

AGENDA
Design Review Committee
July 8, 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/88169298976?pwd=5aSPqSstevlZv1olg6zwX2SWDxJv.1) or copy it to your browser:

<https://us02web.zoom.us/j/88169298976?pwd=5aSPqSstevlZv1olg6zwX2SWDxJv.1>
Or join at zoom.com with Webinar ID: **881 6929 8976** and Password: **83001**

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

- I. P26-114: 305 W. Snow King (Rodeo Grounds) Stealth Wireless Facility Conditional Use Permit
- II. P26-115: 655-665 South Cache Street Final Design Review

5. MATTERS FROM STAFF

- I. DRC Chair and Vice Chair Appointments

6. ADJOURN

STAFF REPORT



Meeting Date:	July 8, 2026	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Katie Harms - Diamond Communications LLC	Presenter:	Andrew Bowen
Agenda Item:	(P26-114) Rodeo Grounds Stealth Wireless Facility Conditional Use Permit (CUP)	Public Comment:	No

Purpose and Policy Considerations

All major use Wireless Facility CUP applications are subject to review by the DRC prior to submission to the Planning Commission.

Recommendation

The Applicant is requesting Final review from the DRC.

Project Summary

This is a request for Design Review Committee (DRC) review of a replacement wireless telecommunications facility located at the Teton County Fairgrounds. The applicant proposes to remove the existing freestanding wireless telecommunications tower located approximately 100' to the west and construct a replacement facility that is architecturally integrated on top of the existing rodeo grandstand building. The replacement facility will conceal antennas, radios, and associated equipment within architectural screening elements designed to match the existing building's materials, colors, and character. No changes are proposed to the primary use of the property, circulation patterns, parking areas, or public access facilities.

Telecommunications equipment will be integrated into the existing building to eliminate exposed equipment to the greatest extent feasible while continuing to utilize the existing ground equipment area located within the base of the structure. The applicant states that the facility is intentionally designed to minimize visibility from adjacent properties, roadways, and public viewing areas while maintaining the operational requirements necessary to provide reliable wireless communications service.

Land Development Regulations (LDR) Compliance

Staff have conducted an initial, non-exhaustive review of LDR compliance.

Public Space

The proposed replacement wireless telecommunications facility is located within the developed rodeo lease area and will not alter the site's primary use, circulation patterns, parking areas, or public access. The applicant states that the project will utilize the existing developed setting and continue use of the existing equipment area with minimal site disturbance. As proposed, the project is intended to maintain the existing public function of the Fairgrounds while improving telecommunications infrastructure without adversely affecting pedestrian or vehicular access.

Composition

The applicant proposes to remove the existing freestanding wireless telecommunications tower and replace it with a facility that is architecturally integrated into the existing Fairgrounds building. The applicant states that integrating the facility into the existing building massing will create a more cohesive appearance while minimizing the visual prominence typically associated with wireless communication facilities.

Massing

Rather than introducing a new freestanding tower, the proposed project incorporates the telecommunications equipment into the existing rodeo grandstands. The applicant states this approach substantially reduces the visual prominence of the facility by eliminating the existing tower and integrating the communications infrastructure into the existing development.

Street Wall

The proposed project does not modify the existing building footprint or establish a new street wall condition, however, the facility will be visually prominent due to its height and scale over the grandstands. Because the facility is integrated within the existing rodeo grandstands, the project will maintain the existing relationship between the building and adjacent public streets while minimizing the visibility of the telecommunications infrastructure. The applicant indicates the project is intended to reduce visual impacts from adjacent roadways and public viewing areas.

Height

The application does not propose a discussion of building height as part of the architectural integration. Instead, the project replaces an existing freestanding wireless telecommunications tower with equipment incorporated into the existing Fairgrounds building. The new structure will be 55 feet to its highest appurtenance. The applicant states this approach reduces the visual prominence of the facility while maintaining the operational requirements necessary to provide reliable wireless communications service.



Note: As of drafting this staff report the Applicant has not provided scaled drawings.

Tower to be Removed



Materials

According to the application, antennas, radios, and associated telecommunications equipment will be concealed within architectural screening elements designed to match the materials, colors, and character of the existing rodeo grandstands.

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

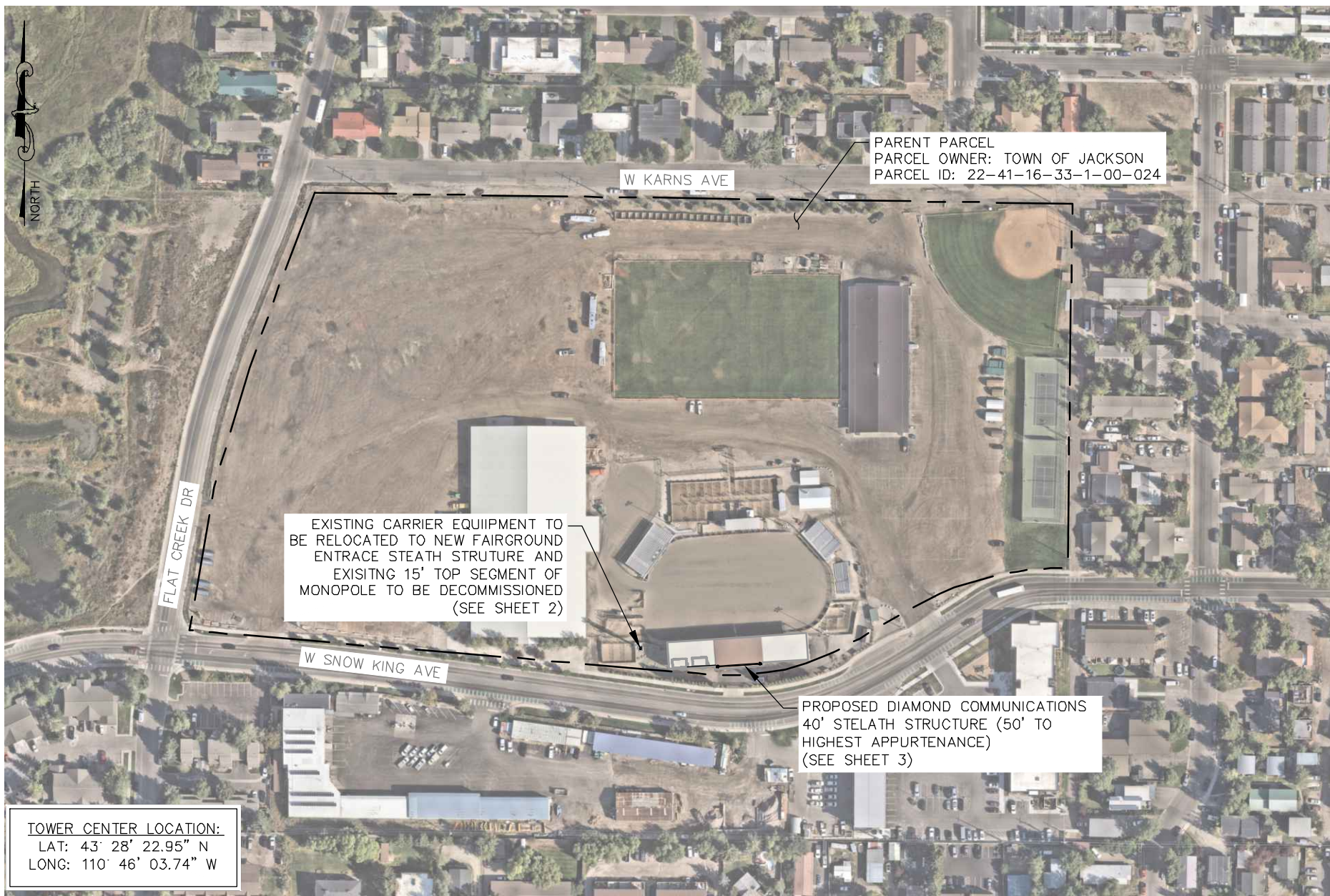
- Consider impacts on surrounding buildings, natural environment and culture.

PROPERTY OWNER APPROVAL _____

DATE _____

TOWER OWNER APPROVAL _____

DATE _____



JOB No.: 013541049

DATE: 05/21/26

REV.: 0

DRAWN: BRW

CHECKED: ALP

Kimley»Horn11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GA 30009
PHONE: 770-619-4280 WWW.KIMLEY-HORN.COM
WY License E-0427

Site Visit Attendees:

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PROPOSED STEALTH STRUCTURE

JACKSON FAIRGROUNDS - WY005

305 W SNOW KING AVENUE
JACKSON WY 83001 US
TETON COUNTY**OVERALL AERIAL PLAN
SHEET 1 OF 3**

SCALE: 1" = 200'

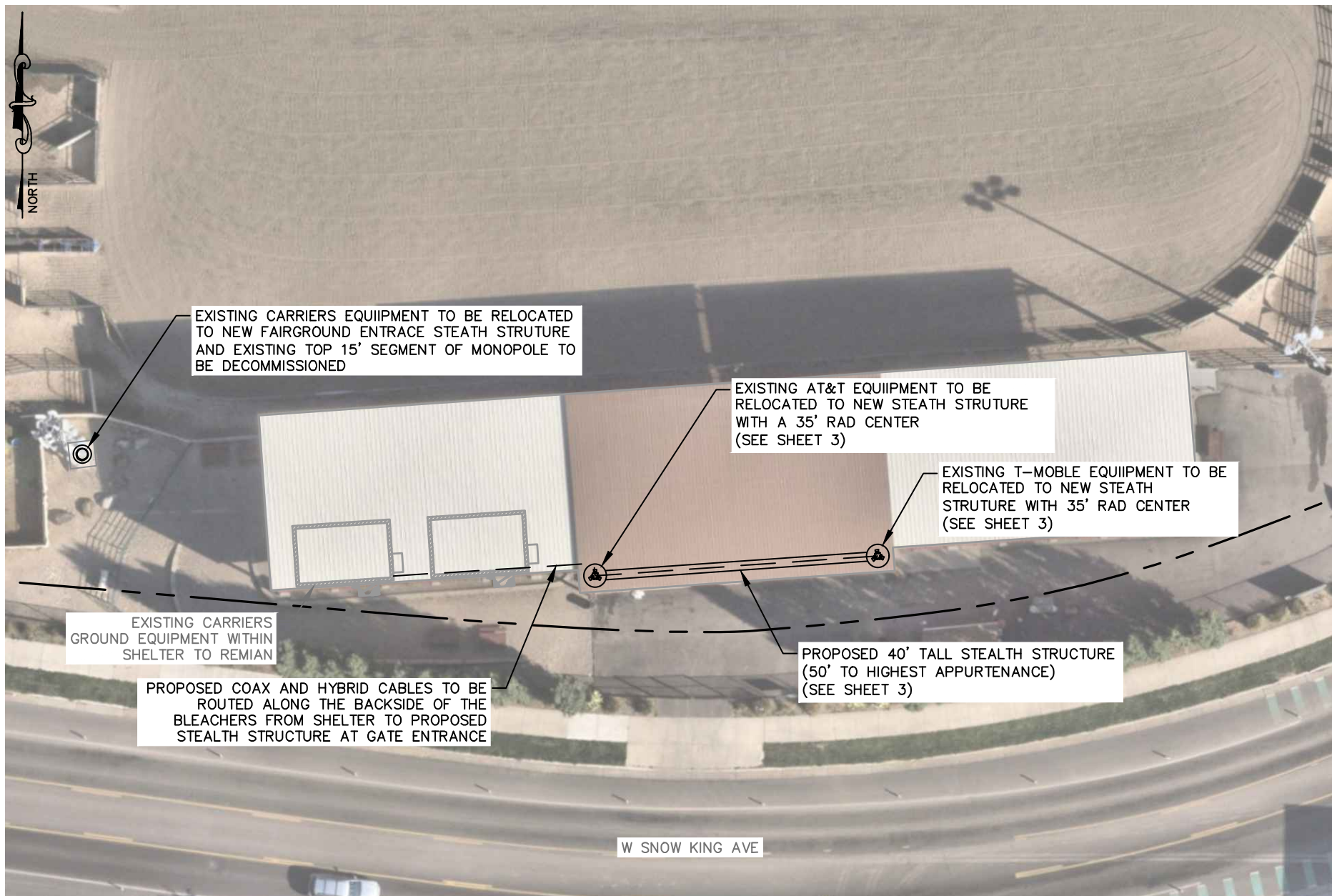
NOT FOR CONSTRUCTION

PROPERTY OWNER APPROVAL _____

DATE _____

TOWER OWNER APPROVAL _____

DATE _____



JOB No.: 013541049

DATE: 05/21/26

REV.: 0

DRAWN: BRW

CHECKED: ALP

Kimley»Horn11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GA 30009
PHONE: 770-619-4280 WWW.KIMLEY-HORN.COM
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PROPOSED STEALTH STRUCTURE

