

AGENDA
Design Review Committee
December 10, 2025 – REGULAR MEETING

5:30 PM

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. Written comments can always be submitted to the Planning Department at planning@jacksonwy.gov.

To join, [click link](https://us02web.zoom.us/j/89704780008?pwd=fegbXiAkjzVgLaXwLvlJmxfiVnaFBF.1) or copy it to your browser:

<https://us02web.zoom.us/j/89704780008?pwd=fegbXiAkjzVgLaXwLvlJmxfiVnaFBF.1>

Or join at zoom.com with Webinar ID: **897 0478 0008** and Password: **83001**

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

I. P25-219: 110 Redmond Street Conceptual Review

5. MATTERS FROM STAFF

6. ADJOURN

STAFF REPORT



Meeting Date:	December 10, 2025	Meeting Title:	Regular Design Review Committee Meeting (Virtual Only)
Applicant:	Hoyt Architects	Presenter:	Andrew Bowen
Agenda Item:	(P25-219) 110 Redmond Mixed-use Structure	Public Comment:	No

Purpose and Policy Considerations

Design Review Committee (DRC) review is required for physical development of this scale within the OR zone.

Recommendation

The Applicant is requesting Conceptual review from the DRC.

Project Summary

The Applicant proposes a mixed-use development at 110 Redmond Street within the OR zoning district. The narrative states that the design seeks to maximize the by-right FAR and utilize the 2-for-1 bonus to support a higher-intensity development. The project is intended to be compatible with the surrounding residential neighborhood while fulfilling the commercial purpose of the OR zone by providing the following:

- *Residential Component:* Five apartments, including one deed-restricted unit and four market-rate units.
- *Commercial Component:* Two 840-square-foot commercial office spaces situated at street level.

Land Development Regulations (LDR) Compliance

Staff have conducted an initial, non-exhaustive review of LDR compliance. Key elements relevant to the DRC review, such as height, floor area ratio (FAR), setbacks, and landscaping, generally meet OR zone requirements. However, staff has expressed the following concerns with the Applicant regarding the current proposal:

- The Applicant has not provided an LDR Compliance Checklist demonstrating full compliance.
- The LDRs do not offer a fee-in-lieu option for off-street parking in this zone. The current parking plan will be required to change to provide approximately 4-5 parking spaces for the office floor area due to this factor.
- The submitted site plan lacks necessary dimensional detail for review.
- Further discussion with the Applicant is needed regarding the proposed use of the 2:1 Bonus. This should not affect DRC review unless significant revisions to the design become necessary.

Note: Addressing these concerns may cause the proposed building design to change.

Public Space

The Applicant states that the project enhances the pedestrian experience through required street trees, grates, and pavers that contribute to a cohesive frontage, and by fully screening parking, utilities, and refuse areas from public view. The Applicant further notes the inclusion of pedestrian spaces near commercial entrances and leading to the residential courtyard enhance the public realm. Additional landscaping measures, such as perennial beds along the sidewalk, and planters near the driveway and within the courtyard are intended to further improve the pedestrian experience.

Composition

According to the Applicant's narrative, the project includes two single-story commercial spaces fronting Redmond Street, with five two-story residential units set behind them on top of below-grade parking. The area between the commercial spaces provides access to an exterior residential courtyard, establishing identifiable entry points for both commercial and residential users. According to the Applicant, this mixture of moderate commercial frontage along with higher-density residential units set back from the street, meets the intent of the OR zoning district and is designed to blend with the surrounding transitional residential neighborhood.

Massing

The Applicant states that the project's massing is stepped back from Redmond Street by placing smaller one-story retail/office components along the frontage and locating the higher-density residential units behind them. This approach is intended to provide an appropriately scaled pedestrian experience and reduce the visual impact of larger residential buildings.

Street Wall

As provided by the Applicant, the project creates a continuous street wall along Redmond Street, with intentional breaks to highlight retail/office and residential entry points and support pedestrian access. To minimize visual impacts, parking for the residential units is located underground and accessed from a shared drive via an existing easement. The ramp to the below-grade parking area is positioned at the rear of the property.

Height

The Applicant states that the proposed two-story structure is 30 feet in height as measured from finished grade. Staff will need to verify this measurement upon submittal of an LDR Compliance Checklist, site plan dimensions, and further analysis of the basement level.

Materials

The project's material schematic includes natural-tone wood siding, full-depth brick veneer, high-quality fiber cement panels, metal roofing and accents, natural concrete, and painted aluminum windows. The Applicant notes that these materials were selected to blend with the surrounding residential neighborhood, distinguish the project's mixed-use components, and provide durable, visually appealing finishes. Brick is proposed for the smaller-scale office/retail spaces along Redmond Street due to its compatibility with both residential and commercial uses, while natural-tone wood siding is intended to reflect the residential character and Jackson's historic use of wood materials. Metal and fiber cement elements are used as accents, railings, and transitions to reinforce separation between massing components.

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

Vision Statement:

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

and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership.”

General Design Guideline Principles:

A. Public Space

1. Use

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

2. Location

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

3. Connections

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

4. Scale & Variety

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

5. Screening

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

B. Composition

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

C. Massing

1. Mass & Height

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

2. Additive & Subtractive Massing

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

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

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

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

3. Volume Complexity

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

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

4. Roofs

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

D. Street Wall

1. Connected Network of Comfortable and Inviting Pedestrian Paths

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

E. Materials

1. Application of Materials:

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

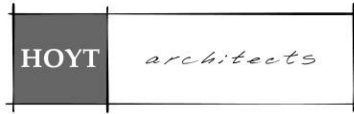
2. Materials Selection

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

110 Redmond

Design Review Committee - Narrative





PROJECT NARRATIVE

The proposed project is intended to utilize the OR Zoning on Redmond Street in Jackson, Wyoming. It is designed to blend in with the existing residential neighborhood with 5 apartments while providing the intended commercial amenities desired by the OR Zone by providing 2 offices on the street.

The project consists of one Deed Restricted apartment and four market rate apartments. It will also include two 840 square-foot commercial office spaces. The residential units will be located over underground parking. The commercial office spaces will utilize on-street parking.

The objective of the review is to demonstrate compliance with Town of Jackson Design Guidelines. A design package, complete with site plan, landscaping plan, plantings, floor plans, exterior elevations, exterior perspective views, and exterior materials, is attached.

ZONING COMPLIANCE

General Project Overview

The proposed project is located on a lot in a designated OR Zone. This zoning is specifically intended to provide for employment with a mix of higher intensity housing options. To fully comply with the intent of this zoning we have designed this mixed-use project to maximize the by-right FAR and utilized the 2-for-1 housing bonus which provides for a higher intensity housing project. One of the apartment units is to deed restricted as Workforce Housing. The employment aspect of this zone is being satisfied with two, one-story offices accessed directly from the walk or street.

Public Space

The proposed project addresses and enhances the pedestrian experience in a number of ways. The prescribed trees and grates with pavers will contribute to the Town's vision for a cohesive pedestrian frontage. All parking, utilities, garbage, and recycling areas have been screened from the public way. There are appropriately sized spaces for pedestrians to eddy out off the sidewalk outside the commercial spaces and leading up to the semi-public residential courtyard. Considerable efforts have been made to frontload plantings and greenery on the east side of the project to enhance the pedestrian experience beyond the mandated trees, grates, and pavers. Opportunities that were utilized include providing perennial beds facing the sidewalk, adding planters along the building adjacent to the driveway, adding planters in the residential courtyard and adding native grasses on the roof of the commercial spaces which will also be visible from the public realm.

Composition

The project is composed of two, single story, moderately scaled spaces facing Redmond Street and five, two story residential units behind them stacked over below grade parking. The gap between the two commercial spaces defines stairs leading to an exterior residential

courtyard creating welcoming and well-defined points of entry for both residential and commercial visitors. The moderately sized office/retail spaces facing Redmond combined with the higher density residential pieces set back from Redmond, sets the groundwork for complying with the general intent of the OR zone. This composition is purposely designed to blend into a primarily residential neighborhood that is zoned for transition.

Massing

The massing of this project has been intentionally designed to step back from Redmond Street. The smaller scaled retail/office components are placed facing Redmond Street and the higher density residential components have been placed behind these smaller scaled pieces. This move was made to create a pedestrian experience with appropriately scaled pieces adjacent to the pedestrian realm and to minimize the impact of the larger masses. The project's massing has been broken utilizing numerous tools including by breaking it into a number of volumes, and employing additive and subtractive features. Flat roofs have been employed to minimize impacts to neighboring lots. The end result, we feel, is a project with an appropriate amount of complexity which enhances the streetscape and creates a pleasing pedestrian experience.

The project's building mass was carefully considered to reduce perceived massing at the street level. The one-story offices sit six' from the property line which is within the prescribed 5'-15' setback restriction. As the building steps back from the street, the mass increases to incorporate a two-story apartment form sitting on underground parking.

Street Wall

The project presents a seemingly continuous street wall along Redmond Street with appropriate relief where retail/office and residential entries are defined. The voids in the street wall have been purposely designed to enhance and accommodate pedestrian entry points.

To reduce the visual impacts of parking underground parking for the apartment tenants has been incorporated. This parking is accessed through a shared drive utilizing a previously recorded easement. A ramp to the underground parking is located off this shared drive, at the rear of the property.

Materials

The materials palette for this project includes natural tone wood siding, full depth brick veneer, high quality fiber cement panels, metal roofing and accents, natural concrete, and painted aluminum windows.

These materials were specifically selected to blend into a primarily residential neighborhood, to identify the separate components of this mixed-use project, to create visual interest and employ durable and maintainable materials that will age well.

