

AGENDA
Design Review Committee
March 11, 2026 – 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

To join, [click link](https://us02web.zoom.us/j/86529017711?pwd=ZpoiphRf2PGU911hoKWWLI1VMsayc.1) or copy it to your browser:

<https://us02web.zoom.us/j/86529017711?pwd=ZpoiphRf2PGU911hoKWWLI1VMsayc.1>

Or join at zoom.com with Webinar ID: **865 2901 7711** and Password: **83001**

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

I. P25-252 750 W Broadway Conceptual Review

5. MATTERS FROM STAFF

6. ADJOURN

STAFF REPORT



Meeting Date:	March 11, 2026	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Hal Hutchinson, HH Land Strategies	Presenter:	Tyler Valentine
Item:	Virginian Lodge Apartments located at 750 West Broadway Avenue (P25-232)	Recommendation:	Conceptual Design Review

Project Summary.

The Applicant is requesting conceptual design review for a 32-unit apartment development consisting of four two-story buildings located in the southeastern corner of the property. The proposal includes approximately 15,000 square feet of total floor area. Each building contains eight units, with six one-bedroom units (roughly 340 sf each) on the ground floor and two two-bedroom units (roughly 850 sf each) on the second floor. All buildings are just under 22 feet in height and are connected at the second level by non-enclosed stairs and a walkway. Vehicular access is provided via one access point from West Broadway Avenue and four access points along Virginian Lane, including one shared with the Virginian RV Park to the south. In terms of process, the required Development Plan has been submitted and is under review.

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

Background.

Site Background

The subject property encompasses approximately 7.79 acres (339,332 square feet) and is zoned Commercial Residential-3 (CR-3). It is bounded by West Broadway Avenue to the north, the START facility to the east, the Virginian RV Park to the south, and Virginian Lane to the west. The site contains several existing structures, including the Virginian Lodge as the primary building. The total existing floor area for the site is 95,269 sf. The property currently has access from both West Broadway Avenue and Virginian Lane, with an internal circular vehicular circulation pattern that provides access throughout the site.

The DRC first reviewed this project on January 14, 2026, and continued the item. The DRC directed the applicant to address the following items:

1. The public realm and overall site connectivity would benefit from further refinement to better integrate this area with the rest of the development.
2. The location of the second-level stairs should be reconsidered to improve clarity and visibility, ideally orienting them toward the parking area to the west.
3. The architectural expression departs from the rest of the site; incorporating elements that better relate to the existing development would help create a more cohesive project.
4. The connection between the buildings in the center of the site is not functioning as a high-quality space. Expanding its width to allow for a larger, landscaped green area could significantly enhance its usability and character.
5. Greater emphasis should be placed on building entries, site access, and outdoor spaces to strengthen wayfinding and establish a clearer sense of arrival and identity.

6. Consider adding a landscaped buffer between the parking area and the building to improve the overall quality of the living environment.
7. The material palette is generally appropriate; however, the application could be more intentional. In particular, the placement of certain materials (such as wood accents) appears somewhat random and could benefit from a more cohesive approach.

Prior to resubmitting for final review and addressing all seven items above, the applicant has elected to return to the DRC for a conceptual review to obtain comments and feedback on proposed changes before fully committing to the revised design and layout. Following this discussion, the applicant intends to incorporate any necessary revisions and proceed with a final review submittal for the April 8th DRC meeting.

According to the applicant, the purpose of this conceptual review is to address the primary concerns raised at the January DRC meeting, including: limited place-making elements, a site layout that felt similar to a motel configuration (with vehicles pulling directly up to units), and a desire for the new buildings to better relate to the existing on-site development.

In response to these concerns, the applicant has most notably made changes to the site plan and building arrangement to create a more cohesive and inviting residential environment that better integrates with the surrounding development. In the prior submittal, the buildings were oriented north-south in a 2x2 grid pattern, with approximately 10 feet between structures. In the revised proposal, the two westernmost buildings have been rotated 90 degrees and repositioned to create a U-shaped courtyard space (facing west) between them and the eastern buildings. The applicant states that these adjustments help foster a more residential character, address concerns related to vehicle headlights and introduce an opportunity for a shared green space amenity. In addition, exterior finishes were modified to include wood siding in a board and batten profile and color that matches the buildings in the rest of the development. Entry points are marked with accents of horizontal wood siding with a natural stain – a material also employed elsewhere in existing buildings on site.

Land Development Regulation (LDR) Compliance.

Staff have done a preliminary LDR review and find the building and site to generally comply with the CR-3 zone.

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.

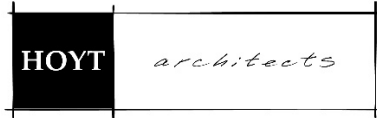
E. Materials

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.



02.23.2026

Town of Jackson Planning Dept. and DRC

We are requesting a courtesy review for the project to open a dialogue regarding the adjustments made to the project since the January 14, 2026 DRC meeting. These adjustments were made in response to concerns expressed during the January meeting.

During the January DRC meeting concerns expressed, amongst others, included a lack of place making, a feeling that the housing layout made the project feel like living in a motel (cars pulling directly up to units), and a desire for the new buildings to relate more to the existing buildings on site.

