

AGENDA
Design Review Committee
June 11, 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.

To join, [click link](#) or copy it to your browser:

<https://us02web.zoom.us/j/86889150577?pwd=6t64Zlj4Rkii2AKQUSrYv2wKmA0akl.1>

Or join at zoom.com with Webinar ID: 868 8915 0577 and Password: 83001

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

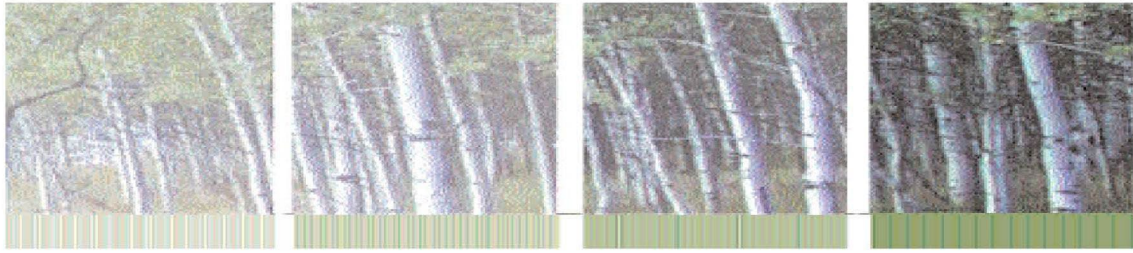
- I. P25-072 180 King Street
Teton County Justice Center Sketch Plan

5. MATTERS FROM THE COMMITTEE

- I. Chair and Vice Chair appointments

6. MATTERS FROM STAFF

7. ADJOURN



Town of Jackson Design Guidelines Checklist

Meeting Date: June 11, 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

This item was continued from the May 14, 2025, Design Review Committee (DRC) meeting. Overall, the DRC found the King Street and Simpson Avenue elevations to be well-executed in terms of design, material selection and application, and the pedestrian experience. However, the Committee had significant concerns regarding the building's bulk and scale, which felt imposing—particularly given its standalone presence at the corner of the block, with a height of 45 feet along King Street and nearly 52 feet along Simpson Avenue.

The DRC acknowledged that the P/SP zoning district is intended to accommodate a range of public-serving uses, such as courthouses and jails, and allows for flexible development standards to meet unique needs. Nevertheless, the Committee also acknowledged that the Town Design Guidelines apply to all development in the P/SP zone and agreed that the building's massing requires further refinement to better align with the surrounding neighborhood context, where building heights range from 42 to 46 feet to the west and north, and drop to 30 feet to the south.

The Committee posed several specific questions related to massing, including:

- Could the third level along the east elevation be stepped back or lowered to read as two stories?
- Could the third-level roof overhang on the south elevation be set back to soften the roofline?
- Could the building be further recessed into the site to reduce its perceived height, especially along the east and possibly north elevations?
- Could overall building or floor heights be reduced? and
- Could the footprint be adjusted to distribute mass more effectively?

Concerns were also raised about the courtroom pop-up, which exceeds 65 feet in height, with the Committee questioning whether that element is essential. Additionally, the DRC noted a lack of architectural consistency, observing that the detailed treatment on the King Street and Simpson Avenue façades was not carried through to the north and east elevations.

In response to these concerns, the DRC directed the applicant to address the following:

1. The applicant needs to further study and reduce the massing, improve the pedestrian scale & experience, and enhance the east and north elevations.

As part of the applicant's resubmission in addressing DRC's comments, a detailed justification was provided that helps explain the building's programming and size. The applicant explains that in 2019, Teton County worked with the National Center for State Courts (NCSC) to conduct a needs assessment that would guide the County in determining the appropriate size and programming of the new Justice Center to accommodate current and future demand. Please refer to pages 1-36 of the applicant's "DRC Submittal Revision 1" document for the full background on the needs assessment.

Regarding the DRC's comments and direction from the May 14th meeting, staff summarizes the applicant's responses below. Please refer to the applicant's submittal for detailed responses and updated renderings:

- No changes were made regarding stepping down the third level along the east elevation or the north elevation. The applicant states that the current square footage and programming are all needed in order to serve current and future demands. Scaling back a portion of the building would remove needed floor area that cannot be added back elsewhere on the site or building.
- Alternative siting options were explored, and the applicant states that the key drivers of the current footprint were lot depth, site topography, phasing, parking and future land use, and scale.
- Regarding the scale and massing, the primary changes include pulling back the third-floor canopy by 6' and lowering the gray "Feature" wall (at the corner of King/Simpson) on the south elevation. The applicant also lowered the stair tower volume at the northwest corner along King St. and the alley. The applicant states that although they agree that the third-floor canopy along the south elevation adds perceived bulk and scale, it was kept as a shading device but pulled back 6' to help reduce its role in the overall massing.
- The applicant states that they studied the north and east elevations to improve their aesthetics and updated the design to provide more continuity and connection to the primary elevations.
- The applicant states that they also improved the pedestrian experience along King St. by tempering the height of the site wall directly adjacent to the sidewalk and adding vegetation.
- No changes were made to the courtroom pop-up element that reaches a height of 65 feet.

Below on the following page are images of the revised design from each elevation. Please refer to the applicant's submittal for before and after images:

South Elevation and Perspectives – **UPDATE: Reduced Canopy Depth & Lowered “Side Saddle”**



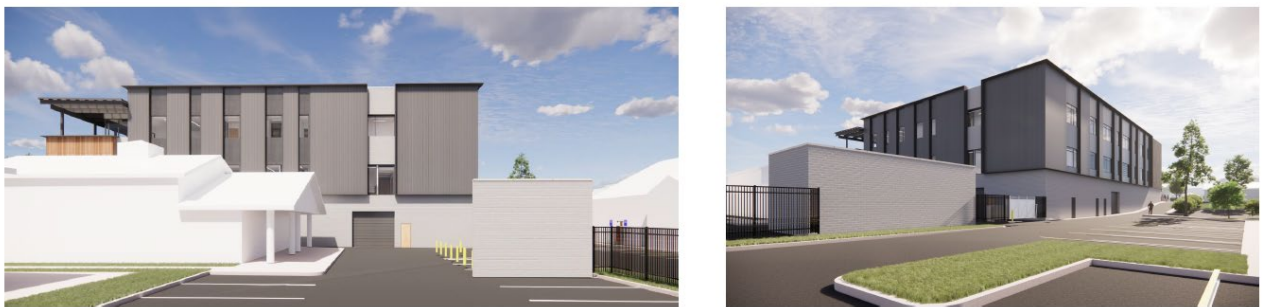
West Elevation and Perspectives – **UPDATE: Reduced Canopy Depth & Reduced / Stepped Back North Stair Volume**



North Elevation and Perspectives – **UPDATE: Reduced & Stepped Back North Stair Volume + Continuity to Primary Elevations**



East Elevation and Perspectives – **UPDATE: Continuity and Connection to Primary Elevations**



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 52 feet 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 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 g 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	_____ 5/30/25 Date _____ Owner's Representative _____ Title
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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 Meeting (5/14/2025) Comment Responses

Date: 30 May 2025
Project #: 24-031
Project: Teton County Courthouse – 180 S. King Street

The following is a written response to DRC Question and Comments at the DRC review held on May 14th 2025. This is meant to supplement the revised presentation submitted.

Summary of Questions and Review Comments

1. Why is this program and building so large?
2. Were other building siting options explored?
3. What else can be done to reduce the scale of the building?
4. Is the Step-Back on the South Elevation (Simpson Ave.) compromised by the depth of the canopy?
5. At its current scale there is no “back-side” of the building. Can the North & East Elevations be studied?
6. How can the pedestrian experience be improved, particularly on west side ‘Porch’ and sidewalk?

Comment Responses

1. Why is this program and building so large?

The history of the project is outlined in the revised DRC presentation submittal. In 2019 a needs assessment was performed by the National Center for State Courts (NCSC) establishing 64,000 Sq Ft. NCSC works with County and State Courts across the country, with specific benchmarks and comparable to right size justice center building types based on specific county sizes and historic caseloads. In 2020 AMD and CLB were brought on to the project. Through extensive user group and stakeholder workshops and meetings the design team validated, right sized and went through significant value engineer / space reductions. The 64,000 SF Courts and Sheriffs spaces, combined with 26,000 SF for a new Detention Center suggested a 90,000 SF building. After cuts and very hard choices the stakeholders all agree to downsize the building to its current 79,000 SF. The elected and appointed officials judges, attorneys, clerks, the sheriff and the elected Board of County Commissioners are confident that the building is now right sized for today and will accommodate future county growth. For a county courthouse, Sheriff's operations, a 911 call center and a detention center this building is under national averages based on similar sized jurisdictions, yet the design team found significant efficiencies. By combining these uses in one building, this will enable the New Justice Center to serve the public for the next 50 years plus.

2. Were other building siting options explored?

Yes, extensively. Over the past 3+ years. The project and design history section of this presentation outlines the functional requirements, constraints and explorations to arrive at the current siting proposal. County officials and the design team believe the current program and siting provides the most value and an on-budget project to the county and the public servants within the justice center.

“The Purpose and intent of P/SP-ToJ (zoning district) is to provide locations for new and existing uses of public or semi-public nature... to allow flexibility for public and semi-public uses and facilities that can often have unique functional needs, such as height, floor area, setbacks an impervious surface, that cannot be accommodated in other zoning districts.” – Town LDR’s Section 4.2.1

The key drivers include:

- **Lot depth:** The current location on the property is the most appropriate option for this building type. More background and graphics are provided in the Justice Center Best Practices Section of the presentation re-submittal – the 125’ building depth is driven by the safety, security and functionality of a modern courtroom.
- **Site Topography:** The slope from east to west up to King Street is used to reduce the perceived height of the building along the west elevation.
- **Phasing:** By keeping the Hansen Courthouse, it can be used for jury trials during construction. The existing detention center and 911 operations can remain operational during construction.
- **Parking and Future Land Use:** Maintaining a compact footprint maximizes the secure and public parking capacity. It also preserves the most land for county / public use, for future generations and long-term planning.
- **Scale:** In all scenarios, the building will need to be three stories to maintain courtroom standards and secure circulation routes. Any location chosen on this site will have more presence than what is currently in place today.

3. What else can be done to reduce the scale of the building?

Each public facing elevation was studied and updates have been made accordingly.

Graphics and further explanations are part of the revised submittal:

- **South Elevation (Simpson Ave.)**
 - We studied variations of the level 3 canopy reduction. Ultimately, we strived to strike a balance between maintaining the canopies functionality as a shading device, recognizing its importance as a civic and locally relevant architectural expression, while also reducing the perceived scale of the building. To those ends the canopy depth over level 3 was reduced by 6’-0”.
 - Lowered the Feature wall near the corner of Simpson and King Street. And allowed the glazed gallery expression (stepped back) pass behind as a clerestory. This now has a more western ‘side-saddle’ vernacular.

- **West Elevation (King St.)**
 - The site wall along the sidewalk was lowered and a planter with grasses, perennials and shrubs was introduced along this elevation. Tempering the height and step of the king street “porch” and enhancing the pedestrian experience.
 - The Northwest Stair Volume was lowered and the portion of the volume providing roof access was stepped back and clad in an alternative material to match other roof screen elements. In short, there is no longer a ‘Tower’ element on the north and west elevations. The elevation along the full length of King Street is now a two-story volume with a consistent ht. of 45’.
- **North Elevation (Alley)**
 - The Northwest Stair Volume was lowered and the portion of the volume providing roof access was stepped back and clad in an alternative material to match other roof screen elements. In short, there is no longer a ‘Tower’ element on the north and west elevations.

4. Is the Step-Back on the South Elevation (Simpson Ave.) compromised by the depth of the canopy?

Yes, we agree with this comment. We studied variations of a level 3 canopy reduction. Ultimately, we strived to strike a balance between maintaining the canopies functionality as a shading device, recognizing its importance as a civic and locally relevant architectural expression, while also reducing the perceived scale of the building. To those ends the canopy depth over level 3 was reduced by 6’-0”.

5. At its current scale there is no “back-side” of the building. Can the North & East Elevations be studied?

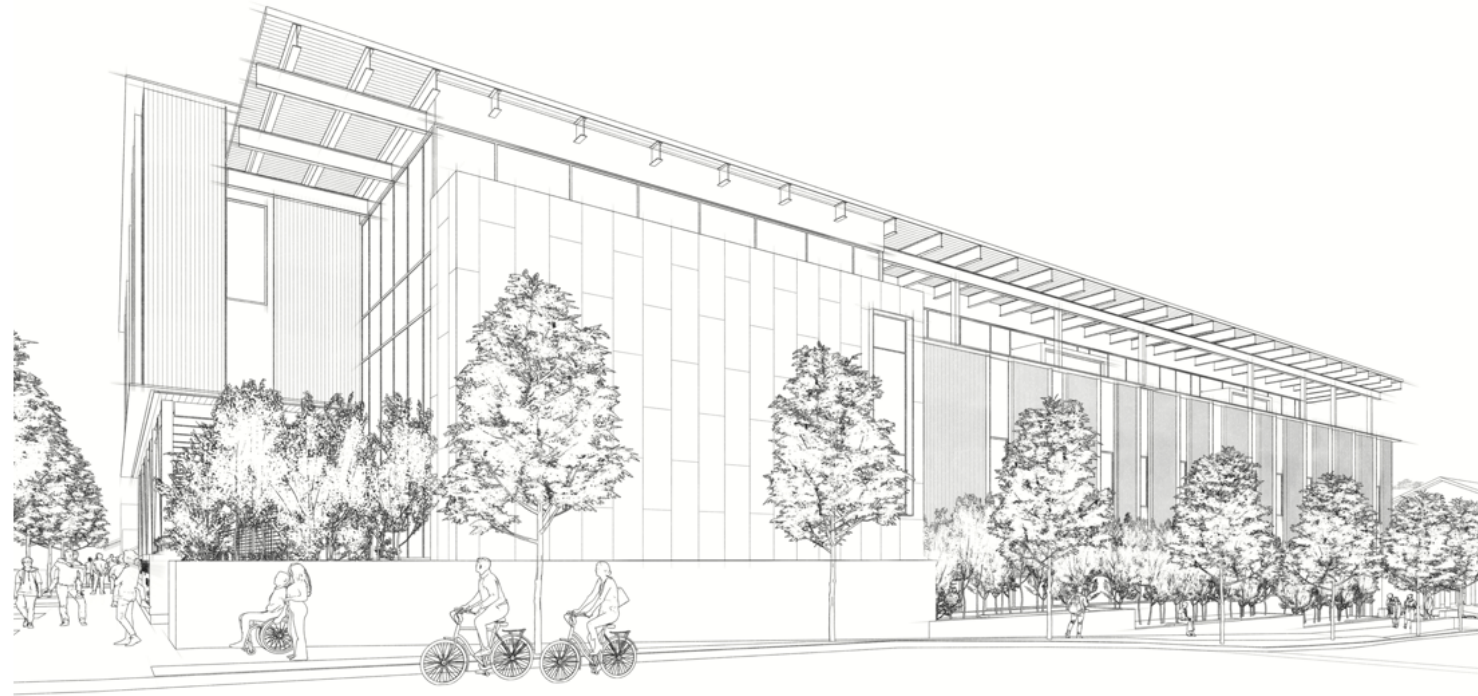
Yes, we agree with this comment. We went back to the drawings board to study. We have revised the overall expression of North & East Elevations. The update provides more continuity & connection to primary elevations while maintaining budget goals and other constraints.

6. How can the pedestrian experience be improved, particularly on west side ‘Porch’ and sidewalk?

Yes we agree with this comment. Tempering the height of the site wall directly adjacent to the sidewalk and adding vegetation and allowing for a terraced expression of the King St. elevated “porch” will enhance the pedestrian experience. To this end, the site wall along the sidewalk at King St. was lowered to 36” above sidewalk and a planter with grasses, perennials and shrubs was introduced along this elevation. This pedestrian experience is also now more closely aligned with what has already been proposed along Simpson Ave. – a terraced site wall and planters that offer more opportunities for landscape. The King Street pedestrian experience however, is now even more layered, terraced and visually permeable – while still maintaining necessary security standards and accessibility.

Teton County Justice Center

DRC SUBMITTAL REVISION 1



AndersonMasonDale

CLB

WEMBER
OWNER'S REPRESENTATIVE

BPM
BERNING PROJECT
MANAGEMENT



JUNE 11, 2025

Why is this program and building so large?

Were other building siting options explored?

What else can be done to reduce the scale of the building?

Is the Step-Back on South Elevation (Simpson Ave.) compromised by the depth of the canopy?

At its current scale there is no “back-side” of the building. Can the North & East Elevations be studied?

How can the pedestrian experience be improved, particularly on west side ‘Porch’ and sidewalk?

Project & Program History

Justice Center Best Practices

Exterior Updates

Site Plan

Floor Plans

Massing Diagrams

Project Schedule & Sustainability

Concept Narrative & Design Guideline Compliance

Project & Program History

“The current courthouse could not survive a large seismic event, nor is ADA compliant.”

“A third courtroom is essential... with the amount of new housing planned in Jackson, there will be the need in the future to add another district court judge.”

Judge Melissa M. Owens,
9th Judicial District Court,
Teton County

May 28, 2025
Page 2 of 2

THE STATE OF WYOMING
NINTH JUDICIAL DISTRICT

MELISSA M. OWENS
District Judge
LANCE D. OVIATT
Court Reporter
MOLLY HARTMAN DEARING
Staff Attorney
ANDA RALPH
Judicial Assistant



Teton County Courthouse
180 S. King St.
P.O. Box 1036
Jackson, WY 83001
(307) 733-1461
(307) 733-8954 fax

May 28, 2025

Design Review Committee
ATTN: Sarah Mann
smann@tetoncountywy.gov
Via Email

Re: Design and Construction of New Courthouse

Dear Design Review Committee members,

I am writing this letter to address some questions that have been raised regarding the design and construction of the new courthouse. The new courthouse is needed because the current courthouse could not survive a large seismic event, nor is it ADA compliant. In addition, the walkways particularly from the jail to the circuit court are aging with uneven steps and become dangerous to move inmates on in the winter. This is one of the main reasons it is important to have the detention facility in the same building as the courts. Any time an inmate has to travel from one facility to the other there is a greater risk to court security and the general public.

It is important to have the current jail and Hansen Courthouse operational until the new justice center would be complete. The inmates must be housed there until they can be transferred to the new facility. In addition, the Hansen Courthouse will have to be utilized for jury trials as the modular courtrooms will be unable to facilitate a jury trial during construction of the new courthouse.

A third courtroom is essential. Building a courthouse that the new occupants have outgrown would be a waste of resources. In one week, I had three visiting judges due to various conflicts and was unable to use my courtroom for that week. My docket is extremely busy, and it is difficult to schedule visiting judges without a 3rd courtroom. In many jurisdictions new district

judges have been added over the last several years due to the increase in volume of the courts' dockets. With the amount of new housing planned in Jackson, there will be the need in the future to add another district court judge. Hansen Courthouse is a very non-functioning courtroom and the use of it also burdens court security to find additional officers performing their duties in two different locations. By having the third courtroom only one additional officer is generally needed versus having to have court security officers at the entrance of the second courthouse and one officer in the courtroom.

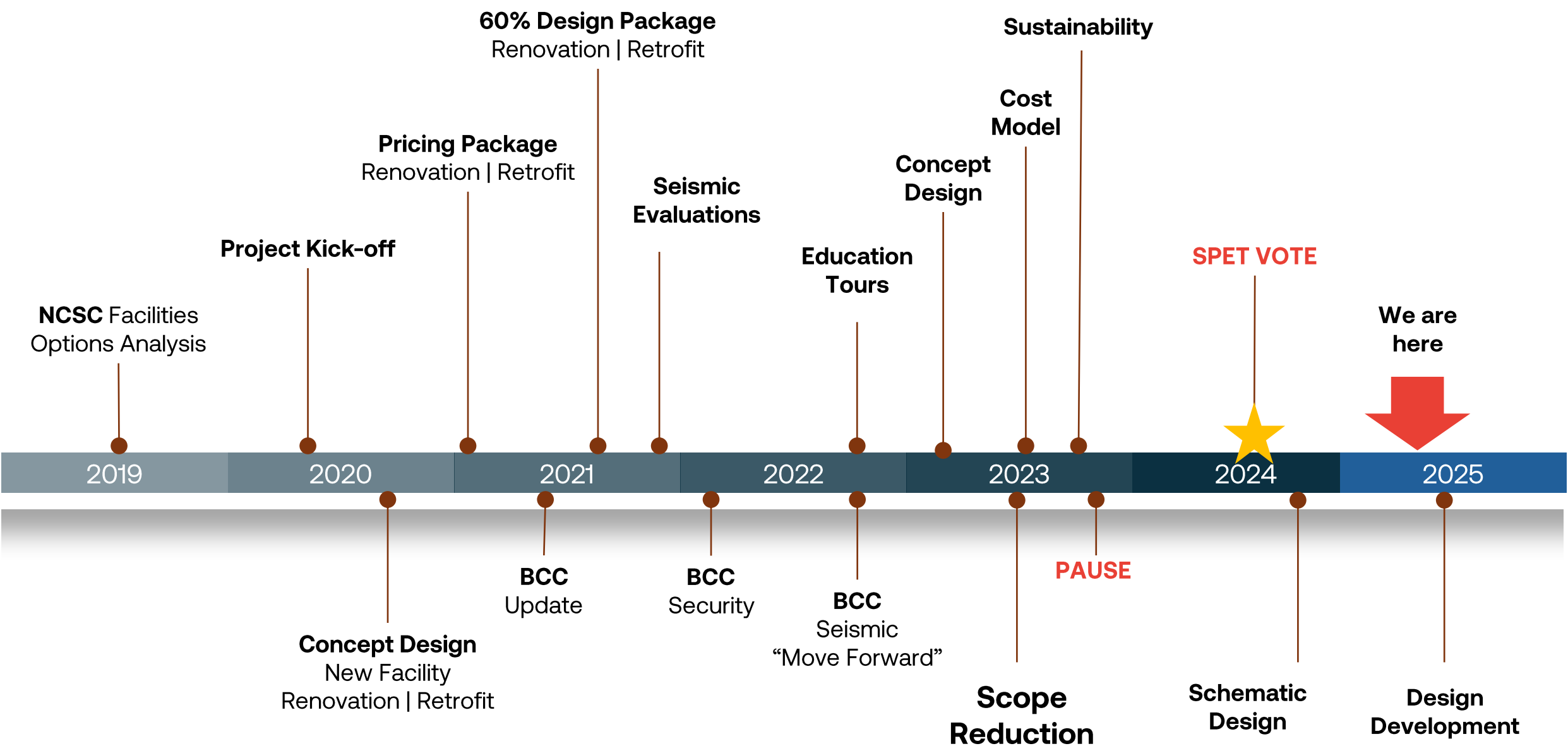
Please let me know if there are any other questions that I may provide answers to you.
Thank you.

Sincerely,

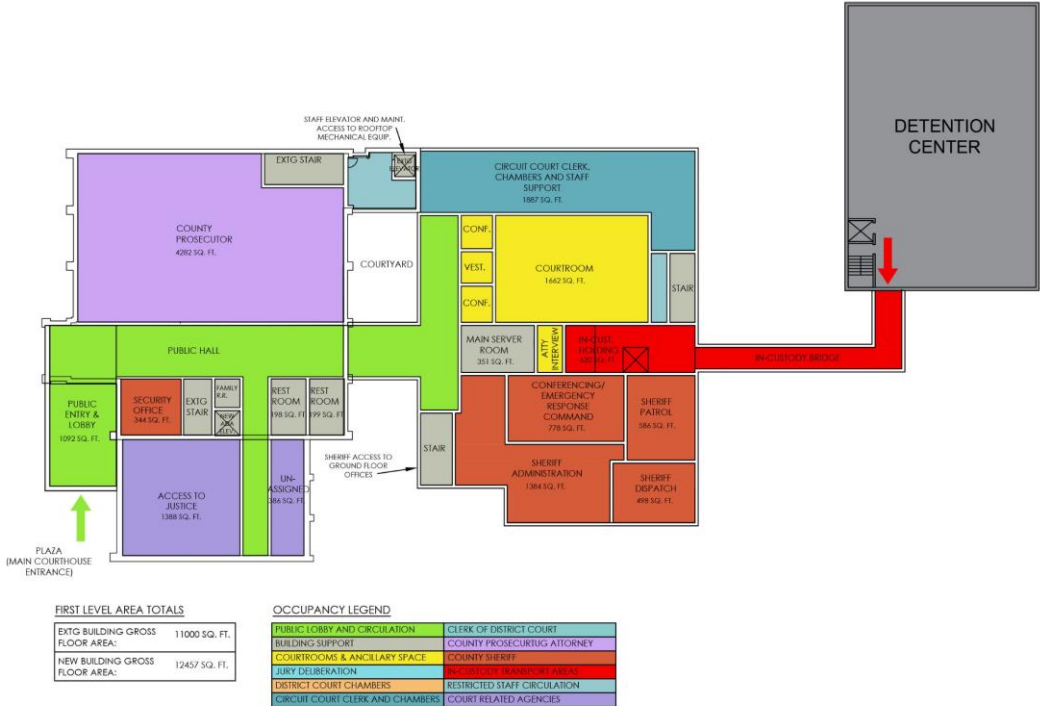
A handwritten signature in blue ink, appearing to read "Melissa M. Owens".

