AGENDA

Design Review Committee

August 12, 2026 – REGULAR MEETING

5:30 PM

Please note that at 9:00 p.m., the Committee will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled DRC meeting.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK FOR PUBLIC PARTICIPATION

   To join, click link or copy it to your browser:

   https://us02web.zoom.us/j/89804194862?pwd=EbBiBEPODbJHUdpfV6w2araF435mAB.1

   Or join at zoom.com with Webinar ID: **898 0419 4862** and Password: **83001**
2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
   I. P22-254: 355 Scott Lane - S4 Flats Parking Screening Review
   II. P26-137: 270 W Broadway - Siding and Soffit Replacement
   III. P26-095: 110 Willow Street Final Review
   IV. P26-141: 230 W Simpson & 235 S Millward Final Review
5. MATTERS FROM STAFF
6. ADJOURN

STAFF REPORT

Meeting Date:	August 12, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	S4 Flats, LLC	**Presenter:**	Katelyn Page
Agenda Item:	Parking screening element at 910 Smith Lane and 915 Simon Lane (P22-254)	**Public Comment:**	No

Purpose and Policy Considerations.
Review and recommendation by the Design Review Committee (DRC) is required by the Land Development Regulations (LDRs) in the Neighborhood High Denisty-1 (NH-1) zone for all residential and nonresidential development of four attached units or greater.

Further, DRC review and recommendation may be required for changes to, or as a condition of approval of, a previously approved design.

Request.
The Applicant is requesting final approval for the proposed metal parking screening element. Review of this element was required as a previous DRC condition of approval.

Project Summary.
The proposed project, S4 Flats, is a three-story residential structure consisting of 13 workforce housing units, including nine one-bedroom units and four two-bedroom units. The ground floor accommodates structured vehicle parking, storage areas, stairs, trash and recycling, and one residential unit. The upper two floors are dedicated to residential units and stair egress.

Previous DRC Review
The DRC last reviewed the project on May 8, 2024, and recommended approval of the proposed building design with a condition of approval that the Applicant provide a rendering of the final design for the metal screening element, including opacity level details, for review by DRC prior to issuance of building permit. Previously, a mountain landscape motif was proposed; however, the applicant has revised the design to instead use a standard metal mesh screen.

An excerpt comparison of the previous and updated designs are provided on the following page. Additional information, including the application materials, project narrative, renderings, pertinent architectural elevations, and material palette are provided as an attachment to this staff report.

Previously Proposed Design - Mountain Landscape (May 2024)



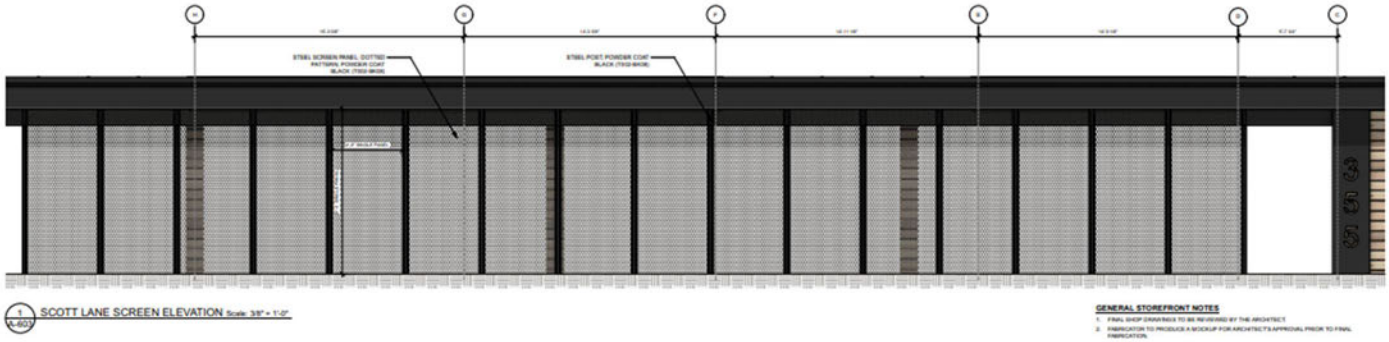
Currently Proposed Design – Typical Mesh Pattern (August 2026)



Previously Proposed Design - Mountain Landscape (May 2024)



Currently Proposed Design – Typical Mesh Pattern (August 2026)



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.



1 EAST ELEVATION



2 SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL / FINISH	NOTES
MTL1	STANDING METAL SEAM SIDING	WESTERN STATES METAL ROOFING	WESTERN LOCK STANDING SEAM; 1.75" RIB HEIGHT; 12" OVERAL WIDTH; PVDF RESIN BASED FINISH; 24 GAUGE; COLOR: SLATE GRAY	SNAP LOCK PANEL WITH CLIPS AND CONCEALED FASTNERS. SEE FOOTNOTE 1.
MTL 2	METAL TRIM & FASCIA	WESTERN STATES METAL ROOFING	20 GAUGE; COLOR: DARK BRONZE	BEND ON SITE. SEE FOOTNOTE 1.
MTL 3	BALCONY GUARDRAIL	TBD	GALVANIZED METAL GUARDRAILS PAINTED DARK BRONZE	
VYL 1	VINYL (PVC) SOFFIT	TBD	TBD	CLASS A RATING. SEE FOOTNOTE 1.
WD1	CEDAR SIDING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD2	CEDAR DECKING	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
WD3	CEDAR SOFFIT	DELTA MILLWORKS	WESTERN RED CEDAR STK SMOOTH; COYOTE FINISH; 1X6	STAIN W/ 2 COATS AND SEAL ON THE BACKSIDE. SEE FOOTNOTE 1.
RF1	ROOFING	DUROLAST	PVC WHITE MEMBRANE	ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790, OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING.
MISC 1	SCREEN	REVAMP	PERFORATED METAL SCREEN	SEE SHEET A.603 FOR ADDITONAL DETAILS AND SPECIFICATIONS.

FOOTNOTES:

1. EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED PER SECTION 505.5 OF THE IWUIC 2024.

3 SCHEDULES & LEGEND

LICENSED ARCHITECT
ROSS E. LONG, III
C-3566
REN. 12/31/26
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	-	DRC SUBMISSION
11/03/2022	-	DRC ADDENDUMS
04/10/2023	-	PERMIT SUBMISSION
04/22/2024	-	DRC RESUBMISSION
05/18/2026	-	PERMIT SUBMISSION
07/27/2026	-	DRC ADDENDUM

ISSUE DATE: 07/27/2026

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG A.A - 415 965 9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
355 SCOTT LANE
JACKSON, WY 83001

BUILDING ELEVATIONS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

SCALE

3/16" = 1'-0"

SHEET

A-200.00

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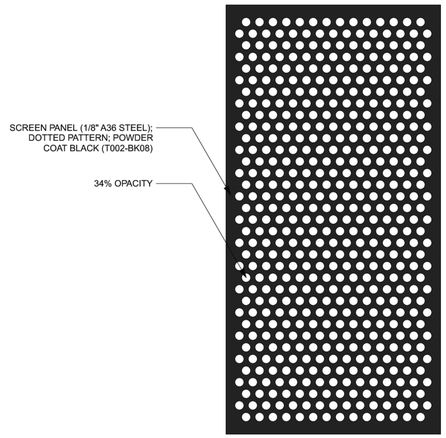
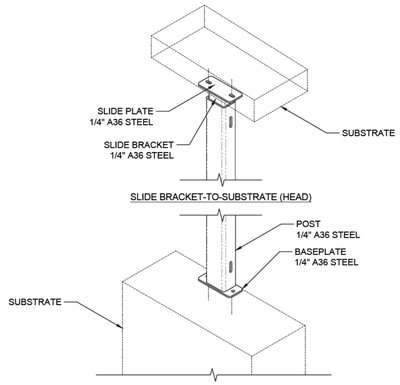
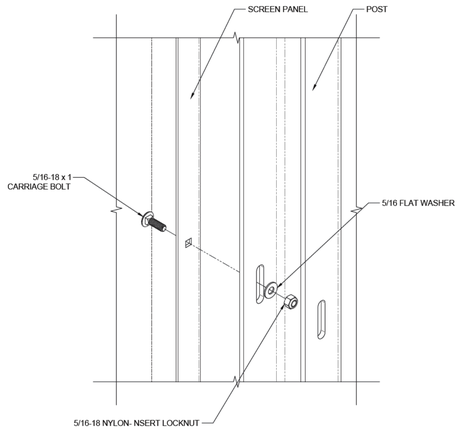


3 A-603 SINGLE PANEL ELEVATION Scale: 3/4" = 1'-0"

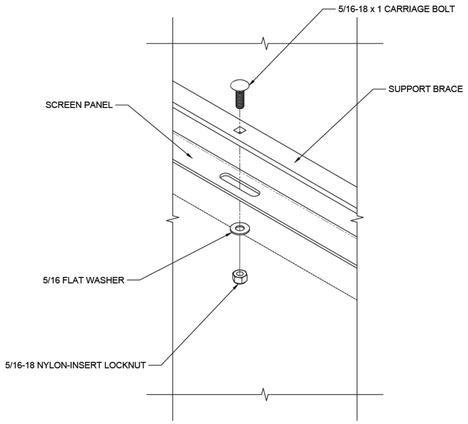


SCREEN PANEL POST-TO-SUBSTRATE ASSEMBLY

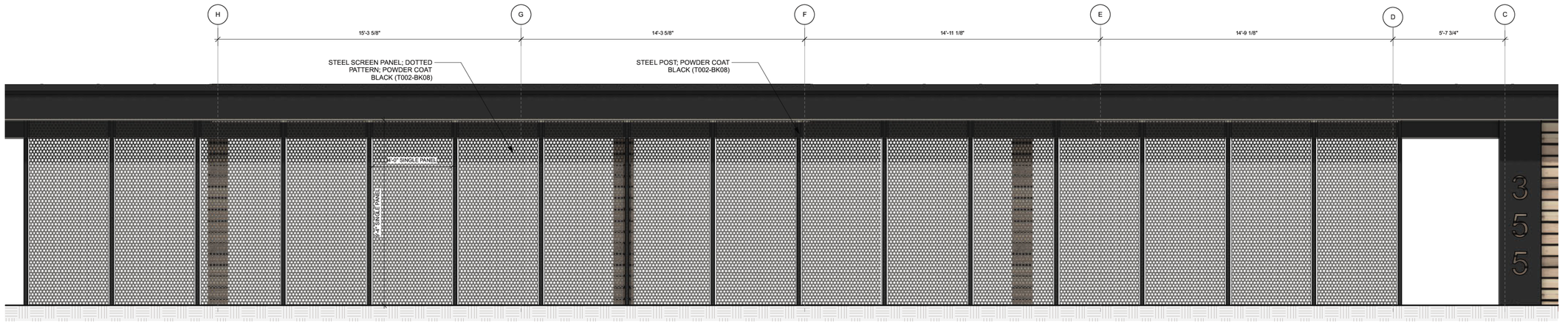
4 A-603 INFILL SCREEN WALL SYSTEM Scale: N.T.S.



SCREEN PANEL POST-TO-POST ASSEMBLY



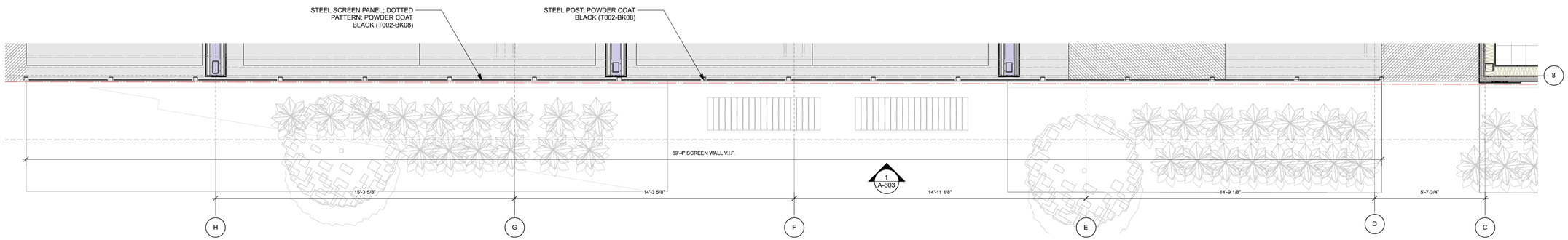
BRACE SUPPORT ASSEMBLY



1 A-603 SCOTT LANE SCREEN ELEVATION Scale: 3/8" = 1'-0"

GENERAL STOREFRONT NOTES

1. FINAL SHOP DRAWINGS TO BE REVIEWED BY THE ARCHITECT.
2. FABRICATOR TO PRODUCE A MOCKUP FOR ARCHITECT'S APPROVAL PRIOR TO FINAL FABRICATION.



2 A-603 SCOTT LANE SCREEN PLAN Scale: 3/8" = 1'-0"

LICENSED ARCHITECT
ROSS E. LONG, III
C-3566
REN. 12/31/26
STATE OF WYOMING

PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
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ARCHITECT

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6114 LASALLE AVENUE #552 · OAKLAND, CA 94611
TOBY LONG A.A. · 415.905.9030 · TOBY@CHXTLD.COM

MODULAR FABRICATOR

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SCREEN DETAILS

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SCALE
AS NOTED

SHEET

A-603.00

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DESIGN REVIEW COMMITTEE APPLICATION

Planning Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

(307) 733-0440
www.jacksonwy.gov
planning@jacksonwy.gov

PROJECT

Name/Description: Jackson Development

Physical Address: 355 Scott Lane Jackson, WY 83001

Lot, Subdivision: Lot 25 & 36 PIDN: 22-41-16-32-4-05-001/011

PROPERTY OWNER

Name: Dave Velasquez

Mailing Address: 3550 Barron Wy, Reno, NV ZIP: 89511

E-mail: [redacted]@figure9er.com Phone: 907-240-8210

APPLICANT/REPRESENTATIVE

Name: Toby Long

Mailing Address: 6114 LaSalle Ave. #552 Oakland, CA ZIP: 94611

E-mail: [redacted]@chxtld.com Phone: 415-905-9030

DESIGNATED PRIMARY CONTACT

☑ Property Owner ☐ Applicant/Authorized Representative

TYPE OF APPLICATION

☐ Initial Submittal ☑ Resubmittal ☐ Conceptual

SUBMITTAL REQUIREMENTS

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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.

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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a

Signature of Property Owner or Authorized Representative

Owner
Title

Dave Velasquez
Name Printed

7/27/2026
Date

STAFF REPORT

Meeting Date:	August 12, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Lance Ash	**Presenter:**	Andrew Bowen
Agenda Item:	Elks Lodge Siding and Soffit Project located at 270 West Broadway Avenue (P26-137)	**Public Comment:**	No

Purpose and Policy Considerations
Design Review Committee (DRC) review is required for exterior material changes of this scale within the Downtown Core (DC-1) zone.

Recommendation
The Applicant is requesting Final review from the DRC.

Project Summary
The property at 270 West Broadway Avenue is located within the DC-1 zoning district and Comprehensive Plan District 2.3 (Downtown), at the northwest corner of West Broadway Avenue and South Jackson Street. The applicant proposes exterior renovations to the Jackson Elks Lodge 1713, including replacement of the existing soffit and siding with durable materials intended to enhance the building's appearance. No changes are proposed to the building's size, location, footprint, or use. Supporting application materials, including the project narrative, LDR compliance summary, architectural elevations, renderings, lighting information, and material palette, are included as attachments to this staff report.

Land Development Regulations (LDR) Compliance
Staff have conducted an initial, non-exhaustive review of LDR compliance. As noted within the submittal materials, the project does not propose to alter, in any manner, the existing size, location, or footprint of the Jackson Elks Lodge 1713 property.

Public Space
No change proposed.

Composition
As stated by the applicant, the proposed exterior updates utilize two complementary steel siding materials to create a balanced and visually interesting composition. Vertical snap batten siding and horizontally installed corrugated metal panels are proposed to establish rhythm, proportion, and compatibility with adjacent buildings. The material palette is intended to enhance the architectural character of the existing structure while maintaining harmony with the surrounding downtown context.

Massing
No change proposed.

Street Wall
No change proposed.

Height
No change proposed.

Materials
As proposed, the project will replace the existing wood lap siding and soffit materials, which currently consist of wood elements with either a painted or stained finish. The proposed replacement materials incorporate durable metal panels

with muted matte finishes intended to minimize environmental impacts while enhancing the building's relationship to adjacent development. The proposed material palette reflects a simple, functional design that is consistent with the Western architectural character of downtown Jackson, as stated by the applicant.

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Consider impacts on surrounding buildings, natural environment and culture.

DESIGN REVIEW COMMITTEE APPLICATION

Planning Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

(307) 733-0440
www.jacksonwy.gov
planning@jacksonwy.gov

PROJECT

Name/Description: JACKSON ELKS LODGE 1713 SIDING AND SOFFIT PROJECT

Physical Address: 270 W. BROADWAY AVENUE, JACKSON, WY 83001

Lot, Subdivision: LOT 5 & LOT 6, WORT 1ST ADDITION PIDN: 22-41-16-33-1-03-003

PROPERTY OWNER

Name: B.P.O.E. #1713

Mailing Address: PO BOX 1713, JACKSON, WY ZIP: 83001

E-mail: [redacted] Phone: 307-733-1713

APPLICANT/REPRESENTATIVE

Name: LANCE ASH

Mailing Address: PO BOX 10162, JACKSON, WY ZIP: 83002

E-mail: [redacted]@GMAIL.COM Phone: 307-690-0346

DESIGNATED PRIMARY CONTACT

☐ Property Owner ☑ Applicant/Authorized Representative

TYPE OF APPLICATION

☑ Initial Submittal ☐ Resubmittal ☐ Conceptual

SUBMITTAL REQUIREMENTS

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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.

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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a

Lance Ash — BOARD TRUSTEE

Signature of Property Owner or Authorized Representative — Title

LANCE ASH — 7/20/2026

Name Printed — Date

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: JULY 20, 2026

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that B.P.O.E. #1713 is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 270 W. BROADWAY AVENUE, JACKSON, WY 83001

Legal Description: WEST 10' OF LOT 5 & LOT 6, WORT 1ST ADDITION (ELKS LODGE)
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: LANCE ASH

Mailing address of Applicant/agent: PO BOX 10162, JACKSON, WY 83002

Email address of Applicant/agent [redacted]@GMAIL.COM

Phone Number of Applicant/agent: 307-690-0346

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

☐ Development/Subdivision Plat Permit Application ☐ Building Permit Application

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

☐ Demolition Permit ■ Other (describe) DESIGN REVIEW COMMITTEE APPLICATION

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.

D S
Property Owner Signature

BOARD TRUSTEE
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 Douglas Stanley this 21 day of July, 2026. WITNESS my hand and official seal.

Zach Palazzolo
Notary Public

My commission expires: 08/25/2031

ZACHARY PALAZZOLO
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 171591
MY COMMISSION EXPIRES: 08/25/2031

Submittal Checklist
Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

☑ **Application**: Signed application and notarized Letter of Authorization.

☑ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals and how the project meets the Vision Statement of the Town Design Guidelines.

☑ **Design Elements Narrative**: Provide a paragraph for each applicable item addressing each design element in the Town Design Guidelines

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- ☑ **Street Wall** (page 14 of the Town Design Guidelines). The project should clearly define the public space adjacent to the sidewalk and/or street. The scale of the street wall should appropriately address the pedestrian. The proposed development should

minimize voids in the street wall, and where voids exist, they serve to create a better pedestrian realm.

☑ **Materials** (page 16 of the Town Design Guidelines). The proposed materials must be appropriate based on the surrounding context, both built and natural. The proposed materials should be durable and maintainable over time.

☑ For projects within the **Downtown design overlay** (page 26 of the Town Design Guidelines) please provide an additional narrative addressing how the project contributes to a sense of visual continuity in keeping with **Western Character**.

☑ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

☑ **Zoning Compliance**: A complete LDR compliance table which addresses how your project complies with each item in the applicable zone. For aspects that the project may be existing nonconforming, the table should indicate which of those items are nonconforming and either how you are exempt from compliance or how you intend to address the nonconformance.

☑ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.

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

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

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

Jackson Elks Lodge 1713
B.P.O.E. #1713

TOWN OF JACKSON – DESIGN REVIEW COMMITTEE SUBMITTAL CHECKLIST ATTACHMENT

Application:

Signed Design Review Committee Application and notarized Letter of Authorization are provided. Applicant is applying for final Design Review Committee review.

Narrative:

The goal of the siding and soffit replacement project (the "Project") is to enhance the visual attributes of the Jackson Elks Lodge 1713 property, to incorporate economically and ecologically sustainable materials into the Jackson Elks Lodge 1713 property, and to have the Project completed in such a manner as to enhance the unity of the Jackson Elks Lodge 1713 property to other adjacent buildings.

Design Elements Narrative:

Public Space: The Project does not propose to alter, in any manner, the existing public space; the Project will enhance the relationship between the existing public space and the building.

Composition: The Project will incorporate two variations of steel material to achieve balance between unity and complexity, to promote visual interest, and to achieve composition, proportion, and rhythm with adjacent buildings. Vertically installed snap batten panels for the main wall siding will provide a look similar to wood batten siding and horizontally installed corrugated metal panels for the upper building bump-out section and the soffit areas will provide visual balance of the Jackson Elks Lodge 1713 property and its harmony with adjacent buildings.

Massing: The Project does not propose to alter, in any manner, the existing size, location, or footprint of the Jackson Elks Lodge 1713 property.

Street Wall: The Project does not propose to alter, in any manner, the existing size, location, or footprint of the Jackson Elks Lodge 1713 property.

Materials: The Project's material selections will have low negative impacts to the environment and will enhance how the Jackson Elks Lodge 1713 building relates to adjacent buildings. The Project will incorporate simple and functional metal panels with muted matte finish, which align with Western character.

Elevations:

The Project does not propose to alter, in any manner, the existing size, location, or footprint of the Jackson Elks Lodge 1713 property.

Zoning Compliance:

The Project does not propose to alter, in any manner, the existing size, location, or footprint of the Jackson Elks Lodge 1713 property.

Site Plan:

The Project does not propose to alter, in any manner, the existing size, location, or footprint of the Jackson Elks Lodge 1713 property.

Landscape Plan:

The Project does not propose to alter, in any manner, the existing size, location, or footprint of the Jackson Elks Lodge 1713 property.

Adjacent Context/Public Realm:

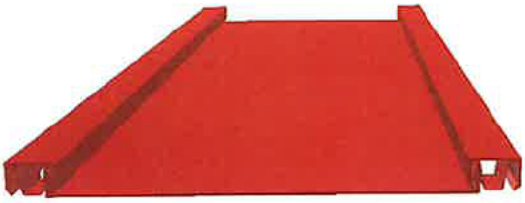
The Project does not propose to alter, in any manner, the existing size, location, or footprint of the Jackson Elks Lodge 1713 property.

Materials:

Graphic and narrative depiction of materials for the Project is provided below.

Vertical Snap Batten Steel Panels (*Reference as #1 in Pictures*)

- Material Supplier: Teton Steel
- Material: 24 Gauge Painted Steel
- Color: Gotham Patina / Low Gloss / Low Sheen





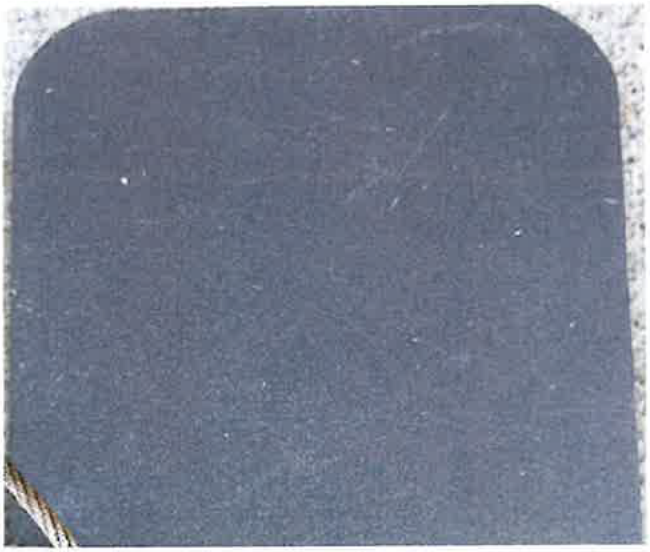


SAMPLE IMAGE OF PRODUCT

COLOR IS NOT ACTUAL



ACTUAL MATERIAL COLOR

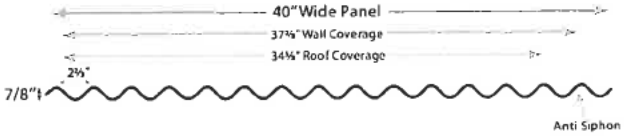


ACTUAL MATERIAL COLOR

Horizontal 7/8" Corrugated Steel Panels (*Reference as #2 in Pictures*)

- Material Supplier: Teton Steel
- Material: 24 Gauge Painted Steel
- Color: Light Gray







SAMPLE IMAGE OF PRODUCT

COLOR IS NOT ACTUAL



ACTUAL MATERIAL COLOR

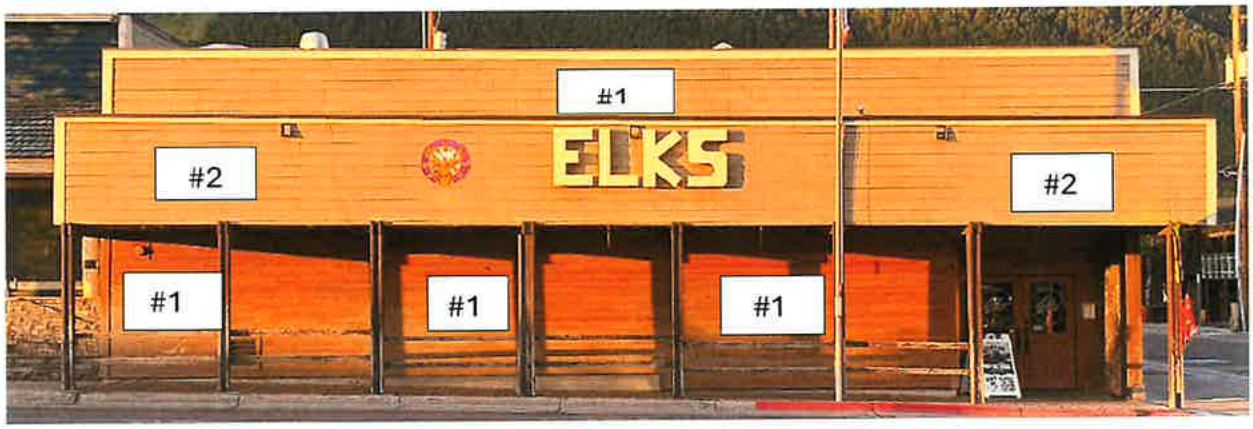


ACTUAL MATERIAL COLOR



ACTUAL MATERIAL COLORS – SHOWN TOGETHER

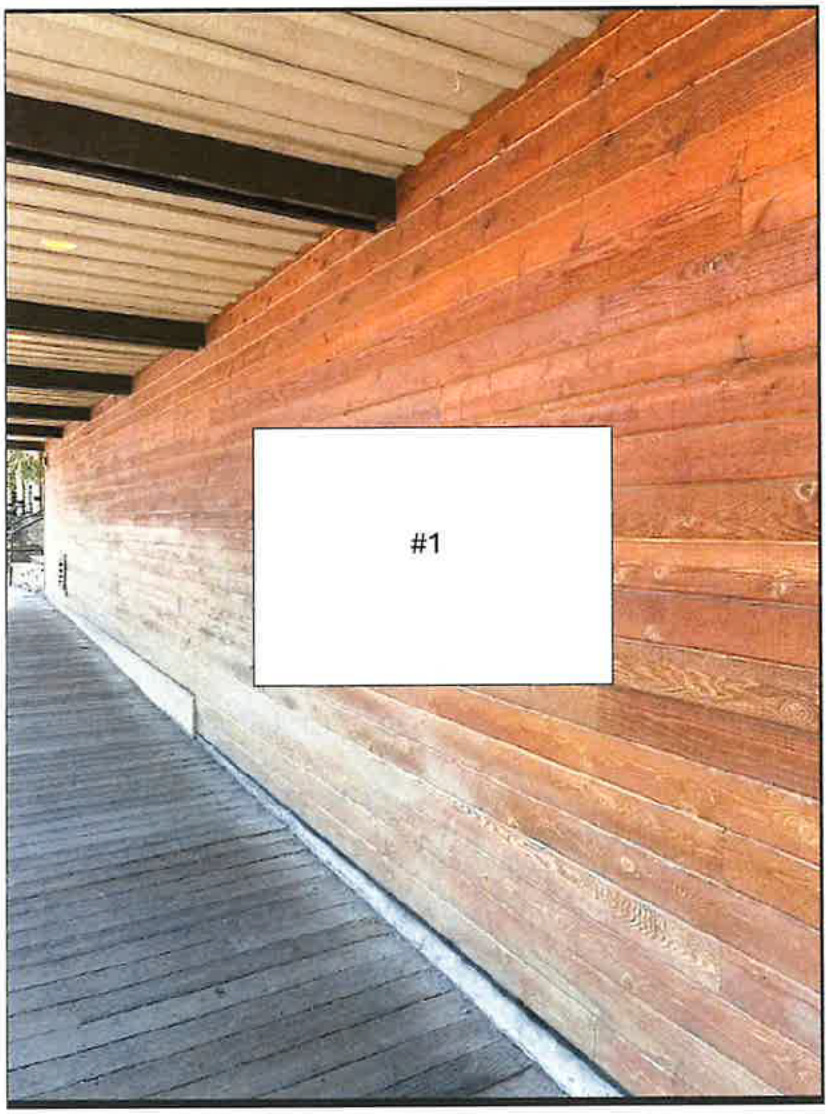
Building Images



- North Facing Wall (Broadway Avenue)
- #1 – Vertical Snap Batten Steel Panels
- #2 – Horizontal 7/8" Corrugated Steel Panels



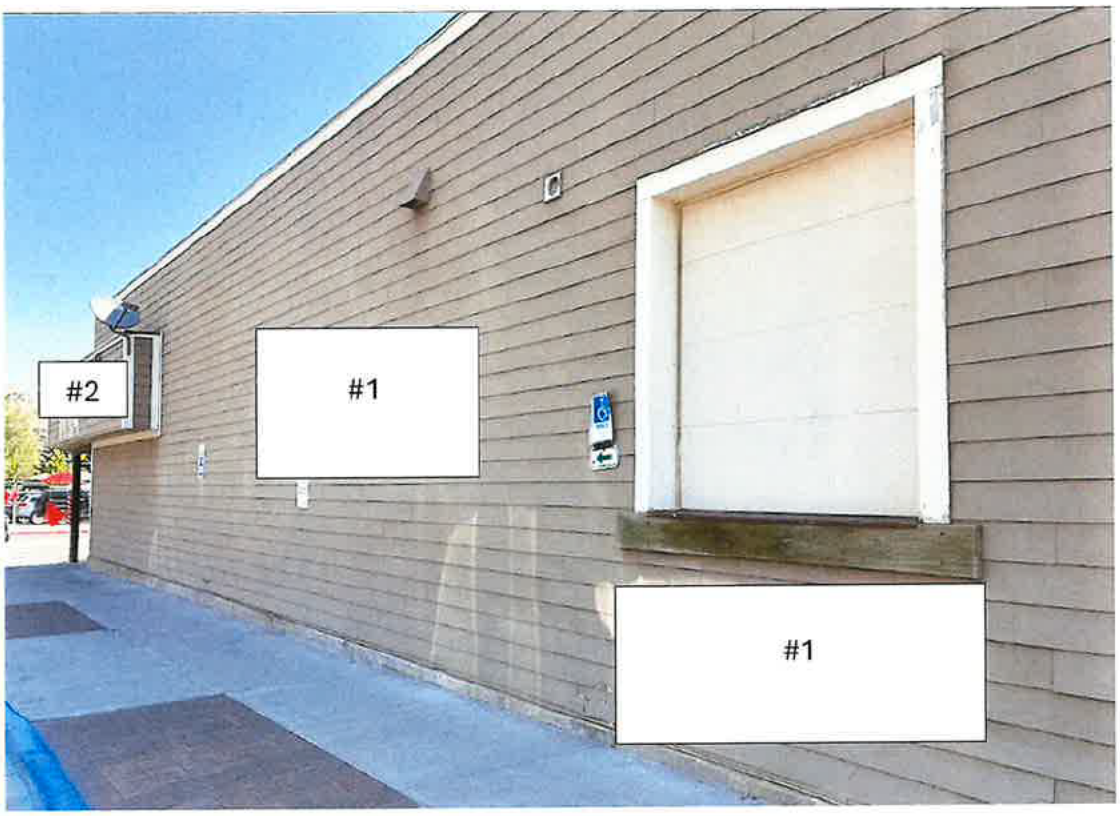
- North Facing Wall (Broadway Avenue)
- #1 – Vertical Snap Batten Steel Panels



- North Facing Wall (Broadway Avenue)
- #1 – Vertical Snap Batten Steel Panels



- East Facing Wall (Broadway Avenue)
- #1 – Vertical Snap Batten Steel Panels
- #2 – Horizontal 7/8" Corrugated Steel Panels



- West Facing Wall (Jackson Street)
- #1 – Vertical Snap Batten Steel Panels
- #2 – Horizontal 7/8" Corrugated Steel Panels



- West Facing Wall (Jackson Street)
- #1 – Vertical Snap Batten Steel Panels
- #2 – Horizontal 7/8" Corrugated Steel Panels



- West and South Facing Walls (Jackson Street)
- #1 – Vertical Snap Batten Steel Panels



- West and South Facing Basement Entry Bump Out (Jackson Street)
- #1 – Vertical Snap Batten Steel Panels



- West Facing – Soffit Area (Jackson Street)
- #2 – Horizontal 7/8" Corrugated Steel Panels

STAFF REPORT

Meeting Date:	August 12, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	KMW Architecture	**Presenter:**	Andrew Bowen
Agenda Item:	Residential Fourplex located at 110 South Willow Street (P26-095)	**Public Comment:**	No

Purpose and Policy Considerations
Design Review Committee (DRC) review is required for physical development of this scale within the Office Residential (OR) zone.

