

Town of Jackson Design Guidelines Checklist

Meeting Date: December 8, 2021

Item Number: P21-301

Applicant: Jackson Teton County Affordable Housing

Address: 335 S. Millward Street – Jackson Street Apartments

Recommendations: Final Approval

Project Summary: The applicant is seeking final approval for a new 57- unit deed-restricted affordable housing project. The project is split-zoned with the northern portion (6 lots) zoned Commercial Residential - 1 (CR-1) and the southern portion (4 lots) zoned Neighborhood High-Density-1 (NH-1). The northern properties are owned by a private entity Red House LLC, while the southern properties are owned by Teton County. This project is a joint public-private partnership to build affordable housing that will be managed by the Jackson Teton County Housing Department. All 64 parking spaces are provided as uncovered surface parking and are located on both sides of the alley internal to the site.

The CR-1 portion of the site consists of approximately 25,491 sf of development within four separate buildings. The units include 1br, 2 br, and 3 br units. The four structures are approximately 39' tall in height and exterior materials include a variety of brown stained wood siding, grey stone, and black metal panels. An exterior materials pallette is provided in the packet and physical samples are available for inspection at the Planing Department office.

The NH-1 portion of the project consists of approximately 15,149 within two separate building that include a similar mix of 1br, 2 br, and 3 br units. The two structures are approximately 35' tall in height. The same exterior materials are proposed for these buildings as for the northern buildings.

The pedestrian frontage on the CR-1 portion of the project will be street trees with pavers while the NH-1 portion will be a trees in lawn frontage. There are no current sidewalks on part of the project so the new sidewalks will significantly improve pedestrian access and safety.

While a complete zoning compliance analysis has not been done, based on the application materials and staff's review, the project appears to comply with most LDRs. The applicant acknowledges, however, that two Administrative Adjustments will be requested to reduce the amount of parking from 86 spaces to 64 spaces

and to reduce the front setbacks on the Kelly Avenue frontage from 20' to 16' and Jackson frontage from 10' to 8 feet. The Administrative Adjustments will be formally submitted and reviewed as part of the building permit review.

This project does not require a Development Plan and so will go straight to building permit for review. However, due to the public land and partial funding of the project, the project will be presented to the Council in a public workshop on December 20.

Vision Statement:

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

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:



A. Public Space

1) Use

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

2) Location

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

3) Connections

- Consider how the proposed development connects with the street and other development on the same block.

- Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) **Scale & Variety**

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

5) **Screening**

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

B) Composition

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

C) Massing

- 1) Mass & Height:
 - Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.

- Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
 - Avoid large monolithic buildings.
 - Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
 - Parapet, flat, sloping or barrel vaults.
 - Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

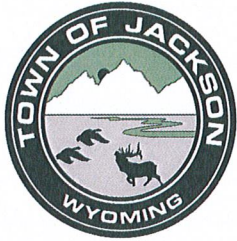
- 1) Connected Network of Comfortable and Inviting Pedestrian Paths
 - Project should generally be built to the property lines at the sides and along the street frontage.
 - There should be no voids in the street wall except for the circumstances described below.
 - It is appropriate to open up the street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

E) Materials

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

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





PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Jackson Street Apartments (Red House)
Physical Address: See attached description
Lot, Subdivision: See attached description PIDN: See attached description

PROPERTY OWNER.

Name: Red House, LLC Phone: _____
Mailing Address: P.O. Box 4902, Jackson, WY ZIP: 83001
E-mail: patrick@aicpvt.com

APPLICANT/AGENT.

Name: Hoyt Architects Phone: 307.733.9955 x 1005
Mailing Address: P.O. Box 7364, Jackson, WY ZIP: 83002
E-mail: NealZ@HoytArchitects.Design

DESIGNATED PRIMARY CONTACT.

_____ Property Owner Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Physical Development

_____ Sketch Plan
_____ Development Plan
 Design Review
Subdivision/Development Option
_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Miscellaneous

_____ **Other:** _____
_____ Environmental Analysis

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

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

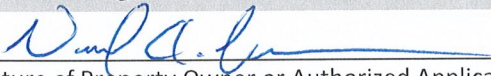
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

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

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

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


Signature of Property Owner or Authorized Applicant/Agent
NEAL A. ZEREN
Name Printed

11.22.2021
Date
ARCHITECT
Title



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

PLANNING PERMIT APPLICATION
Planning & Building Department
PROPERTY DESCRIPTION

Parcel: 22-41-16-33-1-20-001
Address: 335 S. Millward Street, Jackson, WY 83001
Location: Lot 1, BLK. 9, Wort-2 (Map T-60A)

Parcel: 22-41-16-33-1-20-004
Location: Lot 2, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-005
Location: Lot 3, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-006
Location: Lot 4, BLK. 9, 2nd Wort Addition

Parcel: 22-41-16-33-1-20-002
Address: 270 W. Hansen Avenue, Jackson, WY 83001
Location: Lot 5, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-003
Address: 320 S. Jackson St., Jackson, WY 83001
Location: Lot 6, BLK. 9, Wort-2



Town of Jackson
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Date: 11/23/2021

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

Being duly sworn, deposes and says that Red House, LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: See attached description.

Legal Description: See attached description.

Please attach additional sheet for additional addresses and legal descriptions

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

Mailing address of Applicant/agent: P.O. Box 7364, Jackson, WY 83002

Email address of Applicant/agent: NealZ@HoytArchitects.Design

Phone Number of Applicant/agent: 307-733-9955 x 1005

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) DRC Submittal, Pre-Applications

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

[Signature]

 Property Owner Signature

Manager

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

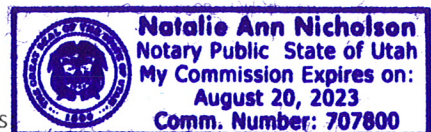
STATE OF Utah)
) SS.
 COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me by Colby Rollins this 23rd day of November, 2021. WITNESS my hand and official seal.

[Signature]

 Notary Public

My commission expires
August 20, 2023





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

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Location: Lot 4, BLK. 9, 2nd Wort Addition

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Address: 270 W. Hansen Avenue, Jackson, WY 83001
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Parcel: 22-41-16-33-1-20-003
Address: 320 S. Jackson St., Jackson, WY 83001
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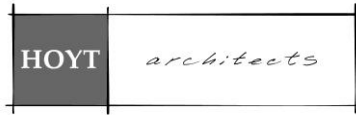
Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

- New Submittal** **Resubmittal** (provide list of all changes & previous elevations)
- Application:** Signed application and notarized Letter of Authorization.
- Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).
- Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
- Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.
- Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.
- Landscape Plan:** Must show all proposed landscape areas and the size and type of all proposed vegetation.
- Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.
- Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.
- OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.
- OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.



November 22, 2021

Red House Affordable Housing

Pre- App Conference

Project Narrative

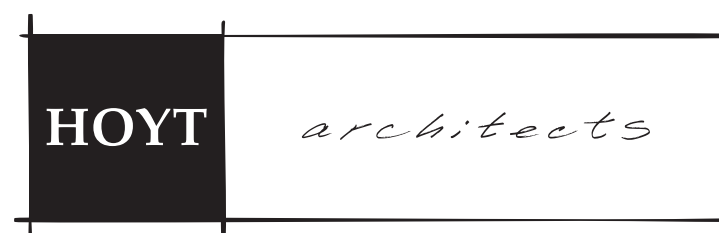
This proposed project is for the re-development of 10 lots within the Town of Jackson. The north six lots, described by the PIDN's as; 22-41-16-33-1-20-001, 22-41-16-33-1-20-002, 22-41-16-33-1-20-003, 22-41-16-33-1-20-004, 22-41-16-33-1-20-005, and 22-41-16-33-1-20-006, are zoned CR-2. The south 4 lots, described by the PIDN's as; 22-41-16-33-1-24-002, 22-41-16-33-1-24-003, 22-41-16-33-1-24-004, and 22-41-16-33-1-24-005, are zoned NH-1.

The project consists of redeveloping several existing structures and open spaces by constructing nine new buildings on the property. The project will include deed restricted, apartment style housing and will consist of 57 total units with a mix of one-, two-, and three-bedroom apartments. The proposed project will have 64 surface parking spaces. We are providing alternative transportation with 124 bike parking spots and internal storage units for each unit within each structure. The three buildings on the south lots respond to the NH-1 Zoning and neighborhood feel with shorter buildings, open green space, and community gardens. The north six buildings respond to the CR-2 zoning and current LDRs with structures pushed to the corners. The intent is to have all buildings constructed with durable materials inside and out. The exterior to be clad in natural wood, stone, and metal.

The objective of the conference is to ensure compliance with current LDRs, form-based code, and proposed administrative adjustments. A schematic design package, complete with site plan, landscaping plan, floor plans, and exterior perspective views, is attached.

JACKSON STREET APARTMENTS

jackson, wyoming



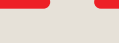



JACKSON STREET APARTMENTS

PLANTING LEGEND

-  Trees
-  Shrubs
-  Lawn
-  Groundcover (Window Well)
-  Garden Beds

LEGEND

-  Property Boundary
-  Existing LDR Setback
-  Proposed Administrative Adjustment
-  13.5' Streetscape Setback