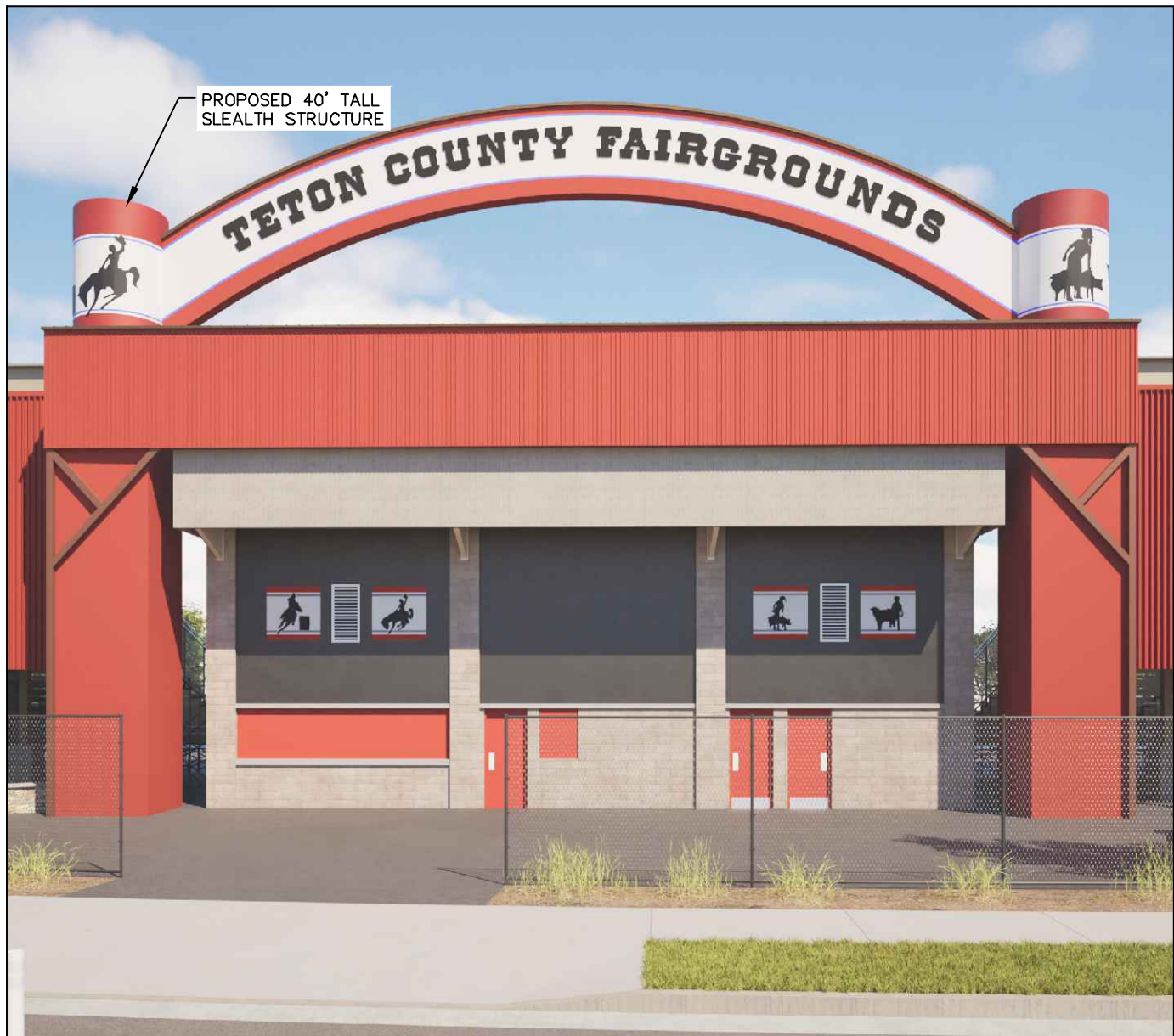
JACKSON FAIRGROUNDS - WY005

305 W SNOW KING AVENUE
JACKSON WY 83001 US
TETON COUNTYSITE PLAN
SHEET 2 OF 3

SCALE: 1" = 30'

NOT FOR CONSTRUCTION

K:\ATL_Wireless\Diamond Communications\Jackson Fairgrounds - WY000\CAD\JE\Jackson Fairgrounds - WY000_LE_R0.dwg May 21, 2025 9:16 AM by: Blake Weseman



PROPOSED TOP OF ARCHWAY
EL. 50' A.G.L.

PROPOSED TOP OF BARREL SHROUDS
EL. 40' A.G.L.

RELOCATED CARRER RAD CENTERS
EL. 35' A.G.L.

EXISTING GRADE
EL. 0'-0" A.G.L.

JOB No.:	013541049
DATE:	05/21/26
REV.:	0
DRAWN:	BRW
CHECKED:	ALP

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GA 30009
PHONE: 770-619-4280 WWW.KIMLEY-HORN.COM
WY License E-0427

Site Visit Attendees:



PROPOSED STEALTH STRUCTURE

JACKSON FAIRGROUNDS - WY005

305 W SNOW KING AVENUE
JACKSON WY 83001 US
TETON COUNTY

**STRUCTURE ELEVATION
SHEET 3 OF 3**

NOT TO SCALE

NOT FOR CONSTRUCTION

STAFF REPORT



Meeting Date:	July 8, 2026	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Brad Hoyt – Hoyt Architects	Presenter:	Katelyn Page
Item:	655-665 South Cache Street (P26-115)	Recommendation:	Final Design Review

Purpose and Policy.

A recommendation by the Design Review Committee (DRC) is required for applicable development in the Commercial Residential (CR-1) zoning district.

Project Location.

The project is located at 655 and 665 South Cache Street and legally described as Lot 12 and Lots 13-14, Blk. 4, Karns Second Addition to the Town of Jackson.

Project Summary.

The applicant is seeking final DRC review and recommendation on a new three-story mixed-use building. The proposed building spans three lots in the CR-1 zoning district and within the Lodging Overlay. The project consists of redeveloping the existing surface parking lot and constructing a mix-use building with office, residential, and short-term rental uses. The proposed building is approximately 33,530 sf (gross) and consists of basement parking, first floor commercial and residential, and second and third floor short-term rental and residential units. Of that gross floor area, approximately 23,500 sf is above ground, habitable floor area. The project uses approximately 18,800 sf of floor area that is part of the Workforce Housing Floor Area Bonus "2:1 Bonus" (LDR Sec 7.8.4). The program consists of the following approximate floor areas and unit mix:

- Ground Floor Office: 5,700 sf - 4 units
- Residential Units: 9 total
 - Market Residential: 11,300 sf - 5 units
 - Deed Restricted Residential: 5,670 sf - 4 units
- Short-term Rental: 8,235 sf - 8 units
- Internal Circulation and Mechanical: 3,190 sf

Background.

A Development Plan was approved in 2023 for a similar structure at this property but ***has since expired***. Since the time of that approval, the Town's Design Guidelines were updated in the Fall of 2024, and the new changes apply to this project. A summary of those changes include the following clarifications and/or added text:

- Vision Statement – Specifying the unique vernacular of Jackson Hole as opposed to the "Intermountain West";
- Public Space – Addition of significant topographical features to consideration of public space;
- Composition – Clarification that multiple adjacent buildings shall have composition, proportion, and rhythm that is diversified but in a complementary manner;
- Massing –
 - Larger buildings will likely be required to make larger-scale additions and subtractions to achieve the intent of the Design Guidelines;
 - Monolithic buildings should be avoided;

- Multiple lots and/or large development sites must pay close attention to breaking up the vertical façade patterns unless the applicant can demonstrate a unified façade design fits better with the context of the block or neighborhood and achieves superior design.
- Street Wall – Clarification that opening up the street wall for portions of the building frontage to create semi-public open spaces, landscape, and pedestrian amenities is appropriate; and
- Materials – Street-facing facades that are highly visible and accessible to the public shall not use materials that are of poor quality or an inauthentic facsimile of another material.

Public Space & Street Façade.

Per the applicant, the commercial units are placed at street level along South Cache Street in an effort to enhance the pedestrian experience. The street wall is maintained for the majority of the South Cache Street frontage, with the exception of a 15' utility easement on the southern end of the property and a purposeful break at the building's northeast courtyard. Per the applicant, the courtyard provides amenities and a strong visual cue to the building's primary entrance.

Composition & Massing.

Also, per the applicant, the building is intentionally organized to continue the rhythm and proportions established at the neighboring property to the north (645 South Cache Street). The project is defined by subtractive massing strategies including those at the ground level courtyard, upper story porches, and rear façade.

Building Materials.

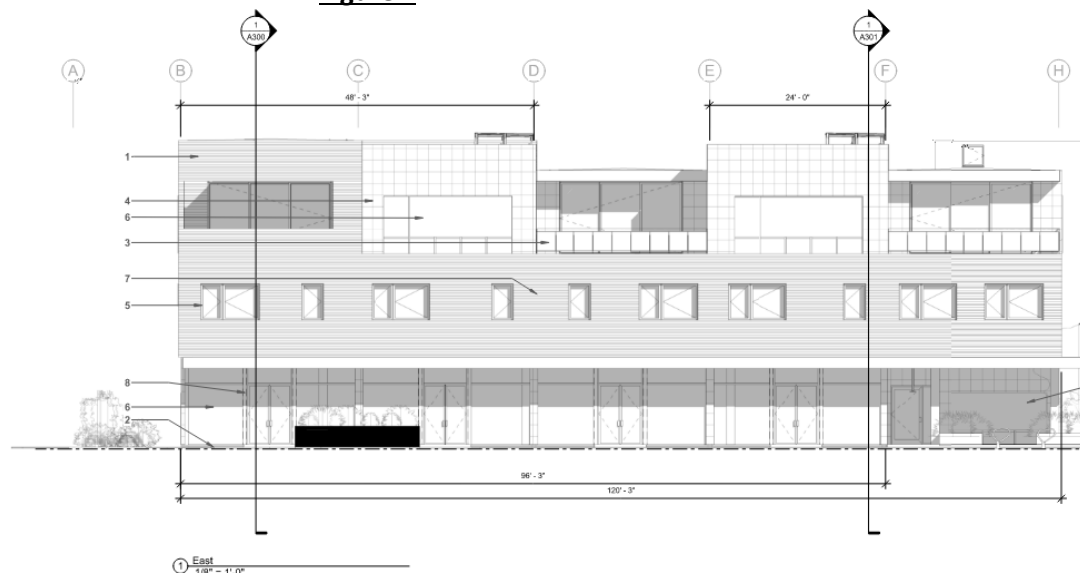
The building's material palette is intended as a continuation of the neighboring property to the north. On the street-facing façade, the exterior materials are primarily glass and steel-clad window trim on the first level, hemlock board siding and dark charcoal steel-clad windows on the second level, and hemlock board, fiber cement panels and steel-clad windows on the third level. Dark charcoal steel form the fascia and all window trims.