Recommendation
The Applicant is requesting Final review from the DRC.

Project Summary
This is a request for DRC second review for a project located at 110 South Willow Street. The subject property is located within the OR zone and Comprehensive Plan District 2.6 (Mixed Use Office & Residential). The property is located at the southeast corner of South Willow Street and East Pearl Avenue and includes alley access from the south. The proposed project consists of a new four-unit multi-family residential structure utilizing the 2:1 Workforce Housing Bonus, including two deed-restricted workforce housing units and two (2) unrestricted market-rate units. The existing residential structures on the property are proposed to be removed as part of the redevelopment.

The proposed structure includes two stories above grade with additional basement-level residential and accessory spaces. The project includes enclosed onsite parking accessed from the alley, bicycle parking, landscaping, and pedestrian-oriented design features along both street frontages. The Applicant states the project is intended to provide a contemporary residential development compatible with the surrounding neighborhood while contributing additional workforce housing opportunities within the community.

Previous DRC Review
The DRC reviewed this item on June 10, 2026, and continued the proposal for design refinement. Below are the DRC's comments with Applicant responses:

Reduce the overall symmetry of the building and create more variation in the design.

- Overall symmetry: We respectfully disagree with the perspective that beauty cannot be found in symmetry.

Improve the relationship between the parking garage and residential units.

- Parking garage: It is a typical narrow Town lot. We changed the garage design to accommodate parallel parking. This change gives more wiggle room for thicker stone, awnings, and larger entry foyers. These main level entry foyers for each unit will add some transparency into these semi-public spaces and help bring in additional natural light.

Better address the corner of the building with additional architectural detail and design emphasis.

- Corner of Pearl & Willow: A strong stone base with attractive transparent windows should create a lovely corner.

Strengthen the street-facing design and improve the pedestrian experience along the street edge.

- Street-facing design: We believe that the main level entry foyers for each of the units will help add some extra life and transparency to the pedestrian experience.

Better integrate the deed-restricted units located in the basement into the overall project design.

- Deed-restricted units: These are great units! Ample natural light will pour into the garden-level living spaces. These go above and beyond meeting the Housing Authority's "livability standards." Entry foyers on the main level connect the street and the garage. Each unit will have two (2) parking spaces and lockable bike storage in the garage and outside. Ample light will penetrate the garden level living spaces while also allowing privacy from the street for the more private living areas.

Provide a sample of the proposed aluminum siding material.

- Materials: We will provide physical samples of all prominent proposed exterior materials.

Revise the easternmost façade to add more visual interest and architectural detail.

- East façade: We worked to break up the massing and material changes on the east wall. Multiple windows were added for transparency and access to light.

Additional information, including the application materials, project narrative, LDR compliance summary, renderings, lighting information, architectural elevations, and material palette, are included as attachments 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.

Willow & Pearl

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Design Review Committee (DRC)

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kmw architecture

Legacy Drafting and Design

July 28, 2026

Willow & Pearl: Design Review Committee Narrative

110 S Willow Street
LOT 1, BLK. 4, CACHE 1
Jackson, WY 83001
Parcel: 22-41-16-34-2-08-005
Size: 0.17 acres (7,500 square feet)

Owners: Wind River Partners LLC, PO Box 6754, Jackson, WY 83002
Town of Jackson Zoning: Office Residential (OR)
Comprehensive Plan District: 2 - Town Commercial Core (Subarea: Mixed Use Office and Residential)

Gary and Robin Peterson are under contract to purchase 110 S Willow, Jackson, Wyoming from Wind River Partners, LLC. The Petersons desire to **create a single multi-family residential structure with four (4) units utilizing the 2:1 Bonus tool**. There will be two (2) deed-restricted residential dwelling units and two (2) unrestricted residential dwelling units.

An existing residential structure with four (4) attached residential units is currently on the site – two (2) units at ground level, one (1) unit with daylight/walkout basement and one (1) unit in a story above the daylight basement unit. The units consist of one (1) 1-br unit and three (3) 2-br units – all over 500 sf. in floor area. The existing building was built in 1939 with a two-unit addition built in 1990 consisting of the daylight/walkout basement unit and unit above. These structures will be removed.

This project is being presented to the Design Review Committee on a Building Permit level based on its location within the Town of Jackson's Office Residential (OR) zone.

The property is located in a **transitional neighborhood with a mix of public and private uses** as well as both commercial and residential. The structures in this neighborhood vary in size and age; there is a range from small historic structures to larger buildings. For example, the Town Hall and Jail (soon to be Justice Center) are located across South Willow Street street. A three-story mixed-use building with both commercial and residential spaces is located across the intersection. A small historic house being used for commercial and an apartment building are located across East Pearl Street. The lot to the west is currently mostly vacant. The property to the south has a parking lot and a two-story office structure.

Per the Town of Jackson Land Development Regulations, part of the intent of the Office Residential (OR) zone is to provide for **a mix of higher intensity housing options**. This project supports that intent.

Per the Comprehensive Plan, this project located in District 2.6 (Mixed Use Office & Residential) supports the future goal of this transitional subarea as a vibrant pedestrian-oriented corridor with mixed use and residential structures. The structure in this residential project will be two-stories and located along the streets of East Pearl Avenue & South Willow Street.

The structure in this residential project engages the surrounding streets and maximizes the potential of each unit to best provide comfortable living for residents (including two workforce deed restricted units).

PROJECT GOALS: The Petersons are striving to achieve an **attractive residential housing project with vibrant landscaping** that will be a welcome addition to the existing neighborhood and blend with Jackson's vernacular feel. Creating an enjoyable pedestrian experience for the public while maintaining privacy for the residents is a goal.

Density is not exceeded for the site. The building will not exceed two stories. The bulk and scale of the proposed addition will be be appropriate for the neighborhood.

kmw architecture

Legacy Drafting and Design

July 28, 2026

DESIGN ELEMENTS NARRATIVE:

PUBLIC SPACE: The structure will be a private residential structure, but we are working to engage the street with pedestrian-friendly massing, glazing/balconies, inviting entryways, well-maintained sidewalks, and vibrant landscaping.

Parking will be screened by the enclosed garage; high windows have been integrated to add visual interest without subjecting pedestrians to views of vehicles.

Entry foyers have been added to the main level of the units; these semi-public spaces will engage the street with large windows that will also help ample natural light to penetrate into the garden-level living areas.

The utilities for this project will be buried.

Trash bins will be stored in the west side-yard. There is an existing fence that belongs to the neighboring property to the west that will work as a visual screen.

COMPOSITION: We worked to create a well-balanced design anchored by a stone base. Attention was paid to the window layout and pattern to create a pleasing architectural rhythm.

MASSING: We feel that the proposed structure will blend well with the existing neighborhood — it will help soften the transition from the new Justice Center to the existing neighborhood. Both additive and subtractive massing approaches are utilized. We worked to break up the building to be more engaging at a human scale. It is a goal to have street presence while still maintaining privacy for residents.

The structure is not large. The height does not exceed 30'-0" (*with the exception of the circulation access to the rooftop) and wall planes have massing variation and multiple window/door placements. Material changes are also at work to break up the massing of the buildings.

STREET WALL: A street wall is generally formed with our structure. There are breaks to provide comfortable circulation for vehicles and pedestrians. We worked to include glazing for transparency and interest; however, resident privacy was also considered.

MATERIALS: We are creating an elegant, mountain contemporary structure that will withstand the harsh climatic elements (with strict adherence to fire separation needs). The selected exterior materials are very appropriate for a residential project in the existing neighborhood adjacent to downtown Jackson. A combination of stained exterior wood siding, non-reflective matte metal siding, and dry-stacked ledge stone sourced from Montana will be used to break up the massing.

Thermally broken steel windows have been selected for durability and efficiency (matte black exterior color). Matte black or dark gray flashing to match roof and window cladding is proposed. Simple exterior light fixtures (metal: black or dark bronze) that meet the local lighting regulations will be integrated.

Generous windows maximize access to natural light and views. Balconies on the second level and rooftop provide outdoor spaces. Garden-level patios were created to help bring natural light into the basement spaces.

SITE & LANDSCAPE: We are working with Wilding Engineering to meet all grading, erosion, and stormwater management needs. The sidewalks along East Pearl Avenue and South Willow Street will be repaired if damaged during construction. The existing planting strip along South Willow Street will remain. The existing curb cut to the alley off of South Willow Street will remain in place. The existing curb cut on East Pearl Street will remain in place; it will be reduced and repaired if it is damaged during construction.

Creating a positive pedestrian experience while maintaining privacy for the residents is desired. Entry points into the residential project will be clear, engaging, and intended for the private residents.

We are working with Inside Out Landscape Architecture (IOLA) to enhance outdoor spaces. The IOLA Team has selected locations and species of appropriate trees and shrubs for our climate/location. There is a desire to create a positive transition between the public streetscape and the private residential spaces.

PARKING & SNOW STORAGE: Parking will be provided by an enclosed garage with one-way traffic that will enter via the alley to the south and exit to East Pearl Avenue (north). There are ample street parking options for short-term visitors.

There will be locked long-term bike storage provided inside the garage and short-term bike storage provided outside on the south side of the property.

Due to the garage, associated snow storage will be relatively minimal. Snow will be pushed to the sides and stored. Snow storage for the sidewalks will be located in the landscaping buffer strips.

Note: A flat roof will be utilized to help keep snow on the roof of the structure.

RESPONSES to DRC COMMENTS (6/10/26):

OVERALL SYMMETRY: We respectfully disagree with the perspective that beauty cannot be found in symmetry.

PARKING GARAGE: It is a typical narrow Town lot. We changed the garage design to accommodate parallel parking. This change gives more wiggle room for thicker stone, awnings, and larger entry foyers. These main level entry foyers for each unit will add some transparency into these semi-public spaces and help bring in additional natural light.

CORNER OF PEARL & WILLOW: A strong stone base with attractive transparent windows should create a lovely corner.

STREET-FACING DESIGN: We believe that the main level entry foyers for each of the units will help add some extra life and transparency to the pedestrian experience.

DEED-RESTRICTED UNITS: These are great units! Ample natural light will pour into the garden-level living spaces. These go above and beyond meeting the Housing Authority's "livability standards." Entry foyers on the main level connect the street and the garage. Each unit will have two (2) parking spaces and lockable bike storage in the garage and outside. Ample light will penetrate the garden level living spaces while also allowing privacy from the street for the more private living areas.

MATERIALS: We will provide physical samples of all prominent proposed exterior materials.

EAST FACADE: We worked to break up the massing and material changes on the east wall. Multiple windows were added for transparency and access to light.

kmw architecture

Legacy Drafting and Design

July 28, 2026

Willow & Pearl: LDR Compliance

110 S Willow Street
LOT 1, BLK. 4, CACHE 1
Jackson, WY 83001

Owners: Wind River Partners LLC, PO Box 6754, Jackson, WY 83002
Parcel: 22-41-16-34-2-08-005
Size: 0.17 acres (7,500 square feet)
Town of Jackson Zoning: Office Residential (OR)
Comprehensive Plan District: 2 - Town Commercial Core (Subarea: Mixed Use Office and Residential)

Building Occupancy/Use: Multi-Family Residential Dwelling
Fire Sprinkler: N/A
Existing No. of Stories: One approx. 3,244 sf building with 2,321 sf. on the ground floor and 923 sf. second floor consisting of four (4) attached single-family units. (Existing Residential Structures to be Removed)
Proposed No. of Stories: 2 above-grade + Basement
Allowable Building Height: 30'
Actual Building Height: 30'-0" *(elevator/stair access: 33'-0")*

Wildland Urban Interface Permit T-WUI2026-0015

Codes Utilized:
2024 International Building Code (IBC) & the 2021 International Residential Code (IRC)
2024 International Pluming Code
2024 International Mechanical Code
2024 International Fuel Gas Code
2021 International Energy Conservation Code
National Electrical Code
International Fire Code and International Wildland-Urban Interface
All Town of Jackson Code Amendments
Seismic Zone D, 93 PSF Ground Snow Load, 115 MPH Wind Load

Existing: The Property consists of a single 50 x 150' lot located on the SE corner of the E. Pearl Ave. and S. Willow St. intersection. The Property is currently developed as an attached single-family residential use with four (4) residential units– two (2) units at ground level, one (1) unit with daylight/walkout basement and one (1) unit in a story above the daylight basement unit. The units consist of one (1) 1-br unit and three (3) 2-br units – all over 500 sf. in floor area. The existing building was built in 1939 with a two-unit addition built in 1990 consisting of the daylight/ walkout basement unit and unit above.

Parking is provided from Pearl Ave. (2 spaces) and the rear alley (4 spaces) that lies between Pearl Ave. and Simpson Ave – 6 total off-street spaces provided.

Proposed: The project will be a new construction multi-family residential project in Jackson, Wyoming. Four units will be created utilizing the 2:1 Bonus Tool. There will be two (2) deed-restricted residential units and two (2) unrestricted residential units.

The deed-restricted units will each have one (1) bedroom, one (1) bathroom, and one (1) kitchen. These units will be workforce deed-restricted and sold.

The unrestricted units will each have two (4) bedrooms, four & half (4.5) bathrooms, one (1) kitchen, and one (1) kitchenette in the basement.

Parking for nine (9) vehicles is provided in an enclosed (but unconditioned) garage with one-way access from the alley that will exit to Pearl Avenue. Long-term bike storage will be provided inside the garage; designated lockable storage areas will be provided. Short-term bike storage will also be provided outside to the south of the structure.

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Legacy Drafting and Design

July 28, 2026

Floor Area Ratio Calculations:

Deed Restricted Area: 1,791.36 SF

Bonus Area: 2 x 1,791.36 SF = 3,582.72 SF

7,500 SF Site Area x .46 FAR per OR zoning = 3,450 SF Base FAR

2:1 Bonus: FAR + (2 x Deed Restricted Conditioned Area) =

3,450 SF + (2 x 1,791.36 SF) = **7,032.72 SF** Max. Total Allowable Above-Grade Habitable Area

Parking & Snow Storage: Parking and snow storage is to be provided on-site.

Trash/Recycling Storage: Trash and recycling will be stored on-site.

Construction Staging: TBD. A General Contractor has not been hired at this time.

SITE DEVELOPMENT SCHEDULE:

Demolition	TBD
Excavation	TBD
Framing/Roof	TBD
Landscaping	TBD

SUMMARY TABLE OF LDR COMPLIANCE:

	Allowed/Required	Proposed	Complies?
Site Area (min)	7,500 SF	7,500 SF	Yes
Maximum Floor Area Ratio (0.46)	3,450 SF (max) **2:1 Bonus: 7,033 SF (max)*	4,931 SF *above-grade + conditioned/ habitable floor area*	*Yes *(*with 2:1 Bonus)*
Minimum Landscape Surface Ratio (0.20)	1,500 SF (min)	1,766 SF	Yes
Front (Street) Setback (north)	5’ to 15’	7’-4”	Yes
Rear Setback (south)	10’ (min)	12’-8”	Yes
Secondary (Street) Setback (west)	5’ to 15’ (min)	5’-8”	Yes
Side Setback (east/interior)	5’ (min)	5’-1”	Yes
Parking Spaces	2 (min) for Market Unit 1 2 (min) for Market Unit 2 1.5 (min) for Deed Unit 1 1.5 (min) for Deed Unit 2	9 (9 inside garage)	Yes
Building Height (roof pitch: flat)	30’ (max)	30’-0” *(*33’-0” to T.O. elevator/stairway access)*	Yes *(*allowed per LDR Section 9.4.9.C.1)*
Exterior Illumination 3 lumens/SF of impervious surface	5,734 SF impervious surface x 3 = 17,202 lumens (max)	12,600 lumens *28 light fixtures at 450 lumens each*	Yes

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SUMMARY OF PROPOSED USES:

110 S Willow Street	Habitable Area (SF) ABOVE GRADE	Non-Habitable Area (SF) ABOVE GRADE	Habitable Area (SF) BELOW GRADE	Non-Habitable Area (SF) BELOW GRADE	TOTAL AREA (SF)
EXISTING: *To Be Removed* Multi-Family Residential Dwelling Units Unrestricted, Attached 8 Bedrooms + 4 Baths + 4 Kitchens ***Unit 1**: 1 Bedroom + 1 Bath + 1 Kitchen* ***Unit 2**: 2 Bedrooms + 1 Bath + 1 Kitchen* ***Unit 3**: 3 Bedrooms + 1 Bath + 1 Kitchen* ***Unit 4**: 2 Bedrooms + 1 Bath + 1 Kitchen*	4,167 SF (existing) *To Be Removed*	0	0	0	4,167 SF *To Be Removed*
BASEMENT DEED RESTRICTED UNIT 1: Multi-Family Residential Dwelling Unit Deed-Restricted, Attached 1 Bedroom + 1 Bath + 1 Kitchen 1.5 parking spaces required	73.62	0	822.06	0	895.68
BASEMENT DEED RESTRICTED UNIT 2: Multi-Family Residential Dwelling Unit Deed-Restricted, Attached 1 Bedroom + 1 Bath + 1 Kitchen 1.5 parking spaces required	73.62	0	822.06	0	895.68
MARKET UNIT 1: Multi-Family Residential Dwelling Unit Unrestricted, Attached 4 Bedrooms + 5.5 Baths + 1 Kitchen + 1 Kitchenette 2 parking spaces required	2,391.74	0	1,417.40	147.63	3,956.77
MARKET UNIT 2: Multi-Family Residential Dwelling Unit Unrestricted, Attached 4 Bedrooms + 5.5 Baths + 1 Kitchen + 1 Kitchenette 2 parking spaces required	2,391.74	0	1,417.40	147.63	3,956.77
MAIN LEVEL GARAGE:	0	3,689.30	0	0	3,689.30
	4,930.72	3,689.30	4,478.92	295.26	**13,394.20**

GROSS SQUARE FOOTAGE TABULATION:

	Existing (SF)	Proposed (SF)
Basement	0	4,774.18
First Floor	3,244 *To Be Removed*	4,374.60 *(Garage = 3,689.30 SF)*
Second Floor	923 *To Be Removed*	4,245.42

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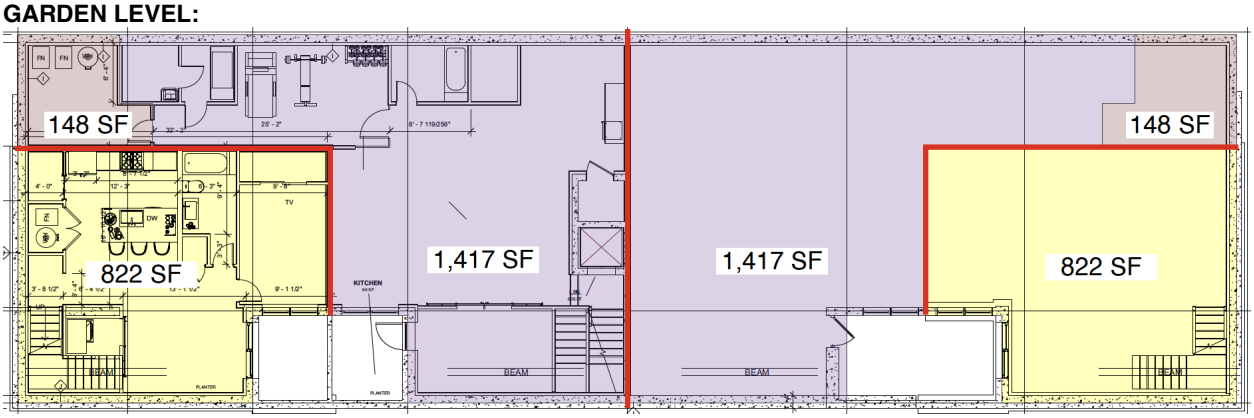
July 28, 2026

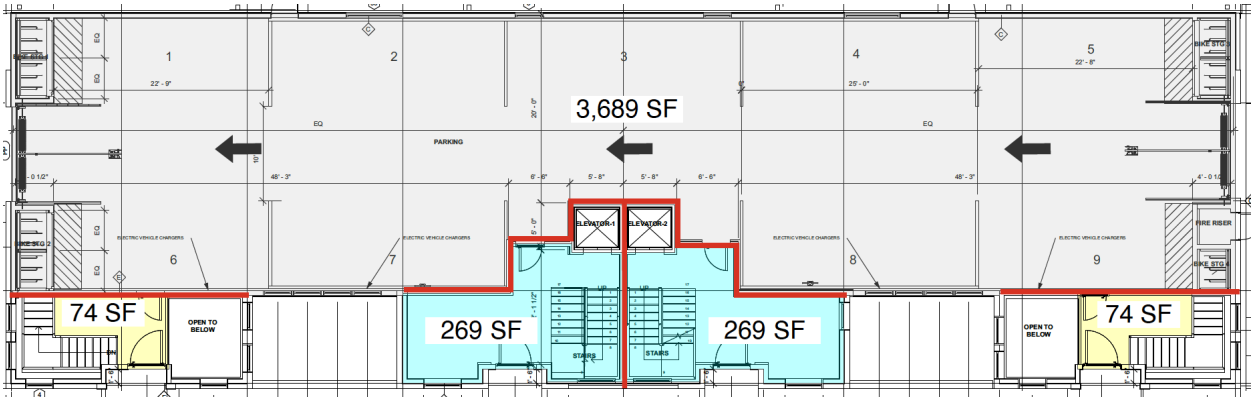
KEY

- MARKET RATE UNIT (above-grade, conditioned floor area)
- MARKET RATE UNIT - BONUS AREA (above-grade, conditioned floor area)
- DEED RESTRICTED UNIT (below-grade, conditioned floor area)
- EXEMPT: GARAGE (above-grade, unconditioned floor area)
- EXEMPT: MARKET RATE UNIT (below-grade, conditioned floor area)
- EXEMPT: MARKET RATE UNIT (below-grade, unconditioned floor area)

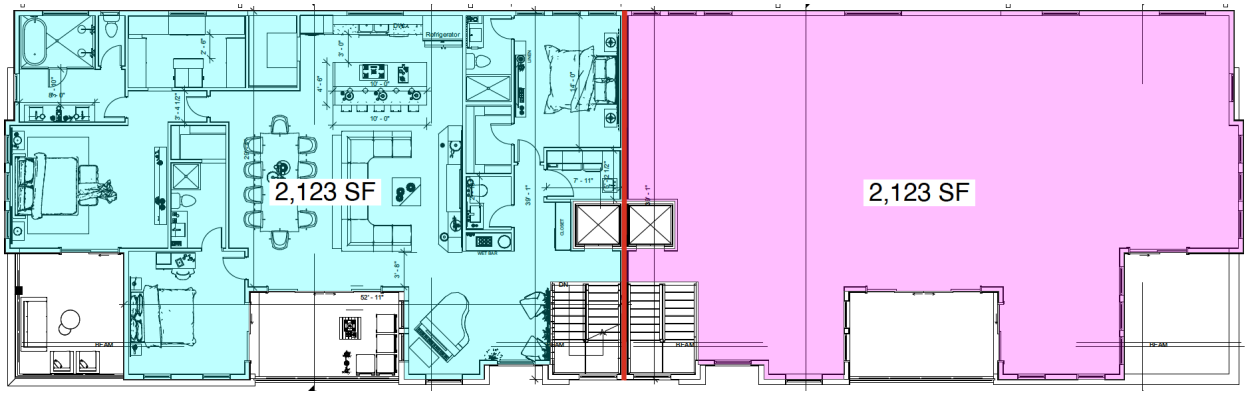
GARDEN LEVEL:



MAIN LEVEL:



SECOND LEVEL:











VICINITY PLAN

E PEARL AVE









INTERSECTION









S WILLOW ST













kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

WILLOW AND PEARL

4-PLEX
PETERSON, GARY

07/29/2026

A0

MATERIAL LEGEND- PACKET	
KEY	MATERIAL
01	6" DRY-STACKED LEDGE NATURAL STONE
02	WOOD STAINED CEDAR WOOD SIDING
03	DARK CHARCOAL METAL SIDING
04	
05	BLACK METAL ACCENTS
06	BLACK METAL FASCIA
09	CONCRETE FOUNDATION WALL
10	FULL VIEW 12'X 7'GLASS INSULATED GARAGE DOOR ALUMI BLACK
13	TPO ROOFING WITH ROOF DECKING OVER TOP
18	BLACK ALUMINIUM FRAMED WINDOW
20	SLIDING GLASS DOORS
21	METAL BLACK CAP
23	BLACK ALUMINIUM FRAMED WINDOW W/ CLEAR GLASS
27	EXTERIOR BLACK METAL FRENCH 6-LITE DOOR

01- NATURAL STONE WALL BUILT FROM DEEP CREEK STONE OR EQ.



02 - WOOD EXTERIOR SIDING :STAINED CEDAR



03 - DARK CHARCOAL METAL SIDING



05/06 - BLACK METAL FASCIA/ METAL ACCENTS





FRONT ELEVATION

kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
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WILLOW AND PEARL

4-PLEX
PETERSON, GARY

07/29/2026

A1

MATERIAL LEGEND- PACKET	
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01	6" DRY-STACKED LEDGE NATURAL STONE
02	WOOD STAINED CEDAR WOOD SIDING
03	DARK CHARCOAL METAL SIDING
04	
05	BLACK METAL ACCENTS
06	BLACK METAL FASCIA
09	CONCRETE FOUNDATION WALL
10	FULL VIEW 12'X 7'GLASS INSULATED GARAGE DOOR ALUMI BLACK
13	TPO ROOFING WITH ROOF DECKING OVER TOP
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20	SLIDING GLASS DOORS
21	METAL BLACK CAP
23	BLACK ALUMINIUM FRAMED WINDOW
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01- NATURAL STONE WALL BUILT FROM DEEP CREEK STONE OR EQ.



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03 - DARK CHARCOAL METAL SIDING



05/06 - BLACK METAL FASCIA/ METAL ACCENTS





BACK ELEVATION

kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

WILLOW AND PEARL

4-PLEX
PETERSON, GARY

07/29/2026

A3

01- NATURAL STONE WALL BUILT FROM DEEP CREEK STONE OR EQ.