UNIT SUMMARY

- ONE BEDROOM : 9 UNITS
- TWO BEDROOM : 41 UNITS
- THREE BEDROOM : 7 UNITS
- TOTAL: 57 UNITS

PARKING SUMMARY

- 5 PARALLEL ALLEY SPACES
- 59 OFF-STREET SPACES
- 64 TOTAL PARKING SPACES

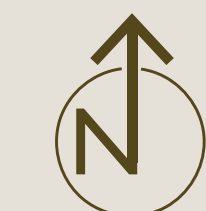
BIKE PARKING SUMMARY

- 28 ON-STREET SPACES
- 98 OFF-STREET SPACES
- 126 TOTAL BIKE PARKING SPACES

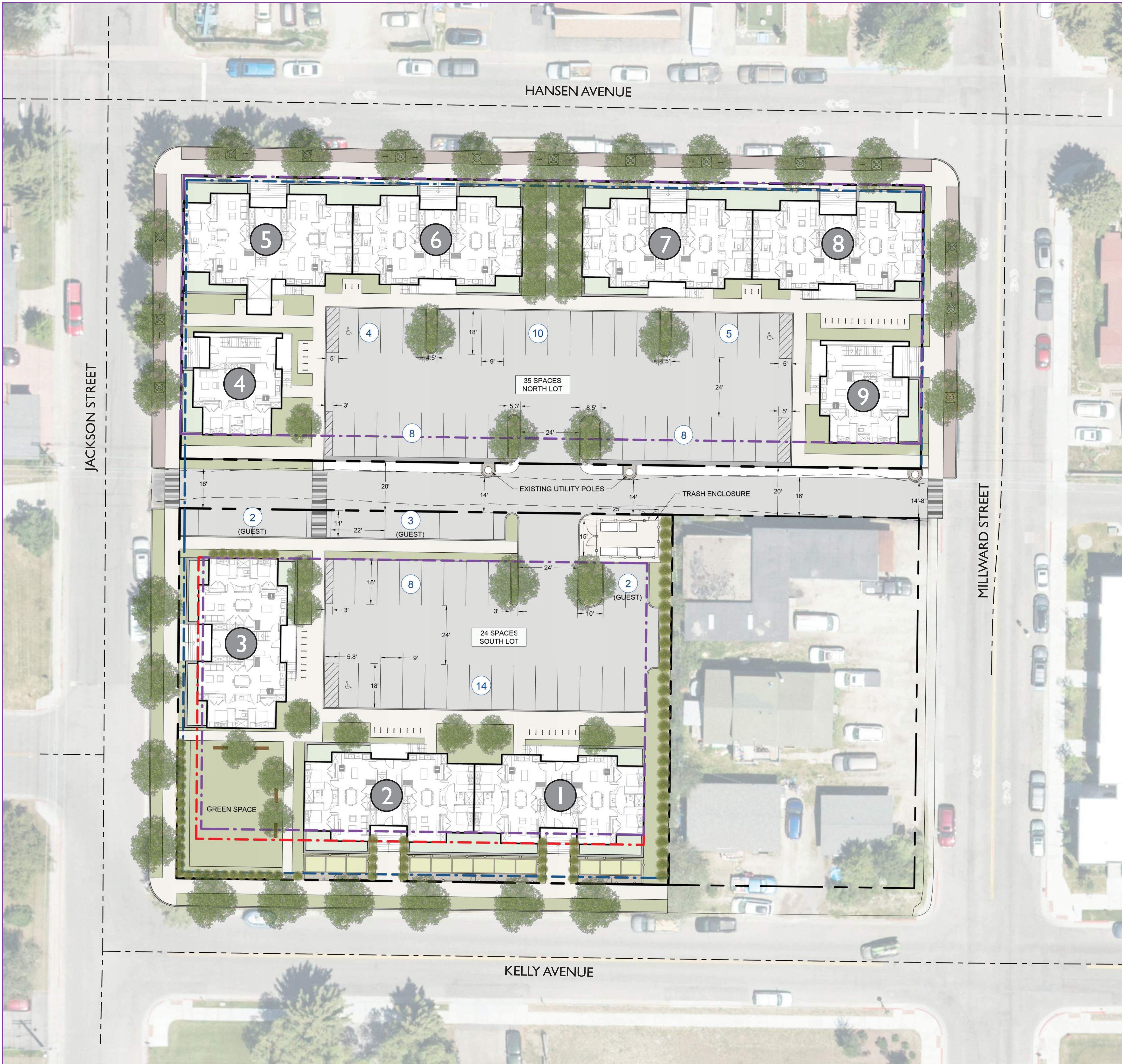
SNOW STORAGE SUMMARY

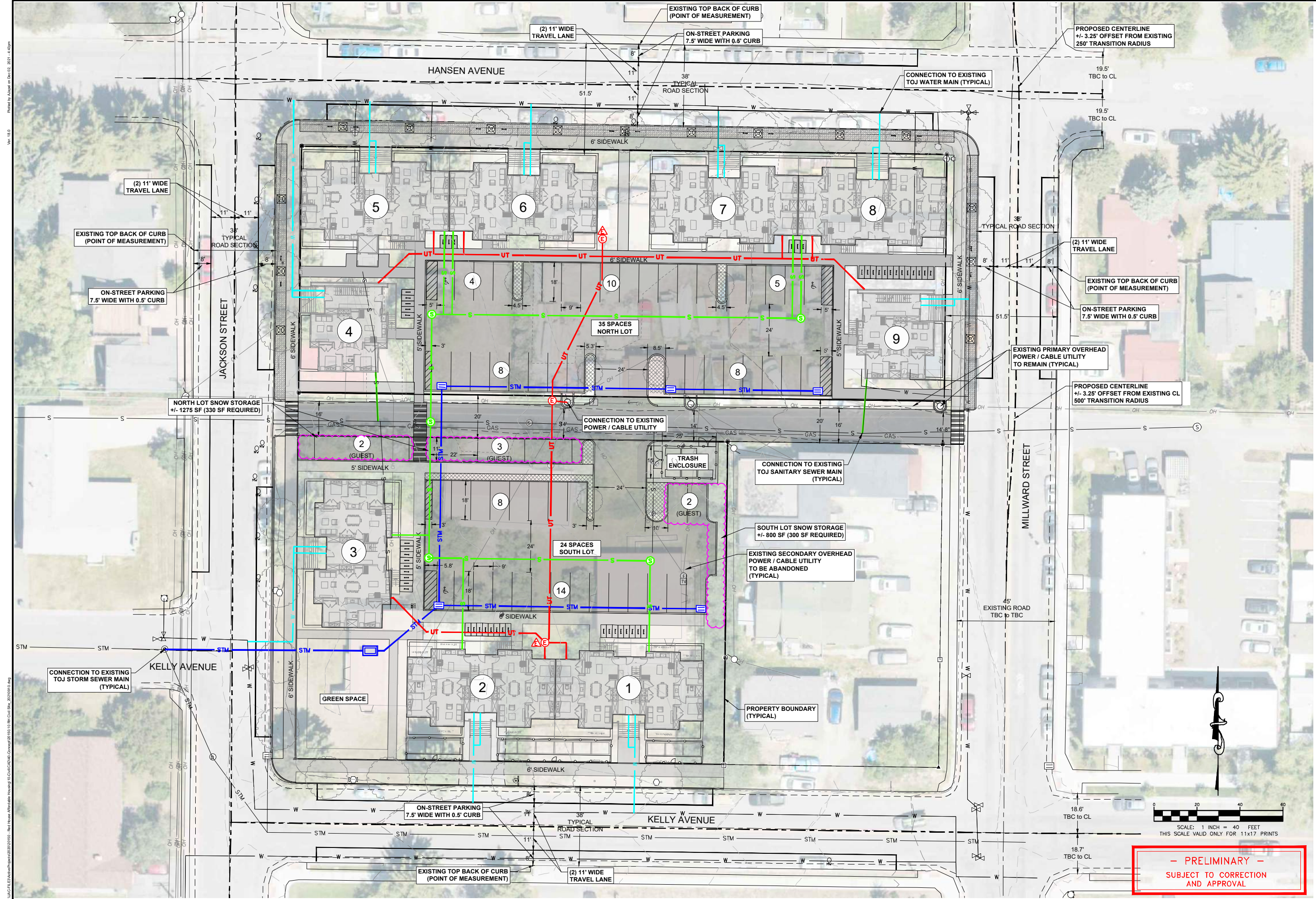
- NORTH LOT : 13,200 SF x 2.5% = 330 SF MIN.
- SOUTH LOT : 12,000 SF x 2.5% = 300 SF MIN.
- (SEE CIVIL FOR LOCATIONS)

DRC SUBMISSION
November 22, 2021



SCALE 1" = 20' - 0"



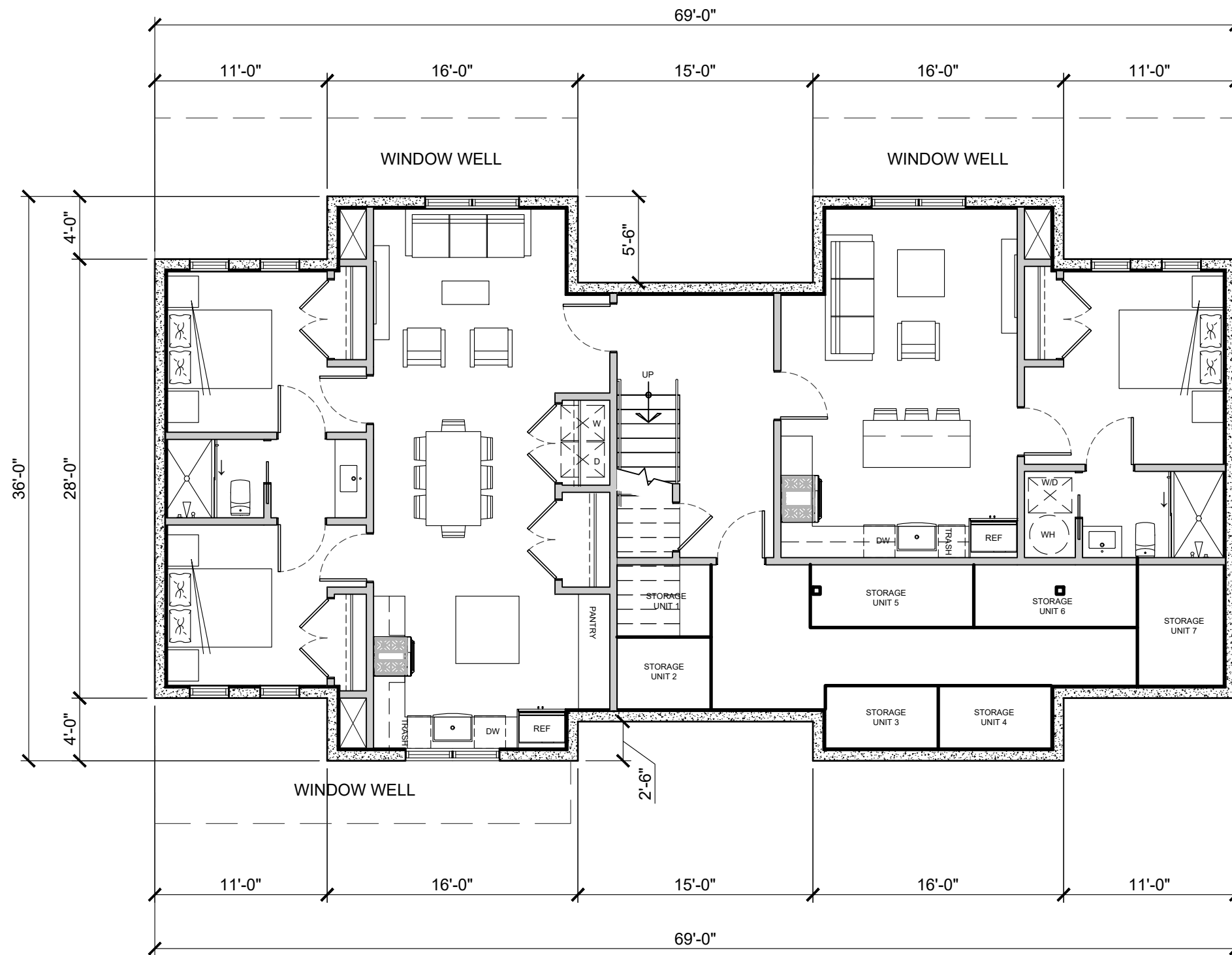


PROJECT TITLE:
JACKSON STREET APARTMENTS
 LOTS 1-6, BLOCK 9, WORT-2
 LOTS 4-6, BLOCK 3, KARNS 4TH
 LOTS 3-4, BLOCK 2, KARNS 3RD
 TOWN OF JACKSON, WYOMING

SHEET TITLE:
PRELIMINARY CIVIL UTILITY PLAN

DRAFTED BY:	UC
REVIEWED BY:	AJ
PLAN VERSION	DATE
PRELIM CIVIL	12/02/2021

PROJECT NUMBER
20150.10
 SHEET
C1.1



FULL UNIT - GARDEN LEVEL PLAN -5'

1/8" = 1' - 0"

GARDEN LEVEL
 PLATE: 2,188
 UNIT (1 BED): 625.5
 UNIT (2 BED): 934
 CIRC/MECH/STORAGE: 628.5



Jackson Wyoming
 hoytarchitects.design
 307.733.9955

JACKSON STREET
APARTMENTS

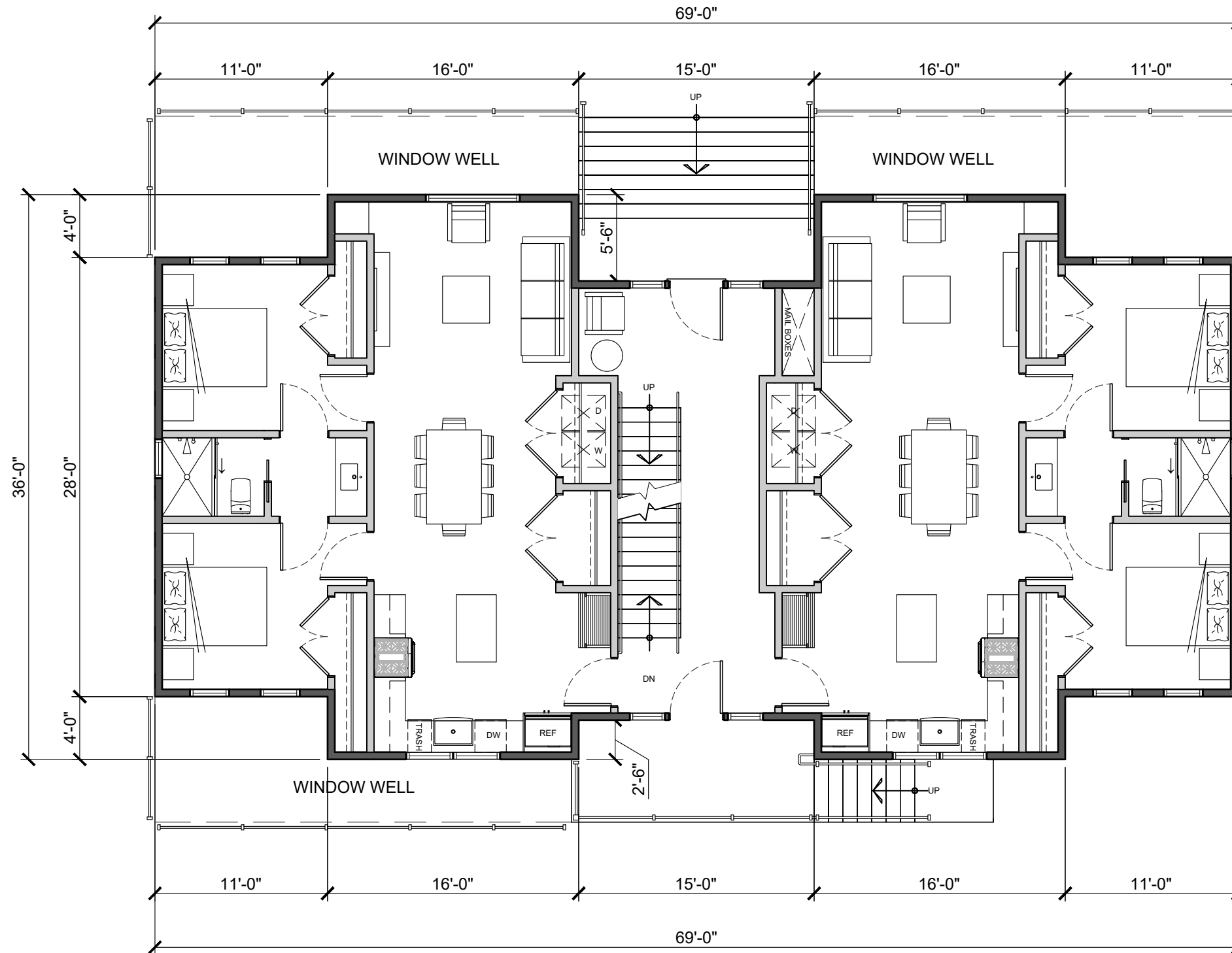
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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DRC
 Submittal

11.22.2021
 DRAWN BY |
 CHECKED BY |
 REVISIONS

A101



FULL UNIT - FIRST LEVEL PLAN + 5'

1/8" = 1' - 0"

FIRST FLOOR
 PLATE: 2,188
 UNIT: (2) @ 919 = 1,838
 CIRC/MECH: 350



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JACKSON STREET
APARTMENTS

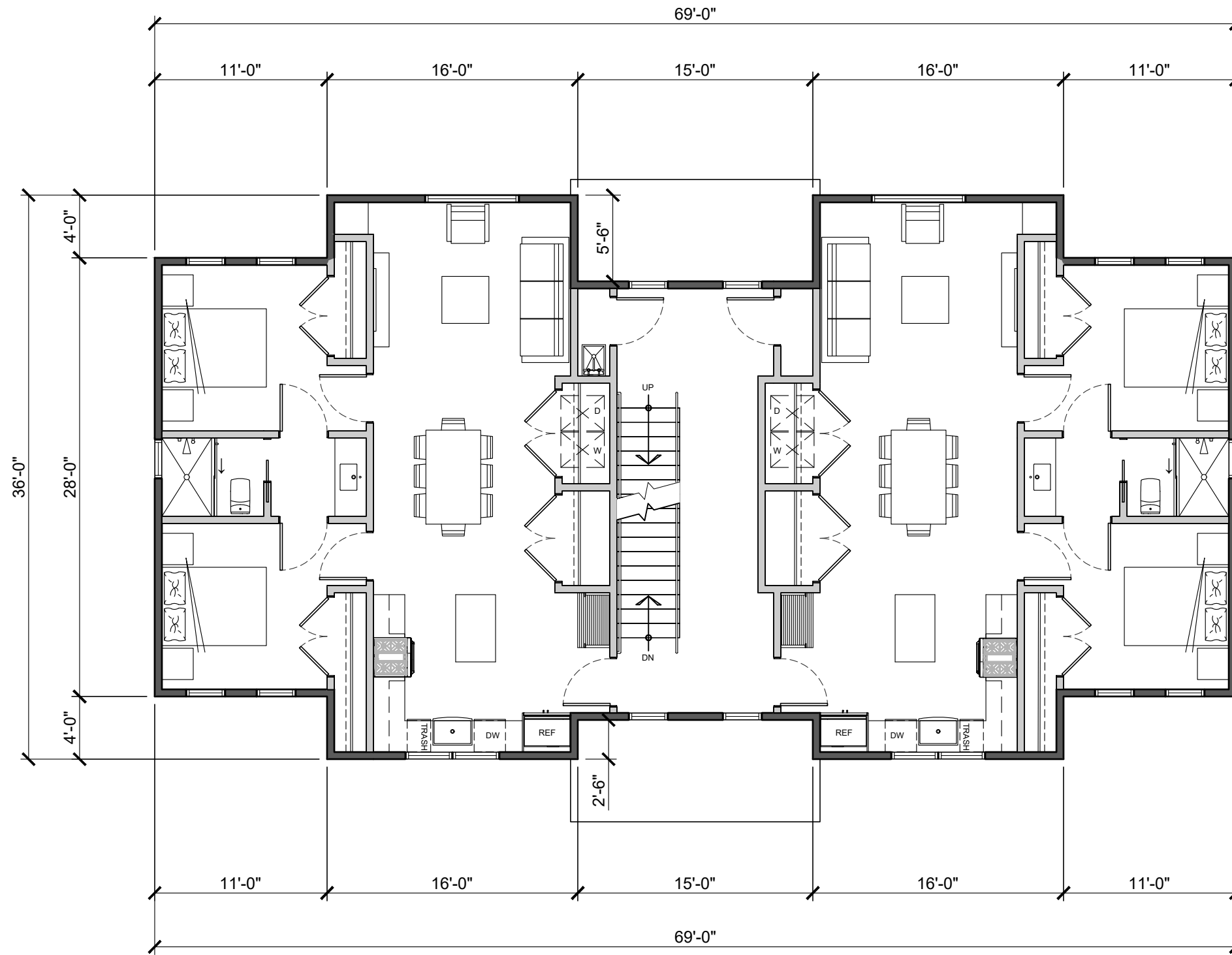
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DRC
 Submittal

