND
FASCIA/TRIM STAIN COLOR



WEATHERED CHARCOAL COLOR
STEEL RAILING PANELS



WEATHERED ZINC STANDING
SEAM METAL ROOFING



PRELIMINARY - NOT FOR CONSTRUCTION

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

Hawtin Jorgensen
ARCHITECTS

BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

JACKSON, WYOMING

SHEET TITLE:
ELEVATIONS

DATE: 9/10/24
REVISIONS:
DEV SUBMITAL 2/18/25
50% DESIGN DEVELOPMENT 3/12/25
DRC FINAL SUBMITAL 4/22/25

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

7" W

15" H



HINKLEY

Hinkley Lighting Taper 120v 8w 15" Tall Coastal Elements LED Dark Sky Outdoor Wall Sconce

Model: 2140TR | Item: h2080585

★★★★★ 1 Review

\$289.00

Finish: Textured Black - 57 In Stock

Free Shipping!

Leaves the Warehouse in 3 to 5 business days - [Shipping to 59718](#)

1

Add to Cart

Key Specifications

• Extension: 3.5 in.

• Width: 7 in.

• Height: 15 in.

• Location Rating: Wet Location

See More Details

PROPOSED LIGHT FIXTURE AT BUILDING WALL LOCATIONS
SEE LIGHTING DIAGRAM ON SITE PLAN

Products

ProductsStyleWhere to BuyFor ProfessionalsClearance

TAPER 2140TR

Extra Small Wall Mount Lantern

White & Bronze

\$289.00

IN STOCK - Available to ship

Buy Local

Buy Online

Add to Favorites

Sleek and sophisticated, Taper is built to last with a timeless, minimalist style that radiates contemporary cool. Its recessed integrated LEDs are directed downward with gradient illumination that grazes the gently sloped design.

FINISH: Textured Oil Rubbed Bronze

WIDTH: 7"

HEIGHT: 15"

GLASS: Etched Lens

MATERIAL: Composite

BRAND: Hinkley

LENGTH: 3.5"

Share

Facebook

Twitter

Instagram

FINISH OPTIONS

PROPOSED LIGHT FIXTURE AT INBOARD FACE OF CLOISTER COLUMNS
AND AT GLENWOOD STREET GATEWAY - SEE LIGHTING DIAGRAM ON SITE PLAN

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

SPLIT FACE CMU AT VISIBLE PORTION
OF LOT LINE WALL: KANTA PRODUCTS,
COLOR: KANTA BROWN SPLIT FACE

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

PRELIMINARY - NOT FOR CONSTRUCTION

BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

JACKSON, WYOMING

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

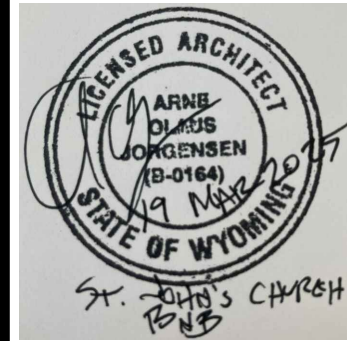
SHEET TITLE:
ELEVATIONS

DATE: 9/10/24

REVISIONS:
DEV SUBMITTAL
2/18/25
50% DESIGN
DEVELOPMENT
3/12/25
DRC FINAL SUBMITTAL
4/22/25

DRAWING NUMBER:
A3.2

SCALE ACCURATE ON
24 X 36 SHEETS



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



JACKSON, WYOMING

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

SHEET TITLE:
ELEVATIONS

DATE: 9/10/24
REVISIONS:

DEV SUBMITTAL
2/18/25

50% DESIGN
DEVELOPMENT
3/12/25

DRC FINAL SUBMITTAL
4/22/25

DRAWING NUMBER:

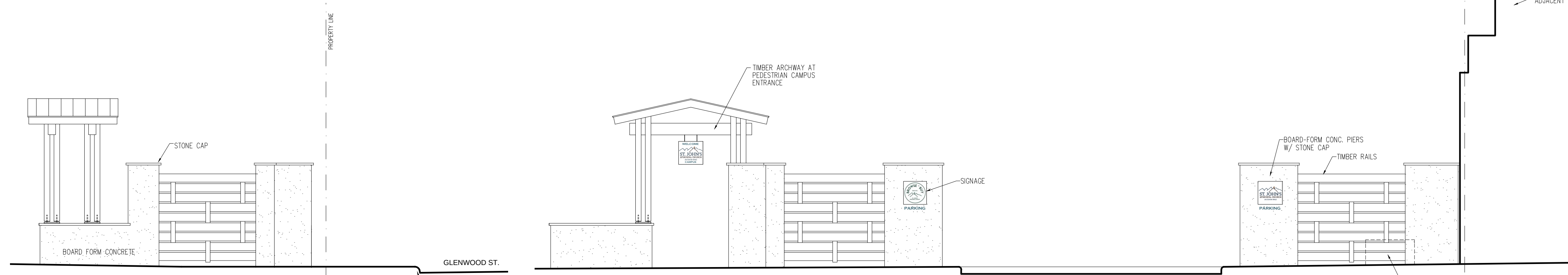
A3.3

SCALE ACCURATE ON
24 X 36 SHEETS

PRELIMINARY - NOT FOR CONSTRUCTION



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



GLENWOOD ST. GATEWAY NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GLENWOOD ST. GATEWAY ELEVATION
(WEST ELEVATION)
SCALE: 3/16" = 1'-0"



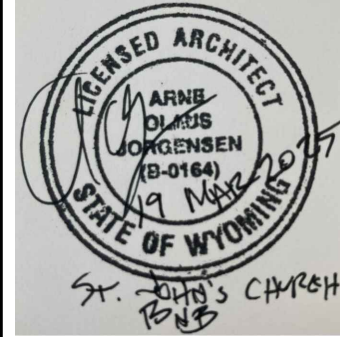
SOUTH ELEVATION - TRASH ENCL.
SCALE: 3/16" = 1'-0"

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

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



PERSPECTIVE OF NORTHEAST CORNER OF BLDG (CACHE ST)
NO SCALE



POST OFFICE BOX 1249
265 EAST KELLY AVENUE
JACKSON, WYOMING 83301
T: 307.733.4364
F: 307.733.4365
info@hawtinjorgensen.com
Checked By: Anne Jorgensen



BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

JACKSON, WYOMING

SHEET TITLE:
**EXTERIOR
RENDERINGS**

DATE: 5/22/24
REVISIONS:
DRC SUBMITTAL
5/22/24
DRC SUBMITTAL
2/18/25
FINAL DRC SUBMITTAL
4/22/25

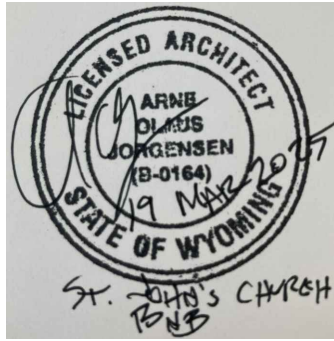
DRAWING NUMBER:
A4.1
SCALE ACCURATE ON
24 X 36 SHEETS



EAST ELEVATION- VIEW LOOKING NORTH
NO SCALE



EAST ELEVATION (CACHE ST ELEVATION)
NO SCALE



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

Checked By: Anne Jorgensen

Hawtin Jorgensen
ARCHITECTS

Drawn By:

BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

JACKSON, WYOMING

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

SHEET TITLE:
EXTERIOR
RENDERINGS

DATE: 5/22/24

REVISIONS:
DRC SUBMITTAL
5/22/24

DEV SUBMITTAL
2/18/25

FINAL DRC SUBMITTAL
4/22/25

DRAWING NUMBER:

A4.2

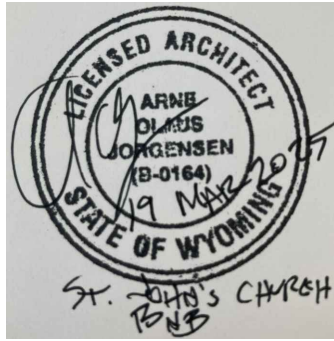
SCALE ACCURATE ON
24 X 36 SHEETS



NORTH ELEVATION
NO SCALE



WEST ELEVATION FROM GLENWOOD ST
NO SCALE



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

Arnd Jorgensen



Arnd Jorgensen

BROWSE 'N BUY BUILDING
DESIGN REVIEW COMMITTEE SUBMITTAL

ST. JOHN'S EPISCOPAL CHURCH
CACHE STREET CAMPUS

JACKSON, WYOMING

SHEET TITLE:
EXTERIOR
RENDERINGS

DATE: 5/22/24

REVISIONS:
DRC SUBMITTAL
5/22/24

DEV SUBMITTAL
2/18/25

FINAL DRC SUBMITTAL
4/22/25

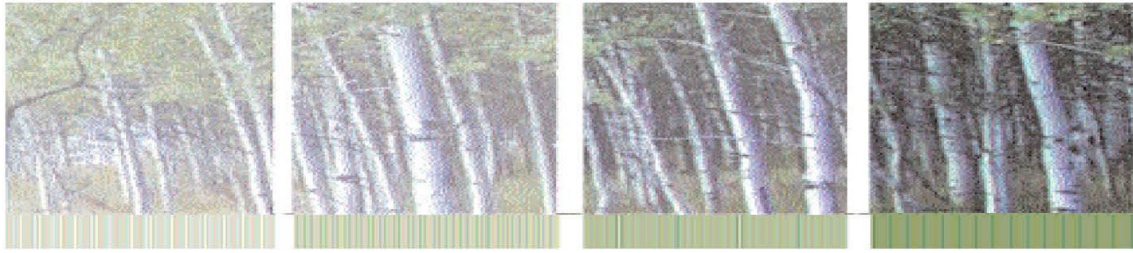
DRAWING NUMBER:

A4.3

SCALE ACCURATE ON
24 X 36 SHEETS

Existing Site Photos St. John's Campus





Town of Jackson Design Guidelines Checklist

Meeting Date: May 14, 2025

Item Number: P25-072

Applicant: Berning Property Management and Wember Owner Representative

Address: 180 S. King Street

Recommendations: Final Conceptual Review for Sketch Plan

Background:

The subject property is 1.9 acres (84,400 sf), zoned P/SP, and is surrounded by E. Pearl Ave. to the north, S. Willow St. to the east, E. Simpson Ave. to the south, and S. King St. to the west. Teton County owns the subject property (the property) which consists of four buildings: the Teton County Courthouse (32,000 sf), the Teton County Jail (16,000 sf), the Clifford Hansen Courthouse (3,800 sf), and the Teton County General Services building (11,312 sf). The property also includes the parking lot that is directly adjacent (east) to Town Hall. Currently, the property can be accessed from all four streets that surround it, including the one-way dead-end alley off King Street.

In 2024, the community voted via the Special Purpose Excise Tax (SPET) to allocate 88 million dollars to fund a new Teton County Justice Center that would combine the current Teton County Courthouse and Detention Facility (jail) into one building.

Project Summary:

The applicant is requesting Sketch Plan approval for an approximately 80,000-square-foot, three-story Justice Center for Teton County. The project will involve a two-phased demolition—first removing the current County courthouse, then the jail once the new facility is complete. The new facility combines the courthouse and jail into a single structure. The Clifford Hansen Courthouse and the General Services building will remain unchanged and not be demolished.

The Justice Center will house the District and Circuit Courts, Sheriff's Office, County Attorney, Clerk of Court, 911 Dispatch, County Jail, and related offices and storage. Courts and offices will operate weekdays from 9 AM to 5 PM, while the Sheriff's Office, jail, and 911 center will operate 24/7. The building is 51 feet 6 inches tall at the southeastern corner along Simpson Ave. and 45 feet tall along King St. The building also includes a central pop-up courtroom feature reaching 65 feet 6 inches tall. Exterior materials include terra cotta siding, aluminum panels, concrete, and metal cladding, with vertical window patterns facing King Street and Simpson Avenue.

Below is a breakdown of use and square footage by level:

- Level (26,200 sf): 17 garage spaces, offices, and support areas
- Level 1.5 (5,000 sf): Main entrance and meeting space
- Level 2 (23,250 sf): Jail and offices
- Level 3 (25,500 sf): Courtrooms and offices
- **Total: 79,950 sf**

The main public entrance will be on King Street, with staff access points at the northwest and southeast corners, and through a private secured parking garage off the alley. The primary public parking lot will continue to be the parking lot east of Town Hall. Additional public parking will continue to occur along King and Simpson for typical court functions. Additional staff parking is also provided (please see the bulleted list below). As proposed, the alley will remain one-way toward King but be extended as a two-way and connect to the main lot (not connecting to Willow Street). Below is a list of all proposed off-street parking:

- 51-space surface lot adjacent to Town Hall
- 9 surface spaces directly south of Town Hall
- 18-space gated Sheriff's lot (off Willow)
- 17-space secured garage (accessed from alley and Sheriff's lot)
- 25-space surface lot south of Simpson (existing)
- **Total on-site parking: 120 spaces**

Site upgrades include new sidewalks and landscaping along King and Simpson, removal of existing stairs on Simpson in favor of an accessible sidewalk, and new trees and landscaped areas near parking lots and building entrances. The applicant has stated their intention to keep as many existing trees along King Street as possible.

Below is an image of the entry corner at King St. and Simpson Ave:



Below are two images of the proposed materials:



LDR Compliance:

Staff has done a conceptual-level LDR review and finds the building and site to comply with the P/SP zone for a Sketch Plan-level project. Staff notes that this project is conceptual and the DRC will have an opportunity to review it again as part of the final Development Plan.