Brick is a material that is comfortable in both residential neighborhoods and retail/office applications. For this reason, it was selected for cladding the smaller scale office/retail pieces facing Redmond Street. Wood siding in a natural tone was selected to represent the residential component of the project and Jackson's long history of employing wood siding.

The metal and fiber cement accents have been employed as accents, railings and as a method of reinforcing the separation between various massing components.

Physical Development Standards

For building placement and addressing setbacks, we have sited the building 6’ from the property line. We have maintained a 5’ side yard setback to the south. The rear set back is set at 10’. Per our recorded easement, we have set the building fourteen feet six inches back from our north property line.

Landscaping required for site is twenty percent. The base site area is 13,068 square feet. The access easement of fourteen feet six inches is 1,920 square feet. This leaves a remaining 11,148 square feet of gross site area. We are required to provide 2,230 square feet of landscaping. We are proposing 2040 square feet of standard site landscaping with 400 square feet of public amenity landscaping. The public amenity landscaping allows for commercial roof top plantings to soften the building against the neighborhood component of the OR Zone. We have also provided courtyard planters creating an inviting axis through the elevated courtyard. This natural planting creates a visually and physically perceived line as one approaches from the street.

The lot street frontage is 100 feet. When we subtract the fourteen and a half feet for the easement, we have 86 feet of site frontage. We are providing 68 feet of building frontage, within the primary street setback range, or 79 percent. The minimum is 70 percent. The length from the corner of thirty feet is nonapplicable for this site as we are not a corner lot. Though a building step back is not required, we have provided one to again work with the

The by-right FAR is 6,086 sf. 2,109 square feet of Deed Restricted Workforce has been provided. This allows an additional 4,218 square feet of additional housing. The allowable FAR is 12,413 sf and 11,975 sf are proposed.

ALLOWABLE - FAR	
By Right	6,086
2:1 Bonus	6,327
TOTAL ALLOWABLE FAR	12,413
TOTAL PROPOSED FAR	11,919
ALLOWABLE/PROPOSED DELTA	
Gross Site Area	13,230
FAR	0.46

DEVELOPMENT CALCULATOR					
BY RIGHT		WORKFORCE		MARKET RATE - 2:1 BONUS	
TYPE	SF	TYPE	SF	TYPE	SF
DEVELOPMENT	6,326	DEVELOPMENT	2,109	DEVELOPMENT	4,484
Habitable Below Grade	500	Habitable Below Grade	250	Habitable Below Grade	500
Habitable Above Grade	5,826	Habitable Above Grade	1,859	Habitable Above Grade	3,984
COMMERCIAL	1,576	UNIT 2: BELOW GRADE	250	UNIT 3: BELOW GRADE	250
UNIT 1: BELOW GRADE	250	UNIT 2: ABOVE GRADE	1,859	UNIT 3: ABOVE GRADE	1,859
UNIT 1: ABOVE GRADE	2,125			UNIT 5: BELOW GRADE	250
UNIT 4: BELOW GRADE	250			UNIT 5: ABOVE GRADE	2,125
UNIT 4: ABOVE GRADE	2,125				
*PER 2.2.10-OR: 6,900 SF REQUIRES ONLY BUILDING PERMIT AND DRC REVIEW		** N.I.C. IN DEVELOPMENT CALCULATION PER 7.8.3.C OF TOWN LDERS		** N.I.C. IN DEVELOPMENT CALCULATION PER 7.8.3.C OF TOWN LDERS	

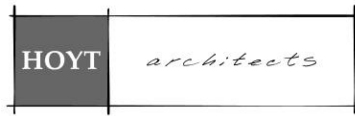
PROPOSED - FAR			
TOTAL MARKET			
TYPE	SF		
Market		FAR:	8,234
UNIT SIZE	11,594		
Garage	2,360		
Habitable Below Grade	1,000		
Deck	704		
Second Level	3,736		
Third Level	4,498		
Habitable Above Grade	8,234		
TOTAL WORKFORCE			
TYPE	SF		
Workforce*		FAR:	2,109
UNIT SIZE	2,699		
Garage	590		
Habitable Below Grade	250		
Deck	120		
Second Level	934		
Third Level	925		
Habitable Above Grade	1,859		
TOTAL HOUSING			10,343
Office	788	2	1,576
PARKING/PUBLIC PATIO	5,838		

PROPOSED Market - FAR

UNIT 1 - South West		UNIT 3 - South East	
TYPE	SF	TYPE	SF
Market	2,125	Market	1,859
UNIT SIZE	2,965	UNIT SIZE	2,699
Garage	590	Garage	590
Habitable Below Grade	250	Habitable Below Grade	250
Deck	193	Deck	125
Second Level	934	Second Level	934
Third Level	1,191	Third Level	925
Habitable Above Grade	2,125	Habitable Above Grade	1,859
UNIT 4 - North East		UNIT 5 - North West	
TYPE	SF	TYPE	SF
Market	2,125	Market	2,125
UNIT SIZE	2,965	UNIT SIZE	2,965
Garage	590	Garage	590
Habitable Below Grade	250	Habitable Below Grade	250
Deck	193	Deck	193
Second Level	934	Second Level	934
Third Level	1,191	Third Level	1,191
Habitable Above Grade	2,125	Habitable Above Grade	2,125

PROPOSED Workforce - FAR

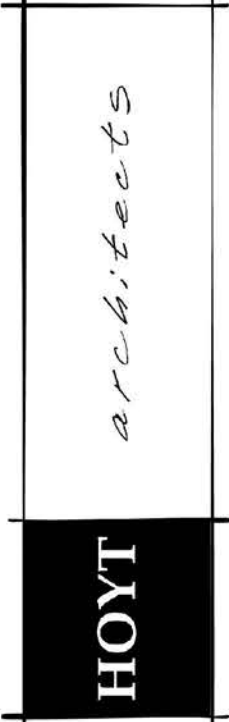
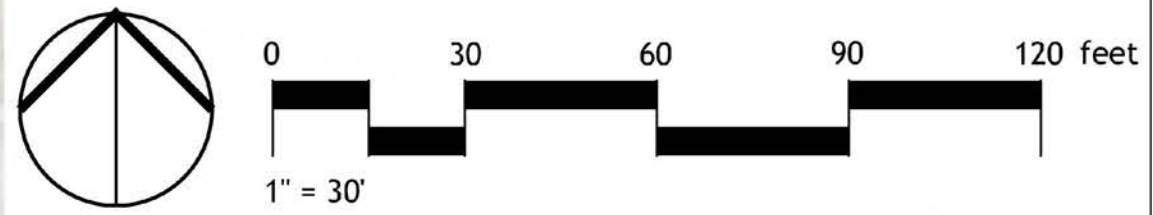
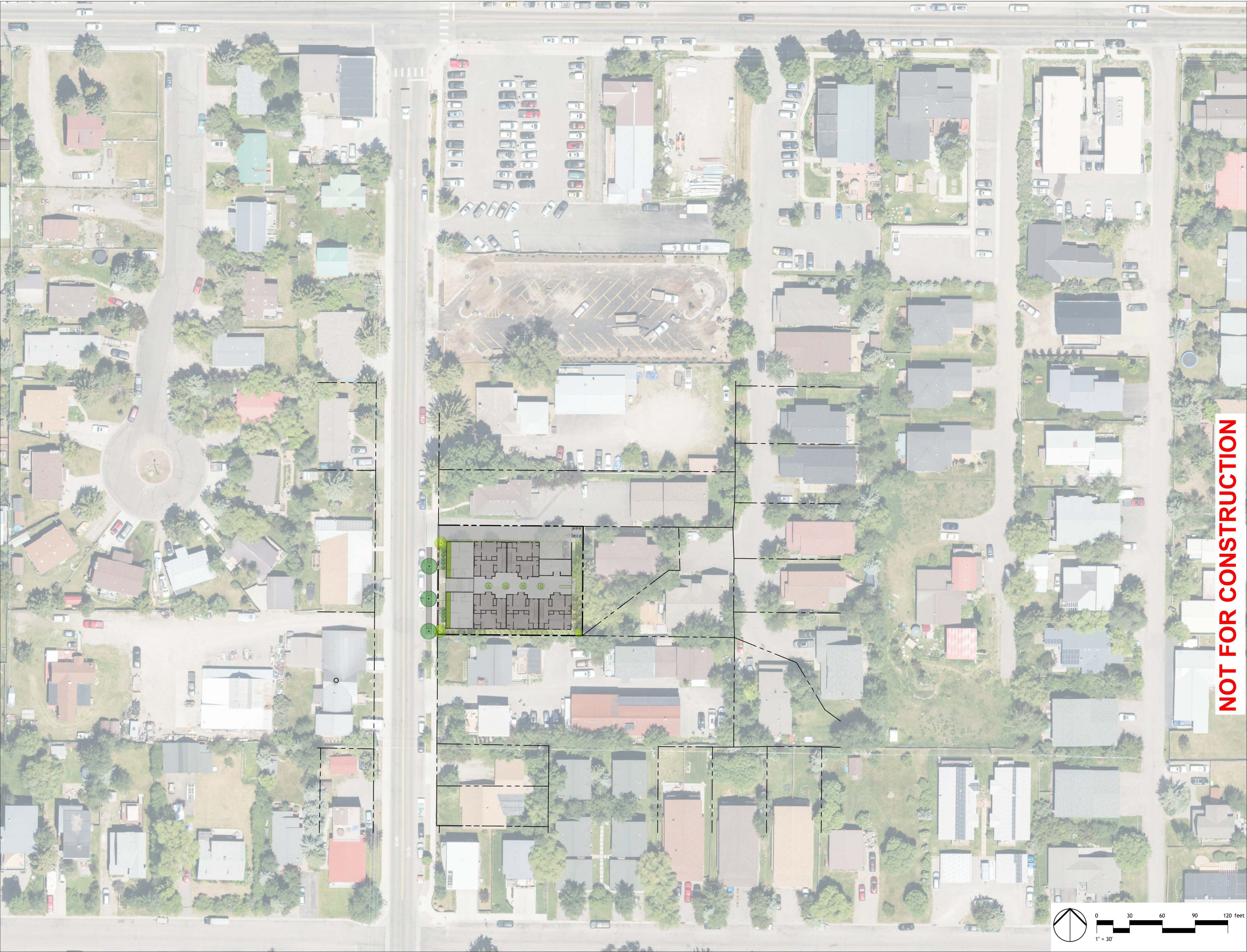
UNIT 2 - Middle	
TYPE	SF
Market	2,109
UNIT SIZE	2,699
Garage	590
Habitable Below Grade	250
Deck	120
Second Level	934
Third Level	925
Habitable Above Grade	1,859