In response to these comments the team has taken a big step back and made significant adjustments in an effort to create a more inviting project to live in and one that better fits into the existing development.

The most obvious adjustment has been to the site plan and the arrangement of the buildings. In the previous submission, the buildings were all placed in a north-south orientation in a 2x2 grid with the buildings 10' apart. In the proposed layout the 2 westerly buildings have been rotated 90 degrees and separated to create a courtyard between them and the eastern buildings. This move helps create a more residential feel, eliminates the car headlight concern and provides an opportunity for common green space amenity.

Each building is now clad with wood siding, in a board and batten profile and color that matches the buildings in the rest of the development. Entry points are marked with accents of horizontal wood siding with a natural stain – a material also employed elsewhere in existing buildings on site.

We look forward to hearing your comments and hopefully moving this important project in a positive direction.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brad Hoyt". The signature is stylized with a long, sweeping horizontal stroke followed by a smaller, more complex mark.

Brad Hoyt, AIA



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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS AUTHORIZED REPRESENTATIVE

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

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

Address of Premises: 750 W Broadway Avenue

Legal Description: Lot 1, Virginian Addition to Town of Jackson, Plat#1129

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Hal Hutchinson, HH Land Strategies, LLC

Mailing address of Applicant/Authorized Representative: PO Box 1902, Wilson, WY 83014

Email address of Applicant/Authorized Representative: hal@hhlandstrategies.com

Phone Number of Applicant/Authorized Representative: 307-699-0265

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

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

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

Property Owner Signature
 Authorized Signatory

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

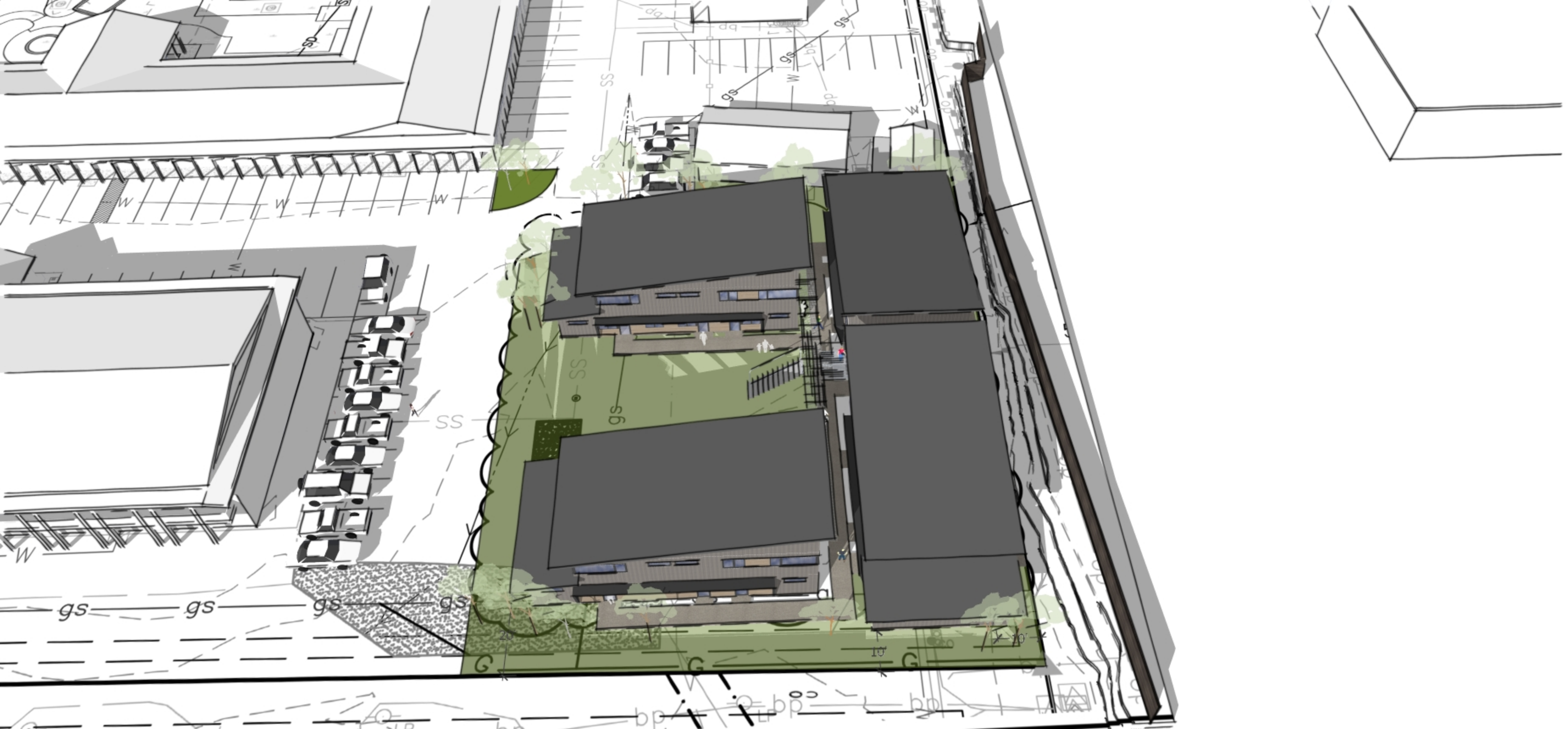
STATE OF Illinois)
) SS.
 COUNTY OF Cook)



The foregoing instrument was acknowledged before me by Erick Harris this 22nd
 day of July, WITNESS my hand and official seal.