Melissa M. Owens

Project History Timeline



TETON COUNTY COURTHOUSE DEPARTMENTAL SPACE SUMMARY		ESTIMATED NEEDS
1.0 PUBLIC FACILITIES & BUILDING SUPPORT SPACES	DGSF	16,254
2.0 COURTROOMS & ANCILLARY SPACES	DGSF	10,777
3.0 DISTRICT COURT JUDICIAL CHAMBERS	DGSF	1,596
4.0 CIRCUIT COURT CLERK & JUDICIAL CHAMBERS	DGSF	1,864
5.0 CLERK OF DISTRICT COURT	DGSF	1,989
6.0 COUNTY AND PROSECUTING ATTORNEY	DGSF	3,957
7.0 COUNTY SHERIFF	DGSF	9,082
8.0 COURT-RELATED AGENCIES	DGSF	1,890
TOTAL DEPARTMENTAL GROSS SQUARE FEET (DGSF)		47,410
TOTAL BUILDING GROSS SQUARE FEET (BGSF) (35% GROSSING FACTOR)		64,003



NCSC Recommends **64,093 square feet** to accommodate a current, modern facility*

* Excludes detention center

Existing Courthouse Assessment Highlights

“The current courthouse lacks modern courthouse security features which **increases risks to staff and public safety**. Many of these deficiencies may not be remedied without substantial remodeling and/or additions or new construction”

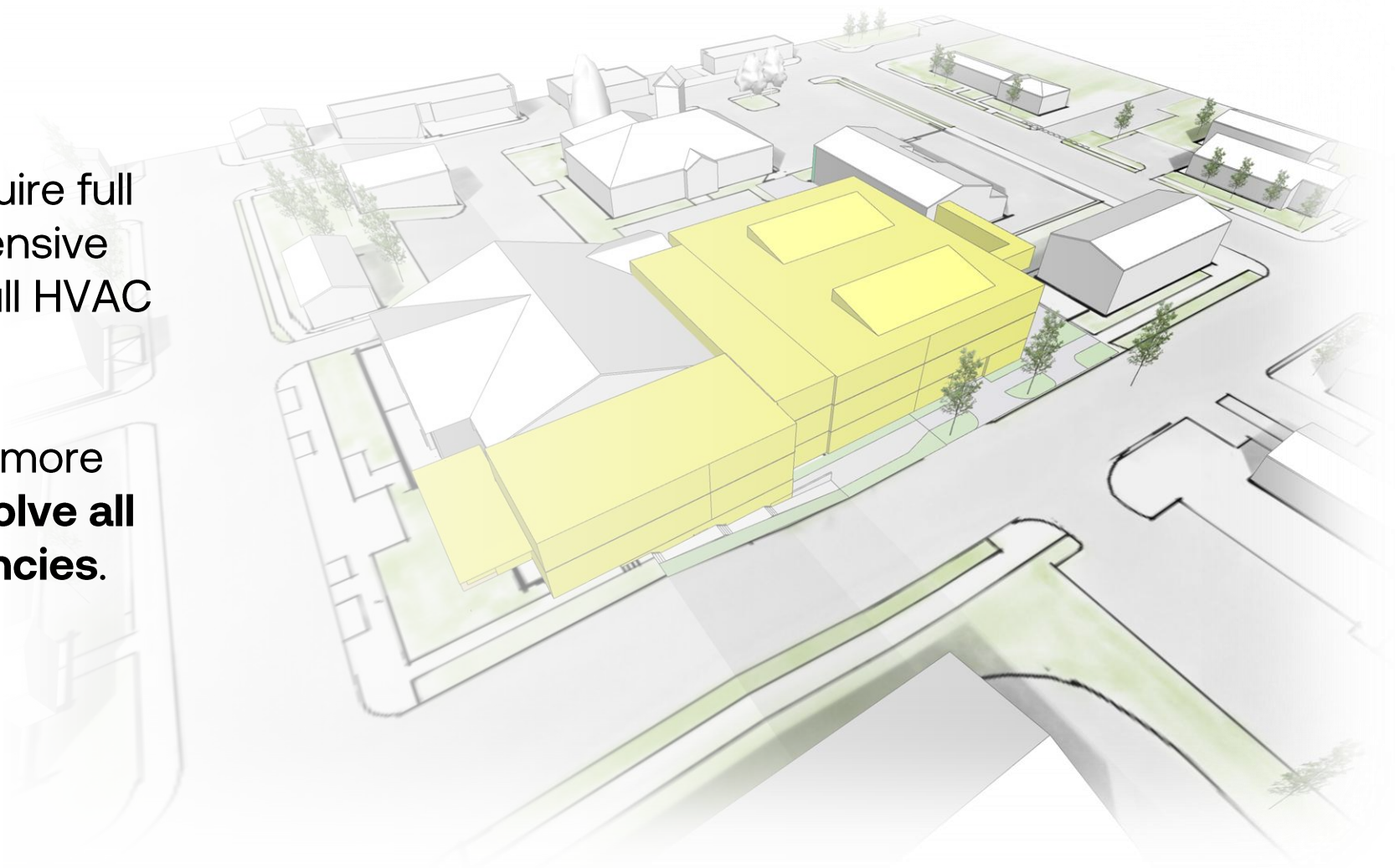
- Insufficient **queueing and security screening** area
- **Sub-standard courtroom** space (size, site lines, acoustics)
- Dysfunctional courtroom layouts
- **Improper separation** of public and staff
- Lack of appropriate customer service area in court clerks
- Lack of appropriate attorney conference rooms
- Lack of proper and **secure waiting areas**
- Lack of **ADA** facilities throughout
- Significant **deferred maintenance** needs (energy systems)
- Significant deferred maintenance needs (finishes and envelope)
- **Insufficient space** for current operations
- Lack of growth space
- **Unsafe in-custody movement** from jail to court
- Current **911/Dispatch Center** in need of significant improvements

Rec #	Item	Unit Type	Quantity	Ballpark Cost Per Unit	Ballpark Cost Assumption
B1-1	Create a secure command center and tie into existing security technology systems; upgrade surveillance and monitoring control systems as needed	Allowance	1	\$30,000	\$30,000
B2-3	Safety improvements at in-custody entrance and steps to the Circuit Court	Allowance	1	\$2,000	\$2,000
B2-4	Install a strobe-light notification system in the second-floor hallway through which in-custody defendants are escorted.	Allowance	1	\$2,000	\$2,000
B2-5	Install additional security cameras in District Court hallways through which in-custody defendants are escorted.	Allowance	3	\$1,000	\$3,000
B3-4	Install duress alarms at courtroom clerks' stations	Each	2	\$300	\$600
B3-9	Reconfigure door for judge in Circuit courtroom	Allowance	1	\$2,000	\$2,000
B3-14	Install automatic lock-down mechanism in courtrooms	Allowance	2	\$15,000	\$30,000
B3-15	Install additional ballistic-resistant materials in courtrooms	Allowance	2	\$5,000	\$10,000
B3-19	Install security camera in Hansen courtroom	Each	2	\$1,000	\$2,000
B4-3	Install video phone to District Court chambers anteroom	Each	2	\$2,000	\$4,000
B4-4	Replace door separating District Court Staff Attorney and prisoner transport corridor	Allowance	1	\$2,000	\$2,000
B4-7	Install door from Hansen chambers to parking lot	Allowance	1	\$5,000	\$5,000
B5-3	Install access card reader stand next to screening station	Allowance	1	\$5,000	\$5,000
B5-7	Install ballistic-resistant barrier at screening station	Allowance	1	\$15,000	\$15,000
B5-8	Replace security camera at screening station	Each	1	\$1,000	\$1,000
B5-9	Install duress alarm at screening station	Each	1	\$300	\$300
B5-10	Install secure cubbies to store knives	Allowance	2	\$15,000	\$30,000
B5-11	Develop new screening area and lobby (new construction)	See Option 1 summary page			
B5-12	Install barrier to separate entrance and exit lines at screening station	Allowance	1	\$10,000	\$10,000
B6-1	Install duress alarm in Clerk of District Court's private office	Each	1	\$300	\$300
B6-3	Install a duress alarm in county prosecutor's private office	Each	1	\$300	\$300
B6-4	Install duress alarm at a workstation behind Sheriff's counter	Each	1	\$300	\$300
B6-4	Install duress alarm repeaters to extend system range	Each	2	\$2,000	\$4,000
B6-6	Install duress alarms in victim's assistance office.	Each	1	\$300	\$300
B6-7	Replace camera overlooking district court clerk transaction counter	Each	1	\$1,000	\$1,000
B6-8	Install security camera behind circuit court clerk counter and behind Prosecutor counter	Each	1	\$1,000	\$1,000
B6-10	Remodel district court clerk counter with barriers	Allowance	1	\$10,000	\$10,000
B6-11	Install a secure door leading to area behind district clerk counter with electronic access system complete with card reader, magnetic locks and electronic strike	Allowance	1	\$3,000	\$3,000
B6-12	Develop file review room in district court clerk office outside of staff work area	Allowance	1	\$40,000	\$40,000
B6-13	Remodel circuit court clerk counter with barriers	Allowance	1	\$10,000	\$10,000
B6-14	Install a secure door leading to area behind circuit court clerk counter with electronic access system complete with card reader, magnetic locks and electronic strike	Allowance	1	\$3,000	\$3,000
B6-15	Remodel county prosecutor counter with barriers	Each	1	\$10,000	\$10,000
B6-16	Install a secure door leading to area behind prosecutor counter with electronic access system complete with card reader, magnetic locks and electronic strike	Each	1	\$3,000	\$3,000
B6-18	Install ballistic-resistant material on ground-floor windows at judges and elected official offices	Allowance	1	\$250,000	\$250,000
B7-1	Develop a secure covered parking area	See Option 1 summary page			
B7-4	Remove pine trees in front of Courthouse	Allowance	1	\$5,000	\$5,000
B7-5	Construct secure enclosures to protect exposed utilities	Allowance	1	\$30,000	\$30,000
B7-6	Install a more secure lock on electric equipment shed	Allowance	1	\$300	\$300
B7-7	Install additional security cameras around exterior of Courthouse	Each	4	\$1,000	\$4,000
B7-8	Install bollards	Allowance	3	\$1,500	\$4,500

Why not renovate?

The existing building would require full renovation, ADA upgrades, extensive envelope improvements, and full HVAC systems replacements.

Addition + Renovation required more building area and **does not resolve all safety and operational efficiencies.**



Uncovering more concerns

KL&A Structural Engineers conducted a Tier 1 & Tier 2 Seismic Evaluation

The building was designed and constructed in the 1960's when seismic performance of buildings was less understood and not yet codified

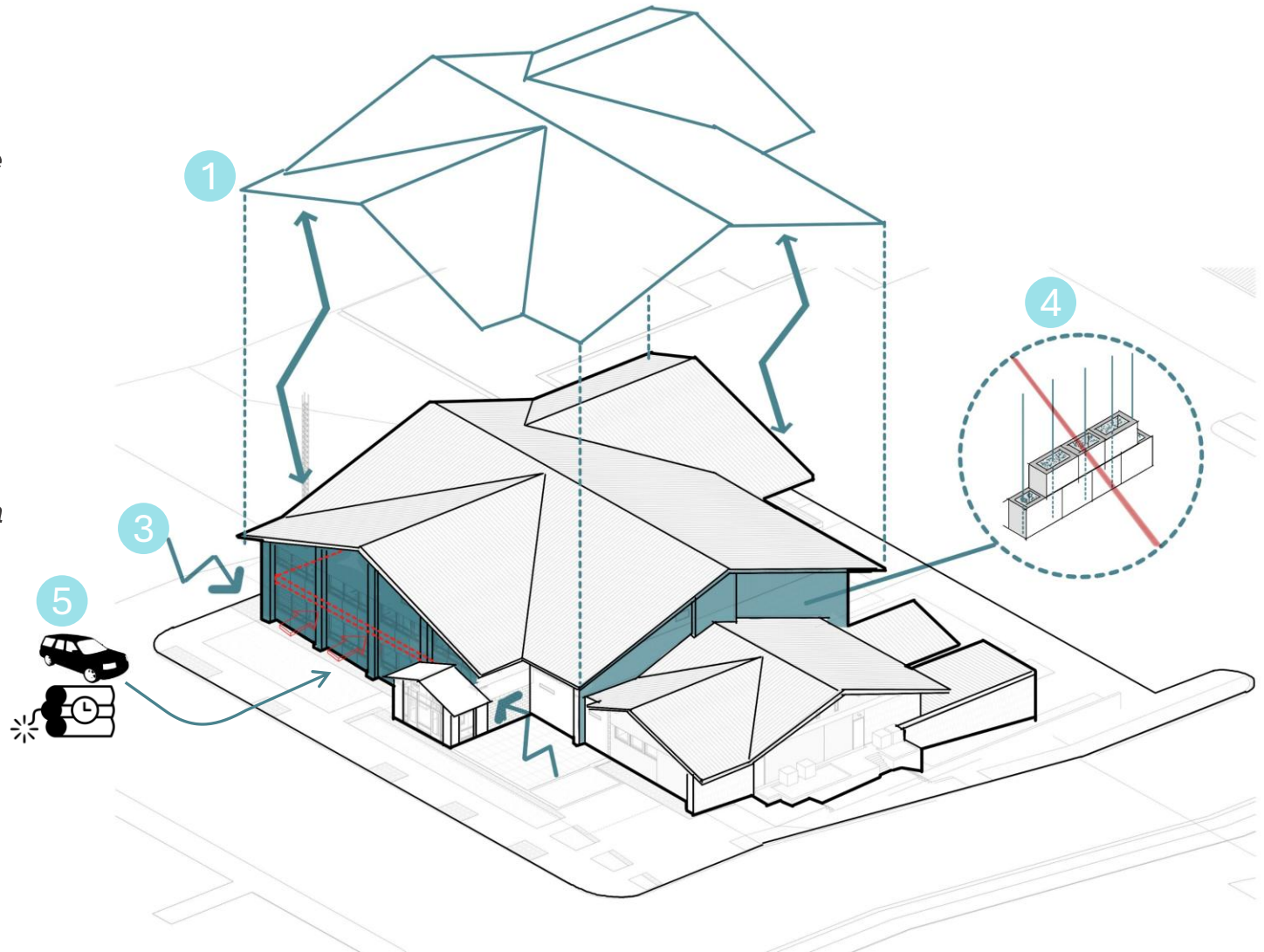
*The analysis has **uncovered deficiencies** that will negatively affect the performance of the structure during a seismic event*

The 911 infrastructure, an essential service, may fail in a considerable seismic event. It is critical for such infrastructure to remain fully operational throughout a major event



Uncovering more concerns

- 1 There is **no code recognized lateral system** or lateral load path above the second floor level of the building.
- 2 Based on selective forensic exploration, the **actual construction deviated from the design** documents in some locations
- 3 The reinforcement at the **joints between the columns, beams and floor structure is insufficient** to produce an elastic behavior during a structural event.
- 4 The **CMU infill walls are non-qualifying lateral elements** as constructed due to the absence of grout in reinforced cells and absence of connections to the concrete structure
- 5 These building deficiencies create a security risk as they **reduce the building's ability to withstand vehicle ramming threats and blast events**

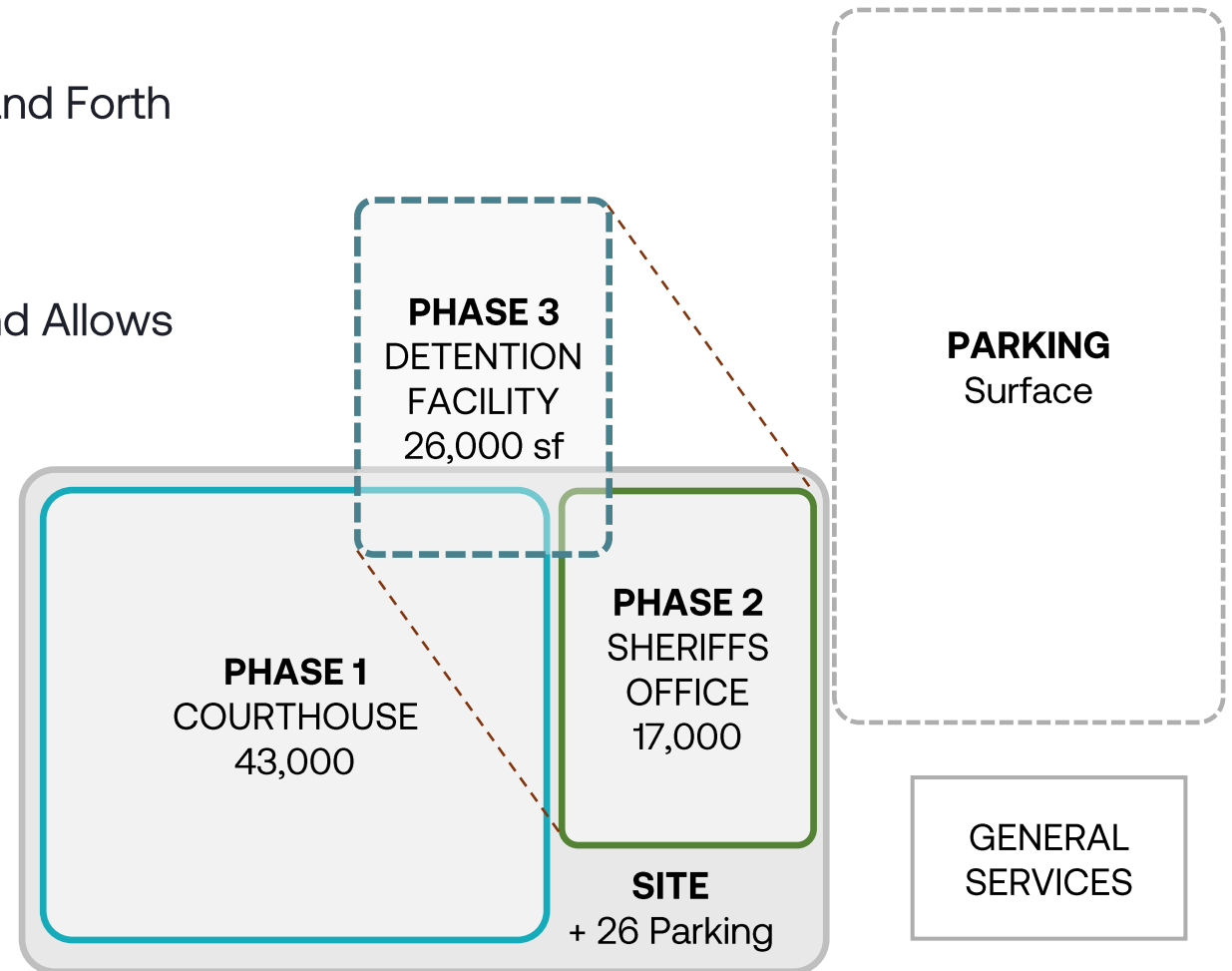


New Purpose-Built Justice Center



Why Build a New Detention Center?

- 1 Keeping Existing D.C. Would Require Expensive and Additional Infrastructure to Move In-Custody Back and Forth
- 2 Reduces Efficiency for Sheriff's Operations
- 3 New Detention Center Increases On-Site Parking and Allows for a functional Secure Yard for Sheriff's Office



Project Drivers

Security

- + Dedicated In-Custody Circulation Separate from Public and Court-Related Circulation
- + Indoor Sally Port
- + Modern, Purpose-Built Sheriff's Facility and Detention Center
- + Category 4 – Essential Facilities
- + Ballistic And Blast Protections
- + Access Control and Video Monitoring Systems
- + Dedicated, Covered and Secure Fleet Parking
- + Dedicated, Covered and Secure High-Profile Staff Parking

Sustainability

- + Energy Performance
- + Envelope Design
- + Electrification of Primary Building Systems
- + Water Efficiency
- + Embodied Carbon and Carbon Capture Concepts
- + Durable And Sustainable Building Materials
- + Future Flexibility and Adaptability
- + Office and Court Room Standardization

Operational Flow and Efficiency

- + Public Accessibility and Wayfinding (Exterior and Interior)
- + Customer Service – Location of High-Frequency Zones
- + Adequate and Flexible Meeting Space
- + Flexible Hours of Operations
- + In-Custody Circulation
- + Detention Center Site Lines and Population Separation

Workplace Wellness

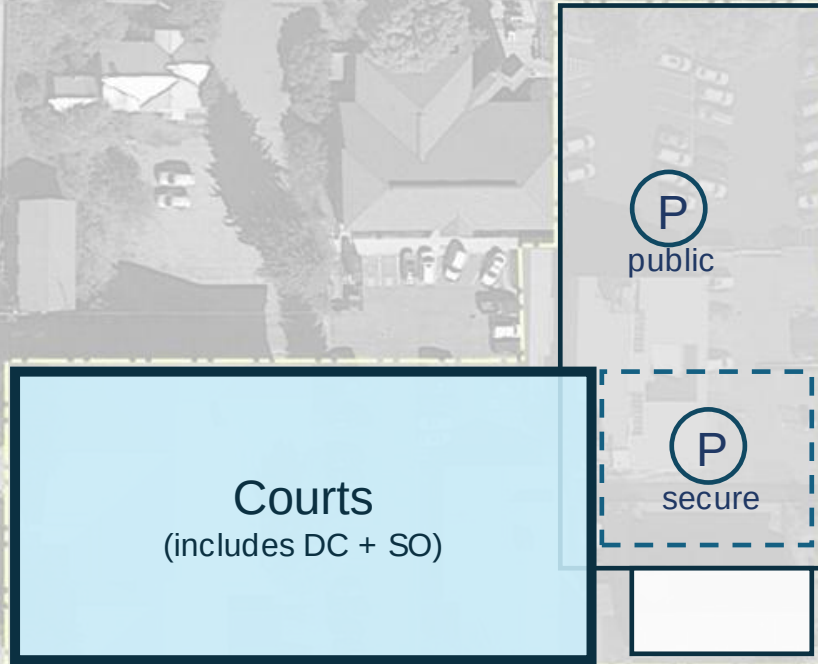
- + Access To Views for Staff (Private Office and Open Office)
- + Maximize Daylighting
- + Localized Breakrooms
- + Acoustic Privacy
- + ADA Accessibility
- + Secure Circulation Outside of Public Access
- + Wellness and Exercise Facility



Test Fit and Site Studies

1. Acknowledge the Need to Build on the existing site
- 2. Include the Detention Center**
3. Identify the Site Capacity and balance with Ideal Building Area





Idealized Program

90,000 Sq. Ft.

Validated NCSC Program (64,000 SF)
+
New Detention Center (26,000 SF)

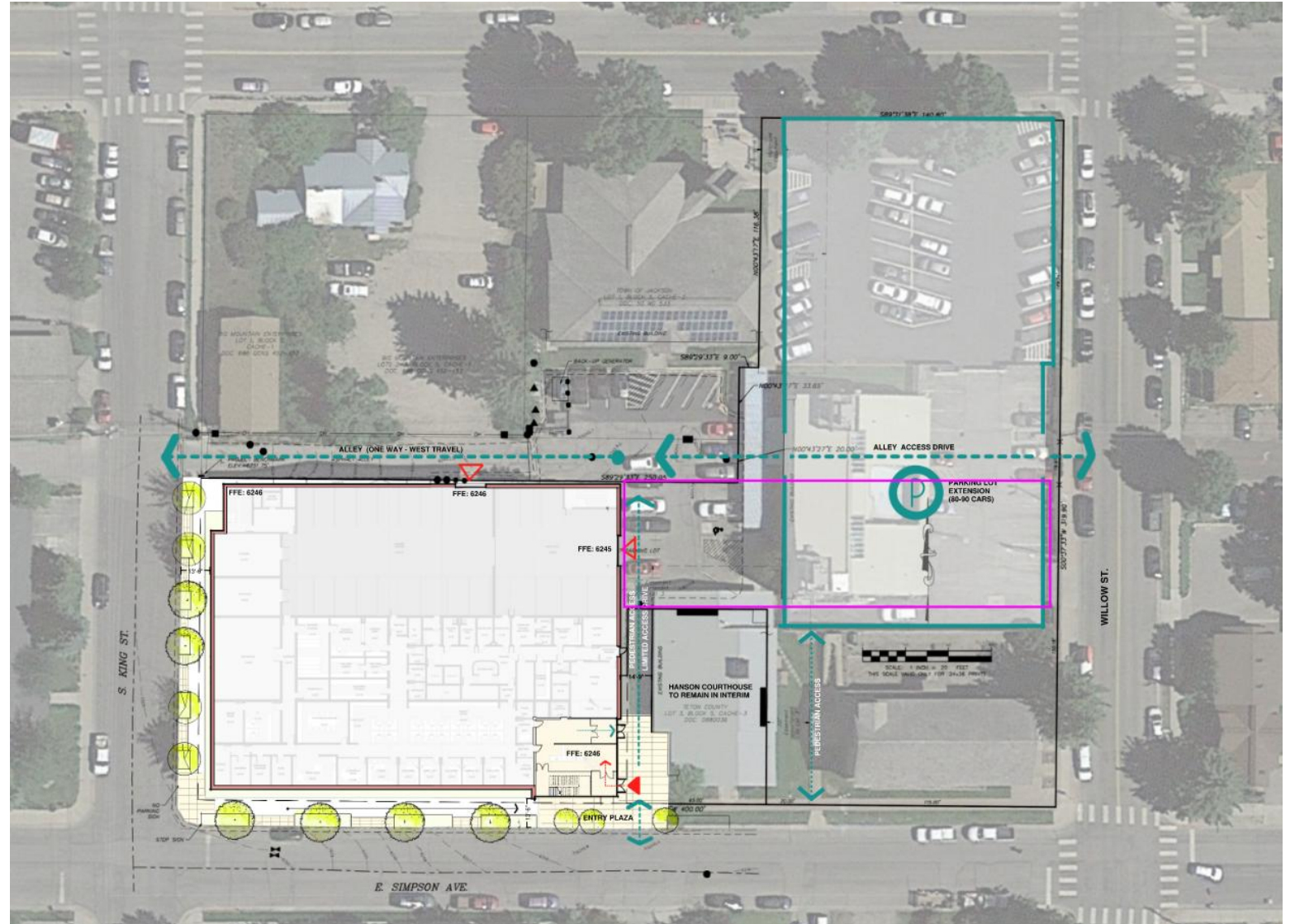


Make it smaller

- Keep CPH Courthouse
- Single-story of Courtrooms
- Less structured parking
- Fewer detention beds
- Reconfirm office size and counts
- Maximize open office
- Reduce public circulation
- Eliminate Mechanical Penthouse

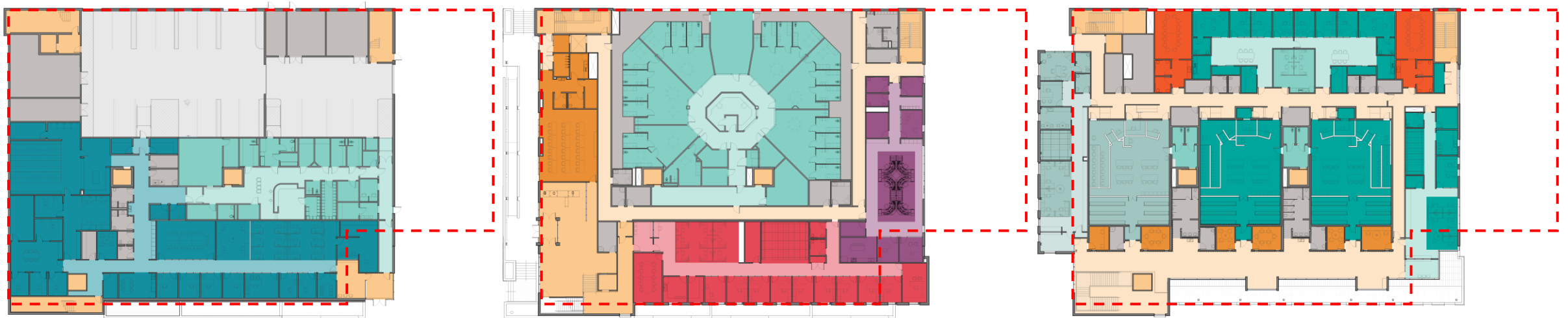
And...