11.22.2021
 DRAWN BY |
 CHECKED BY |
 REVISIONS

A102



FULL UNIT - SECOND LEVEL PLAN + 15

1/8" = 1' - 0"

SECOND FLOOR
 PLATE: 2,188
 UNIT: (2) @ 919 = 1,838
 CIRC/MECH: 350



Jackson Wyoming
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 307.733.9955

JACKSON STREET
APARTMENTS

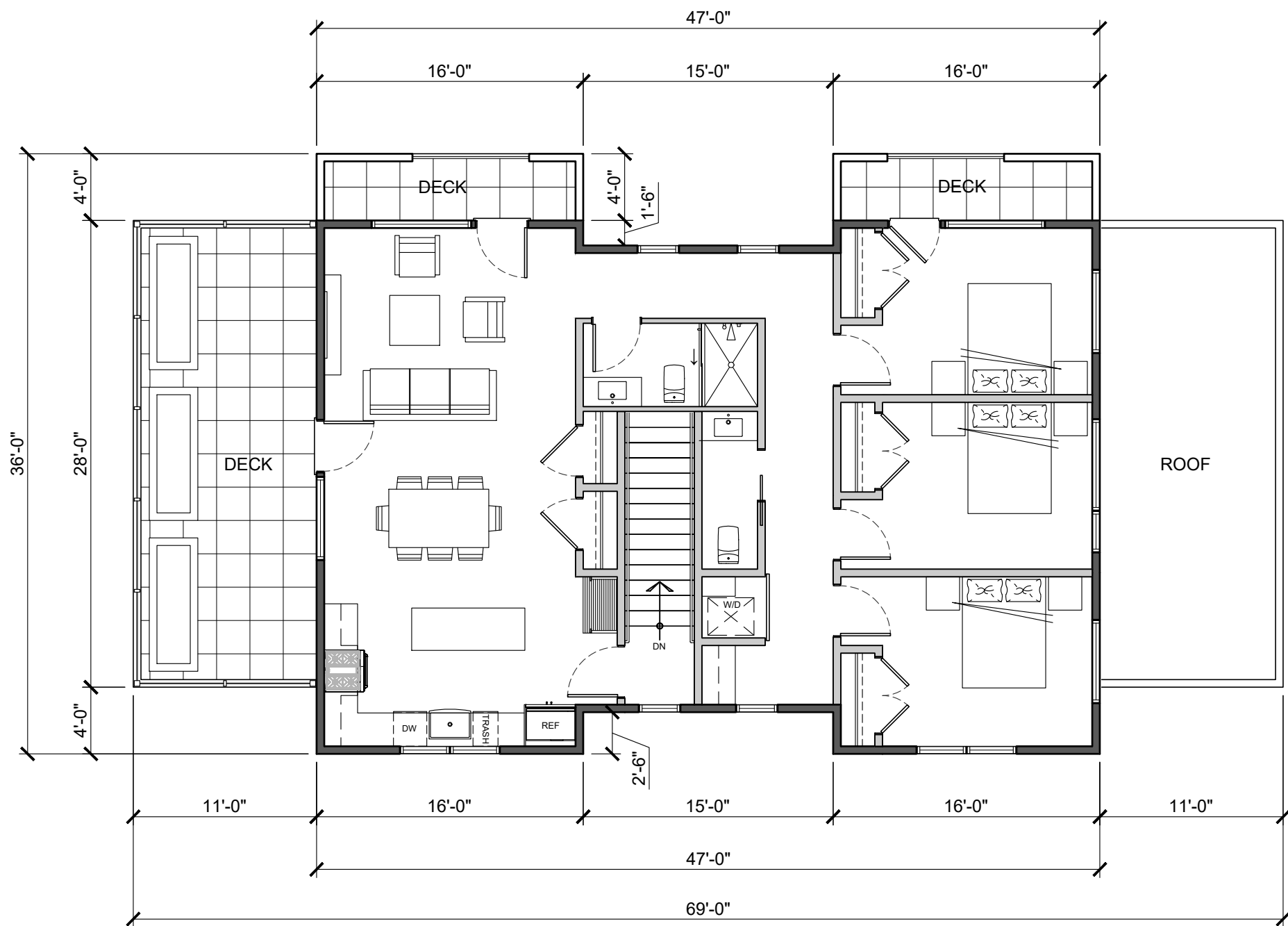
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DRC
 Submittal

11.22.2021
 DRAWN BY |
 CHECKED BY |
 REVISIONS

A103



FULL UNIT - THIRD LEVEL PLAN + 25'

1/8" = 1' - 0"

THIRD FLOOR
 PLATE: 1,444
 UNIT: 1,373.5
 CIRC: 70.5
 DECKS: 436



Jackson Wyoming
 hoytarchitects.design
 307.733.9955

JACKSON STREET
APARTMENTS

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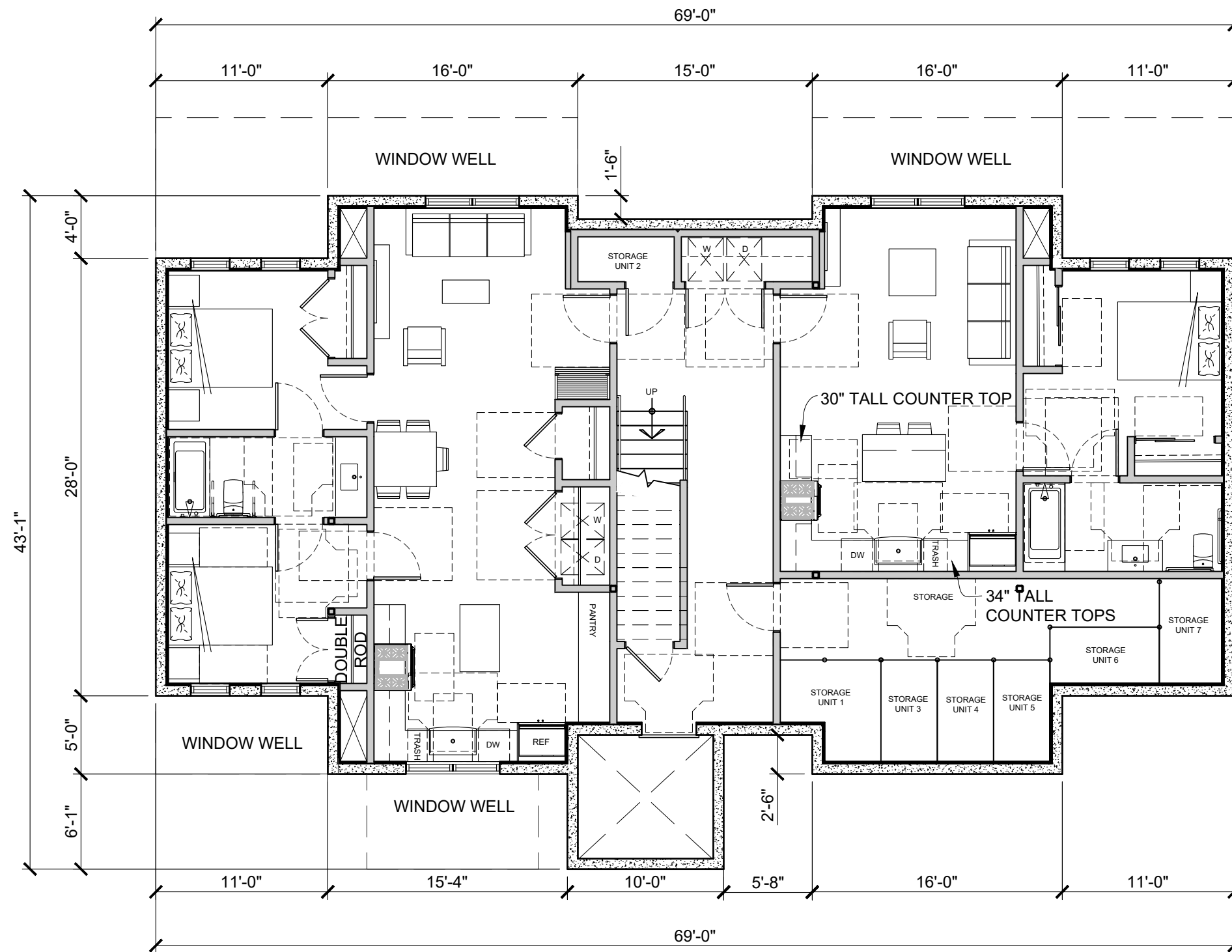
DRC
 Submittal

11.22.2021
 DRAWN BY |
 CHECKED BY |
 REVISIONS

A104

TYPE B

TYPE A



ADA GARDEN LEVEL PLAN -5'

1/8" = 1' - 0"

GARDEN LEVEL ADA
 PLATE: 2,379
 UNIT (1 BED): 655
 UNIT (2 BED): 950
 CIRC/MECH/STORAGE: 774



Jackson Wyoming
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 307.733.9955

JACKSON STREET
APARTMENTS

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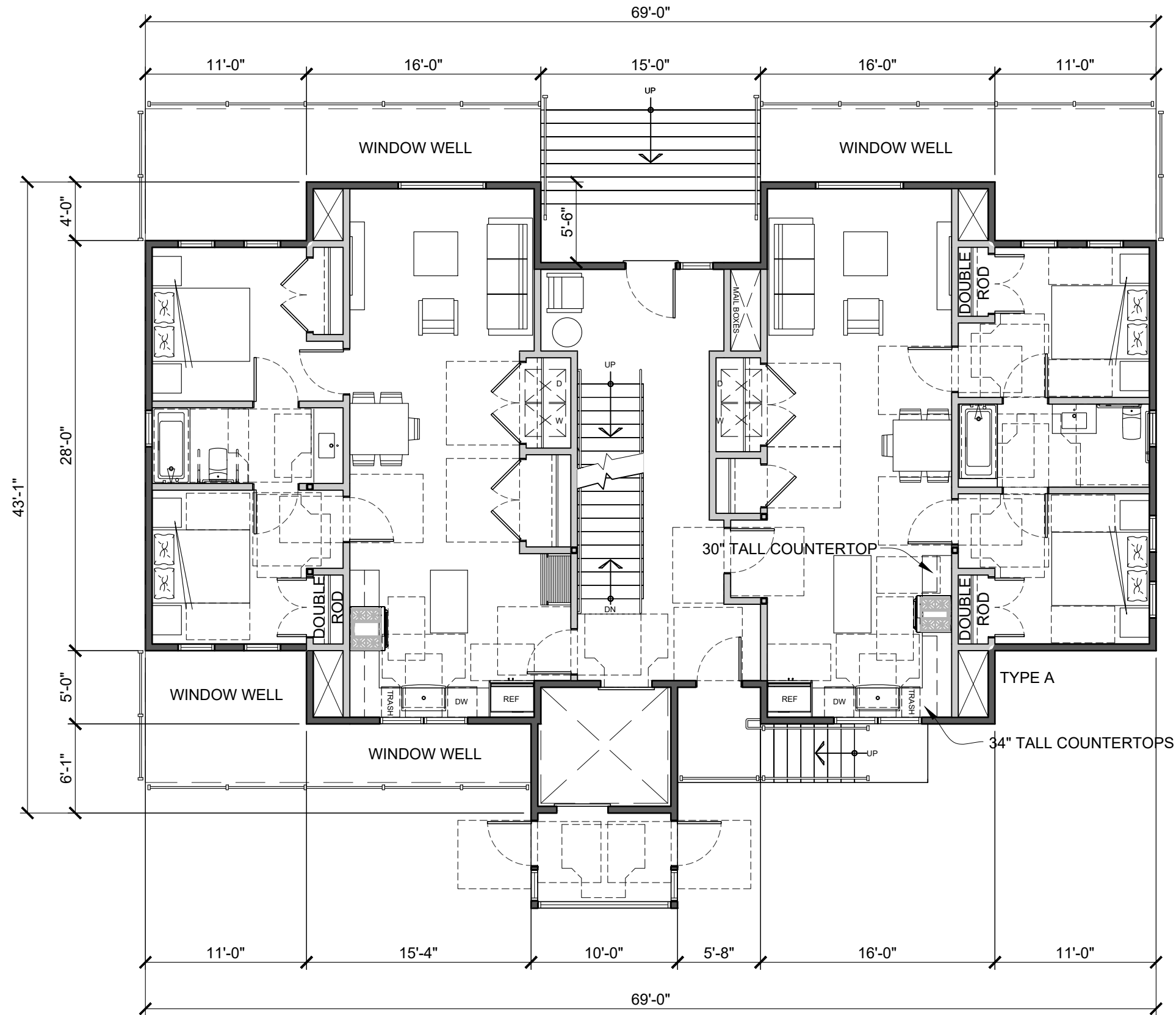
DRC
 Submittal

11.22.2021
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 REVISIONS

A105

TYPE B

TYPE A



ADA FIRST LEVEL PLAN + 5'

1/8" = 1' - 0"