The southern and northern façades consist of dark fiber cement panels on the ground floor and hemlock board with fiber board accents on the upper stories. The western façade (alley) resembles the eastern street façade (South Cache Street) with the exception of fiber cement panels and smaller, steel-clad windows at the ground floor, where tuck-under parking is provided.

An excerpt of the exterior material schedule is provided in Figure 1 on the following page. Additional details, including the project narrative, building renderings, and the applicant's detailed response to the Design Guidelines are attached to this staff report.

Figure 1

EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T-G REV. FINELINE RSI FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
3	STEEL AND GLASS GUARDRAIL TO MATCH 645 S. CACHE.
4	AMERICAN FIBER CEMENT: 8MM NATURAL FIBER CEMENT PANELS CEMBRIT PATINA, COLOR: P070 FLINT. ATTACH W/ #12 x 1 1/2" SS SCREWS @ 16" VERTICAL, 24" HORIZ. INTO FURRING STRIPS AT VERTICAL JOINTS W/ UV RESISTANT BLACK EDPH RUBBER SEALING STRIP AT VERTICAL JOINTS. GAP ALL EDGES OVER DELTA FASCIAE AND WEATHER BARRIER AS PER MFGOR RECOMMENDATIONS.
5	METAL CLAD WOOD WINDOWS, COLOR TO MATCH 645 S. CACHE.
6	COMMERCIAL GLAZING SYSTEM, COLOR TO MATCH 645 S. CACHE.
7	EXPOSED ARCH AND STRUCTURAL STEEL: PRIME AND FINISH W/ 2 COATS EXTERIOR ENAMEL, COLOR TO MATCH WINDOW FINISH.
8	EXPOSED STRUCTURAL CONCRETE, FINISH TBD.
NOTES:	



Land Development Regulation (LDR) Compliance.

Staff have completed a preliminary review of LDR compliance and find the building and site to generally comply with the CR-1 zone. Staff review of LDR compliance at the DRC stage does not constitute a comprehensive and final review of the project.

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 unique vernacular of Jackson Hole, including our authentic historic, cultural, and placemaking features, 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

- 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: 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

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.
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- At the corner, it is appropriate to step back to 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 being 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: 665 S Cache Mixed Use
Physical Address: 665 S Cache
Lot, Subdivision: Lot 12, 13 & 14 Block 4 Karns - 2 PIDN: 22-41-16-33-1-69-003

PROPERTY OWNER.

Name: NEWJACK LLC Phone: _____
Mailing Address: PO Box 11803 ZIP: 83002
E-mail: ██████@ahjacksonhole.com

APPLICANT/AGENT.

Name: Brad Hoyt - Hoyt Architects Phone: 307.690.9954
Mailing Address: PO Box 7364 ZIP: 83002
E-mail: ██████@hoytarchitects.design

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

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

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

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

Pre-application Conference #: P21-249 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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

Signature of Property Owner or Authorized Applicant/Agent

Name Printed

June 22, 2026

Date

Title



Town of Jackson Planning and Building Department

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

Thomas P. Hedges

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

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

Address of Premises: 655 & 665 S Cache St.

Legal Description: LOTS 12, 13&14, BLK. 4, KARNS-2 PID 22-41-16-33-1-69-003

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Hoyt Architects - Jim Barlow

Mailing address of Applicant/agent: PO Box 7364 Jackson Wy 83002

Email address of Applicant/agent: [redacted]@hoytarchitects.design [redacted]@hoytarchitects.design

Phone Number of Applicant/agent: 307 733 9955

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

☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit

☐ Demolition Permit ☐ Other (describe) _____

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

[Signature]
Property Owner Signature

Manager

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

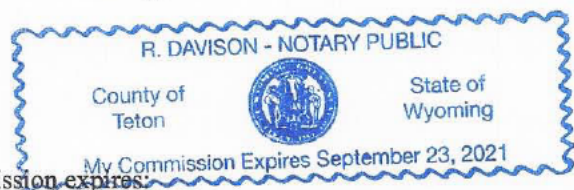
STATE OF WYOMING)
) SS.

COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Thomas P. Hedges this 21st day of SEPTEMBER, 2021.

WITNESS my hand and official seal.

[Signature]
Notary Public



My commission expires:

9/23/2021

655/665 PAP Narrative

Existing site conditions on 665/665 S. Cache include surface parking, trash and recycling enclosures, and a transformer, all serving the mixed-use project on 645 S. Cache. 645 S. Cache consists of 1 commercial and 2 residential condominium units.

In December of 2023 a Development Plan for this project was approved by Town Council with conditions relating to recording deed restrictions and various easements. Previously, an Administrative Adjustment requesting a 4' setback from the side interior property line in lieu of the required 0' or 5' setback was approved by the Planning Director. A Building Permit was not pursued at the time resulting in the expiration of the Development Plan on June 7, 2025.

Ownership would now like to pursue the completion of this project which will require a redo of the DEV Permit process. It is understood that revisions to the design will have to be completed to address revisions to the LDR's that have been adopted since the original Development Plan approval in 2023. Revisions to the design will include, but not necessarily be limited to, revisions to address new bike parking standards and alley access standards. Part of the purpose of this requested PAP will be to identify any other changes to the LDR's that would potentially impact the design of this project.

The previous iteration of this project included a 3-storey mixed use structure comprised of 9 residential units (5 market and 4 workforce), 4 short-term rental units, and commercial office space on the ground level facing Broadway.

The iteration currently proposed is very similar but with each of the 4 short term rental units being divided into 2 smaller units.

- Total above-ground habitable floor area: 33,530 sf
- Residential Units: 9 total
 - 5 Market Units (3 and 4 bedroom)
 - 4 Workforce deed-restricted units (1,2, and 4 bedroom)
 -
- Short-term Rental (lodging) Units: 8 total (1 or 2 bedroom)
- Total Commercial Floor Area: 5,795 sf office
- Total Parking: 51 Vehicle Spaces Provided
 - 48 on-site spaces
 - 3 on-street spaces

Design Elements Narrative

1. **Public Space.** The commercial spaces have been purposely placed on the ground level along S. Cache in an effort to enhance the pedestrian experience. There is a canopy along the S. Cache elevation further reinforcing the commercial feel. A protected pocket park between the 645 and 665 buildings with built-in seating and raised perennial beds has been added to mark the entry and for residents and passer byes to “eddy out”.
2. **Composition.** The building has been organized to read as a continuation of the rhythm and proportions established in the neighboring 645 development. The entry is similarly marked, as in the 645 form, with a covered recess, adjacent to the pocket park. The ground level, commercial spaces are taller and more transparent than the residential levels above. Step backs on the upper level break up the massing.
3. **Massing.** The project is largely defined by employing subtractive massing strategies. Subtractive massing is used to break down the overall mass, to break the skyplane, to mark the main entry, to create covered parking off the alley, and to create upper-level outdoor spaces that help to activate the street. An additive canopy is utilized to create a human scale along S. Cache.
4. **Street Wall.** The building clearly maintains a streetwall presence with a purposeful break to mark a parklet and entry.
5. **Material.** The material palette is a continuation of the 645 S. Cache palette. The durable palette reflects immediate context and local culture. The materials have been applied in a manner that strives to reflect the program within while reinforcing design concepts explored with composition, rhythm and massing.

665 S Cache

DRC Application

June 22, 2026

Project Narrative

In December of 2023 a Development Plan for this project was approved by Town Council with conditions relating to the recording of deed restrictions and various easements. Previously, an Administrative Adjustment requesting a 4' setback from the side interior property line in lieu of the required 0' or 5' setback was approved by the Planning Director. A Building Permit was not pursued at the time resulting in the expiration of the Development Plan on June 7, 2025. Ownership would now like to pursue the completion of this project which will require a redo of the DEV Permit process.

The project entails the re-development of existing site conditions including surface parking, trash and recycling enclosures, and a transformer, all serving the mixed-use project on 645 S. Cache. This development is envisioned as the second and final phase for developing lots 645 and 665 S. Cache. The lot is located in the CR-1 zone and within the Lodging Overlay.

The project consists of redeveloping the parking lot as a mix-use structure consisting of below grade parking, office space, long term and short-term housing rental units, and deed restricted housing. The workforce housing floor area bonus is being utilized as well as housing credits from the 645 S. Cache redevelopment. There is an existing 15' utility easement along the south property line which is to remain intact.

The project follows material and design cues from the adjoining project at 645 S. Cache. An updated floor area tabulation and parking requirements are included in the application as is the floor area bonus calculation. The massing, which was previously found to be compliant with the form-based standards remain unchanged. The street frontage follows the prescribed "trees in lawn" configuration and the structure is set back from the back of curb by 13'-6". The height is 42'-0" per the LDR's for a non-sloped roof. The third-floor steps back 10' for 40% of the street front. The alley setback is 10'-0" and will be used for the parking garage access and building services.

During the Planning Pre-Application process, it was determined that the short-term rental units that were shown in the 2022 application are no longer compliant with the maximum size units

restriction. Each of the 4 previously planned short-term units were divided into 2 compliant units. Previous parking overages accommodated for the additional parking requirements. Bike parking requirements will have to be recalculated to ensure compliance with the new regulations and the Engineering Department has requested that the storm drain and any shrubs over 6' be removed from the easement along the south property line.

Land Development Regulation Compliance Summary

LDR Standard	Allowed	Proposed	Compliant
FAR maximum	See square foot calculation table	See square foot calculation table	Yes
Workforce housing floor area bonus	2 to 1 max (Long-term to Restricted units)	See square foot calculation table	Yes
Lodging overlay floor area bonus	Additional .15 FAR for Short-term units	See square foot calculation table	Yes
LSR minimum	10 % of site area	See Landscape drawings	Yes
Landscaping Plant Units	1 / 1000 sf of landscape area 1 / 12 parking spaces = 1 plant unit	See Landscape drawings	Yes
Street Facade	Min 80%	74% See east elevation	See Forecourt rule (35' depth)
Height	42' under 5:15 roof pitch	42'	Yes
Stories	3 maximum	3	Yes
Step-back	3 rd story 10' 60% max encroachment	60% encroachment See east elevation	Yes
Street Setback	0' to 5'	Pedestrian Frontage	n/a
Side Setback	0' or 5'	15' South (utility easement) 4' North	Administrative Adjustment of 20% to 5' setback
Rear Setback	10'	10'	Yes
Parking Setback, tuck under	0'	22' (alley parking)	Yes
Curb cut width	24'	None	Yes
Fencing		None	Yes
Pedestrian Frontage	13.5'	13.5'	Yes
Planting Area	5'	5'	Yes
Sidewalk	6'	6'	Yes
Planting Type	Trees in Lawn	Trees in Lawn	Yes, planter box added per PC request.
Building Frontage	Office/Lodging	Office/Lodging	Yes
Blank Wall	25' max	3' max	Yes
Pedestrian Access	Facing Street	Facing Street	Yes
Entrance Spacing	100' max	24' max	Yes
Parking	Underground/Alley	Underground/Alley	Yes
Exterior Lighting	50,000 Lumens max Per sf of dvlpmt: 3	< 50,000 Lumens, see ext. lighting plans	Yes
Signs	3 sf per foot of street façade - 150 sf max	< 150 sf, TBD	Yes

Housing Mitigation	Based on mitigation spreadsheet	Existing 645 Cache housing credits to offset requirement	Yes
--------------------	---------------------------------	--	-----

665 Cache

LDR Floor Areas

665 S CACHE - FAR CALCULATIONS 10/2023

	Site area		20,157.79	
Short Term Units	Max FAR = 0 .8 (0.65 + 0.15)	8,910	16,126	0.55
Office	Max FAR = 0 .65	5,795	13,103	0.44
	Base FAR	STR/max FAR + OFF/max FAR =< 1	14,705	0.99