November 24, 2025

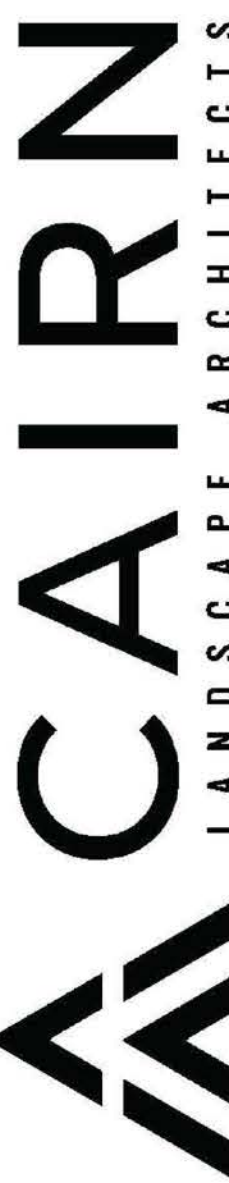
Site lighting has been localized to meet life safety requirements while still respecting the dark sky requirements. We are allowed 3 lumens per square foot of site development. We are proposing 11,148 square feet of gross site area development. This allows us 33,444 lumens. We are proposing a total of 28,800 site lumens. Step lighting at the entry stairs are 300 lumens per and we have proposed 30 of these for a total of *9,000 lumens*. We are proposing a 600 lumen entry light at each unit in the courtyard and two, 300 lumen can lights. This yields a total of *6,000 lumens* for entry lighting. We are proposing two 900 lumen shielded entry wall sconces at each commercial entry, yielding *1,800 total lumens*. We are proposing six 2,000 lumen shielded wall sconces to light the shared drive, which yields *12,000 lumens* for a safely lit drive aisle.

We hope this packet thoroughly describes the design intent of this project, specifically as it relates to the Town of Jackson Design Guidelines and look forward to your comments.

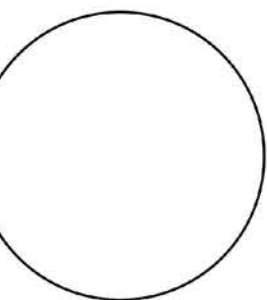


Jackson Wyoming
307.733.9955

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JACKSON WY, 83001
110 REDMOND

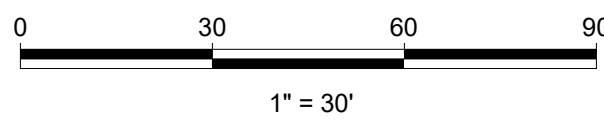
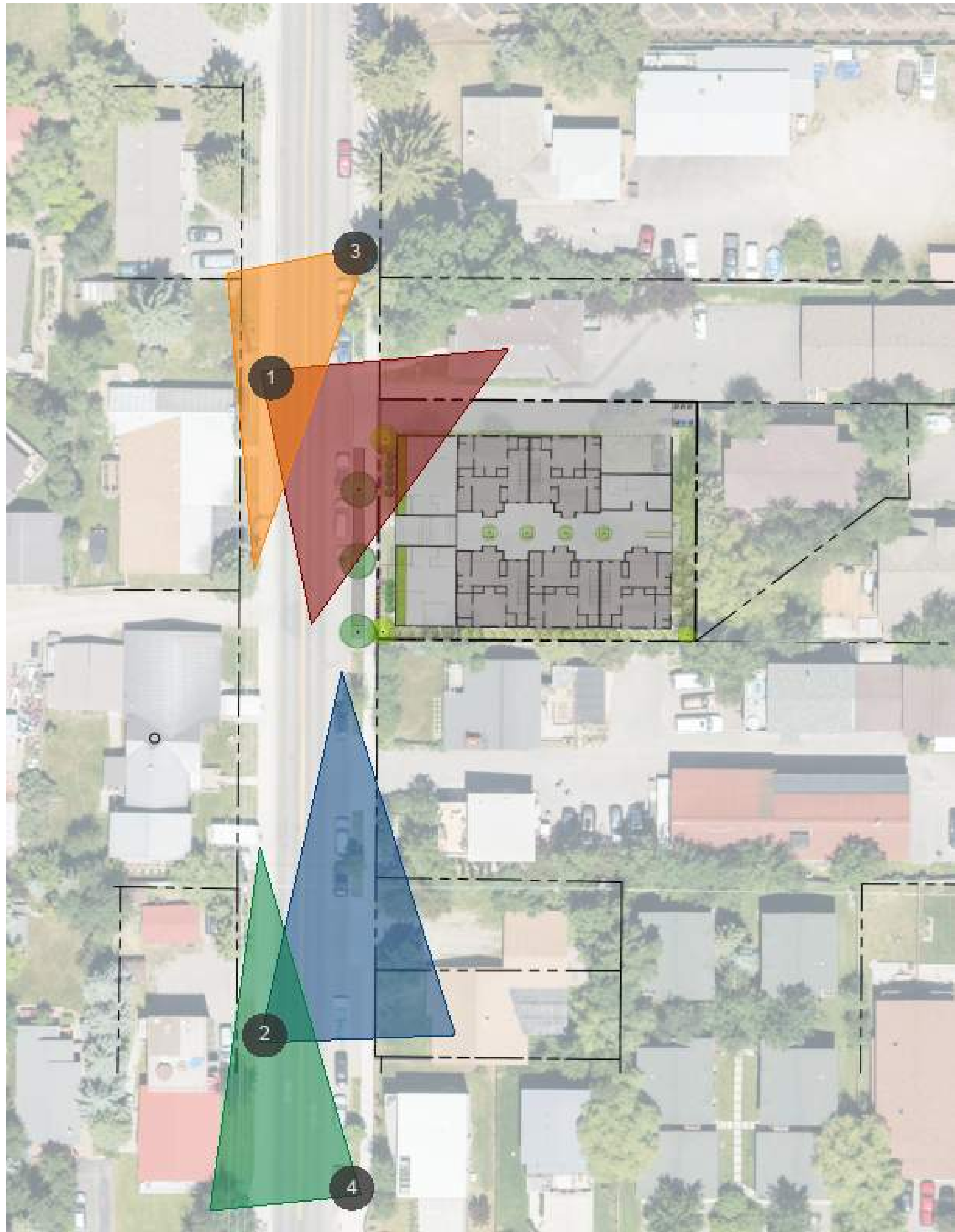


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DESIGN REVIEW SET

Date NOVEMBER, 2025
Drawn by CGB
Checked by HNF
REVISIONS

No.	Description	Date



1



2



3



4

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110 REDMOND

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SCHEMATIC SET
DESIGN REVIEW
COMMITTEE SUBMITTAL

Date NOVEMBER 24, 2025
Drawn by Author
Checked by NEAL ZEREN
REVISIONS

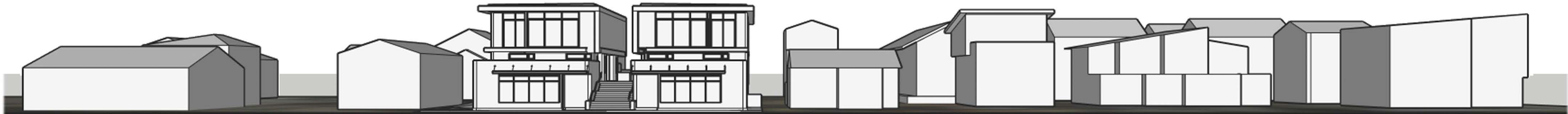
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DRC - SITE
CONTEXT

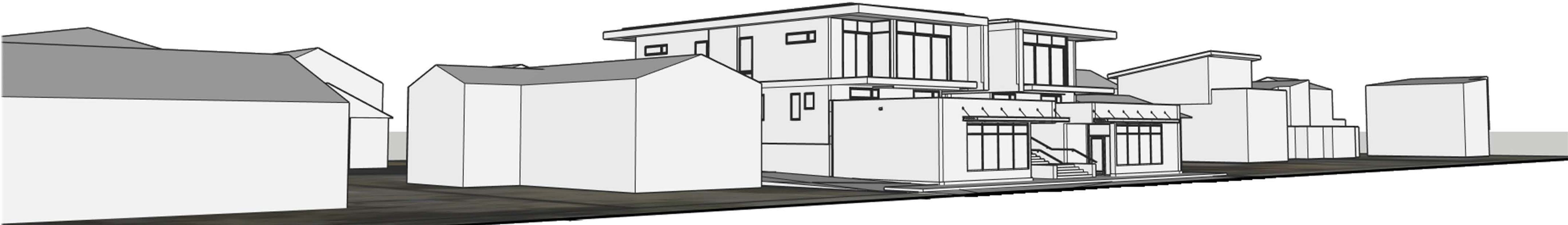
A001



REDMOND STREET - AERIAL VIEW



REDMOND STREET - WEST ELEVATION



REDMOND STREET - NORTHWEST PERSPECTIVE



REDMOND STREET - SOUTHWEST PERSPECTIVE

No.	Description	Date

TOJ STANDARDS - OR

ZONE: OR
0.3 ACRES / 13,068 SF

PARKING
SEE ARCHITECTURAL PLANS. ALL REQUIRED PARKING WITHIN BUILDING.