Notary Public Mary Catherine Finneran

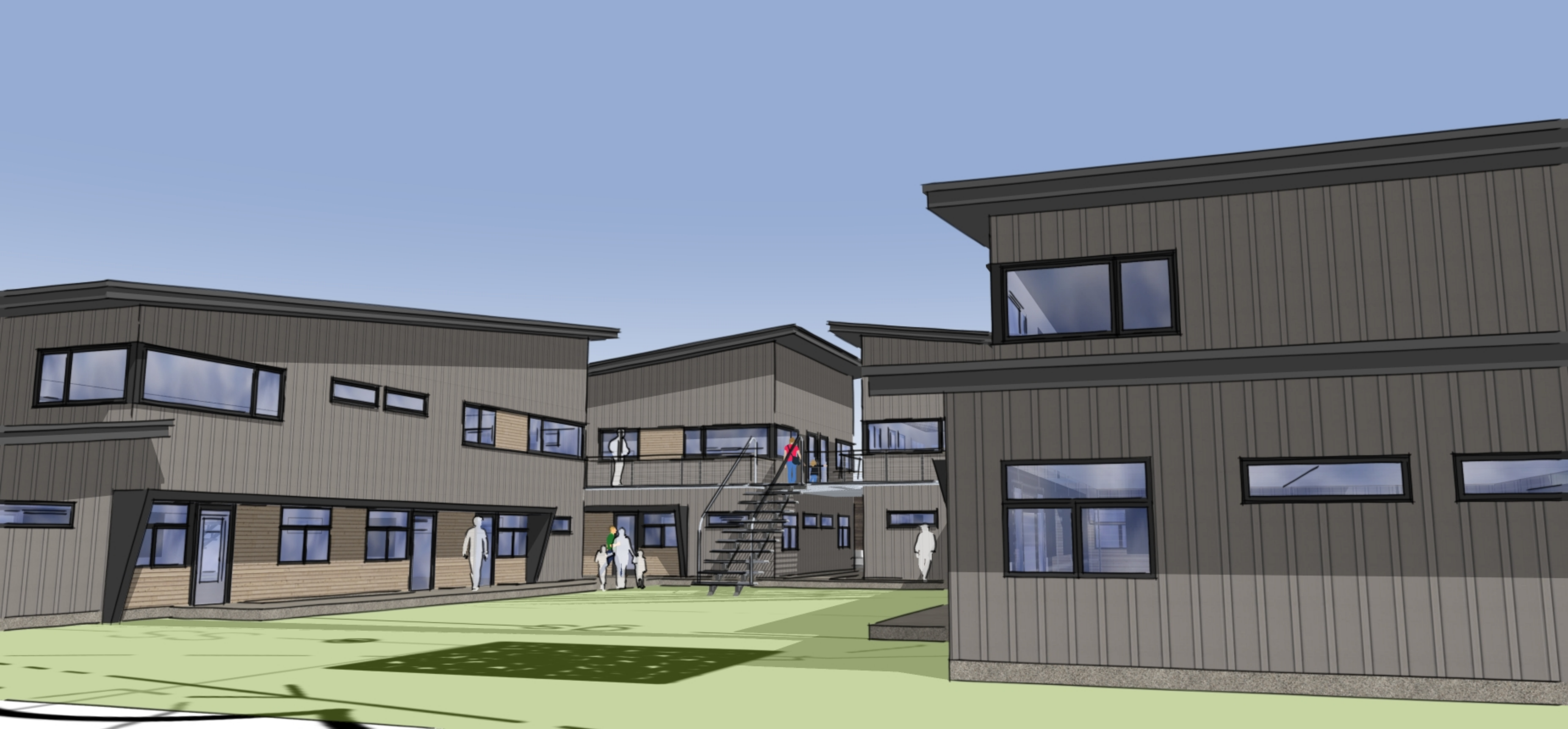
My commission expires: February 14, 2027