- Increased Available Parking
- Accommodate a Secure Yard

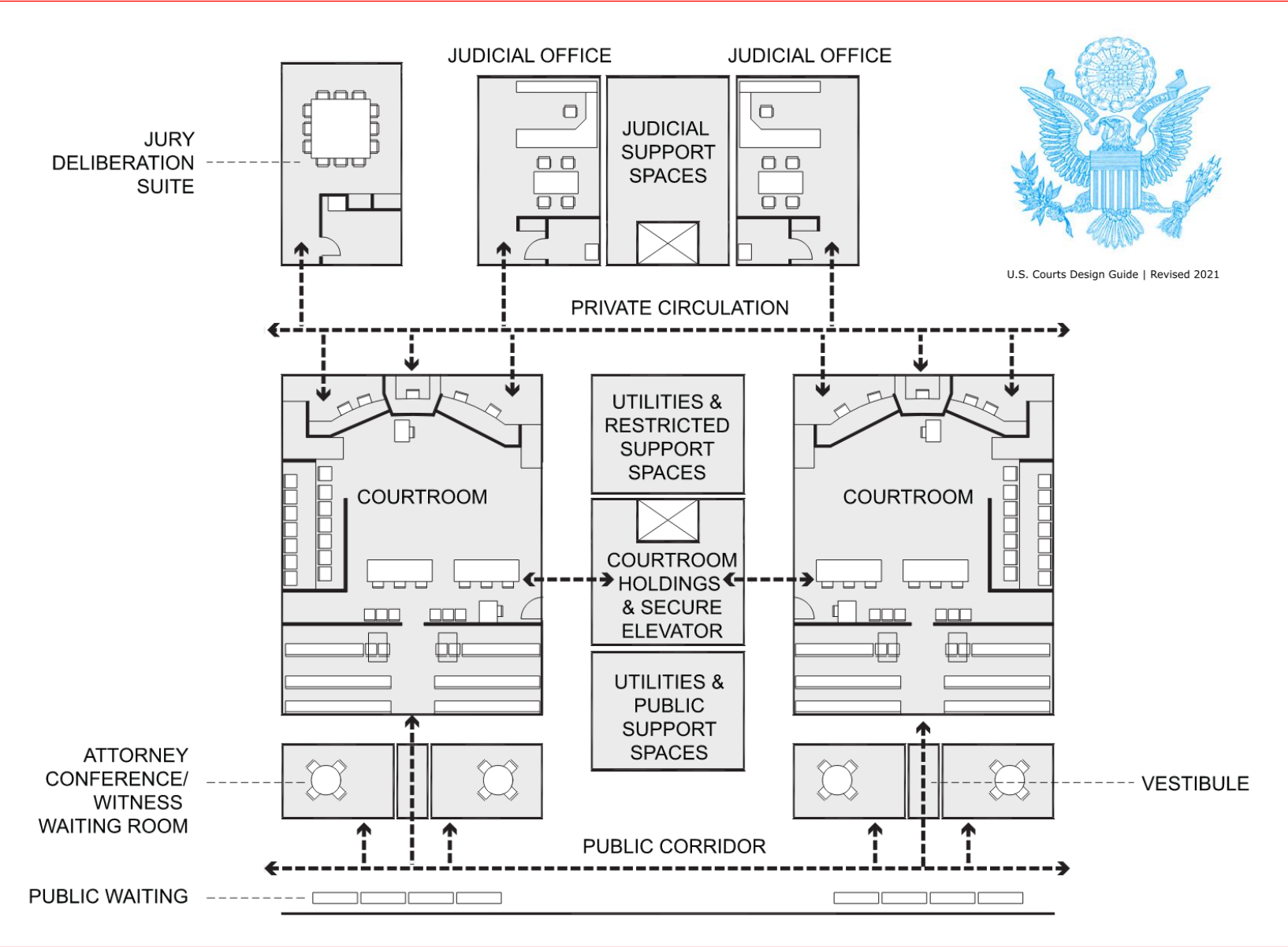


Scope Reduction – Downsize & Value Engineer

1. Reduced project by 11,000 SF (12%) (90,000 sf to 79,000 sf)
2. Keep Hansen Court House as function jury trial courtroom
3. Worked with User-groups and stakeholder to find efficiencies
4. Maintain 3 new courtrooms



Justice Center Best Practices



Specific Space Requirements

Courtrooms: The central element. Design must ensure clear sightlines for all participants (judge, jury, attorneys, witnesses, public), good acoustics, appropriate spatial relationships between components (judge's bench, witness stand, jury box, counsel tables, public seating), and integrate technology seamlessly.

Judges' Chambers and Support Spaces: Private, secure, and functional areas for judges, law clerks, and administrative staff.

Jury Assembly and Deliberation Rooms: Comfortable, secure, and acoustically isolated spaces for jurors.

Clerk's Office: Public-facing areas for filing, information, and payments, along with secure areas for records and staff.

Attorney-Client Conference Rooms: Private spaces for legal consultation.

Holding Cells/Secure Prisoner Areas: Secure and separate facilities for in-custody individuals.

Public Waiting Areas: Comfortable and clearly defined waiting zones.

Administrative Offices: Spaces for court administration, probation, and other related services.

What Drives Court Room Size?

Functional Requirements:

Participants: Courtrooms must accommodate a specific set of individuals:

Movement and Circulation: Sufficient space is needed for people to move comfortably and securely within the courtroom, including:

Equipment and Technology: Modern courtrooms incorporate technology for presentations, audio/video recording, and communication.

Case Types: The types of cases heard in a district courtroom (e.g., criminal, civil, jury trials) influence its size. Criminal proceedings and jury trials typically require more space than simpler civil matters.

Security and Safety

Separation of Parties: Courtroom design prioritizes separating different parties (e.g., public, attorneys, judge, defendant, jury) to enhance security and prevent unauthorized contact.

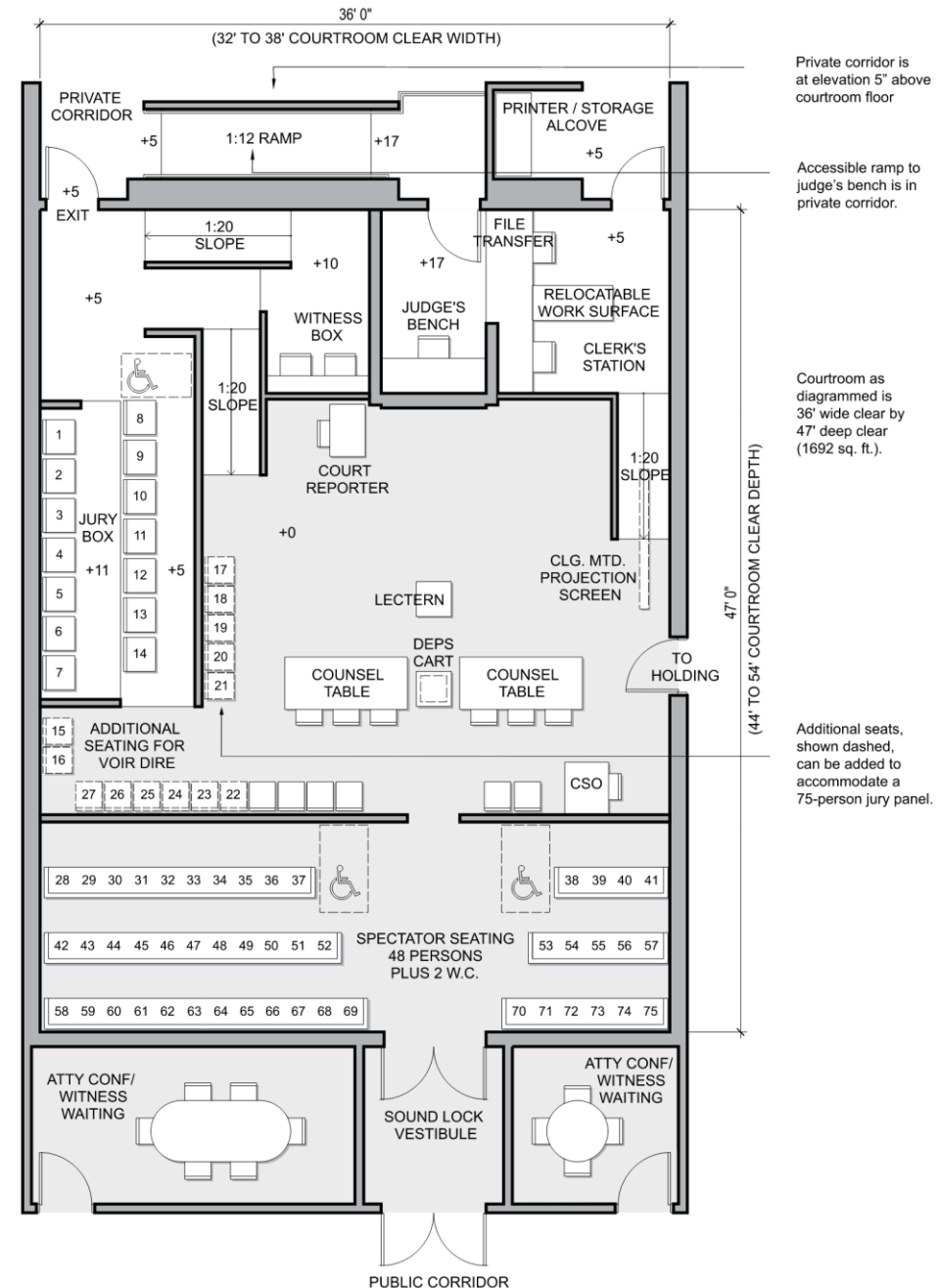
Threat Mitigation: Design elements aim to minimize security risks.

Emergency Egress: Adequate exits and clear pathways are essential for quick evacuation in emergencies.

Design Standards and Guidelines

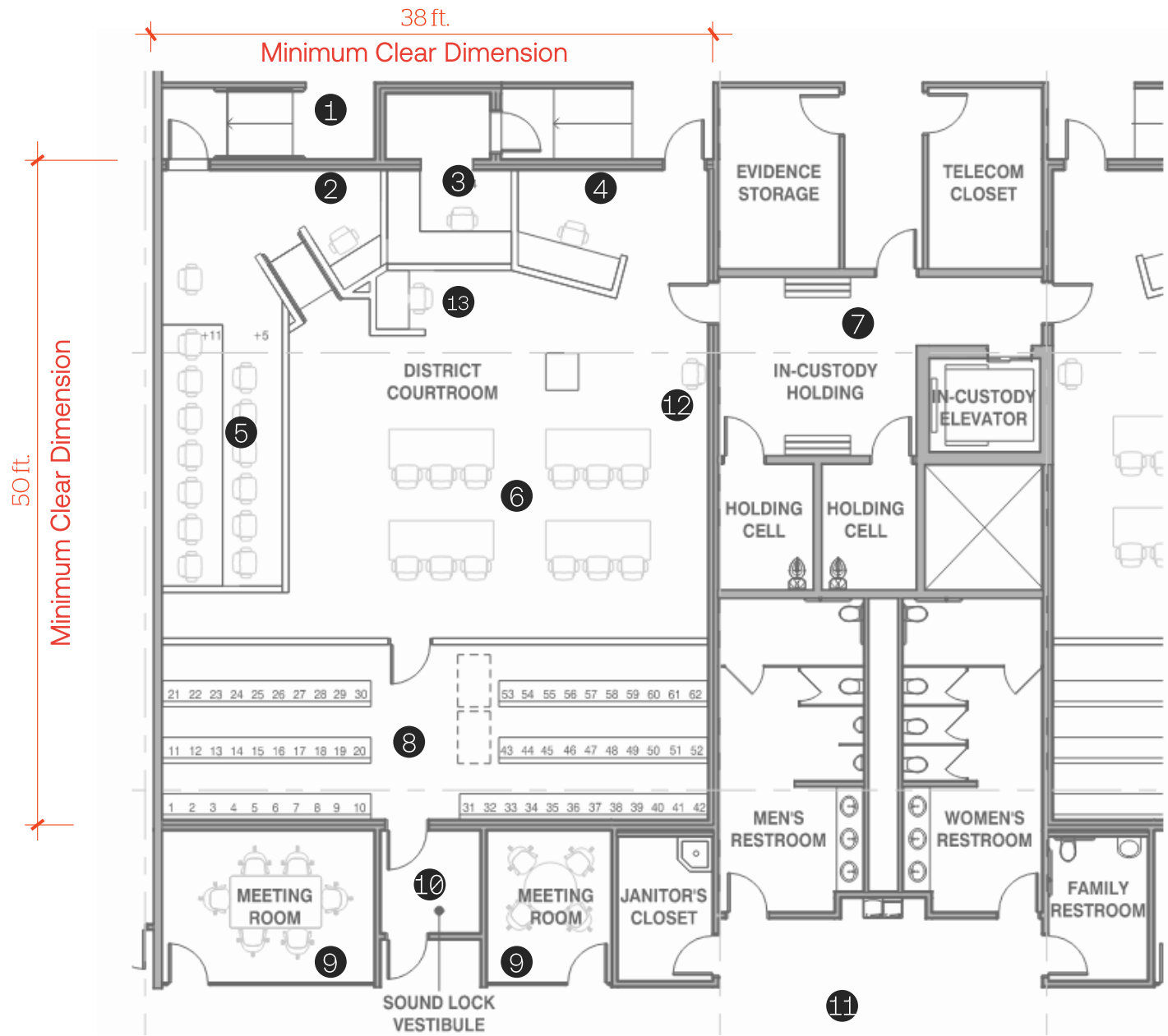
U.S. Courts Design Guide: The federal judiciary has a comprehensive "U.S. Courts Design Guide" that sets forth detailed requirements and standards for the design and construction of court facilities, including courtrooms. These guidelines aim to ensure consistency, functionality, and security across federal courthouses.

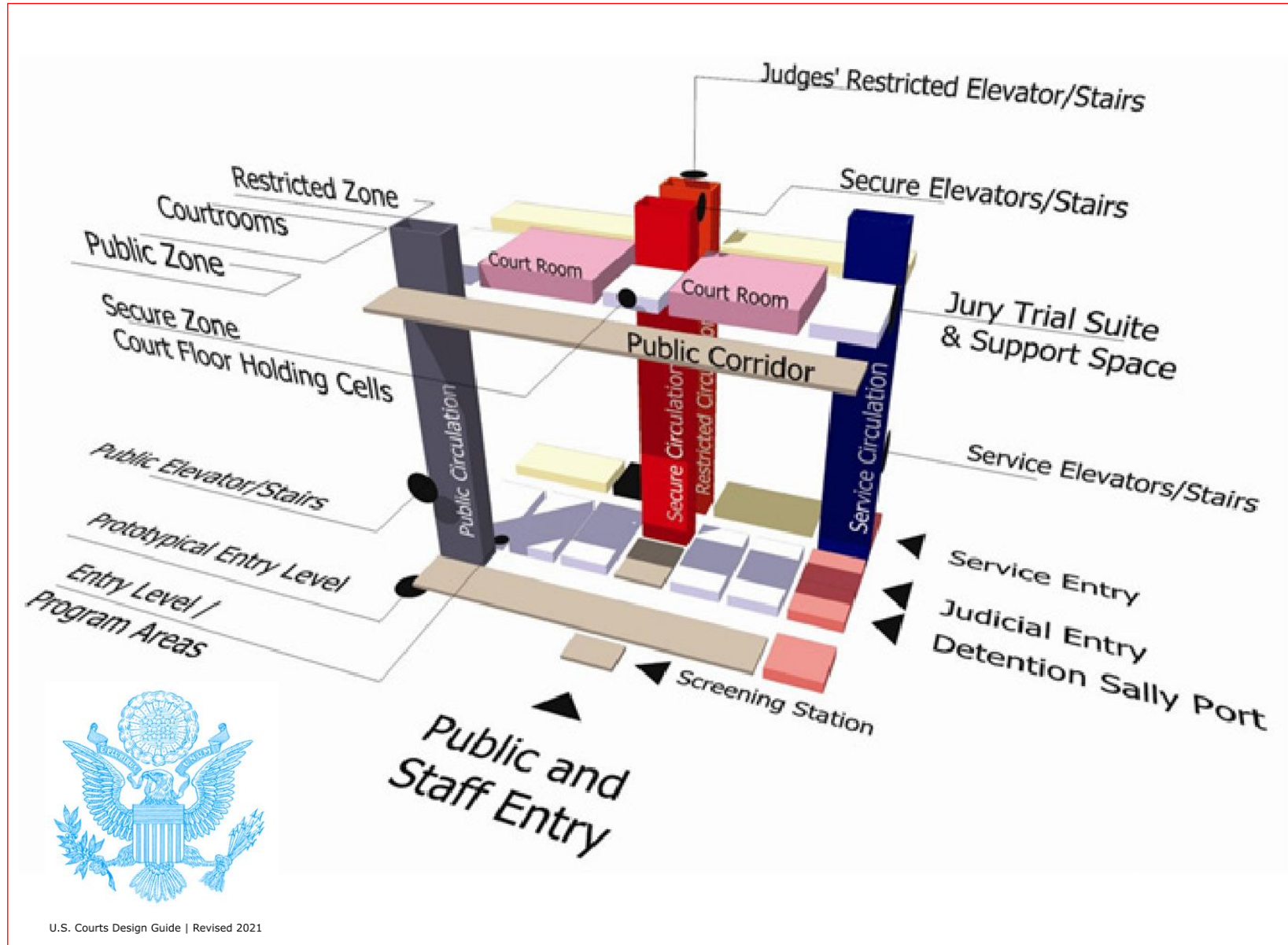
Accessibility (ADA): Courtrooms must comply with the Americans with Disabilities Act (ADA) to ensure accessibility for all individuals, including ramps, wider doorways, and accessible seating areas.



Typical Teton County Courtroom

- 1 Exit to secure corridor
- 2 Witness Stand (+5")
- 3 Judge's Bench (+14")
- 4 Clerk
- 5 Jury Box (back row +5")
- 6 Well | Counsel Tables
- 7 In-Custody holding
- 8 Gallery (60+)
- 9 Client/attorney conference room
- 10 Sound Vestibule
- 11 Public Gallery
- 12 Court Security
- 13 Court Reporter





Separated Circulation Paths, often referred to as "**Three-Stream Circulation**," is a fundamental principle in courthouse design aimed at enhancing security, safety, and operational efficiency.

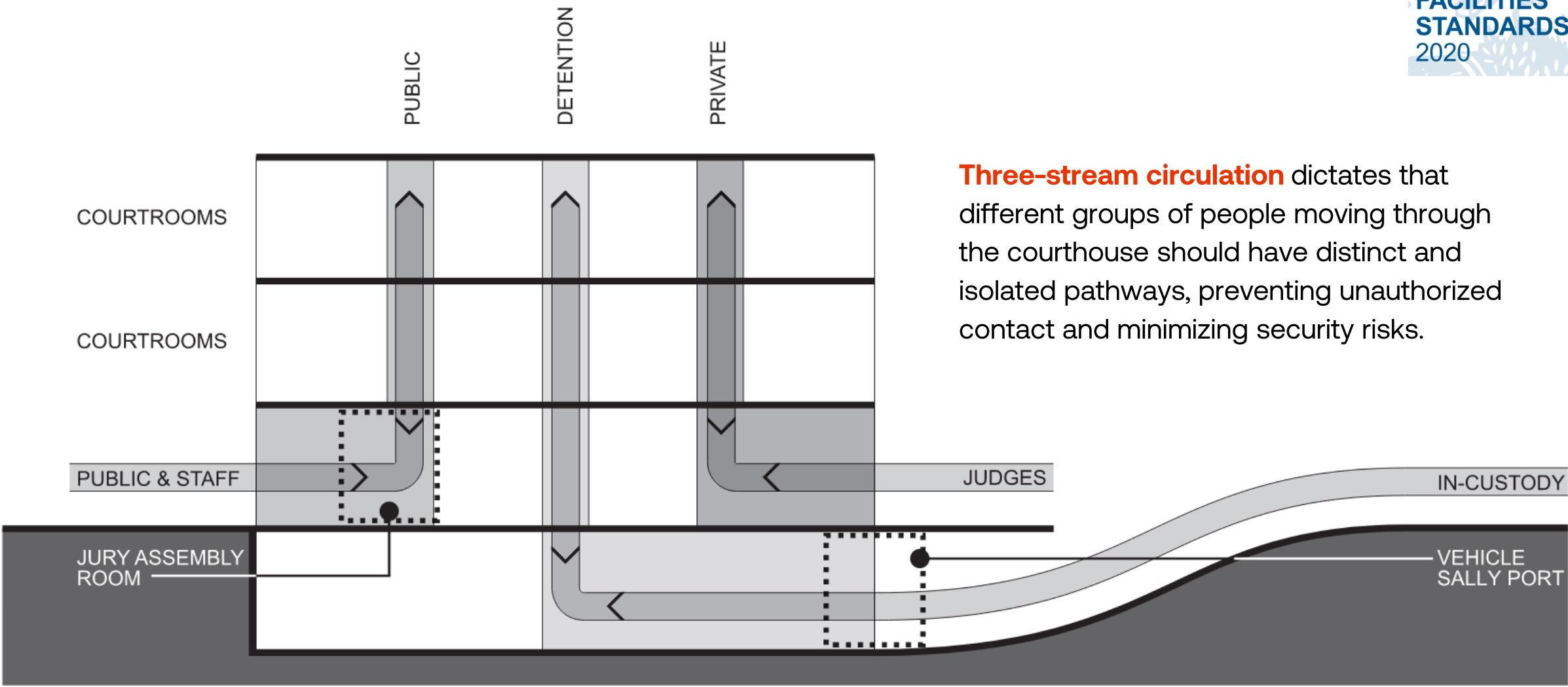
Security: It significantly reduces the risk of physical altercations, escape attempts, or unauthorized communication between prisoners and the public. It also protects judges and staff from potential threats.

Safety: By separating these groups, the design inherently creates a safer environment for everyone in the courthouse.

Efficiency: It allows for the smooth and independent movement of each group without impeding the others, contributing to a more efficient workflow for court proceedings.

Dignity and Impartiality: By providing judges and jurors with secure, private access, it helps maintain the dignity and impartiality of the judicial process, shielding them from potential harassment or influence.

Preventing Contamination of Justice: Preventing contact between witnesses, jurors, and defendants outside of the courtroom helps maintain the integrity of the trial process.



Three-stream circulation dictates that different groups of people moving through the courthouse should have distinct and isolated pathways, preventing unauthorized contact and minimizing security risks.

Figure 2.1 Cross-Section Showing Three-Part Circulation System

Courtroom Circulation

- Jury**
Direct Access to Court Room.
Does Not Cross Judges Path.
- Secure Corridor**
Court staff, judge, jury, clerks
- Public**
Equal loaded gallery.
Area for press.
Sound isolation and accessibility



- Staff Circulation**
- Judge**
Direct access to court room
Does not cross Jury Path.
- In-Custody**
Direct access to court room
from holding area.

Direct Access to Detention
Facilities and Sally Port.
- Public Corridor**
All visitors are screened.
Include break out, queuing
and gathering spaces.