BIKE PARKING
OFFICE 1 PER 1,650 SF (50% SHORT TERM/ 50% LONG TERM)
1,632 SF OFFICE SPACE = 1 BIKE PARKING SPACE
0.5 SHORT TERM / 0.5 LONG TERM
RESIDENTIAL 0.75 PER BEDROOM (25% SHORT TERM/ 50% LONG TERM)
12 BEDROOMS = 9 TOTAL SPACES
2.25 3 SHORT TERM / 6.75 LONG TERM
TOTAL = 3 SHORT TERM SPACES / 8 LONG TERM SPACES
LONG TERM SPACES PROVIDED IN UNDERGROUND GARAGE

LSR
20% OF SITE REQUIRED
BASE SITE AREA = 13,068 SF
14.5' ACCESS EASEMENT AREA = 1,920 SF
13,068 + 1,920 = 11,148 SF GROSS SITE AREA
11,148 SF X 0.20 = 2,229.6 SF REQUIRED

STANDARD LANDSCAPE AREA = 2040 SF (91.4%)
PUBLIC AMENTY LANDSCAPE AREA = 401 SF (17.9%)
2,441 SF PROVIDED = 21.8% OF GROSS SITE AREA

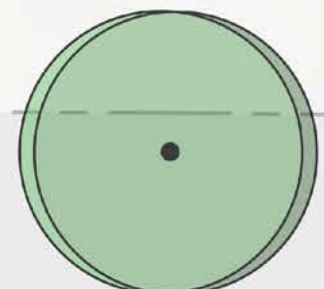
PLANT UNITS
1/1,000 SF OF REQUIRED LSR
= 3 PLANT UNITS REQUIRED
3 PU FOR ALTERNATIVE A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
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TREES

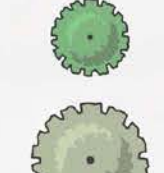
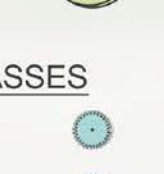
	Columnar Quaking Aspen / Populus tremuloides 'Erecta'	3" Cal.	B&B	1
	Quaking Aspen / Populus tremuloides	3" Cal.	B&B	2

	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis	3" Cal.	B&B	3
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GROUND COVERS

	Native Meadow Sod / Native Meadow Sod	Sod	Sod	719 sf
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SHRUBS

	Amur Maple / Acer ginnala 'Flame'	6"	B&B	4
	Birchleaf Spiraea / Spiraea betulifolia	5 gal.	Pot	9
	Chokecherry / Prunus virginiana	6"	B&B	12
	Red Twig Dogwood / Cornus sericea	5 gal.	Pot	19

GRASSES

	Blue Oat Grass / Helictotrichon sempervirens	1 gal.	Pot	6
	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	5 gal.	Pot	53
	Tufted Hair Grass / Deschampsia cespitosa	1 gal.	Pot	11

PERENNIALS

	Black-eyed Susan / Rudbeckia hirta	1 gal.	Pot	6
	Common Yarrow / Achillea millefolium	1 gal.	Pot	10
	Walker's Low Catmint / Nepeta x faassenii 'Walker's Low'	1 gal.	Pot	13

PROPERTY BOUNDARY

EASEMENT

UNDERGROUND GARAGE
ACCESS RAMP

PROPERTY BOUNDARY

COURTYARD PLANTERS
WITH AMUR MAPLES

COURTYARD PLANTERS WITH
ORNAMENTAL GRASSES

PROPERTY BOUNDARY

REDMOND STREET

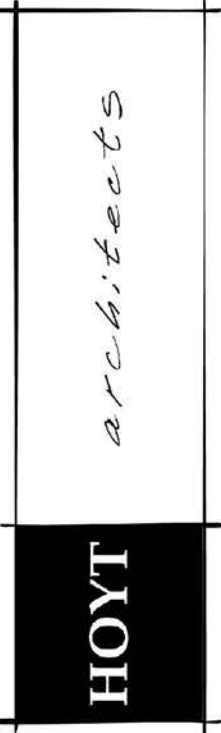
ROOF TOP PLANTERS
PLANTED WITH MEADOW SOD

TREES IN GRATE

BIKE RACK

PLANTING BED WITH
COLORFUL PERENNIALS AND
TREES

NOT FOR CONSTRUCTION

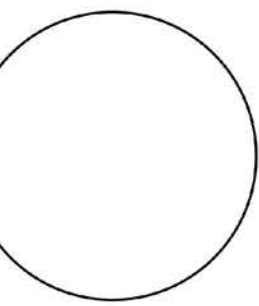


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JACKSON WY, 83001
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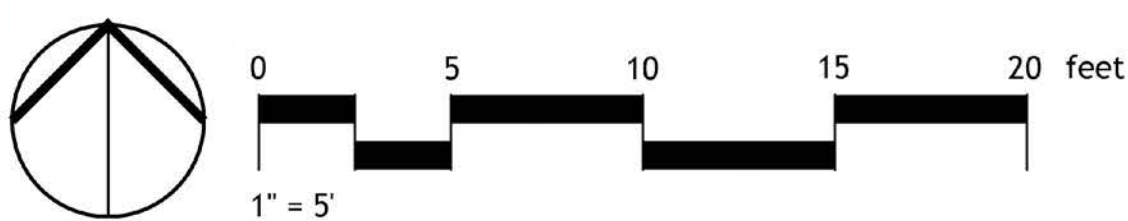


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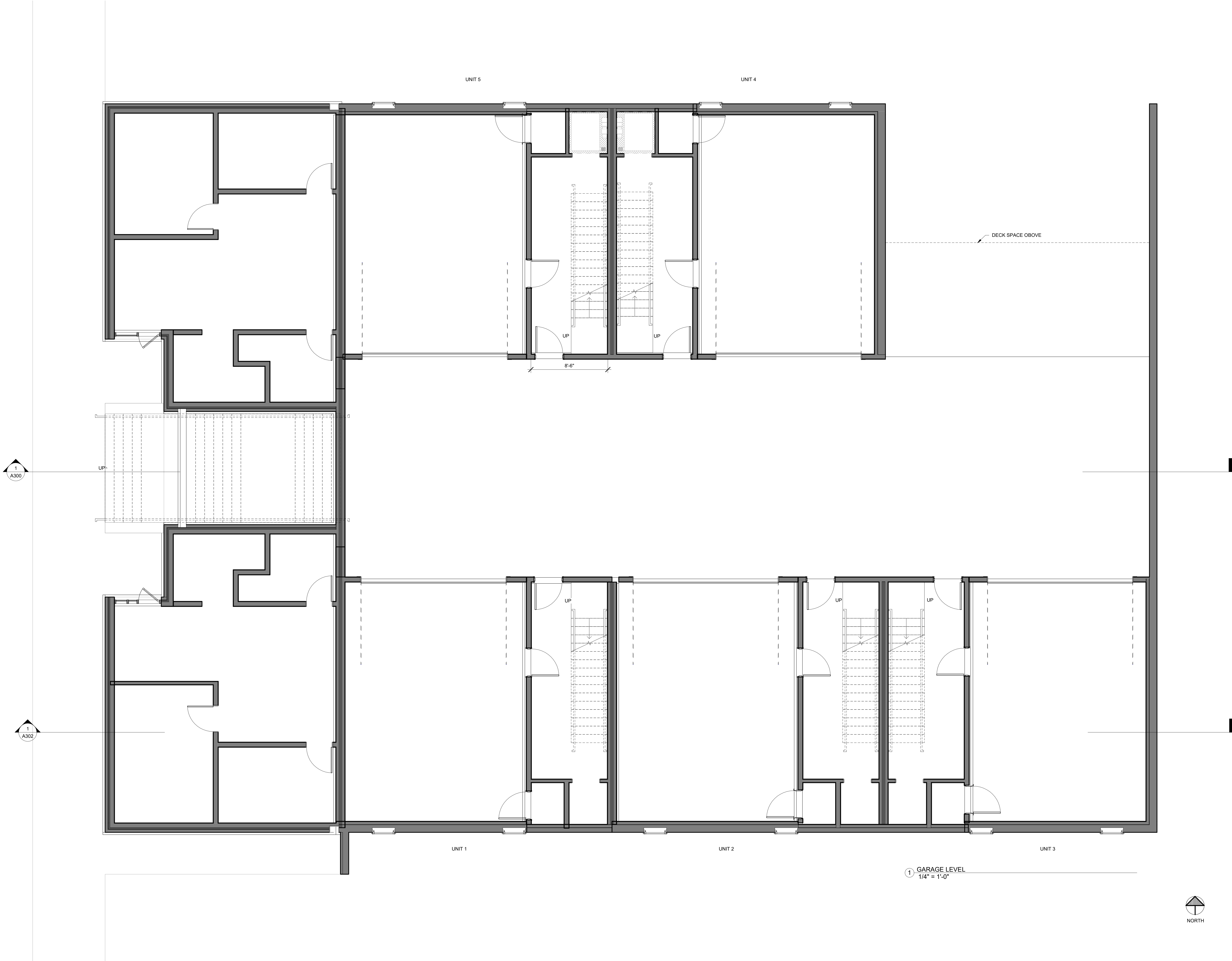
DESIGN REVIEW SET