Vision Statement:

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

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
 - ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
 - ☐ Parapet, flat, sloping or barrel vaults.

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

D) Street Wall

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



E) Materials

- 1) Application of Materials
 - ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.
- 2) Materials Selection
 - ☐ Consider impacts on surrounding buildings, natural environment and culture.



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: Teton County Justice Center
Physical Address: 150 E. Simpson Ave
Lot, Subdivision: Lot 2 and Lot 3, Block 5 PIDN: 22-41-16-34-2-07-003

PROPERTY OWNER.

Name: Teton County General Services Phone: 307-732-8409
Mailing Address: P.O. Box 3594 | 185 S. Willow Street. ZIP: 83001
E-mail: smann@tetoncountywy.gov

APPLICANT/AGENT.

Name: Berning Project Management / Wember, Owner Representative Phone: 307-699-3733
Mailing Address: PO Box 485 / Victor, ID 83455 ZIP: 83455
E-mail: berningpm@gmail.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 #: P24-125 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: 12/10/25

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.

_____ Signature of Property Owner or Authorized Applicant/Agent Jason Berning _____ Name Printed	<u>4/28/25</u> _____ Date Owner's Representative _____ Title
---	--



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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that Teton County is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 180 S King Street / Jackson, WY 83001 & 460 E. Pearl Ave, Jackson, WY 83001

Legal Description: PT. LOT 2, BLK 5, CACHE-3/LOT 1, SUNRISE ADDITION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jason Berning / Berning Project Management

Mailing address of Applicant/agent: PO Box 485 / Victor, ID 83455

Email address of Applicant/agent: berningpm@gmail.com

Phone Number of Applicant/agent: 307-699-3733

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

- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☒ Demolition Permit

☐ Other (describe) _____

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.

Paul Man

Property Owner Signature

Director of General Services

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

STATE OF Wyoming

)
) SS.

COUNTY OF Teton

The foregoing instrument was acknowledged before me by _____ day of January, 2024. WITNESS my hand and official seal.

Sarah Man

THIS

CORRI DORMAN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 148103
MY COMMISSION EXPIRES: 07/01/2027

Notary Public

My commission expires: 7/1/27

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

- | | | | |
|-------------------------------------|----------------------|--------------------------|--|
| ☒ | New Submittal | ☐ | Resubmittal (provide list of all changes & previous elevations) |
|-------------------------------------|----------------------|--------------------------|--|
- ☒ **Application:** Signed application and notarized Letter of Authorization.
 - ☒ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).
 - ☒ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
 - ☒ **Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.
 - ☒ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.
 - ☒ **Landscape Plan:** Must show all proposed landscape areas and the size and type of all proposed vegetation.
 - ☒ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.
 - ☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.
 - ☐ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.
 - ☒ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.

Teton County Justice Center

DRC SUBMITTAL



AndersonMasonDale

CLB

WEMBER
OWNER'S REPRESENTATIVE

BPM
BERNING PROJECT
MANAGEMENT



APRIL 28, 2025

Project Schedule

Sustainability & Certification

Concept Narrative & Design Guideline Compliance

Site Plan

Floor Plans

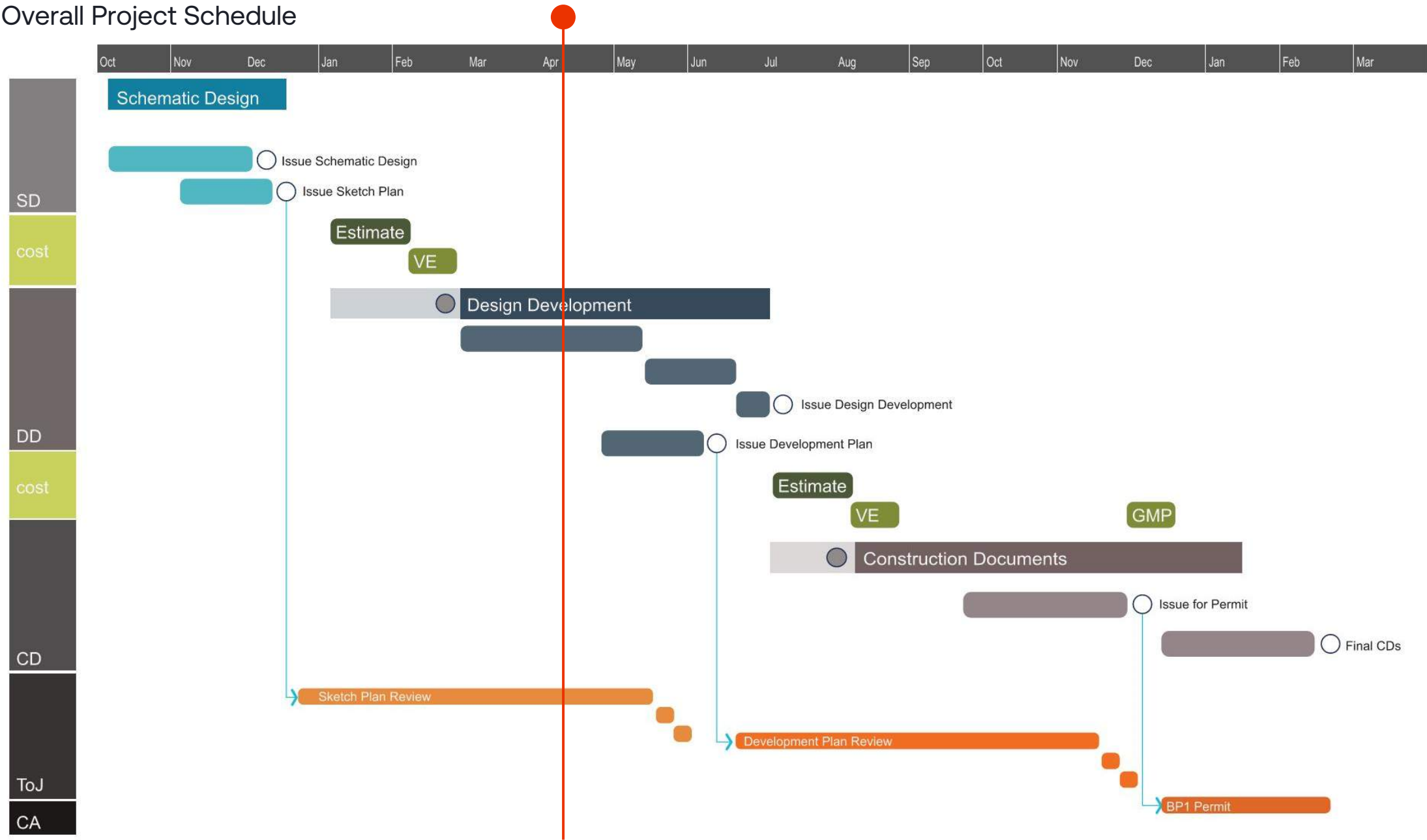
Exterior Elevations

Exterior Vignettes

Schedule

Schedule

Overall Project Schedule



February 2025

Sketch Plan Submission

Town of Jackson

April – July 2025

Design Development

Design Team Refine based on Cost and Constructability
Stakeholder Workshops
ToJ Sketch Plan Review Process

June 2025

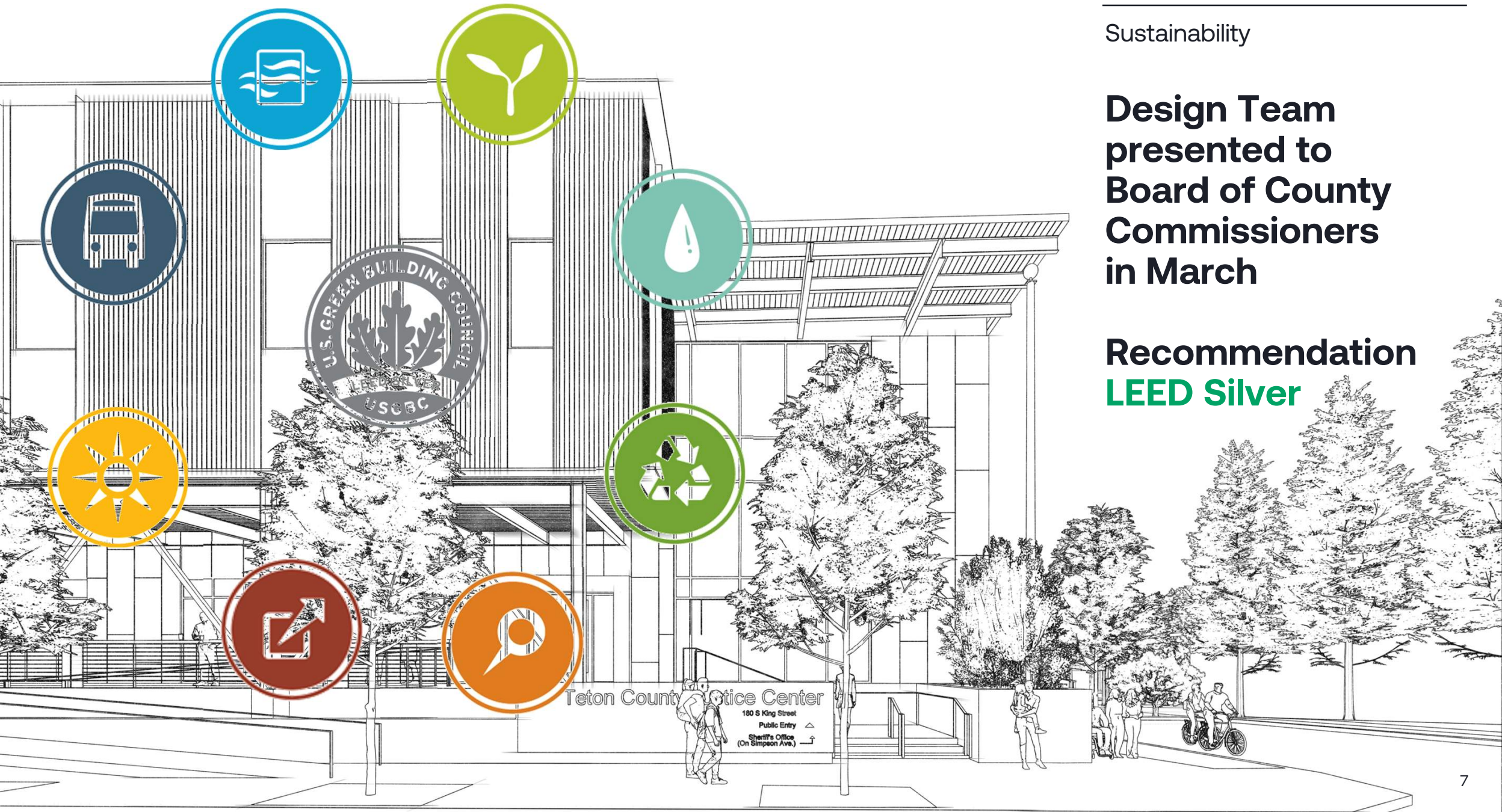
Submit Development Plan

To be submitted once approved by ToJ Town Council
To Town of Jackson

Sustainability

**Design Team
presented to
Board of County
Commissioners
in March**

**Recommendation
LEED Silver**





LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist January 22 2025

Teton County
Justice Center

22-Jan-25 after kickoff call

			?	N			
1			Credit	Integrative Process--simple box model; water/energy narrative			1
8	1	22	Location and Transportation				16
		16	Credit	LEED for Neighborhood Development Location			16
1			Credit	Sensitive Land Protection--previously developed land			1
		1	Credit	High Priority Site--not a brownfield, etc.			2
5			Credit	Surrounding Density and Diverse Uses--Walk Score of 91			5
		5	Credit	Access to Quality Transit--not enough ridership			5
1			Credit	Bicycle Facilities--storage, network, showers			1
	1		Credit	Reduced Parking Footprint--will need to calculate			1
1			Credit	Green Vehicles--EV chargers (2%) or EV ready (6%)			1
4	3	3	Sustainable Sites				10
Y			Prereq	Construction Activity Pollution Prevention--SWPPP			Required
1			Credit	Site Assessment--evaluation of site			1
	2		Credit	Protect or Restore Habitat--plant 30% of landscape in native			2
	1		Credit	Open Space--activity areas; exercise areas?			1
		3	Credit	Rainwater Management--depends on % management onsite			3
2			Credit	Heat Island Reduction--SR of roof; zero lot line project?			2
1			Credit	Light Pollution Reduction--BUG rating on fixtures; night trespass			1
3	6	2	Water Efficiency				11
Y			Prereq	Outdoor Water Use Reduction--30% reduce during peak month			Required
Y			Prereq	Indoor Water Use Reduction--20% reduce; WaterSense labels			Required
Y			Prereq	Building-Level Water Metering			Required
1	1		Credit	Outdoor Water Use Reduction--50% irrigation water reduced			2
2	4		Credit	Indoor Water Use Reduction--30% also earns Regional Priority			6
		2	Credit	Cooling Tower Water Use			2
1			Credit	Water Metering--submeter two systems			1
12	11	13	Energy and Atmosphere				33
Y			Prereq	Fundamental Commissioning and Verification--base building			Required
Y			Prereq	Minimum Energy Performance--d			Required
Y			Prereq	Building-Level Energy Metering			Required
Y			Prereq	Fundamental Refrigerant Management			Required
6			Credit	Enhanced Commissioning--Training manual, Envelope Cx, callback			6
6	3	10	Credit	Optimize Energy Performance--Preliminary Analysis			18
	1		Credit	Advanced Energy Metering			1
	1		Credit	Demand Response-substitute Grid Harmonization v4.1?			2
		3	Credit	Renewable Energy Production--none planned?			3
	1		Credit	Enhanced Refrigerant Management--check 911 call center			1
	5		Credit	Green Power/Carbon Offsets--REC/offset purchases 4.1 5pts			2