Housing Bonus	Long Term Units	2	12,142
	Restricted Units	1	6,683

LEVEL	CATEGORY	AREA SF	CIRC/MECH SF	TOTAL FLOOR
Basement	Mechanical	1,324		
	Parking	15,766		
				17,090
1st Floor	Office	5,703		
	Mechanical (10% Office)		92.00	5,795
	Residential R-2 Restricted	3,375		
	Mechanical (90% Residential)		276.00	
	Circulation (1,702 100% Res)	per floor	567.33	4,218
				10,013
2nd Floor & 3rd Floor	Residential R-2 Restricted	2,296		
	Mechanical (10% Res per 2floors)		55.20	
	Circulation (10% Res per 2floors)		113.47	2,465
	Residential R-2 Short Term	8,235		
	Mechanical (40% Res per 2floors)		220.80	
	Circulation (40% Res per 2floors)		453.86	8,910
	Residential R-2 Long Term	11,299		
	Mechanical (50% Res per 2floors)		276.00	
	Circulation (50% Res per 2floors)		567.33	12,142
				23,517
				33,530

Total

Residential Unit Distribution:	1st Level	2nd Level	3rd Level	Total
R1 (ADA Accessible)	1,268			1,268
R2 (Type B)	989			989
R3 (Type B)	1,118			1,118
R4		1,159	1,137	2,296
				5,671
ST1		1,062	-	1,062
ST2		1,065	-	1,065
ST3		1,080	-	1,080
ST4		1,100	-	1,100
ST5		90	886	976
ST6		90	883	973
ST7		90	894	984
ST8		90	905	995
				8,235
LT1		1,169	1,137	2,306
LT2		1,169	900	2,069
LT3		1,385	924	2,309
LT4		1,170	1,137	2,307
LT5		1,171	1,137	2,308
				11,299

Landscape area

See Landscape drawings



PLANNING & BUILDING DEPARTMENT

October 16, 2023

Martina Bello
Hoyt Architects
PO Box 7364
Jackson, WY 83002

RE: P23-170 Approval Letter
Administrative Adjustment 655 S. Cache Street

SENT VIA EMAIL

Dear Applicant,

This letter is to inform you that on October 13, 2023, the Planning Director **approved** an Administrative Adjustment to allow for a 4' building setback from the side interior property line where a 0' or 5' setback is required at the property addressed as 655 S. Cache Street pursuant to Section 8.8.2 Administrative Adjustment and subject to the staff report dated October 13, 2023, and the department reviews attached hereto.

Should you have any questions or require further information on this matter, please feel free to contact Katelyn Page at 733-0440, Ext. 1302.

Sincerely,

A handwritten signature in black ink that reads "Katelyn S. Page".

Katelyn S. Page, AICP
Associate Planner

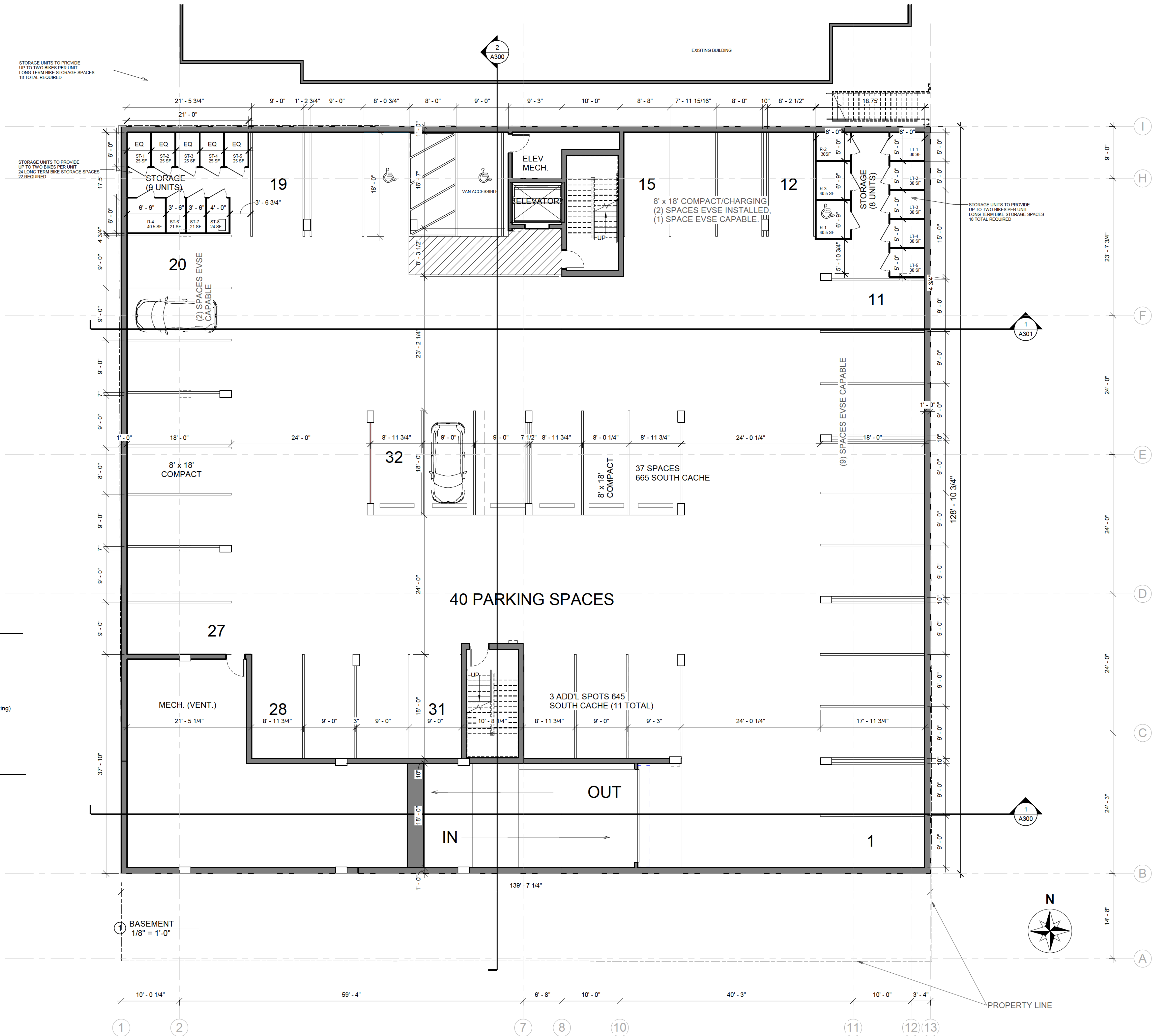
enclosures: Staff Report
Department Reviews

cc: Brad Hoyt





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PARKING - REQUIRED (CR-1)

RESIDENTIAL:
1.5 PER DWELLING UNIT
13 UNITS X 1.5 SPACES = 19.5

BUSINESS:
2.47 PER 1,000 SF
5,782 SF X 0.00247 SPACES = 14.28

PARKING REQUIREMENT FOR 645 CACHE =
11 SPACES ON 665 CACHE, 1 SPACE ON STREET PARKING (existing)

TOTAL SPACES REQUIRED: 19.5+14.28+11 = 44.78 (45) SPACES

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS

PARKING - PROVIDED

PARKING GARAGE:
6 COMPACT PARKING SPACES 8' x 18'
2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE
32 PARKING SPACES 9' x 18'
PARKING GARAGE: 40 SPACES
(3 SPACES FOR 645 CACHE, 37 SPACES FOR 665 CACHE)

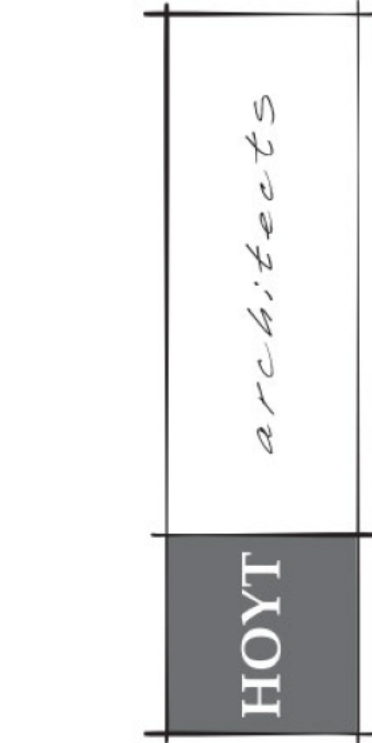
ALLEY PARKING:
6 PARKING SPACES 9' x 22'
1 COMPACT PARKING SPACE 8' x 22'
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE
PARKING ALLEY: 8 SPACES (all SPACES for 645 CACHE)

TOTAL SPACES PROVIDED ON SITE: 48

ON STREET PARKING:
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

EVSE PARKING:
37 TOTAL SPACES (665 CACHE ONLY)
5% INSTALLED: 1.85 (2 SPACES)
30% CAPABLE: 11.1 (12 SPACES)

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS & G011-G012



Jackson Wyoming
307.733.9955

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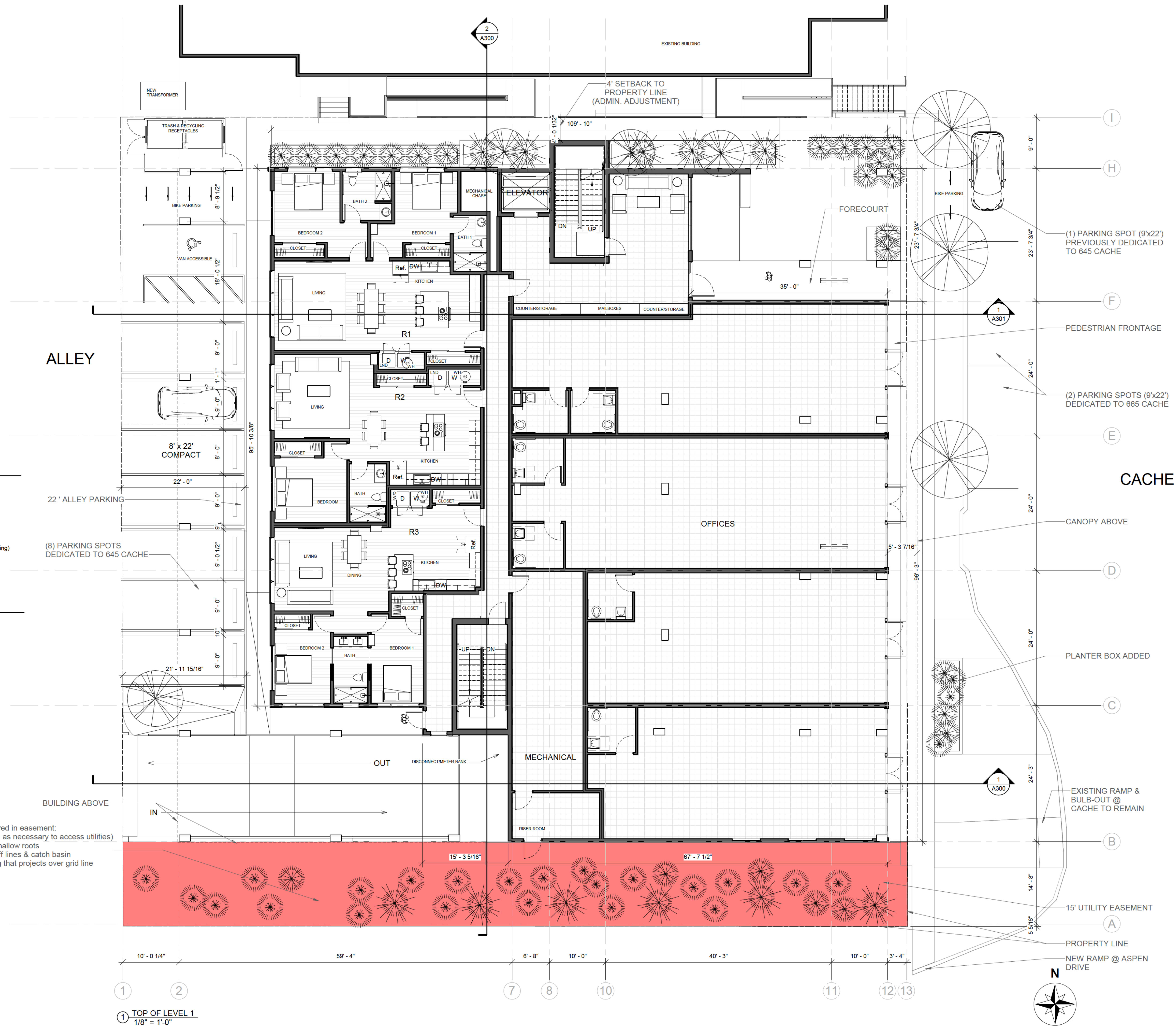
DEVELOPMENT PLAN SET