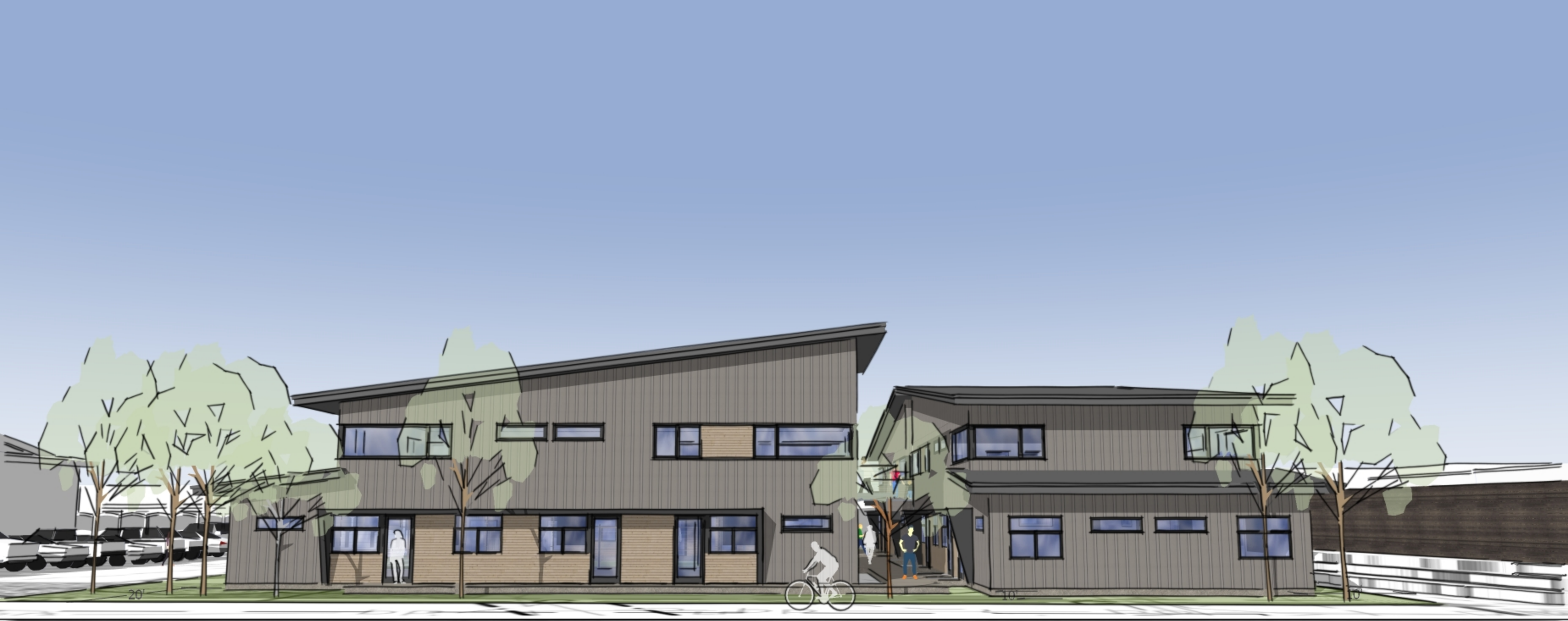








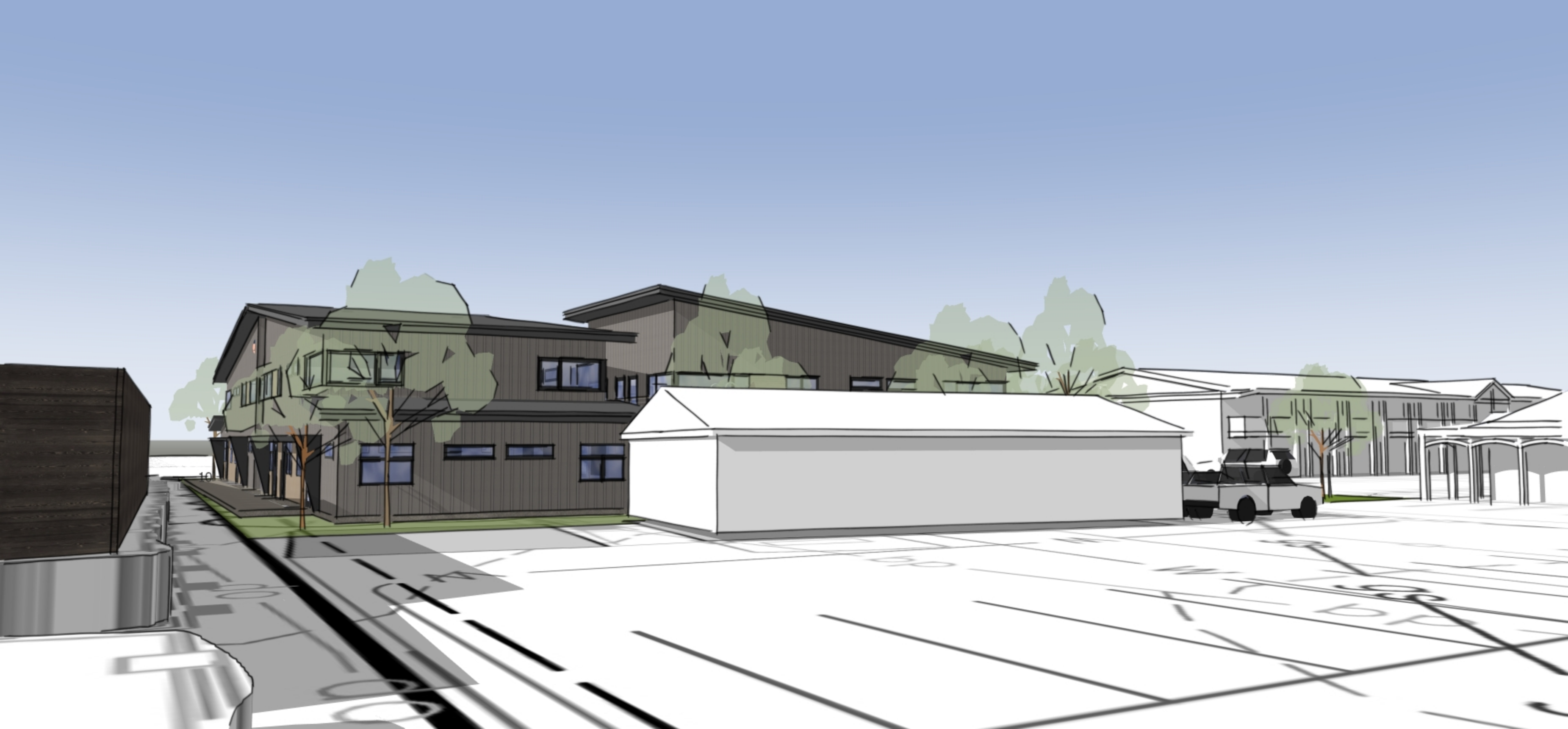