6	5	2	Materials and Resources			13
Y			Prereq	Storage and Collection of Recyclables	Required	
Y			Prereq	Construction and Demolition Waste Management Planning	Required	
1	2	2	Credit	Building Life-Cycle Impact Reduction--KW+A to calculate	5	
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2	
	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	
2			Credit	Building Product Disclosure and Optimization - Material Ingredients	2	
2			Credit	Construction and Demolition Waste Management - 75% diverted?	2	
7	9	0	Indoor Environmental Quality			16
Y			Prereq	Minimum Indoor Air Quality Performance	Required	
Y			Prereq	Environmental Tobacco Smoke Control--designated smoking area	Required	
2			Credit	Enhanced Indoor Air Quality Strategies--walkoff mat? Others by choice	2	
3			Credit	Low-Emitting Materials--specs matter here	3	
1			Credit	Construction Indoor Air Quality Management Plan	1	
	2		Credit	Indoor Air Quality Assessment--building flush 1 pt. IAQ test 2 pts.	2	
	1		Credit	Thermal Comfort--multi occupant spaces controls?	1	
1	1		Credit	Interior Lighting--controls on multi occupant spaces; quality of light?	2	
	3		Credit	Daylight--KW+A study to confirm	3	
	1		Credit	Quality Views--KW+A study to document	1	
	1		Credit	Acoustic Performance	1	
6	0	0	Innovation			6
5			Credit	Innovation	5	
1			Credit	LEED Accredited Professional	1	
4	0	0	Regional Priority--CHOOSE FOUR			4
1			Credit	Optimizing Energy at 10 pts. Or Indoor water at 2 pts.	1	
1			Credit	Construction Waste Diversion @ 50%	1	
1			Credit	Outdoor water use reduced by 50%	1	
1			Credit	Sensitive Land Protection or Protect/Restore Habitat	1	
51	35	42	TOTALS			Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110						

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Design Concept Narrative

Functional, Safe, Secure and Welcoming

Derived from Jackson Hole Identity and Context

Appropriately Scaled

Civic Presence

A Dynamic Entry Experience

Timeless and Durable

Sustainability on Display

The Justice Center will serve as a symbol of safety, justice, and community, uniting all branches of Teton County's judicial system under one roof.

Iconic civic character from *Place* - Jackson's alpine and mountain-west heritage. Thoughtfully chosen materials embody strength & warmth.

Built sustainably to support the County's public servants and citizens for generations to come.

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.

Consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience.

Public Spaces

Composition

Massing

Street Wall

Materials

Functional

Human Scale

Interior / Exterior Engagement

Site Amenities

Connection to Pedestrian way

Contributes to Public Realm

Screens Trash and Utilities

Public Spaces

Composition

Massing

Street Wall

Materials

Proportion

Rhythm of Materials

Visual Interest at Automobile and Pedestrian Scale

Creates a Sense of Entry

Creates a Sense of Place

Public Spaces

Human Scaled

Composition

Welcoming and Approachable

Massing

Pedestrian Friendly Orientation

Street Wall

3 Story Building made to Feel like 2 Stories

Subtractive Massing supports Human Scale

Materials

Canopy / Porch supports Human Scale

Public Spaces

Public Space Clearly Defined w/ Urban Setbacks

Composition

Project is Built to Property Line

Massing

Building Engages the Corner

Street Edge

Massing and Materials Reinforce Entry and Identity

Materials

Vehicles Entrance is at Block Interior & Below Building

Public Spaces

Strengthen Sense of Place & Downtown Core

Composition

Honor Historic Vernacular and Natural Environment

Massing

Deployed with Intentionality, Craft and Care

Street Edge

No 'Backside' of building

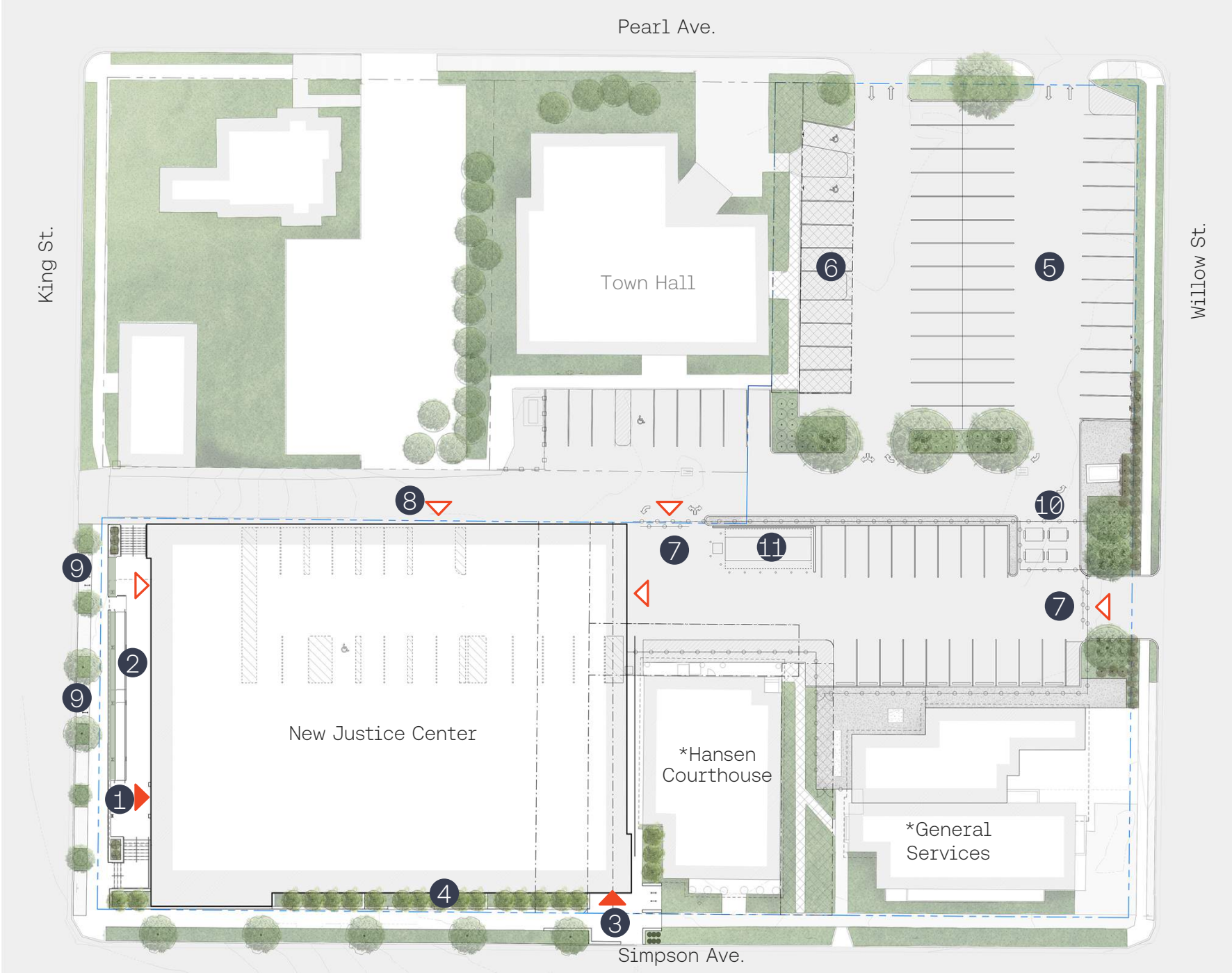
Materials

Durability Suited for a Once-in-a-Generation building

Site Design

Site Plan

- 1 Courts Public Entry
- 2 King St. 'Covered Porch'
- 3 Sheriffs Office Public Entry
- 4 Simpson Ave 'Aspen Grove'
- 5 County Parking Lot
- 6 Town Parking Easement
- 7 Sheriff's Secure Yard Gates
- 8 Secure Parking Garage Entry
- 9 Bicycle Parking
- 10 Trash / Recycling Enclosure
- 11 Generator Enclosure
- * County Buildings to Remain
- ▶ Public Entry
- ▷ Secure / Staff Entry