02 - WOOD EXTERIOR SIDING : STAINED CEDAR



03 - DARK CHARCOAL METAL SIDING



05/06 - BLACK METAL FASCIA/ METAL ACCENTS





LEFT ELEVATION

MATERIAL LEGEND- PACKET

KEY	MATERIAL
01	6" DRY-STACKED LEDGE NATURAL STONE
02	WOOD STAINED CEDAR WOOD SIDING
03	DARK CHARCOAL METAL SIDING
04	
05	BLACK METAL ACCENTS
06	BLACK METAL FASCIA
09	CONCRETE FOUNDATION WALL
10	FULL VIEW 12'X 7'GLASS INSULATED GARAGE DOOR ALUMI BLACK
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21	METAL BLACK CAP
23	BLACK ALUMINIUM FRAMED WINDOW
27	EXTERIOR BLACK METAL FRENCH 6-LITE DOOR



RIGHT ELEVATION

kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

WILLOW AND PEARL

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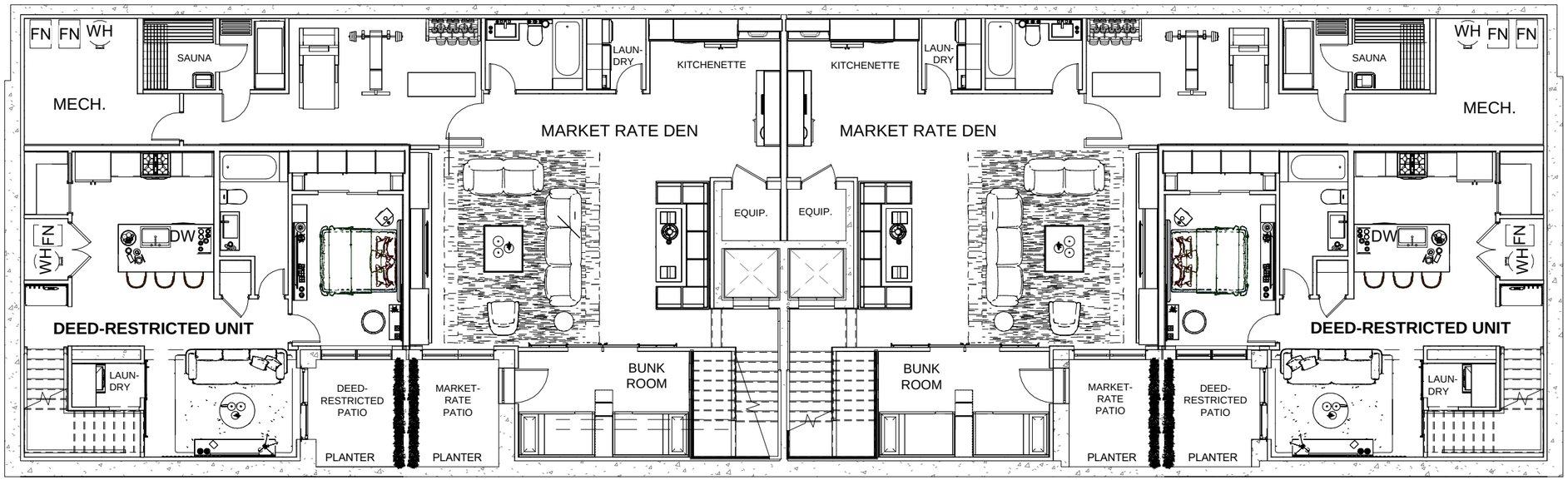

GARDEN LEVEL

kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

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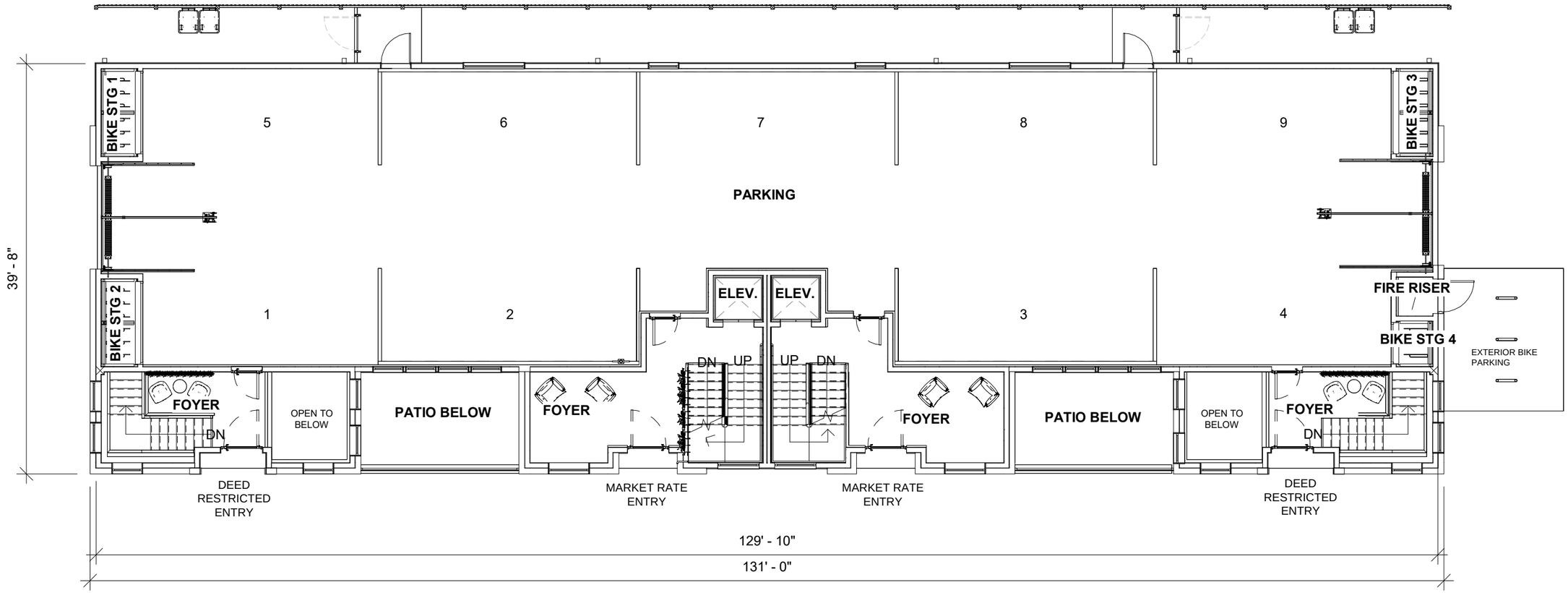

MAIN LEVEL

kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
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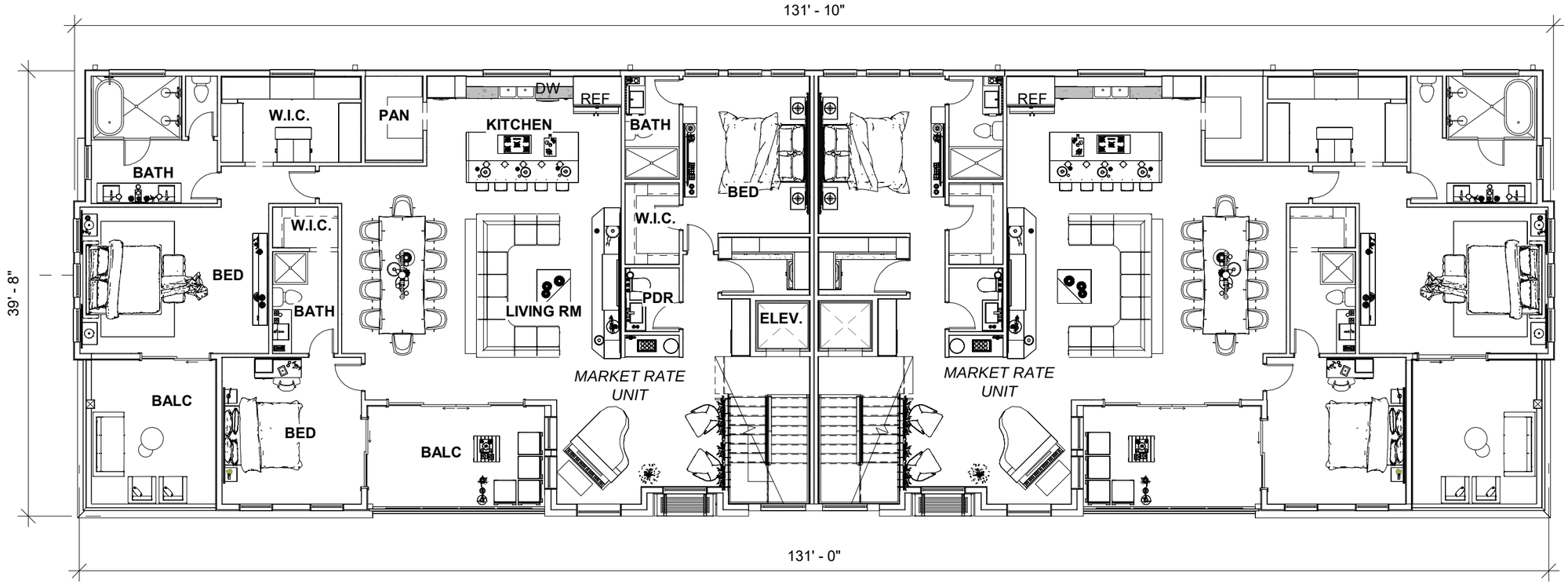

SECOND LEVEL

kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

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PETERSON, GARY

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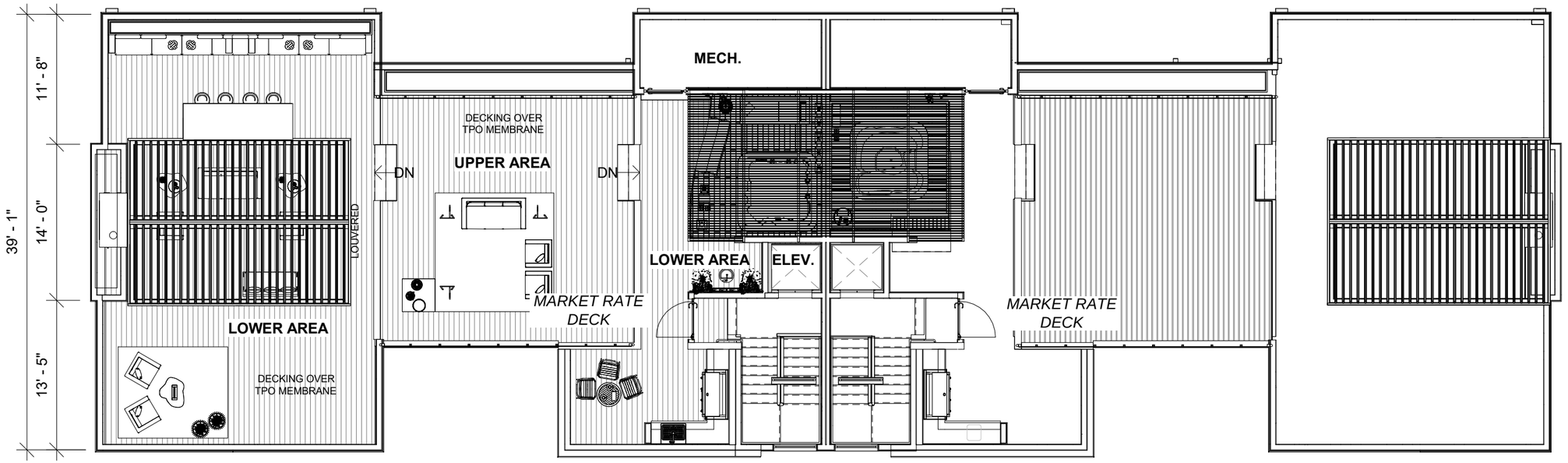

ROOF TOP

kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

WILLOW AND PEARL

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PETERSON, GARY

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kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

WILLOW AND PEARL

4-PLEX
PETERSON, GARY

SQUARE FOOTAGE

7/29/2026

A09



kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

WILLOW AND PEARL

4-PLEX
PETERSON, GARY

SQUARE FOOTAGE

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A10



kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
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WILLOW AND PEARL

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SQUARE FOOTAGE

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A11



kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

962 W 800 N, OREM, UT, 84057
801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

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PETERSON, GARY

SQUARE FOOTAGE

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kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

Legacy Drafting and Design

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801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

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PETERSON, GARY

SQUARE FOOTAGE

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kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
307.690.8950 | katie@kmw-arch.com

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801.221.4777 | greg@legacyhomedesign.com
legacyhomedesign.com

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PETERSON, GARY

SQUARE FOOTAGE

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kmw architecture
Katherine M. Wilson
Licensed Architect
AIA, NCARB, LEED AP (BD+C), WELL AP

PO Box 3314, Jackson, WY 83001
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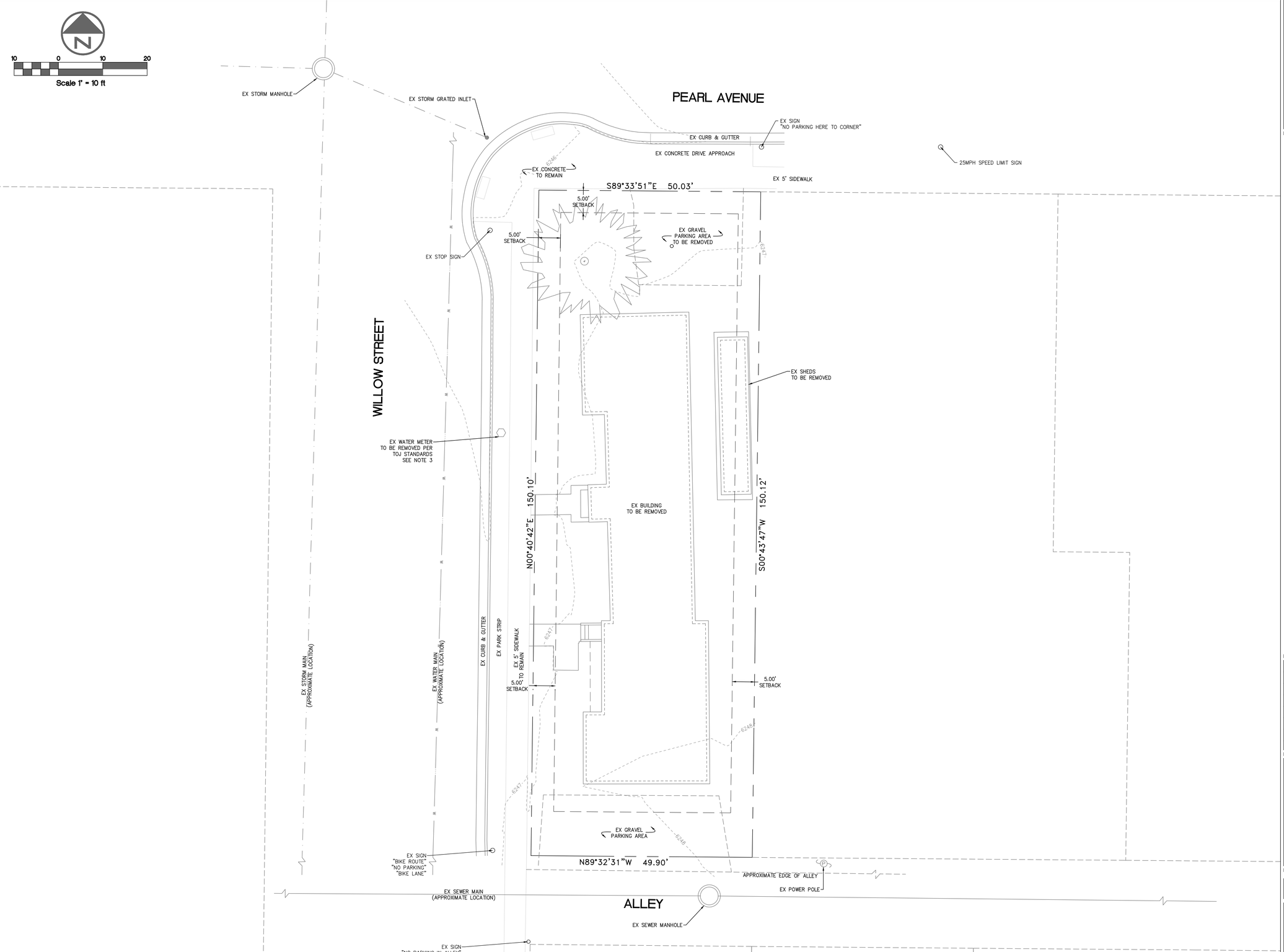


WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. FIELD SURVEY PERFORMED BY ENCLOSURE SURVEYING, DATED JAN 7, 2026.
2. ALL DISPLAYED UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS PER GIS MAP IMAGES PROVIDED BY THE TOWN OF JACKSON.
3. WATER METER LOCATION SHOWN IN APPROXIMATE PER TOWN OF JACKSON GIS DATA. ACTUAL LOCATION MAY DIFFER. CONTRACTOR TO LOCATE AND VERIFY.
4. EXISTING STREET SIGNAGE IS SHOWN. NO ADDITIONAL SIGNS HAVE BEEN REQUIRED AT THIS TIME.

LEGEND

- W — EXISTING WATERLINE
- EXISTING SEWER MAIN
- EXISTING STORM DRAIN

DATA TABLE

ADDRESS: 110 SOUTH WILLOW STREET
LOT SIZE: 7500.52 SF OR 0.17 ACRES

Wyoming 811

G:\DATA\26137 Jackson WY 4 plex\dwg\26137 Jackson WY 4 plex Site.dwg
PLOT DATE: Jul 29, 2026

NO.	REVISION	DATE
1	GRADING PERMIT & DRC COMMENTS	07-28-26

PROJECT INFORMATION

WILLOW AND PEARL

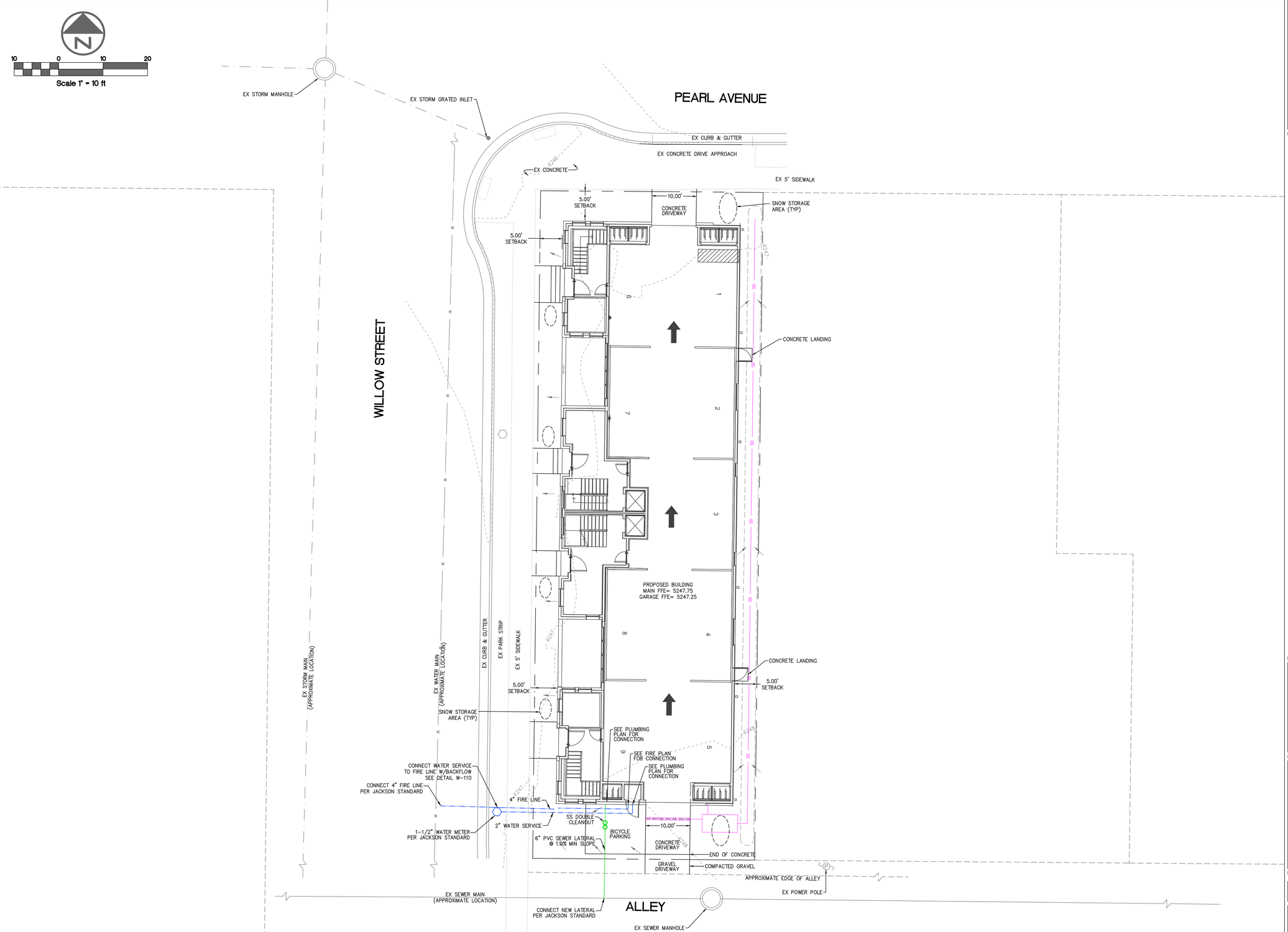
EXISTING CONDITIONS
& DEMO PLAN

110 S WILLOW STREET
JACKSON, WYOMING

DRAWN	CHECKED	PROJECT #
MSS	MEC	26137

Professional Engineer (Civil)
MIKE E. CARLTON
12511
WYOMING
07/29/2026
ENGINEER'S STAMP

DATE: 07/29/2026
SCALE: 1" = 10'
SHEET: C201



WILDING ENGINEERING

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DRAWING NOTES:

1. FIELD SURVEY PERFORMED BY ENCLOSURE SURVEYING, DATED JAN 7, 2026.
2. WATER METER LOCATION SHOWN IN APPROXIMATE PER TOWN OF JACKSON GIS DATA. CONTRACTOR TO LOCATE AND VERIFY. ACTUAL LOCATION MAY DIFFER. CONTACT ENGINEER IF A REDESIGN IS NECESSARY.

LEGEND

- EXISTING WATERLINE
- PROPOSED WATER SERVICE
- PROPOSED 3/4" WATER METER
- EXISTING SEWER MAIN
- PROPOSED 4" SEWER LATERAL
- EXISTING STORM DRAIN

Wyoming 811

G:\DATA\26137 Jackson WY 4 plex\dwg\26137 Jackson WY 4 plex Site.dwg
PLOT DATE: Jul 29, 2026

NO.	REVISION	DATE
1	GRADING PERMIT & DRC COMMENTS	07-28-26

PROJECT INFORMATION

WILLOW AND PEARL

SITE UTILITY PLAN

110 S WILLOW STREET
JACKSON, WYOMING

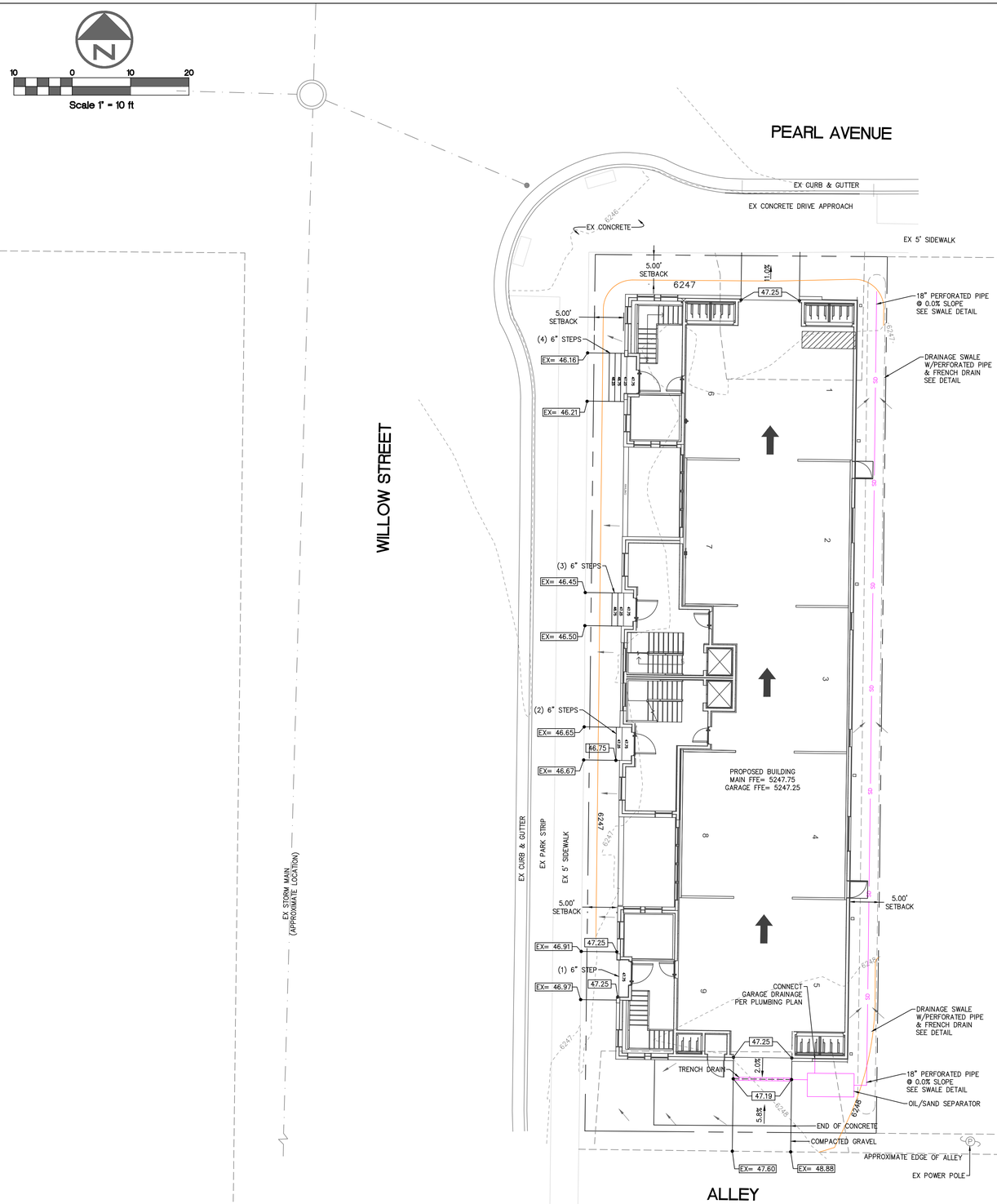
DRAWN	CHECKED	PROJECT #
MSS	MEC	26137

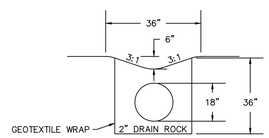
Professional Engineer (Civil) MIKE E. CARLTON 12511 07/29/2026 WYOMING
ENGINEER'S STAMP

DATE 07/29/2026

SCALE 1" = 10'

SHEET C202





DRAINAGE SWALE

NOT TO SCALE

Storm Drainage Retention Calculations
Willow & Pearl - Jackson, Wyoming
10-yr, 2-hr Post-Development Rational Method Calculations

Area and Weighted C Calculation

Description	Acres	C^1
Impervious	0.13	0.90
Total Pervious	0.04	0.15
Total:	0.17	**0.71**

Storage requirements by duration (maximum volume is bolded)

Duration (min)	C_w	i (10 yr.)	Area (ac)	Q(cfs)	Vol. (cf)	Allowable Release (cf)	Storage (cf)	Storage (ac-ft)
5.00	0.71	1.80	0.17	0.22	66	0.00	66	0.00
10.00	0.71	1.42	0.17	0.17	104	0.00	104	0.00
15	0.71	1.19	0.17	0.15	131	0.00	131	0.00
20	0.71	1.05	0.17	0.13	154	0.00	154	0.00
30	0.71	0.83	0.17	0.10	183	0.00	183	0.00
40	0.71	0.67	0.17	0.08	197	0.00	197	0.00
50	0.71	0.57	0.17	0.07	209	0.00	209	0.00
60	0.71	0.51	0.17	0.06	224	0.00	224	0.01
70	0.71	0.47	0.17	0.06	241	0.00	241	0.01
80	0.71	0.43	0.17	0.05	252	0.00	252	0.01
90	0.71	0.40	0.17	0.05	264	0.00	264	0.01
100	0.71	0.37	0.17	0.05	271	0.00	271	0.01
110	0.71	0.35	0.17	0.04	282	0.00	282	0.01
120	0.71	0.33	0.17	0.04	290	0.00	**290**	0.01
						Release Rate[3] (cfs)		0.000

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. THE DETENTION SYSTEM SPECIFICATIONS ARE AS FOLLOWS:
   -10-YEAR DETENTION STORAGE SYSTEM
   -STORAGE REQUIRED= 290 CU FT
   -STORAGE AS SHOWN= 576 CU FT
   SEE SWALE DETAIL FOR DIMENSIONS

LEGEND

EXISTING INDEX CONTOUR (5')
EXISTING CONTOUR (1')
PROPOSED CONTOUR (1')
DRAINAGE FLOW ARROW

Wyoming 811

G:\DATA\26137 Jackson WY 4 plex\dwg\26137 Jackson WY 4 plex Site.dwg
PLOT DATE: Jul 29, 2026

NO.	REVISION	DATE
1	GRADING PERMIT & DRC COMMENTS	07-28-26

PROJECT INFORMATION

WILLOW AND PEARL

GRADING & DRAINAGE PLAN

110 S WILLOW STREET
JACKSON, WYOMING

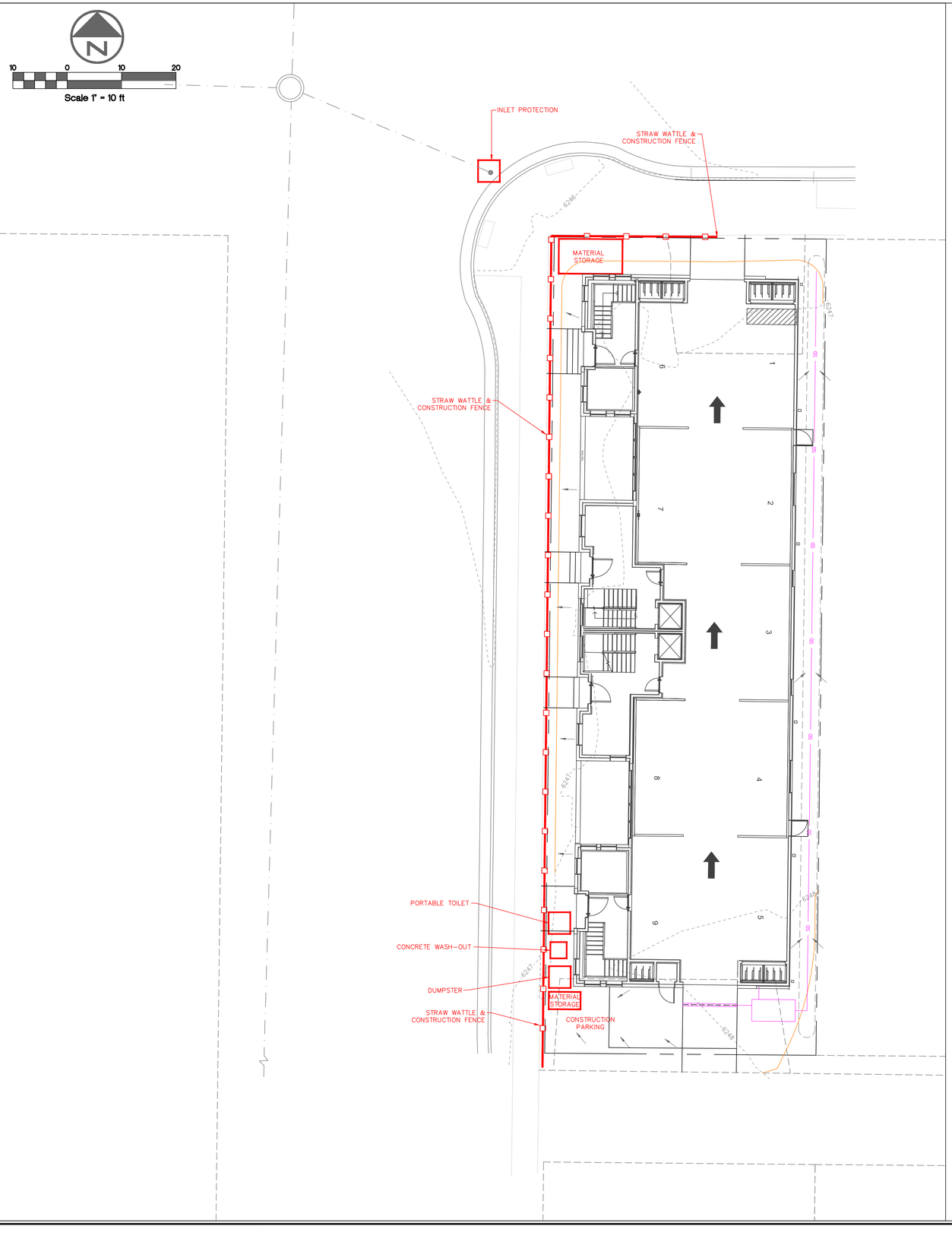
DRAWN	CHECKED	PROJECT #
MSS	MEC	26137

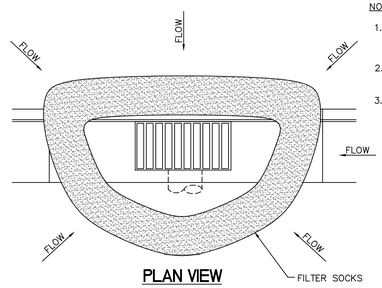
Professional Engineer (Civil)
MIKE E. CARLSON
12501
WYOMING
07/29/2026
ENGINEER'S STAMP

DATE: 07/29/2026

SCALE: 1" = 10'

SHEET: C203





PLAN VIEW

INLET PROTECTION

NOT TO SCALE

NOTES:

1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2 OF FILTER SOCK HEIGHT.
3. FILTER FABRIC MAY BE USED WITHIN INLET BY SECURING THE FABRIC WITH THE INLET GRATE COVER. THIS METHOD OF INLET PROTECTION IS APPROPRIATE FOR HIGH TRAFFIC AREAS AND MAY NEED THE APPROVAL OF A CITY INSPECTOR.