Date 02.20.2026
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

BASEMENT FLOOR PLAN

A101



PARKING - REQUIRED (CR-1)

RESIDENTIAL:
1.5 PER DWELLING UNIT
13 UNITS X 1.5 SPACES = 19.5

BUSINESS:
2.47 PER 1,000 SF
5,782 SF X 0.00247 SPACES = 14.28

PARKING REQUIREMENT FOR 645 CACHE =
11 SPACES ON 665 CACHE, 1 SPACE ON STREET PARKING (existing)

TOTAL SPACES REQUIRED: 19.5+14.28+11 = 44.78 (45) SPACES

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS

PARKING - PROVIDED

PARKING GARAGE:
6 COMPACT PARKING SPACES 8' x 18'
2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE
32 PARKING SPACES 9' x 18'

PARKING GARAGE: 40 SPACES
(3 SPACES for 645 CACHE, 37 SPACES for 665 CACHE)

ALLEY PARKING:
6 PARKING SPACES 9' x 22'
1 COMPACT PARKING SPACE 8' x 22'
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE

PARKING ALLEY: 8 SPACES (all SPACES for 645 CACHE)

TOTAL SPACES PROVIDED ON SITE: 48

ON STREET PARKING:
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

EVSE PARKING:
37 TOTAL SPACES (665 CACHE ONLY)
5% INSTALLED: 1.85 (2 SPACES)
30% CAPABLE: 11.1 (12 SPACES)

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS & G011-G012

Development allowed in easement:
- sidewalk (remove as necessary to access utilities)
- vegetation with shallow roots
- stormwater run-off lines & catch basin
- upper story siding that projects over grid line

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LICENSED ARCHITECT
GEORGE B. HOYT
(B-0163)

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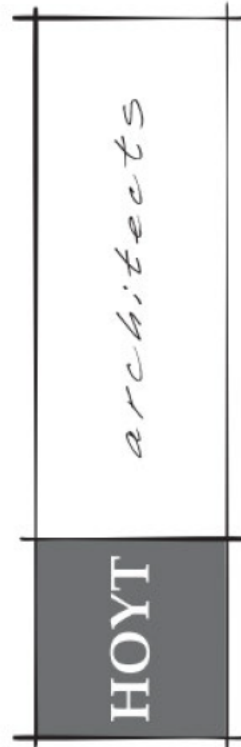
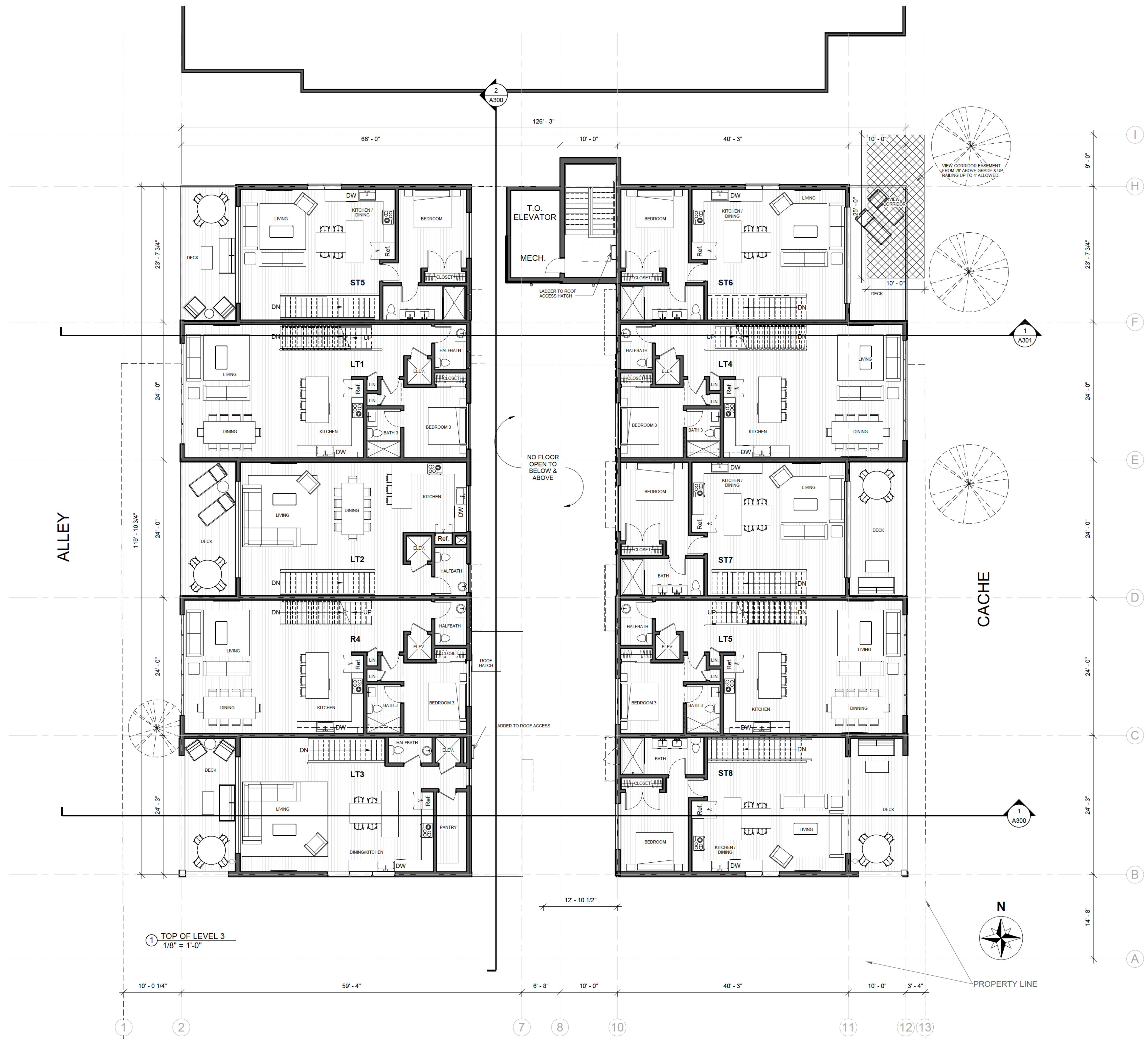
No.	Description	Date

FIRST FLOOR PLAN

A102

3/16/2026 3:09:16 PM





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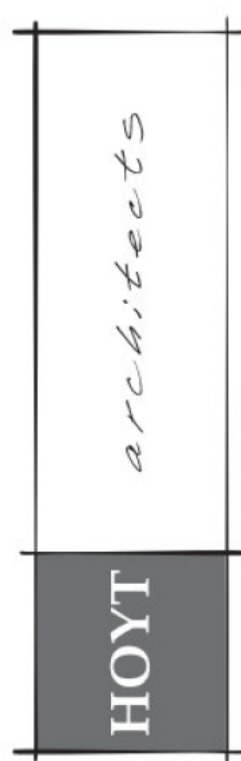
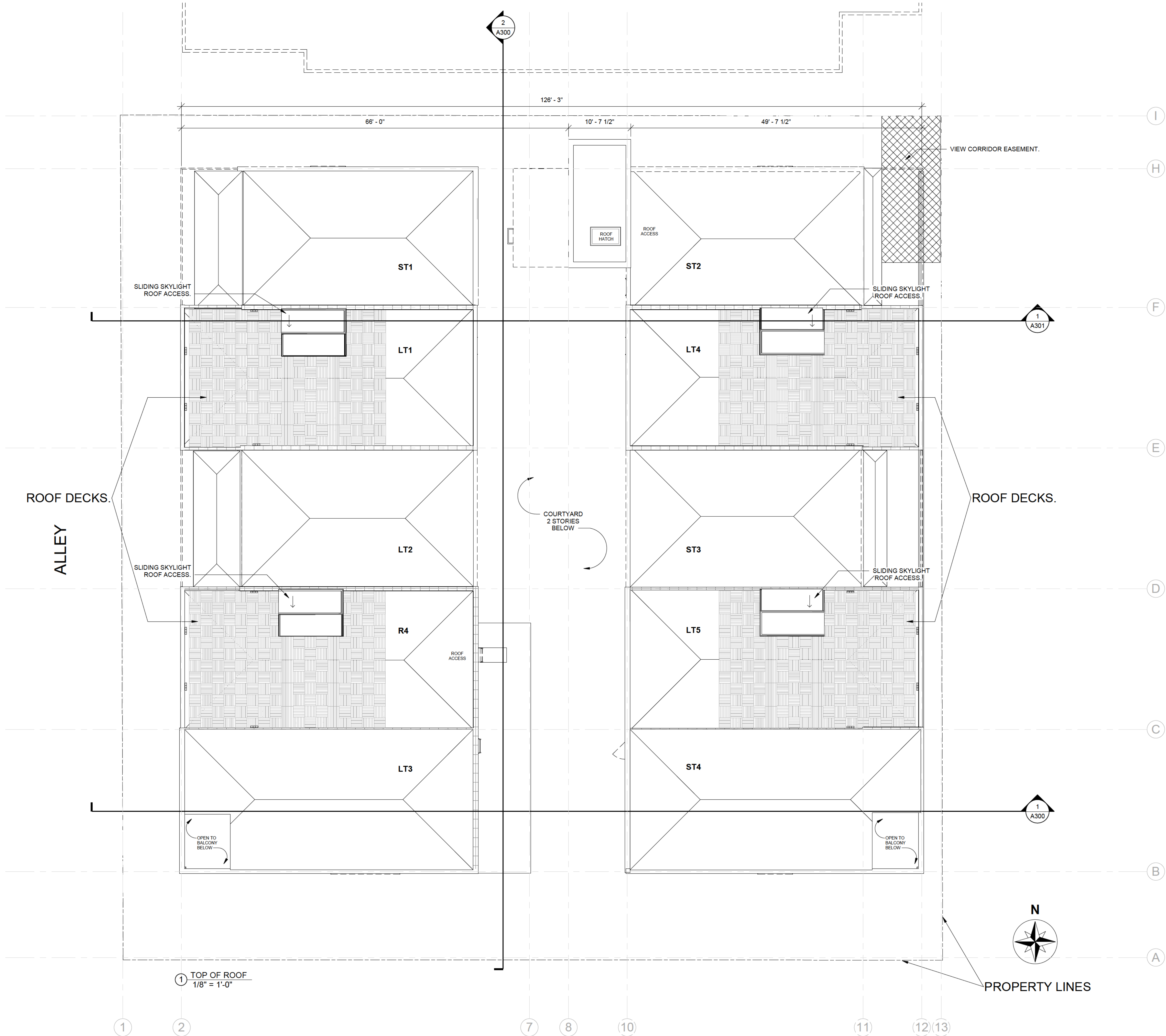
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No.	Description	Date