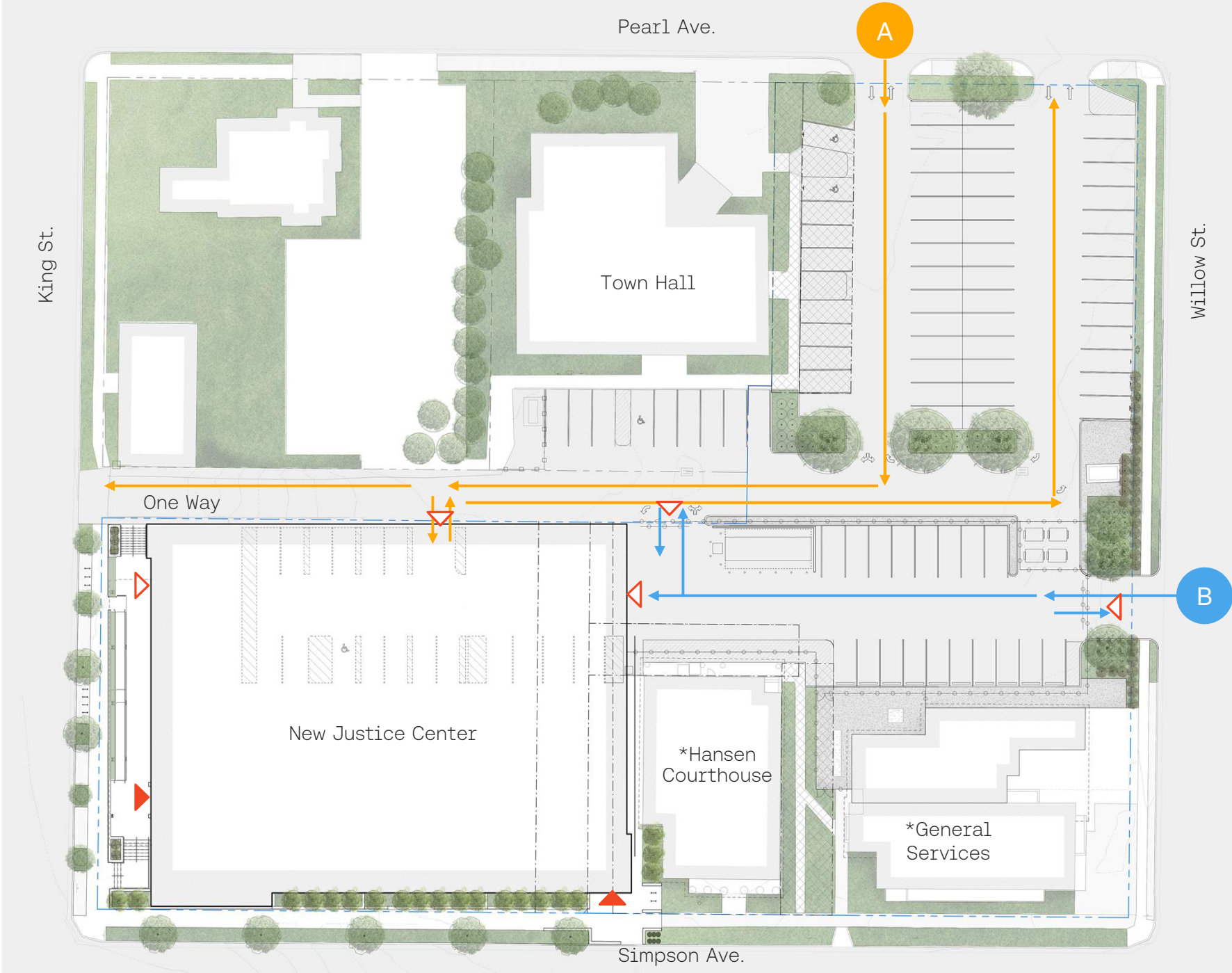


Site Vehicle Circulation

A Route to Secure Parking

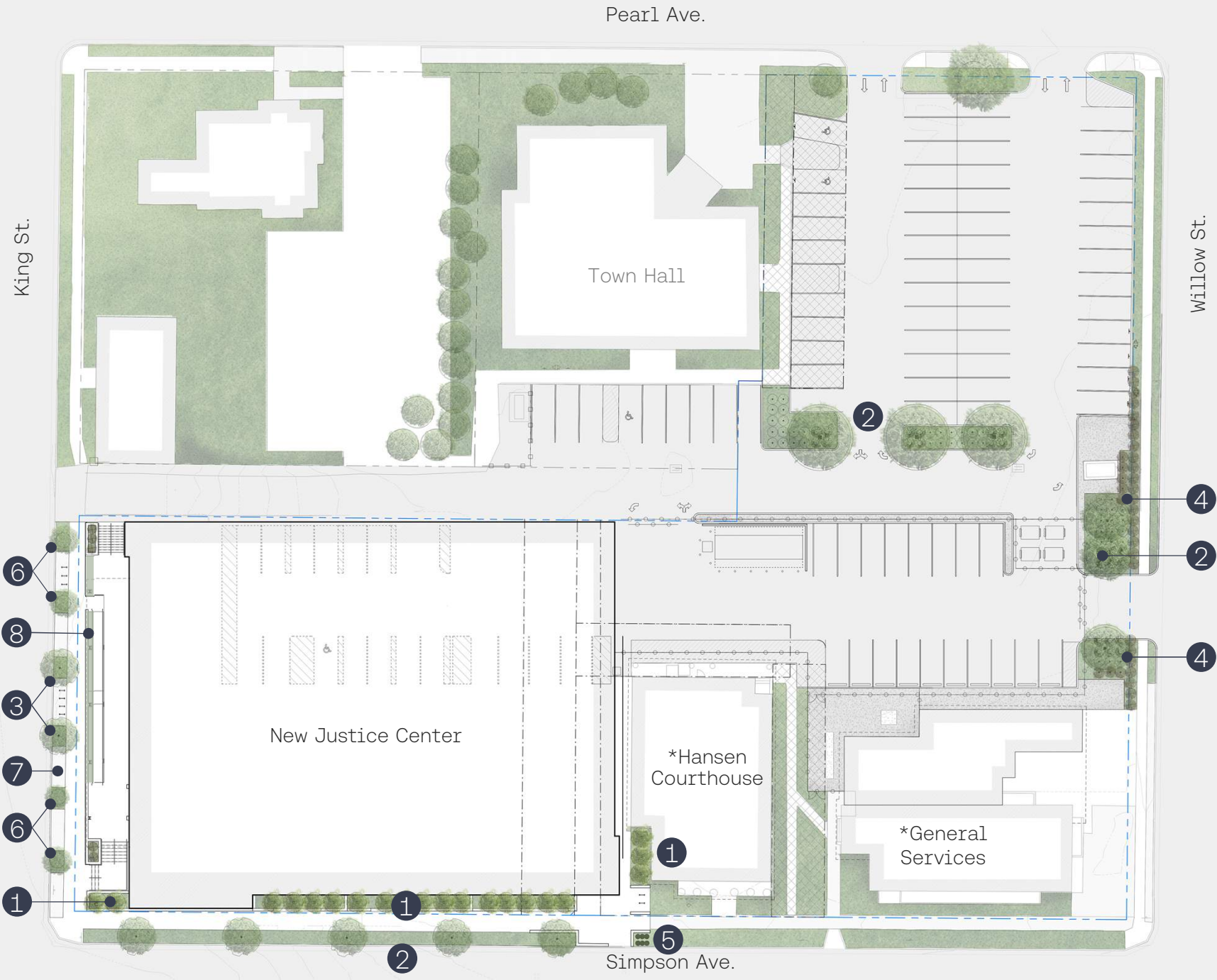
B Route Secure Yard and Sallyport

- ▶ Public Entry
- ▷ Secure / Staff Entry



Landscape Plan

- 1 Multi-stem Aspen Trees, 6' – 10' height with ground cover
- 2 3" Cal. Deciduous Tree
- 3 2" Cal. Ornamental Tree
- 4 5 Gallon Shrub
- 5 1 Gallon Ornamental Grass
- 6 Existing Tree to Remain
- 7 Specialty Paving w/ Soldier Course Herringbone Field
- 8 Planter – Ornametal Grasses
- * County Buildings to Remain



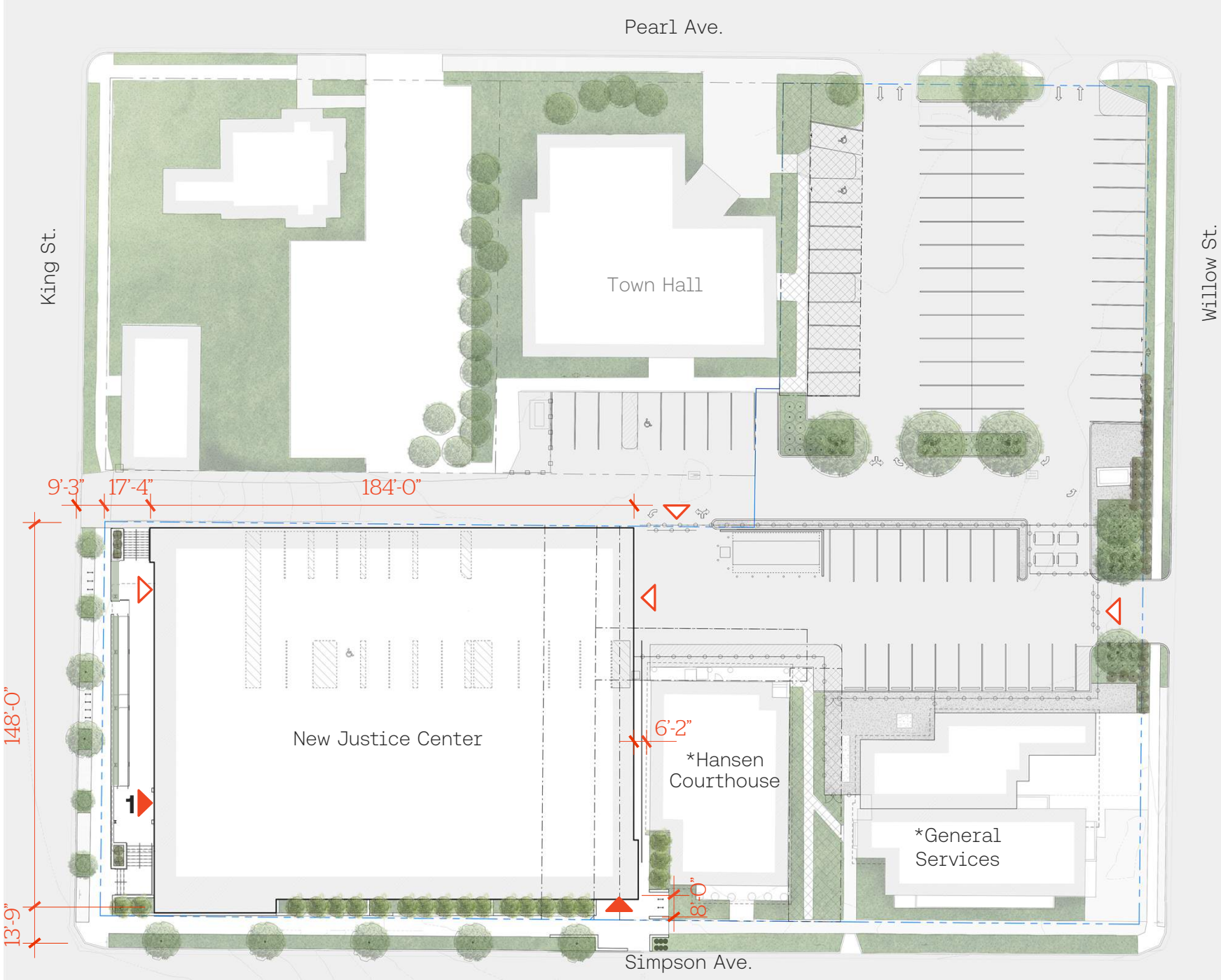
Zoning Dimensional Plan

Public/Semi-Public Zone
(P/SP-ToJ)

Zone Intent to allow flexibility
for public and semi-public
uses and facilities that often
have unique functional
needs

P/SP-ToJ zone typically
under the control of federal,
state, or local governments

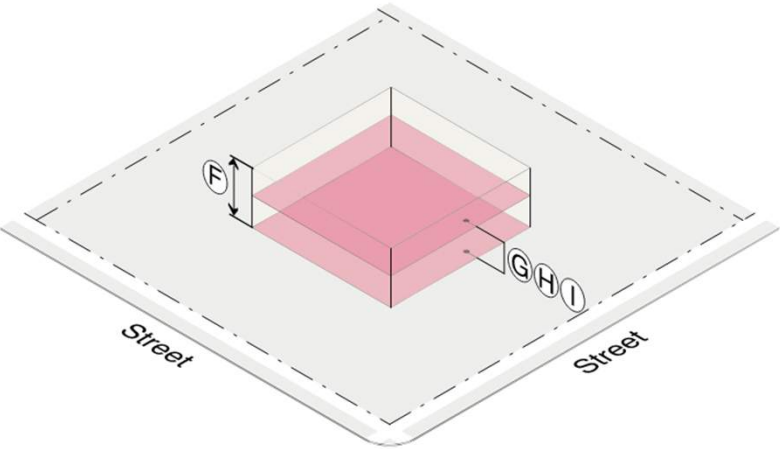
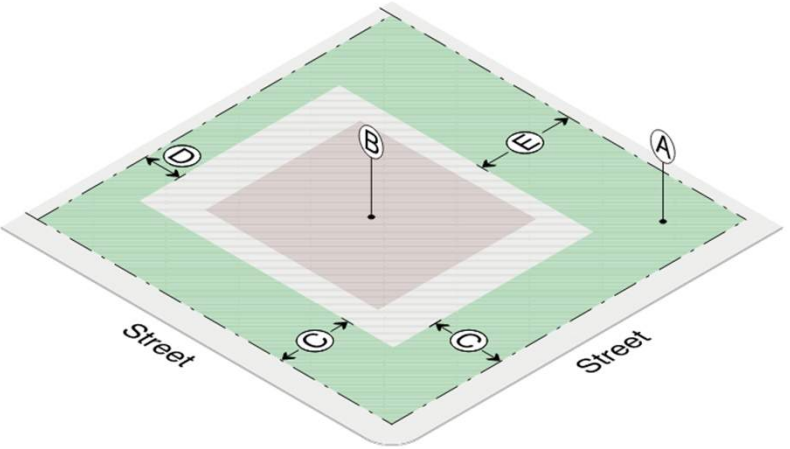
Property Line



Although many requirements in the P/SP-ToJ zoning are not applicable. The Justice Center aspires to comply or come close to complying with adjacent property LDR standards form Downtown Design Area 2. The intent is for the proposed building to fit the quality and character of the surrounding neighborhood as much as possible.

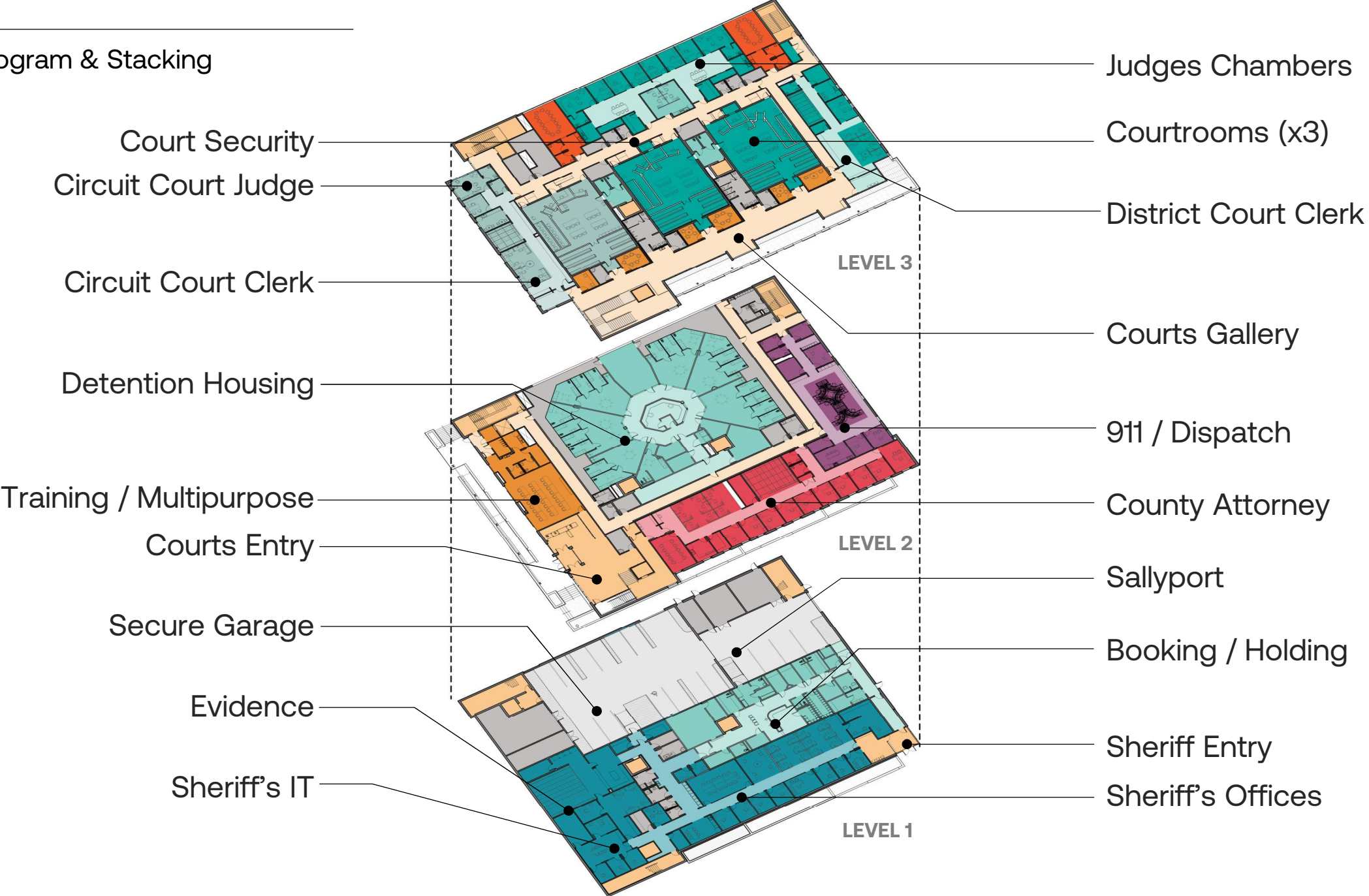
Zoning Dimensional Requirement Summary Table