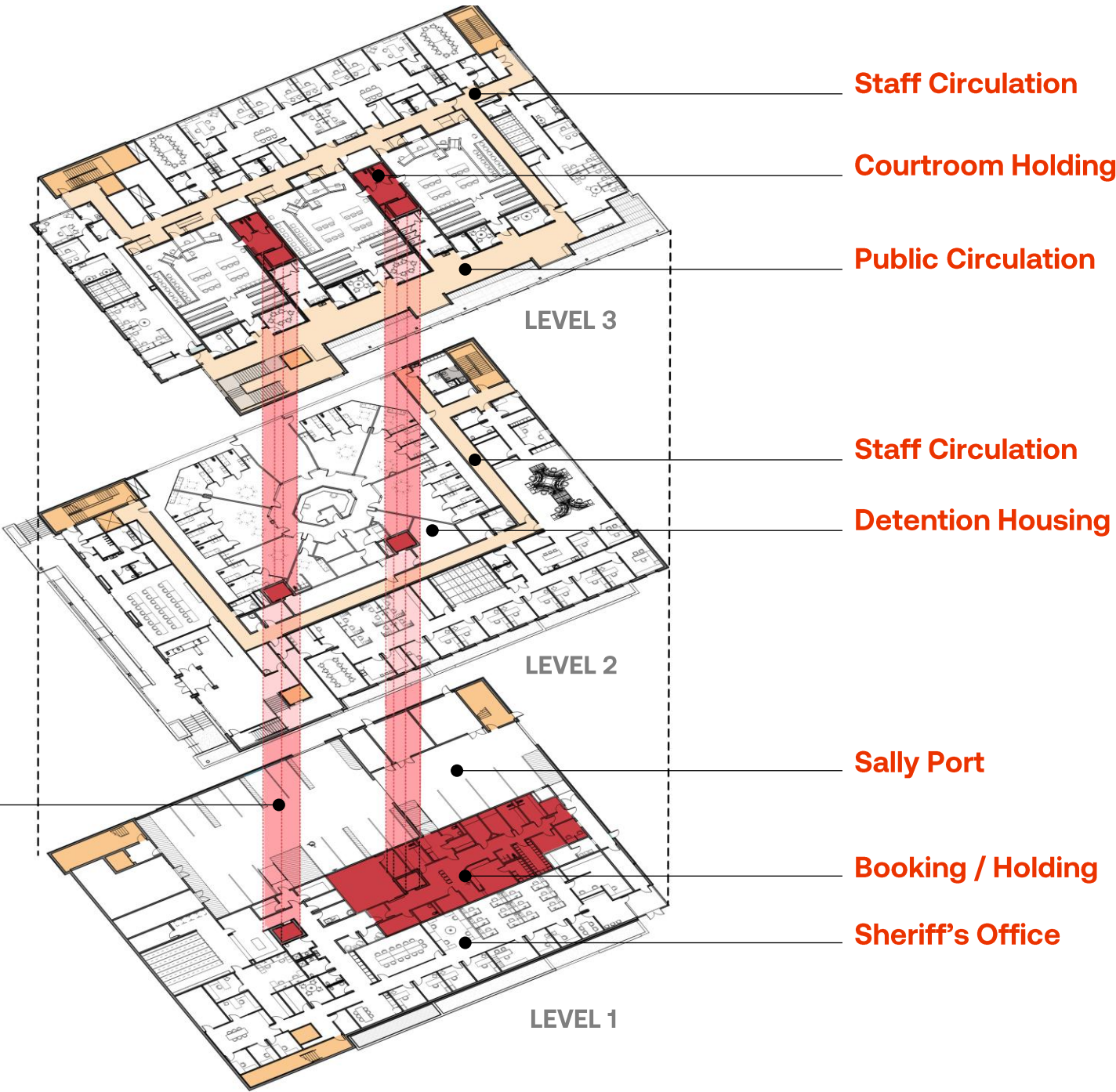
In-Custody Circulation

Direct access to court room from holding area.

Access to holding area is through secure vertical and horizontal circulation

Connected directly to detention facilities and sally port.

In-Custody Elevators



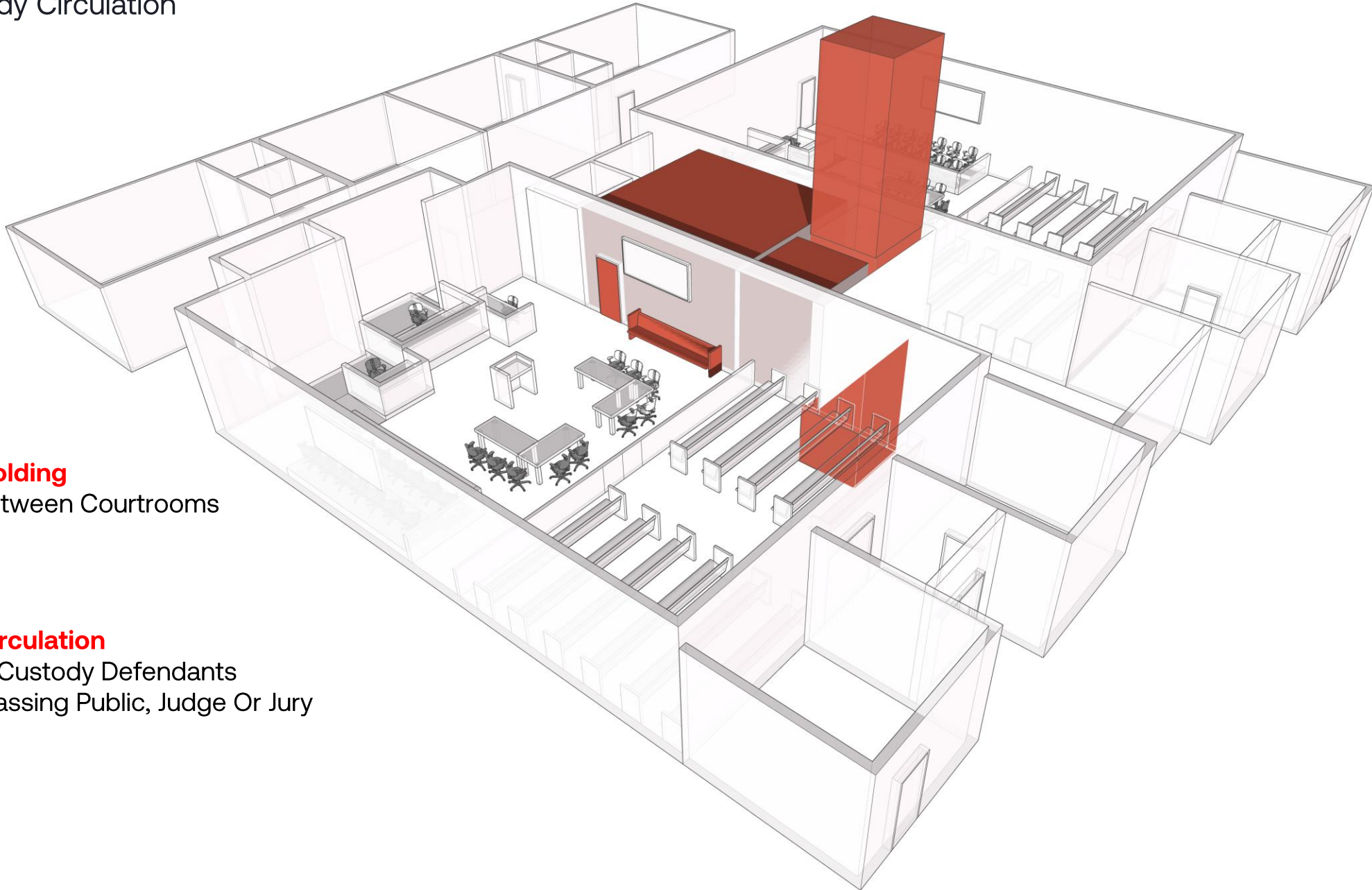
In-Custody Circulation

Secure Holding

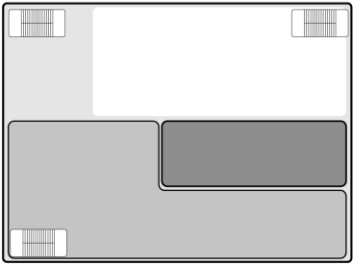
Shared between Courtrooms

Secure Circulation

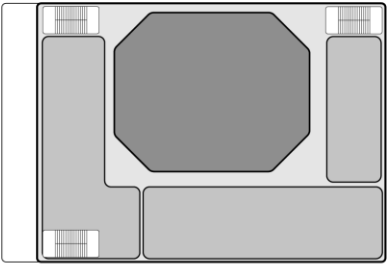
Moves In-Custody Defendants
Without Passing Public, Judge Or Jury



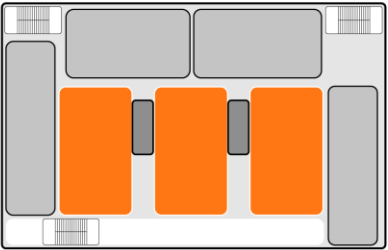
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2



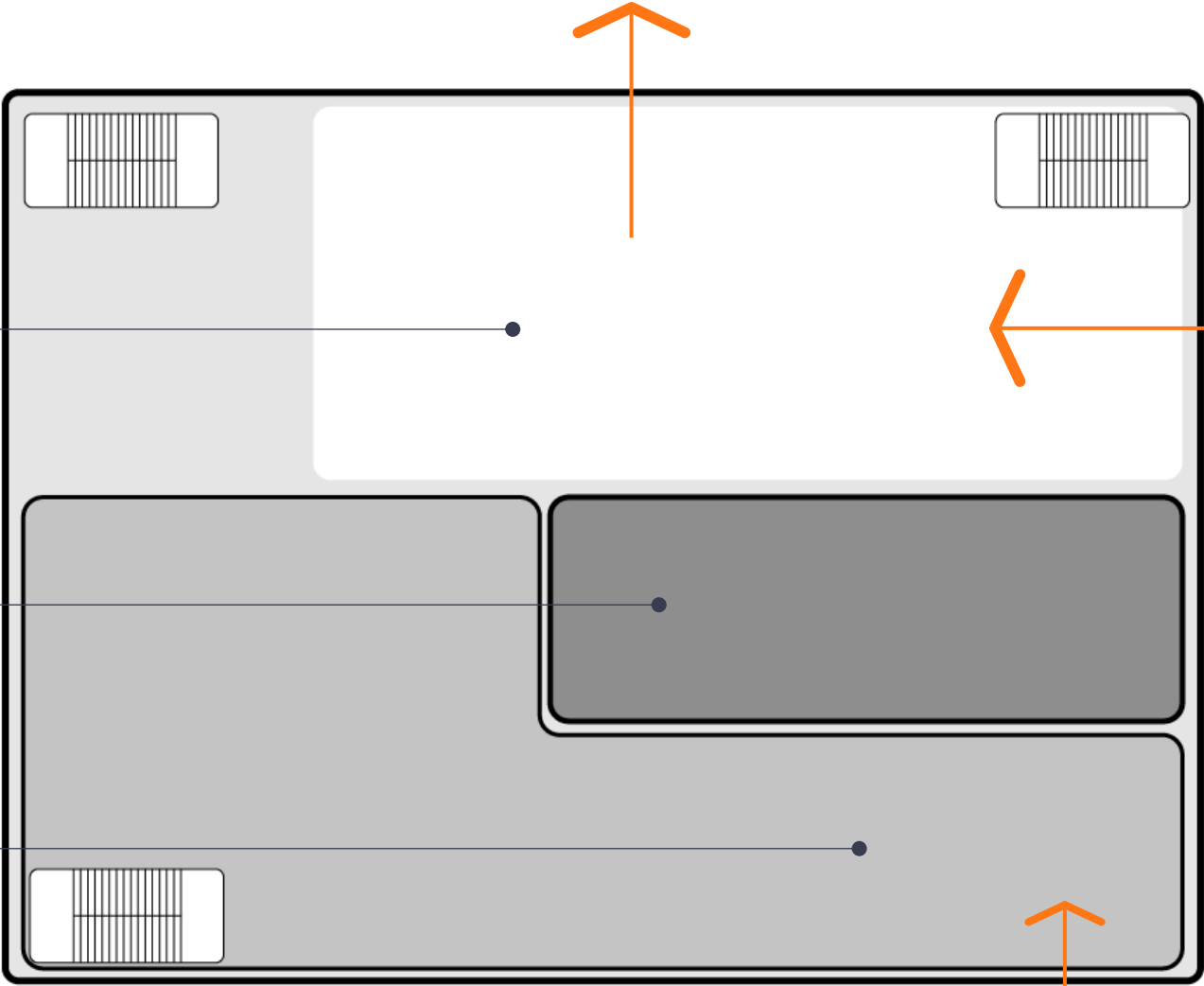
3



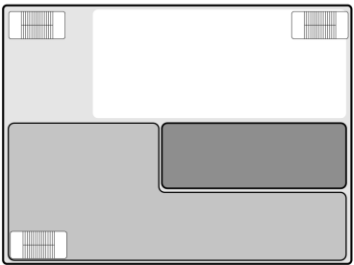
Secure Parking
Minimum 64 foot depth

Booking and Processing
40 foot depth minimum

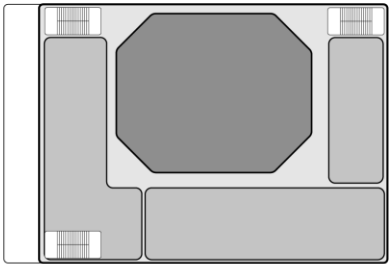
Sheriffs Office
40 foot depth minimum



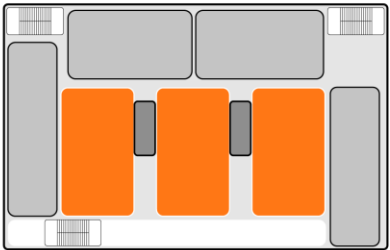
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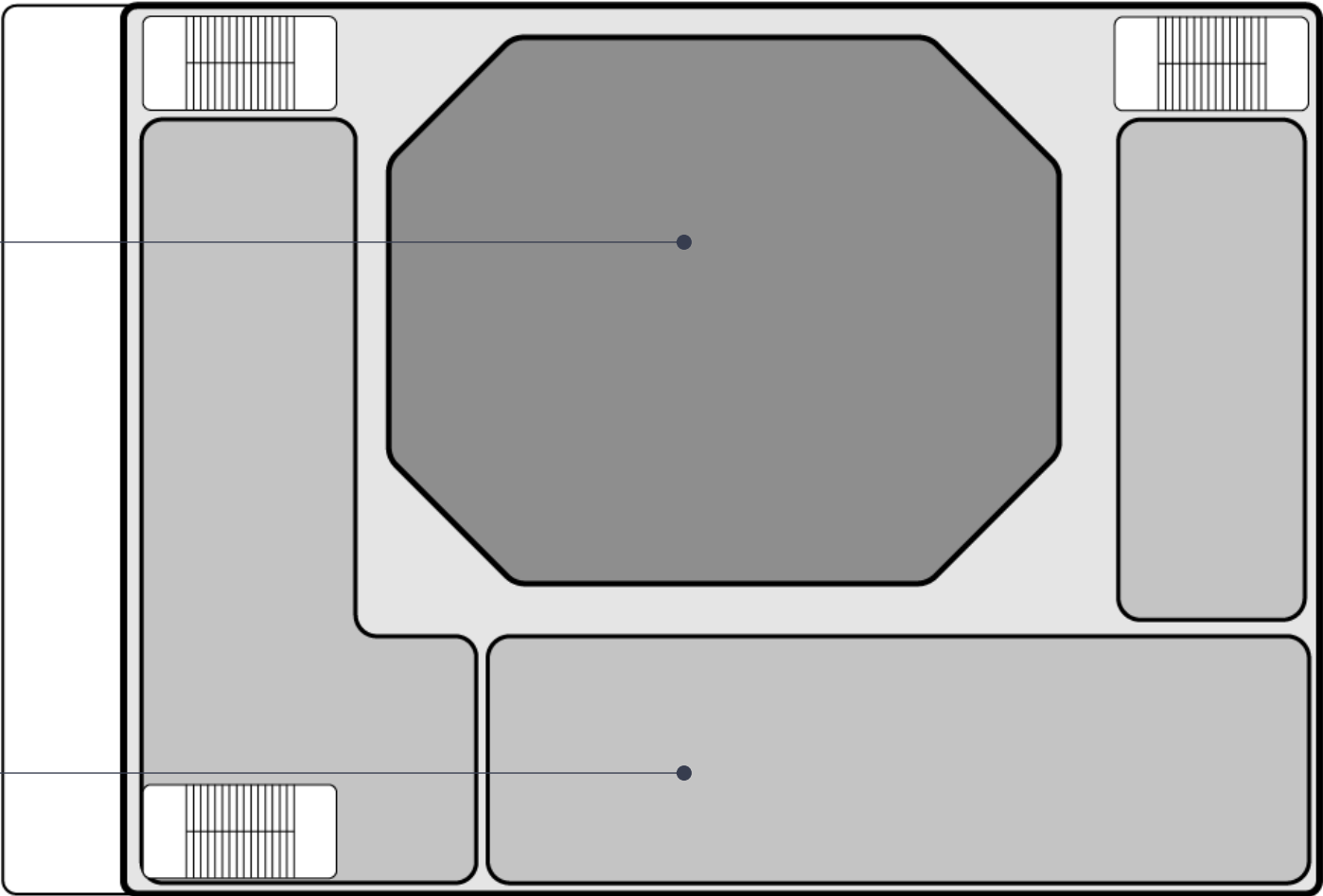
Detention Housing

Classifications and security drive width and depth

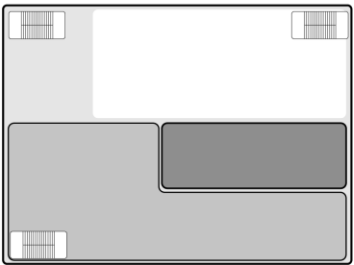
Stacks over booking and *under* courtrooms

Office Suites

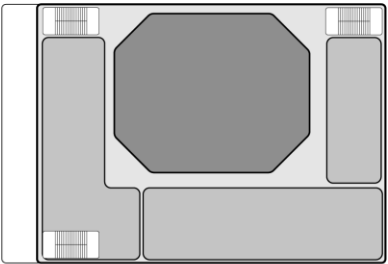
45 foot minimum depth



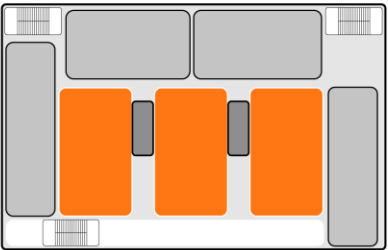
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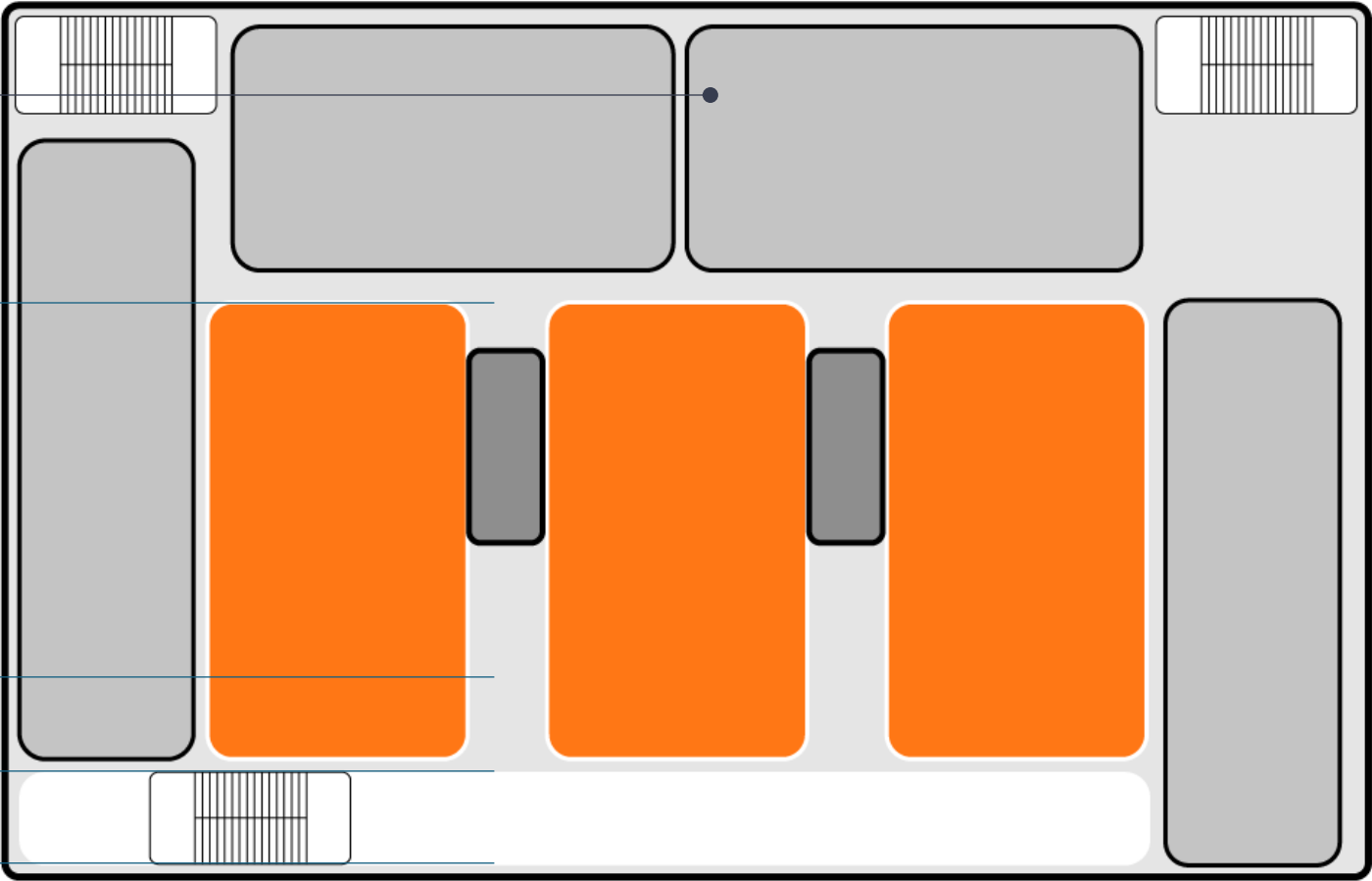
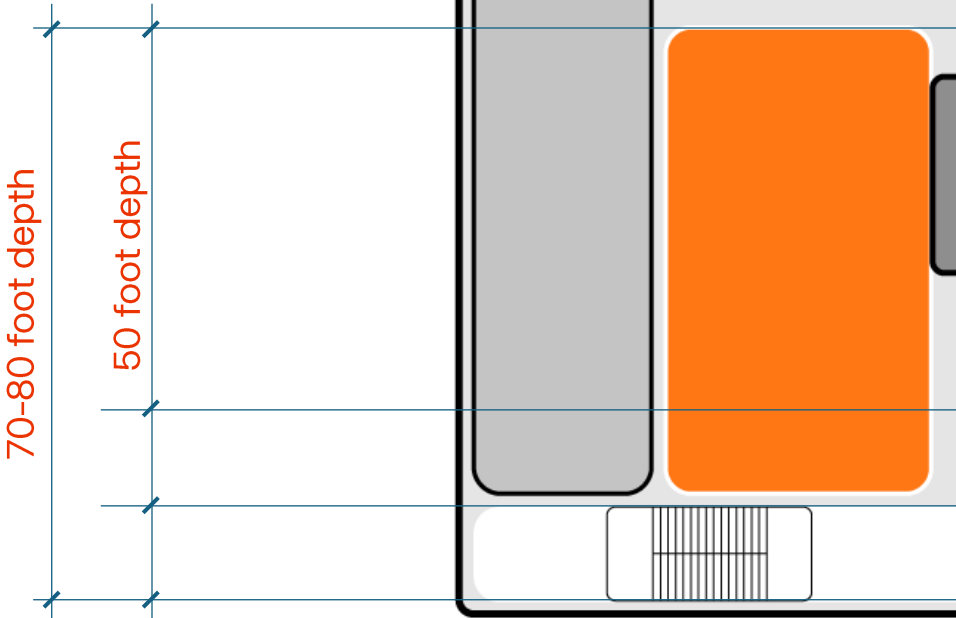
2



3



Office Suites
50 foot minimum
depth



East / West Building and Site Section - Taking Advantage of the Site Topography

1. 45' Building Ht. on King Street – Experienced as 2 Stories
2. **Courtroom Height and Volume is stepped back from roof edge and centered in the building mass**
3. 52' Building ht. at the mid-block / private sides of the building



Site Expansion – **Option A**



Building on the Parking Lot

Advantages:

Phasing: The existing courthouse can remain operational during construction.

Disadvantages:

Temporary Inmate Housing and 911: A significant disadvantage of this scheme is that the County will need to relocate inmates and the 911 call center to a secure facility for the duration of construction.

Lot depth: The northeast lot is shallower and does not support an appropriately sized courthouse. Pragmatic reductions and compromises would be required to fit the building on the site.

Building Scale: Without utilizing the grade change on King Street, this building will appear larger than the preferred location.

At this location, the building will crowd Town Hall.



Site Expansion – Option B



Anchoring the Corner

Advantages:

Phasing: The existing courthouse could remain operational during construction.

Lot depth: Lot depth is appropriate for this building type.

Disadvantages:

Temporary Inmate Housing and 911: A significant disadvantage of this scheme is that the County will need to relocate inmates and the 911 call center to a secure facility for the duration of construction.