FIRST FLOOR
PLATE: 2,379
UNIT: 935
ADA UNIT: 920
CIRC/MECH: 524



Jackson Wyoming
hoymarhitects.design
307.733.9955

JACKSON STREET
APARTMENTS

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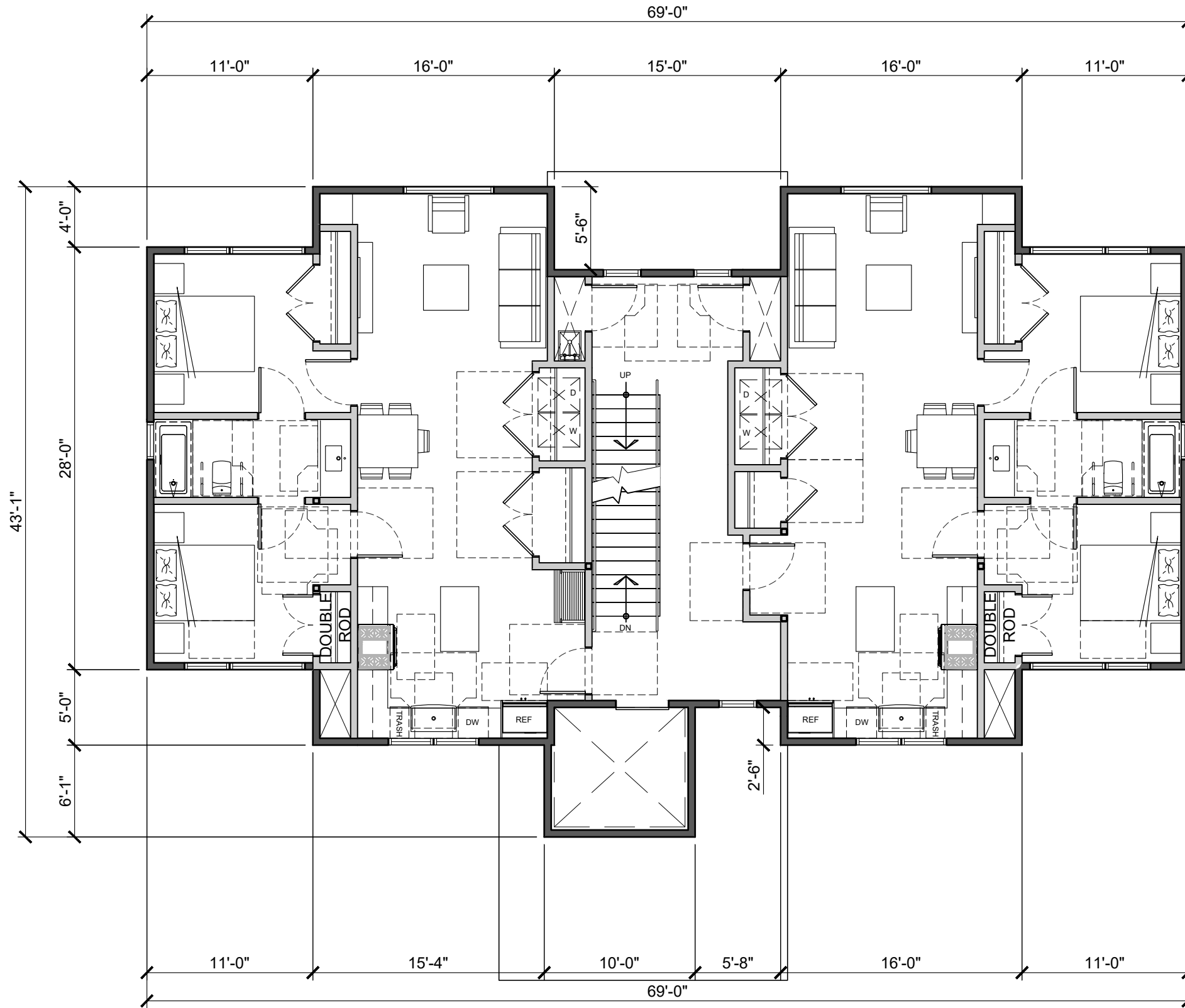
DRC
Submittal

11.22.2021
DRAWN BY |
CHECKED BY |
REVISIONS

A106

TYPE B

TYPE A



ADA SECOND LEVEL PLAN + 15

1/8" = 1' - 0"

SECOND FLOOR
 PLATE: 2,319
 UNIT: 935
 ADA UNIT: 920
 CIRC/MECH: 464



Jackson Wyoming
 hoytarchitects.design
 307.733.9955

JACKSON STREET
APARTMENTS

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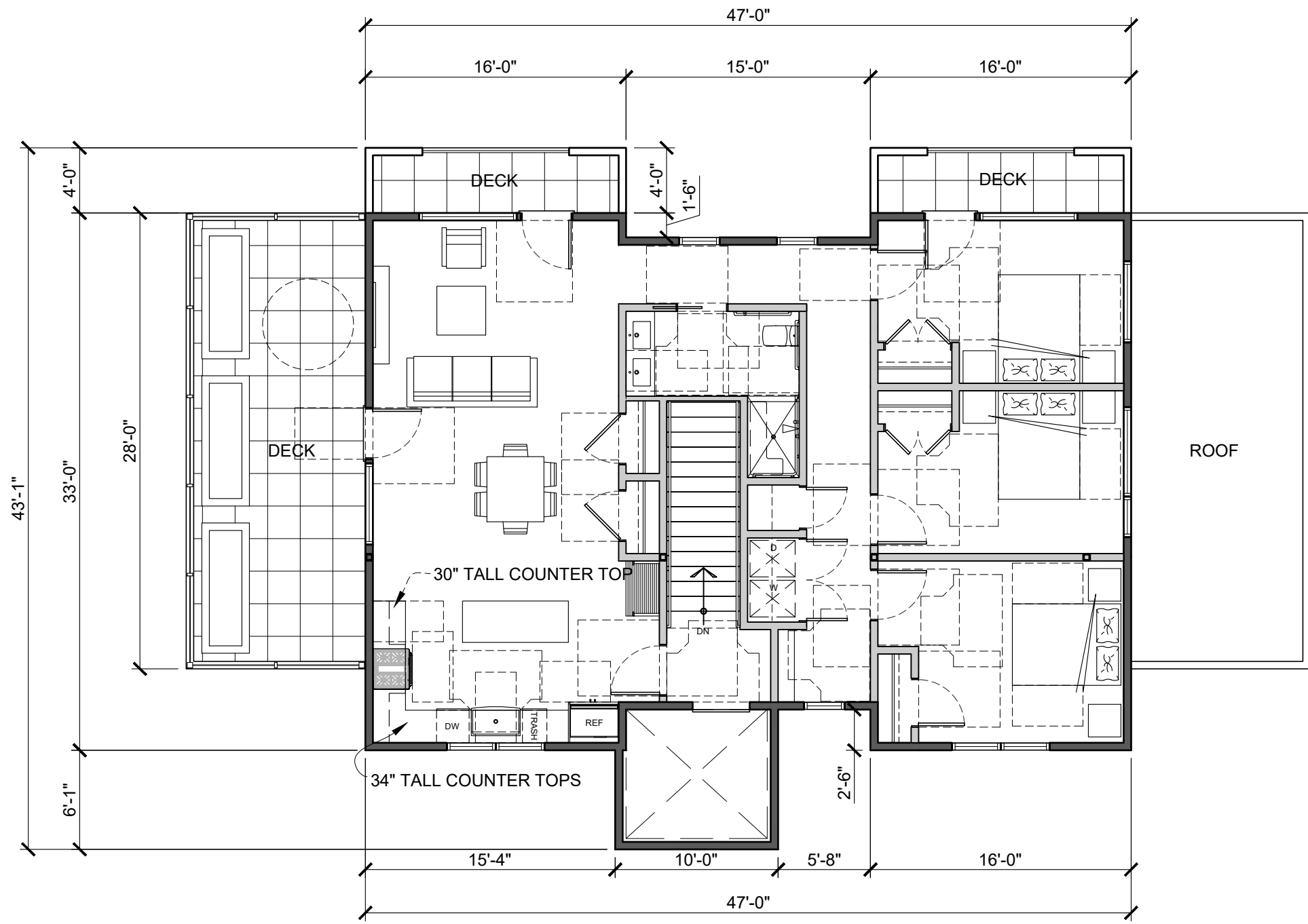
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TYPE A



ADA THIRD LEVEL PLAN + 25'

1/8" = 1' - 0"

THIRD FLOOR
 PLATE: 1,575
 ADA UNIT: 1,399
 CIRC: 176
 DECKS: 436



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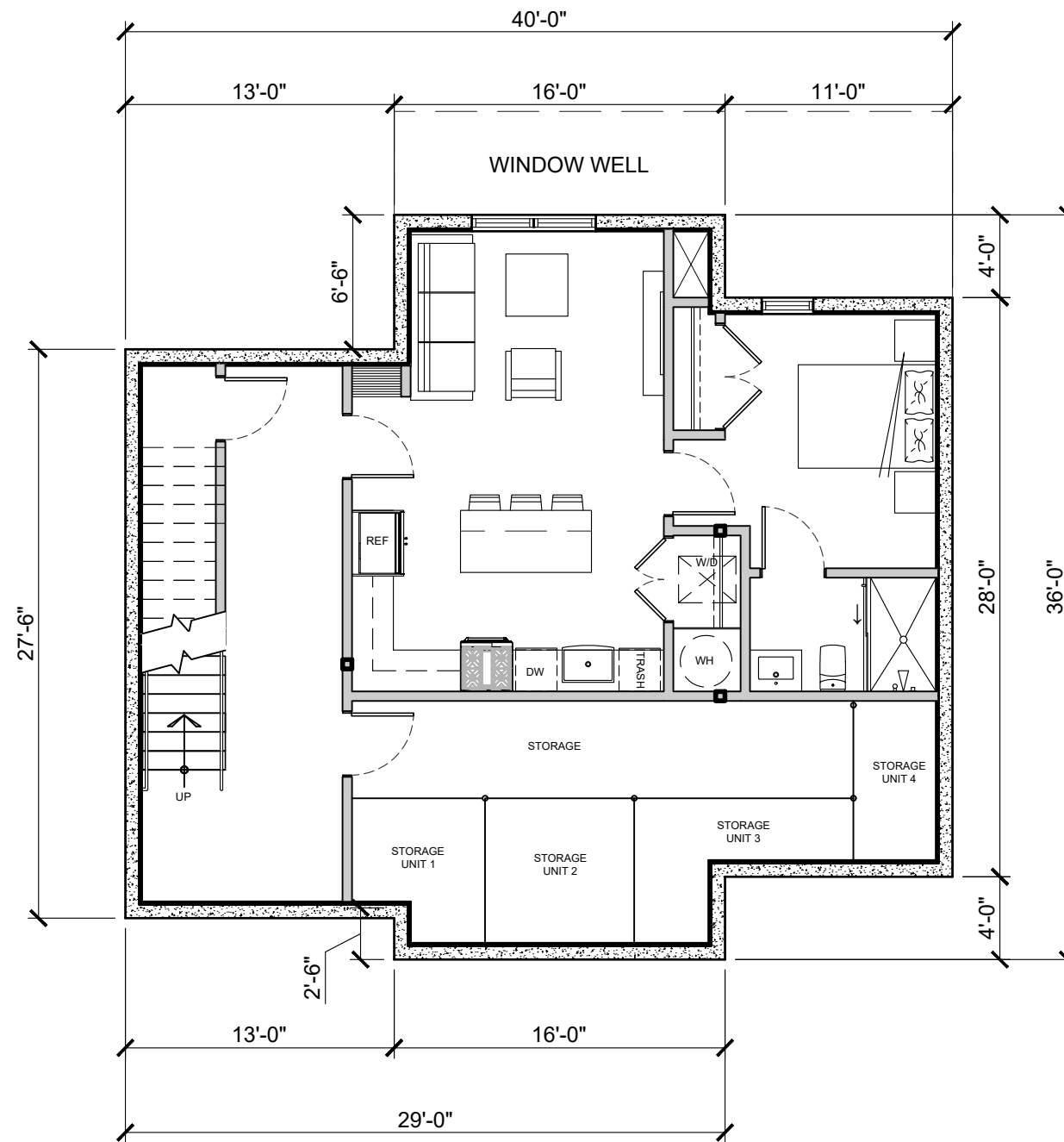
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HALF UNIT - GARDEN LEVEL PLAN -5'

1/8" = 1' - 0"