Date NOVEMBER, 2025
Drawn by CGB
Checked by HNF
REVISIONS

No.	Description	Date



No.	Description	Date



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SCHEMATIC SET
DESIGN REVIEW
COMMITTEE SUBMITTAL

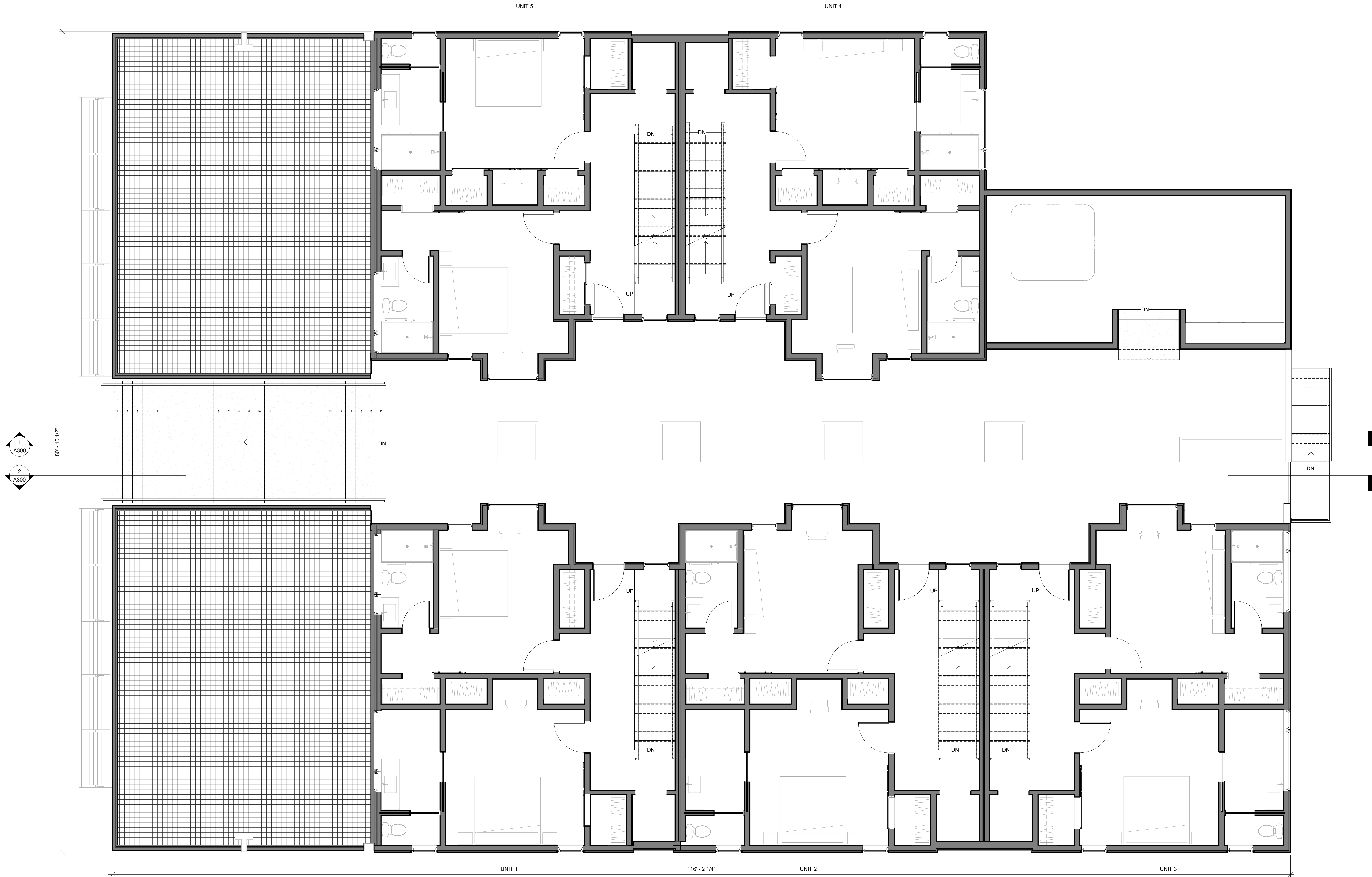
Date: NOVEMBER 24, 2025
Drawn by: Author
Checked by: NEAL ZEREN
REVISIONS

No.	Description	Date

FIRST LEVEL
FLOOR PLAN

A101

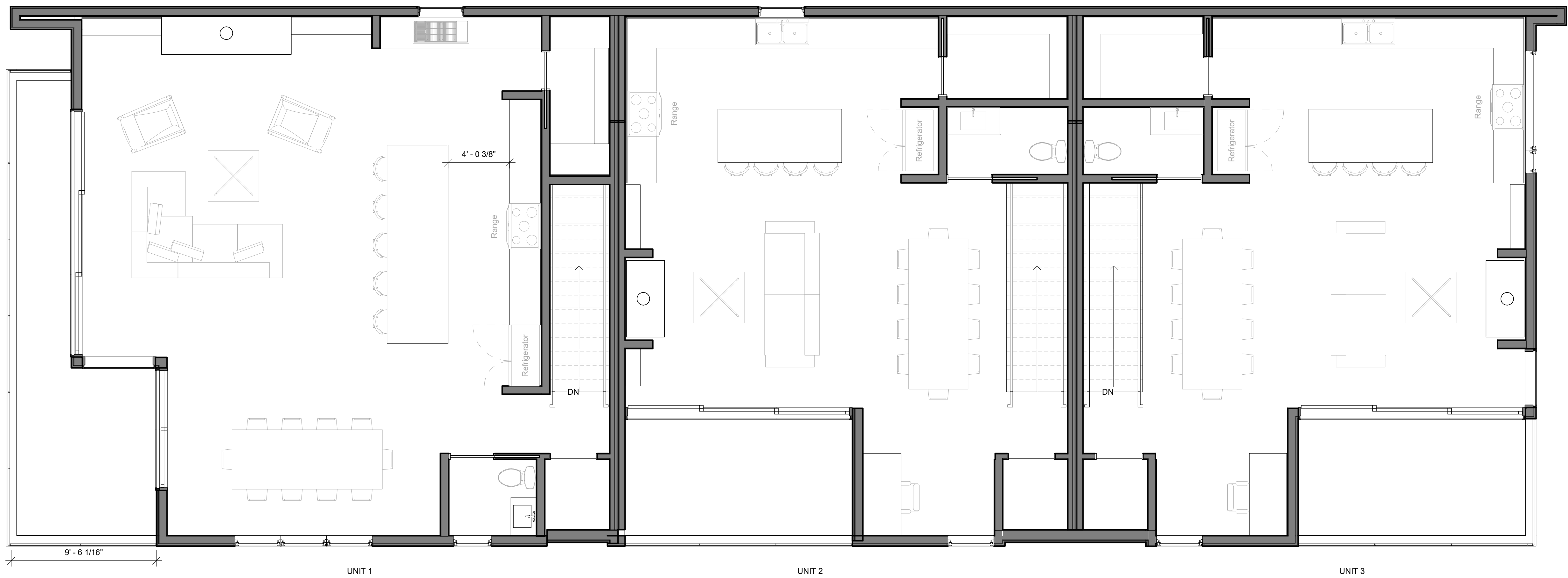
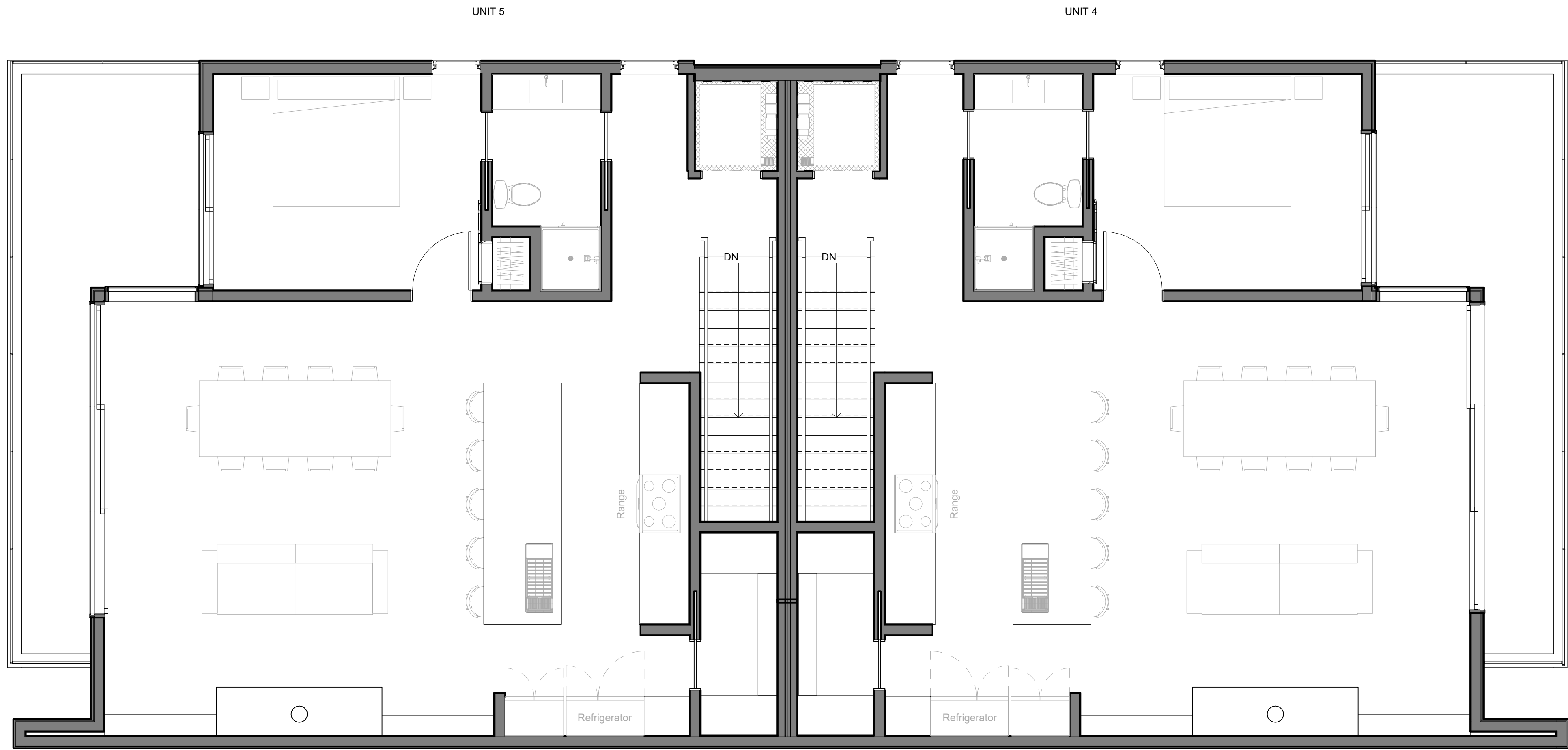
11/24/2025 4:32:23 PM