Dimension	Required	Proposed
A. LSR (MIN):	N/A	LSR Proposed: 0.06 (5,000/84,400)
B. Lot Coverage (MAX):	N/A	Lot Coverage Proposed: 0.42 (35,400/84,400)
C. Street Setback (MIN):	N/A	King Street: 20' Setback (Building Face at Grade) King Street: 14' Setback (To Building Overhang) Simpson Ave: 8' Setback (To Main Building Mass) Simpson Ave: 1' Setback (@ Corner King & Simpson)
D. Side Setback (MIN):	N/A	Distance from Hanson Courthouse: 6'-2"
E. Rear Setback (MIN):	N/A	Distance from Alley Property Line: 1'
F. Height (MAX):	N/A	Level 3 Low Roof (Public ROW facing): 51'-6" High Roof (Courtroom Pop-Up)" 65'-6"
G. Stories (MAX):	N/A	3 Stories
H. Stories (LO):	N/A	N/A
G. FAR (MAX):	N/A	1.52 (includes all building on Teton County Property)

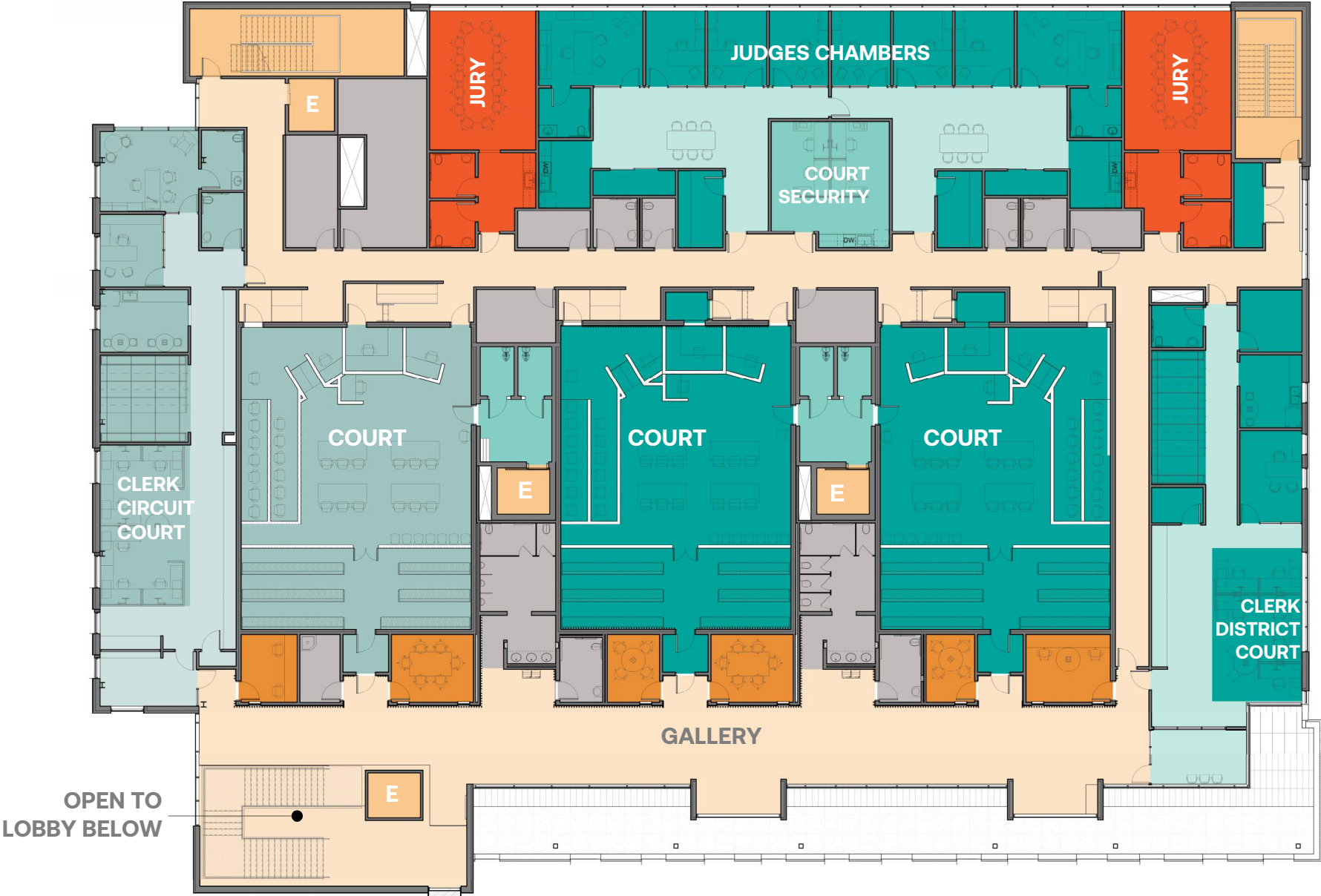


Floor Plans

Program & Stacking



