

Town of Jackson
Project Plan Review History
PLANNING

Project Number	P18-156	Applied	5/17/2018	STOL
Project Name	DevPlan - Glenwood+Simpson PMD	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Scott Pierson	Owner	ARTS DISTRICT DEVELOPMENT, LLC	
Site Address		City	State	Zip
175 S GLENWOOD STREET		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
WORT ADDITION 2ND		22411633108004		

Type of Review	Status	Dates				Remarks
		Sent	Due	Received		
Contact Notes Building Jim Green	NO COMMENT	5/17/2018	6/7/2018			
Fire Kathy Clay	APPROVED W/CONDITI	5/17/2018	6/7/2018	5/22/2018	see notes please	

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Contact					
Notes					
MEMO					
FIRE REVIEW					

TO: Paul Anthony, Principal Planner
Tiffany Stolte
Cc: Keith Harger, keith@hargerarchitects.com

FROM: Kathy Clay, Fire Marshal

DATE: May 22, 2018

SUBJECT: Mixed Use Structure
130-180 W Simpson, 235 S Glenwood Street
P18-156

This office has received the request for Development Plan at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

PLEASE TAKE SPECIAL NOTE OF ALL ***STARRED*** ITEMS.

Comments include, but are not limited to:

General Requirements

1. Fire apparatus access shall be provided. (2015 IFC 503.1.1)
2. Visible address numbers, a minimum of 4 inches in height and 0.5 inch stroke width, shall be installed on all structures. (IFC 505.1)
3. Portable fire extinguishers shall be placed in accordance with code requirements. (IFC 906).
4. Interior finishes shall meet fire code requirements. (IFC Chapter 8)
5. Means of egress shall meet fire code requirements. (IFC Chapter 10)
6. The means of egress, including exit discharge, shall be illuminated at all times building space served by means of egress is occupied. (IFC 1008.1)
7. Illumination shall be provided in the means of egress in accordance with (1008.2). Under emergency power, means of egress illumination shall comply with (1008.3).
8. Any hazardous material storage shall meet fire code requirement. (IFC Chapter 27)
9. Should any fuel-fired appliances be installed, requirements for carbon monoxide detection shall be followed. (IFC 908.7)
10. Final fire inspection shall be required before certificate of occupancy is released.
11. Plans submitted to Fire Department for review shall consist of one set of paper plans and one set of electronic plans (CD, thumb drive, or PDF format).

Emergency Responder Radio Coverage

1. Where required, new building shall have approved radio coverage for emergencyresponders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. (IFC 510)

Sprinklers

1. As determined by the Building Official, the structure will have an automatic fire sprinkler system in accordance with appropriate NFPA standard for the occupancy type; mixed use shall require NFPA 13 design. (IFC 903.2.7)
2. Fire Department Connection (FDC) location shall be determined by the AHJ and noted in the fire sprinkler plan review.
3. Knox Box shall be installed in an approved location at each structure having a fire sprinkler system. (IFC 506.1)
4. Water main shall be installed in accordance to NFPA 13 and NFPA 24 to provide for proper clearances, seismic requirements, flushing and hydro testing. (IFC 901.4.1)
5. Fire flow requirements shall meet Appendix B of the International Fire Code.
6. Pitot water flow test is required on all new fire sprinkler installations for NFPA 13R and NFPA 13 systems. Plans will not be approved without certified test. (NFPA 291)
7. Horn/strobe shall be installed above the fire department connection. (IFC 912.2.2.1)
8. Room which houses fire sprinkler riser shall be no less than 5' x 7' in dimension and shall be accessible from outside grade. (IFC

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Notes					
903.2.11.1.1)					
9. Concealed spaces within NFPA 13 protected structures having combustible materials shall comply with the requirements and may require additional protection. (IFC 903.3) ALL CONCEALED SPACES REQUIRE FIRE DEPARTMENT INSPECTION PRIOR TO CLOSE UP.					
10. Exterior overhangs exceeding 4 feet shall be protected using fire sprinklers when combustible construction is used (NFPA 13).					
11. Exterior egress stairways built of combustible construction shall be protected with fire sprinklers (NFPA 13).					
Alarms					
12. Building shall have a complete alarm system per NFPA 72. A full set of fire alarm plans from a fire alarm contractor shall be submitted with all calculations and cut sheets of all equipment. (IFC Chapter 9)					
13. Tactile appliances shall be installed where needed to notify occupants unable to see or hear emergency alarms, per most current edition of NFPA 72.					
14. Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal per most current edition of NFPA 72.					
15. Any structure with Group R occupancy shall have required carbon monoxide detection as required. (IFC 915.1)					
Elevator					
16. Elevator shall comply with ASME A17.1 with Phase I and Phase II of elevator emergency operations; subject to recall if required. (IFC Section 607)					
Kitchen Fire Suppression					
17. Commercial cooking hood exhausting foods creating grease laden vapors shall be of Type I and follow requirements of the International Mechanical Code. (IFC 609.2)					
18. The automatic fire extinguishing system for commercial cooking systems shall be tested in accordance with UL300. (IFC 904.1)					
19. Horn strobe shall tie into the fire extinguishing system under the commercial hood and be placed to alert occupants in the dining area (IFC 904.3.4)					