GSB and Hansen: Another major disadvantage of this building location is that the General Services Building and Hansen Courthouse will need to be demolished prior to construction. This displaces a sizeable portion of County staff and requires the construction of a new facility to house the displaced staff.

Building Scale: Without utilizing the grade change on King Street, this building will appear larger than the preferred location.



Site Expansion – Option C



Spreading Out

Advantages:

- Site:** setbacks and site features could reduce the frontage along Simpson Street.
- Lot depth:** Lot depth is appropriate for this building type.

Disadvantages:

- Temporary Courts (Hansen):** The County will need to find a safe and appropriate temporary court for jury-trials for County and Circuit courts.
- Entry Sequence:** Public access to the building’s two primary and distinct programs, sheriff/detention and courts is funneled through one main entry, creating security, privacy, and impartiality challenges.
- Building Scale:** Studied in earlier design phases, it is likely this would still be a three-story building with the three courts spread out over two floors.
- In-custody Circulation:** The three-stream circulation model is compromised by moving the detention housing from underneath the courts.



Site Expansion – Preferred Option



Spreading Out

Advantages:

Lot depth: Lot depth is appropriate for this building type.

Site Slope: The slope up to King Street can be used to reduce the perceived height of the building along the west elevation.

Phasing: Hansen Courthouse can be used for jury trials during construction. The existing detention center and 911 operations can remain operation during construction.

Parking: maintaining a compact footprint maximizes the secure and public parking capacity.

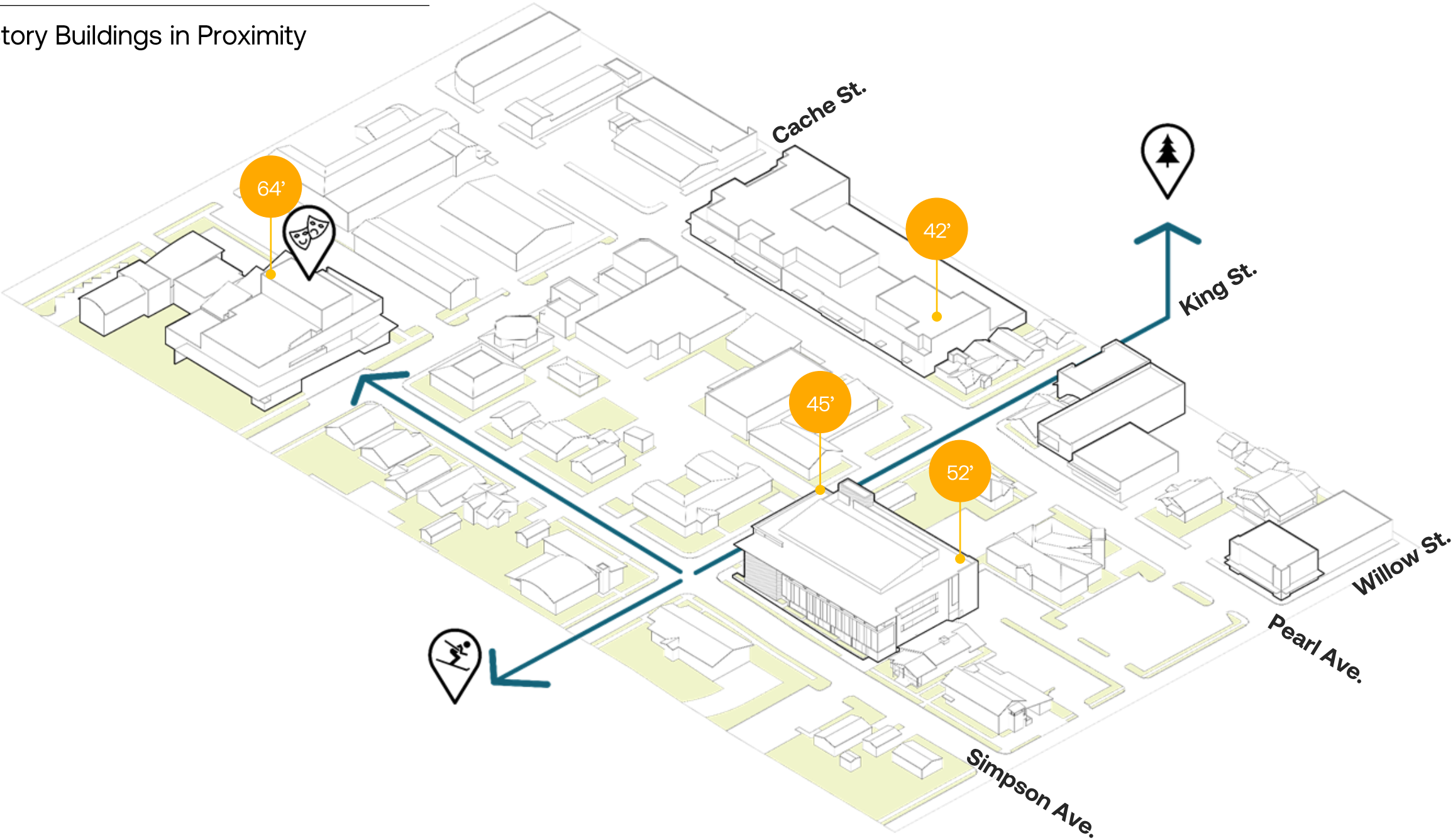
Disadvantages:

Scale: Like all scenarios, the building is still three stories and will have more presence that what is currently there today.

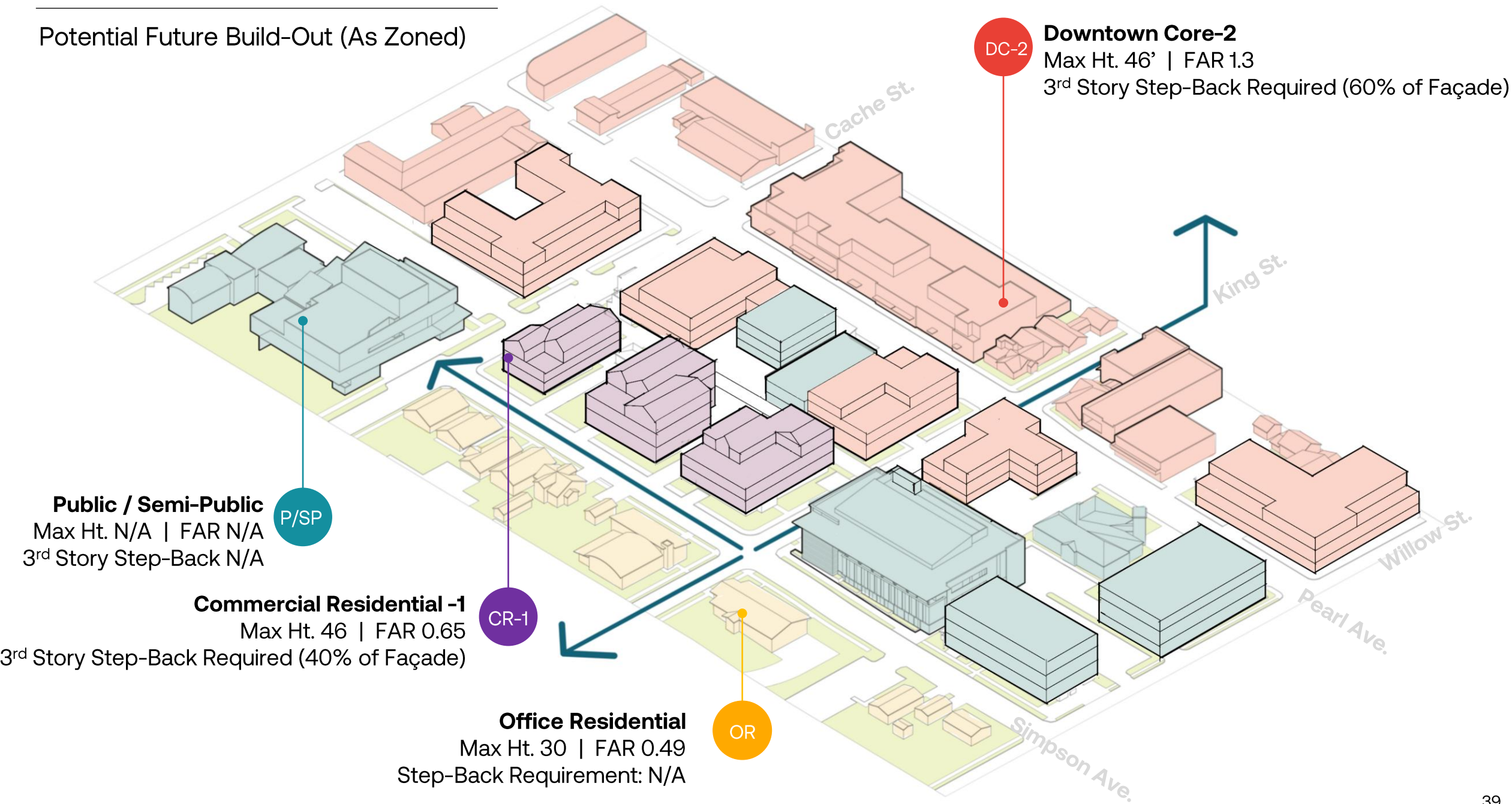


Building Scale & Context

3+ Story Buildings in Proximity



Potential Future Build-Out (As Zoned)



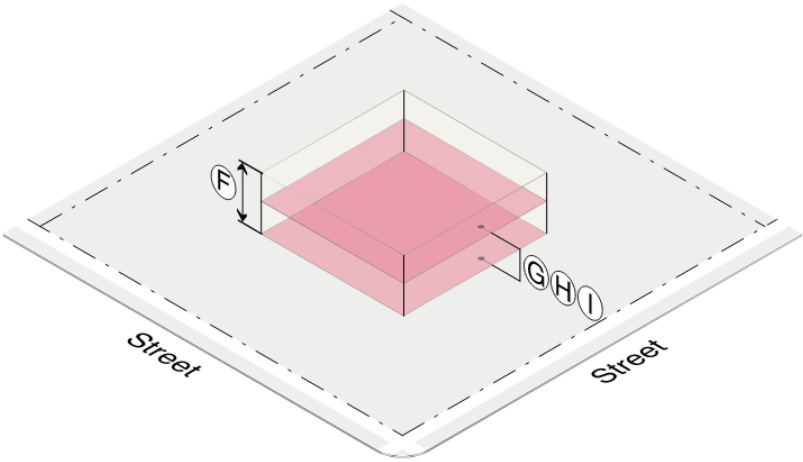
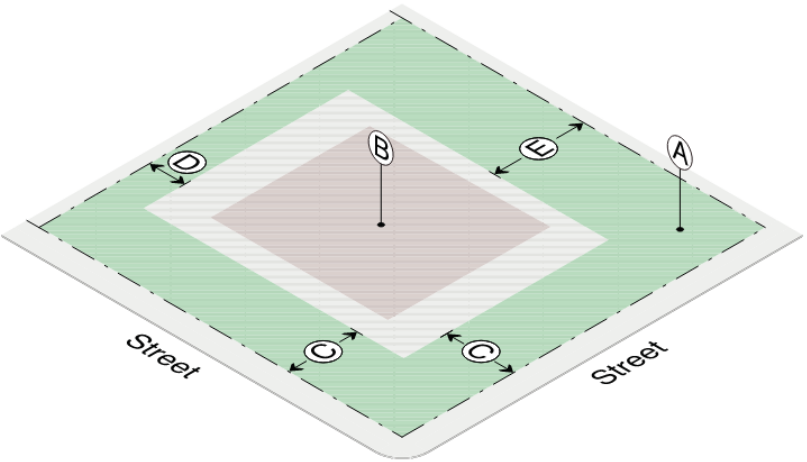
“The Purpose and intent of P/SP-ToJ is to provide locations for new and existing uses of public or semi-public nature... to allow flexibility for public and semi-public uses and facilities that can often have unique functional needs, such as height, floor area, setbacks an impervious surface, that cannot be accommodated in other zoning districts.”

“Land in P/SP-ToJ zone typically be under the control of federal, state, or local governments, school districts or hospital districts”

– Town LDR’s 4.2.1

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: 17-4' Setback (Building Face at Grade) King Street: 4' 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)



Exterior Vignettes & Revisions

Why is this program and building so large?

Were other building siting options explored?

What else can be done to reduce the scale of the building?

Is the Step-Back on South Elevation (Simpson Ave.) compromised by the depth of the canopy?

At its current scale there is no “back-side” of the building. Can the North & East Elevations be studied?

How can the pedestrian experience be improved, particularly on west side ‘Porch’ and sidewalk?

West Main Entry Perspective – Prior Iteration



West Main Entry Perspective - **UPDATE**

- 1 Canopy Reduced to Functional Depth
- 2 Lowered Feature 'Side Saddle' Wall
- 3 Enhance Pedestrian Experience (grasses & shrubs)



King Street 'Porch'





Simpson Ave. - **UPDATE**

- 1 Canopy Reduced to Functional Depth
- 2 Lowered Feature 'Side Saddle' Wall
- 3 Enhance Pedestrian Experience (Aspen Grove)



King St. and Simpson – Prior Iteration



King St. & Simpson
- **UPDATE**

- 1 Canopy Reduced to Functional Depth
- 2 Lowered Feature 'Side Saddle' Wall
- 3 Enhance Pedestrian Experience (Aspen Grove)



King Street Perspective –
Prior Iteration



King Street Perspective - **UPDATE**

- 1 Lowered & Stepped Back Northwest Stair Volume
- 2 Revised Expression of North Elevation (Continuity & Connection to Primary Elevations)
- 3 Enhance Pedestrian Experience (Grasses & Shrubs)



East Perspective from North Side of Town Hall – UPDATE

- 1 Lowered & Stepped Back Northwest Stair Volume
- 2 Revised Expression of North & East Elevations (Continuity & Connection to Primary Elevations)



East Perspective from Secure Sheriff's Lot – Prior Iteration



East Perspective from Secure Sheriff's Lot – UPDATE

- 1 Revised Expression of North & East Elevations (Continuity & Connection to Primary Elevations)
- 2 Canopy Reduced to Functional Depth

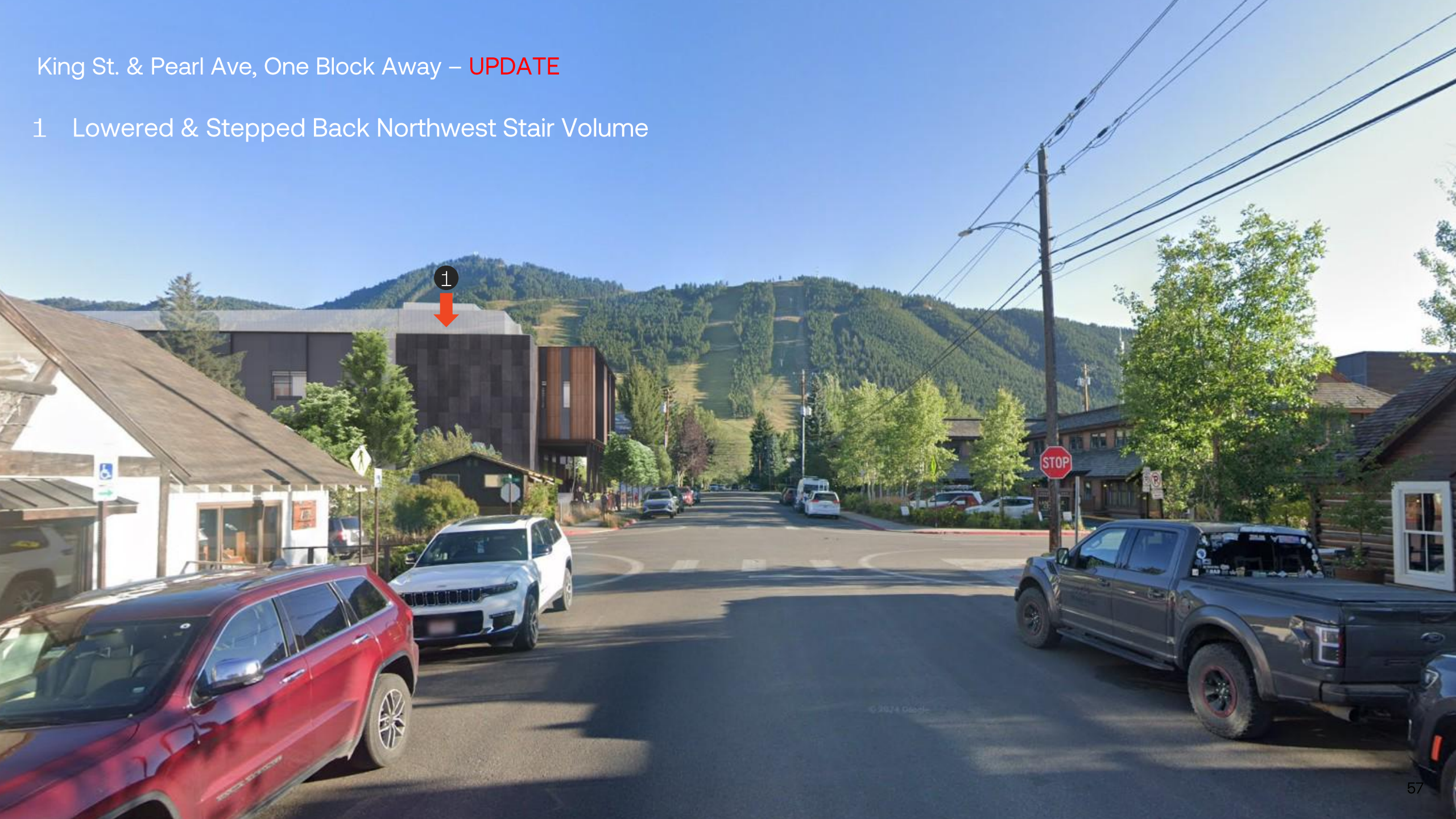


King St. & Pearl Ave, One Block Away – Prior Iteration



King St. & Pearl Ave, One Block Away – UPDATE

1 Lowered & Stepped Back Northwest Stair Volume

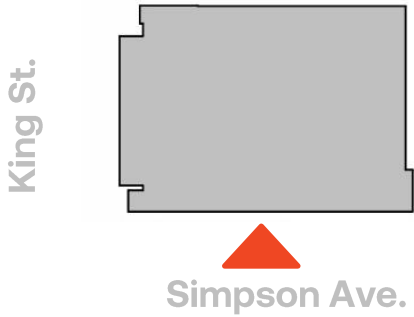
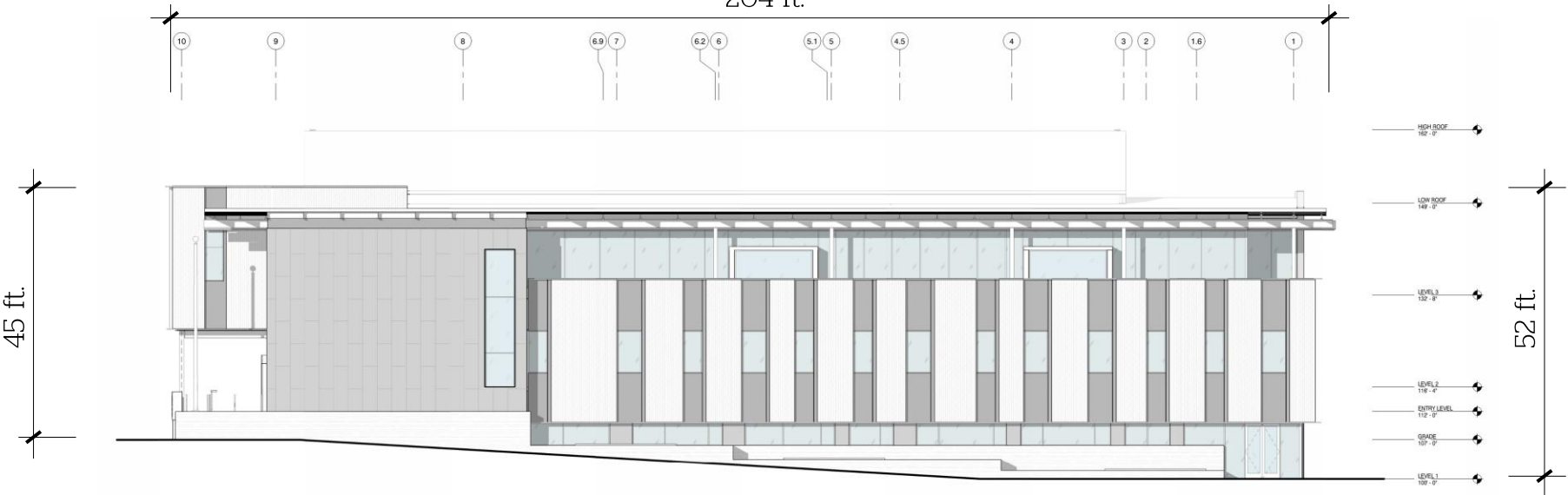


Exterior Elevations

South Elevation and Perspectives – Prior Iteration



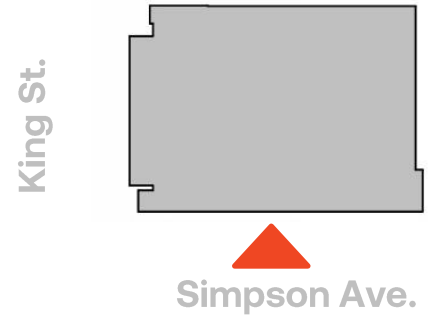
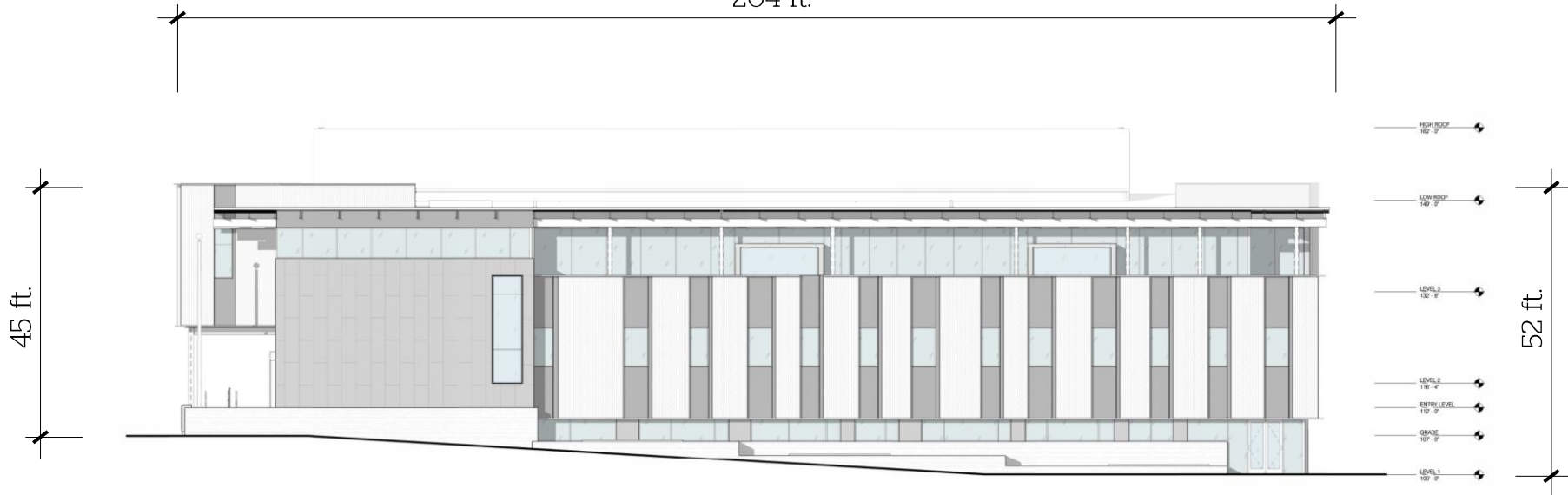
204 ft.