GARDEN LEVEL
 PLATE: 1,234
 UNIT (1 BED): 623
 CIRC/MECH/STORAGE: 611



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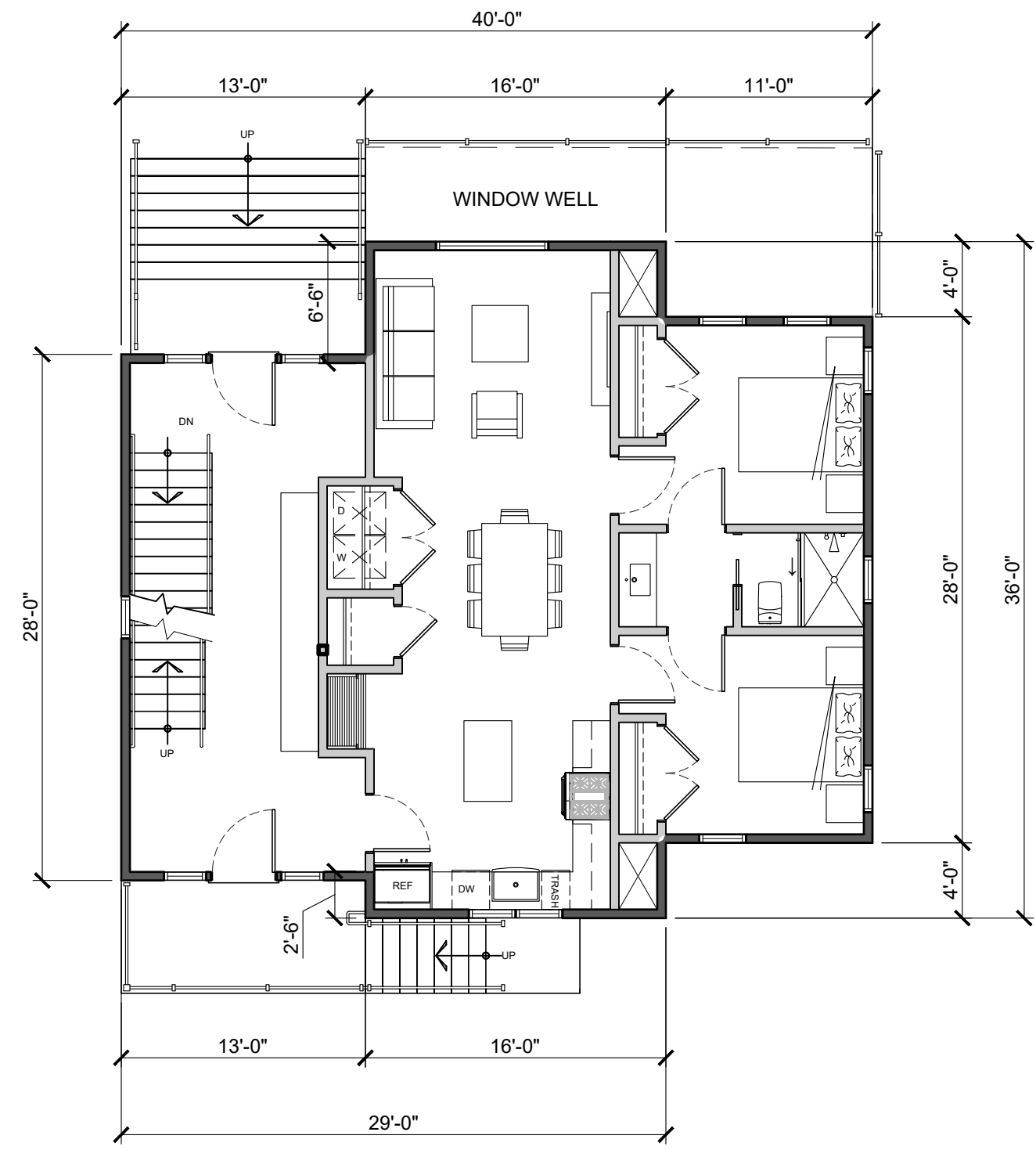
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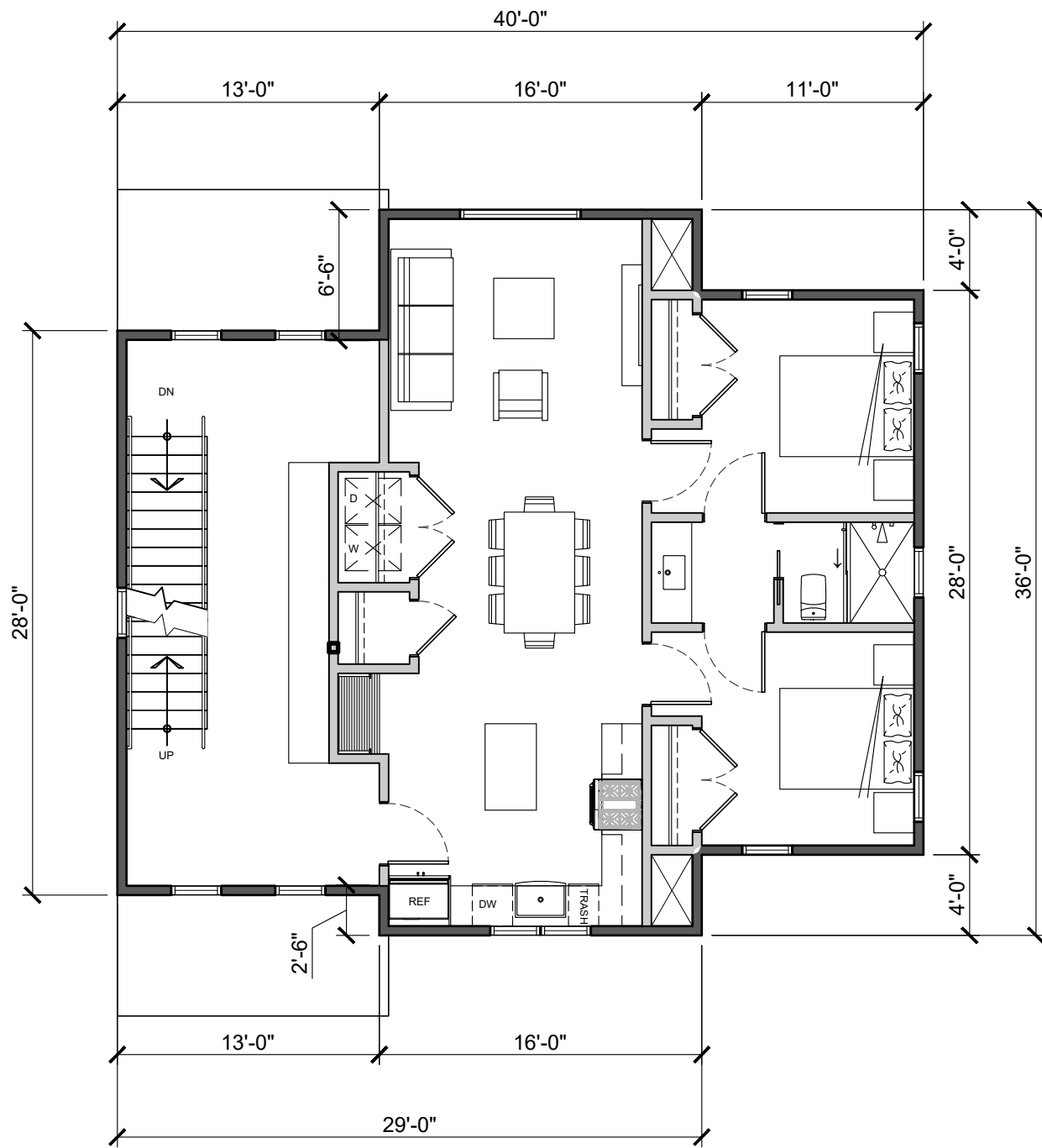
A109



HALF UNIT - FIRST LEVEL PLAN + 5'

1/8" = 1' - 0"

FIRST FLOOR
 PLATE: 1,234
 UNIT: 916.5
 CIRC/MECH: 317.5



HALF UNIT - SECOND LEVEL PLAN + 15

1/8" = 1' - 0"

SECOND FLOOR
 PLATE: 1,234
 UNIT: 916.5
 CIRC/MECH: 317.5



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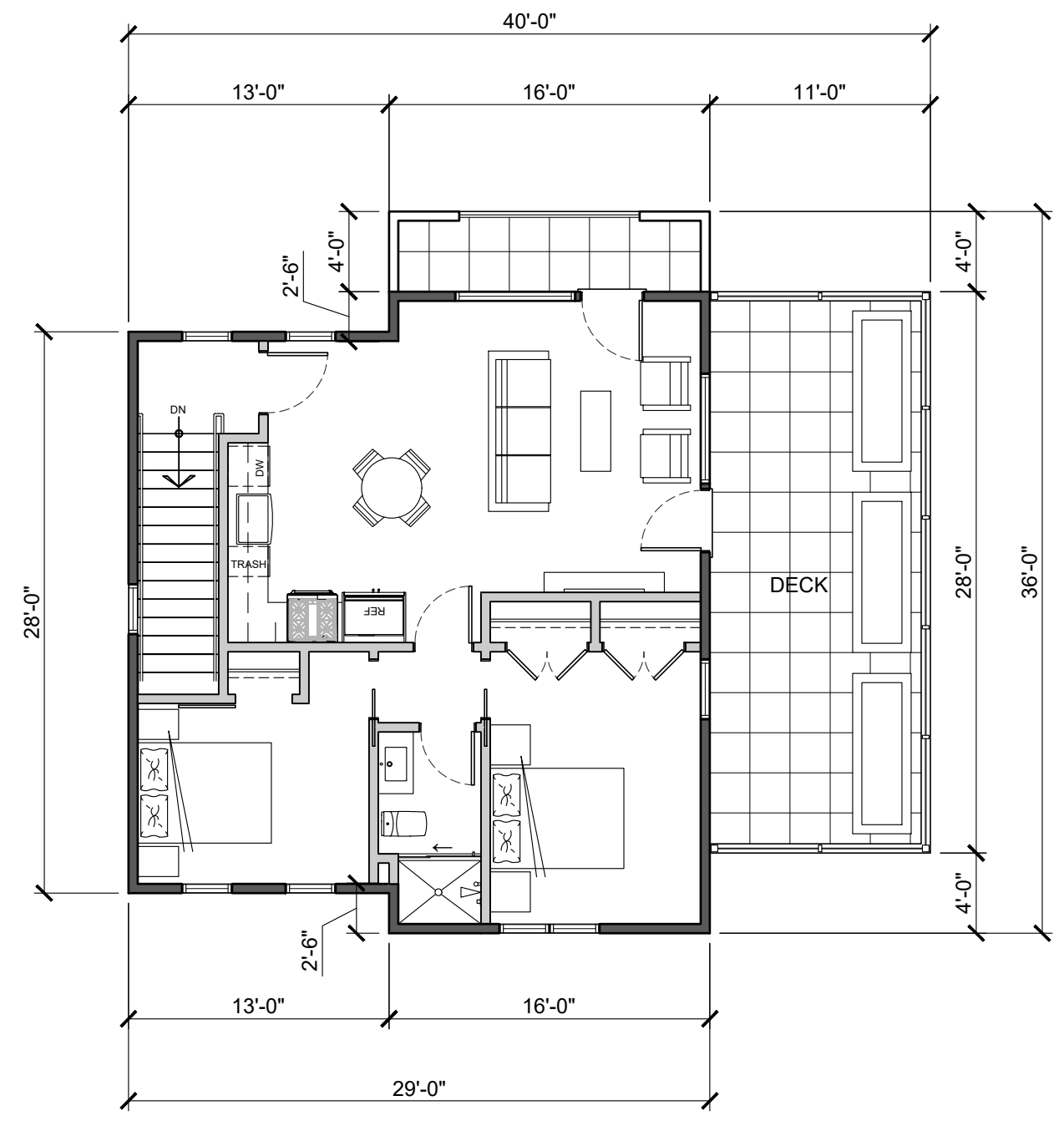
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HALF UNIT - THIRD LEVEL PLAN + 25'

1/8" = 1' - 0"

THIRD FLOOR
PLATE: 862
UNIT: 782
CIRC/MECH: 80
DECKS: 372



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FULL UNIT - NORTH LOT - NORTH ELEVATION

3/32" = 1' - 0"

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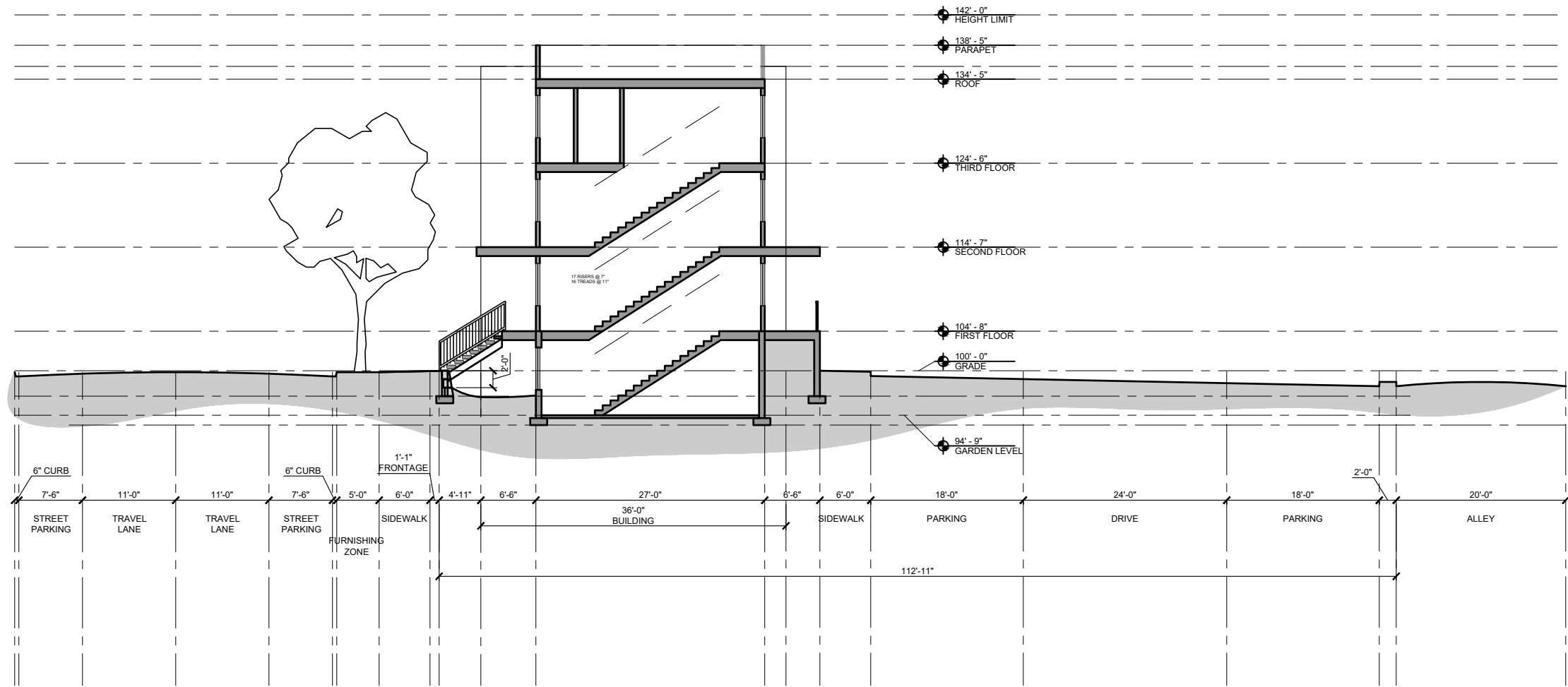
FULL UNIT - NORTH LOT - SOUTH ELEVATION

3/32" = 1' - 0"

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SITE SECTION
 SCALE: 1/8"=1'-0"

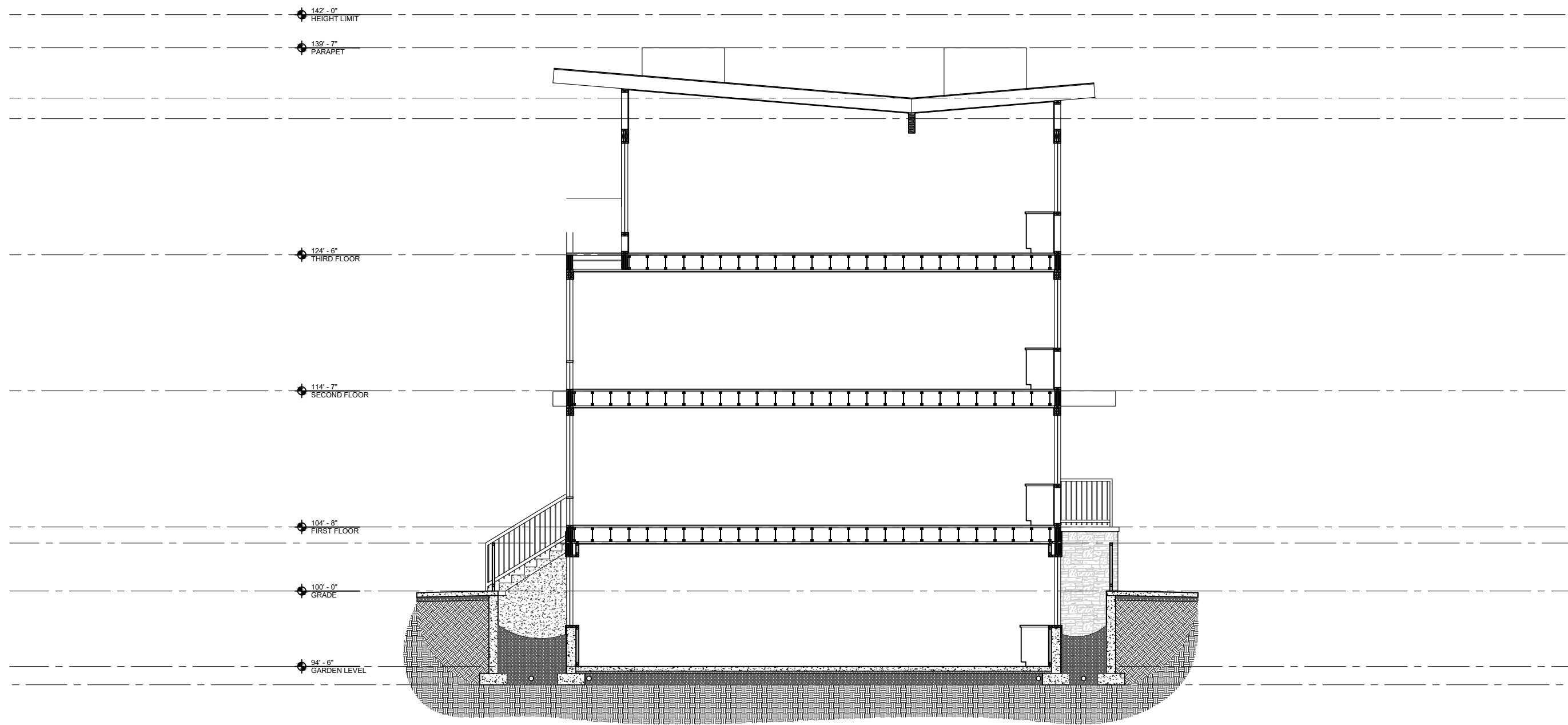
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FULL UNIT - NORTH LOT - SECTION