1 FIRST FLOOR
1/4" = 1'-0"



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Date NOVEMBER 24, 2025

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REVISIONS

No.	Description	Date

SECOND LEVEL
FLOOR PLAN

A102

No.	Description	Date



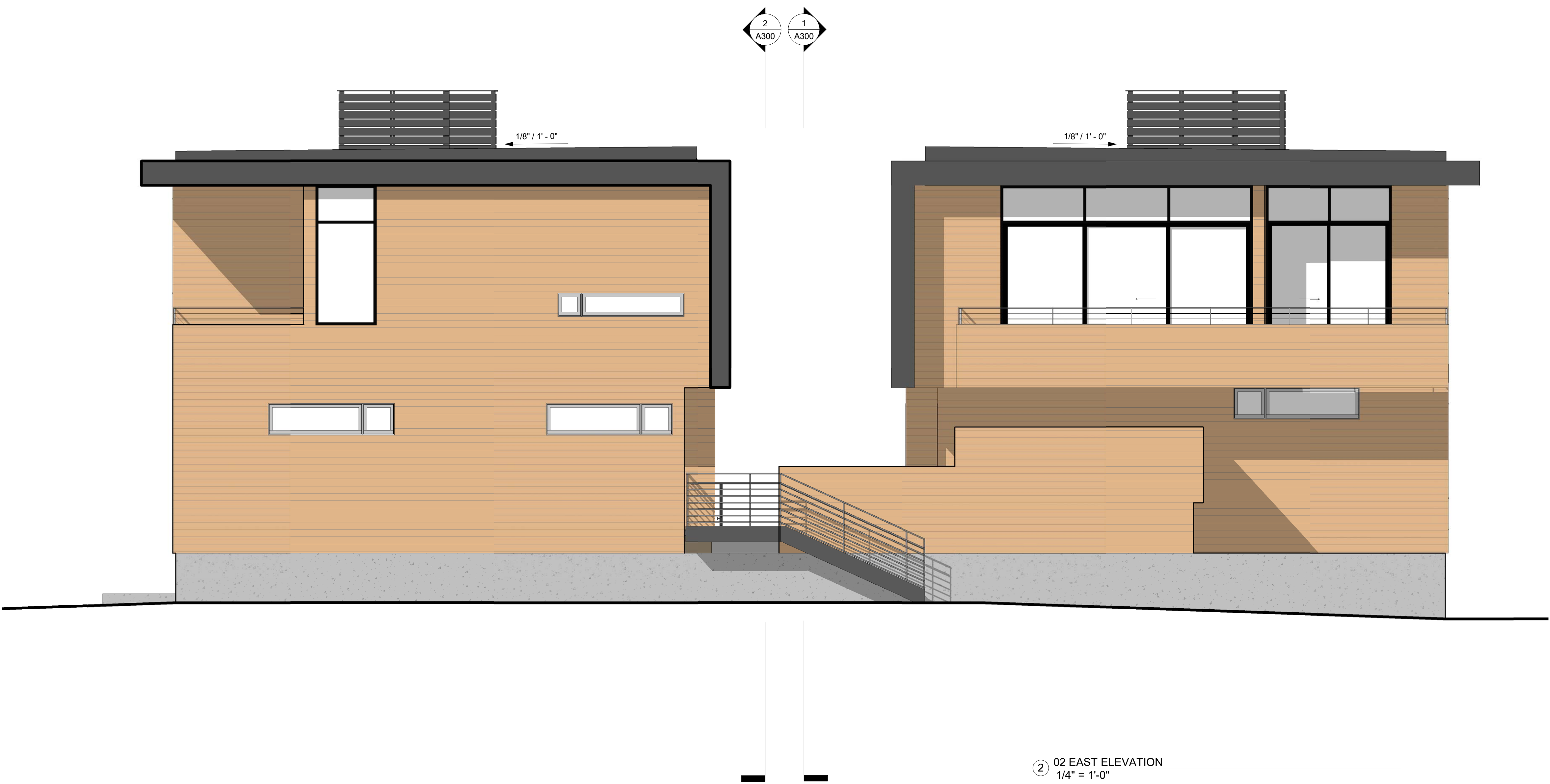


① 03 SOUTH ELEVATION
1/4" = 1'-0"



② 04 WEST ELEVATION
1/4" = 1'-0"

No.	Description	Date



② 02 EAST ELEVATION
1/4" = 1'-0"



① 01 NORTH ELEVATION
1/4" = 1'-0"

No.	Description	Date



① SECTION 2 NORTH
1/4" = 1'-0"



② SECTION 2 SOUTH
1/4" = 1'-0"

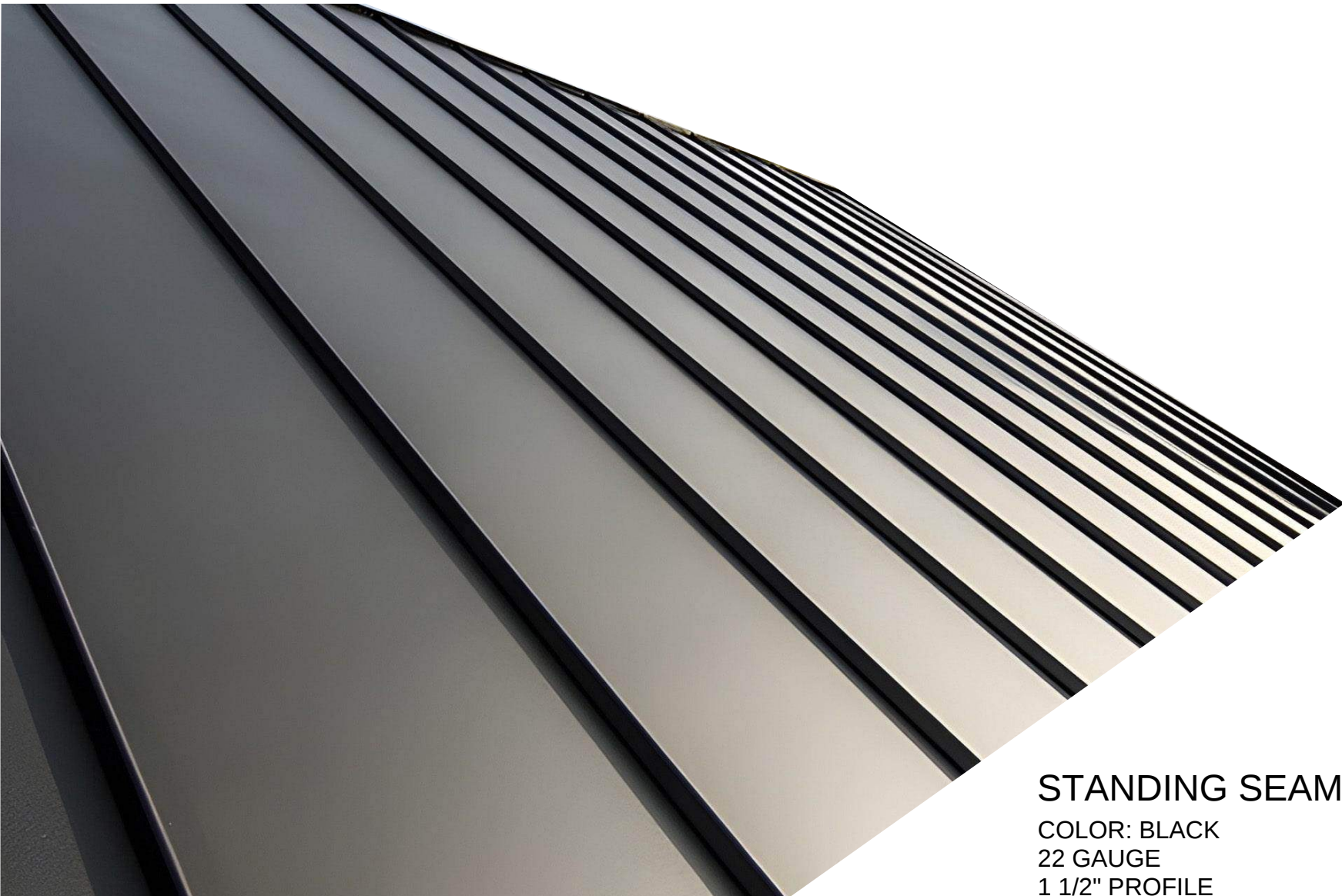
No.	Description	Date



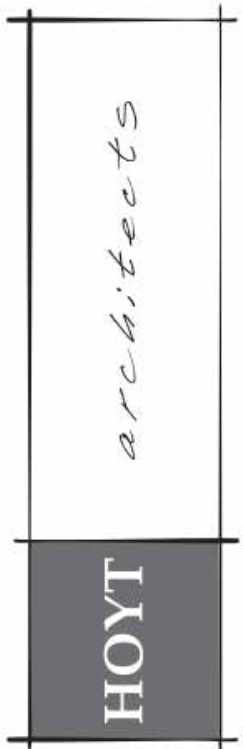
STEP LIGHTS
MANUFACTURER: Hinkley
COLOR: Black