Program Plan Diagram – Level 3



Program Plan Diagram – Level 2

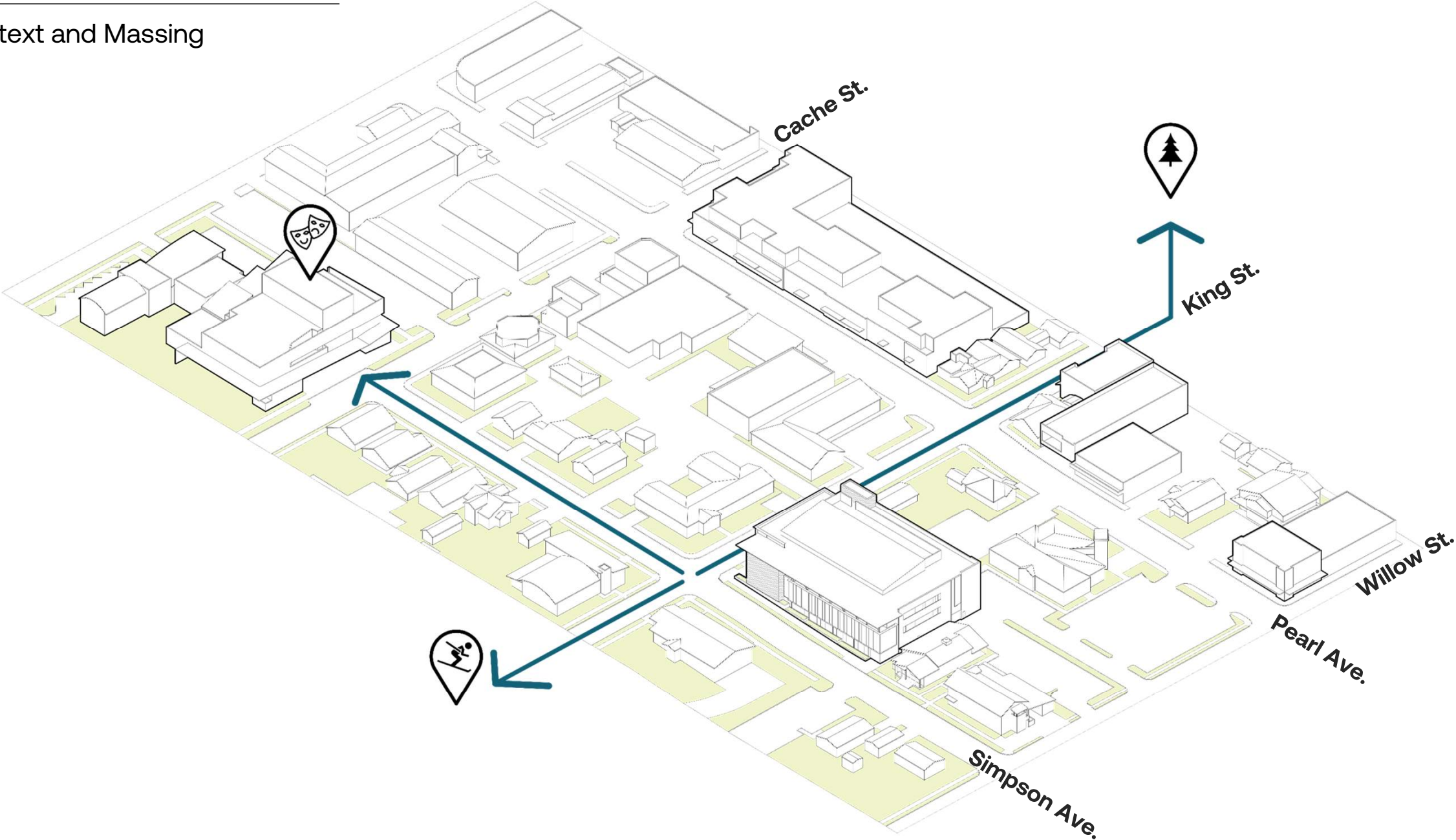


Program Plan Diagram – Level 1

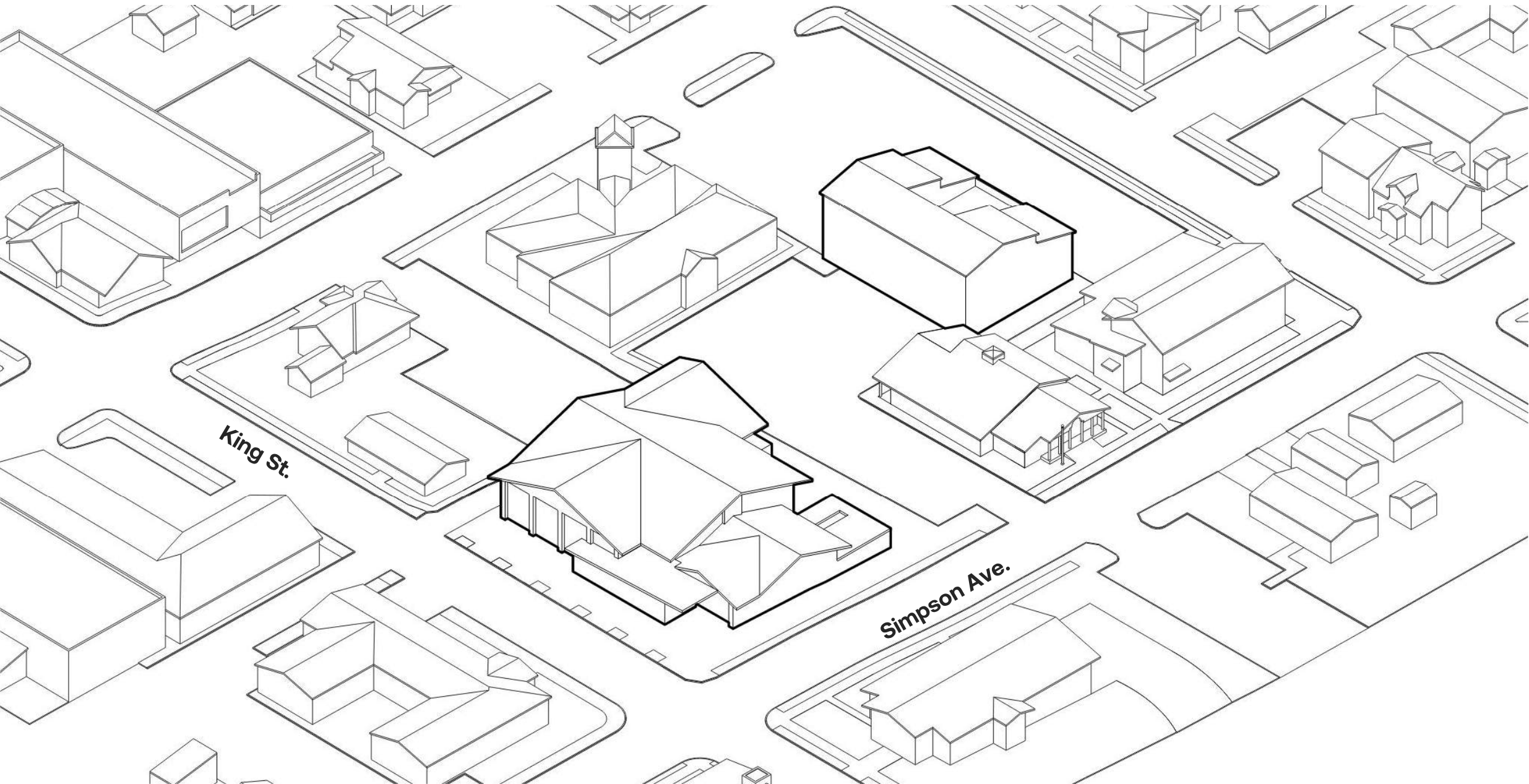


Massing

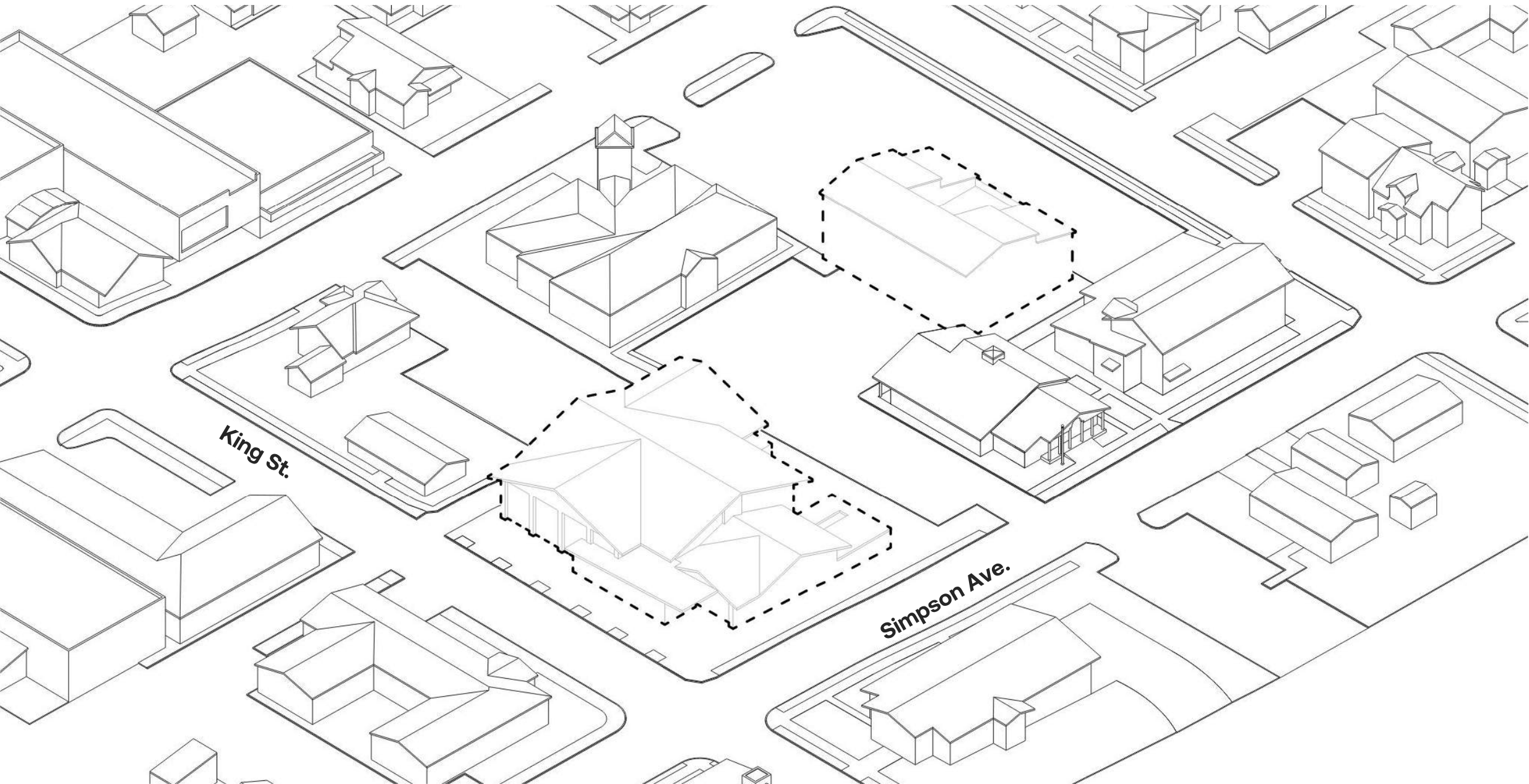
Context and Massing

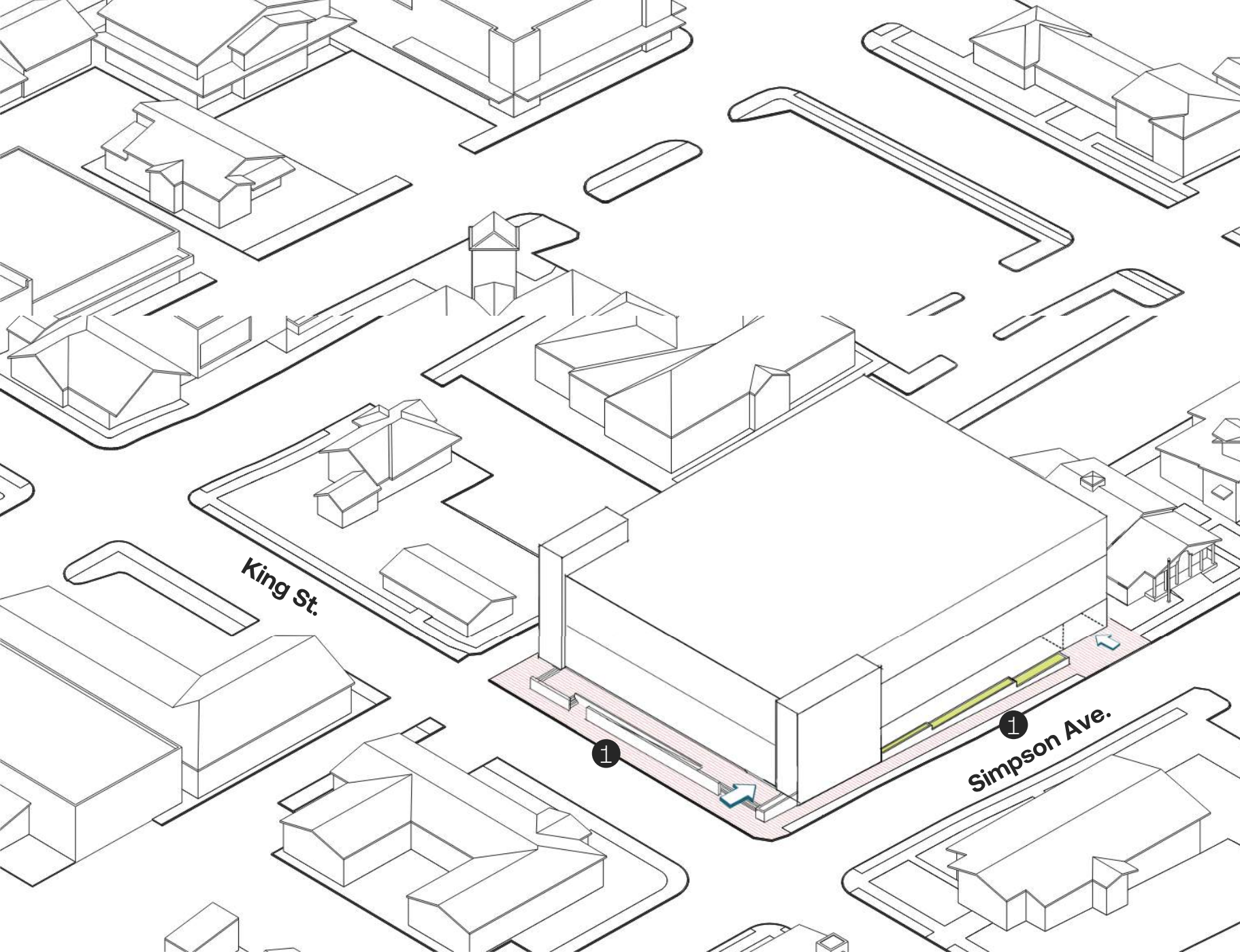


Existing Courthouse & Detention Center

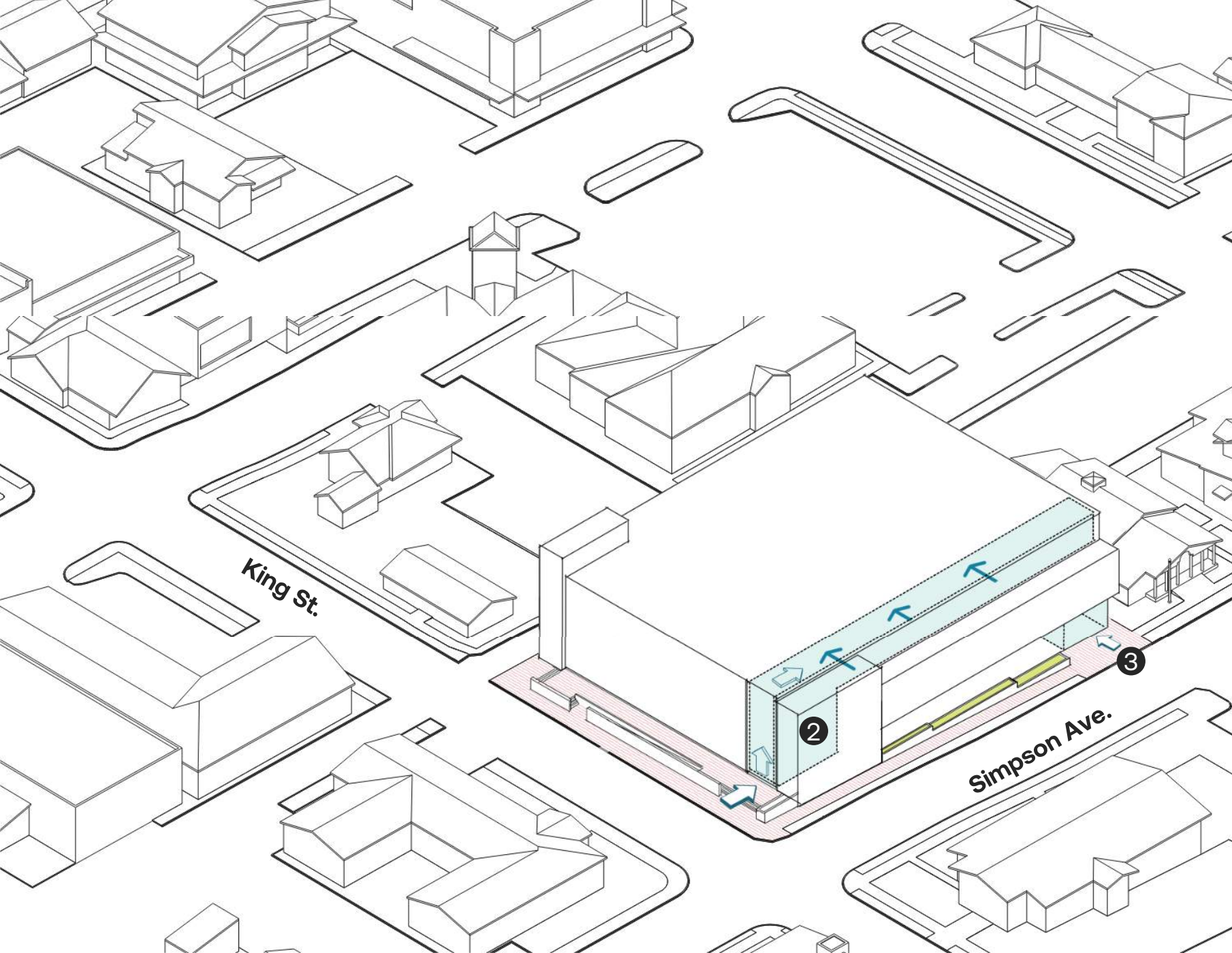


Demolition of Existing Courthouse & Detention Center

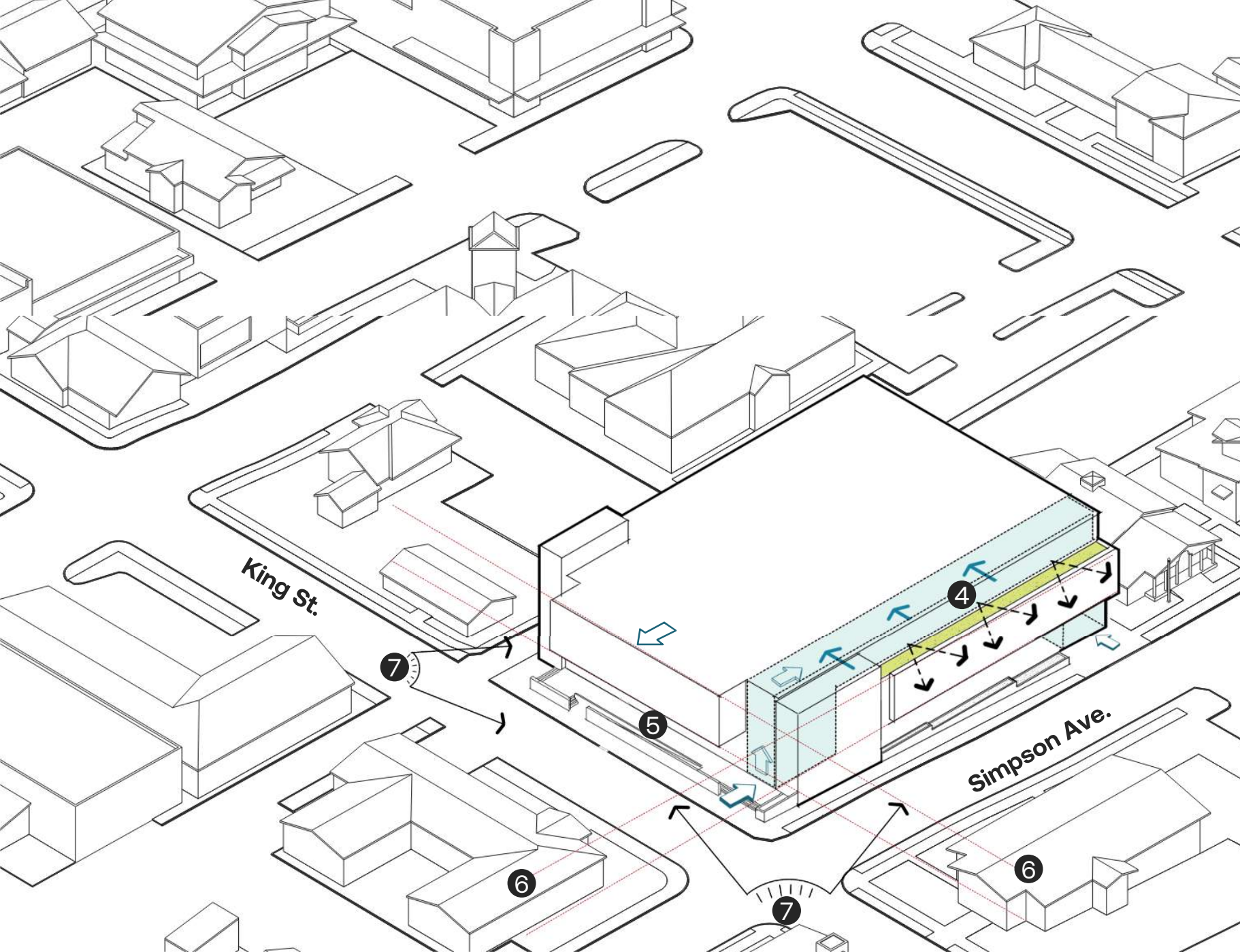




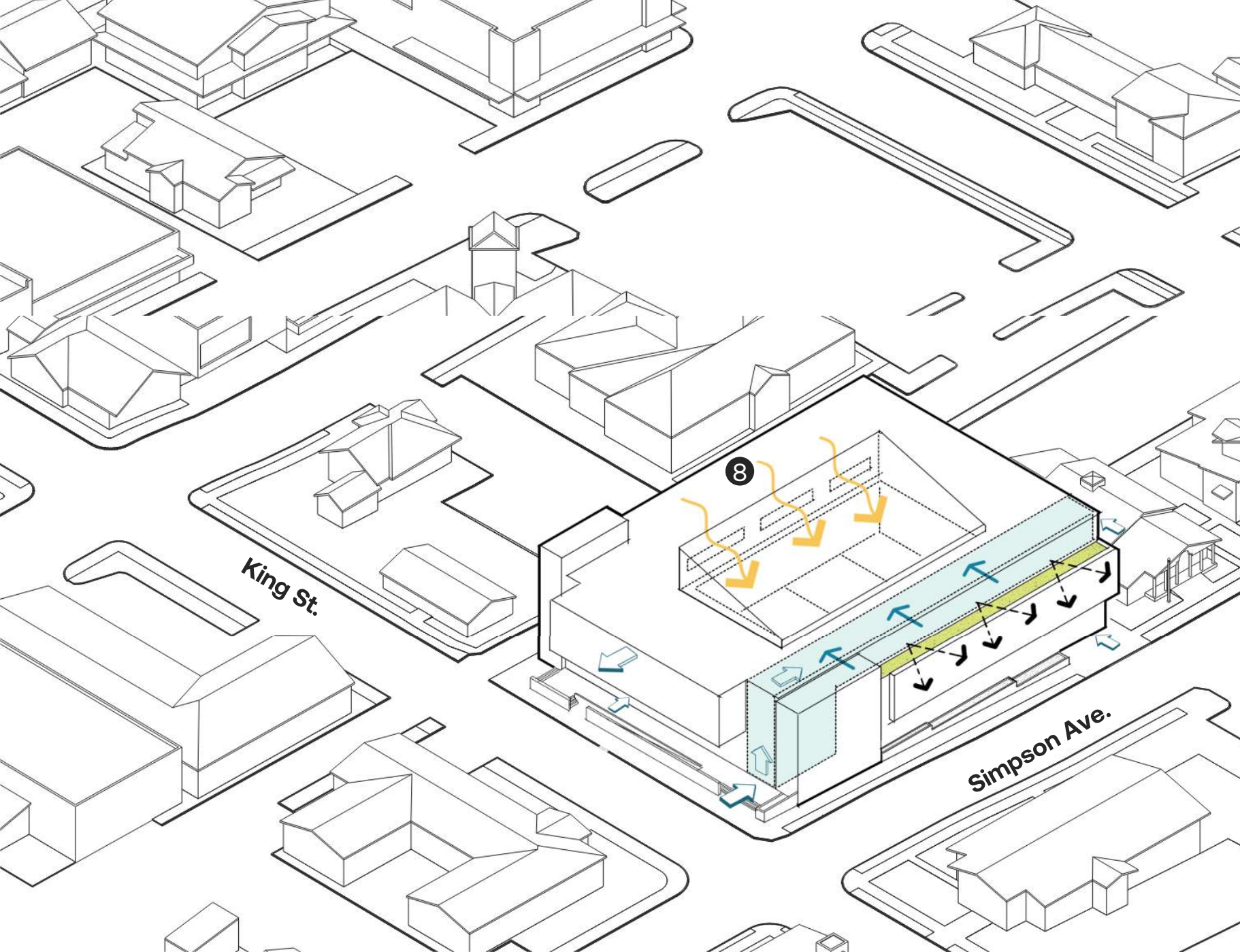
- ① Pedestrian Experience + Security
- ② Main Entry & Procession to Courts
- ③ Sheriff's Office Entry / Lobby
- ④ Gallery Views to Snow King
- ⑤ Covered Terrace on King St.
- ⑥ Experienced as a 2 Story Building
- ⑦ Primary Views to Building
- ⑧ Daylight to Courts



- ① Pedestrian Experience / Security