1/8" = 1' - 0"

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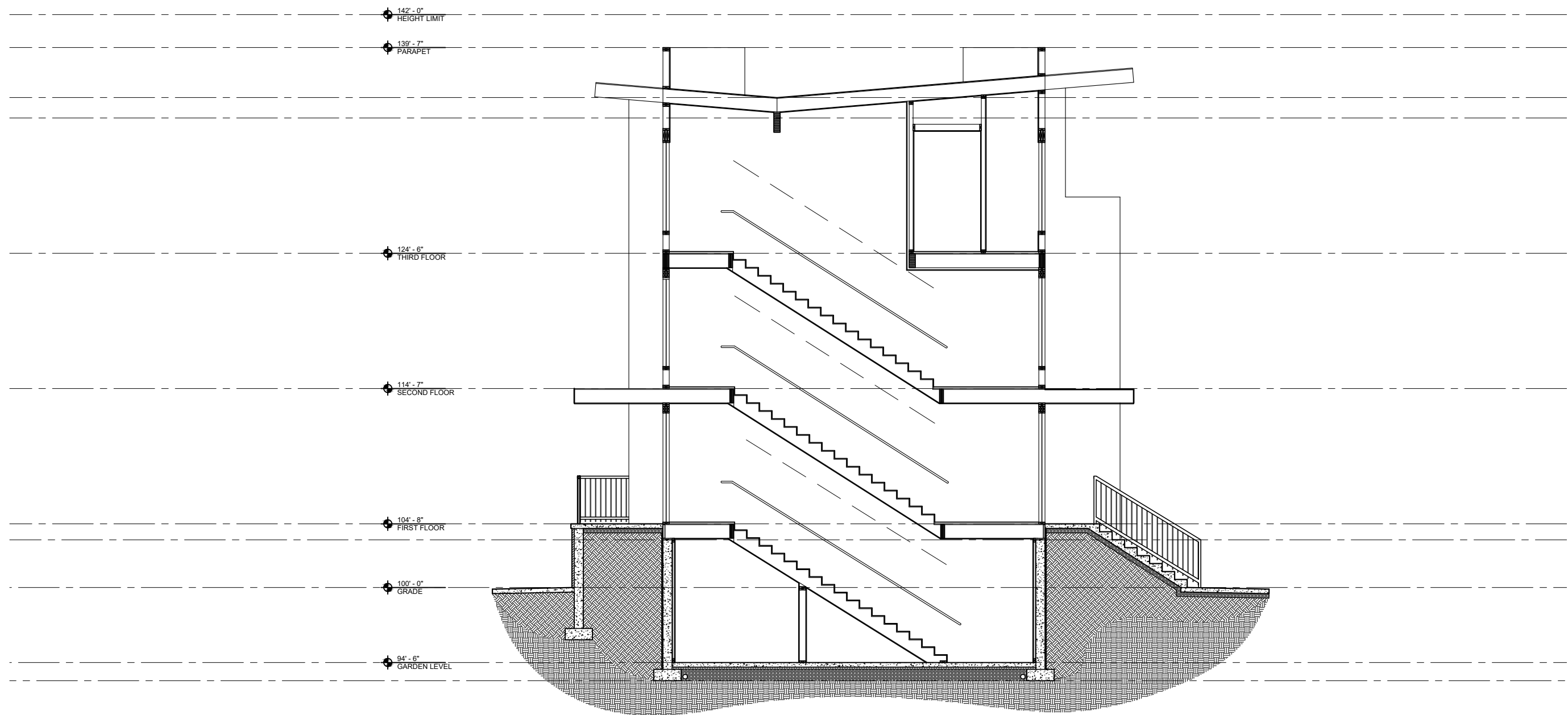
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FULL UNIT - NORTH LOT - SECTION

1/8" = 1' - 0"

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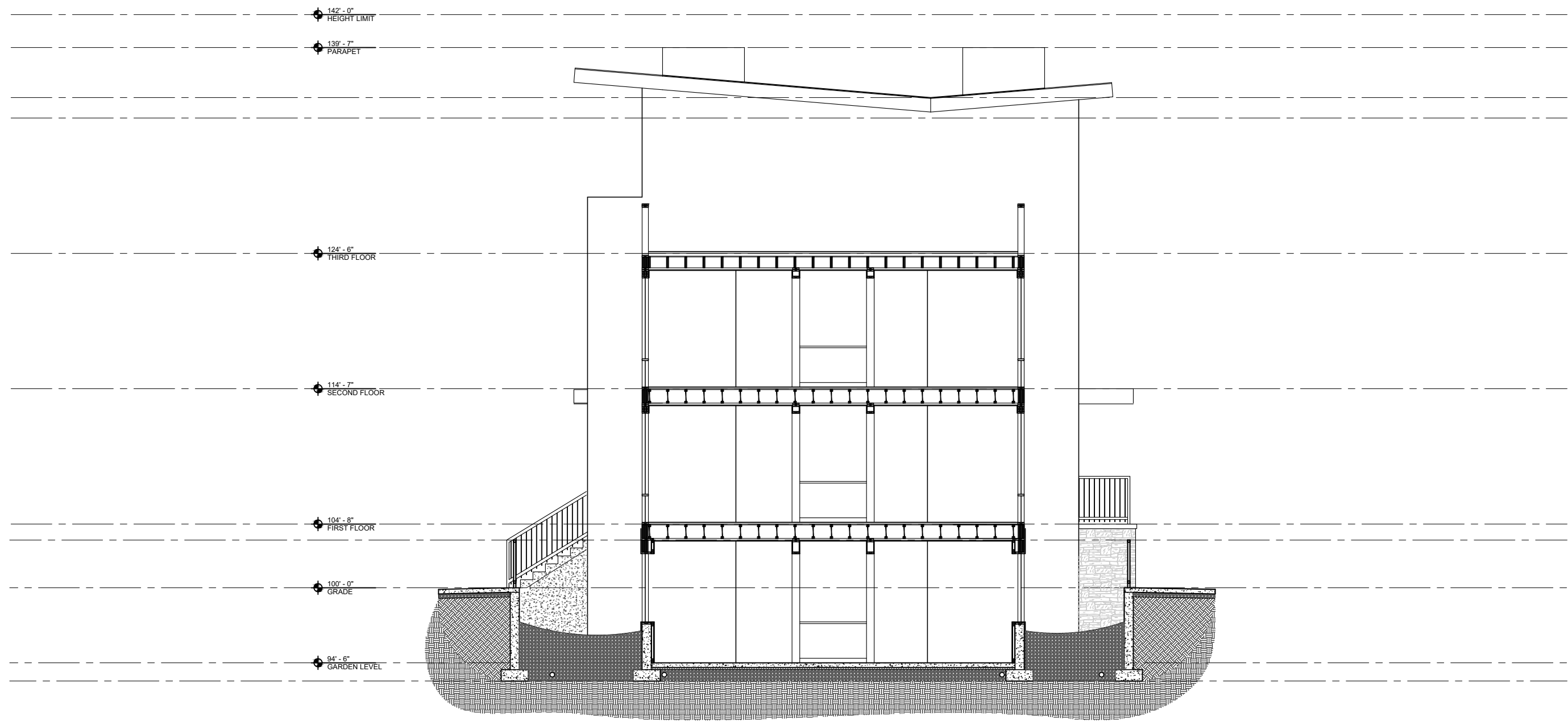
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FULL UNIT - NORTH LOT - SECTION

1/8" = 1' - 0"

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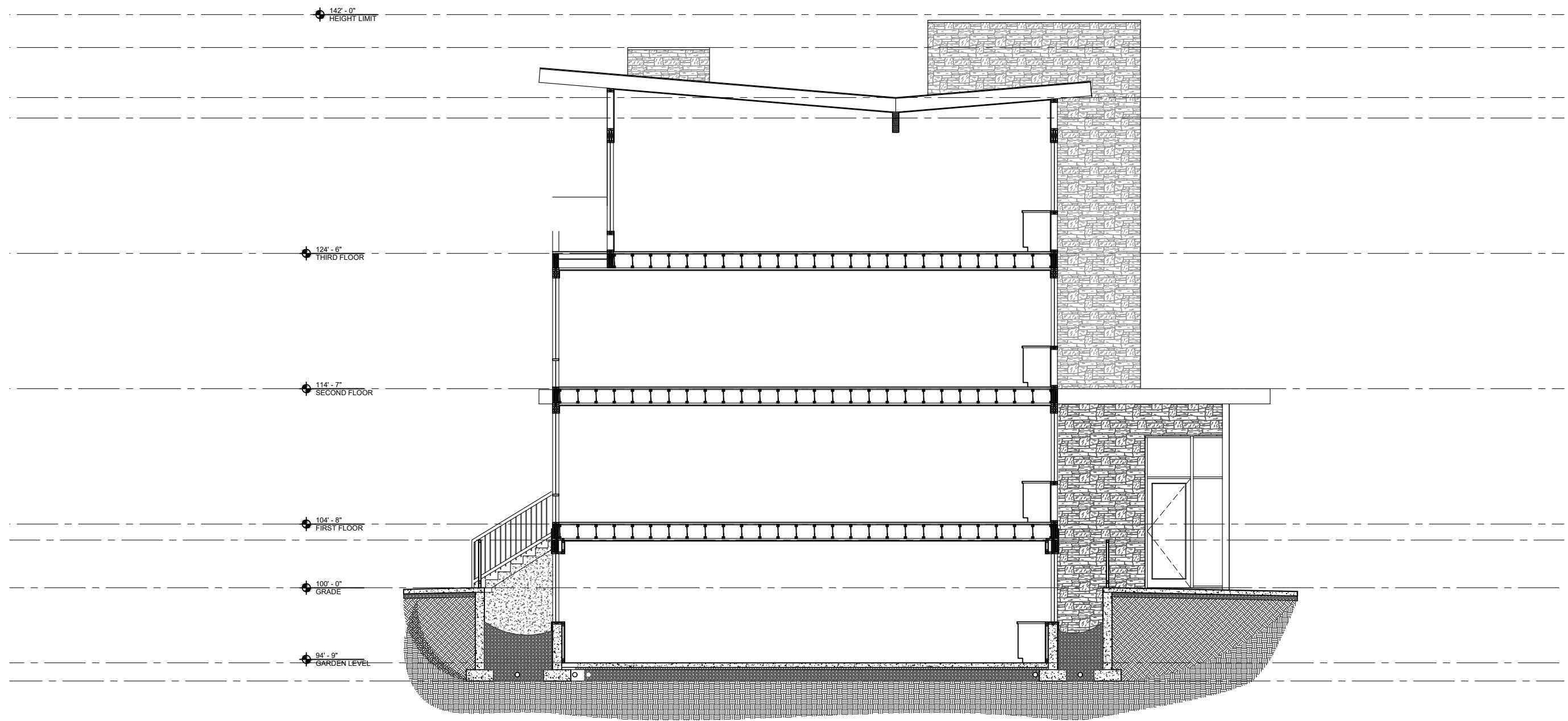
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ADA UNIT - SECTION

1/8" = 1' - 0"

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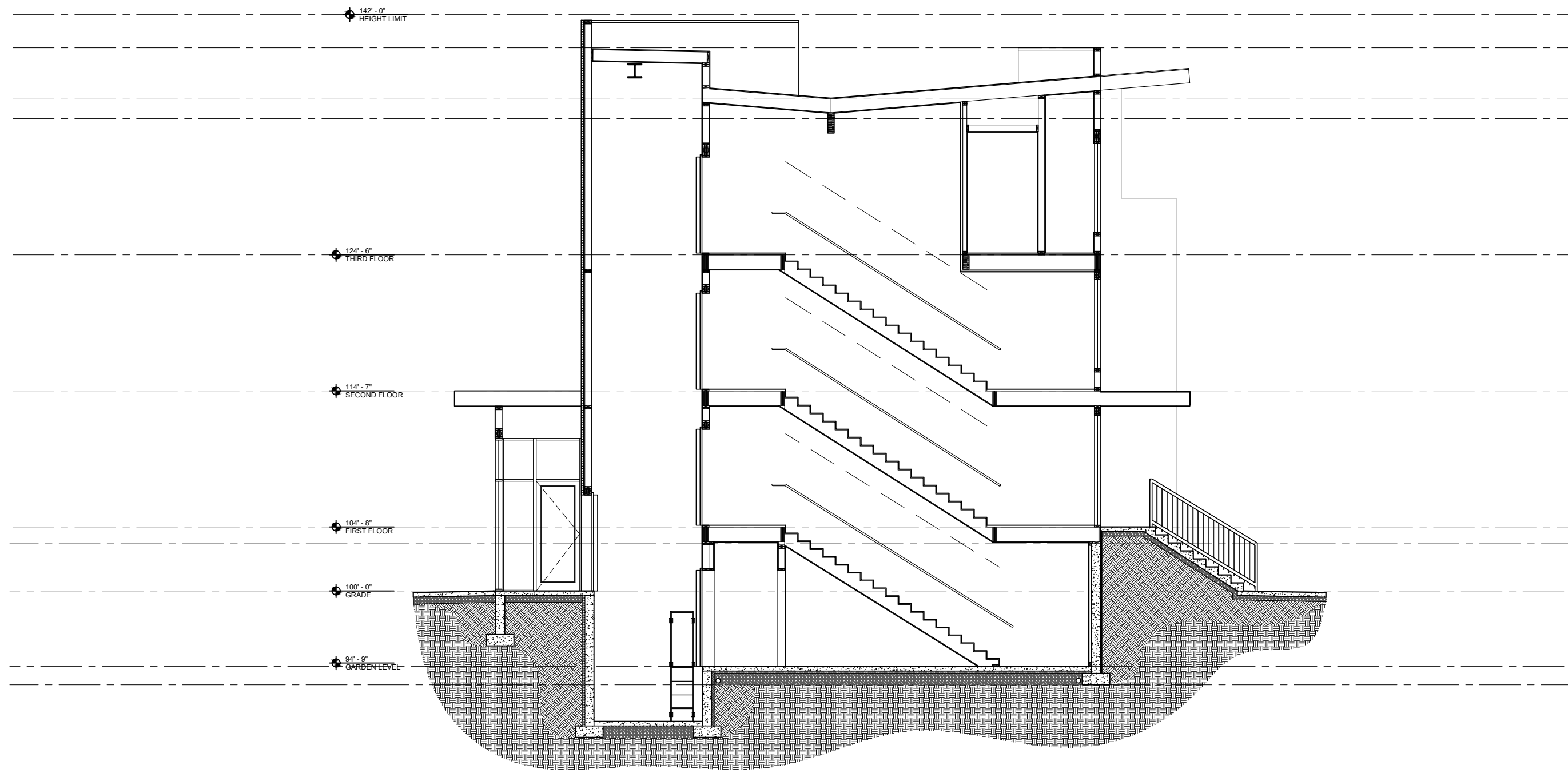
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ADA UNIT - SECTION