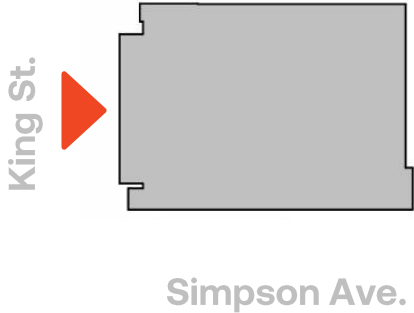
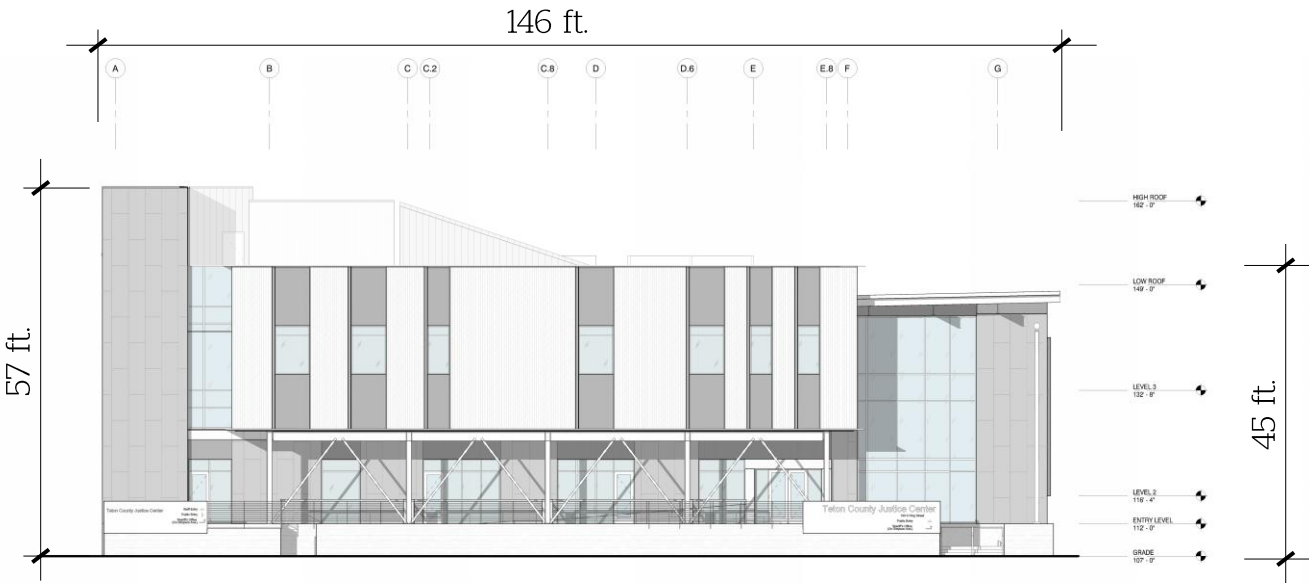
South Elevation and Perspectives – **UPDATE: Reduced Canopy Depth & Lowered “Side Saddle”**



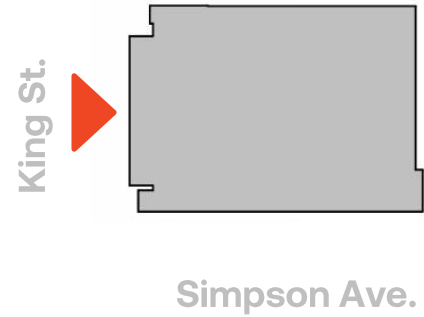
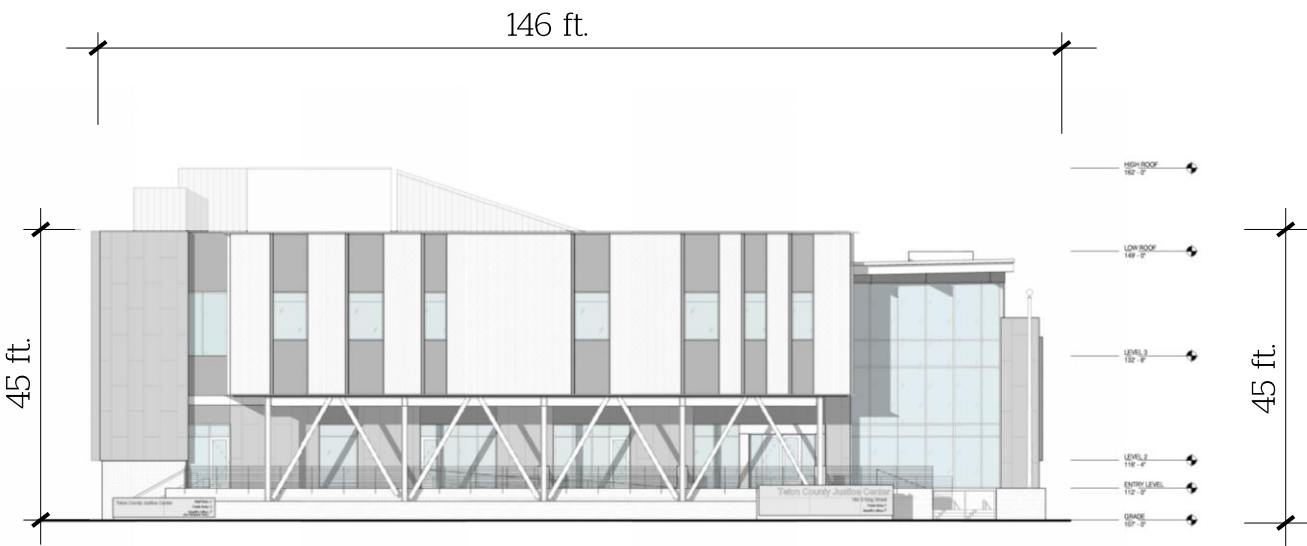
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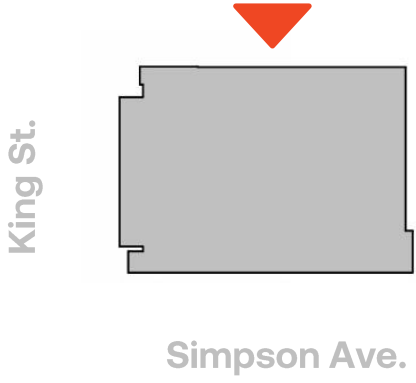
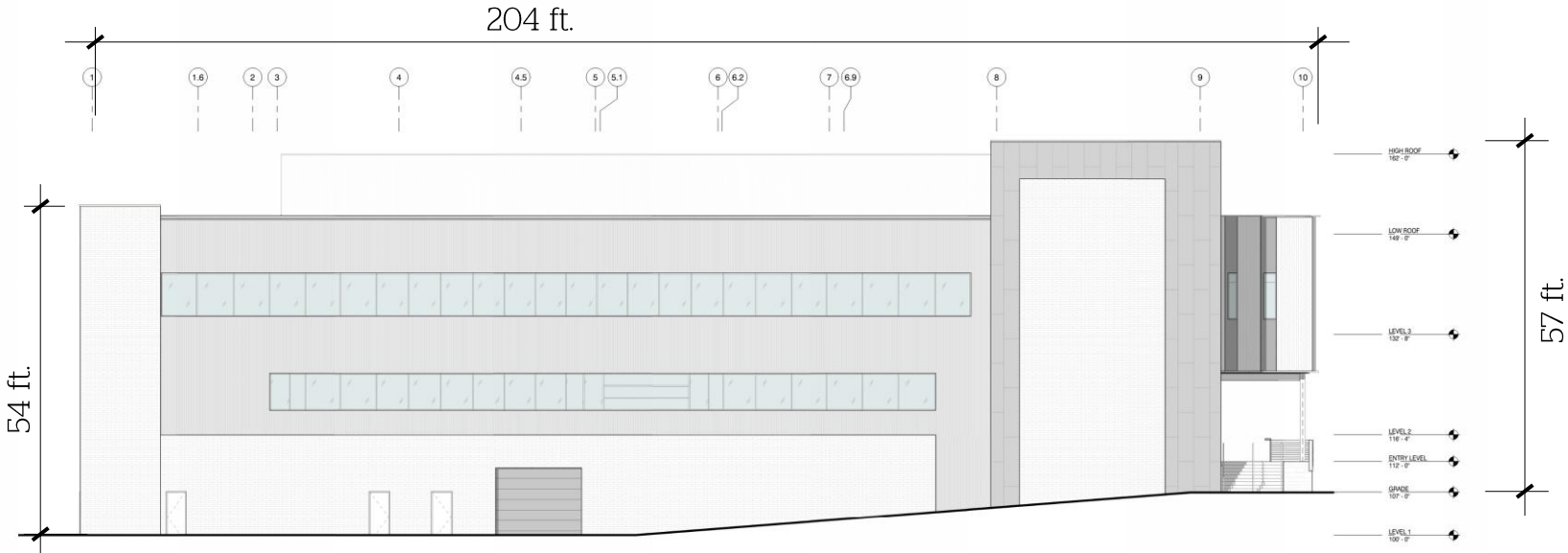
West Elevation and Perspectives – Prior Iteration



West Elevation and Perspectives – UPDATE: Reduced Canopy Depth & Reduced / Stepped Back North Stair Volume



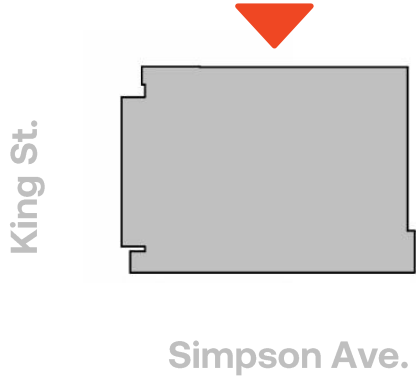
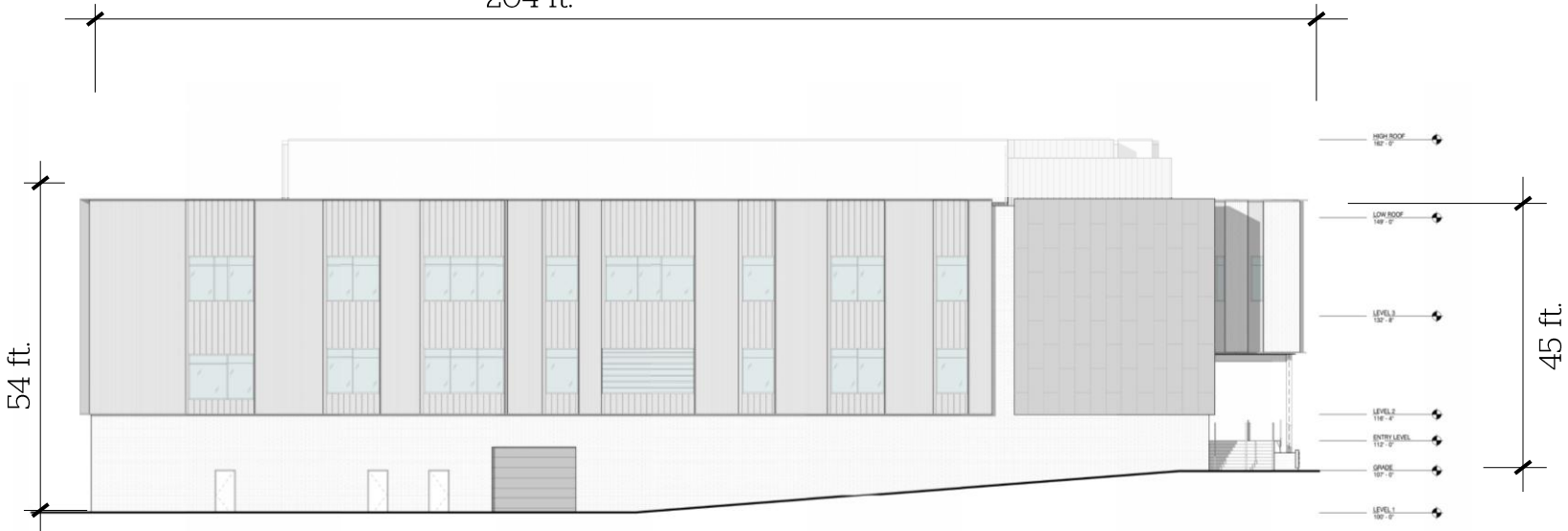
North Elevation and Perspectives - Prior Iteration



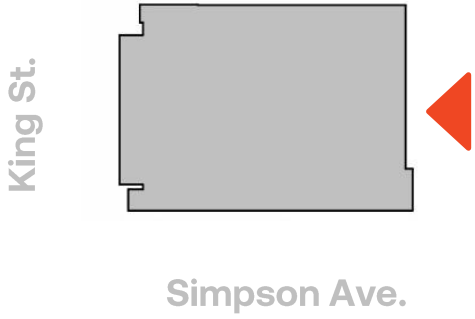
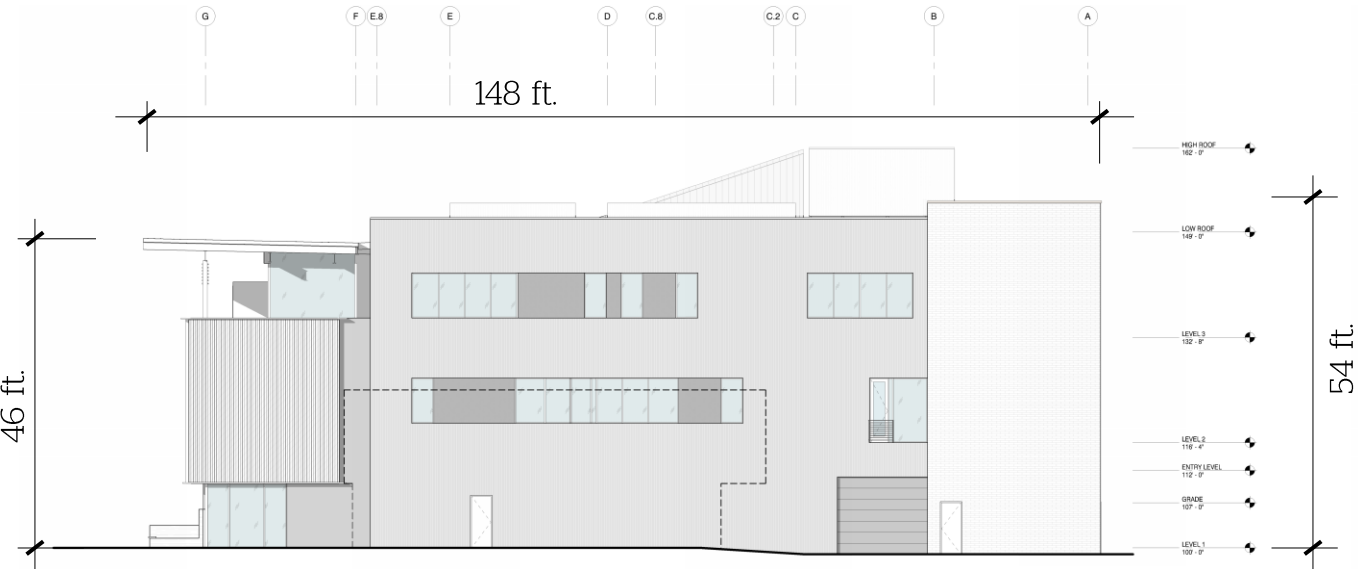
North Elevation and Perspectives – **UPDATE: Reduced & Stepped Back North Stair Volume + Continuity to Primary Elevations**



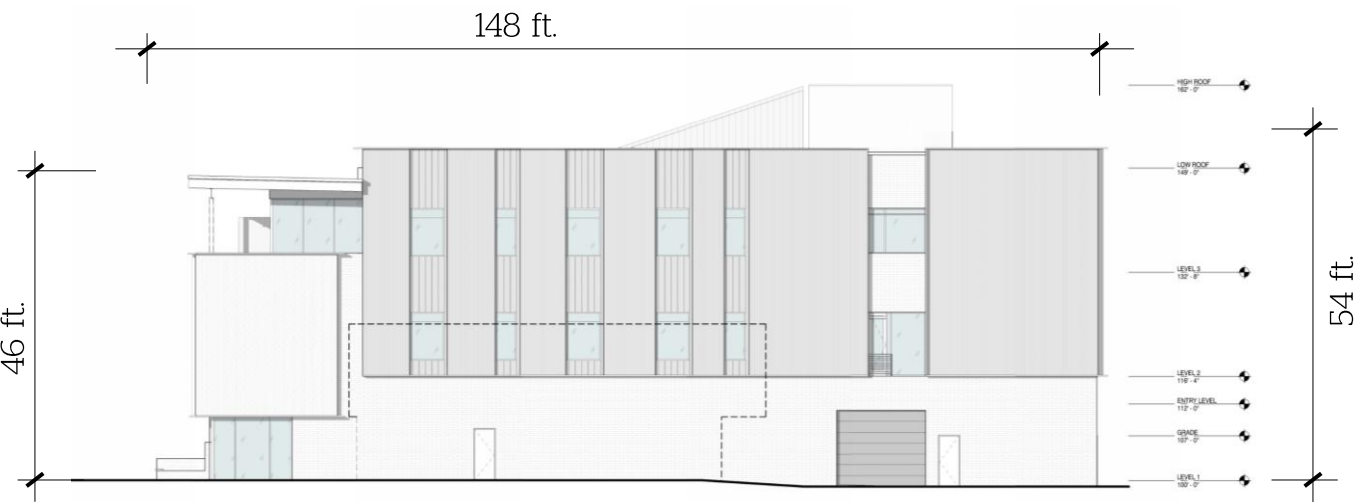
204 ft.



East Elevation and Perspectives – Prior Iteration



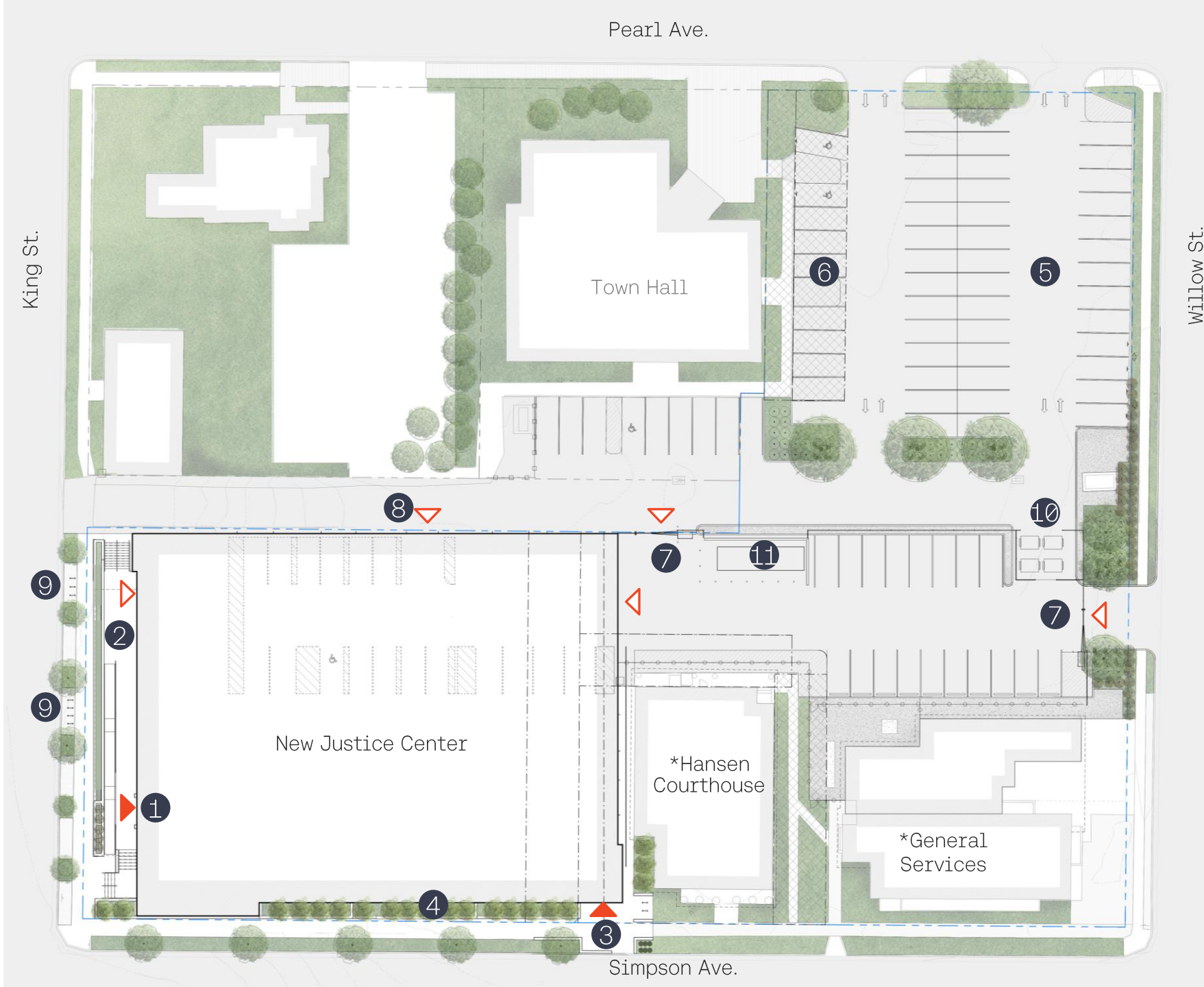
East Elevation and Perspectives – **UPDATE: Continuity and Connection to Primary Elevations**