- ② Main Entry & Procession to Courts
- ③ Sheriff's Office Entry / Lobby
- ④ Gallery Views to Snow King
- ⑤ Covered Terrace on King St.
- ⑥ Experienced as a 2 Story Building
- ⑦ Primary Views to Building
- ⑧ Daylight to Courts

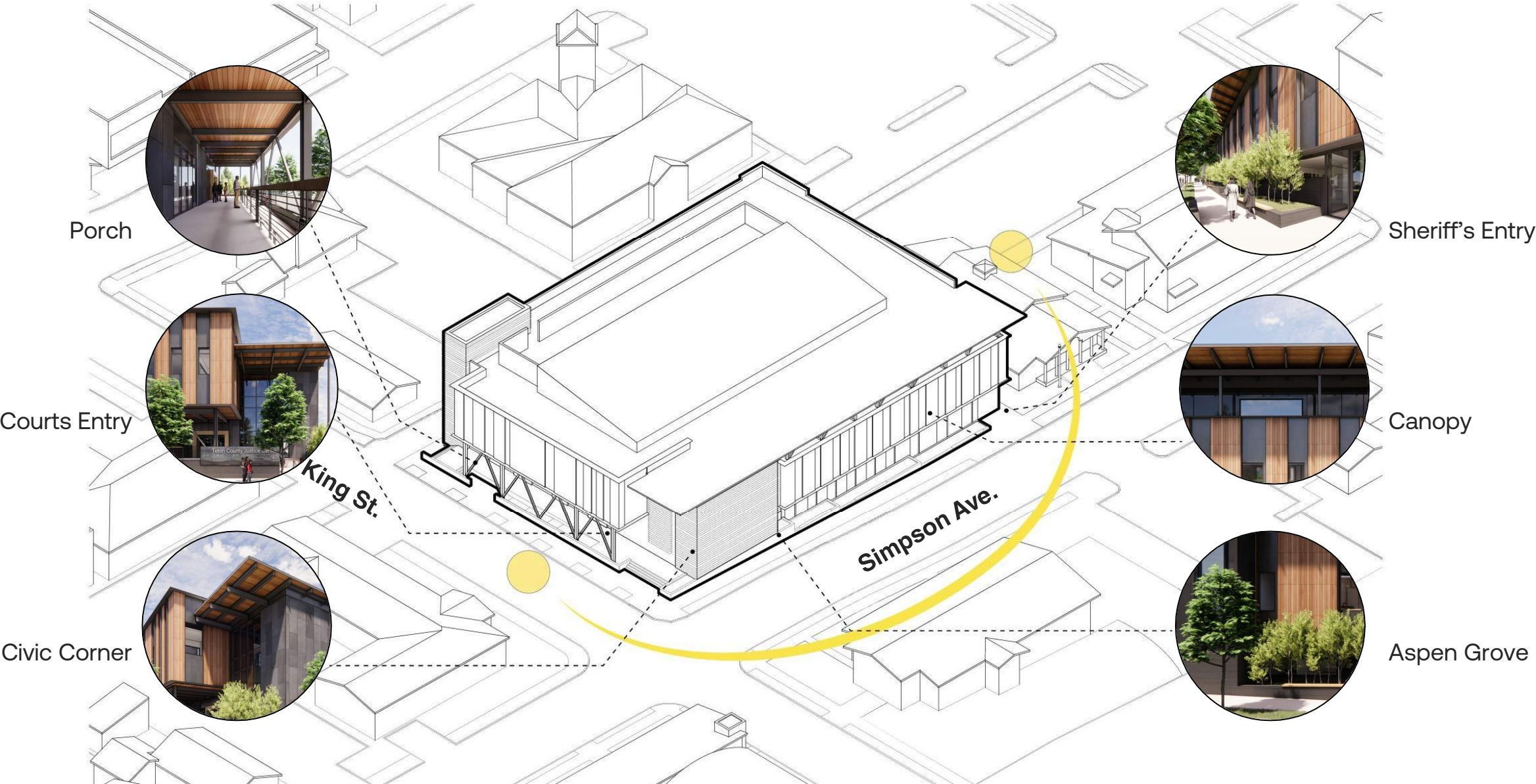


- 1 Pedestrian Experience / Security
- 2 Main Entry & Procession to Courts
- 3 Sheriff's Office Entry / Lobby
- 4 Gallery Views to Snow King
- 5 Covered 'Porch' on King St.
- 6 Experienced as a 2 Story Building
- 7 Primary Views to Building
- 8 Daylight to Courts

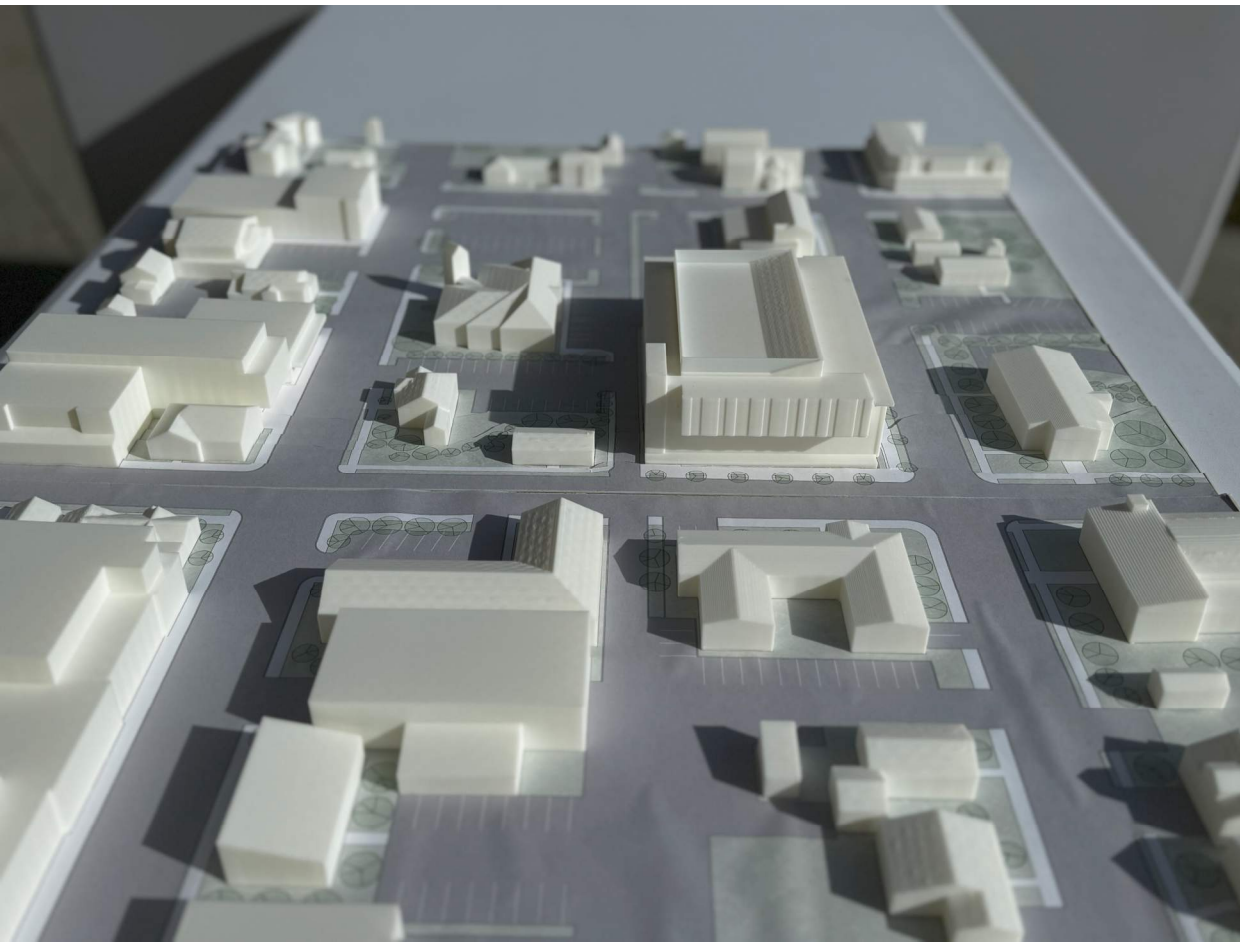


- 1 Pedestrian Experience / Security
- 2 Main Entry & Procession to Courts
- 3 Sheriff's Office Entry / Lobby
- 4 Gallery Views to Snow King
- 5 Covered Terrace on King St.
- 6 Experienced as a 2 Story Building
- 7 Primary Views to Building
- 8 Daylight to Courts