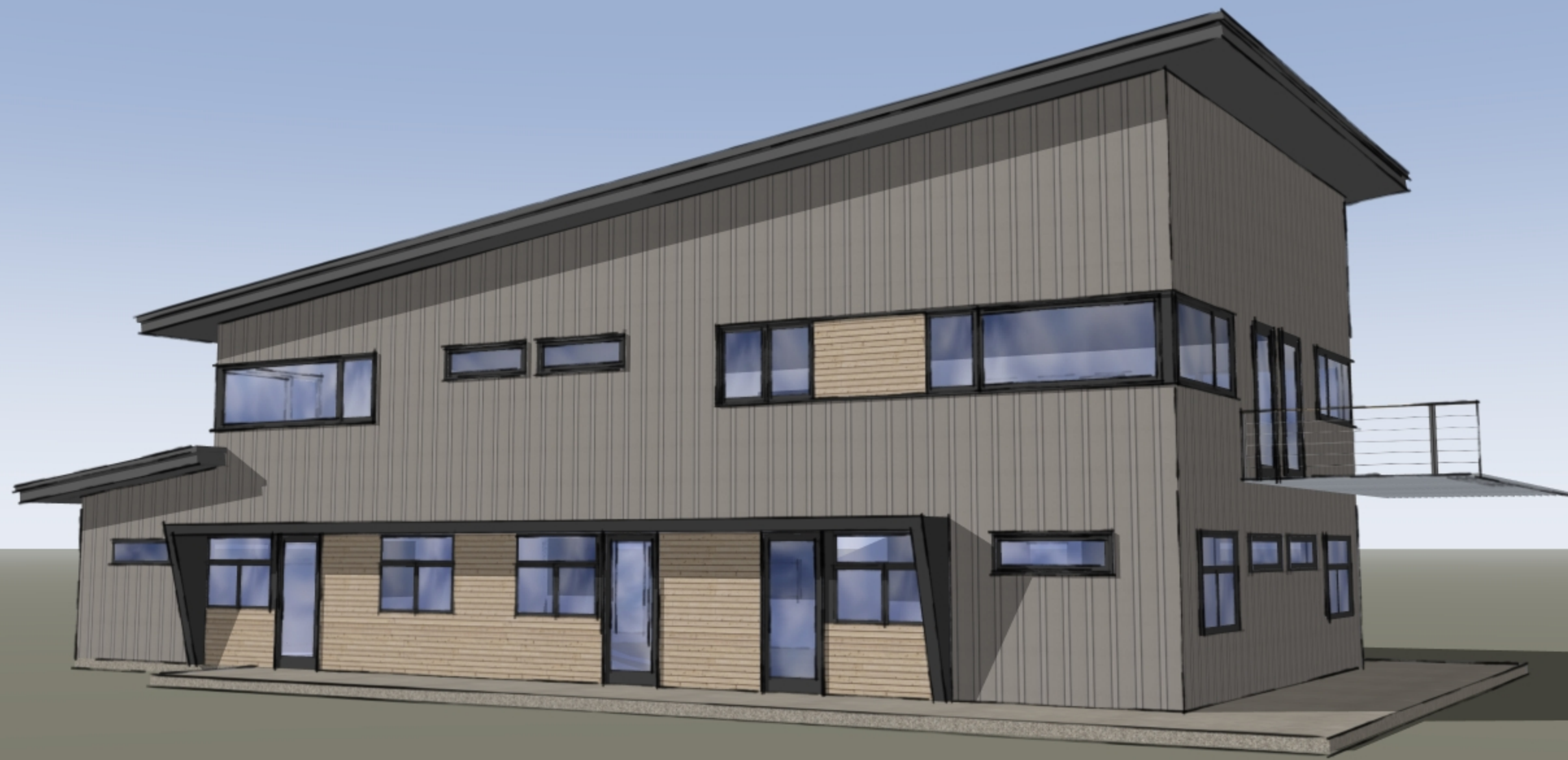


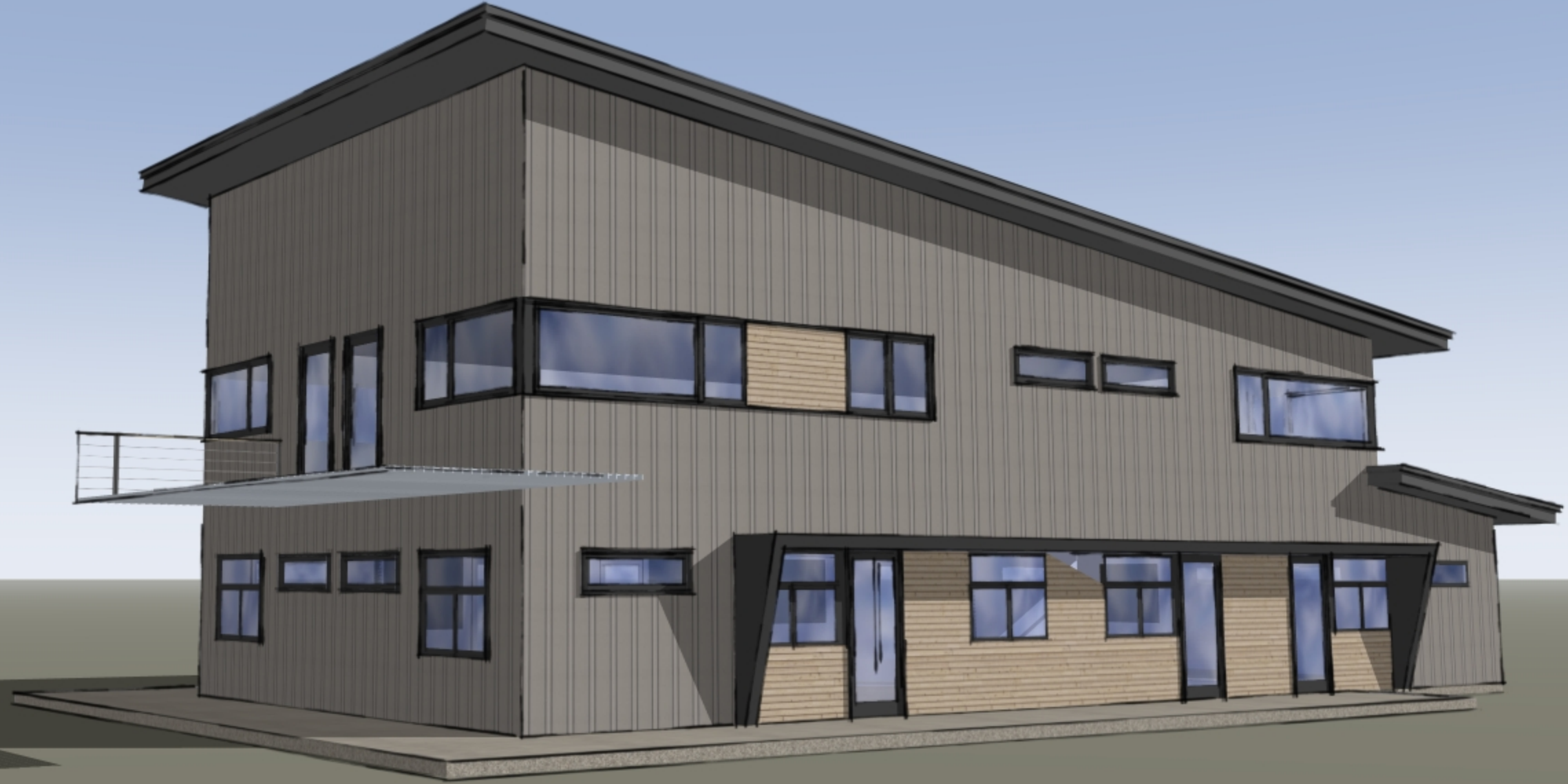