THIRD FLOOR PLAN

A104



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DEVELOPMENT PLAN SET

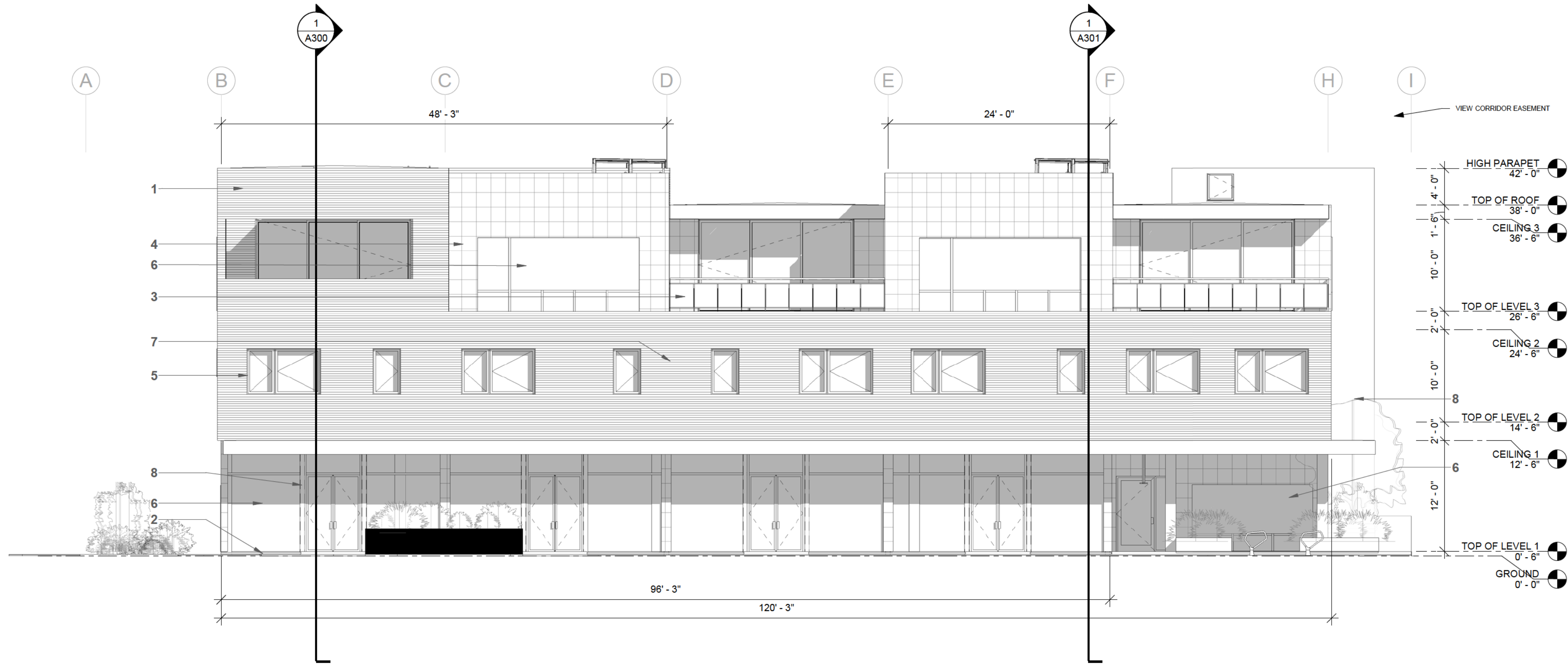
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No.	Description	Date

ROOF PLAN

A105

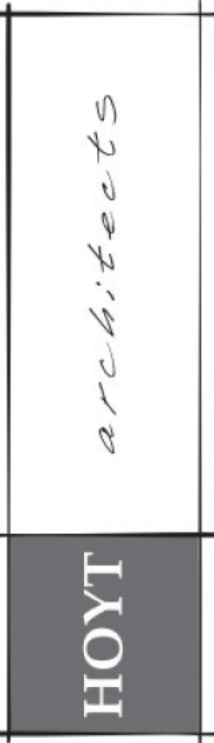
EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T+G REV. FINELINE RS/ FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
3	STEEL AND GLASS GUARDRAIL TO MATCH 645 S. CACHE.
4	AMERICAN FIBER CEMENT: 8MM NATURAL FIBER CEMENT PANELS CEMBRIT PATINA. COLOR: P070 FLINT. ATTACH W/#12 x 1 1/2" SS SCREWS @16" VERTICAL. 24" HORIZ. INTO FURRING STRIPS AT VERTICAL JOINTS W/ UV RESISTANT BLACK EDPH RUBBER SEALING STRIP AT VERTICAL JOINTS. GAP ALL EDGES OVER DELTA FASCADIE AND WEATHER BARRIER AS PER MFGR RECOMMENDATIONS.
5	METAL CLAD WOOD WINDOWS. COLOR TO MATCH 645 S. CACHE.
6	COMMERCIAL GLAZING SYSTEM. COLOR TO MATCH 645 S. CACHE.
7	EXPOSED ARCH AND STRUCTURAL STEEL: PRIME AND FINISH W/ 2 COATS EXTERIOR ENAMEL. COLOR TO MATCH WINDOW FINISH.
8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.
NOTES:	



① East
1/8" = 1'-0"



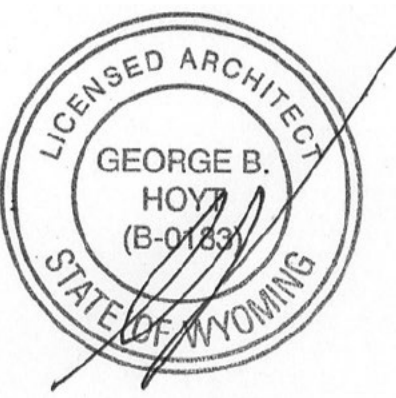
② North
1/8" = 1'-0"



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DEVELOPMENT PLAN SET

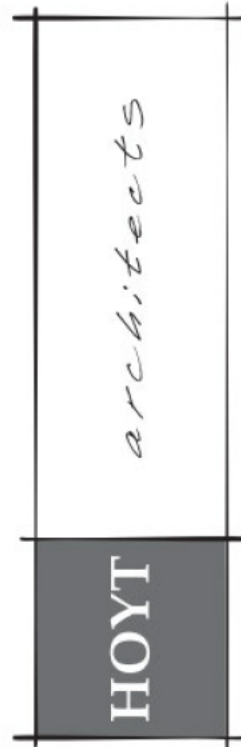
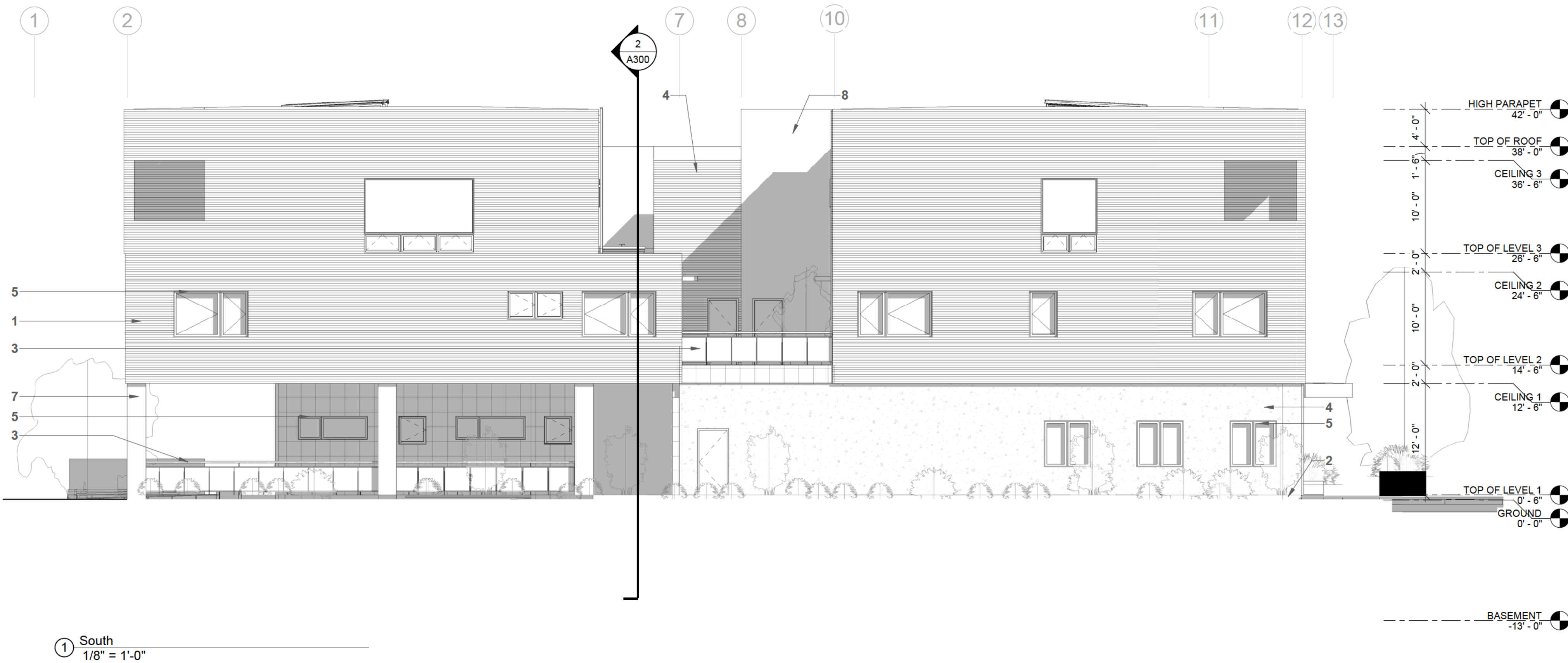
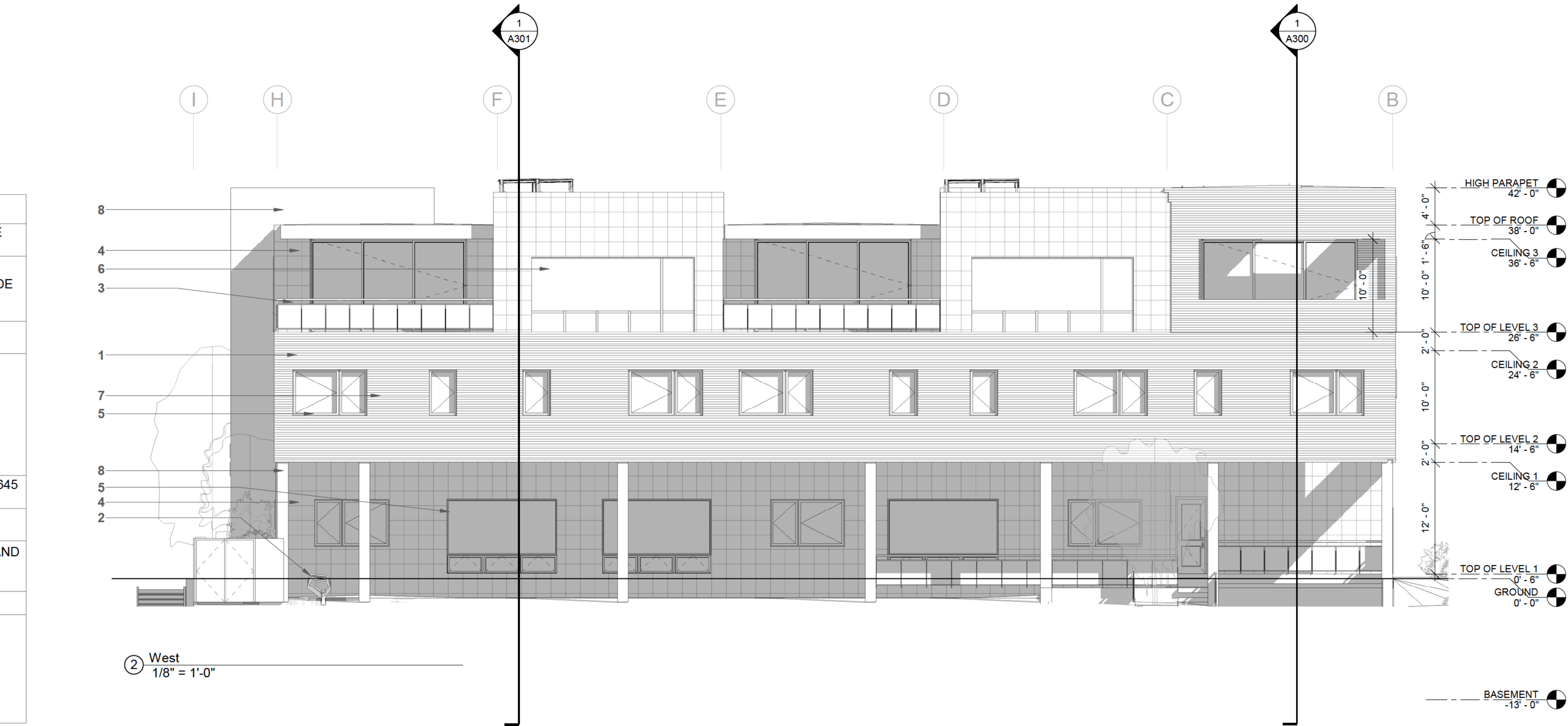
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No.	Description	Date