Massing & Design Concept



Physical Model Photos



Physical Model Photos





Building / Street Sections

King Street Section



Simpson Ave. Section



Precedents and Materials

Precedents and Materiality



Precedents and Materiality



Materials Board | Primary Materials at Public Facing Elevations



Thermally Modified Wood



Structural Steel & Metal Accents



Board Formed Concrete Site Walls



Dark Patinaed Metal Cladding

Materials Board | Primary Materials at Alley & Interior Lot Line Facing Elevations



Thermally Modified Wood



Structural Steel & Metal Accents



Varied Masonry Veneer



Dark Patinaed Metal Cladding



Masonry Veneer



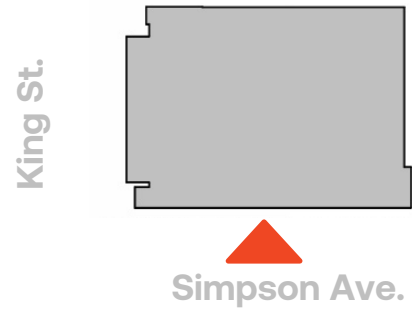
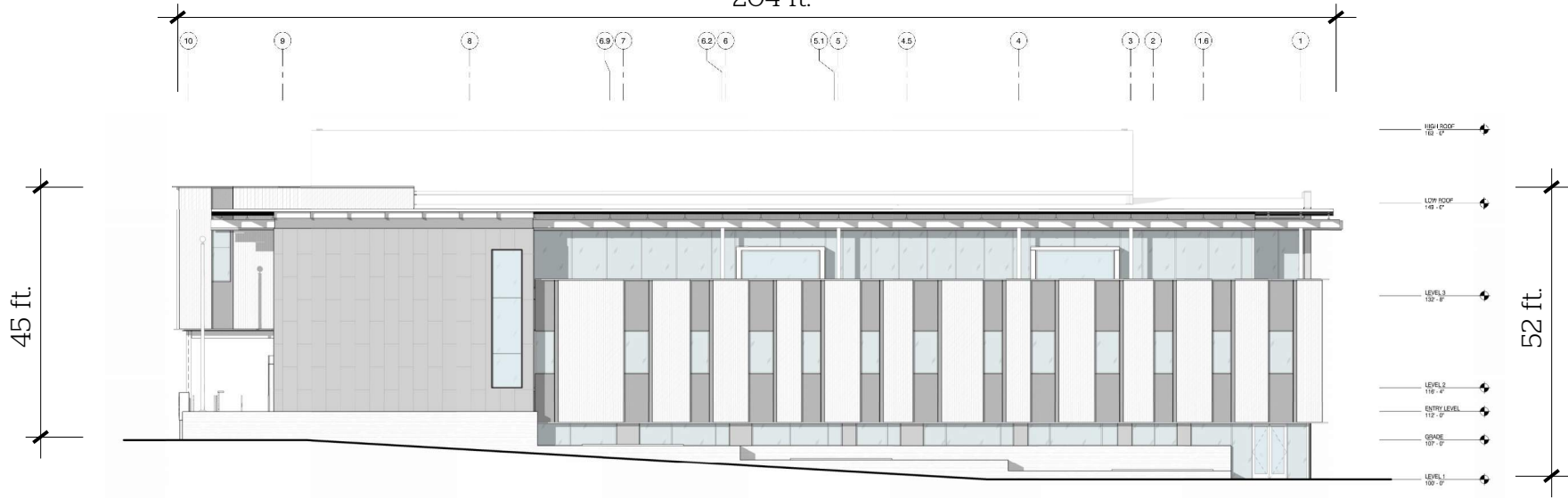
Corrugated Formed Metal

Exterior Elevations

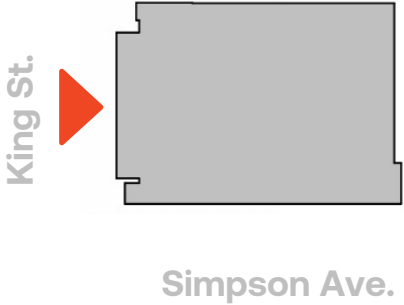
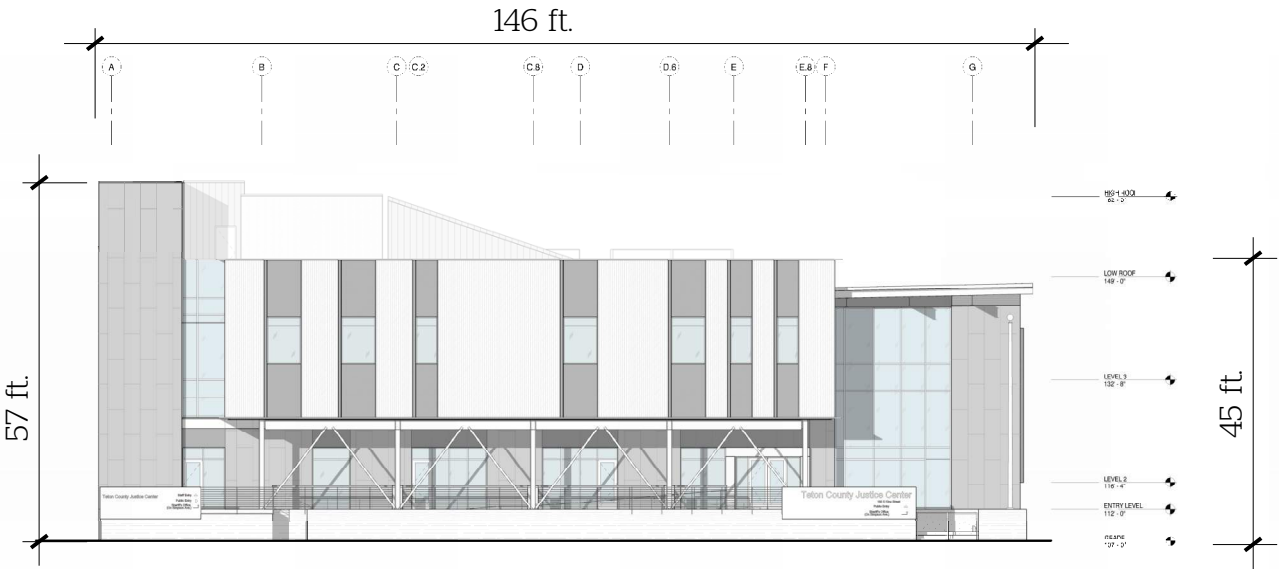
South Elevation and Elevation Perspective



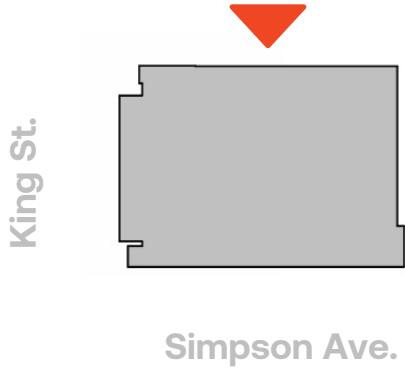
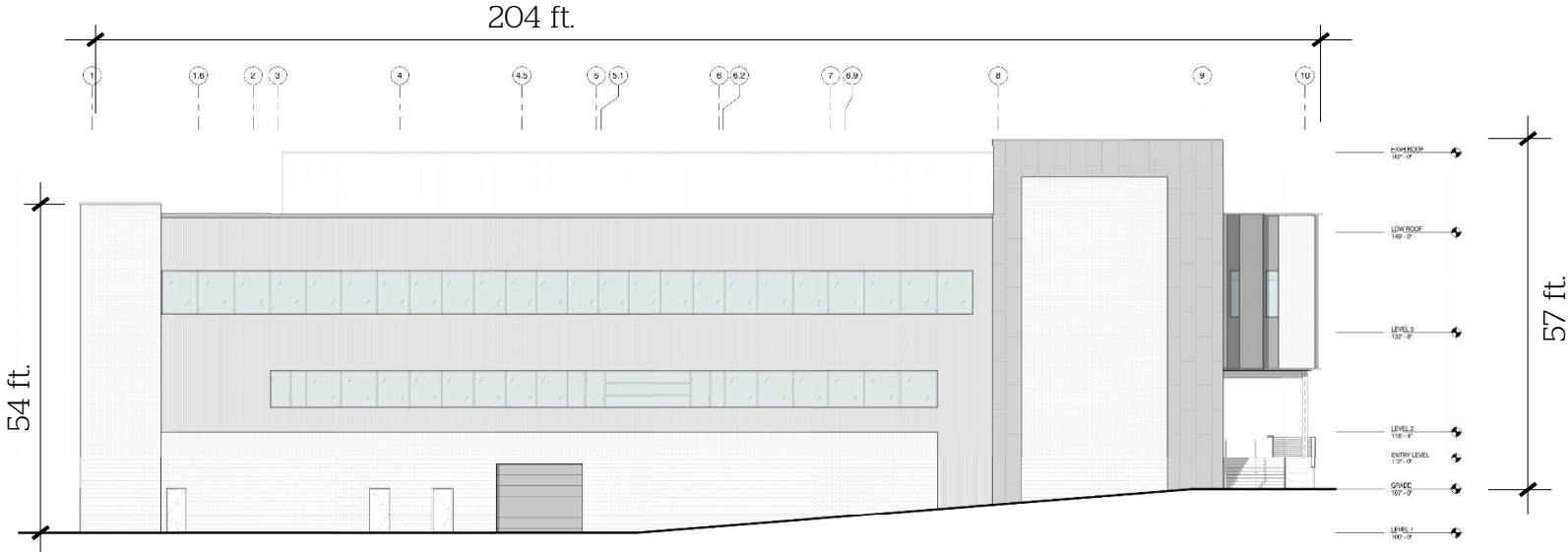
204 ft.



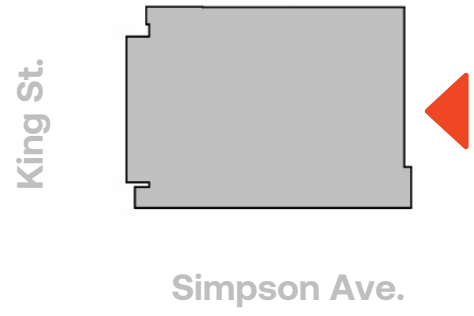
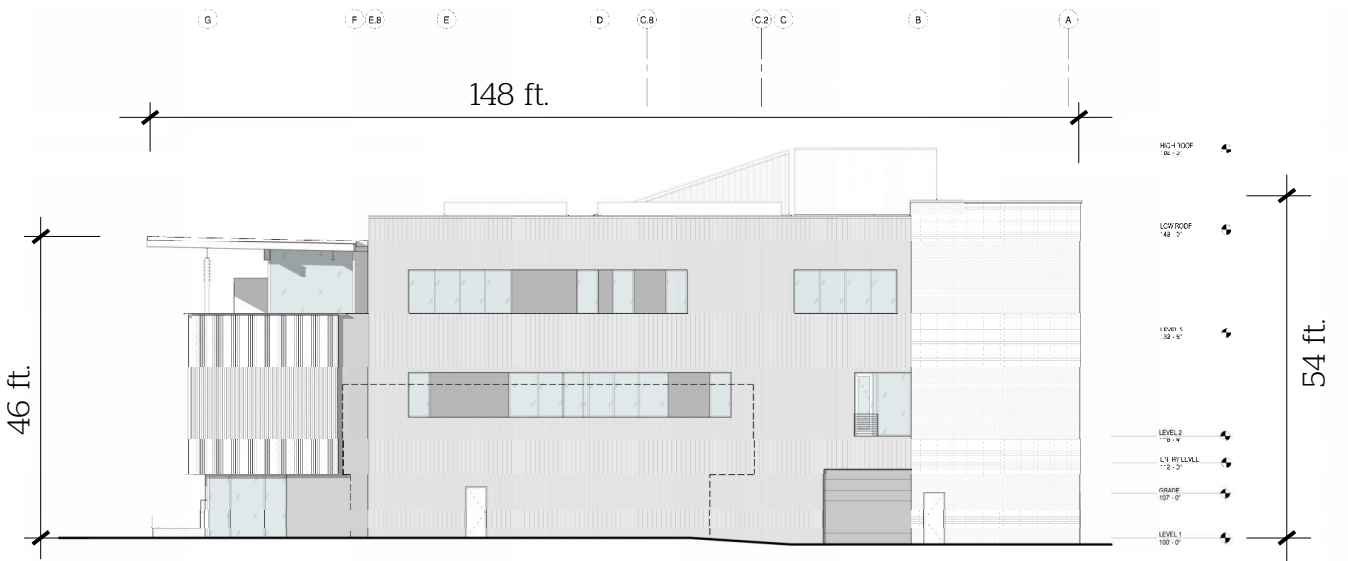
West Elevation and Elevation Perspective



North Elevation and Elevation Perspective



East Elevation and Elevation Perspective



Exterior Vignettes



West Main Entry Perspective



King Street 'Porch'





King Street Perspective



King St. & Pearl Ave – One Block Away



King St. and Simpson Ave – Entry Corner