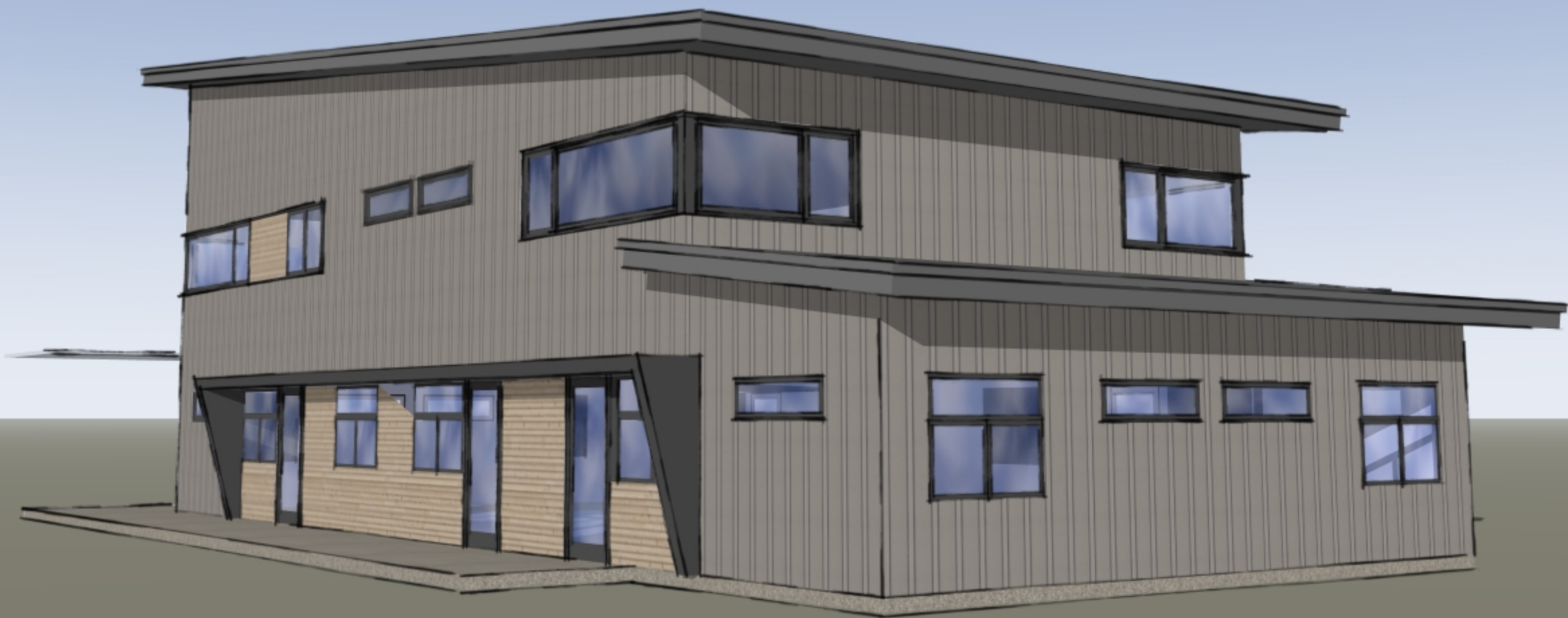




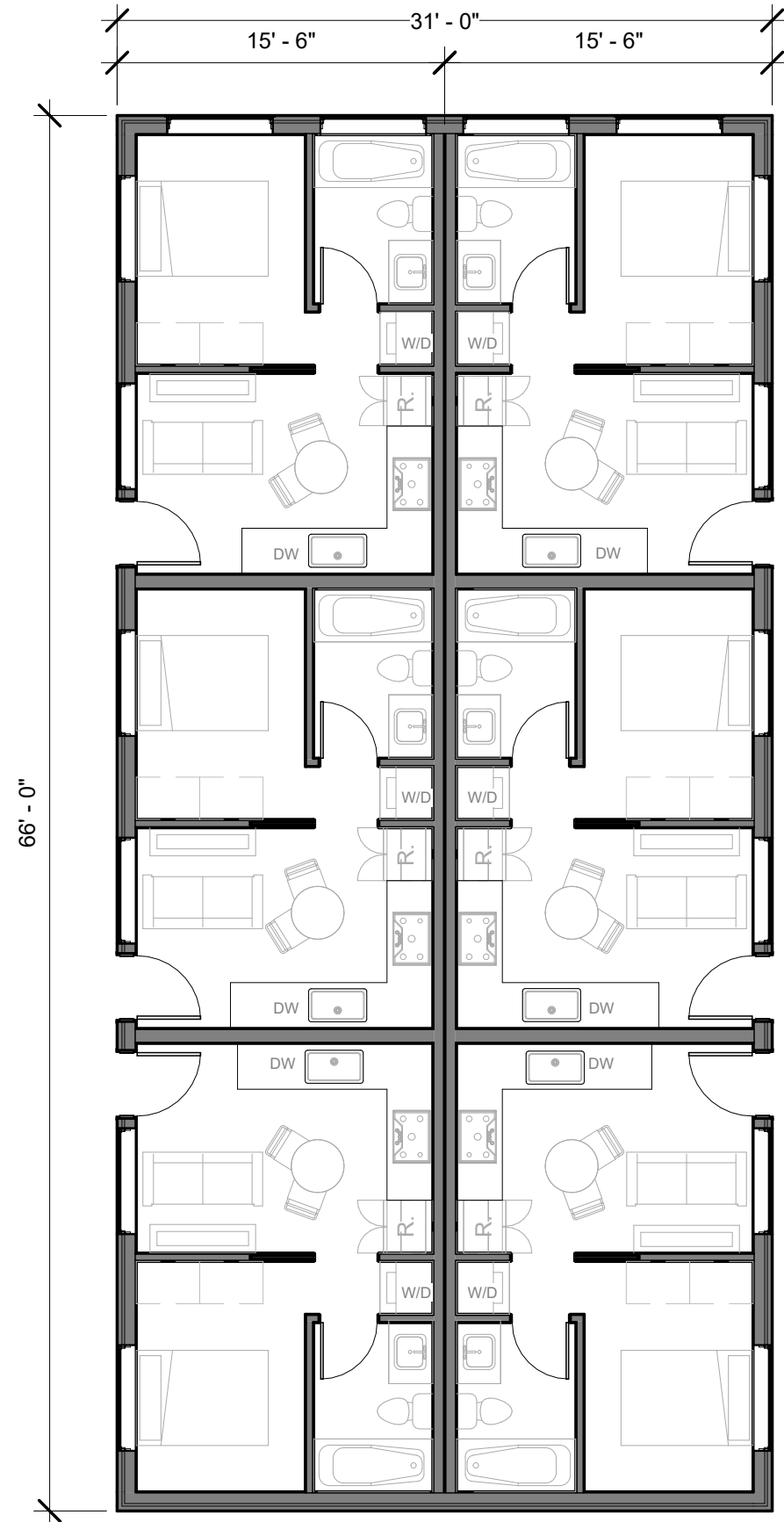