Please feel free to contact me if you have any further questions at 307-733-4732 or kclay@tetoncountywy.gov

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Contact Notes 903.2.11.1.1) 9. Concealed spaces within NFPA 13 protected structures having combustible materials shall comply with the requirements and may require additional protection. (IFC 903.3) ALL CONCEALED SPACES REQUIRE FIRE DEPARTMENT INSPECTION PRIOR TO CLOSE UP. 10. Exterior overhangs exceeding 4 feet shall be protected using fire sprinklers when combustible construction is used (NFPA 13). 11. Exterior egress stairways built of combustible construction shall be protected with fire sprinklers (NFPA 13). Alarms 12. Building shall have a complete alarm system per NFPA 72. A full set of fire alarm plans from a fire alarm contractor shall be submitted with all calculations and cut sheets of all equipment. (IFC Chapter 9) 13. Tactile appliances shall be installed where needed to notify occupants unable to see or hear emergency alarms, per most current edition of NFPA 72. 14. Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal per most current edition of NFPA 72. 15. Any structure with Group R occupancy shall have required carbon monoxide detection as required. (IFC 915.1) Elevator 16. Elevator shall comply with ASME A17.1 with Phase I and Phase II of elevator emergency operations; subject to recall if required. (IFC Section 607) Kitchen Fire Suppression 17. Commercial cooking hood exhausting foods creating grease laden vapors shall be of Type I and follow requirements of the International Mechanical Code. (IFC 609.2) 18. The automatic fire extinguishing system for commercial cooking systems shall be tested in accordance with UL300. (IFC 904.1) 19. Horn strobe shall tie into the fire extinguishing system under the commercial hood and be placed to alert occupants in the dining area (IFC 904.3.4)					

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 Legal NO COMMENT 5/17/2018 6/7/2018
 A Cohen-Davis

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 Parks and Rec NO COMMENT 5/17/2018 6/7/2018
 Steve Ashworth

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 Pathways APPROVED W/CONDITI 5/17/2018 6/7/2018 6/25/2018
 Brian Schilling