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. ALL STORM WATER, DIRT, MUD, AND DEBRIS SHALL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS COMPLETE.
2. STORM DRAIN INLET PROTECTION SHALL BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM THE SITE DURING CONSTRUCTION.
3. THE STREET, TOP OF CURB, AND GUTTER WILL BE INSPECTED AND CLEANED (INCLUDING SWEEPING WITH A BROOM IF NECESSARY) OF ALL MUD, DIRT, AND DEBRIS AT THE END OF EVERY DAY.
4. IN ADDITION TO SILT FENCING, A BERM AND/OR SWALE MAY BE REQUIRED ALONG THE DOWNSTREAM PROPERTY LINES TO PREVENT STORM WATER FROM FLOWING ONTO ADJACENT PROPERTIES.

LEGEND

EXISTING INDEX CONTOUR (5')
EXISTING CONTOUR (1')
PROPOSED CONTOUR (1')

Wyoming 811

G:\DATA\26137 Jackson, WY 4 plex\dwg\26137 Jackson WY 4 plex Site.dwg
PLOT DATE: Jul 29, 2026

NO.	REVISION	DATE
1	GRADING PERMIT & DRC COMMENTS	07-28-26

PROJECT INFORMATION

WILLOW AND PEARL

EROSION CONTROL PLAN

110 S WILLOW STREET
JACKSON, WYOMING

DRAWN	CHECKED	PROJECT #
MSS	MEC	26137

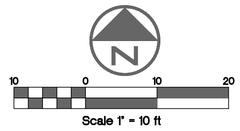
Professional Engineer (Civil)
MIKE E. CARLSON
12511
WYOMING
Date 07/29/2026

ENGINEER'S STAMP

DATE 07/29/2026

SCALE 1" = 10'

SHEET C204



238' CLEAR VISION TRIANGLE

PEARL AVENUE

EX SIGN
"NO PARKING HERE TO CORNER"

EX CURB & GUTTER

EX CONCRETE DRIVE APPROACH

25MPH SPEED LIMIT SIGN

EX CONCRETE

EX 5' SIDEWALK

EX STOP BAR

5.00'

EX STOP SIGN

WILLOW STREET

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

Wyoming 811

NO.	REVISION	DATE
1	GRADING PERMIT & DRC COMMENTS	07-28-26

PROJECT INFORMATION

WILLOW AND PEARL

CLEAR VISION EXHIBIT

110 S WILLOW STREET
JACKSON, WYOMING

DRAWN	CHECKED	PROJECT #
MSS	MEC	26137

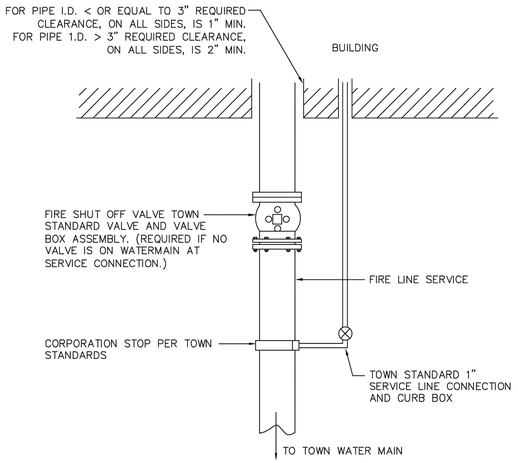
Professional Engineer (Civil)
Mike E. Carlson
12511
Date 07/29/2026
WYOMING
ENGINEER'S STAMP

DATE 07/29/2026

SCALE 1" = 10'

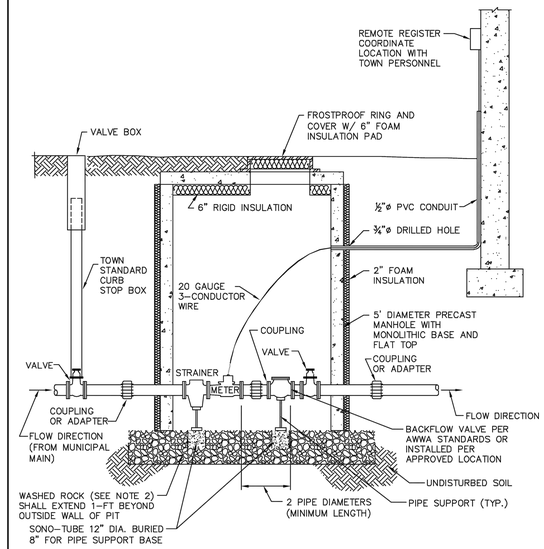
SHEET C205

G:\DATA\26137 Jackson WY 4 plex\dwg\26137 Jackson WY 4 plex Site.dwg
PLOT DATE: Jul 29, 2026



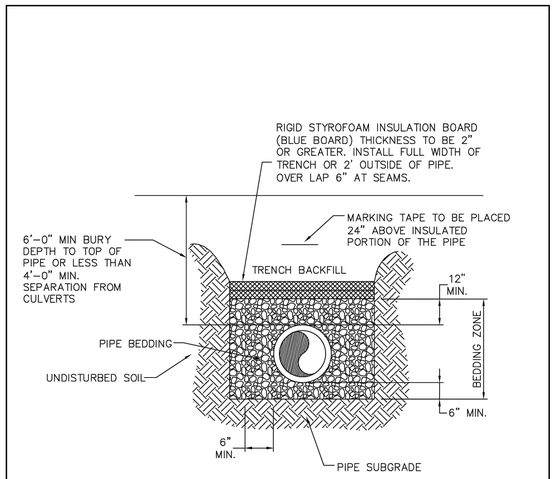
NOTES:
1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

FIRE LINE WITH WATER SERVICE | W–110 DATE: 1/16/13 | SCALE: NTS



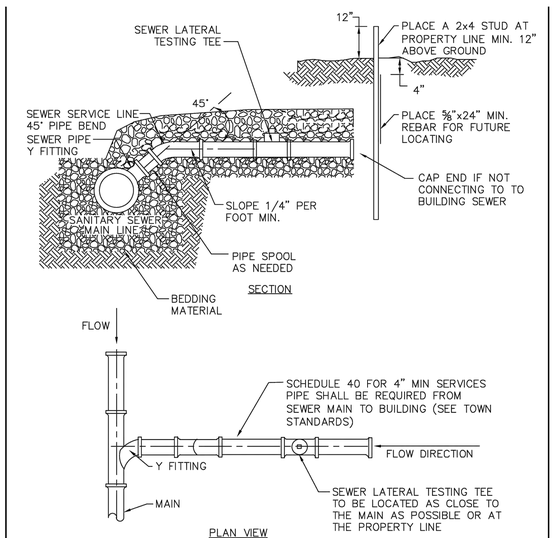
NOTES:
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
2. WASHED ROCK SHALL BE 12–IINCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.14, GRADING B, AND BE WRAPPED WITH SILT BARRIER TO PREVENT MIGRATION OF FINES FROM NATIVE SOILS.
3. ALL LARGE DIAMETER SERVICES SHALL BE PRE–APPROVED BY THE TOWN.

WATER METER PIT (LARGE DIAMETER SERVICES) | W–115 DATE: 1/17/13 | SCALE: NTS



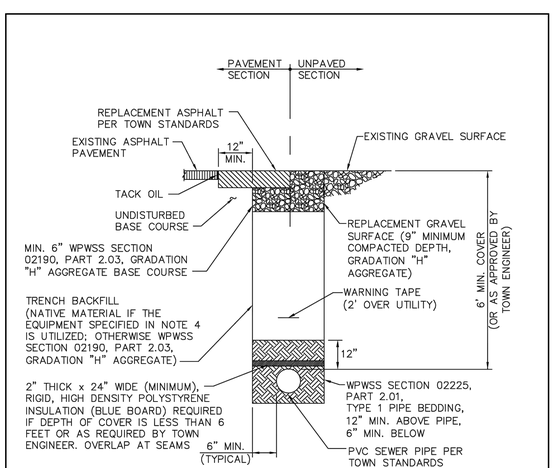
NOTES:
1. A CONDITION OF LESS THAN MINIMUM BURY DEPTH IS ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE TOWN ENGINEER PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DO NOT MEET MINIMUM BURY REQUIREMENTS.
2. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN FOUR FEET OF ANY DRAINAGE CULVERT. THIS APPLIES TO ANY SIDE OF THE PIPE WHICH IS NEAR THE CULVERT.

WATER PIPE INSULATION | W–116 DATE: 1/17/13 | SCALE: NTS



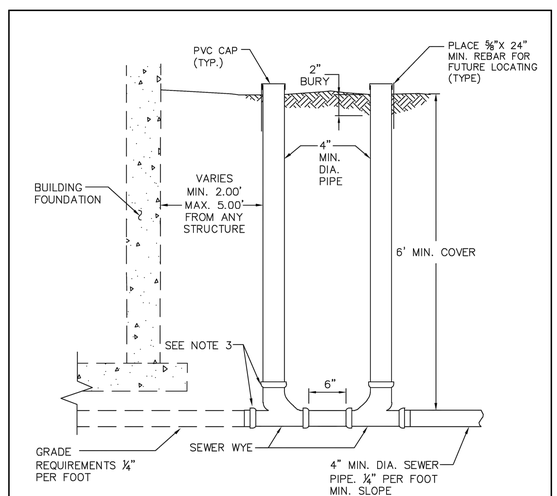
NOTES:
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COMPLETED BY TOWN OF JACKSON. THE PRIVATE PARTY BEING SERVED BY THE NEW CONNECTION SHALL BE RESPONSIBLE FOR CARRYING OUT BACKFILL OPERATIONS.
2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
3. CLEANOUT TO BE PROVIDED ADJACENT TO HOUSE EVERY 100' OR SERVICE LINE AND AT ALL BENDS.

SANITARY SEWER SERVICE LINE | SS–111 DATE: 1/14/13 | SCALE: NTS



NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   – 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS–OF–WAY.
   – 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS–OF–WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE–PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WOSHA) REGULATIONS.

SEWER MAIN & SERVICE TRENCH DETAIL | SS–100 DATE: 1/10/13 | SCALE: NTS



NOTES:
1. PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETE WATER TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

SERVICE LATERAL BUILDING CLEANOUT | SS–114 DATE: 1/14/13 | SCALR: NTS

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

LEGEND
- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (1')
- DRAINAGE FLOW ARROW

Wyoming 811

NO.	REVISION	DATE
1	GRADING PERMIT & DRC COMMENTS	07-28-26

PROJECT INFORMATION

WILLOW AND PEARL

CONSTRUCTION DETAILS

110 S WILLOW STREET
JACKSON, WYOMING

DRAWN	CHECKED	PROJECT #
MSS	MEC	26137

DATE: 07/29/2026

SCALE: 1" = 10'

SHEET: C401

ENGINEER'S STAMP

G:\DATA\26137 Jackson WY 4 plex\dwg\26137 Jackson WY 4 plex Site.dwg
PLOT DATE: Jul 29, 2026



GENERAL NOTES:

1. REFER TO ARCHITECTURAL PLANS PREPARED BY KATHERINE WILSON, AIA
2. REFER TO EXISTING SITE CONDITIONS SURVEY PREPARED BY ENCLOSURE SURVEYING DATED 01/07/2026
3. GROSS SITE AREA = 0.17 AC
4. ALL SLOPES ARE LESS THAN 5%
5. ZONING OVERLAY IS OFFICE USE PERMITTED (OUP)
6. VEGETATION IS NRDS, BUILDINGS AND DRIVEWAYS AND SMALL PORTION OF NSML, LAWNS AND LANDSCAPING
7. THE LOT IS NOT MAPPED WITHIN A LANDSLIDE OR FLOOD ZONE AS PER TC GIS.

110 S WILLOW STREET

0.17 AC (7,500 SF)
ZONING = OR (OFFICE RESIDENTIAL)
LSR REQUIRED = 20% (1,500 SF)
LSR PROVIDED = 23% (1,766 SF)
PLANT UNITS REQUIRED = 1 PER 1,000 SF OF REQUIRED LSR = 1.5 (ROUND UP TO 2)

LSR PROVIDED 1,766 SF

MUNICIPAL TREE CODE - TOWN OF JACKSON
CHAPTER 12.24 - PROTECTION AND CARE OF TREES:

12.24.020 Tree Sizes and Species
The following tree size and classification shall apply in subsequent sections:
Jackson Municipal Code Title 12 –Streets and Other Public Places Page 31 of 43
Small tree: up to (25) twenty five feet projected height at maturity.
Medium trees: (25) twenty five feet –(40) forty feet projected height at maturity.
Large trees: over (40) forty feet projected height at maturity.
New planting of nuisance species as determined by the Town Urban Forest Council shall be discouraged. (Ord. 984 §1, 2011)

12.24.030 Distance from Curb and Sidewalk
There shall be no trees planted on public rights-of-way for streets or alleys unless authorized by Town Urban Forest Council. Upon authorization, deciduous trees may be planted in public rights-of-way no closer to any curb or sidewalk as follows:
small trees, (2) two feet;
medium trees, (3) three feet;
large trees, (4) four feet.
Conifer trees may require additional separation.

12.24.040 Distance from Street Corners and Fireplugs
There shall be no trees planted on public rights-of-way for streets or alleys unless authorized by the Town Urban Forest Council. Upon authorization, trees shall not be planted closer than (20) twenty feet of any street corner, measured form the point of nearest intersecting curb or curb lines. Trees shall not be planted closer than (10) ten feet of any fireplug.
(Ord. 984 §1, 2011)

12.24.050 Utilities
There shall be no trees planted on public rights-of-way for streets or alleys unless authorized by Town Urban Forest Council. Upon authorization, no Street trees other than those described as small in this ordinance may be planted under or within (10) ten lateral feet of any overhead utility wire, or over or within (5) five lateral feet of any underground water line, sewer line, transmission line or other utility. (Ord. 984 §1, 2011)

Inside Out Landscape Architecture, LLC
5263 Torrence Road
Wilson, WY 83014
(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

Inside Out Landscape Architecture, LLC
5263 Torrence Rd., Wilson WY 83014
www.insideoutlandscapearchitecture.com

NORTH

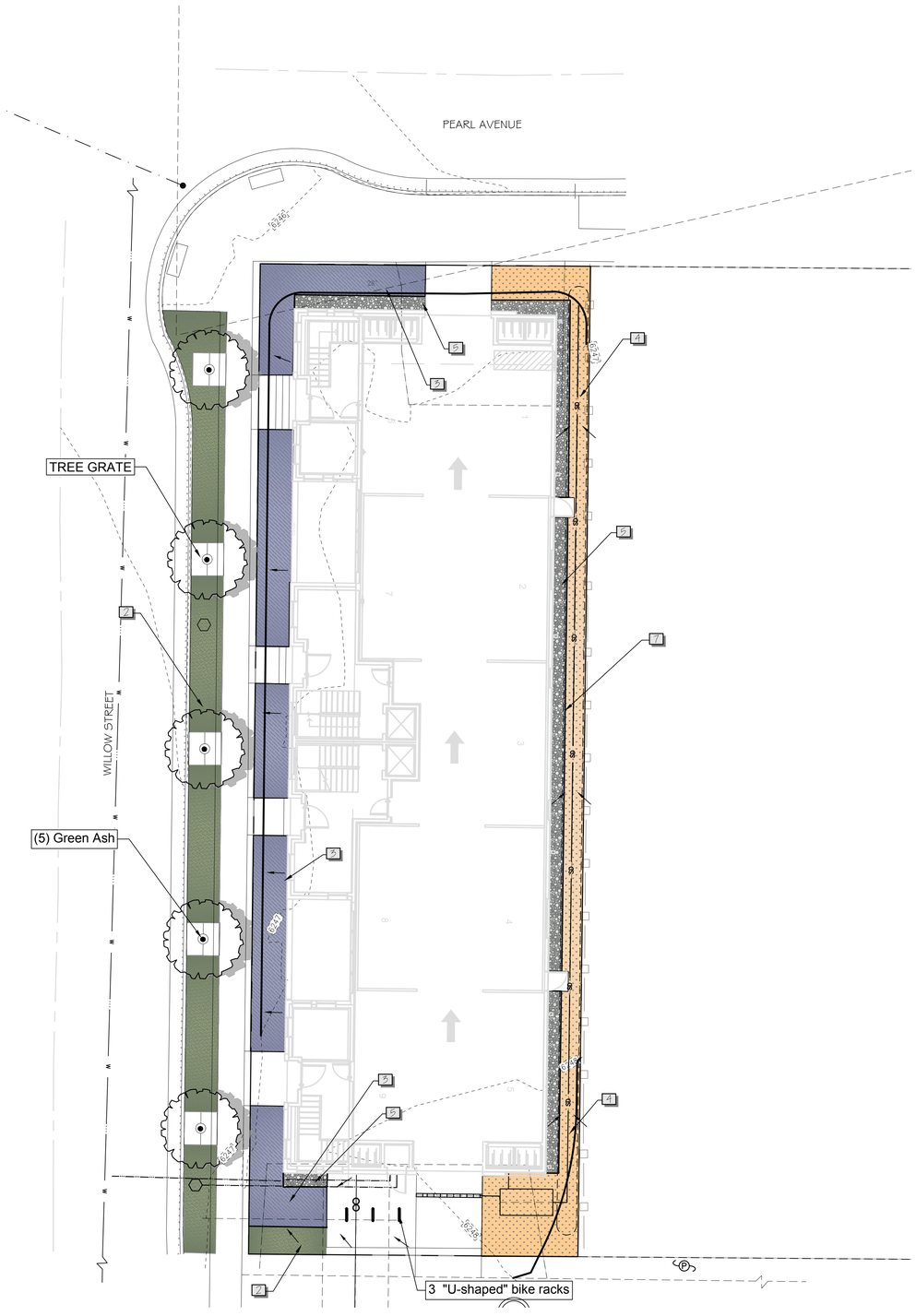
0 10 20 30 feet

SCALE: 1" = 10'

PROJECT TITLE:
110 S WILLOW
JACKSON WY

DRAWING TITLE:
LANDSCAPE SURFACE RATIO

DRAWING NO: L300
Project Number: 2026-09
Prepared By: AMF Date: 05/20/26 Rev. Date: 07/29/26



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	7	MOWED LAWN AREA	665 SF
	5	PLANTING BEDS	762 SF
	4	NATIVE GRASSES	649 SF
	2	DRIP STRIP	331 SF
	1	STEEL EDGING 4" X 1/8"	193 LF

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5263 Torrence Road
Wilson, WY 83014
(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

PROJECT TITLE:
110 S WILLOW
JACKSON WY

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NO: L301
Project Number: 2026-09
Prepared By: AMF Date: 05/20/26 Rev. Date: 07/29/26

Inside Out Landscape Architecture, LLC
5263 Torrence Rd., Wilson WY 83014
www.insideoutlandscapearchitecture.com



Snowmound Spirea



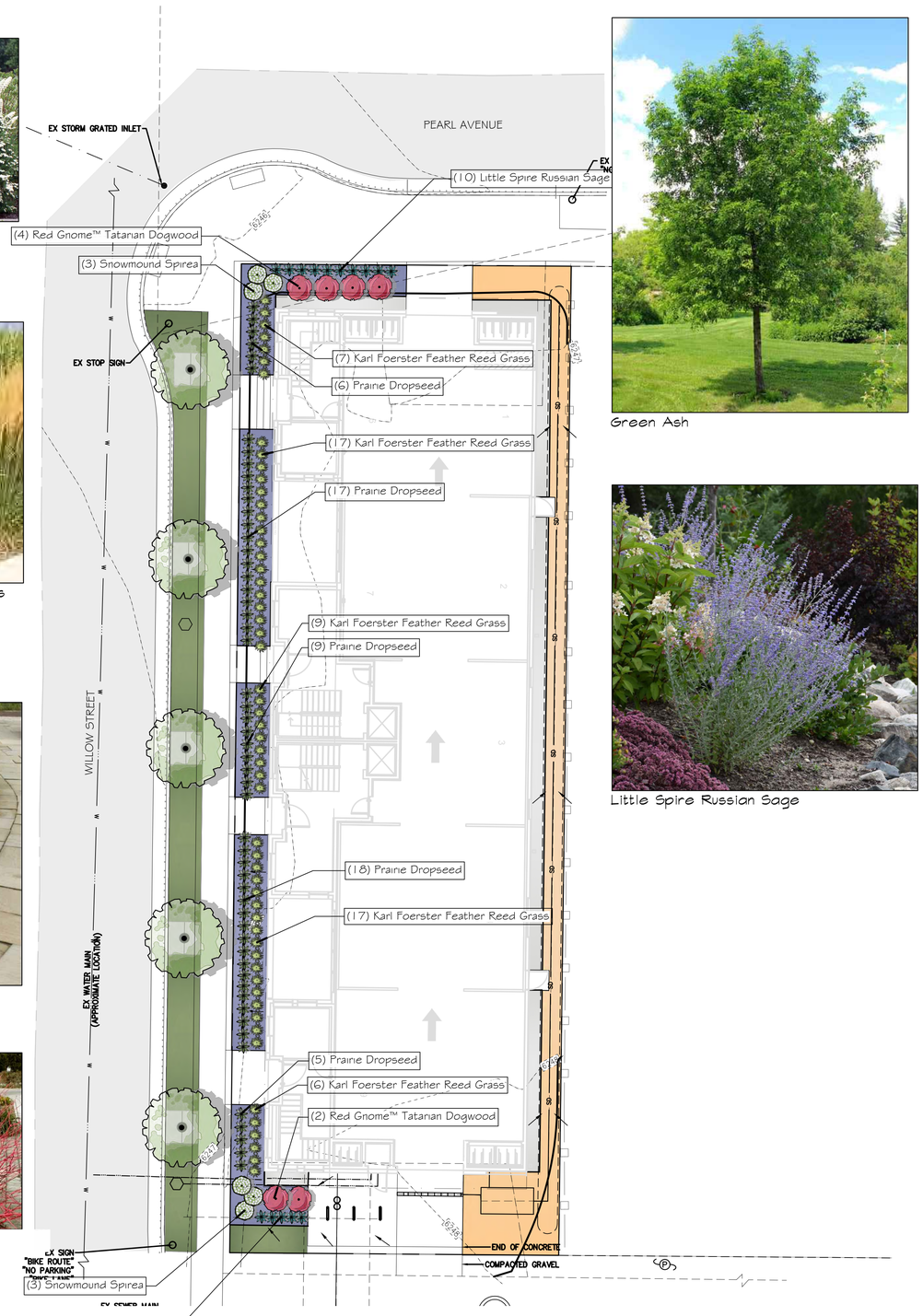
Karl Forester Feather Reed Grass



Prairie Dropseed



Red Gnome Tatarian Dogwood



Green Ash

Little Spire Russian Sage

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES					
	FRAXINUS PENNSYLVANICA	GREEN ASH	B & B	3"CAL	5
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY
SHRUBS					
	CORNUS ALBA 'REGNZAM'	RED GNOME™ TATARIAN DOGWOOD	5 GAL		6
	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL		6
GRASSES					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL		56
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL		55
PERENNIALS					
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL		15

110 S WILLOW STREET Prepared by Inside Out Landscape Architecture
5/20/2026 REV. 07/28/26

Zoning	OR	
Size	7,500.0	SF
LSR required (20%)	1,500.0	SF
LSR provided	1,766.0	SF

Required Plant Units:

1 per 1,000 SF LSR	1.5	
Total Required:	2	plant units

Plant Unit Options:

	Qty	Description	Estimated Cost Each	Total Cost
Alt. A	1	3" caliper canopy tree	$800.00	$800.00
	6	6'-8' large shrub	$275.00	$1,650.00
	4	#5 container shrub	$75.00	$300.00
				$2,750.00
Alt. B				
	2	8' high evergreen tree	$800.00	$1,600.00
	2	3" caliper canopy tree	$400.00	$800.00
	3	6'-8' large shrub	$275.00	$825.00
				$3,225.00
Alt. C				
	3	6'-8' large shrub	$275.00	$825.00
	3	8' high evergreen tree	$800.00	$2,400.00
	2	#5 container shrub	$75.00	$150.00
				$3,375.00

Average plant unit cost	$3,116.67
Total cost of 2 plant units	$6,233.33

Plant Matenal Substitutions:

10 SF of planter = Four (5) gallon shrubs
1 bench = One (3") caliper canopy tree
1 bike rack for 6 bikes = One (3") caliper canopy tree

TREES

Botanical	Common	Cont	Cal	Size	Quantity	COST EA	TOTAL
Fraxinus pennsylvanica	Green Ash	B & B	3"Cal		5	$800.00	$4,000.00

SHRUBS

Botanical	Common	Size	Quantity		
Cornus alba 'Regnzam'	Red Gnome™ Tatarian Dogwood	5 gal	6	$75.00	$450.00
Spirea nipponica 'Snowmound'	Snowmound Spirea	5 gal	9	$75.00	$675.00

GRASSES

Botanical	Common	Size	Quantity		
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	56	$20.00	$1,120.00
Sporobolus heterolepis	Prairie Dropseed	1 gal	55	$20.00	$1,100.00

PERENNIALS

Botanical	Common	Size	Quantity		
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	15	$20.00	$300.00

Bike rack	1	Each Bike rack = one 3" caliper canopy tree	1	$800.00	$800.00
				Total	$8,445.00

Plant Units Provided 2.7

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5263 Torrence Road
Wilson, WY 83014
(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

PROJECT TITLE:
110 S WILLOW
JACKSON WY

DRAWING TITLE:
PLANTING PLAN

DRAWING NO: L302
Project Number: 2026-09
Prepared By: AMF Date: 05/20/26 Rev. Date: 07/29/26

Inside Out Landscape Architecture, LLC
5263 Torrence Rd., Wilson WY 83014
www.insideoutlandscapearchitecture.com

Type:
BEGA Product:
Project:
Modified:

Application
Designed to provide down lighting effects for interior and exterior locations featuring narrow beam light distribution.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64
Weight: 3.5 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-40° C
LED module wattage	4.0 W
System wattage	6.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	318 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

4000K - Product number + **K4 (*EXPRESS*)**
3500K - Product number + **K35**
3000K - Product number + **K3 (*EXPRESS*)**
2700K - Product number + **K27**
Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage	4.5 W (Amber)
System wattage	8.8 W (Amber)
Luminaire lumens	90 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:





Wall luminaires with light in downward direction

	LED	β	A	B	C
33 580	4.0 W	23°	4 3/8	7 1/2	5

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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STAFF REPORT

Meeting Date:	August 12, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Parent Halsey, and Jorgensen Associates, Inc.	**Presenter:**	Andrew Bowen
Agenda Item:	Arts District South project located at 230 West Simpson Avenue and 235 South Millward Street (P26-141)	**Public Comment:**	No

Purpose and Policy Considerations

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

Recommendation

The Applicant is requesting Final review from the DRC as part of a Development Plan submittal (P26-116).

Project Summary

Site Information

The proposed project site consists of two previously undeveloped parcels (four standard-sized lots) located at 230 West Simpson Avenue and 235 South Millward Street in the Town of Jackson. The relatively flat site has no documented history of prior development, is zoned CR-1, and is located within the Town Commercial Core Comprehensive Plan District.

Project Information

The applicant proposes “Arts District South”, a mixed-income residential development based on the concept of "town as heart," providing residents with convenient walking access to employment, the Center for the Arts, shops, restaurants, and other downtown amenities. The project consists of four buildings constructed above a single level of underground parking, including two three-story market-rate condominium buildings, one three-story short-term rental building, and one two-story deed-restricted workforce housing building. The project utilizes the Workforce Housing 2:1 Density Bonus, provides approximately 51,970 (gross) sf of development, and locates all required parking underground.

The development proposes a total of 35 residential units, including:

- 8 market-rate condominium units (19,476 sf habitable)
- 15 short-term rental units (19,487 sf habitable)
- 9 deed-restricted workforce housing units (9,911 sf)
- 3 on-site affordable housing mitigation units (2,376 sf habitable)

Additional information, including the application materials, project narrative, LDR compliance summary, renderings, lighting information, architectural elevations, and material palette, are included as attachments to this staff report.

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 DC-1 zone requirements.

Public Space

The applicant states that the Arts District South transforms a long-vacant gravel lot into a pedestrian-oriented mixed-income development that enhances the public realm. The project adds sidewalks, street trees, rain gardens, bicycle parking, and a landscaped courtyard while using natural materials and contemporary architecture inspired by Jackson Hole's character and architectural heritage.

Composition
As stated by the Applicant, the project is organized into four buildings to reduce its perceived scale and better reflect the surrounding neighborhood. A pedestrian-oriented design with individual residential entries, natural materials, wood-clad upper stories, and generous glazing creates an active streetscape while bringing light and openness to the development.

Massing
The narrative states that the building massing is designed to reduce the project's perceived scale through articulated forms, upper-level setbacks, and recessed rooflines. The stepped design enhances the pedestrian experience, increases light and sky views, and transitions appropriately to adjacent development while allowing sunlight into the central courtyard and public spaces. The building massing is designed to reduce the project's perceived scale through articulated forms, upper-level setbacks, and recessed rooflines. The stepped design enhances the pedestrian experience, increases light and sky views, and transitions appropriately to adjacent development while allowing sunlight into the central courtyard and public spaces.

Street Wall
The applicant states that the project defines the street edge with landscaped setbacks, a pedestrian-scaled base, and individual residential entrances that activate the streetscape. Building separations, lobby entrances, and landscaping provide visual interest, soften the architecture, and create a welcoming pedestrian environment.

Height
As shown in the applicant's LDR Compliance Table, the project proposes a maximum building height of 42 feet and three stories, consistent with applicable height, stepback, and other dimensional standards.

Materials
As noted by the applicant, the project uses a durable, high-quality material palette inspired by Jackson Hole's architectural character. Cementitious panels, thermally modified wood siding, and exposed timber create a contemporary design that reflects the region's historic traditions of masonry and timber construction.

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.