1/8" = 1' - 0"

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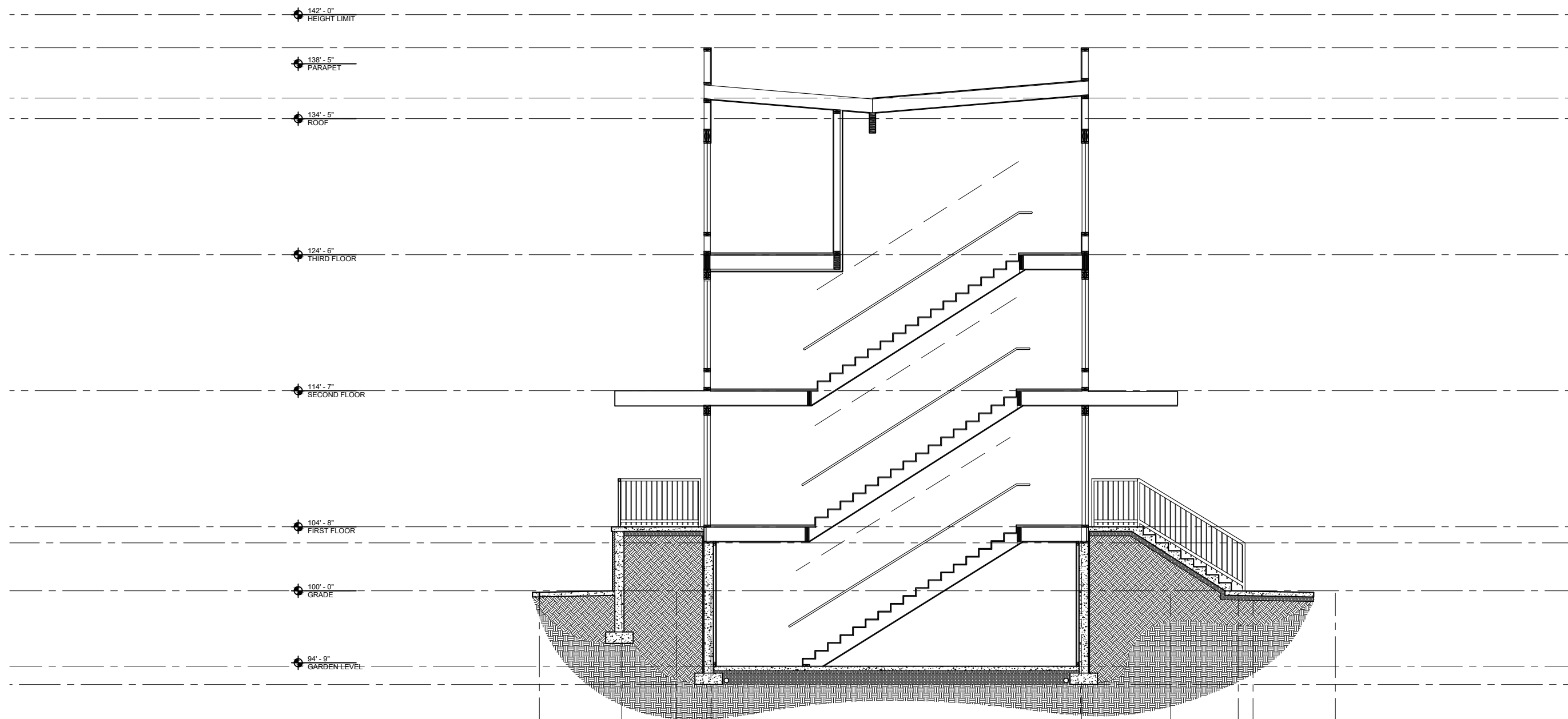
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HALF UNIT - SECTION

1/8" = 1' - 0"

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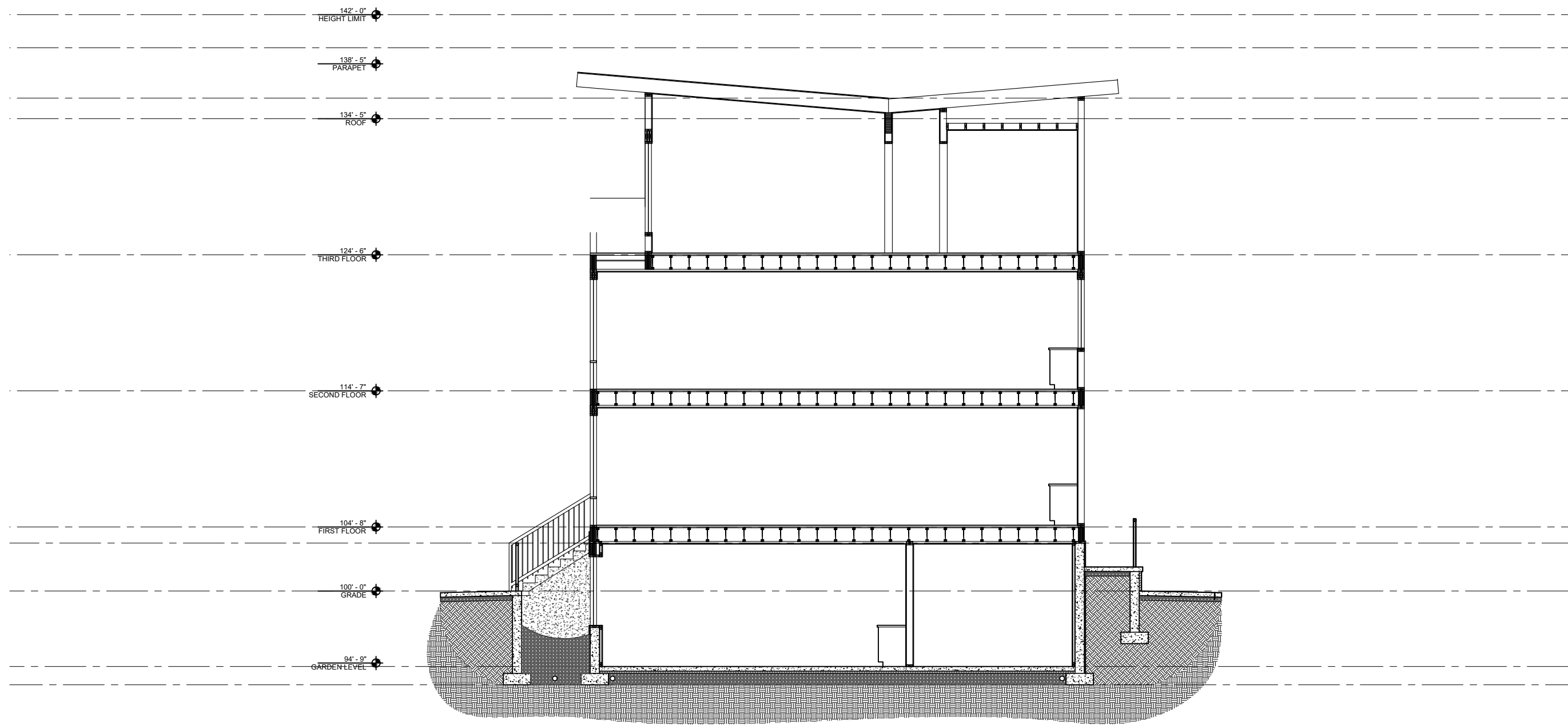
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HALF UNIT - SECTION

1/8" = 1' - 0"

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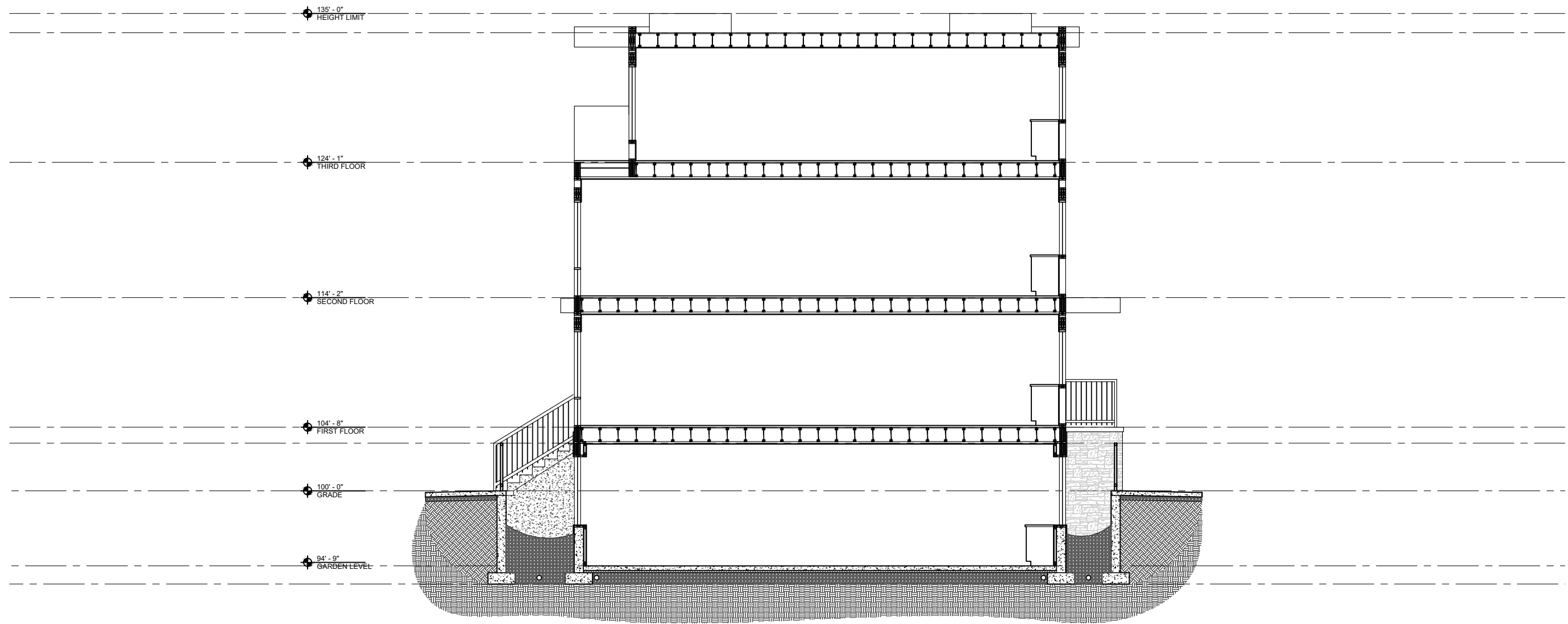
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FULL UNIT - SOUTH LOT - SECTION

1/8" = 1' - 0"

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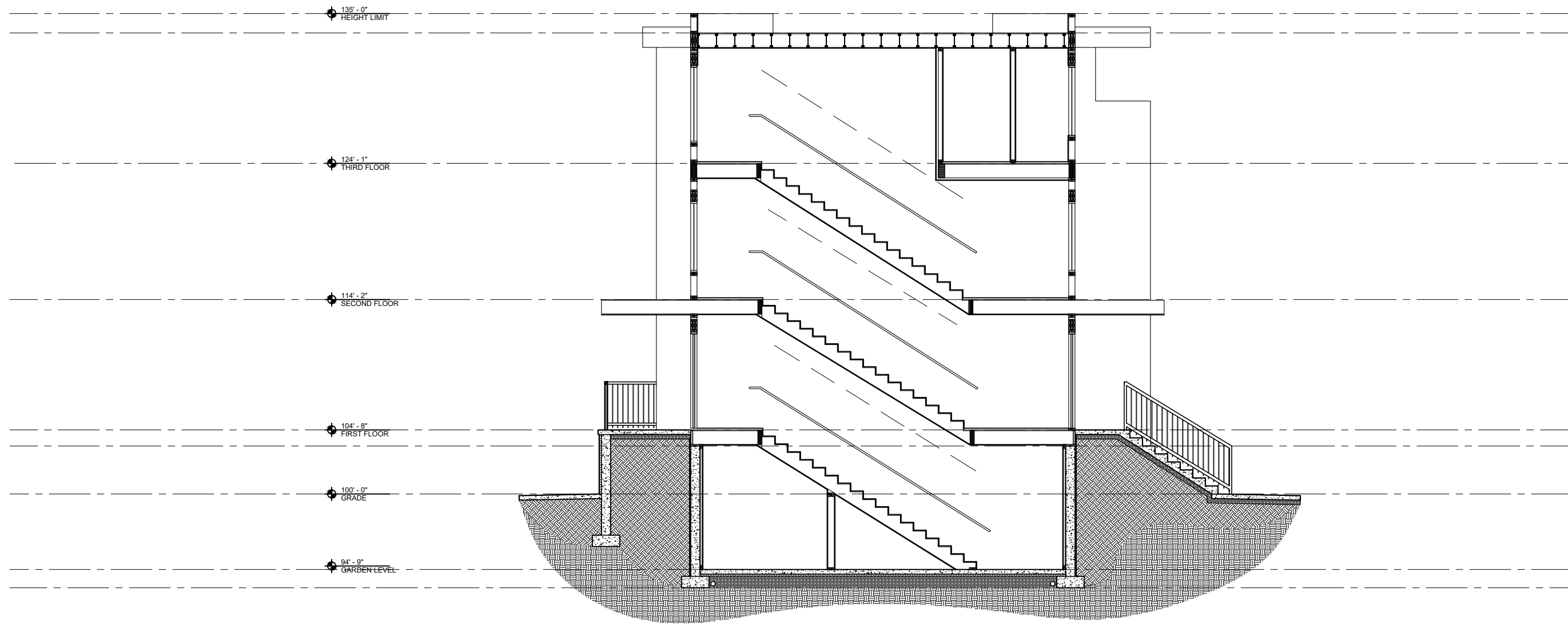
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FULL UNIT - SOUTH LOT - SECTION

1/8" = 1' - 0"