EAST NORTH
ELEVATIONS

A201

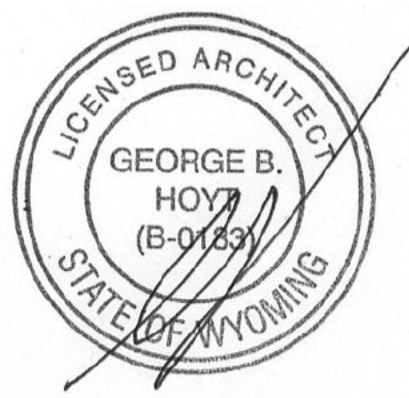
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8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.
NOTES:	



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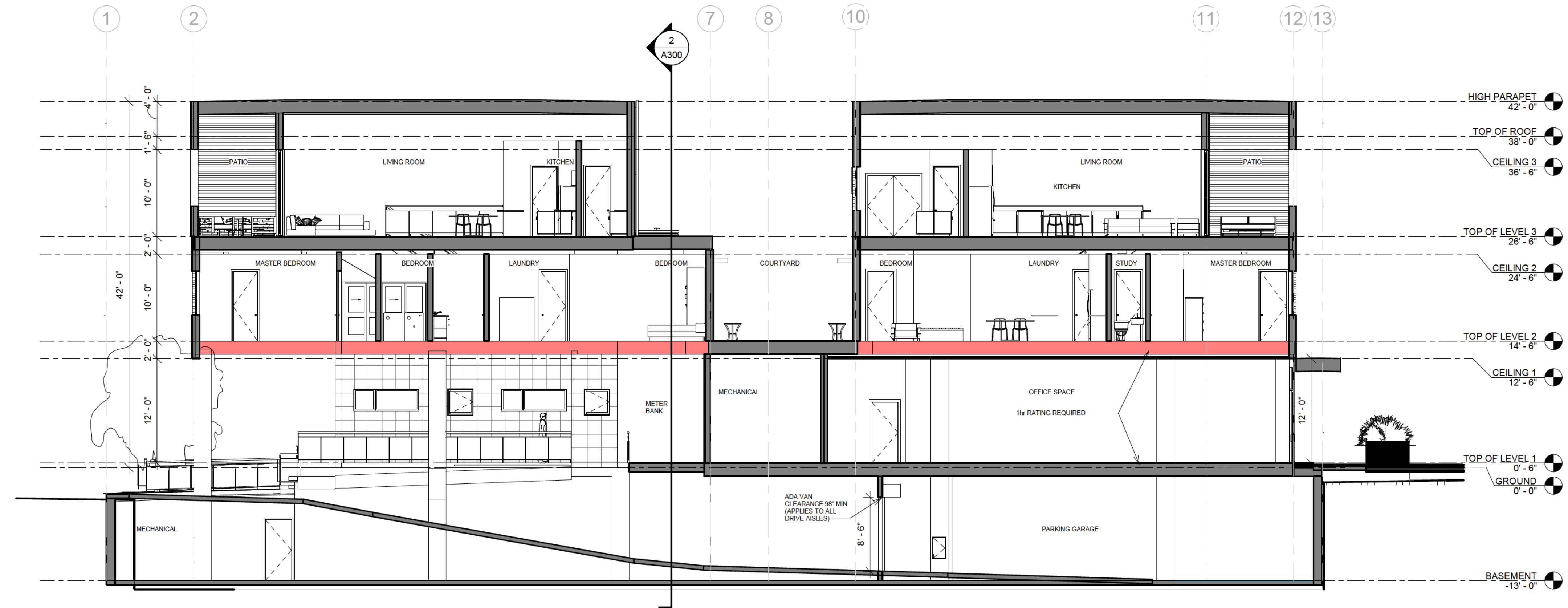
DEVELOPMENT PLAN SET

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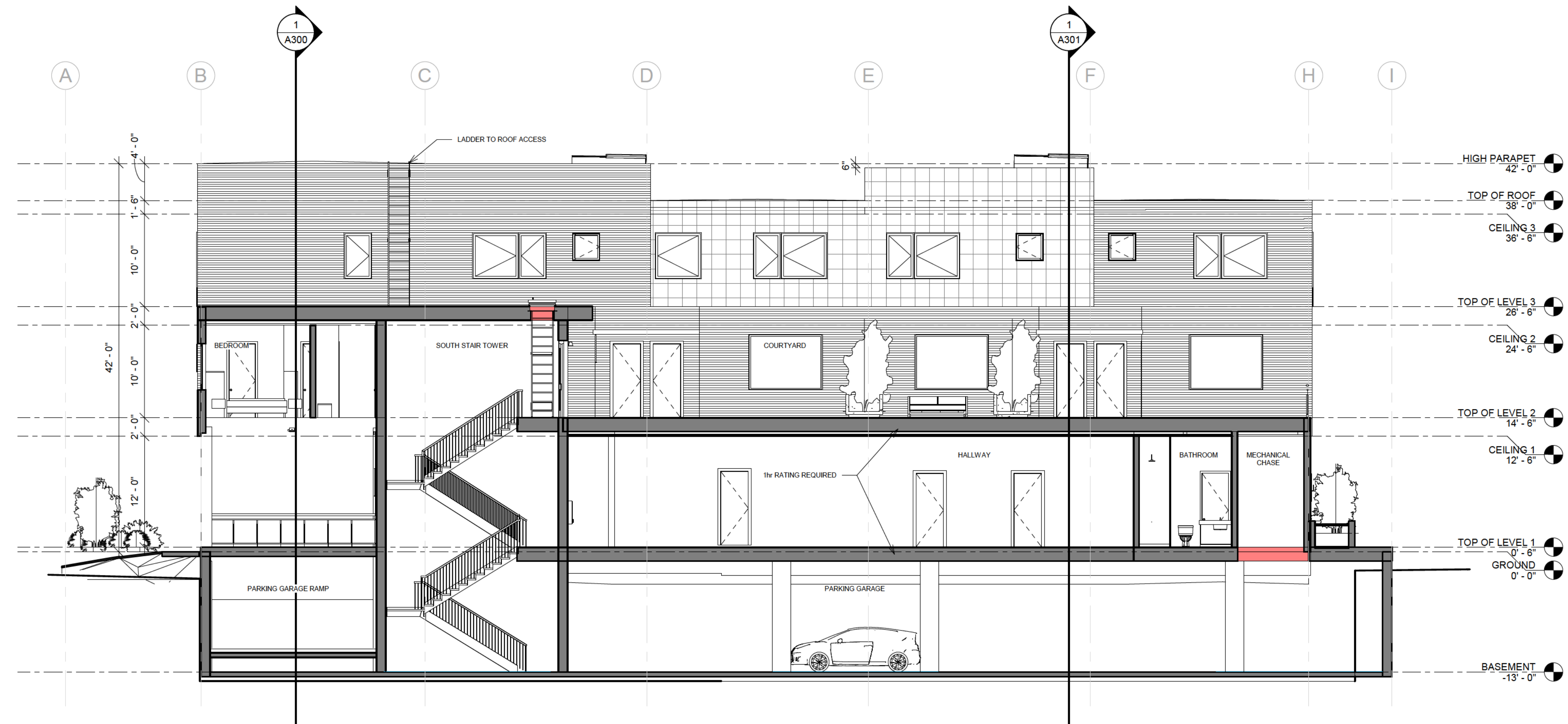
No.	Description	Date

WEST SOUTH
ELEVATIONS

A202



① West - East Section 1
1/8" = 1'-0"



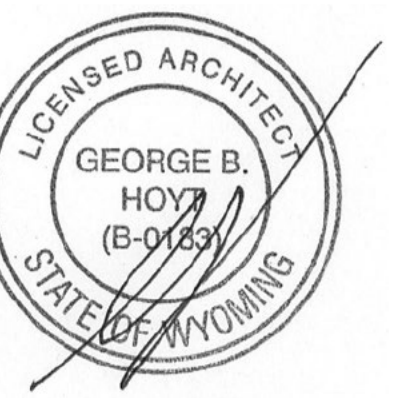
② North - South Section 1
1/8" = 1'-0"

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DEVELOPMENT PLAN SET

Date 02.20.2026
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No.	Description	Date

BUILDING
SECTIONS

A300

LANDSCAPE SURFACE AREA CALCULATIONS

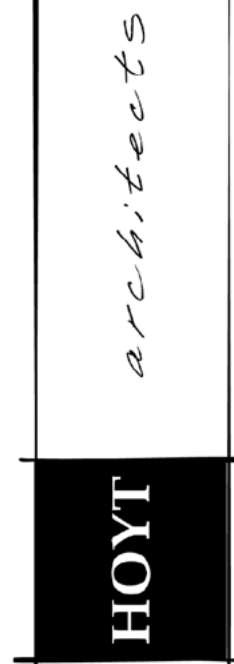
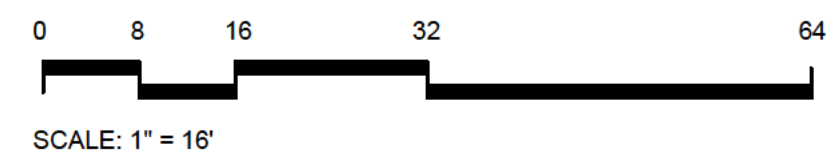
ZONING	CR-1
GROSS SITE AREA	20,157.79 SF / 0.46 ACRES
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK)	20,045.84 SF

REQUIRED LANDSCAPE AREA/ LSR FOR 655/665	2,004.58 SF/ 10%
TOTAL LSR REQUIRED FOR CAMPUS (645/655/665)	2,754 SF/ 13.74%
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665)	3,065 SF/ 15.29%

LEGEND

	PROPERTY BOUNDARY
	PARCEL LOTS
	EASEMENT
	DRIVEWAY
	ROADWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TREE
	LANDSCAPE SURFACE RATIO AREA
	FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK

UT LITES:	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	SEWER LINE
	UNDERGROUND TELEPHONE LINE
	WATER LINE
	STORM DRAIN LINE
	COMBINED CABLE UTILITY TRENCH



Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

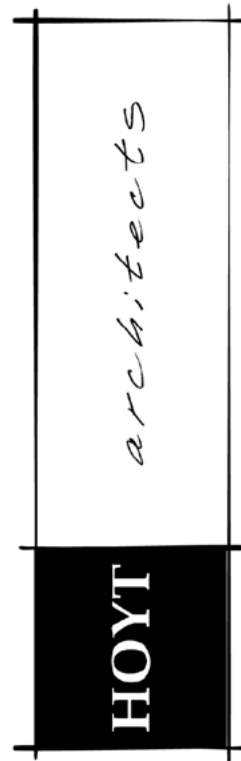
No.	Description	Date
1	Revision Set	08.11.23
2	Revision Set	09.26.23

LSR
DIAGRAM

L0.5







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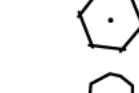
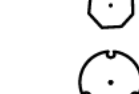
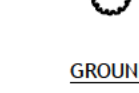
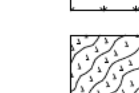
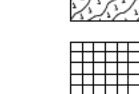
DEVELOPMENT PLAN SET

Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

No.	Description	Date
1	Revision Set	08.11.23
2	Revision Set	09.26.23

CONTEXT
PLAN

L0.2

PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cercis canadensis	Eastern Redbud	3" Cal.	B&B	1	
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea	Red Twig Dogwood	6"	B&B	21	
	Lonicera involucrata	Twinberry	6"	B&B	6	
	Spiraea x bumalda 'Firelight'	Firelight Spirea	5 gal.	Pot	14	
	Symphoricarpos albus	Common White Snowberry	5 gal.	Pot	4	
	Syringa vulgaris	Common Lilac	6"	B&B	6	
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.		28	
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.		16	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Drought Resistant Turf or Meadow Sod		sod		778 sf	Exact sod type TBD
	Native Meadow Sod		sod		1,816 sf	
	Vinca minor	Common Periwinkle	flat		70	

PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

REQUIRED PLANT UNITS FOR 645/655/665 (COMBINED)

1 / 1,000 SF of required Landscape Area = 3 PLANT UNITS

(4) PROPOSED PLANT UNITS

(4) 3" Caliper Trees
(29) 6' Shrubs or Multi-Stem Trees
(18) #5 Container Shrubs

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (3) Plant Unit requirement. A bond for the (3) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(3) Plant Unit Required
Average Value of (1) Plant Unit = \$2,600.00
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00
Total Cost of Plant Unit & Irrigation = \$4,900.00
Total Cost of (3) Plant Unit & Irrigation x 125% for Bond Amount = \$18,375

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

LANDSCAPE SURFACE AREA CALCULATIONS

ZONING	CR-1
GROSS SITE AREA	20,157.79 SF / 0.46 ACRES
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCRoACHING SIDEWALK)	20,045.84 SF

REQUIRED LANDSCAPE AREA/ LSR FOR 655/665	2,004.58 SF/ 10%
TOTAL LSR REQUIRED FOR CAMPUS (645/655/665)	2,754 SF/ 13.74%
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665)	3,065 SF/ 15.29%

BIKE PARKING CALCULATIONS

REQUIRED BIKE PARKING (LDR 6.2.2.D)	1 Bike Parking per 10 Vehicle Spaces: 5 Bike Racks
PROPOSED BIKE PARKING	7 Bike Racks (14 Spaces)

TRASH AND DUMPSTER RECEPTACLE. SEE CIVIL

(5) BIKE RACKS. MODEL 509-2040 SQUARE TUBE U-RACK

RAISED PLANTER W/ NATIVE SHRUBS & COLUMNAR ASPEN

ALLEY

PROPERTY LINE

SNOW STORAGE. SEE CIVIL

MEADOW SOD W/ NATIVE SHRUBS

EXISTING BUILDING

TREE PLANTER W/ COLUMNAR ASPENS AND GRASSES

FREE STANDING BENCH TO MATCH

CONCRETE SIDEWALK TO EXISTING ADA RAMP. FIELD VERIFY SIDEWALK AND RAMP LOCATION TO ENSURE CONTINUOUS ACCESS TO ADA RAMP

BENCH CANTILEVERED/INTEGRATED OFF PLANTER

EXISTING TREE TO REMAIN

NATIVE MEADOW SOD

(2) BIKE RACKS. MODEL 509-2040 SQUARE TUBE U-RACK. POWDER COAT TO MATCH EXISTING

PLANTING BEDS WITH ORNAMENTAL GRASSES

PERENNIAL BEDS

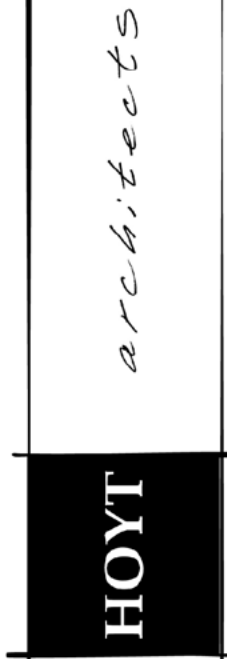
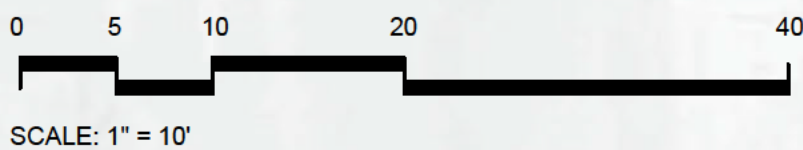
SOUTH CACHE STREET

SHRUBS IN RAISED PLANTER

EXISTING RAMP AND SIDEWALK TO REMAIN

EXISTING BULB-OUT TO REMAIN

CONCRETE SIDEWALK FOR FIRE ACCESS



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DEVELOPMENT PLAN SET

Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

No.	Description	Date
1	Revision Set	08.11.23
2	Revision Set	09.26.23

SITE ,
PLAN

L0.3

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cercis canadensis	Eastern Redbud	3" Cal.	B&B	1	
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea	Red Twig Dogwood	6'	B&B	17	
	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	5 gal.		5	
	Lonicera involucrata	Twinberry	6'	B&B	6	
	Spiraea x bumalda Firelight	Firelight Spiraea	5 gal.	Pot	20	
	Symphoricarpos albus	Common White Snowberry	5 gal.	Pot	4	
	Syringa vulgaris	Common Lilac	6'	B&B	6	
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GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
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		Native Meadow Sod	sod		1,816 sf	
	Vinca minor	Common Periwinkle	flat		70	

REQUIRED PLANT UNITS FOR 1 / 1,000 SF of required Landscape Area =
645/655/665 (COMBINED) 3 PLANT UNITS

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ZONING	CR-1
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BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCRoACHING SIDEWALK)	20,045.84 SF

REQUIRED BIKE PARKING (LDR 6.2.2.D)	1 Bike Parking per 10 Vehicle Spaces= 5 Bike Racks
PROPOSED BIKE PARKING	7 Bike Racks (14 Spaces)

Diagram illustrating various utility line symbols and their corresponding labels:

- PROPERTY BOUNDARY (represented by a dashed line)
- PARCEL LOTS (represented by a solid line)
- EASEMENT (represented by a line with cross-ticks)
- DRIVEWAY (represented by a solid line with cross-ticks)
- ROADWAY (represented by a solid line with cross-ticks)
- EXISTING MAJOR CONTOUR (represented by a dashed line)
- EXISTING MINOR CONTOUR (represented by a dashed line)
- EXISTING TREE (represented by a circle with a dot)
- UT LINES: (represented by a solid line with cross-ticks)
- GAS LINE (represented by a solid line with cross-ticks)
- UNDERGROUND POWER LINE (represented by a solid line with cross-ticks)
- OVERHEAD POWER LINE (represented by a solid line with cross-ticks)
- SEWER LINE (represented by a solid line with cross-ticks)
- UNDERGROUND TELEPHONE LINE (represented by a solid line with cross-ticks)
- WATER LINE (represented by a solid line with cross-ticks)
- STORM DRAIN LINE (represented by a solid line with cross-ticks)
- COMBINED CABLE UTILITY TRENCH (represented by a solid line with cross-ticks)

UT LITES:

— EXISTING SIDEWALK. SEE CIVIL

— EDGE OF PAVEMENT. SEE CIVIL

— TOP OF CURB. SEE CIVIL

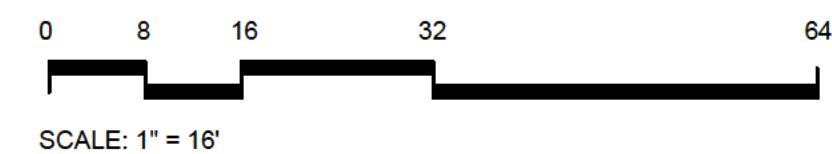
— EXISTING TREE TO REMAIN

SOUTH CACHE STREET

— EXISTING UTILITY TO REMAIN

— EXISTING BULB OUT TO REMAIN

— EXISTING SIDEWALK AND
RAMP TO REMAIN



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DEVELOPMENT PLAN SET

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[illegible]

PLANTING PLAN

0.4







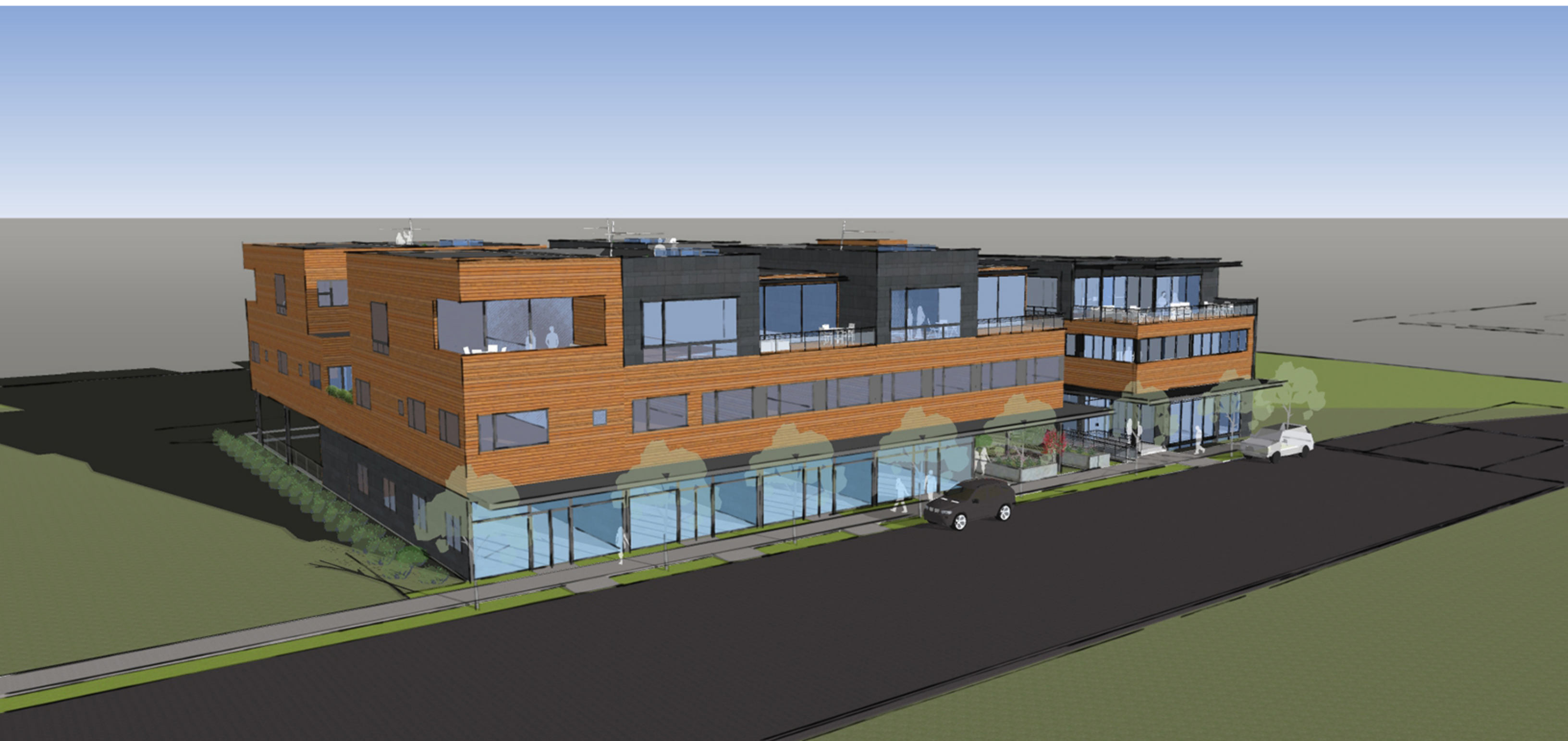


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① 3D VIEW NE CORNER



② 3D VIEW SE CORNER



③ 3D VIEW SW CORNER



④ 3D VIEW NW CORNER