DESIGN REVIEW COMMITTEE APPLICATION

Planning Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

(307) 733-0440
www.jacksonwy.gov
planning@jacksonwy.gov

PROJECT

Name/Description: Arts District South

Physical Address: 230 W Simpson Ave and 235 S Milward Ave

Lot, Subdivision: Lots 1-2 and 3-4, Block 6, Wort-2 PIDN: 22-41-16-33-1-11-002 and

PROPERTY OWNER

Name: Beach Investments LLC, Turquoise Investments #2, LLC and Boihem Jackson, LLC

Mailing Address: 6501 Argonne Blvd, New Orleans LA ZIP: 70124

E-mail: [redacted] Phone:

APPLICANT/REPRESENTATIVE

Name: Jorgensen Associates, Inc. c/o Mila Dunbar-Irwin

Mailing Address: P.O. Box 9550, Jackson, WY ZIP: 83002

E-mail: [redacted] Phone: (307)733-5150

DESIGNATED PRIMARY CONTACT

☐ Property Owner ☑ Applicant/Authorized Representative

TYPE OF APPLICATION

☑ Initial Submittal ☐ Resubmittal ☐ Conceptual

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. Refer to the Submittal Checklist for all required information, and include completed submittal checklist with your application. Submit all materials to planning@jacksonwy.gov.

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.

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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a

Project Manager

Signature of Property Owner or Authorized Representative — Title

Mila Dunbar-Irwin — 7/27/26

Name Printed — Date

Arts District South
Design Review Committee
Initial Submission

Owner:
Beach Investments, LLC, Turquoise Investments #2, LLC, and Boihem Jackson, LLC
6501 Argonne Blvd
New Orleans, LA 70124

Developer & Partner:
VESKCO
Stephen King, CEO
174 Watercolor Way, Ste. 103, #342
Santa Rosa Beach, FL 32459

Prepared by:

Jorgensen Associates, Inc.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suite 201
P.O. Box 9550
Jackson, WY 83002
307.733.5150

Town of Jackson
Submittal Date: July 27, 2026
Jorgensen Associates, Inc.
Project No. 25115

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PROJECT DESCRIPTION AND NARRATIVE

I. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNER & APPLICANT:
Beach Investments, LLC Et Al
6501 Argonne Blvd
New Orleans LA 70124

PLANNING, SURVEY, GEOTECH, & ENGINEERING
Jorgensen Associates, Inc.
P.O. Box 9550
Jackson, Wyoming 83002
307-733-5150
[redacted]@jorgeng.com

ARCHITECTURE
Parent Halsey
50 South King Street
PO Box 4183
Jackson WY 83001
[redacted]parenthalsey.com and [redacted]parenthalsey.com

and

GGLO
1301 5th Ave #2200
Seattle WA 98101
[redacted]@gglo.com

LANDSCAPE DESIGN
Cairn Landscape Architecture
PO Box 8281
1160 Alpine Lane Suite 2G
Jackson WY 83001
[redacted]@cairnla.com

II. PROJECT BACKGROUND & HISTORY

The proposed location for this project are two undeveloped lots within the Town of Jackson, 230 W Simpson Ave and 235 S Millward Street. There has been no prior use on these lots.

III. LOCATION & ZONING

The site is located at the intersection of Simpson Ave and S Millward Street and is zoned Commercial Residential-1 (CR-1). It is specifically described as Lots 1-2 & 3-4 Block 6, Wort-2. Plat #129 filed on September 28th, 1940 in the Office of the Clerk of Teton County, Wyoming.

The site is in a neighborhood of mixed residential, government offices, service, retail, office, lodging, and commercial. It is close to the Center for the Arts, Town and County buildings, and the downtown core. The immediately adjacent properties include the Snake River Brewery and mixed residential.

This property is not with the Scenic Resource Overlay (SRO) or the Natural Resource Overlay (NRO). It is within the Lodging Overlay, and the Wildland Urban Interface(WUI), and is in the Town Commercial Core Comp Plan District. The LDR Compliance table is included with this application.

IV. DEVELOPMENT PROPOSAL

Arts District South is a proposed downtown residential development based on the concept of "town as heart" offering residents the opportunity to walk to work, the Center for the Arts, shops, restaurants and other amenities. The project sits on four (4) standard size lots in the CR-1 zone and is comprised of one (1) level of underground parking, two (2) market-rate residential buildings along Millward Street, one (1) short-term rental building along Simpson Avenue, and one (1) building of workforce deed restricted units along the south-facing alley. Three affordable housing mitigation units will be included in the workforce building.

The regular residential and short term rental buildings are 3-stories, and the deed restricted building is 2-stories. It will be a mixed-income development and will provide all required affordable housing on site. The project utilizes the workforce housing 2:1 density bonus to allow for the workforce and market-rate units. Contextual neighborhood buildings include small homes, the Snake River Brew Pub and the Marriott Springhill Suites. The project complies with all CR-1 land development regulations, and the buildings comply with all setbacks and bulk standards. The four (4) buildings are designed to relate to each other yet also read as separate buildings.

The development proposal consists of 35 residential units in total composed of 8 market-rate condos, 15 short-term rentals, 9 deed restricted workforce housing, and 3 affordable housing mitigation units. There will be a mix of unit sizes and bedrooms (see table below). Parking will be on an underground level. There are four proposed buildings for a gross total of 51,970sf. There will be 19,487sf of habitable floor area devoted to Short Term Rentals composed of 15 units with 2 bedrooms each. An additional 138sf of elevators brings the total floor area for that building to 19,625sf. The project is proposing to use the Floor Area Bonus and build 9,911sf (habitable) of workforce housing, which will then allow up to 19,822sf of market rate condominiums, using the bonus. The project proposes 19,476sf (habitable) of market rate units which have 444sf of elevators. These will be divided into two buildings for a total of 19,920sf gross. The Short-Term Rentals generate an affordable housing mitigation requirement of 3.064 units, and three

will be built on-site in the Workforce Housing building. These will be two, two-bedrooms and one, one-bedroom for a total of 2,376sf. The remaining 0.064 units will be paid as a fee-in-lieu.

	Proposed Habitable Floor Area Calculations		
Short Term Rental Building	# Bedrooms	# of Units	Square Feet
STR 1	2	5	1168
STR 2	2	3	1280
STR 3	2	2	1222
STR 4	2	2	1270
STR 5	2	3	1221
Circulation			1160
		Total	**19,487**
Market Rate Building (Bonus Units)			
Unit 16 & 17 (3 Story)	4	2	2849
Unit 18 (Flat)	2	1	2252
Unit 19 & 20 (2 Story)	3	2	2194
Unit 21 (Flat)	3	1	2472
Unit 22 & 23 (2 Story)	3	2	2333
		Total	**19,476**
Workforce Building			
Unit 1 – Studio Lower	0	1	647
Unit 2 & 3 – Studio Lower	0	2	600
Unit 4 – 1 BR Lower	1	1	619
Unit 5 – 1 BR Lower	1	1	644
Unit 6 & 7 – Studio Upper	0	2	630
Unit 8 – 1BR Upper	1	1	650
Unit 9 – 1 BR Upper	1	1	644
Circulation & Storage			4172
		Total	**9,836**
Affordable Housing Mitigation			
Mitigation Unit 1	0	1	675
Mitigation Unit 2 & 3	2	2	888
		Total	**2,451**
		Total Habitable Floor Area	**51,250**

		Non-habitable	720
		TOTAL FLOOR AREA	51,970

The project is required to build three (3) units and pay a fee-in-lieu for the 0.064 remainder. The 3 units will be built on-site and are proposed to be two, 2-bedroom units of 888sf, one deed restricted for 120% median income and one at 50% median income, and one, 1-bedroom unit of 675sf deed restricted at the 120% median income level. The fee-in-lieu owed is $22,908.13.

All vehicle parking required for the project will be provided in an underground lot. There are a total of 55 spaces provided, which is 2 more than the requirement of 53. Four of these will be accessible, 17 will be EVSE capable, and 3 will be EVSE installed, as per LDR requirements.

Use	Units	Parking Calc	Total
Short Term Rental	15	1.5/DU	22.5 → 23
Residential	20	1.5/DU	30
		TOTAL	**53**

The project is also responsible for providing required bicycle parking as per Section 6.2.2.D. There are 69 bedrooms between all housing types. There are 30 short term rental bedrooms which generate a requirement of 23 total spaces, all long term, and 39 total other residential bedrooms which generate a requirement of 29 total spaces, 7 short term and 22 long term. A total of 42 short-term and 45 long-term spaces are proposed for the project, with all long-term spaces housed in the underground garage and all short-term spaces aboveground via Landscape Forms Emerson Bike Racks surface-mounted to a concrete pad (see landscape plan in design drawings).

V. DESIGN ELEMENTS NARRATIVE

Public Space

Arts District South transforms a long-vacant gravel lot into a vibrant, pedestrian-oriented development that enhances the public realm and contributes positively to this evolving neighborhood. New sidewalks, street trees, rain gardens, planters, bicycle parking, and a tranquil courtyard entrance with water features create an engaging and welcoming environment, while the use of authentic natural materials reflects the rugged character of Jackson Hole and offers a contemporary interpretation of the valley's architectural heritage.

Composition

The project is strategically organized as four distinct buildings, reducing the perceived scale of the development. A durable, pedestrian-scaled base establishes a strong relationship with the public realm, and individual residential entries provide activity and character at the street level. Above, a composition of wood-clad volumes and generous glazing creates a rhythm of smaller building forms that showcase the timber structure and help bring natural light and openness into the project's central spaces.

Massing

The building massing is carefully articulated to break down the overall scale into a series of lighter wood and glass volumes positioned above the more pedestrian scaled base. Upper-level setbacks and roofline recesses reduce the apparent height of the buildings, increase sky views from the street, and create a more refined architectural profile. Along the southern edge, the reduced building height responds sensitively to the adjacent alley and neighboring development while allowing sunlight to reach the interior courtyard and pedestrian spaces of the project.

Street Wall

The street walls along Millward Street and Simpson Avenue are clearly defined by a landscaped setback and a horizontally articulated cementitious base that provides an appropriate transition between the public realm of the sidewalk and the residential uses beyond. A consistent pattern of residential entries activates the streetscape and reinforces the neighborhood scale. Landscaped building separations and lobby entrances introduce visual interest, soften the architecture, and create a welcoming pedestrian experience.

Materials

The project employs a restrained palette of durable, high-quality materials inspired by the historic traditions of timber and masonry construction in Jackson Hole. Back ventilated cementitious panels at the lower levels provide long-term durability and weather resistance, while thermally modified spruce siding introduces warmth, texture, and natural character. Exposed Douglas fir structural elements celebrate the region's longstanding tradition of timber construction, creating an architectural expression that is both rooted in local precedent and reflective of contemporary design.



ARTS DISTRICT WEST
JACKSON, WYOMING

COVER

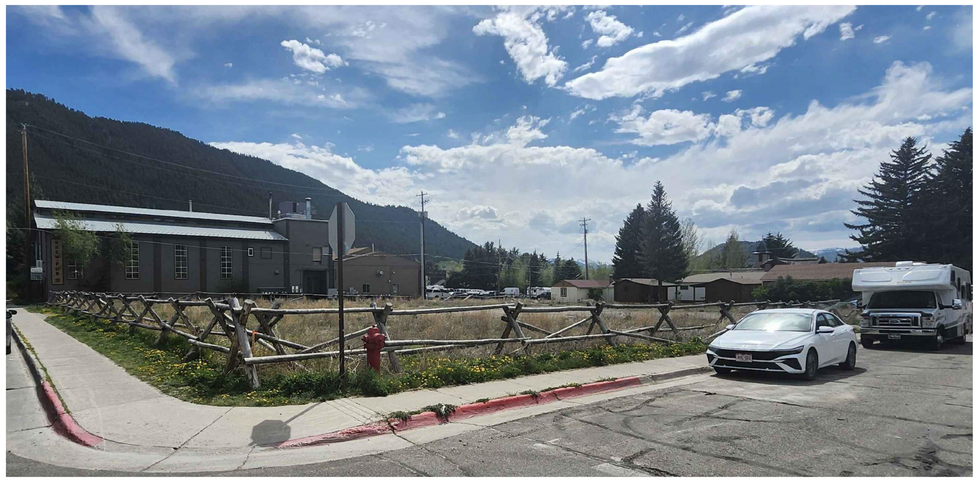
parent | halsey | GGLO | CAIRN LANDSCAPE ARCHITECTS | JORGENSEN | VESKCO

TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

ART DISTRICT SOUTH
DEVELOPMENT PLAN
230 W SIMPSON AVENUE AND
235 S MILLWARD STREET

LOCATED WITHIN
NE1/4NE1/4 SECTION 33, T41N, R116W, 6TH P.M.
TOWN OF JACKSON, WYOMING



TOWNSHIP 41 N, RANGE 116 W



VICINITY MAP
1" = 500'
FOR 24x36 PRINTS

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OWNERS
BOIHEM JACKSON, LLC
TURQUOISE INVESTMENTS #2, LLC
AND BEACH INVESTMENTS, LLC
6501 ARGONNE BOULEVARD
NEW ORLEANS, LOUISIANA 70124

ARCHITECT
GGLO
1301 FIFTH AVENUE, SUITE 2200
SEATTLE, WASHINGTON 98101
206.467.5828

ASSOCIATE ARCHITECT
PARENT | HALSEY
50 SOUTH KING STREET, SUITE 102
PO BOX 4183
JACKSON, WYOMING 83001
307.413.3342
307.699.4260

CIVIL ENGINEER
JORGENSEN ASSOCIATES, INC.
1315 HWY 89 S., SUITE 201
PO BOX 9550
JACKSON, WYOMING 83002
307.733.5150

LANDSCAPE ARCHITECT
CAIRN LANDSCAPE ARCHITECTS
1160 ALPINE LANE, SUITE 2G
PO BOX 8281
JACKSON, WYOMING 83001
307.200.9530

CIVIL COVER SHEET - C1.0

GENERAL PROJECT NOTES:

1. PROJECT SCOPE: CONSTRUCTION WILL INCLUDE THREE BUILDINGS FOR RESIDENTIAL USE, WALKWAYS, SIDEWALKS, CURBS, AND ASSOCIATED UTILITIES.

2. PROJECT LOCATION:
230 W SIMPSON AVENUE AND 235 S MILLWARD STREET, JACKSON, WYOMING
PID: 22-40-16-33-1-11-002, AND PID: 22-41-16-33-1-11-001, RESPECTIVELY

3. PROPERTY ZONING, OVERLAYS, AND FLOODWAYS:

ZONE:	CR-1
SCENIC OVERLAY:	NOT WITHIN
NATURAL RESOURCES OVERLAY:	NOT WITHIN
WILDLAND-URBAN INTERFACE:	NOT WITHIN
LODGING OVERLAY:	WITHIN
FLOOD ZONE:	ZONE X

5. PROJECT SCHEDULE: CONSTRUCTION TO BEGIN SPRING 2027 AND TO BE COMPLETED FALL 2029.

6. PROPERTY AREA = ±0.69 ACRES (±29,997 SF)
TOTAL AREA OF DISTURBANCE = ±0.86 ACRES (±37,347 SF)

7. BASE MAPPING PREPARED FROM GROUND SURVEY PERFORMED BY JORGENSEN ASSOCIATES, INC OCTOBER 2025 AND APRIL 2026. THE SURVEY WAS PERFORMED USING THE NAVD88 VERTICAL DATUM.

8. ALL PROPOSED REFUSE/RECYCLING CONTAINERS SHALL BE BEAR-RESISTANT ACCORDING TO SECTION 5.2.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

9. THE PROPOSED RESIDENTIAL PORTION OF THIS DEVELOPMENT WILL INCLUDE DESIGNATED CENTRALIZED MAILBOX UNITS, LOCATED IN AN ACCESSIBLE COMMON AREA IN ACCORDANCE WITH U.S. POSTAL SERVICE REQUIREMENTS. THE DEVELOPER WILL COORDINATE WITH USPS DURING CONSTRUCTION TO CONFIRM LOCATION, DESIGN, AND INSTALLATION.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, AND TOWN OF JACKSON UTILITY STANDARDS.

2. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS RE-ESTABLISHED IN DISTURBED AREAS. REFER TO TYPICAL DETAILS FOR APPROVED EROSION CONTROL STRUCTURES.

3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.

4. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.

5. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

6. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.

7. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 12 INCHES IN LOOSE THICKNESS.

8. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING W. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY). IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.

9. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.

REVEGETATION SPECIFICATIONS:

1. SEED MIXTURE (OR APPROVED EQUAL). USE THIS REVEGETATION SPECIFICATION IN THE ABSENCE OF OTHER REVEGETATION SPECIFICATIONS OR DIRECTION FROM LANDSCAPE ARCHITECT.

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE

2. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.

3. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.

4. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.

5. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.

6. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.

7. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, AND WYOMING STATE ENGINEERS OFFICE PERMIT. CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.

2. IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

3. CONTRACTOR SHALL OBTAIN A SMALL CONSTRUCTION STORMWATER PROTECTION PLAN FROM THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO LAND DISTURBING OPERATIONS.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.

5. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA.

6. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.

7. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.

8. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.

9. NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.

10. AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.

11. ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.

12. ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE WYOMING GAME AND FISH DEPARTMENT. NO PERMANENT FENCING IS PROPOSED FOR THIS PROJECT.

13. BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.

14. CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.

15. STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TETON COUNTY LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.

16. DURING CONSTRUCTION CONTRACTOR SHALL MONITOR THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.

17. GRADES SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL SLOPE MIN. 2% AWAY FROM THE BUILDING.

18. ALL SITE AND UTILITY WORK TO BE PERFORMED IN ACCORDANCE TO THE GEOTECHNICAL INVESTIGATION REPORT, PRESBYTERIAN CHURCH JACKSON HOLE, JULY 12, 2022 PREPARED BY JORGENSEN GEOTECHNICAL, LLC.

WATER, SEWER, AND STORMWATER UTILITY NOTES

1. WATER, SEWER, AND STORMWATER SYSTEMS SERVICING THE PROPOSED DEVELOPMENT SHALL BE PRIVATELY OWNED AND OPERATED.

2. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TETON COUNTY WATER AND SEWER REGULATIONS

3. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS. IF BACKFILL TYPE IS NOT SHOWN TYPE A SHALL BE USED.

4. CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS, SEWER FORCE MAINS, AND WATER SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.

5. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.

6. WATER SERVICE LINES 3" OR LESS IN DIAMETER SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200.

7. SANITARY SEWER GRAVITY MAINS AND FITTINGS SHALL BE SDR 35 PVC AND CONFORM TO ASTM D3212. GRAVITY SEWER SERVICES SHALL BE SCHEDULE 40 PVC. PRESSURE SEWER SERVICE LINES SHALL BE DR 26 HDPE.

8. SEWER TESTING: MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION, INCLUDING MANHOLES, SHALL NOT EXCEED 50 GALLONS PER DAY PER MILE OF SEWER PER INCH OF PIPE DIAMETER.

9. AIR TEST ALTERNATE FOR SEWER PIPELINES: MAINTAIN 4.0 PSI FOR 4 MINUTES WITH NO APPRECIABLE LOSS. GAGE SHALL HAVE MAXIMUM 1 PSI GRADATIONS.

10. LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER TO DETERMINE CONNECTION LOCATIONS, DEPTH, SIZE AND TYPE OF PIPE, AND OTHER PERTINENT INFORMATION REQUIRED FOR THE PROJECT. ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.

EXISTING		PROPOSED
◆	T-STAKE WITH CHROMED CAP INSCRIBED "PETER M JORGENSEN PE & LS 2612"	
◇	T-STAKE WITHOUT CAP	
⊠	REINFORCING STEEL BAR WITHOUT CAP, SET IN POURED CONCRETE	
⊗	REINFORCING STEEL BAR WITHOUT CAP, BENT	
	BOUNDARY, SUBJECT PROPERTY	
	BOUNDARY, BUILDING SETBACK	
	BOUNDARY, ADJOINING PROPERTY	
N25°25'25"E 100.00'	MEASURED BEARING & DISTANCE OR CURVE GEOMETRY	
[N25°25'25"E] [100.00']	CALCULATED BEARING & DISTANCE OR CURVE GEOMETRY	
	CENTERLINE ROAD	
	EDGE OF PAVEMENT	
	FLOWLINE	
6205	INDEX CONTOUR, 5' INTERVAL	6205
6208	INTERMEDIATE CONTOUR, 1' INTERVAL	6208
	BUILDING OVERHANG/EAVE	
	FENCE, BUCKRAIL	
w	WATER LINE	W
w	ABANDONED WATER LINE	
s	SANITARY SEWER LINE	S
OH	OVERHEAD POWER LINE	
	UNDERGROUND POWER LINE	P
gas	UNDERGROUND GAS LINE	
	UNDERGROUND COMMUNICATIONS LINE	UT
⋈	WATER VALVE	⋈
⬡	CURBSTOP	⬡
	HYDRANT, FIRE SUPPRESSION	
W	WATER MANHOLE	
S	SEWER MANHOLE	S
	SEWER CLEANOUT	©
	MONITORING WELL	
G	GAS METER	
C	COMMUNICATIONS PEDESTAL	C
	ELECTRIC TRANSFORMER	
	STREET LIGHT POLE	
	UTILITY POLE	
	CONIFER TREE, 18"	
	ROCK	
	SIGN	

PROJECT NOTES - C1.1

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TOWN OF JACKSON
DEVELOPMENT PLAN
June 25 2026

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

ARTS DISCTRICT SOUTH
230 W Simpson Ave and 235 S Millward St

NOTES

This survey was conducted in October 2025 and April 2026; and prepared under the direction of Mathew P. Gotham, PLS 13002.

Locations of underground utilities depicted hereon are based on markings resulting from a Wyoming 811 utility locate request. The resultant locate did not show any communications utilities in the roadways adjacent to the subject property; the communications lines are likely overhead.

Only monuments pertinent to Subject Property are depicted.

Elevations were derived using GPS RTK observation methods and reference NAVD88. Site benchmark elevation is 6228.64' at the northeast property corner.

Bearings are based on the Wyoming West State Plane coordinate system NAD83 West Zone with distances scaled to ground by a factor of 1.0003199015.

WEST SIMPSON AVENUE

BENCHMARK ELEV 6228.64

S89°20'49"E 200.14'

100.35'

99.79'

Boihem Jackson, LLC
turquoise Investments #2, LLC
and Beach Investments, LLC
Lots 3–4, Plat 129
0.34 Acres

Boihem Jackson, LLC
turquoise Investments #2, LLC
and Beach Investments, LLC
Lots 1–2, Plat 129
0.34 Acres

N00°43'04"E 149.86'

110.11'

S00°45'04"W 149.97'

[S00°45'04"W 149.91']

SOUTH MILLWARD STREET

(ABANDONED)

39.75'

BUILDING SETBACK

10.0'

100.02'

N89°18'57"W 200.04'

100.02'

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS

EXISTING CONDITIONS - C2.0

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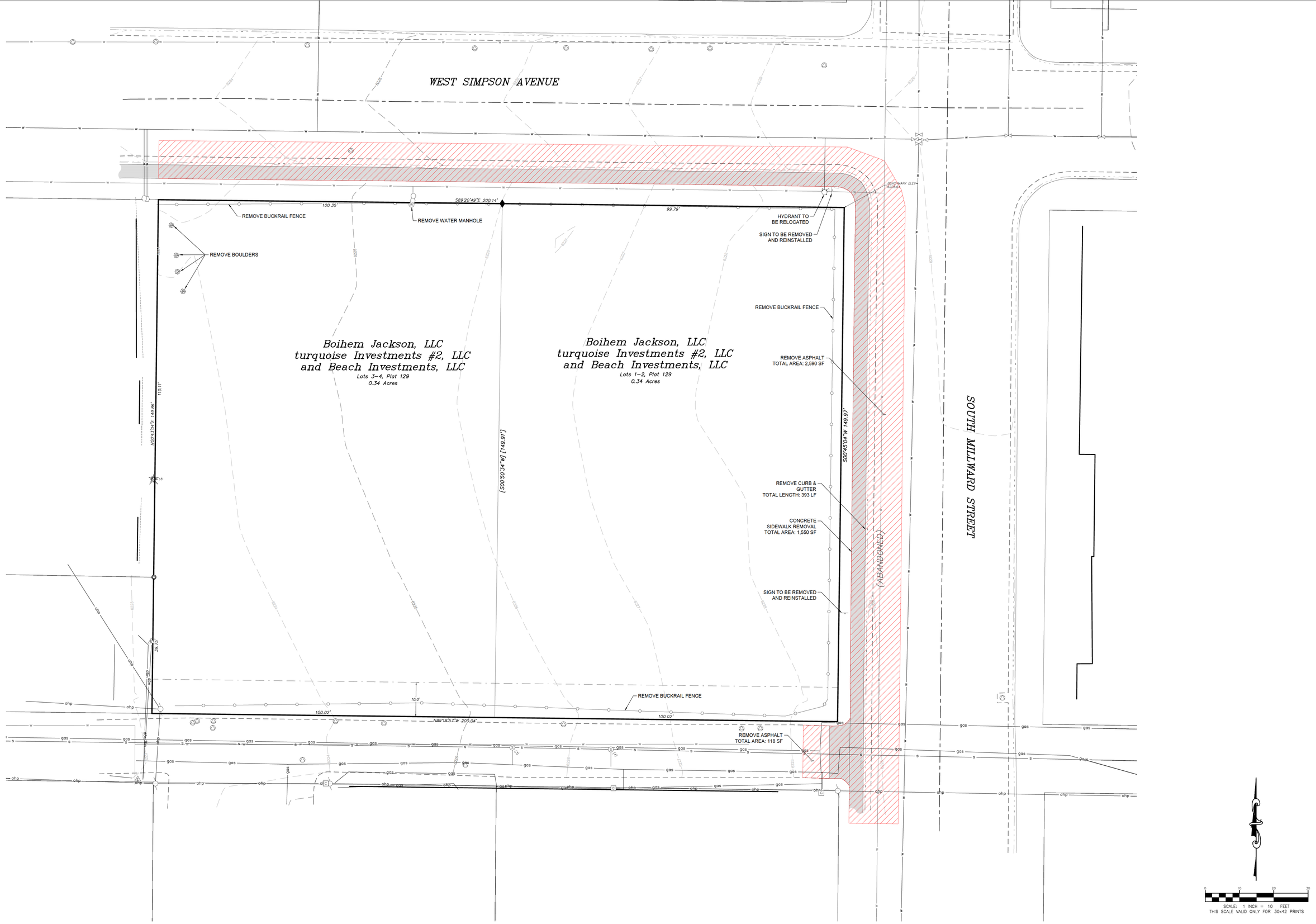

DEMOLITION PLAN - C2.1

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TOWN OF JACKSON
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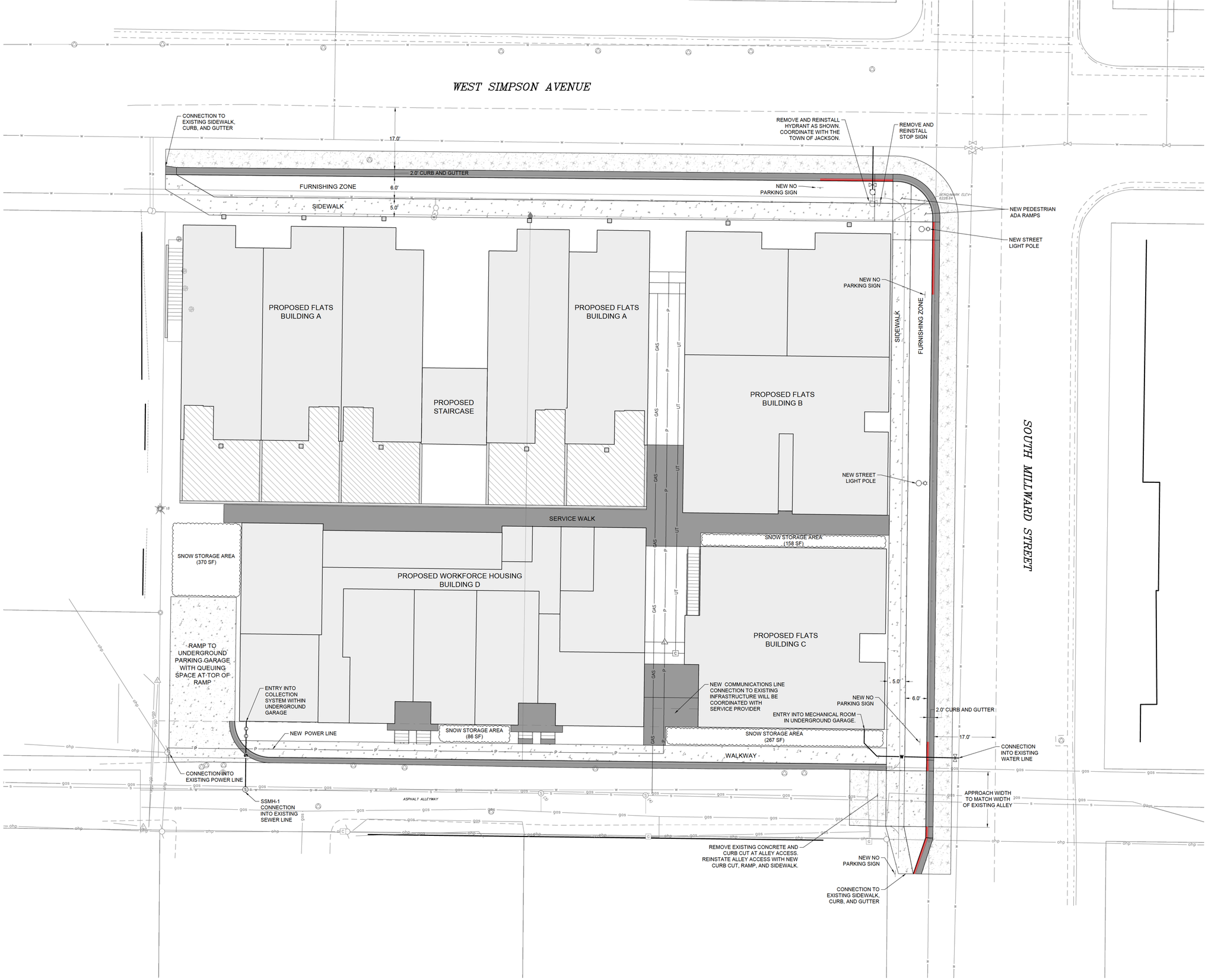

SITE OVERVIEW AND UTILITIES - C3.0

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DEVELOPMENT PLAN
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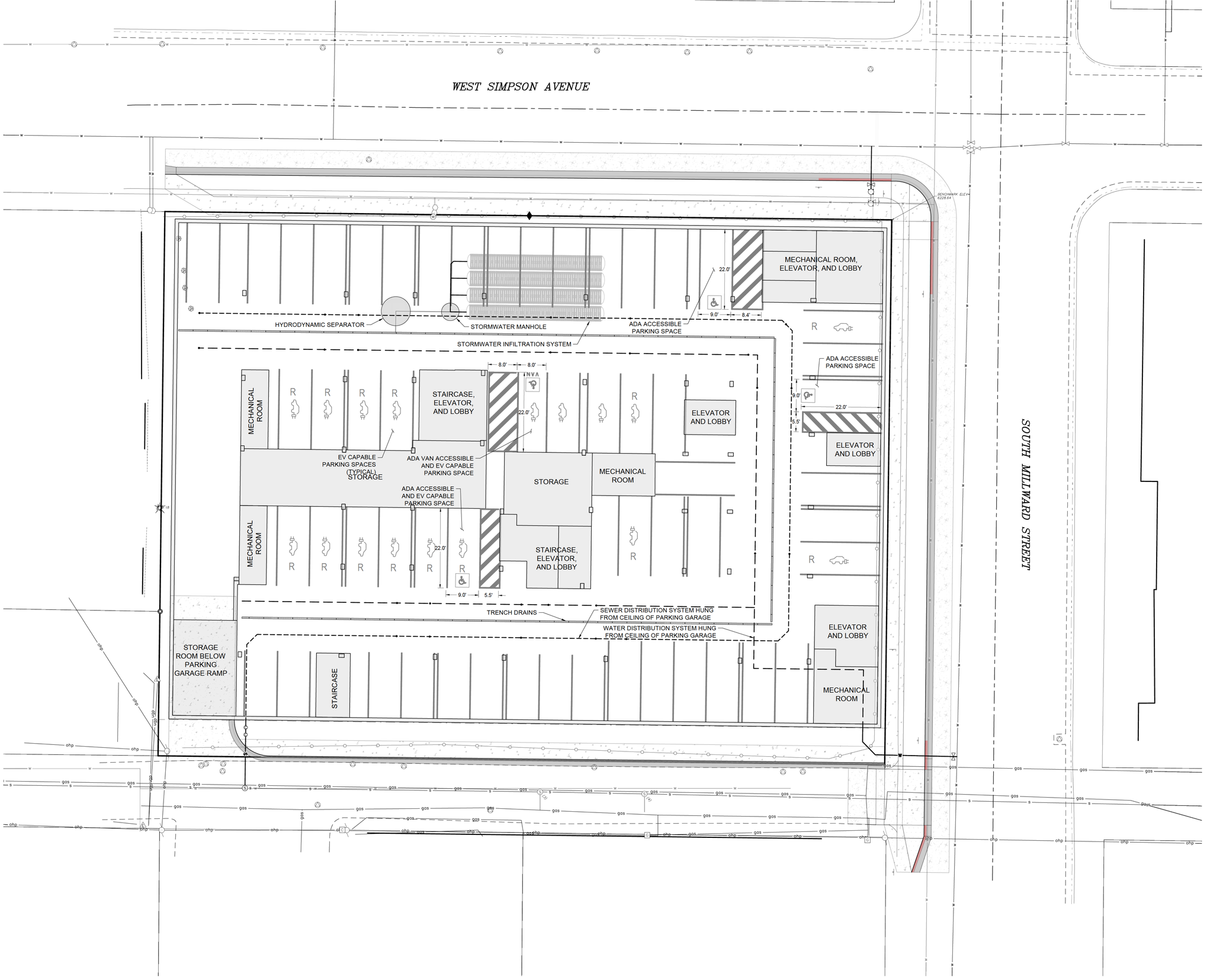
NOTES

THE WATER AND SEWER DISTRIBUTION SYSTEMS ARE FOR PROSPECTIVE DEPICTION ONLY. DISTRIBUTION SYSTEMS WILL BE DESIGNED BY LICENSED ENGINEERS AS DESIGN PROGRESSES.