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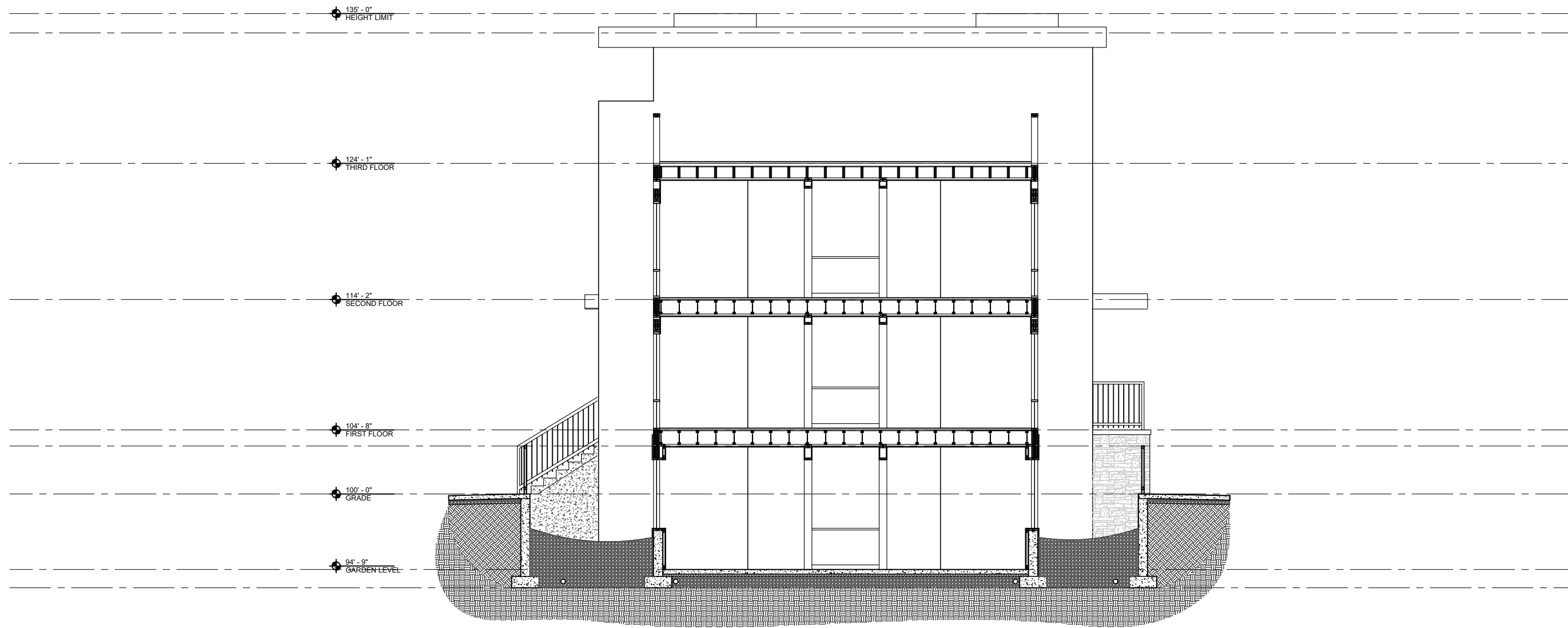
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135' - 0"
 HEIGHT LIMIT

124' - 1"
 THIRD FLOOR

114' - 2"
 SECOND FLOOR

104' - 8"
 FIRST FLOOR

100' - 0"
 GRADE

94' - 9"
 GARDEN LEVEL

FULL UNIT - SOUTH LOT - SECTION

1/8" = 1' - 0"

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Sierra Pacific | H3 | Aluminum Clad | Black 23



Delta Millworks - Accoya | Barnwood | Old Town Grey



Delta Millworks - Accoya | Barnwood | Light Ivory



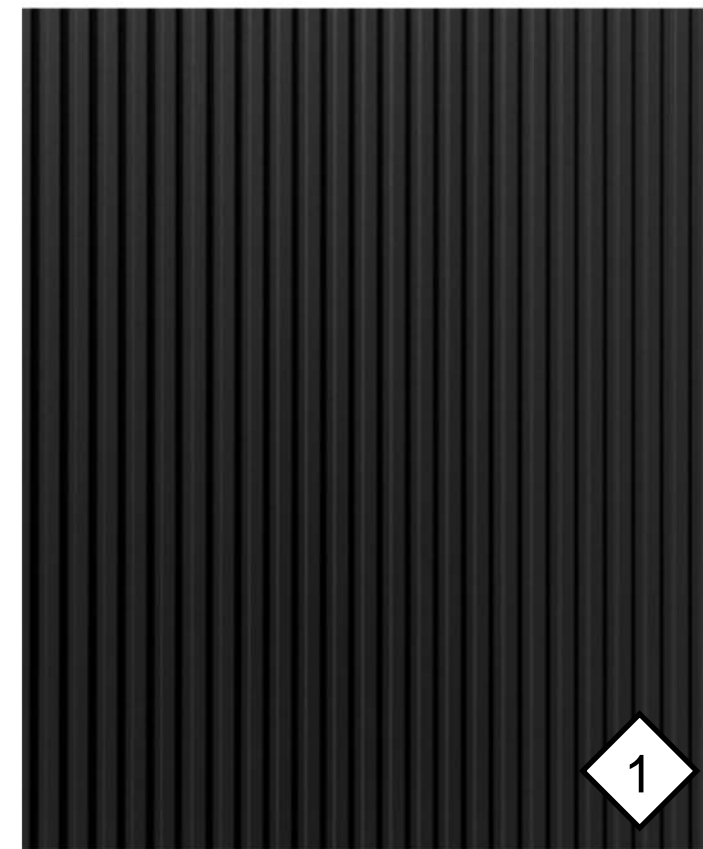
Delta Millworks - Thermo Oak | Smooth | Unfinished



Delta Millworks - Accoya | Colorado Barnwood | Pueblo



Delta Millworks - Old Souls | Cheyenne



Bridger Steel | 24 gauge | Coal Black | Rawhide



Merrill Stone | Delta Grey | 2-4-6



Exposed Ferrous Metals | Black | Alkyd Urethane Enamel



North
Aerial Perspective
N.T.S.

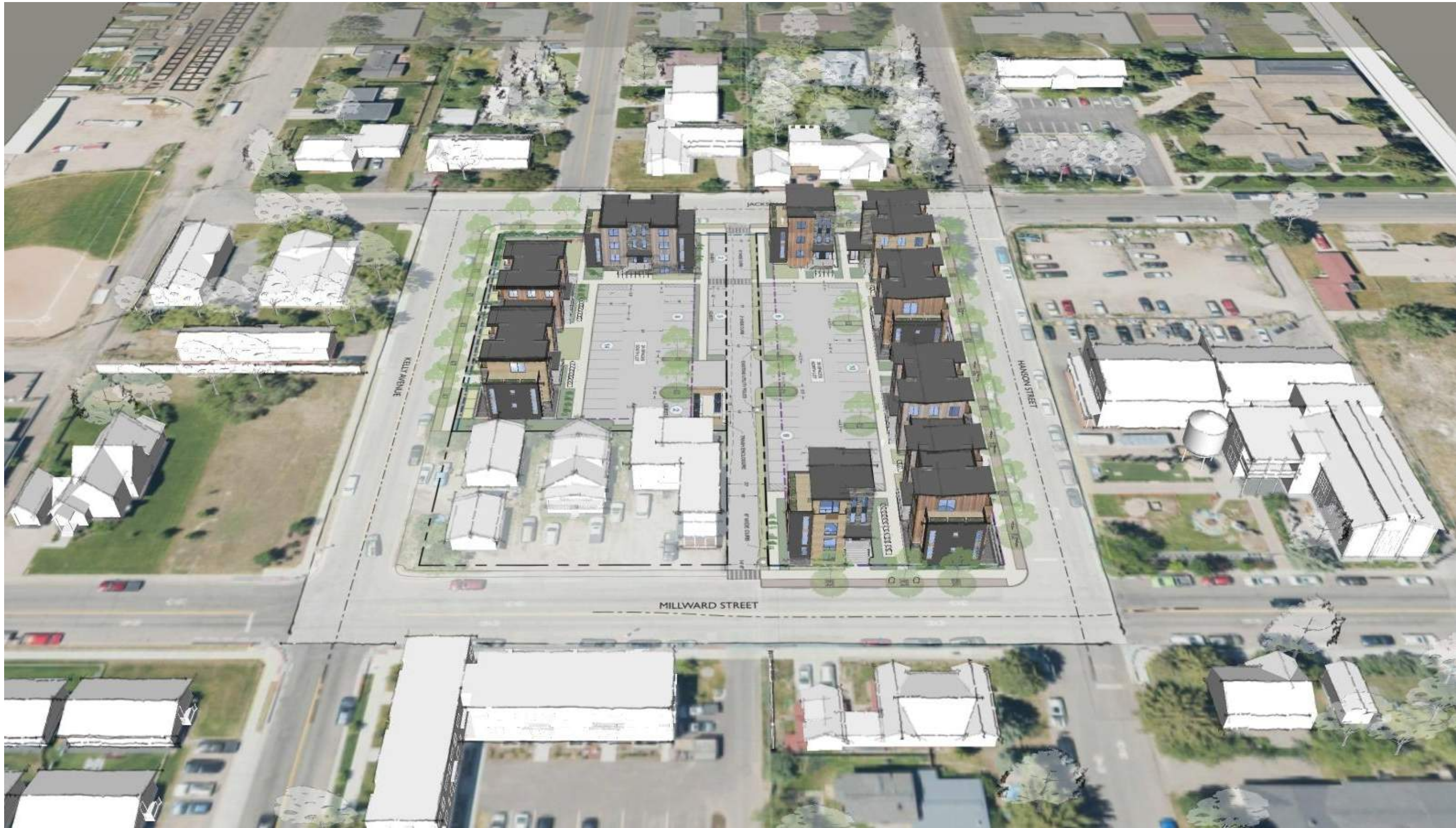
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East
Aerial Perspective
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South
Aerial Perspective
N.T.S.

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West
Aerial Perspective
N.T.S.

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North Perspective

N.T.S.



West Perspective

N.T.S.



South Perspective

N.T.S.



East Perspective

N.T.S.



Northeast Perspective
N.T.S.

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Southwest Perspective
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This project complies with all applicable development limitations and requirements of the Town of Jackson Land Development Regulations (LDRs) with two exceptions, Parking and Setbacks. The project follows all rules applicable to neighborhood character zones, floor area summaries (scale of development), and height. This is detailed on pages 2-4 of this summary. LSR and plant units comply and are detailed on the Planting Plan (Sheet LO.1).

The Jackson Apartments will require Administrative Adjustments to be approved by the planning director to reduce the requirement for Parking and Street yard setbacks in the NH-1 Zone.

Parking

All units are required by the LDRs to have 1.5 parking spaces. The unit mix depicted below generates a parking requirement of 86 parking spaces where 64 will be provided (1.12 per unit). Parking will be managed on site by the property manager. Each unit will be provided 1 parking spot. With 57 total apartments this leaves 7 spots for guests. The applicant requests the planning director to approve this administrative adjustment to the parking requirements for this project to prioritize generating total affordable housing units over parking. This reduction will be mitigated by multimodal options such as a pedestrian friendly streetscape to encourage walking, providing 126 bicycle parking spots, and two Start Town Shuttle stops located nearby at the corner of Pearl and Jackson (775 feet away) and the corner of Pearl and Glenwood (1,125 feet away).

Unit Type	Quantity	Parking Requirement
1 Bedroom	9	13.5
2 bedroom	41	61.5
3 bedroom	7	10.5
<i>Total Spaces Required</i>		85.5
Spaces Provided		64
Per units		1.12

NH-1 Setbacks

The Jackson Street Apartments is a dual zoned project. It is located in both the CR-2 and NH-1 Zoning Districts. To create a more cohesive site plan and street scape, administrative adjustments are required to bring the buildings in the NH-1 Zone closer to the street, like the portion of the project that is in the CR-2 Zone that has no street setback. This request also helps with increasing the internal space adjacent to the alley to allow for more parking, circulation of vehicles, bike parking, and increased circulation between buildings for pedestrians. Therefore, the applicant requests the planning director to approve these administrative adjustments to reduce the 20 foot primary street yard setback on Kelly Avenue by 20% to 16 feet and to reduce the 10 foot secondary street yard setback on Jackson Street by 20% to 8 feet.

JACKSON STREET APARTMENTS - CR-2 Zone

2. BULK STANDARDS			
	NORTH LOT CR-2		CR-2
	ALLOWED		PROPOSED
STREET FAÇADE			
Width of ground and 2nd story in primary street setback range	70%		Compliant
Length from Street Corner (Min)	30'		Compliant
Width of ground and 2nd story in Secondary street setback range	35%		Compliant
Length from Street Corner (Min)	30'		Compliant
BUILDING HEIGHT			
Height (Max) if roof pitch < 5/12	42'		39'-7"
Stories (Max)	3		3
Stories or Height (Min) in any street setback range	2 or 24'		28'-7"
BUILDING STEP BACK			
Stepback for any 3rd story street façade or street façade over 30' (min)	10'		EXEMPT
Encroachment in stepback (max % of overall façade width)	60%		EXEMPT
A building with only residential use that has at least 4 units is exempt from the stepback requirement.			

	ALLOWABLE			PROPOSED
	NORTH LOT CR-2			CR-2
	RATIO	SITE	TOTAL ALLOWED	
SCALE OF DEVELOPMENT				
FAR (MAX)	0.46	34,488	15,864	EXEMPT
Additional FAR for lodging use	-	-	-	
Deed Restricted Housing Exemption	ALL UNITS TO BE DEED RESTRICTED			25,491

CR-2

ALLOWED PROPOSED

4. RESIDENTIAL		
STORY HEIGHT		
Ground Story Height (Min)	9'	9'-11"
Upper Story Height (Min)	9'	12'-1"
Ground Floor Elevation (Min-Max)	0'-5'	4'-8"
TRANSPARENCY		
Ground Story, Primary Street (Min)	20%	27%
Ground Story, Secondary Street (Min)	20%	21%
Upper Story, Primary (Min)	20%	34%
Upper Story, Secondary (Min)	20%	20%
BLANK WALL AREA		
Blank Wall Area, Primary Street (Max)	35'	12'-6"
Blank Wall Area, Secondary Street (Max)	50'	18'-6"
PEDESTRIAN ACCESS		

Entrance Facing Primary Street	Required for each ground floor unit	Yes
--------------------------------	-------------------------------------	-----

JACKSON STREET APARTMENTS – NH-1 Zone

3. BULK & MASS STANDARDS

	SOUTH LOT NH-1 ALLOWED	NH-1 PROPOSED
PRIMARY BUILDING HEIGHT		
Height (max): roof pitch <3/12	3 Stories, not to exceed 35'	35'
	SOUTH LOT NH-1 RATIO SITE TOTAL ALLOWED	NH-1
SCALE OF DEVELOPMENT		
FAR (MAX)	0.4 30,011 12,004	
Additional FAR for lodging use	- - -	EXEMPT
Deed Restricted Housing Exemption	ALL UNITS TO BE DEED RESTRICTED	15,149
Workforce Housing Floor Area Bonus		