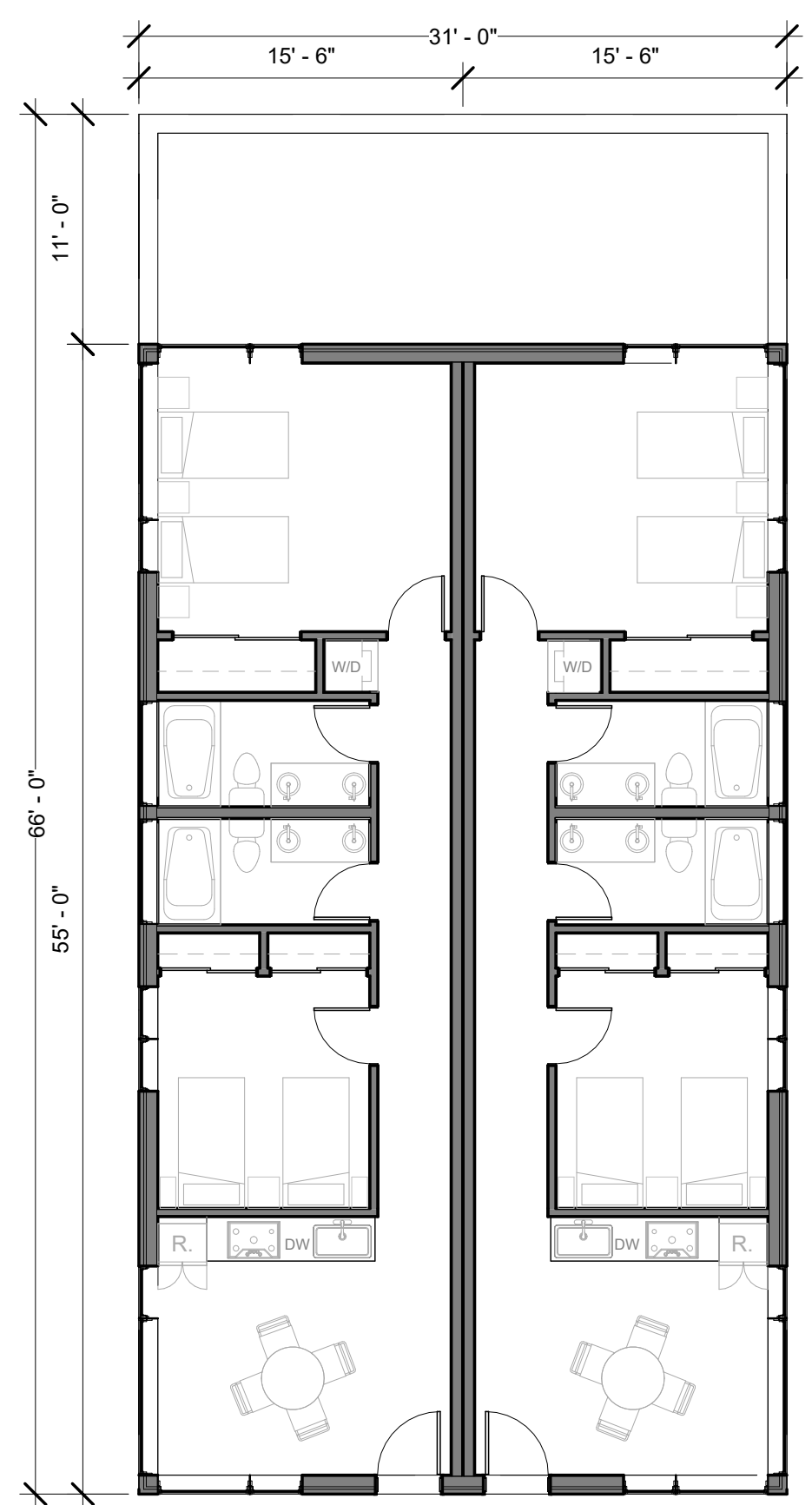








① FIRST FLOOR PLAN
1/8" = 1'-0"



② SECOND FLOOR PLAN
1/8" = 1'-0"

VIRGINIAN LODGE EMPLOYEE HOUSING

TOWN OF JACKSON, WY

FEBRUARY 20 2026