STORMWATER COLLECTION SYSTEM AND INFILTRATION SYSTEM ARE FOR PROSPECTIVE DEPICTION ONLY. SIZING OF HYDRODYNAMIC SEPARATOR, MANHOLE, CONNECTION OF ROOF DRAINS AND ROUTING TO SUBSURFACE CHAMBER FIELD, AND CHAMBER FIELD WILL BE DETERMINED AS DESIGN PROGRESSES.



PARKING GARAGE OVERVIEW - C3.1

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TOWN OF JACKSON
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NOTES

PROFILES FOR THE CURB AND ROW IMPROVEMENTS WILL BE PROVIDED AS DESIGN PROGRESSES.

WEST SIMPSON AVENUE

SOUTH MILLWARD STREET

PROPOSED FLATS BUILDING A

PROPOSED FLATS BUILDING A

PROPOSED STAIRCASE

PROPOSED FLATS BUILDING B

PROPOSED WORKFORCE HOUSING BUILDING D

PROPOSED FLATS BUILDING C

FURNISHING ZONE

SIDEWALK

SERVICE WALK

WALKWAY

ADA RAMPS

5.0' CURB TAPER TO MATCH LENGTH OF RAMP

4.0' TO MATCH EXISTING SIDEWALK

RAMP TO UNDERGROUND PARKING GARAGE WITH QUEUING SPACE AT TOP OF RAMP

SAW CUT CLEAN EDGE. CONNECT TO EXISTING ALLEY.

RAISED SIDEWALK

RAMP UP TO SIDEWALK

4.0' TO MATCH EXISTING SIDEWALK

15.3' CURB CUT WIDTH SHALL MATCH WIDTH OF EXISTING ALLEY

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS

RIGHT-OF-WAY GRADING OVERVIEW - C4.0

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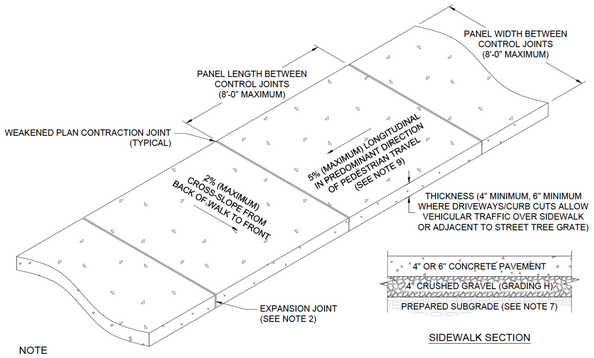


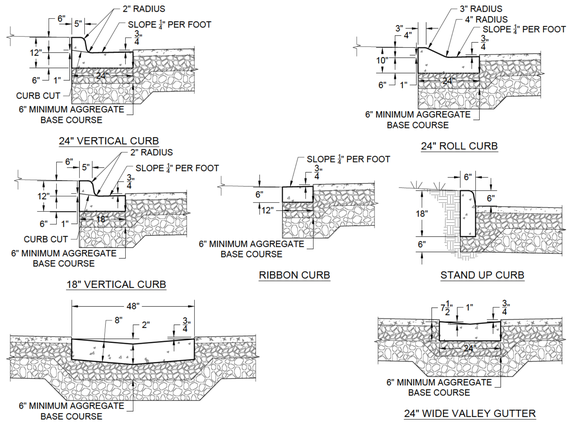
SIDEWALK SECTION

NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.
9. LONGITUDINAL SLOPE OF SIDEWALK MAY EXCEED 5% TO MATCH SLOPES OF ADJACENT STREET.

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE REVISED TOJ ST-127

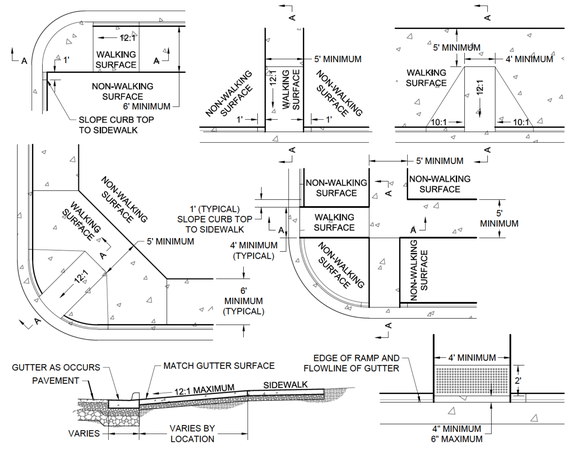


NOTE

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

CURB SECTION DETAIL

NOT TO SCALE

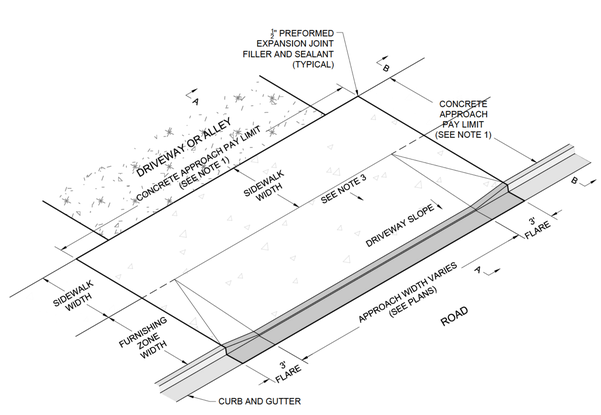


NOTE

1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH
3. CONCRETE TO BE BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

PEDESTRIAN RAMP DETAIL

NOT TO SCALE TOJ ST-112

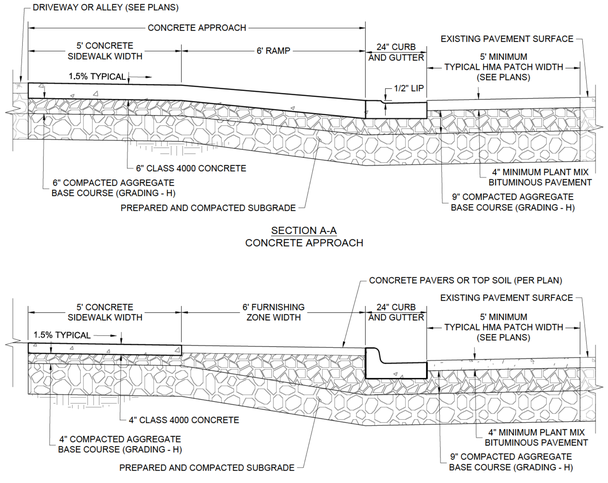


NOTE

1. **DRIVEWAYS AND ALLEYWAY APPROACHES:** LABELED AREAS ARE PAY LIMITS FOR "CONCRETE APPROACH" BID ITEM. THE FLARES AND/OR RAMPS SHALL BE THE SAME THICKNESS AS THE APPROACH.
2. **RAMP SLOPE:** DO NOT EXCEED A 1C:12H RAMP SLOPE.
3. **CROSS SLOPE:** SLOPE SIDEWALK TOWARD STREET. DO NOT EXCEED 1X:50H (2%).

DRIVEWAY/ALLEY APPROACH DETAIL

NOT TO SCALE

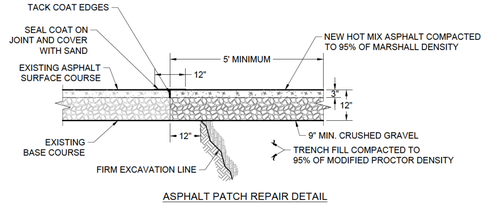


SECTION A-A
CONCRETE APPROACH

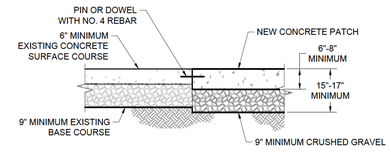
SECTION B-B
DETACHED CONCRETE SIDEWALK AND BUFFER ZONE

DRIVEWAY/ALLEY APPROACH SECTIONS

NOT TO SCALE



ASPHALT PATCH REPAIR DETAIL



CONCRETE PATCH REPAIR DETAIL

NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL

NOT TO SCALE TOJ ST-118

HARDSCAPE DETAILS - C5.0

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TOWN OF JACKSON
DEVELOPMENT PLAN
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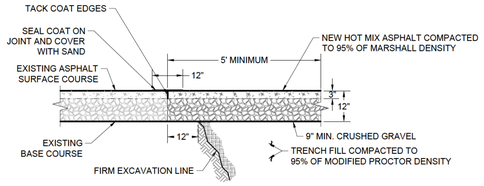
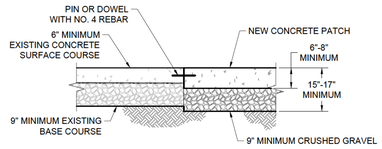


ASPHALT PATCH REPAIR DETAIL



CONCRETE PATCH REPAIR DETAIL

NOTE

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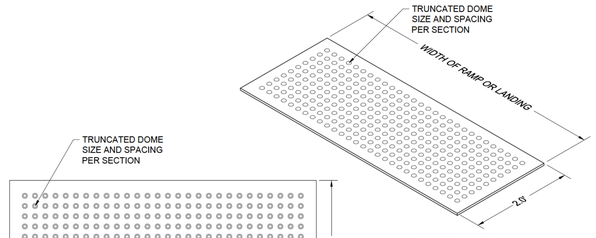
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL

NOT TO SCALE TOJ ST-118



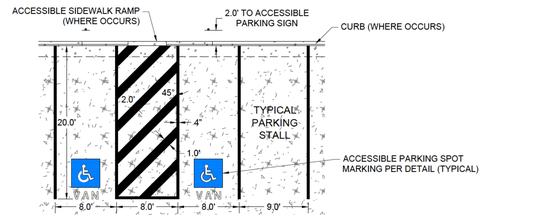
TRUNCATED DOME SECTION

NOTE

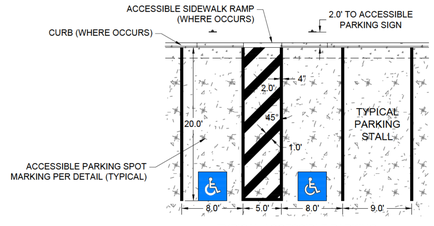
1. DETECTABLE WARNING PANELS SHALL BE RED BRICK COLORED CAST IRON
2. PANELS PLACED ON PUBLIC SIDEWALKS SHALL BE PROVIDED BY TOWN OF JACKSON

DETECTABLE WARNING PANEL DETAIL

NOT TO SCALE TOWN OF JACKSON



ACCESSIBLE VAN PARKING



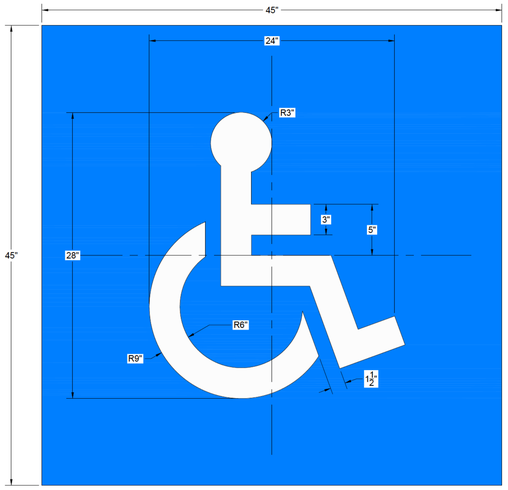
TYPICAL ACCESSIBLE PARKING

NOTE

1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

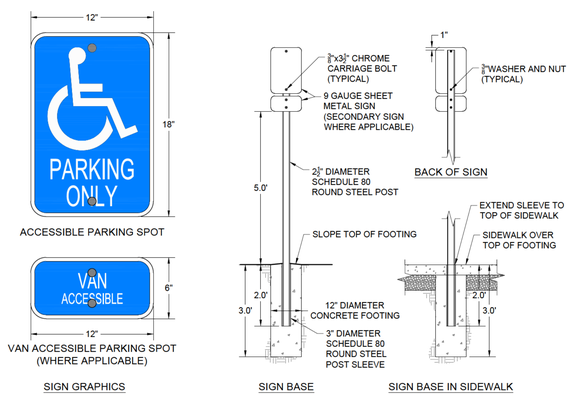
ACCESSIBLE PARKING STALL DETAIL

NOT TO SCALE



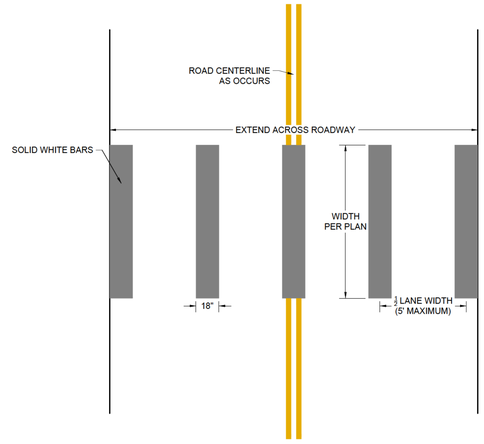
ACCESSIBLE PARKING SPACE MARKING DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



NOTE

1. TO REDUCE WEAR, SPACE CROSSWALK LINES TO AVOID VEHICLE WHEEL PATHS. GENERALLY LOCATE CROSSWALK LINES AT THE EDGE AND CENTER OF LANES.
2. ROAD AND PARKING LOT LINES SHALL BE 4" WIDE STANDARD STRIPING PAINT.

CROSSWALK DETAIL

NOT TO SCALE

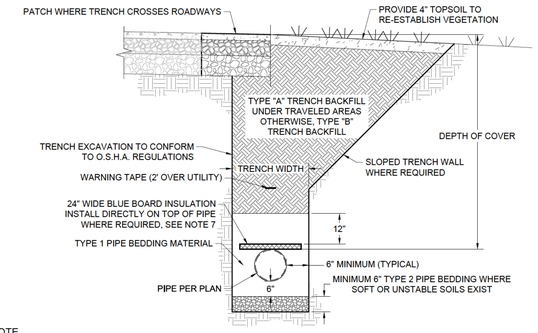
HARDSCAPE, STRIPING, AND SIGNAGE DETAILS - C5.1

parent | halsey GGLO CAIRN LANDSCAPE ARCHITECTS JORGENSEN VESKCO

TOWN OF JACKSON
DEVELOPMENT PLAN
June 25 2026

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

ARTS DISCTRICT SOUTH
230 W Simpson Ave and 235 S Millward St

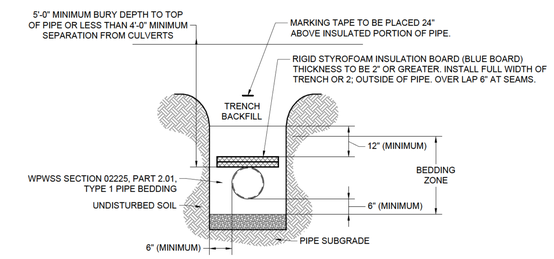


NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - TYPE A: 95% MODIFIED PROCTOR DENSITY.
   - TYPE B: DENSITY APPROXIMATELY EQUAL TO SURROUNDING SOILS.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS.
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PIPE ELEVATION SHALL BE PER PLANS. IF THE DEPTH SPECIFIED ON THE PLAN CANNOT BE ACHIEVED, NOTIFY THE ENGINEER.
7. PROVIDE INSULATION ACCORDING TO THE FOLLOWING CRITERIA:
   - 7.1. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 7 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.2. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 6 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.3. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 5 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.4. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 4 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.5. DEPTH OF COVER SHALL NOT BE LESS THAN 5 FEET FOR WATER OR PRESSURE SEWER LINES, OR LESS THAN 3 FEET FOR SANITARY SEWER OR STORM LINES WITHOUT APPROVAL FROM THE ENGINEER.

TYPICAL PIPE TRENCH DETAIL

NOT TO SCALE

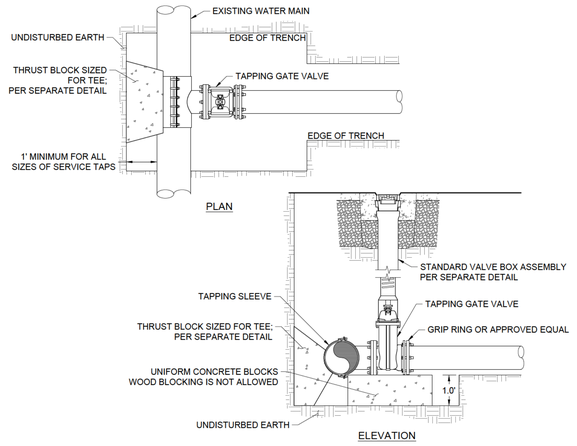


NOTE

1. A CONDITION OF LESS THAN MINIMUM BURY DEPTH IS ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE TOWN ENGINEER PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DO NOT MEET MINIMUM BURY REQUIREMENTS.
2. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN FOUR FEET OF ANY DRAINAGE CULVERT. THIS APPLIES TO ANY SIDE OF THE PIPE WHICH IS NEAR THE CULVERT.
3. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN VEHICULAR TRAVEL LANES.

WATER PIPE INSULATION DETAIL

NOT TO SCALE MODIFIED TOJ W-116

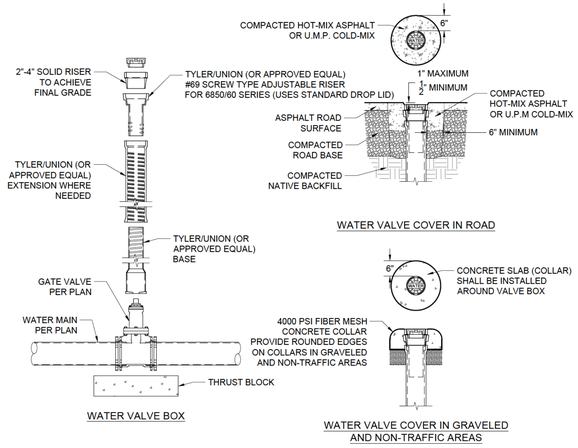


NOTE

1. ALL WORK ON THE EXISTING MAIN INCLUDING ANY OPERATION OF EXISTING VALVES SHALL BE COORDINATED WITH THE WATER SYSTEM OWNER. TAPPING OPERATIONS SHALL EITHER BE COMPLETED BY THE UTILITY OWNER OR BY THE CONTRACTOR WITH WRITTEN APPROVAL, INCLUDING OPERATION SCHEDULING, OF THE UTILITY OPERATOR. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. TRENCH WILL BE EXCAVATED TO MEET ALL OSHA STANDARDS PRIOR TO TAPPING.
3. EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY THE UTILITY OWNER PRIOR TO TAPPING.

WATER MAIN TAPPING DETAIL

NOT TO SCALE

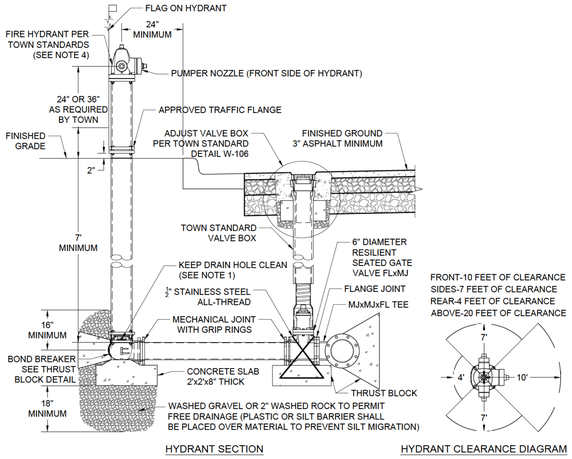


NOTE

1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER GATE VALVE DETAIL

NOT TO SCALE MODIFIED TOJ W-106



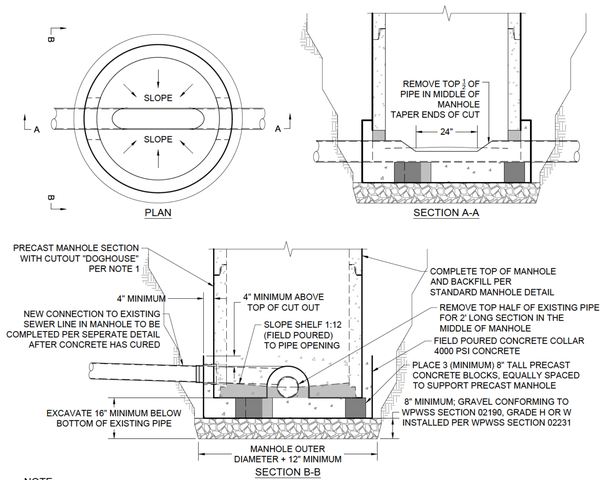
NOTE

1. HYDRANT DRAIN HOLE NOT PERMITTED IF BELOW WATER TABLE
2. HYDRANT LOCATION TO BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
3. THERE ARE NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THE AREAS SHOWN IN THE HYDRANT CLEARANCE DIAGRAM UNLESS APPROVED BY THE TOWN.
4. FIRE HYDRANTS SHALL BE WATEROUS PACER OR CLOW MOUNTAIN MEDALLION.

FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE TOJ W-101

WATER DETAILS - C5.2

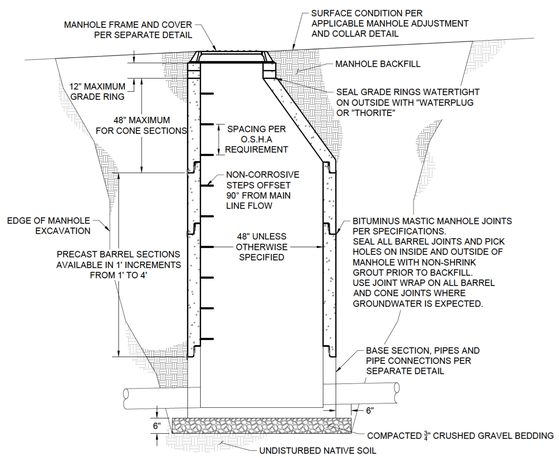


NOTE

1. INSTALLATION SHOULD BE INSPECTED AND APPROVED BY THE UTILITY OWNER AT THE TIME OF INSTALLATION AND PRIOR TO BACKFILLING

NEW MANHOLE ON EXISTING LINE DETAIL

NOT TO SCALE "DOGHOUSE" MANHOLE

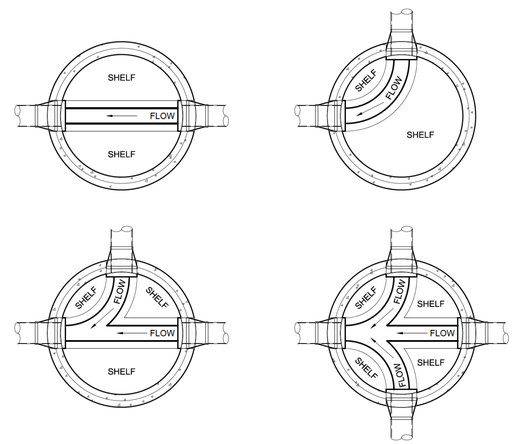


NOTE

1. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
2. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
3. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.
4. ALL SEWER MANHOLE BASES, BARRELS, AND CONES SHALL BE VACUUM TESTED.

STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE

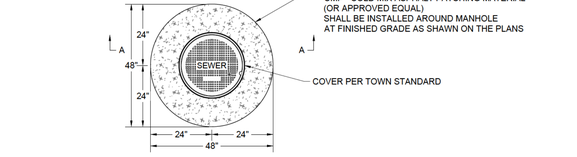


NOTE

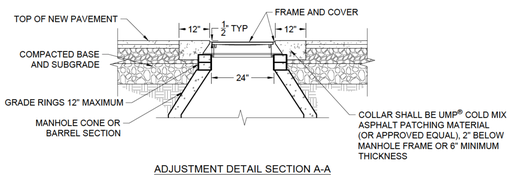
1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.
2. SLOPE OF CHANNEL SHALL BE 0.1' ACROSS MANHOLE FOR ALL MAIN RUNS. SEE PROFILE SHEETS.
3. MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS
4. 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN WHERE INVERTS INDICATE.

TYPICAL MANHOLE CHANNEL DETAILS

NOT TO SCALE



COVER AND COLLAR PLAN



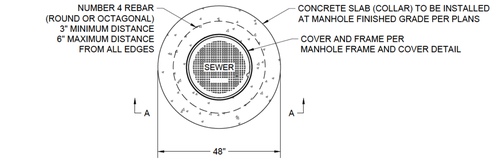
ADJUSTMENT DETAIL SECTION A-A

NOTE

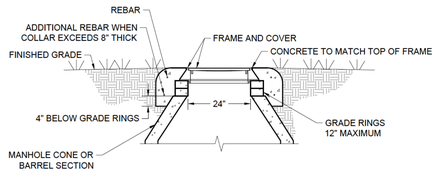
1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
2. IF SEWER MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANITARY SEWER DETAIL SS-110.

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE MODIFIED TOJ SS-109



COVER AND COLLAR PLAN



ADJUSTMENT DETAIL SECTION A-A

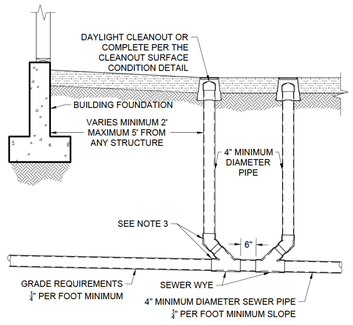
NOTE

1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING. IF REQUIRED ADJUSTMENT EXCEEDS GRADE RINGS, REMOVE MANHOLE CONE AND ADD OR SUBTRACT BARREL SECTIONS.

X
CX.X

MANHOLE ADJUSTMENT & COLLAR IN LANDSCAPE

NOT TO SCALE



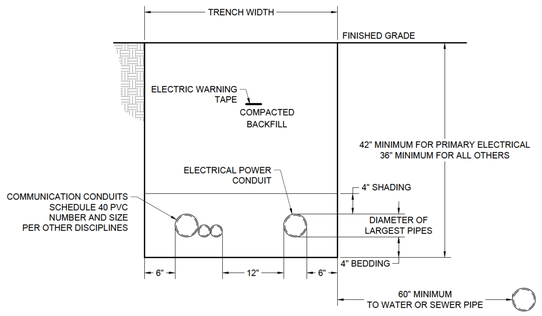
NOTE

1. CONTACT THE UTILITY OWNER PRIOR TO BACKFILLING TO COORDINATE INSPECTION OF ALL PIPE, FITTINGS, COUPLINGS, GRADE AND THE COMPLETION OF LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC PIPES AND FITTINGS IN SEWER APPLICATIONS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.
4. ALL PVC PIPES AND FITTINGS USED IN STORMWATER APPLICATIONS SHALL MEET ASTM D2665.
5. ALL PVC FITTINGS USING SOLVENT CEMENT SHALL MEET ASTM D2672.

BUILDING CLEANOUT DETAIL

NOT TO SCALE

SEWER DETAILS - C5.3

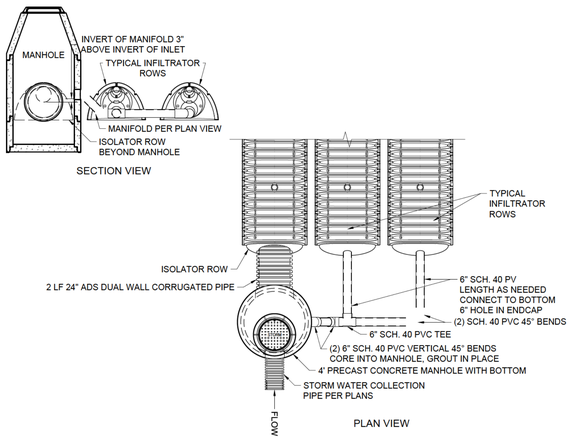


NOTE

1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A ¼" SCREEN (SAND RECOMMENDED).