METAL FLASHING
PREFINISHED METAL FLASHING
COLOR: Black

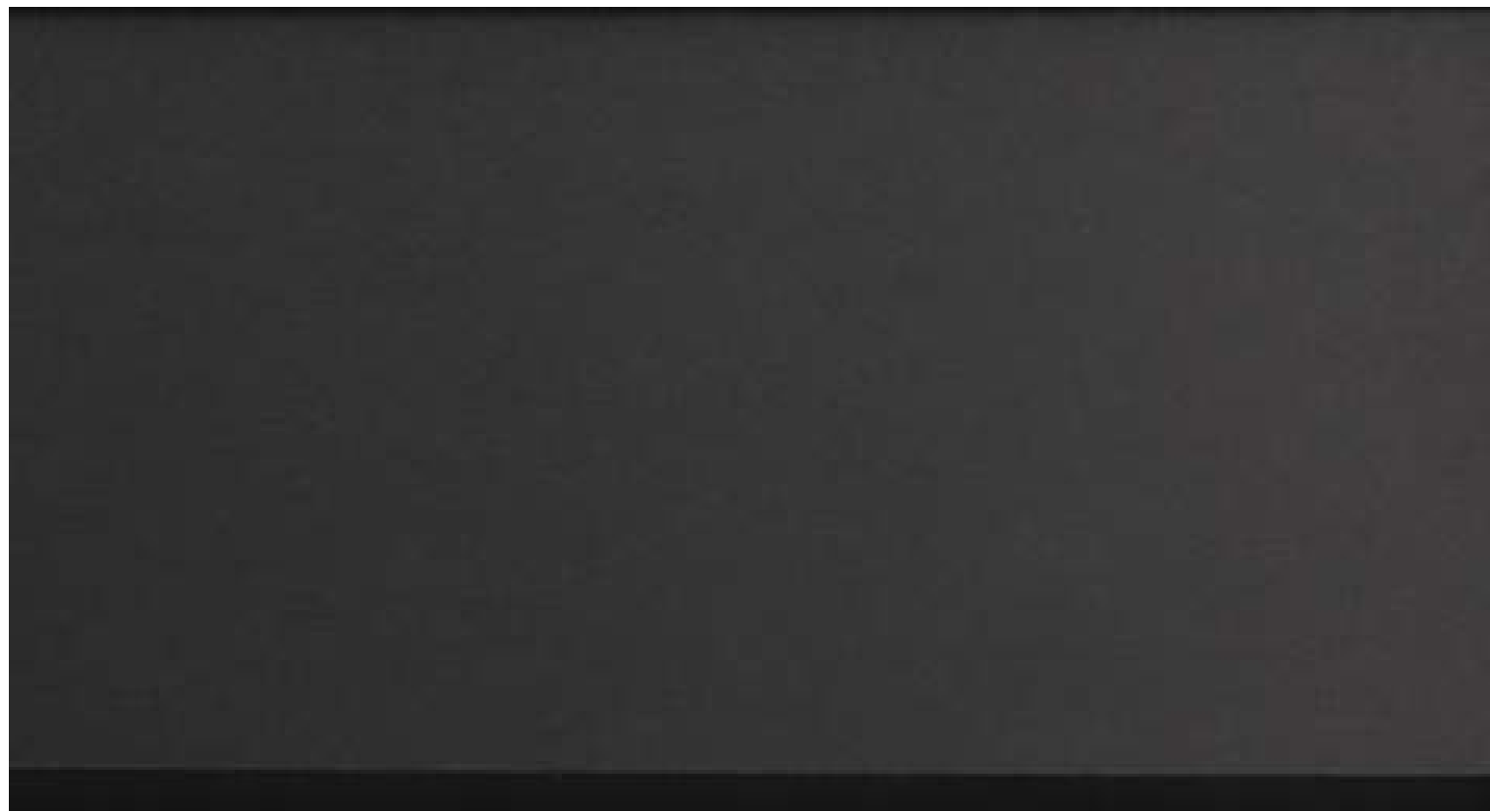


STANDING SEAM
COLOR: BLACK
22 GAUGE
1 1/2" PROFILE

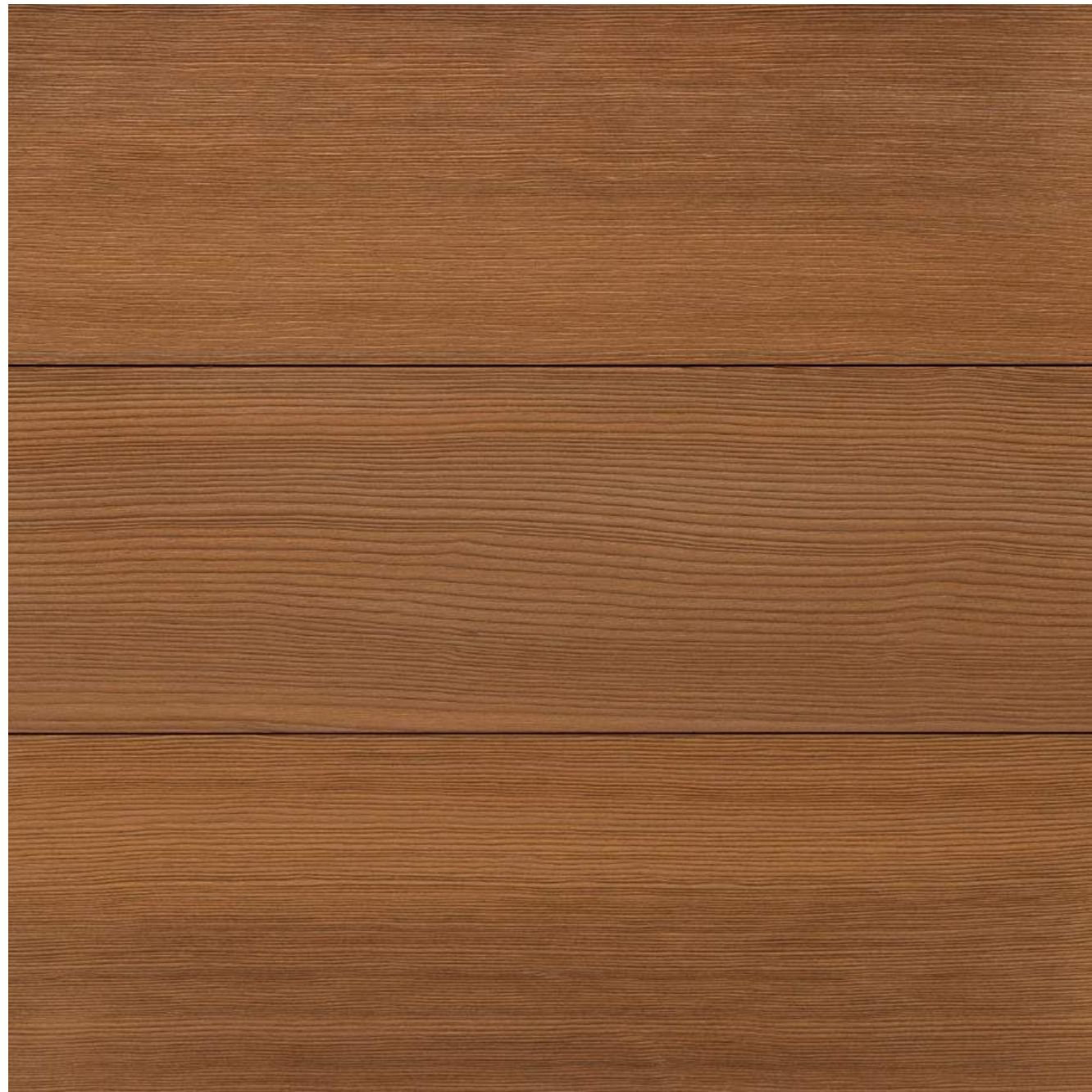


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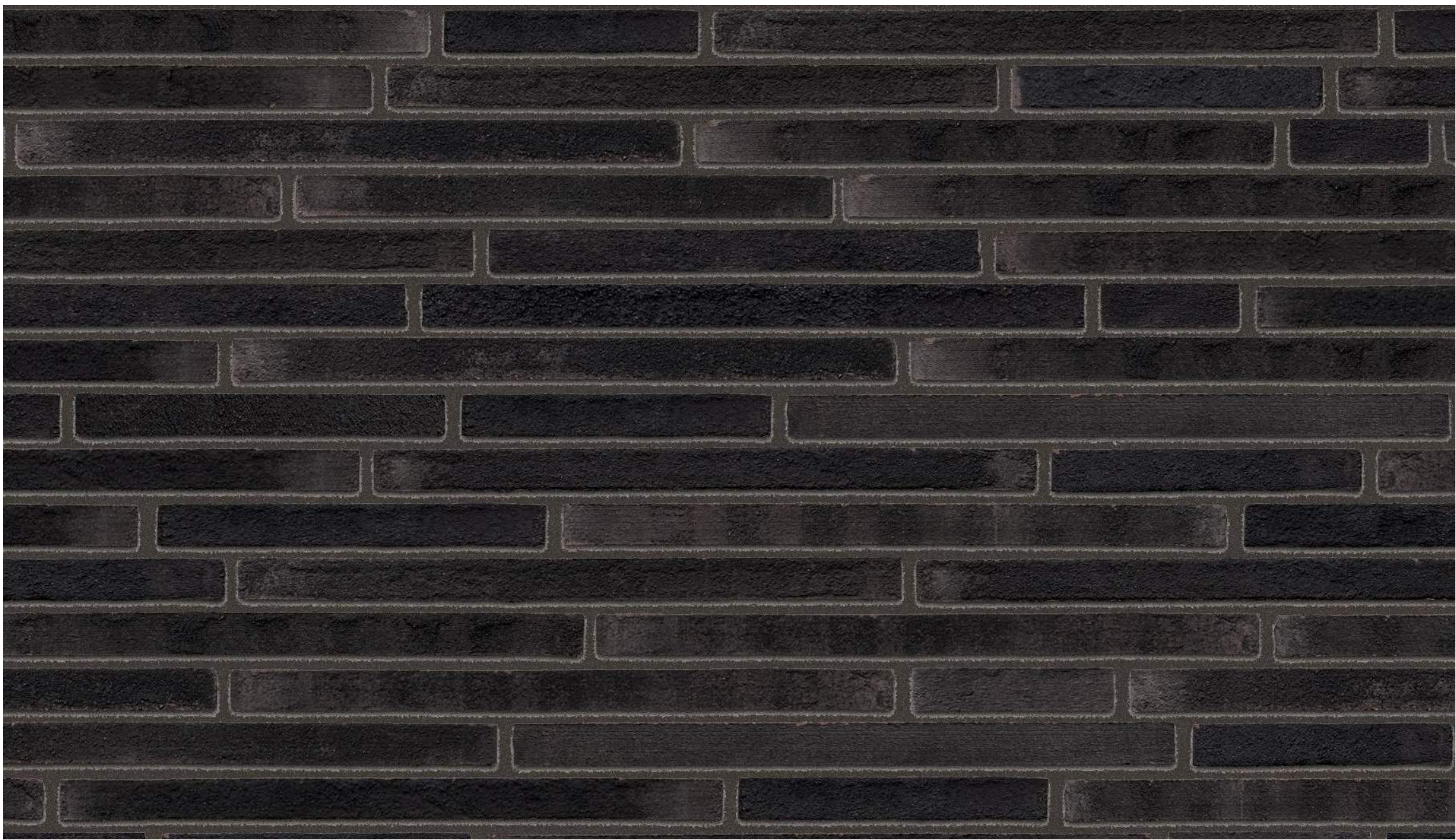
AFC PANELS
MANUFACTURER: American Fiber Cement
COLOR: AFC Carbon



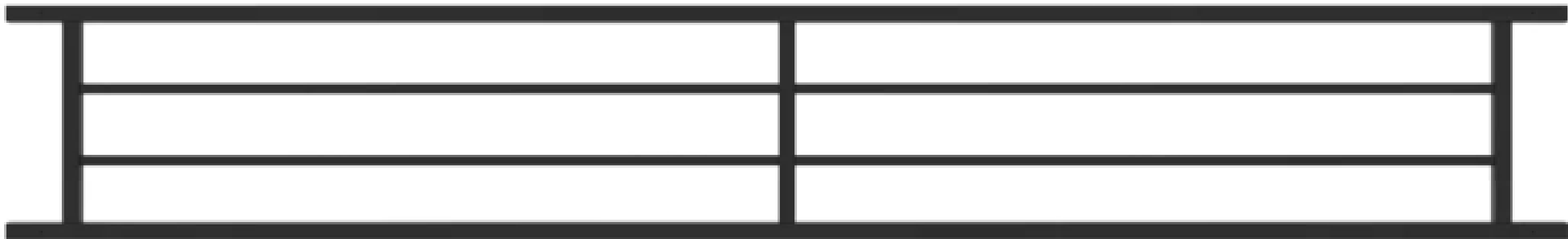
NATURAL WOOD SIDING
MANUFACTURER: Delta Millworks
PRODUCT: 1x6 Thermal Hemlock VG - SMOOTH - HD Clear



ALUMINUM CLAD WINDOWS
MANUFACTURER: Weather Shield Vue
COLOR: Black



BRICK
MANUFACTURER: Glen-Gery
STYLE: Black Roman Maximus



METAL RAILINGS
PRODUCT: Urethane Alkyd Enamel
COLOR: Black



EXPOSED METAL
CANOPIES AND RAILINGS
PRODUCT: Urethane Alkyd Enamel
COLOR: Black



STORE FRONT
MANUFACTURER: Kawneer
COLOR: Black

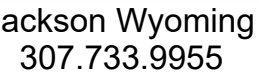
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SCHEMATIC SET
DESIGN REVIEW
COMMITTEE SUBMITTAL

Date: NOVEMBER 24, 2025
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Checked by: NEAL ZEREN
REVISIONS

No.	Description	Date



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[illegible]

ALLOWABLE - FAR			
By Right	6,086		
2:1 Bonus	6,327		
TOTAL ALLOWABLE FAR	12,413		
TOTAL PROPOSED FAR	11,919		
ALLOWABLE/PROPOSED DELTA	494		
Gross Site Area	13,230		
FAR	0.46		

DEVELOPMENT CALCULATOR							
BY RIGHT			WORKFORCE			MARKET RATE - 2:1 BONUS	
TYPE	SF		TYPE	SF		TYPE	SF
DEVELOPMENT	6,326		DEVELOPMENT	2,109		DEVELOPMENT	4,484
Habitable Below Grade	500		Habitable Below Grade	250		Habitable Below Grade	500
Habitable Above Grade	5,826		Habitable Above Grade	1,859		Habitable Above Grade	3,984
COMMERCIAL	1,576		UNIT 2: BELOW GRADE UNIT 2: ABOVE GRADE	250 1,859		UNIT 3: BELOW GRADE	250
UNIT 1: BELOW GRADE	250					UNIT 3: ABOVE GRADE	1,859
UNIT 1: ABOVE GRADE	2,125					UNIT 5: BELOW GRADE	250
UNIT 4: BELOW GRADE	250	UNIT 5: ABOVE GRADE			2,125		
UNIT 4: ABOVE GRADE	2,125						
*PER 2.2.10-OR: 6,900 SF REQUIRES ONLY BUILDING PERMIT AND DRC REVIEW		** N.I.C. IN DEVELOPMENT CALCULATION PER 7.8.3.C OF TOWN LDRS		** N.I.C. IN DEVELOPMENT CALCULATION PER 7.8.3.C OF TOWN LDRS			

UPDATED: 11/24/2025

PROPOSED - FAR			
TOTAL MARKET			
TYPE	SF		
Market		FAR:	8,234
UNIT SIZE	11,594		
Garage	2,360		