Site Plan

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

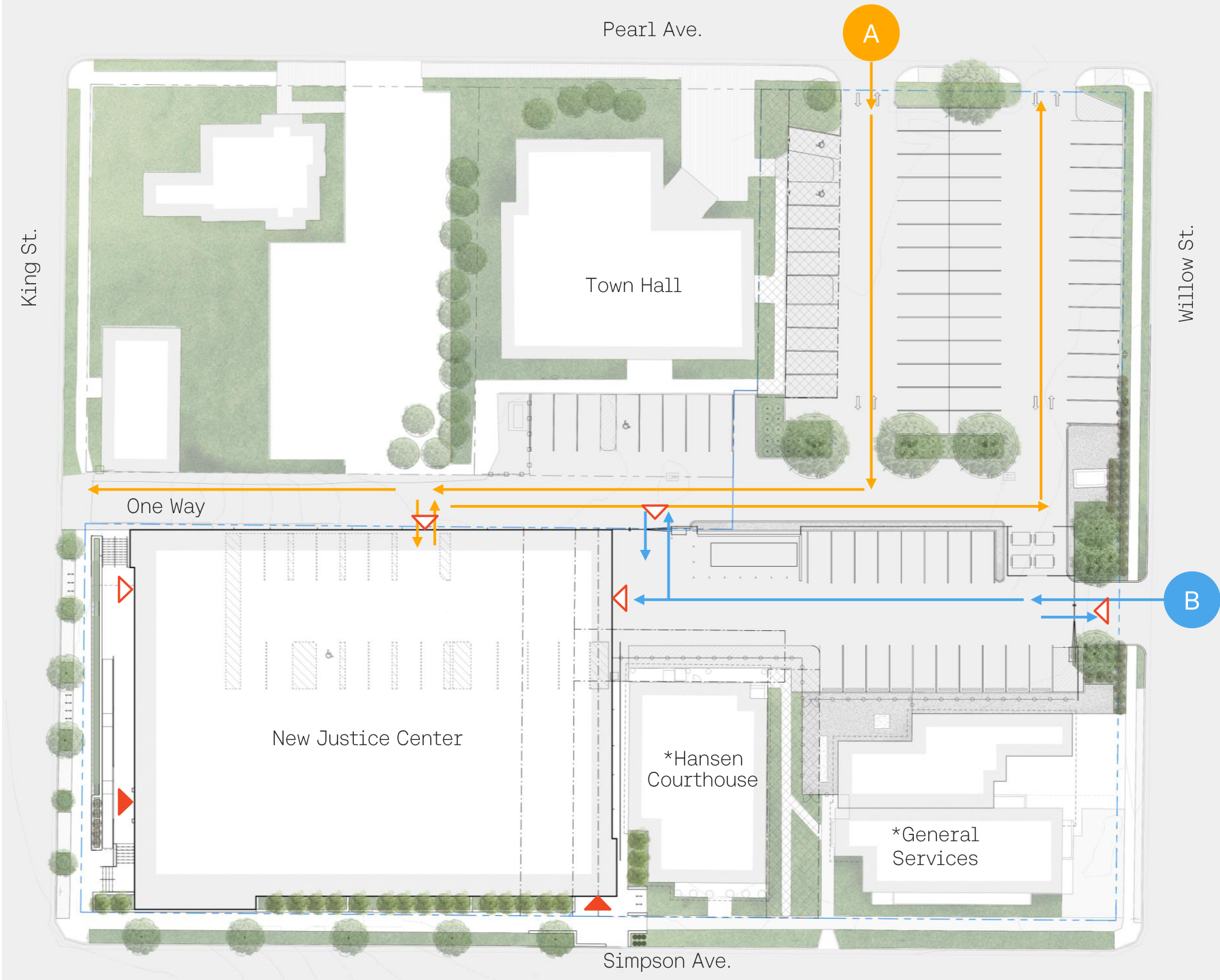


Site Vehicle Circulation

A Route to Secure Parking

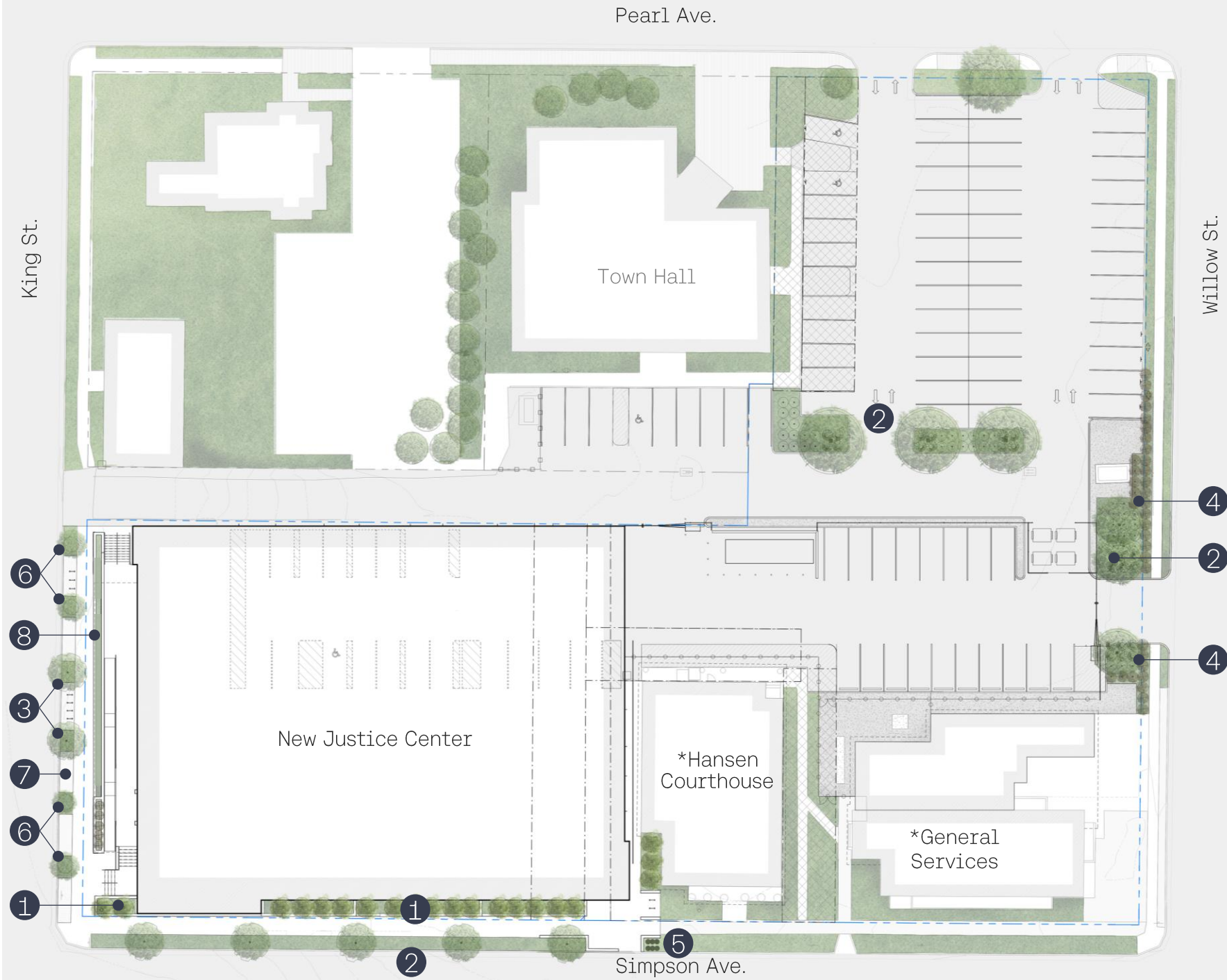
B Route Secure Yard and Sallyport

- ▶ Public Entry
- ▷ Secure / Staff Entry



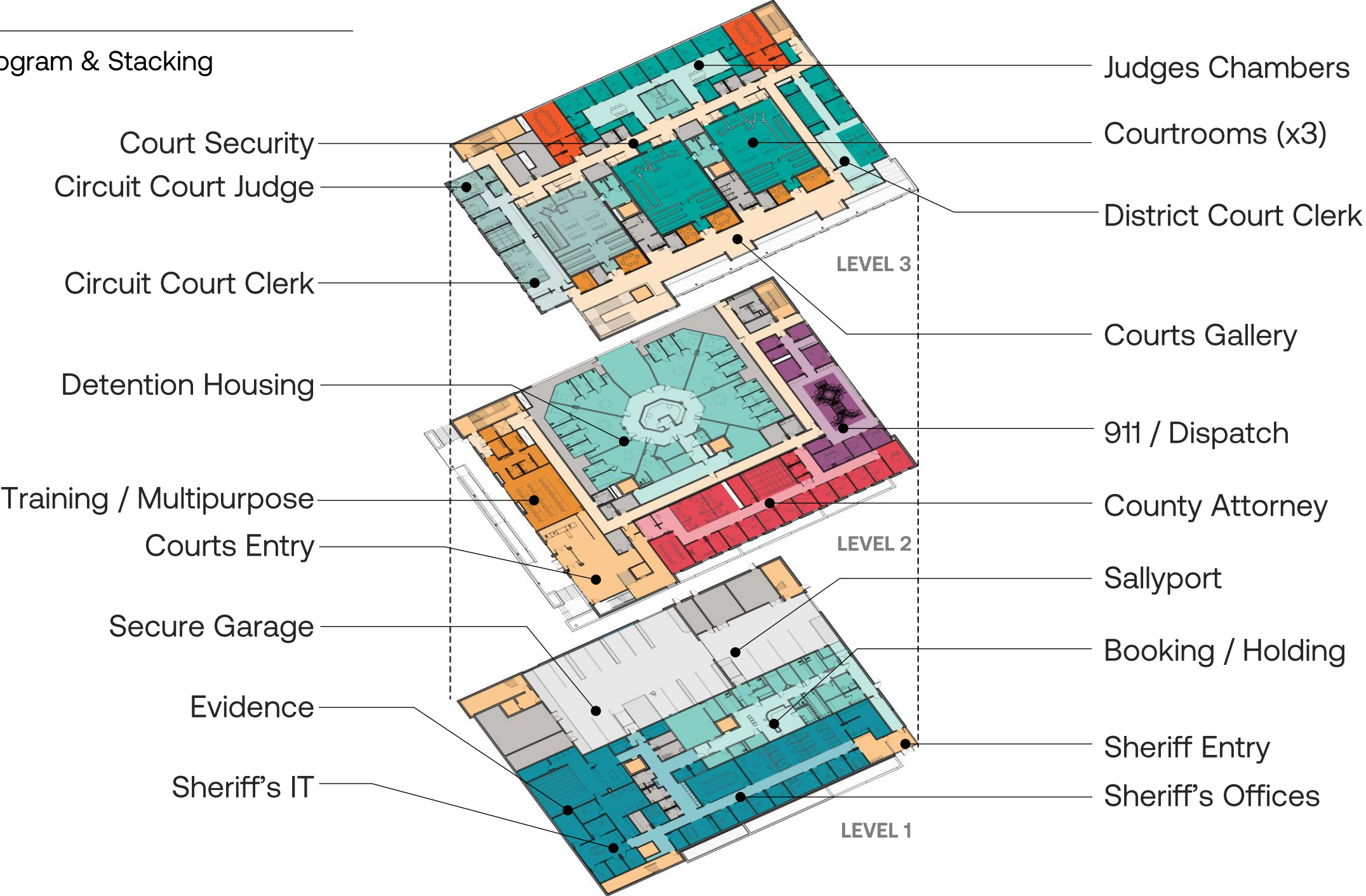
Landscape Plan

- 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 – Ornamental Grasses / Shrubs
- * County Buildings to Remain