CABLE UTILITY TRENCH DETAIL

NOT TO SCALE

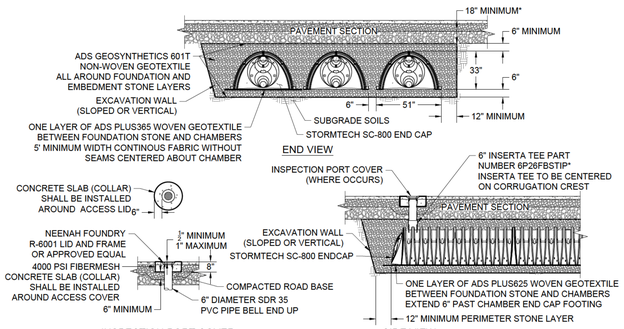


NOTE

1. ISOLATOR ROW SHALL HAVE ONE LAYER OF 5' MINIMUM WIDTH CONTINUOUS STRIPS OF ADS PLUS625, MIRAFI 600X, OR APPROVED EQUAL, WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS.
2. INSTALL ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND FOUNDATION AND EMBEDMENT STONE LAYERS.

INFILTRATION SYSTEM DETAIL

NOT TO SCALE

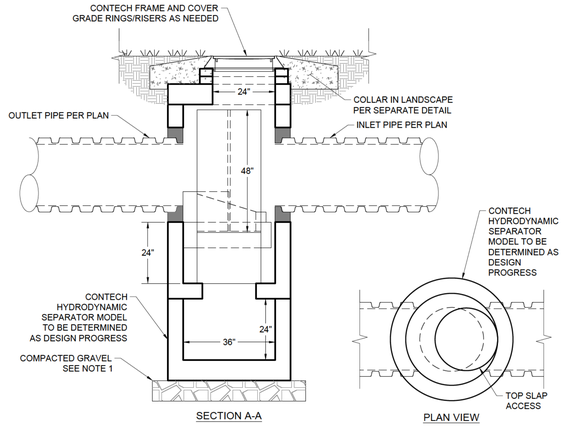


NOTE

1. SC-800 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. FOUNDATION, EMBEDMENT AND PERIMETER STONE TO BE ¾"-1½" CLEAN, ANGULAR GRAVEL.
7. FOUNDATION STONE TO BE RAKED OR DRAGGED TO ACHIEVE A FLAT SURFACE.

STORMTECH SC-800 CHAMBER SYSTEM DETAIL

NOT TO SCALE PAVED SURFACE



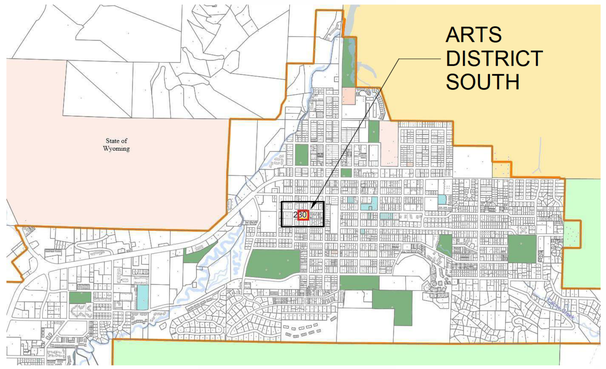
NOTE

1. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLY STRUCTURE.
2. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
3. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. ALL JOINTS BELOW PIPE INVERTS ARE TO BE GROUTED.
4. GRAVEL SHALL BE EIGHT INCHES MINIMUM THICKNESS. CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

CDS HYDRODYNAMIC SEPARATOR

NOT TO SCALE CONTECH ENGINEERED SOLUTIONS

STORMWATER AND UTILITY DETAILS - C5.4



VICINITY MAP - NTS

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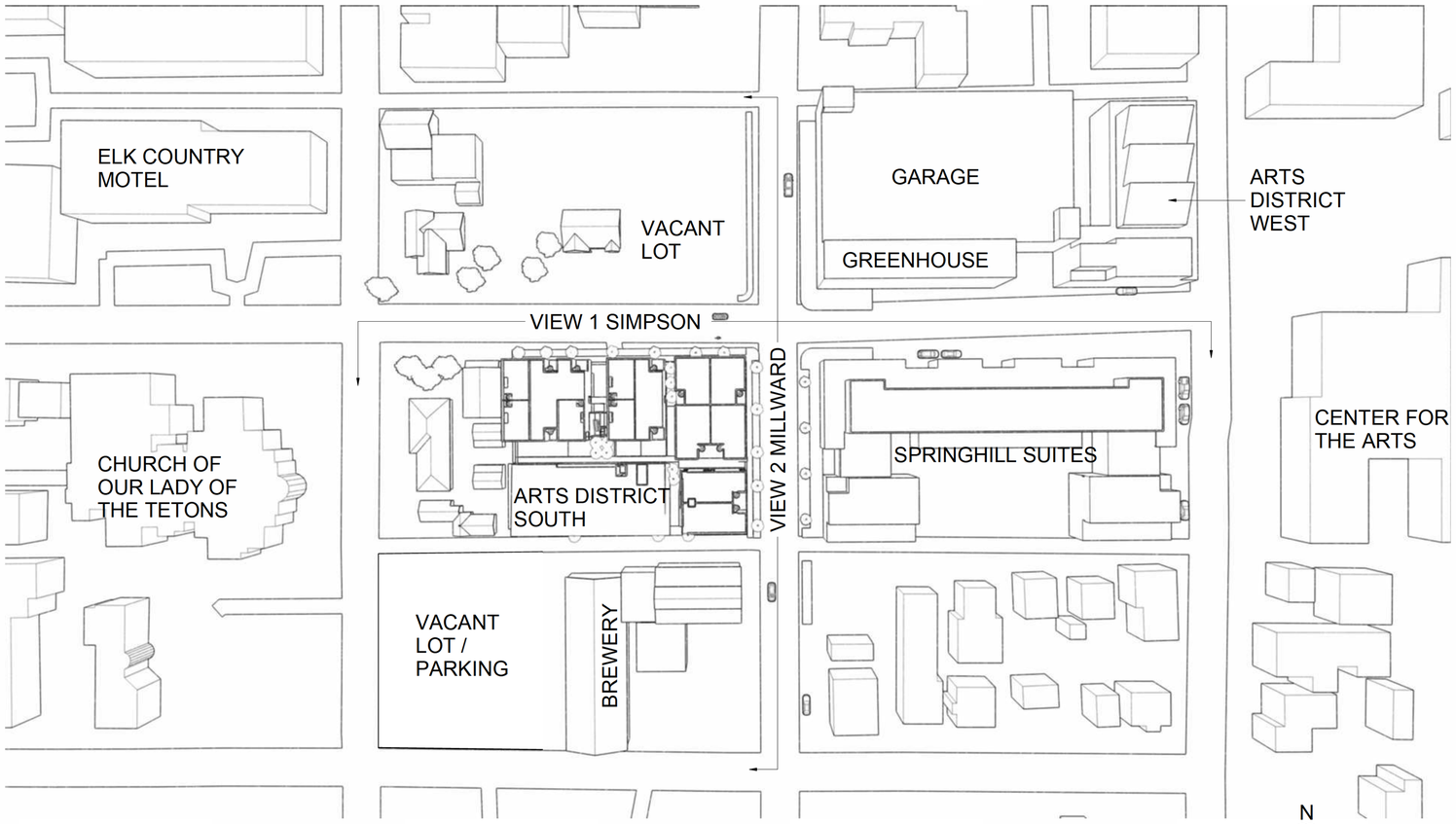


NEIGHBORHOOD PLAN - NTS

N



VIEW 1 - EAST - WEST STREET SECTION



VIEW 1 - EAST - WEST STREET SECTION

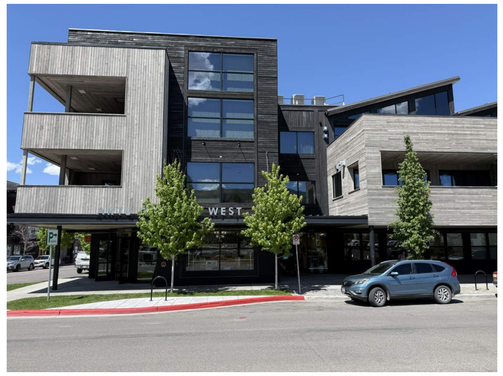
NEIGHBORHOOD CONTEXT

parent | halsey | GGLO | CAIRN LANDSCAPE ARCHITECTS | JORGENSEN | VESKCO

TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

EAST MULTIFAMILY/ COMMERCIAL / HOSPITALITY



ARTS DISTRICT WEST
175 SOUTH GLENWOOD



CENTER FOR THE ARTS
250 SOUTH GLENWOOD



SPRINGHILL SUITES HOTEL
130-150 WEST SIMPSON

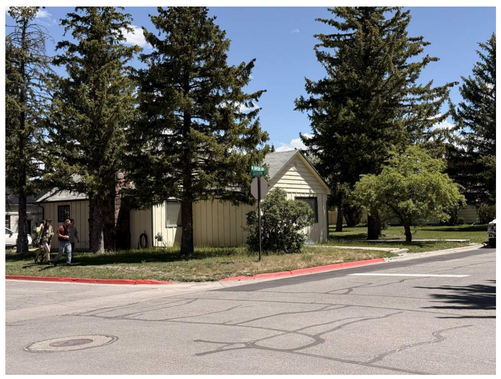


VERTICAL HARVEST / PARKING STRUCTURE
160 SOUTH MILLWARD

NORTH AND WEST SINGLE FAMILY AND VACANT LOTS



245 W SIMPSON



SIMPSON AND JACKSON



240 WEST SIMPSON

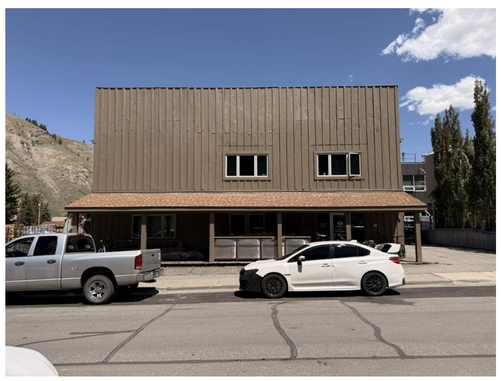


280 SOUTH JACKSON

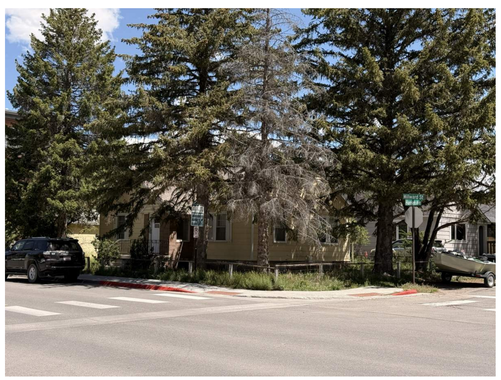
SOUTH MULTIFAMILY/ SINGLE FAMILY / COMMERCIAL



JACKSON STREET APARTMENTS
HANSEN AND MILLWARD



BREWERY ANNEX
245 WEST HANSEN



280 SOUTH MILLWARD



SNAKE RIVER BREWERY
265 SOUTH MILLWARD

NEIGHBORHOOD CONTEXT IMAGES



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- RAISED PLANTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIVER COBBLE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
TREES					
	Gleditsia triacanthos inermis	Thornless Honey Locust	3" Cal.	B&B	3
	Multi-Stem Tree	Species TBD	6'-8'	B&B	19
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	11
	Populus tremuloides	Quaking Aspen	3" Cal.	B&B	11
	Tilia cordata	Greenspire Linden	3" Cal.	B&B	2
SHRUBS					
	Native Shrub	Species TBD	5 gal.	Pot	24
GRASSES					
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	97
SHRUB AREAS					
	Perennials and Grasses	Species TBD	1 gal.		828
	Perennials In Raised Planters	Species TBD	1 gal.		682
GROUND COVERS					
	Native Meadow Sod	Meadow Sod	sod		886 sf

TOJ STANDARDS - CR-1

ZONE: CR-1
0.68 ACRES / 29,996.57 SF

AUTO PARKING (SEE ARCHITECTURE)

BIKE PARKING
RESIDENTIAL USE 0.75 PER BEDROOM (25% SHORT TERM/ 75% LONG TERM)
38 BEDROOMS x 0.75 = 29 TOTAL SPACES
7 SHORT TERM / 22 LONG TERM
LODGING USE 0.75 PER BEDROOM (100% LONG TERM)
30 BEDROOMS = 23 TOTAL SPACES

TOTAL REQUIRED = 7 SHORT TERM SPACES / 45 LONG TERM SPACES
TOTAL PROVIDED = 42 SHORT TERM / 45 LONG TERM
LONG TERM SPACES PROVIDED IN UNDERGROUND GARAGE AND WORKFORCE HOUSING BUILDING. SEE ARCHITECTURE.

LSR
10% OF SITE REQUIRED
GROSS SITE AREA = 29,996.57 SF
29,620.8 SF X 10% = **2,962 SF REQUIRED**

PROVIDED STANDARD LANDSCAPE AREA = 4,184 SF (14.1%)

PLANT UNITS
1/1,000 SF OF REQUIRED LSR = 3 PLANT UNITS REQUIRED

PROVIDED PANT UNITS = 3 PU USING ALTERNATIVE A
1 - 3" CALIPER CANOPY TREE X 3 = 3 (16 PROVIDED)
6 - 6'-8' LARGE SHRUBS OR MULTI STEM TREES X 3 = 18 (19 PROVIDED)
4 - #5 CONTAINER SHRUBS X 3 = 12 (24 PROVIDED)

0 8 16 24 feet
SCALE: 1" = 8'-0"

STREET LEVEL LANDSCAPE PLAN

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TOWN OF JACKSON
Development Plan
06-19-2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 S Millward St



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- RAISED PLANTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BALLAST ROOFTOP

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
SHRUBS					
	Native Shrub	Species TBD	5 gal.	Pot	77
GRASSES					
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	347
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1.5' Ht.	Pot	22
PERENNIALS					
	Achillea millefolium 'Firefly Peach Sky'	Peach Common Yarrow	1 gal.	Pot	125
	Nepeta faassenii 'Walker's Low'	Catmint	1 gal.	Pot	66
	Salvia nemorosa 'Caradonna'	Cardonna Meadow Sage	1 gal.	Pot	126
SHRUB AREAS					
	Green Roof	Plants TBD	Seed		552 sf
	Perennials In Raised Planters	Species TBD	1 gal.		189

0 8 16 24 feet
SCALE: 1" = 8'-0"

ROOFTOP LANDSCAPE PLAN

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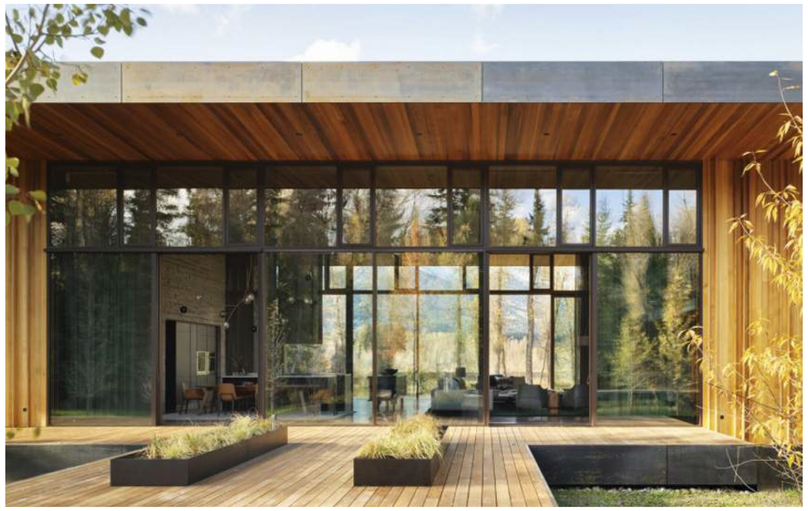
ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 S Millward St



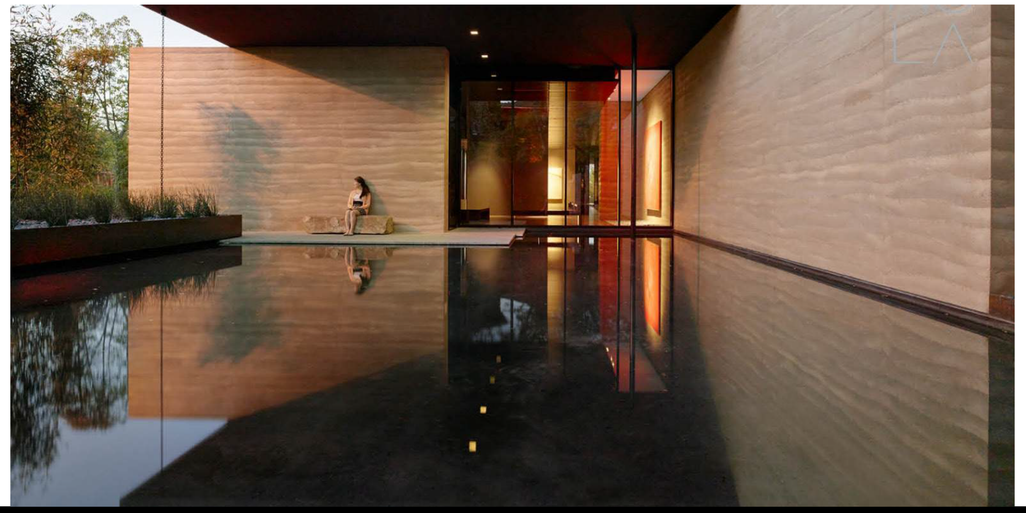














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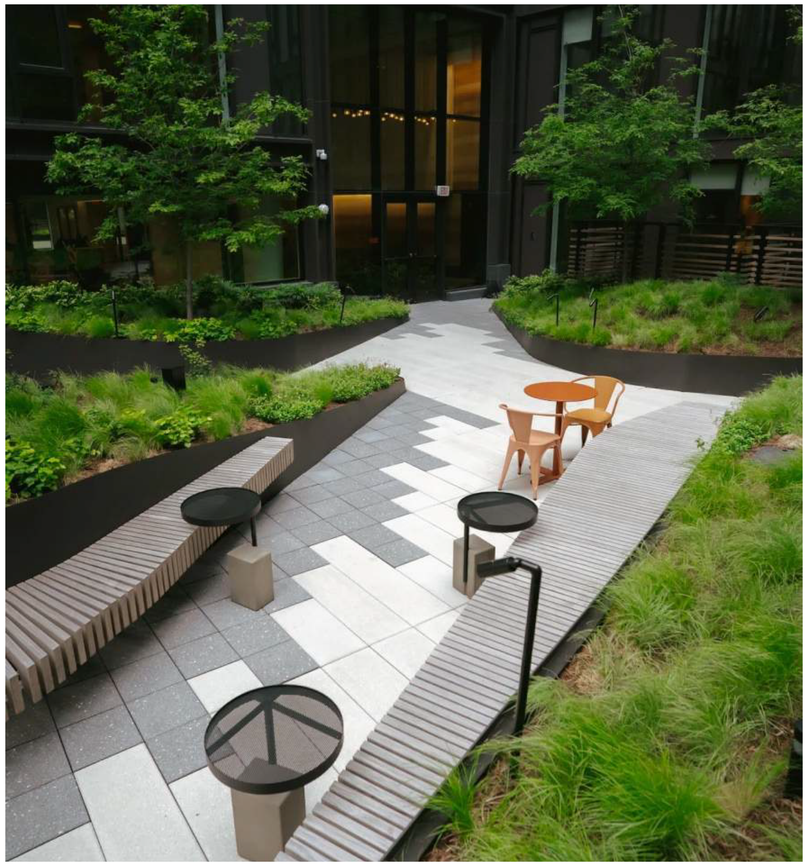
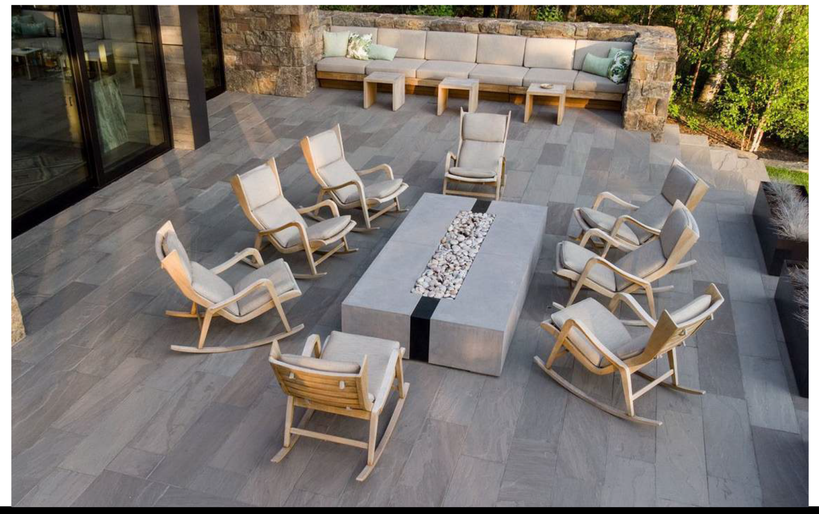
DENTS

RTS DISTRICT SOUTH
230 W Simpson Ave and 235 S Millward St



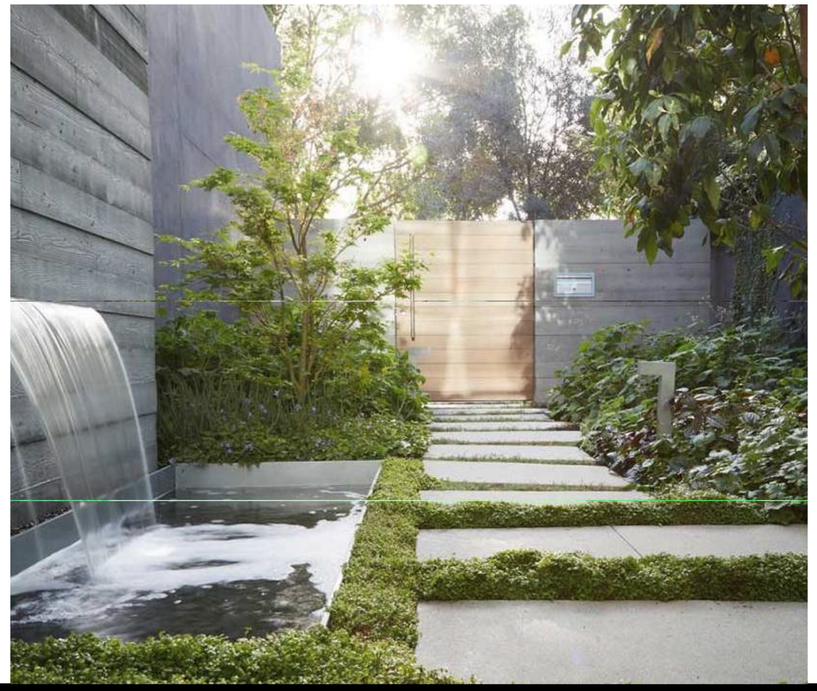












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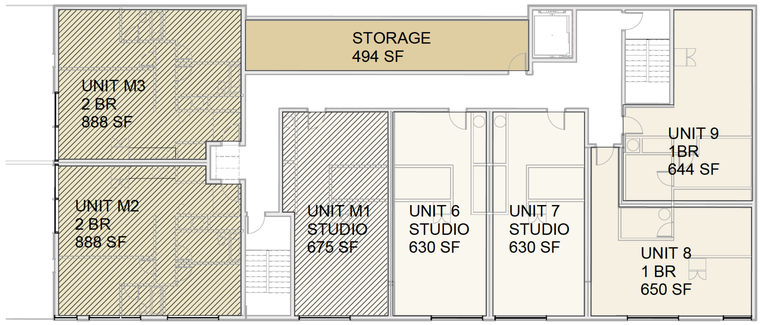
TOWN OF JACKSON

Development Plan
06-19-2026

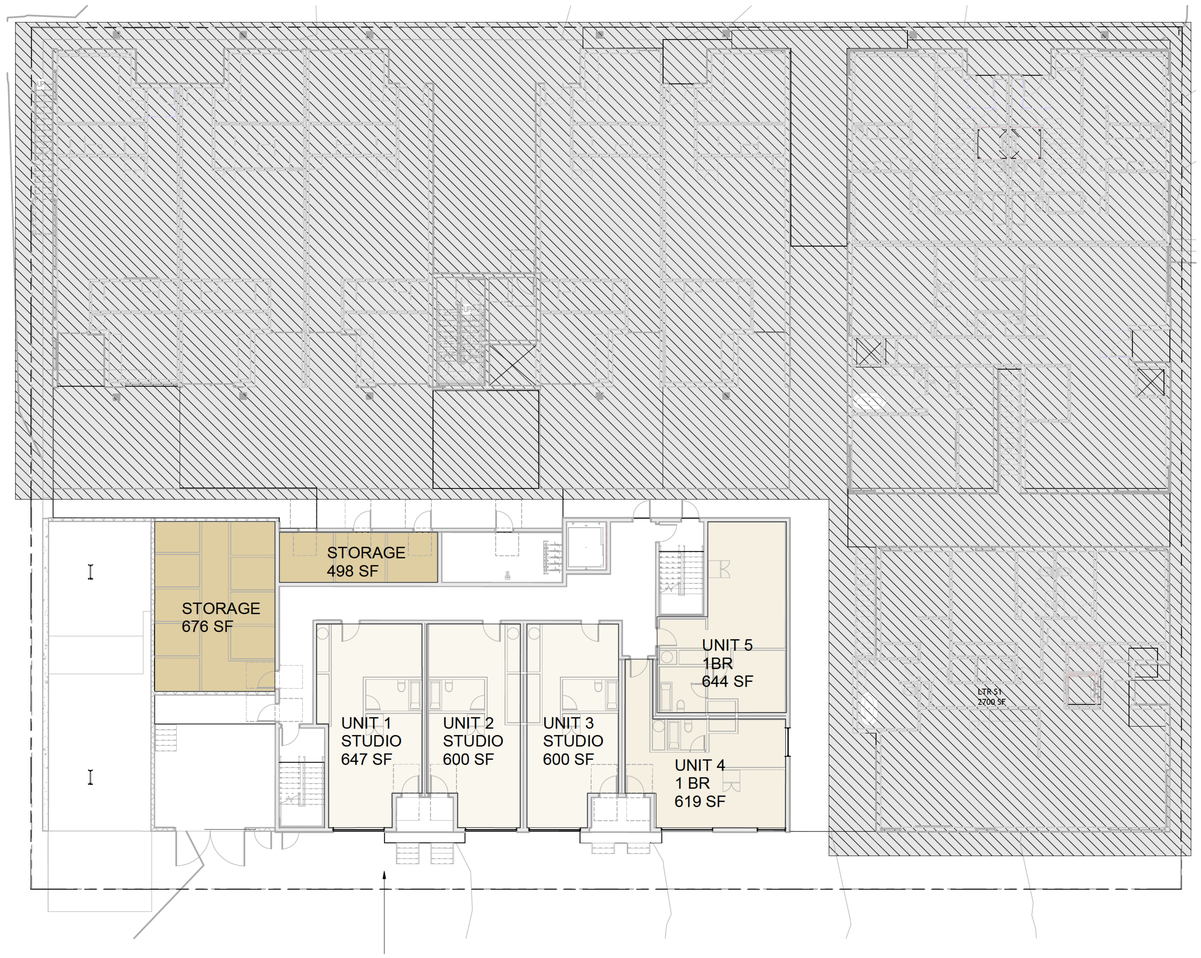
DENTS

RTS DISTRICT SOUTH

230 W Simpson Ave and 235 S Millward St



LEVEL 2



THIS BUILDING IS DEED RESTRICTED AND MITIGATED HOUSING

LEVEL 1

HATCHED AREA IS MARKET RATE DEVELOPMENT EXEMPT FROM LIVABILITY STANDARDS

PROGRAM USE LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- AMENITY/COMMON AREA
- BOH
- CIRCULATION
- STUDIO

PLAN NORTH

LIVABILITY AREAS

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Development Plan
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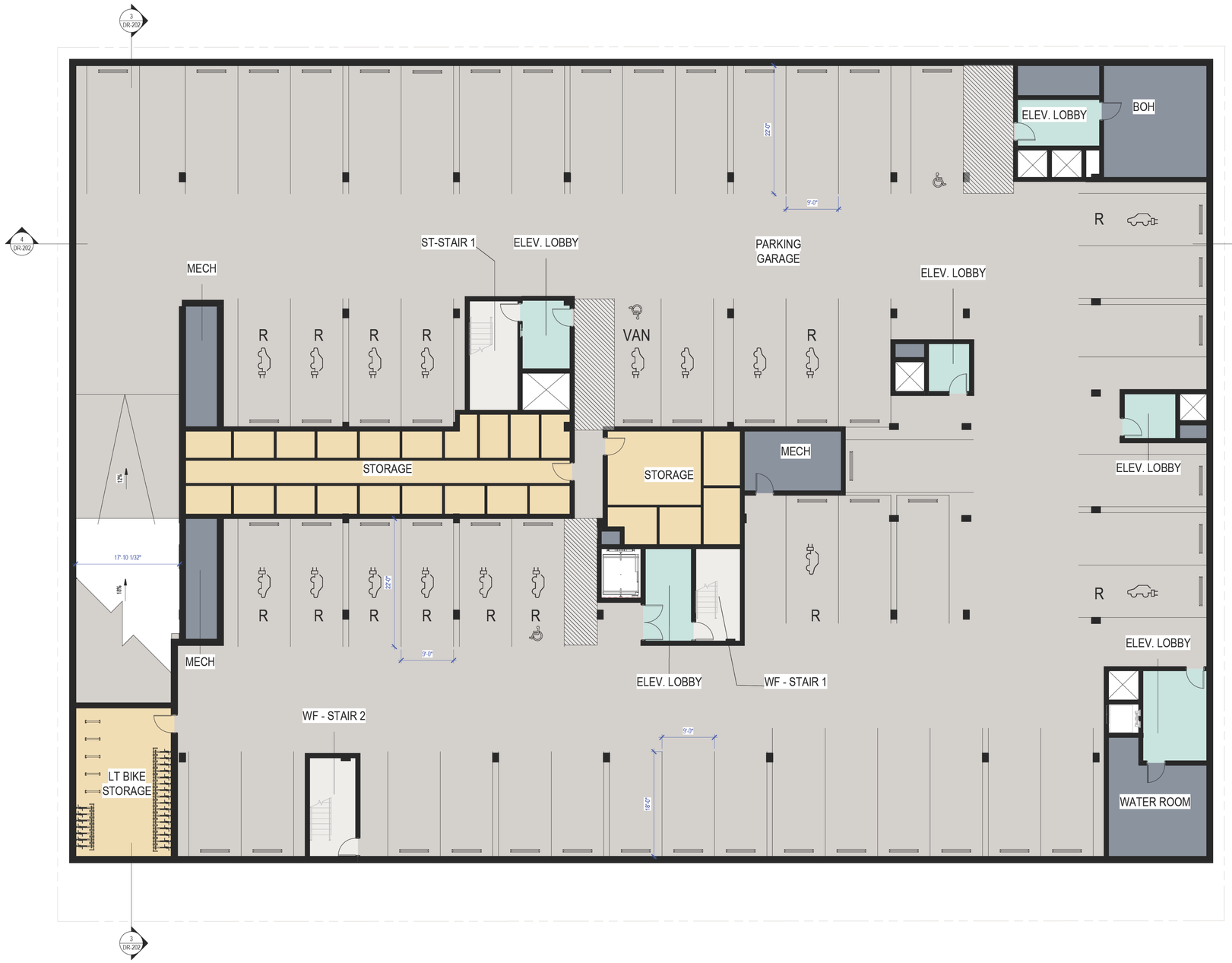
ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St