Habitable Below Grade	1,000		
Deck	704		
Second Level	3,736		
Third Level	4,498		
Habitable Above Grade	8,234		
TOTAL WORKFORCE			
TYPE	SF		
Workforce*		FAR:	2,109
UNIT SIZE	2,699		
Garage	590		
Habitable Below Grade	250		
Deck	120		
Second Level	934		
Third Level	925		
Habitable Above Grade	1,859		
TOTAL HOUSING			10,343
Office	788	2	1,576
PARKING/PUBLIC PATIO	5,838		

PROPOSED Market - FAR			
UNIT 1 - South West		UNIT 3 - South East	
TYPE	SF	TYPE	SF
Market	2,125	Market	1,859
UNIT SIZE	2,965	UNIT SIZE	2,699
Garage	590	Garage	590
Habitable Below Grade	250	Habitable Below Grade	250
Deck	193	Deck	125
Second Level	934	Second Level	934
Third Level	1,191	Third Level	925
Habitable Above Grade	2,125	Habitable Above Grade	1,859
PROPOSED Workforce - FAR			
UNIT 2 - Middle			
TYPE	SF		
Market	2,109		
UNIT SIZE	2,699		
Garage	590		
Habitable Below Grade	250		
Deck	120		
Second Level	934		
Third Level	925		
Habitable Above Grade	1,859		

PROPOSED - FAR			
UNIT 4 - North East		UNIT 5 - North West	
TYPE	SF	TYPE	SF
Market	2,125	Market	2,125
UNIT SIZE	2,965	UNIT SIZE	2,965
Garage	590	Garage	590
Habitable Below Grade	250	Habitable Below Grade	250
Deck	193	Deck	193
Second Level	934	Second Level	934
Third Level	1,191	Third Level	1,191
Habitable Above Grade	2,125	Habitable Above Grade	2,125

TOTAL PROPOSED DEVELOPMENT	15,869
COST OF CONSTRUCTION	\$13,579,000
GARAGES	\$500 \$1,475,000
RESIDENTIAL DECKS	\$300 \$247,200
PATIO/PARKING - INFRASTRUCTURE	\$450 \$2,627,100
RESIDENTIAL - WORKFORCE	\$500 \$1,054,500
RESIDENTIAL - MARKET	\$800 \$7,387,200
COMMERCIAL - SHELL	\$500 \$788,000

Note:

*REQUIRED WORKFORCE SQUARE FEET: In the calculations "sf" is equal to the habitable floor area (in square feet), including basement, of each residential, lodging, or nonresidential unit, including incidental structures. The calculation for a multi-unit building shall be the sum of the calculation for each unit. Common hallways, entryways, stairways, and other circulation areas in buildings with multiple residential or nonresidential units, that are not within any individual unit, shall not be included in the calculation.

** CALCULATED AREA'S above reflect GROSS square feet for construction. These are not BOMA (Building Owners and Managers Association) RSF (Rentable Square Footage) numbers.