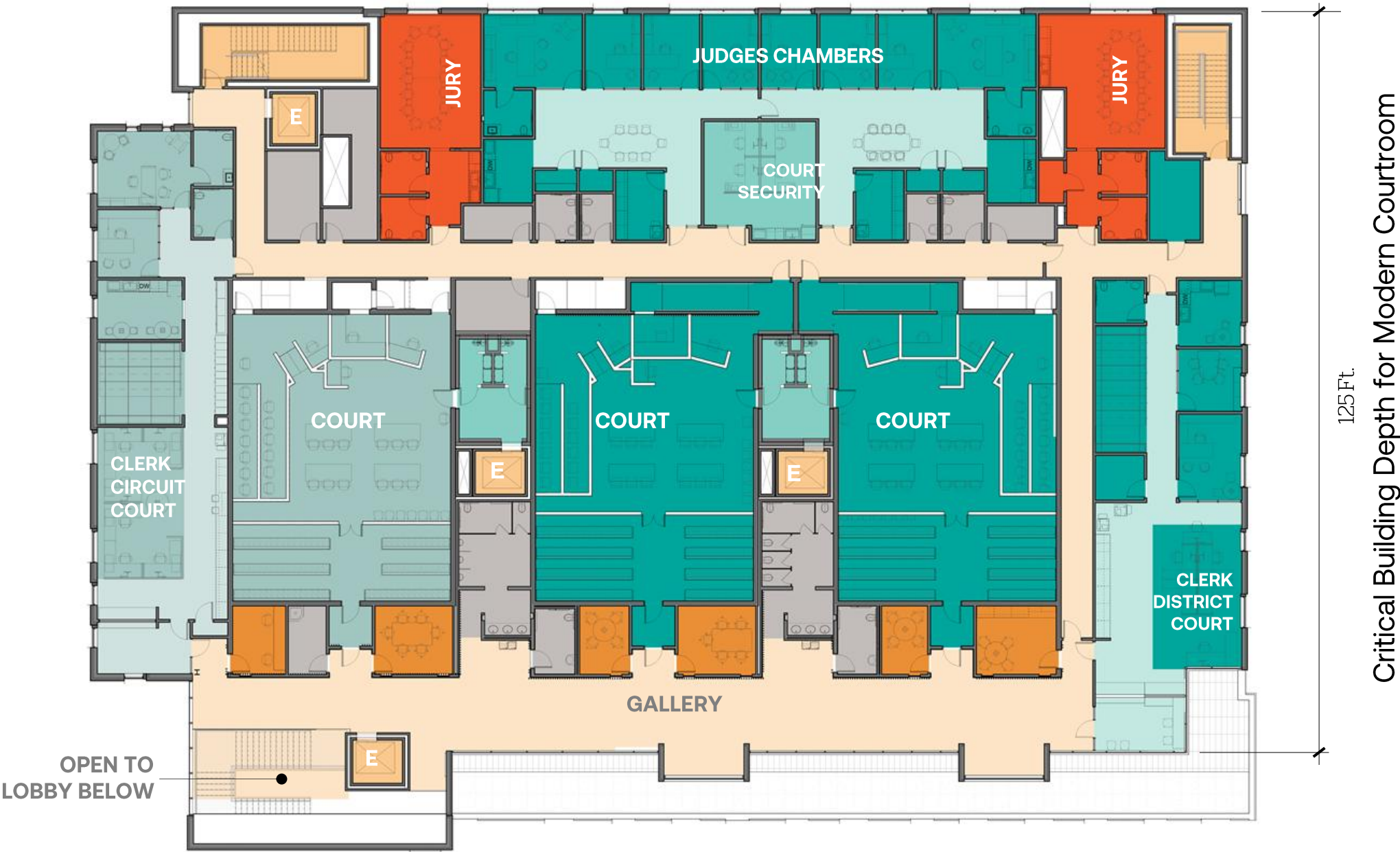


Floor Plans

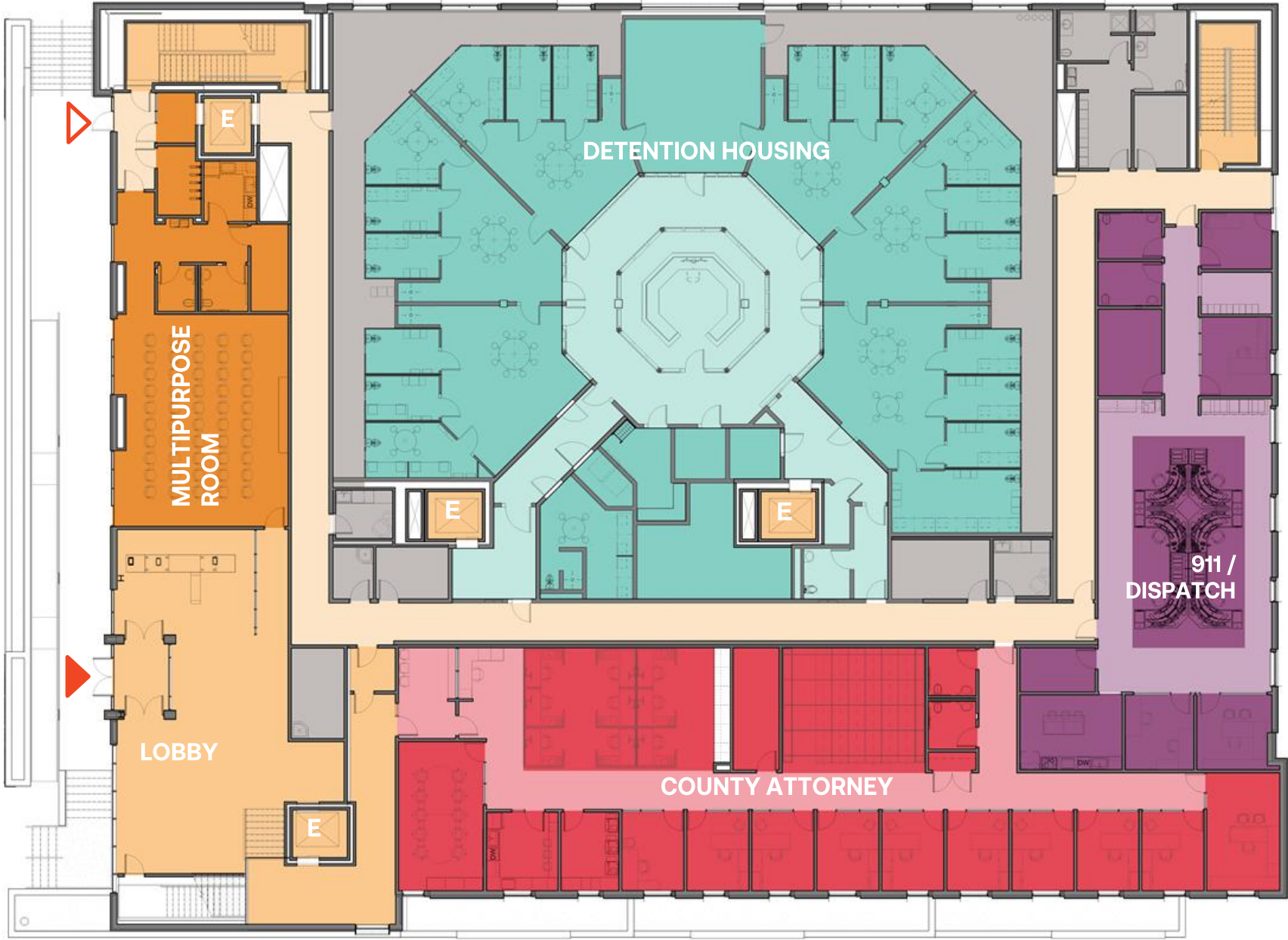
Program & Stacking



Program Plan Diagram – Level 3



Program Plan Diagram – Level 2

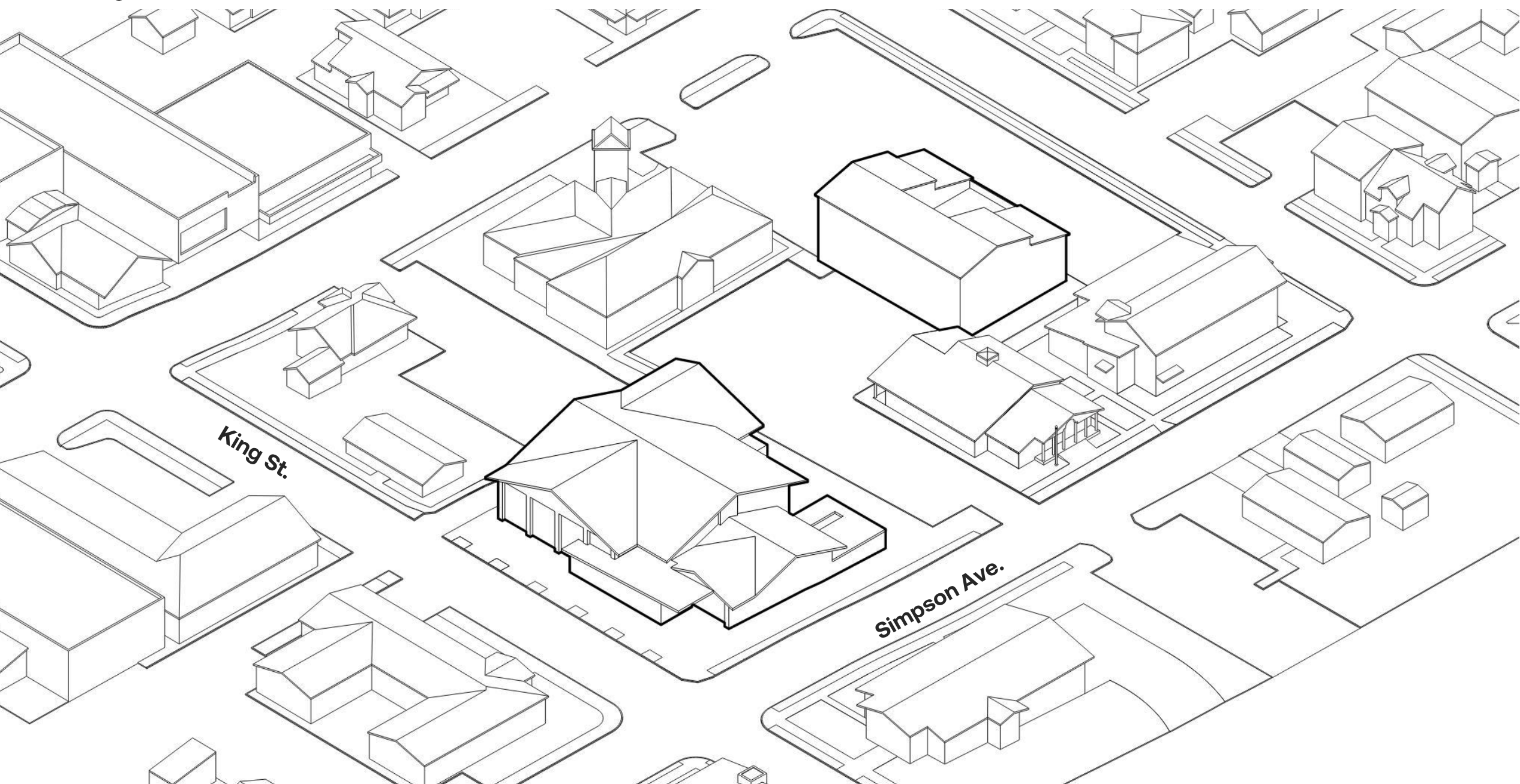


Program Plan Diagram – Level 1

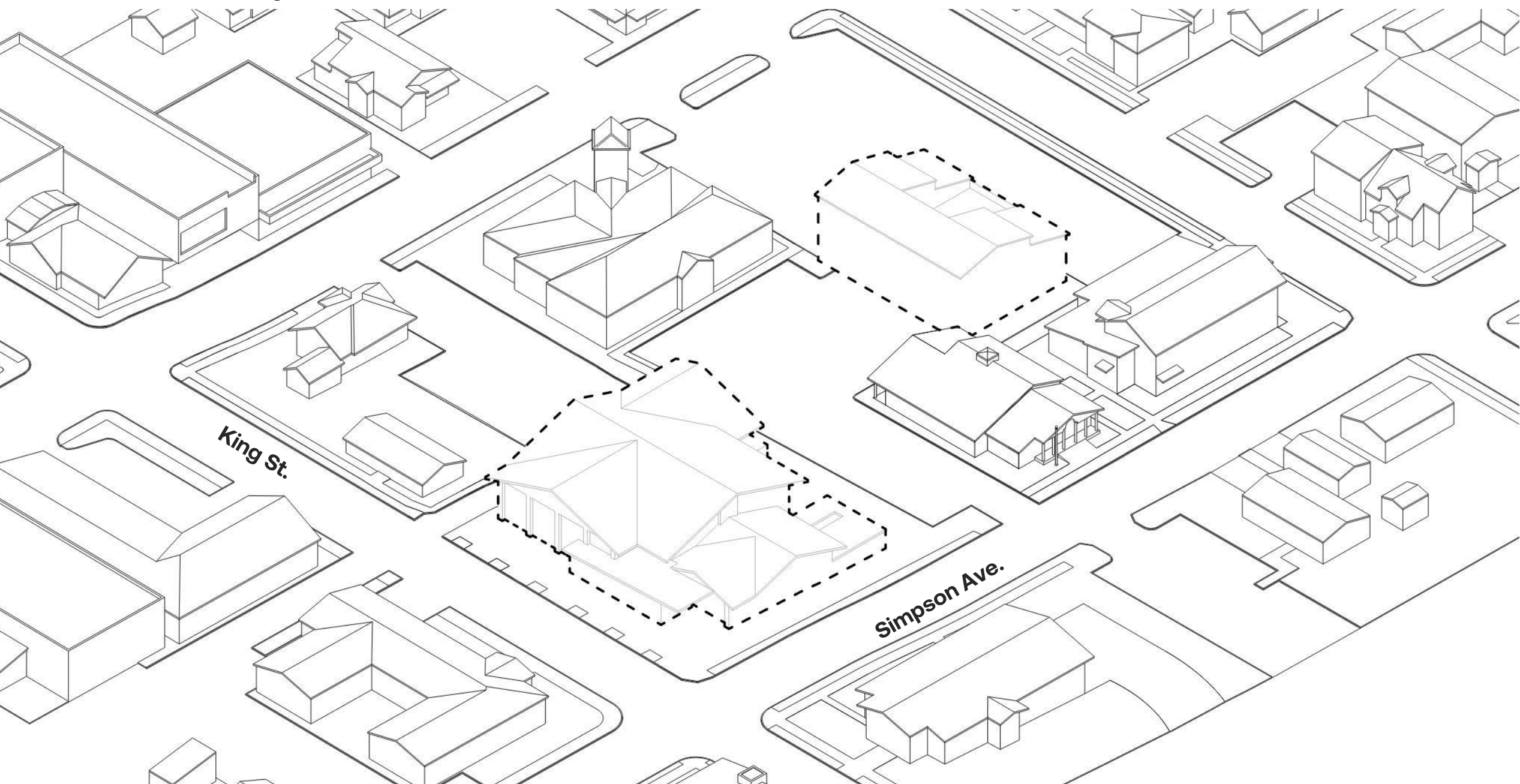


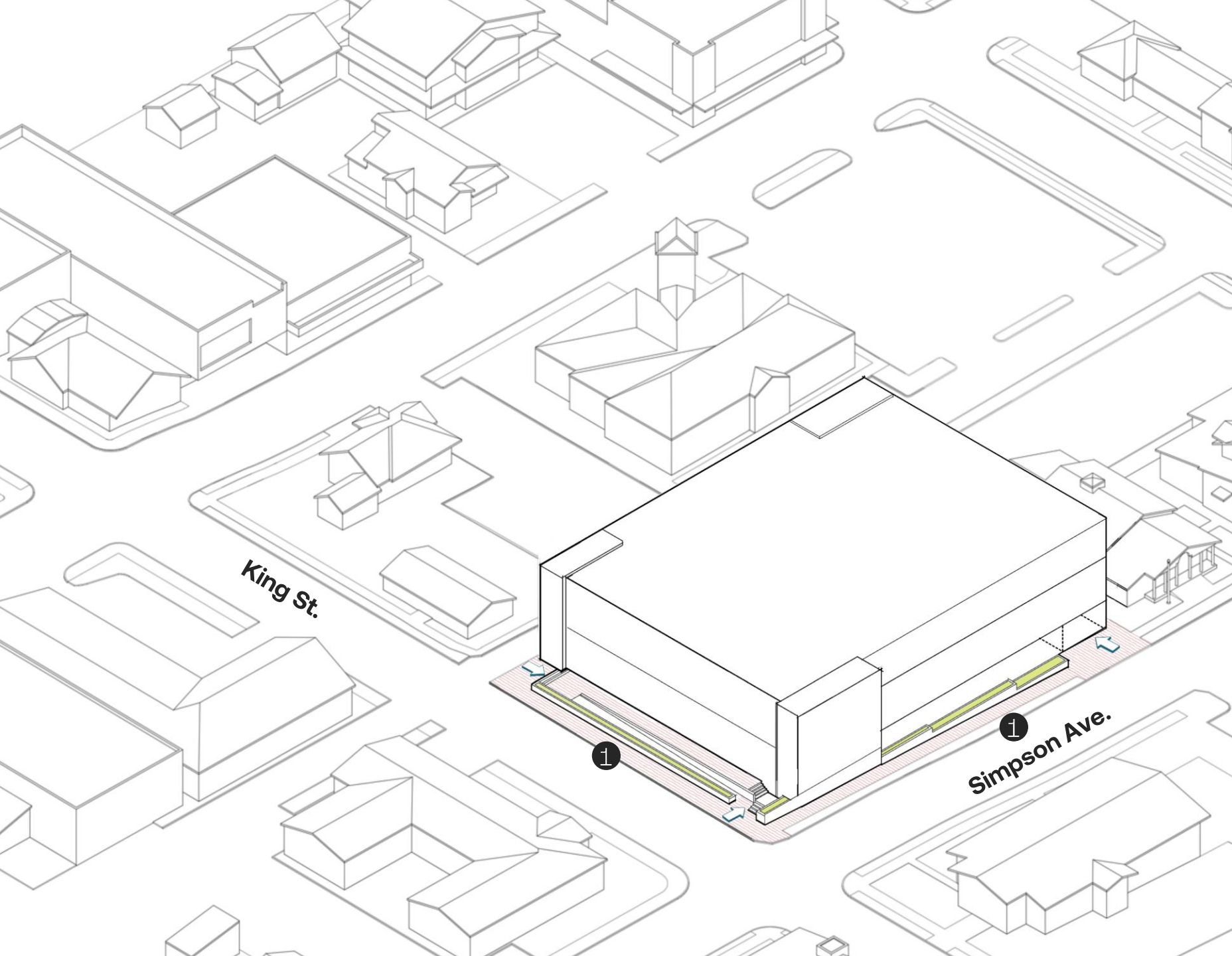
Massing Diagrams

Existing Courthouse & Detention Center

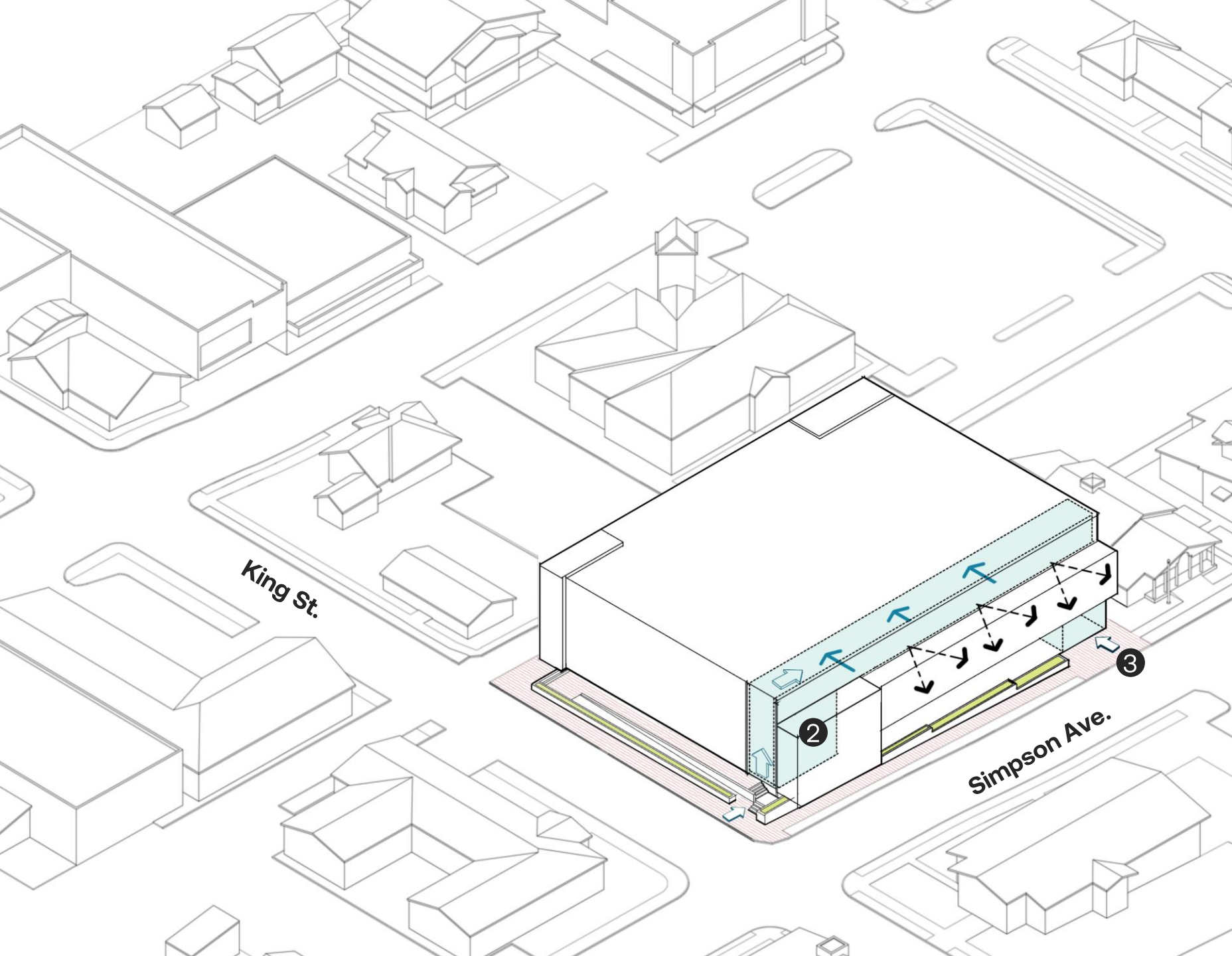


Demolition of Existing Courthouse & Detention Center

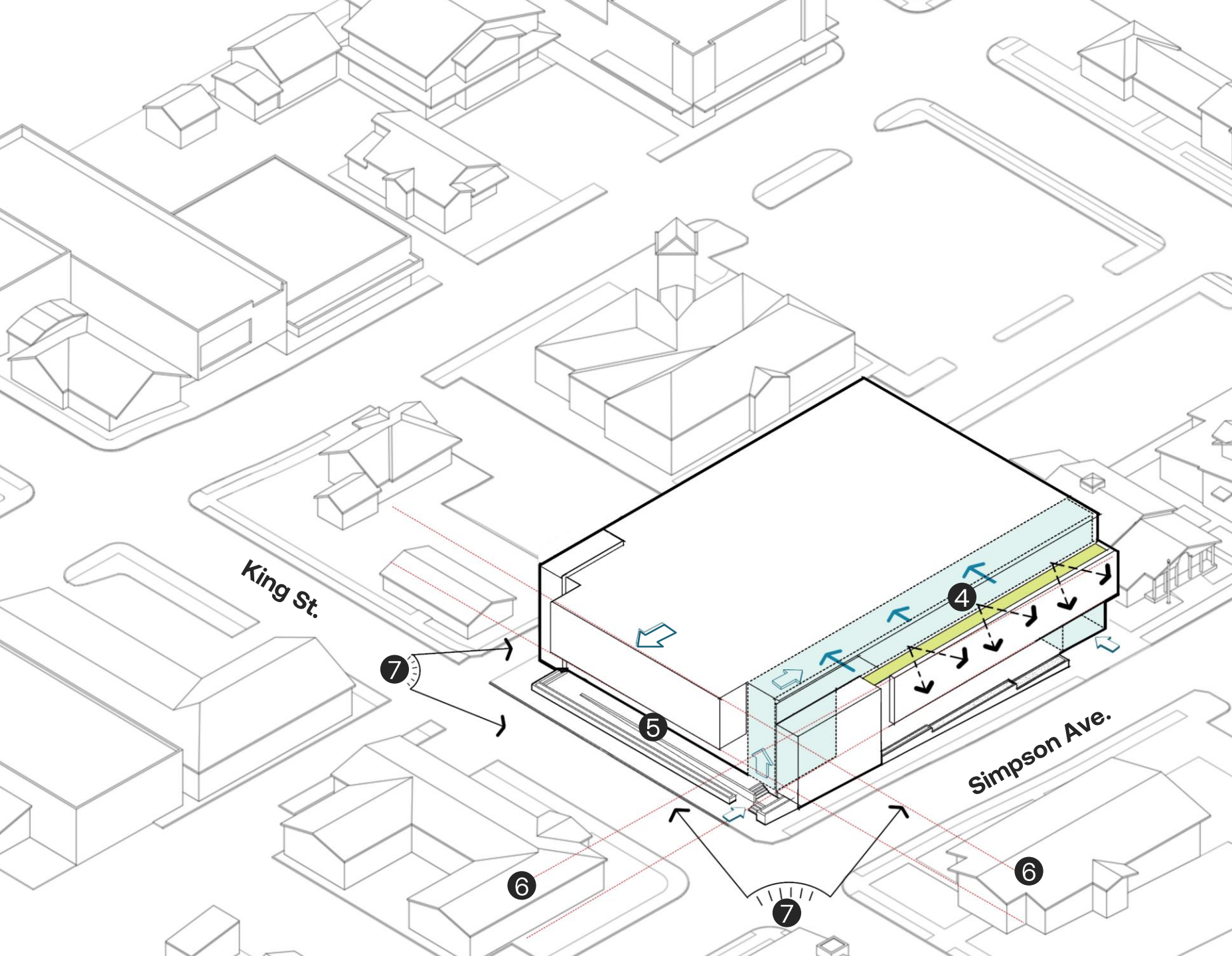




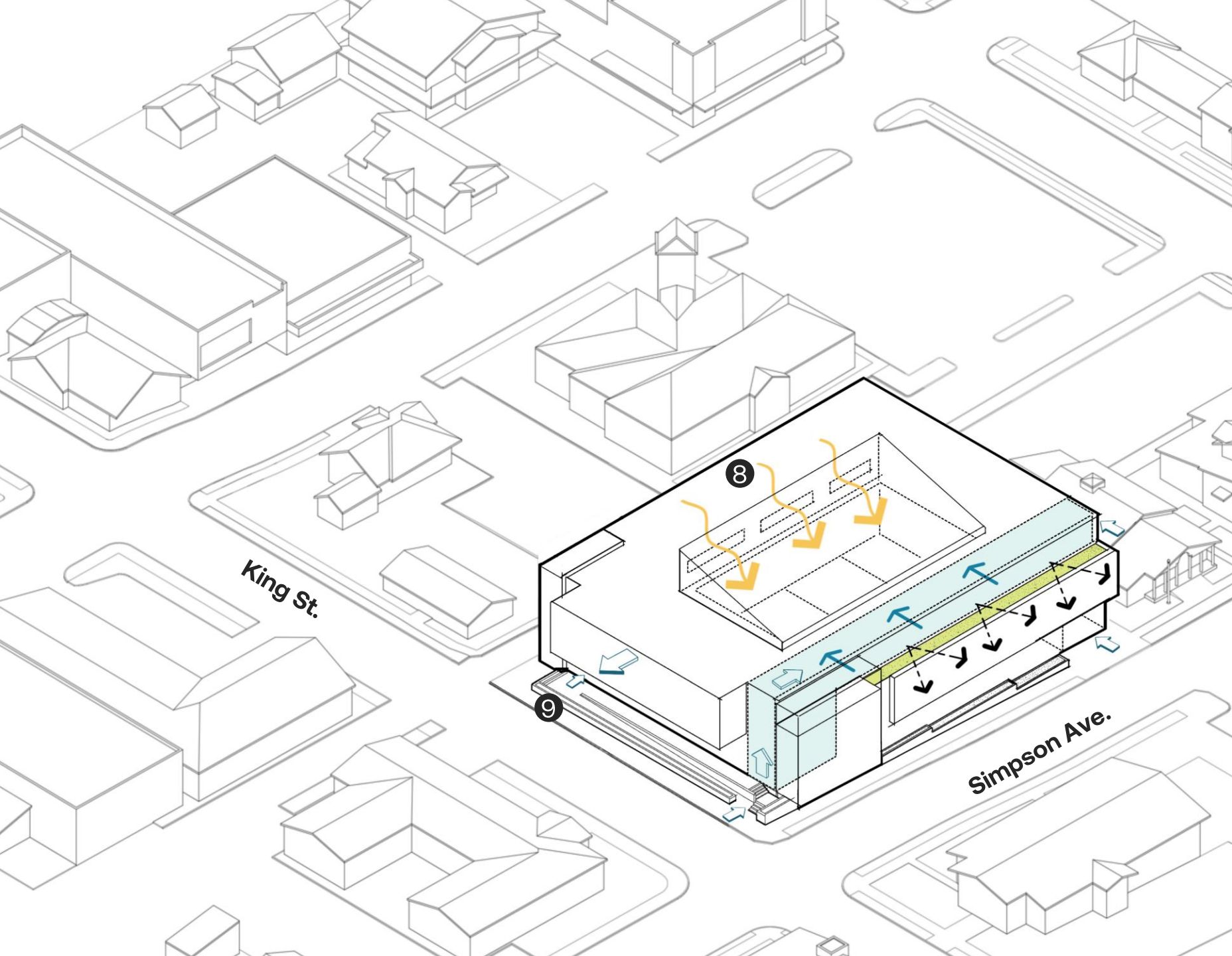
- ① Pedestrian Experience + Security
- ② Main Entry & Procession to Courts
- ③ Sheriff's Office Entry / Lobby
- ④ Gallery Views to Snow King
- ⑤ Covered Terrace on King St.
- ⑥ Experienced as a 2 Story Building
- ⑦ Primary Views to Building
- ⑧ Daylight to Courts
- ⑨ Employee Entry



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Building / Street Sections

Simpson Ave. Section – **UPDATE: Reduce Canopy by 6 ft. – Reduced to a Functional Depth to Mitigate Solar Gain**



King Street Section



Precedents and Materials

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 - UPDATE

Metal Accents



Formed Metal Panel



Corrugated Formed Metal



Dark Patinaed Metal Cladding

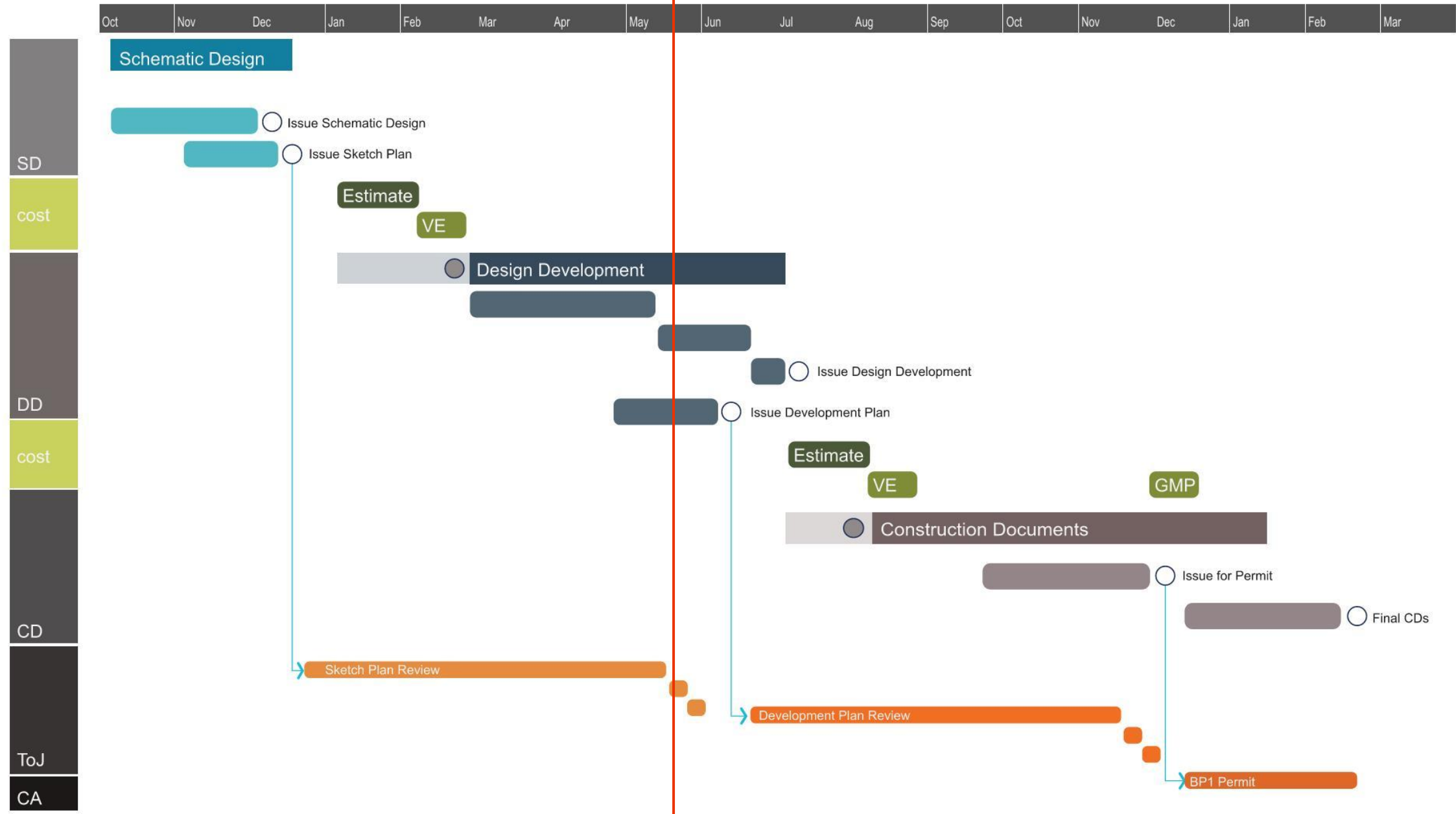


Masonry Veneer



Schedule

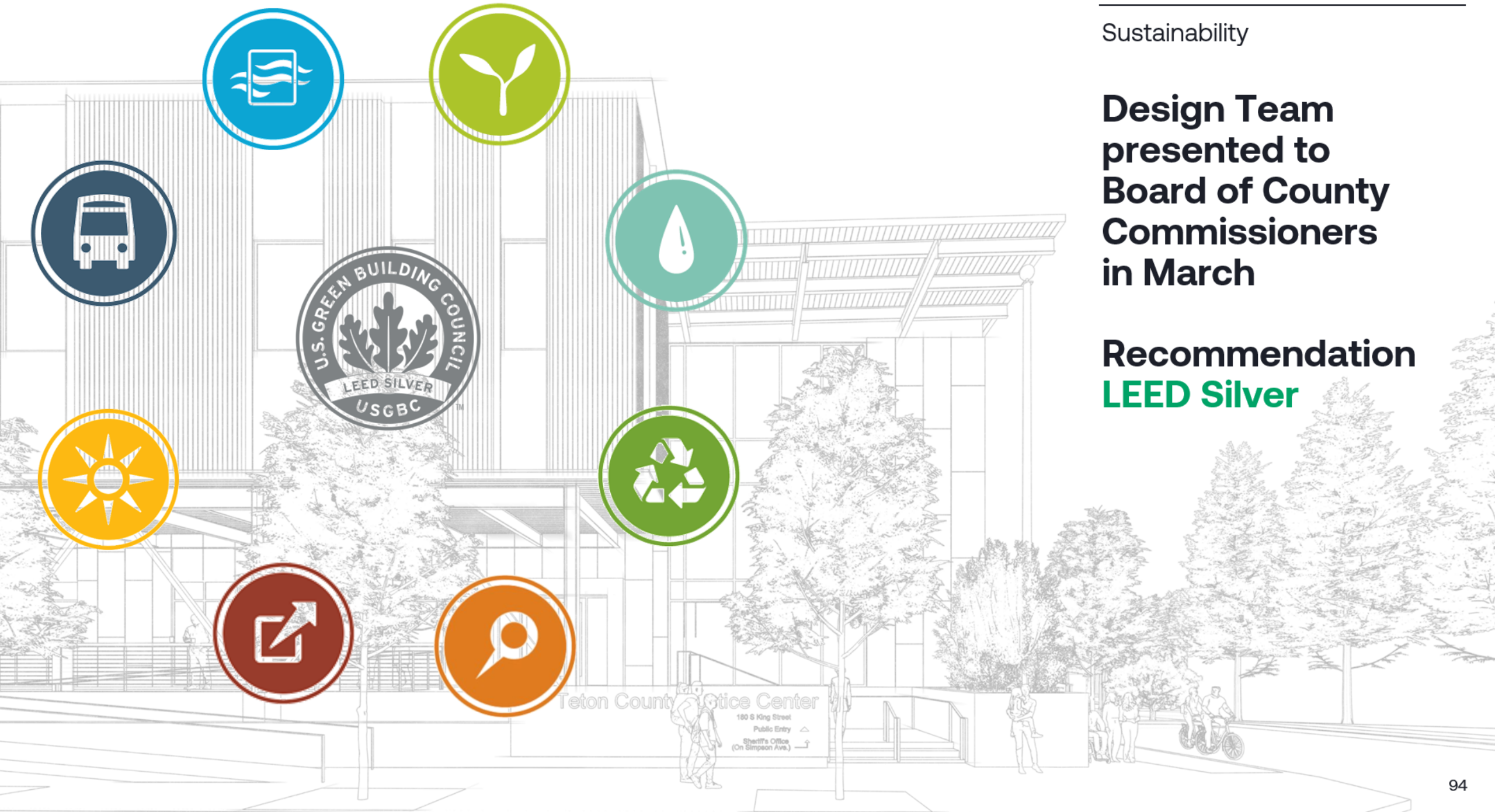
Overall Project Schedule



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						

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Design Concept Narrative & Zoning

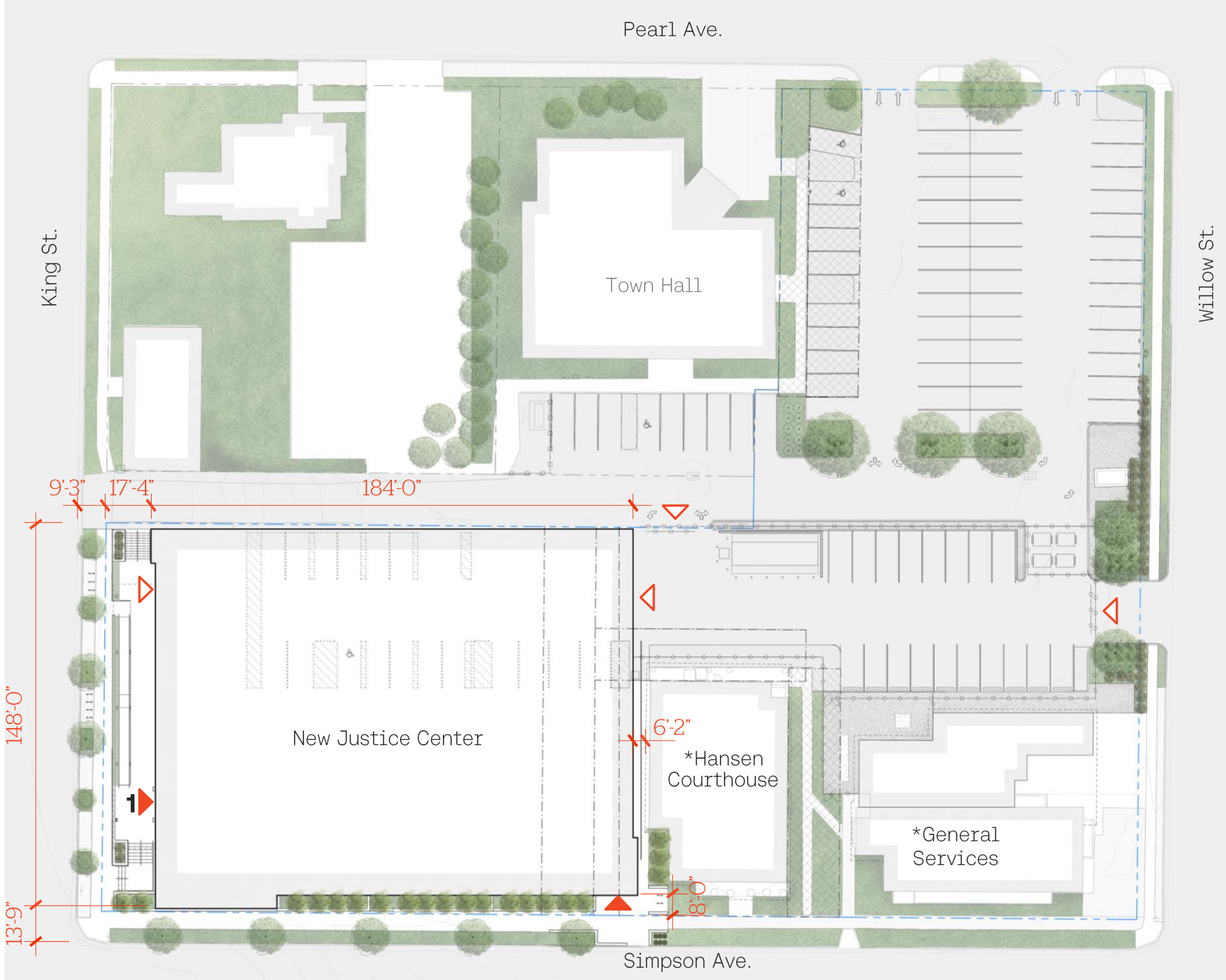
Zoning Dimensional Plan

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

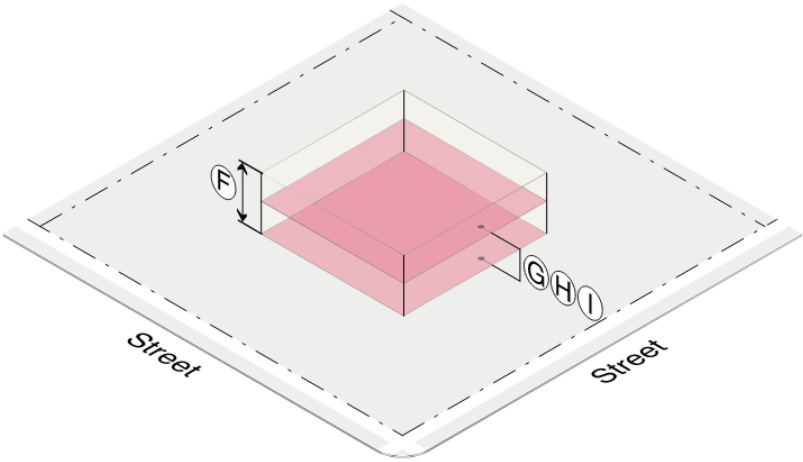
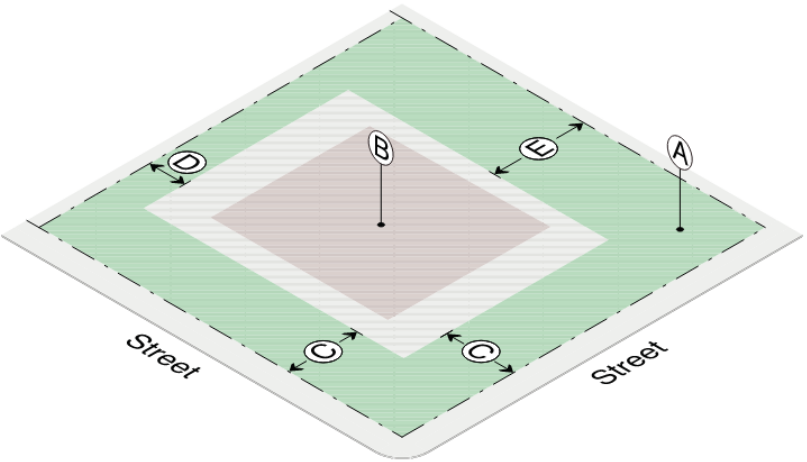


“The Purpose and intent of P/SP-ToJ is to provide locations for new and existing uses of public or semi-public nature... to allow flexibility for public and semi-public uses and facilities that can often have unique functional needs, such as height, floor area, setbacks an impervious surface, that cannot be accommodated in other zoning districts.”

- Town LDR's 4.2.1

Zoning Dimensional Requirement Summary Table

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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)



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

Functional

Composition

Human Scale

Massing

Interior / Exterior Engagement

Street Wall

Site Amenities

Materials

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

Thank you