PARKING STANDARDS

VEHICLE PARKING
WORKFORCE 1.5 STALLS PER UNIT @ 12 UNITS = 18 STALLS
MARKET RATE - 1.5 STALLS PER UNIT @ 23 UNITS = 35 STALLS

3 ACCESSIBLE STALLS REQUIRED
(PER TABLE 1106.2 ACCESSIBLE STALL REQUIREMENTS)

TOTAL PARKING STALLS REQUIRED: 53 STALLS
PARKING STALLS PROVIDED = 55 STALLS
ACCESSIBLE STALLS PROVIDED = 2 STALLS + 1 VAN STALL

3 EV STALLS INSTALLED
14 EV CAPABLE/READY SPACES PROVIDED
17 TOTAL EV STALLS PROVIDED (3 INSTALLED)

BIKE PARKING REQUIRED:
RESIDENTIAL USE
.75 PER BEDROOM (25% SHORT TERM / 45% LONG TERM)
38 BEDROOMS @ .75 = 29 STALLS REQUIRED
(7 SHORT TERM / 22 LONG TERM)

LODGING USE:
.75 PER BEDROOM (100% LONG TERM)
30 BEDROOMS @ .75 = 23 STALLS REQUIRED

LONG TERM BIKE PARKING PROVIDED:
33 SPACES @ PARKING GARAGE
12 SPACES @ LEVEL 1 WORKFORCE

SHORT TERM BIKE PARKING:
(SEE LANDSCAPE PLAN FOR LOCATION)
7 SPACES @ LEVEL 1

(25% OF LONG TERM BIKE PARKING TO BE GROUND MOUNTED FOR ACCESSIBILITY AND LARGER BIKES)

PARKING LEGEND

- ACCESSIBLE STALL
- ELECTRIC VEHICLE CHARGING STATION
- R — ELECTRIC VEHICLE READY
- VAN STALL — ADA VAN
- WHEEL STOP

PROGRAM USE LEGEND

- AMENITY/COMMON AREA
- BOH
- CIRCULATION
- LEASING/LOBBY
- PARKING

PLAN NORTH

0' 4' 8' 16'

June 2

OVERALL FLOOR PLAN - LEVEL P1

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ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St



OVERALL FLOOR PLAN - LEVEL 1

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ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St



PROGRAM USE LEGEND

- 1 BED
- 2 BED
- 4 BED
- AMENITY/COMMON AREA
- BOH
- CIRCULATION
- STUDIO

PLAN NORTH

0' 4' 8' 16'

OVERALL FLOOR PLAN - LEVEL 2

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Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St



PROGRAM USE LEGEND

- 2 BED
- 4 BED

PLAN NORTH

0' 4' 8' 16'

OVERALL FLOOR PLAN - LEVEL 3

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230 W Simpson Ave and 235 Millward St



PROGRAM USE LEGEND

AMENITY/COMMON AREA

PLAN NORTH

0' 4' 8' 16'

OVERALL ROOF PLAN

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ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St



LEVEL 4

1/16" = 1'-0"



LEVEL 3

1/16" = 1'-0"



LEVEL 2

1/16" = 1'-0"



LEVEL 1

1/16" = 1'-0"

PROGRAM USE LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- CIRCULATION
- EXTERIOR AMENITY

PROGRAM USE - NET AREA

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TOWN OF JACKSON

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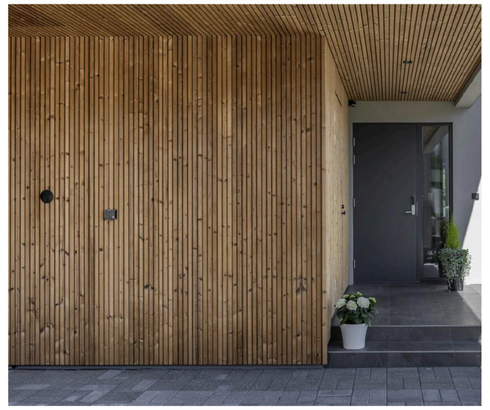
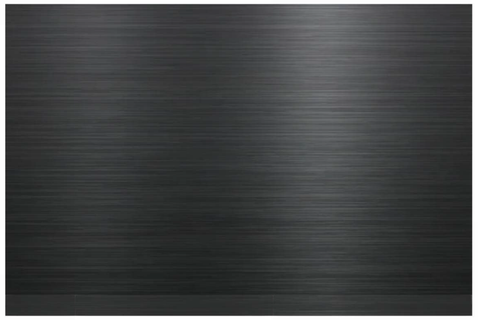
ARTS DISTRICT SOUTH

230 W Simpson Ave and 235 Millward St







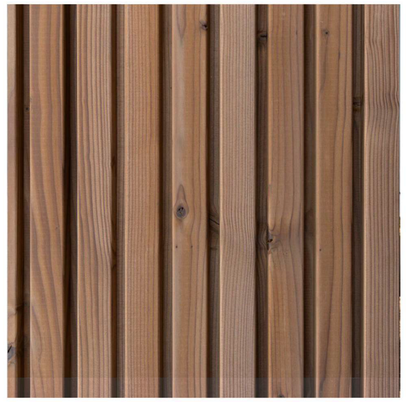




#02 - LOWER LEVEL FACADE- SWISS PEARL CEMENT PANEL - THROUGH COLORED DARK GREY - SMOOTH



#03 - LOWER LEVEL FACADE- SWISS PEARL CEMENT PANEL - THROUGH COLORED LIGHT GREY - TEXTURED



#01 - ARCHITECTURAL METALS - MATTE BLACK

#04 - UPPER LEVEL FACADE- LUNAWOOD THERMO SPRUCE - TRIPLE NATURAL FINISH



① NORTH ELEVATION - MATERIALS
3/16" = 1'-0"

MATERIALS

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ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATIONS - EAST / NORTH

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ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATIONS - WEST / SOUTH

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Development Plan
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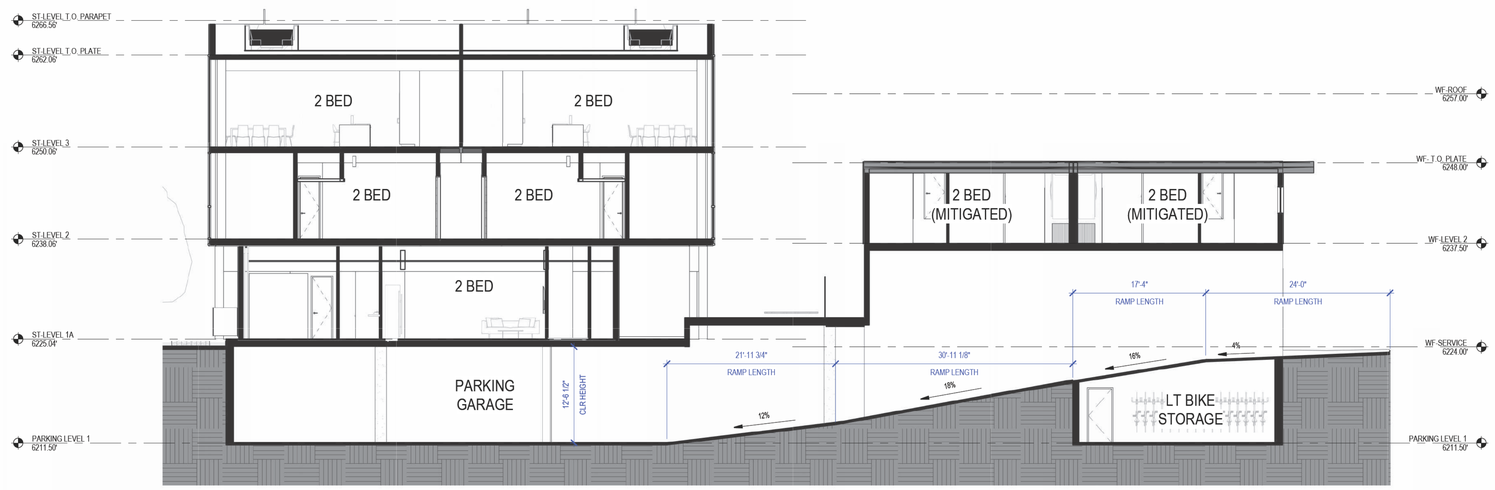
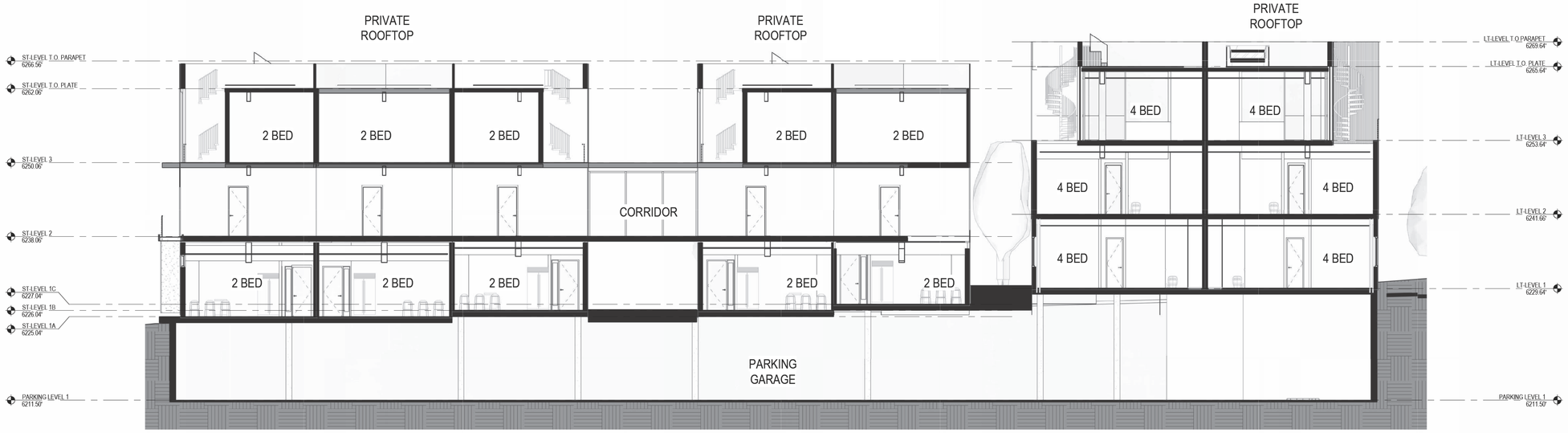
230 W Simpson Ave and 235 Millward St



BUILDING SECTION - NORTH / SOUTH

1/8" = 1'-0"



BUILDING SECTION - EAST / WEST

1/8" = 1'-0"

BUILDING SECTIONS

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ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

RENDERINGS

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TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS

JORGENSEN

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

LDR COMPLIANCE

Lots 1-4, Block 6, 2nd Wort Addition to Town of Jackson
230 W Simpson Avenue & 235 S Millward Street
Jackson, Wyoming 83001

Project: Condominium development — Residential (Attached Dwelling Unit) + Lodging (Short-term Rental Unit)
Submittal: Development Plan (DEV) — Town of Jackson (ToJ) Planning Department

General	Source	Notes
Zoning District	Teton County GIS	ToJ: Commercial Residential-2 (CR-2)
Comprehensive Plan District	Teton County GIS	Jackson/Teton County: 2 - Town Commercial Core, Subarea 2.3 - Downtown
Zoning Overlays	Teton County GIS	Lodging Overlay (LO)
PIDN	Teton County GIS	22-41-16-33-1-11-002 & 22-41-16-33-1-11-001
Gross Site Area (GSA)	Teton County GIS	0.68 ac – 29,620.8 sf
LSR (min)	ToJ LDR Sec. 2.2.12.B.1.	LSR = GSA × 10% 29,620.8 x 10% = 2,962 sf required
FAR (max)	ToJ LDR Sec. 2.2.12.B.2.	Base: GSA × 0.46 29,620.8 x 0.46 = 13,625.6 sf + Lodging: GSA × 0.34 29,620.8 x 0.34 = 10,071.1 sf

2.2.12. CR-2: Commercial Residential-2

Town of Jackson Applicable LDRs

B.1. Lot Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Building Setbacks (Sec. 9.4.8.)				
Primary street setback range (min–max)	Sec. 2.2.12.B.1.	0' – 10'	0' – 4'	YES
Secondary street setback range (min–max)	Sec. 2.2.12.B.1.	0' – 10'	0'-4'	YES
Side interior (min)	Sec. 2.2.12.B.1.	5	5'	YES
Rear (min)	Sec. 2.2.12.B.1.	10'	10'	YES
Abutting protected zone (min)	Sec. 2.2.12.B.1.	10'	N/A	
Landscaping (Div. 5.5.)				
Landscape surface ratio (LSR) (min)	Sec. 2.2.12.B.1.	10% of GSA	4,184 SF	YES

Plant units (min) – all uses	Sec. 2.2.12.B.1.	1/1,000 sf of landscape area	3	YES
Plant units (min) – parking lot (all uses)	Sec. 2.2.12.B.1.	1/12 parking spaces	0	YES
Fencing				
Height in any street or side yard (max)	Sec. 2.2.12.B.1.	4'	N/A	
Height in rear yard (max)	Sec. 2.2.12.B.1.	6'	N/A	
Setback from pedestrian frontage (min)	Sec. 2.2.12.B.1.	1'	N/A	
Setback from side or rear lot line (min)	Sec. 2.2.12.B.1.	0'	N/A	
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min)	Sec. 2.2.12.B.1.	30'	N/A	
Secondary street, surface parking (min)	Sec. 2.2.12.B.1.	30'	N/A	
Secondary street, tuck-under, enclosed, or structured parking (min)	Sec. 2.2.12.B.1.	0'	N/A	
Access				
Curb cut width (max)	Sec. 2.2.12.B.1.	20'	N/A ALLEY	YES
B.2. Bulk Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Street Façade (Sec. 9.4.11.)				
Width of ground and 2nd story in primary street setback range	Sec. 2.2.12.B.2.	% of lot width (min): 80% Length from street corner (min): 30'	>80%	YES
Width of ground and 2nd story in secondary street setback range	Sec. 2.2.12.B.2.	% of lot width (min): 40% Length from street corner (min): 30'	>40%	YES
Maximum street façade width	Sec. 2.2.12.B.2.	200'	128’ (<200’)	YES
Maximum combined street façade width (corner lot)	Sec. 2.2.12.B.2.	300'	132’ (<300’)	YES
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch ≥ 5/12	Sec. 2.2.12.B.2.	46'	N/A	
Height (max) if roof pitch ≤ 5/12	Sec. 2.2.12.B.2.	42'	42’ MAX	YES
Stories (max)	Sec. 2.2.12.B.2.	3	3	YES
Stories or Height (min) in any street setback range	Sec. 2.2.12.B.2.	2 stories or 24'	2	YES
Building Stepback (Sec. 9.4.12.)				

Stepback for any 3rd story street façade or street façade over 30' (min)	Sec. 2.2.12.B.2.	10'	10’	YES
Encroachment in stepback (max % of overall façade width)	Sec. 2.2.12.B.2.	60%	60% STR N/A other	YES
Residential stepback exemption	Sec. 2.2.12.B.2.	A building with only residential use that has at least 4 units is exempt from the stepback requirement	Using this exemption for non-STR	YES
Scale of Development				
Floor area ratio (FAR) (max) (E.4)	Sec. 2.2.12.B.2.	0.46	19,500sf	
Additional FAR for lodging use	Sec. 2.2.12.B.2.	0.34	N/A	
Deed restricted housing exemption	Sec. 2.2.12.B.2.	See Sec. 7.8.3.	9960sf	YES
Workforce housing floor area bonus	Sec. 2.2.12.B.2.	See Sec. 7.8.4.	19920sf	Yes
Maximum individual building size – general (E.4 & E.5)	Sec. 2.2.12.B.2.	40,000 sf	19920sf	YES
Maximum individual building size – hotel & deed-restricted housing (E.6)	Sec. 2.2.12.B.2.	50,000 sf		
B.3. Form Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Design Guidelines (Div. 5.8.)				
Design guidelines	Sec. 2.2.12.B.3.	Apply to all development, except where exempted by the Planning Director for additions of 20% or less that are consistent with existing architecture	Project complies	YES
Pedestrian Frontage				
Trees in grates	Sec. 2.2.12.B.3. / Sec. 2.2.1.C.2.	Total width from back of curb (min): 13.5' Furnishing/planting area (min): 5' Clear sidewalk width (min): 6' Planting type: tree grate Tree spacing (on center): 30' to 40'	Complies with addition of rain gardens proposed to add visual interest to the street frontage. Walkways	YES

			have been applied throughout the rain gardens as to not interrupt pedestrian circulation	
Building Frontage Options				
Shopfront	Sec. 2.2.12.B.3.	See Sec. 2.2.1.D.2.	N/A	
Office	Sec. 2.2.12.B.3.	See Sec. 2.2.1.D.3.	N/A	
Residential	Sec. 2.2.12.B.3. / Sec. 2.2.1.D.4.	**Story Height (Sec. 9.4.13):** Ground story height (min): 9' Upper story height (min): 9' Ground floor elevation (min–max): 0'–5' **Transparency (Sec. 9.4.14):** Ground story, primary street (min): 20% Ground story, secondary street (min): 20% Upper story, primary/secondary (min): 20% **Blank Wall Area (Sec. 9.4.15):** Primary street (max): 35' Secondary street (max): 50' **Pedestrian Access (Sec. 9.4.16):** Entrance facing primary street: required for each ground floor unit Entrance spacing along primary street (max): n/a	12’ 12’ 0’-2’ >20% >20% >20% < 35’ <50’ YES	YES
Lodging	Sec. 2.2.12.B.3. / Sec. 2.2.1.D.5.	**Story Height (Sec. 9.4.13):** Ground story height (min/max): 12' Upper story height (min): 7' 6" Ground floor elevation (min–max): 0'–5' **Transparency (Sec. 9.4.14):** Ground story, primary street (min): 40% Ground story, secondary street (min): 20% Upper story, primary/secondary (min): 20%	12’ 12’ 0’-2’ >20% >20% >20% < 35’ <50’	YES

		Blank Wall Area (Sec. 9.4.15): Primary street (max): 35' Secondary street (max): 50' **Pedestrian Access (Sec. 9.4.16):** Entrance facing primary street: required Entrance spacing along primary street (max): n/a	YES	
Parking Type Options				
On-street parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.1.	N/A	
Surface parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.2. (must be behind/side of building, screened from streets)	N/A	
Enclosed parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.3.	N/A	
Tuck-under parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.4. (located to rear of building)	N/A	
Structured parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.5.	N/A	
Underground parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.6.	YES	YES
B.4. Environmental Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Natural Resource Setback (min) (Sec. 5.1.1.)				
Cache Creek south of Cache Creek Dr.	Sec. 2.2.12.B.4.	20'		
Flat Creek north of Hansen Ave.	Sec. 2.2.12.B.4.	25'		
Flat Creek south of Hansen Ave.	Sec. 2.2.12.B.4.	50'		
Wetland	Sec. 2.2.12.B.4.	30'		
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation ditch	Sec. 2.2.12.B.4.	15'		
Natural Resource Overlay (NRO) (Sec. 5.2.1.)				
B.5. Scenic Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Exterior Lighting (Sec. 5.3.1.)				
Light trespass	Sec. 2.2.12.B.5.	Prohibited	LIGHT WILL NOT TRESPASS	YES
Shielding	Sec. 2.2.12.B.5.	All lights over 600 lumens shall be fully shielded	LIGHTS WILL BE SHIELDED	YES
Max lumens per sf of site development	Sec. 2.2.12.B.5.	3	WILL COMPLY	YES

Lumens per acre of site development (max) – all fixtures	Sec. 2.2.12.B.5.	50,000	WILL COMPLY	YES
Lumens per acre of site development (max) – unshielded fixtures	Sec. 2.2.12.B.5.	2,000	WILL COMPLY	YES
Light color	Sec. 2.2.12.B.5.	≤ 3000 Kelvin	WILL COMPLY	YES
Scenic Resource Overlay (SRO) (Sec. 5.3.2.)				
B.6. Natural Hazards to Avoid				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Steep Slopes (Sec. 5.4.1.)				
Development prohibited	Sec. 2.2.12.B.6.	Slopes > 25%	N/A	
Hillside CUP required	Sec. 2.2.12.B.6.	Parcel with average cross-slope ≥ 10%	N/A	
Other Natural Hazards				
Areas of Unstable Soils	Sec. 2.2.12.B.6.	See Sec. 5.4.2.	N/A	
Fault Area	Sec. 2.2.12.B.6.	See Sec. 5.4.3.	N/A	
Floodplains	Sec. 2.2.12.B.6.	See Sec. 5.4.4.	N/A	
Wildland Urban Interface	Sec. 2.2.12.B.6.	See Sec. 5.4.5.	At building permit	
B.7. Signs (nonresidential) (Div. 5.6.)				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Number of signs (max)	Sec. 2.2.12.B.7.	3 per business per frontage	0	
Background color	Sec. 2.2.12.B.7.	No white or yellow	N/A	
Sign Area				
Total sign area (max)	Sec. 2.2.12.B.7.	3 sf per ft of street façade width, up to 150 sf	N/A	
Penalty	Sec. 2.2.12.B.7.	10% per projecting and freestanding sign	N/A	
Sign Type Standards				
Canopy sign	Sec. 2.2.12.B.7.	Clearance (min): 7' 6" from average grade Setback (min): 18" from back of curb	N/A	
Freestanding sign	Sec. 2.2.12.B.7.	Height (max): 6' Setback (min): 5'	N/A	
Projecting sign	Sec. 2.2.12.B.7.	Height (max): 24' above grade Clearance (min): 7' 6" from average grade Setback (min): 18" from back of curb	N/A	

Wall sign	Sec. 2.2.12.B.7.	See Div. 5.6.	N/A	
Window sign	Sec. 2.2.12.B.7.	Window surface coverage (max): 25% up to 16 sf	N/A	
Temporary signs	Sec. 2.2.12.B.7.	See Sec. 5.6.1.	N/A	

B.8. Grading, Erosion Control, Stormwater

General	Source	Requirement	Proposed	Complies
Grading (Sec. 5.7.2.)				
Erosion Control (Sec. 5.7.3.)				
Erosion control	Sec. 2.2.12.B.8.	Erosion shall be controlled at all times	See CMP	YES
Stormwater Management (Sec. 5.7.4.)				
Peak flow / velocity	Sec. 2.2.12.B.8.	No increase in peak flow rate or velocity across property lines	See engineer's report	YES

B.9. Physical Development Permits Required

Physical Development	Sketch Plan (8.3.2)	Development Plan (8.3.3)	Building Permit (8.3.4)	DRC Review (8.2.6)	Sign Permit (8.3.6)	Grading Permit (8.3.5)	Floodplain Permit
Floor area (habitable incl. basement)							
< 6,900 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
6,900 – 13,800 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 13,800 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 13,800 sf for only residential use	Optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C.1-2. Allowed Uses & Use Requirements (proposed uses only)

Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)	Complies
Residential						
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable, excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise 1.5/DU	0.000017(sf) + (Exp(-14.17 + 1.59·Ln(sf)))/2.176	YES
Lodging						
Short-term Rental Unit (6.1.5.C)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise 1.5/DU	0.102 × bedrooms	YES

C.3. Operational Standards

General	Source	Requirement	Proposed	Complies
Outdoor Storage (Sec. 6.4.1.)				
Outdoor storage	Sec. 2.2.12.C.3. / Sec. 6.4.1.	Prohibited		

Freestanding storage units (trailers, sheds, tarpaulin structures, etc.) not made a permanent part of a structure	Sec. 2.2.12.C.3. / Sec. 6.4.1.	Prohibited		
Refuse and Recycling (Sec. 6.4.2.)				
Trash & recycling enclosure	Sec. 2.2.12.C.3. / Sec. 6.4.2.	Required for > 4 DUs and all nonresidential uses	Valet trash for str, trash storage area shown on plan	
Performance Standards				
Vibration	Sec. 2.2.12.C.3. / Sec. 6.4.4.	See Sec. 6.4.4.	See engineer's report	Yes
Electrical disturbances	Sec. 2.2.12.C.3. / Sec. 6.4.5.	See Sec. 6.4.5.	See engineer's report	Yes
Fire and explosive hazards	Sec. 2.2.12.C.3. / Sec. 6.4.6.	See Sec. 6.4.6.	See engineer's report	Yes

D.1. Allowed Subdivision and Development Options				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Land Division	Sec. 2.2.12.D.1. / Sec. 7.2.3.	Minimum lot size: 7,500 sf	N/A	
Condominium Townhouse Subdivision	Sec. 2.2.12.D.1. / Sec. 7.2.4.	Minimum lot size: n/a	All units to be individually platted prior to C of O	YES
D.2. Residential Subdivision Requirements				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Schools and Parks Exaction				
Schools exaction	Sec. 2.2.12.D.2.	0.020 acres per 1- or 2-unit dwelling 0.015 acres per multi-unit dwelling	See calculations	YES
Parks exaction	Sec. 2.2.12.D.2.	9 acres per 1,000 residents	See calculations	YES
D.3. Infrastructure				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Transportation Facilities (Div. 7.6.)				
Access	Sec. 2.2.12.D.3.	Required	ALLEY	YES
Right-of-way for Minor Local Road (min)	Sec. 2.2.12.D.3.	60'	N/A	YES

Paved travel way for Minor Local Road (min)	Sec. 2.2.12.D.3.	20'	N/A	YES
Required Utilities (Div. 7.7.)				
Water	Sec. 2.2.12.D.3.	Public	See engineer's report	Yes
Sewer	Sec. 2.2.12.D.3.	Public	See engineer's report	Yes

D.4. Required Subdivision and Development Option Permits

Option	Sketch Plan (8.3.2)	Development Plan (8.3.3)	Development Option Plan (8.5.3)	Subdivision Plat (8.5.4)
Land Division				
≤ 10 lots		X		X
> 10 lots	X	X		X
Condominium / Townhouse				X

Division 6.2 – Parking & Loading				
Item	**Source**	**Requirement**	**Proposed**	**Complies**
Required Vehicle Parking (min)				
Attached Dwelling Unit	Sec. 6.2.2. / 2.2.12.C	1/DU (< 2 br & < 500 sf) or 1.5/DU	30	YES
Short-term Rental Unit	Sec. 6.2.2. / 2.2.12.C	1/DU (< 2 br & < 500 sf) or 1.5/DU	22.5 (23)	YES
Required Disability Parking (Sec. 6.2.2.C.)				
Parking Spaces Provided: Disability Spaces Required 1-25 : 1 26-30 : 2	Sec. 6.2.2.C.	In addition, one disability space shall also be provided for each dwelling unit that is designed for occupancy by the physically disabled.	3 Accessible	YES
Required Bicycle Parking (Sec. 6.2.2.D.)				
Residential – fewer than 5 units per lot	Sec. 6.2.2.D.	n/a	N/A	
Residential – 5 or more units per lot	Sec. 6.2.2.D.	Standard: 0.75 / bedroom, short-term: 25%, long-term: 75%	26.25 → 27	YES
Short-term Rental	Sec. 6.2.2.D.	Standard: 0.75 / bedroom, short-term: n/a, long-term: 100%	22.5 → 23	YES
Required Loading (Sec. 6.2.2.E.)				
Loading	Sec. 6.2.2.E.	Applicant must demonstrate how specific loading needs are met.	N/A	
Required EVSE (Sec. 6.2.2.F.)				
Attached Dwelling Unit	Sec. 6.2.2.F.	EVSE Capable: 30% of off-street spaces, EVSE Installed: 5% of off-street spaces	30 X .3 = 9 EVSEC 30 X .05 = 1.5 EVSEI	YES
Lodging	Sec. 6.2.2.F.	EVSE Capable: 30% of off-street spaces, EVSE Installed: 5% of off-street spaces	23 X .3 = 6.9 EVSEC 23 X .05 = 1.15	YES

EVSE Installed applicability	Sec. 6.2.2.F.	Installed requirement applies only to lots of 10+ spaces; waived if all spaces are EVSE Capable	3 installed	YES
Snow Storage (Sec. 6.2.5.C.)				
On-site snow storage area (min)	Sec. 6.2.5.C.	2.5% of total required off-street parking & loading area (incl. aisles and access drives)	LANDSCAPED AREAS	YES
Parking Facility Dimensions (Sec. 6.2.5.D.)				
Stall width (min)	Sec. 6.2.5.D.	9' wide; 20' long for standard space, 18' + 2' for overhang w/ wheel stop,	9’	YES
Stall length (min)	Sec. 6.2.5.D.	Standard: 20’ Overhang with Wheel Stop: 18’ +2’ for overhang Alley Access: 22' length for perpendicular access, 11' width for parallel access Parallel: 22’	18-22	YES
N/Vertical Clearance (min)	Sec. 6.2.5.D	7’	7’ MIN	YES

Submittal Checklist
Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

☑ **Application**: Signed application and notarized Letter of Authorization.

☑ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals and how the project meets the Vision Statement of the Town Design Guidelines.

☑ **Design Elements Narrative**: Provide a paragraph for each applicable item addressing each design element in the Town Design Guidelines

- ☑ **Public Space** (page 6 of the Town Design Guidelines). The project should demonstrate that the proposed public space is usable and desirable to inhabit. The project's developed public space must be engaging and in scale with the pedestrian. The design of the proposed public space(s) should integrate orientation/day-lighting, as well as screen the users from parking, utilities, and garbage facilities.

- ☑ **Composition** (page 9 of the Town Design Guidelines). The project should successfully apply the design elements of composition, proportion and rhythm in the proposed materials, surfaces and massing.

- ☑ **Massing** (page 10 of the Town Design Guidelines). The mass, height, volume complexity and arrangement of building components of the proposed development should enhance the streetscape within the context of the Town, while creating a comfortable experience for the pedestrian and mitigate adverse effects on the adjoining properties.

- ☑ **Street Wall** (page 14 of the Town Design Guidelines). The project should clearly define the public space adjacent to the sidewalk and/or street. The scale of the street wall should appropriately address the pedestrian. The proposed development should

minimize voids in the street wall, and where voids exist, they serve to create a better pedestrian realm.

☑ **Materials** (page 16 of the Town Design Guidelines). The proposed materials must be appropriate based on the surrounding context, both built and natural. The proposed materials should be durable and maintainable over time.

☑ For projects within the **Downtown design overlay** (page 26 of the Town Design Guidelines) please provide an additional narrative addressing how the project contributes to a sense of visual continuity in keeping with **Western Character**.

☑ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

☑ **Zoning Compliance**: A complete LDR compliance table which addresses how your project complies with each item in the applicable zone. For aspects that the project may be existing nonconforming, the table should indicate which of those items are nonconforming and either how you are exempt from compliance or how you intend to address the nonconformance.

☑ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.

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

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

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