Type of Review	Status	Dates		Received	Remarks
		Sent	Due		
Contact Notes (6/25/2018 9:00 AM STOL) ** See Attachment for pictures*** P18-156 – 175 S Glenwood – Arts District Development Plan Comments from Teton County/TOJ Pathways Department Status: approved w/conditions					
<ul style="list-style-type: none"> • It appears that the majority of comments from the pre-app review with regards to the street frontages were not addressed. (If this is incorrect, please inform where changes were made in the plans to address the comments from the pre-app review). • Repeated from pre-app comments <ul style="list-style-type: none"> o The streetscape on Glenwood should match the dimensions laid out in the Community Streets plan. This block of Glenwood is classified as a local non-BT street, which calls for a 37' street width (curb to curb) where there is on-street parking. The curb line should be adjusted to match that. (This should actually allow for moving the Glenwood face of the building further east, maybe allow for greater square footage?) o The sidewalk width on both frontages needs to be a minimum of 8' clear width (with a buffer "frontage zone" space of 2.5') and (typically) a 5' min furnishing zone. Provided that there is an ample bumpout at the corner that will accommodate the pedestrian ramps, a 4'-wide tree grate area along the majority of the sidewalk may be sufficient. See the example for Commercial Pedestrian Frontage on p. 31 of the Community Streets Plan. o The curblines on Simpson should match the curb to the west in front of Vertical Harvest (except at the bumpout, where the distance between curbs should be 22-24'). o The curb radius on the bumpout should match the bumpout to the south, or be 15', whichever is smaller. o The curblines at the alley to the north along Glenwood should not bend in—this reduces the sidewalk width unnecessarily. Also, the sidewalk should be carried across the alley to meet the sidewalk on the north half of the block, and it should be a "continuous" sidewalk (see below). o Continuous sidewalk <ul style="list-style-type: none"> ? Sidewalks shall be continuous when crossing access driveways and alleys. (See inset). ? The concrete sidewalk surface and texture shall continue uninterrupted across the entire access driveway. The sidewalk shall be constructed so that it remains at a consistent vertical alignment with the sidewalk legs on either side of the driveway. I.e., the sidewalk shall not ramp down when crossing the driveway access, rather the driveway should rise to the level of the sidewalk. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the sidewalk and street. • Bicycle Parking <ul style="list-style-type: none"> o The proposed location for bike parking (in the alley, next to the dumpsters) is neither convenient for short-term parking nor secure for long-term parking. Racks need to be moved to locations that meet the criteria for short-term or long-term parking, i.e. not next to the dumpster. o The landscape plans maybe show racks located in the furnishings zone along Glenwood (but these may have been deleted—the plans are not entirely clear). This is an excellent location for short term parking. o The rack detail (Sheet L4.01) for the U-rack looks great. o Given the location, type of use, and parking plan of the proposed development, staff expects that there will be a high demand for bicycle parking. The bike parking should ideally be a mix of short-term (for visitors) and long-term (for employees or residents). o Given the project's downtown location, it is quite likely that visitors would utilize the Town's new bike share system. The applicant may even wish to consider locating a START Bike hub on the property as an amenity for tenants. o Staff supports credits for bike parking towards the development's overall parking requirement. o Short-term parking (for visitors or guests parking for a few hours or less): the best location for a rack area is immediately adjacent to the entrance it serves. Bike parking should be hardscaped and should not obstruct pedestrian flow. ? The furnishing zones along Glenwood and Simpson are suitable places to locate short term parking. o Long-term parking (for employees/residents parking for more than a few hours—i.e. all-day or overnight): the recommendations for long-term parking include providing a secure, well-lit, covered area with racks or lockers that will protect bikes from rain, snow and other elements and deter bike theft. The area does not have to be immediately adjacent to the access door for the business or residence, but should be located in a secure or monitored location or in a locked enclosure. o Staff supports including the bike parking towards the landscape surfacing requirement so that bike parking does not detract from the applicant's landscape requirements. Conversion of a car parking spot to bike parking would also be supported. o Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack selection, and rack installation. • For any of these recommendations, JHCP staff will be happy to clarify the comments or provide assistance and design guidance. 					
Planning Brendan Conboy	NO COMMENT	5/17/2018	6/7/2018		See Staff Report

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Contact Notes Police Todd Smith (5/21/2018 11:35 AM STOL) No concerns from the police department. Todd	NO COMMENT	5/17/2018	6/7/2018	5/18/2018	
Public Works Jeremy Parker	APPROVED W/CONDITI	5/17/2018	6/7/2018	7/16/2018	

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Contact

Notes

(7/16/2018 11:45 AM JP)

Plan Review Comments – Approved w/ CONDITIONS

P18-156

Development Plan

Scott Pierson – Y2 Consultants (Owner: Arts District Development, LLC)

175 South Glenwood Street

June 28, 2018

Jeremy Parker, (307)733-3079

The sidewalk area shall have a minimum width of 6-feet as measured from the back of the brick paver buffer zone.

The buffer zones shall be a minimum of 5-feet in width as measured from the top back of curb. This width allows for installation of a TOJ standard concrete tree well (4' 10" square box) within the brick paver buffer area.

The proposed pedestrian ADA ramps on the corner of Glenwood and Simpson shall be constructed to align as best as possible with existing ramps south of Simpson and future improvements east of Glenwood. Please coordinate with TOJ Engineering staff prior to Commercial Building permit submittal.

Prior to Commercial Building permit approval:

- The applicant shall be required to submit for Town Engineer and Planning Director approval a detailed construction staging/phasing plan and narrative on the expected public impact. Please be advised that the project will be required to construct and install temporary sidewalk protection (hoarding) per TOJ standards.
- Prior to the start of construction, the applicant/contractor shall be required to obtain approval from Town Council for the construction staging and phasing plan and the anticipated impacts to the public right-of-way.
- A complete water system plan shall be provided for review which includes the proposed locations of water meters and required backflow prevention devices (fire suppression system, irrigation system, commercial potable system). Please be advised that principle backflow assemblies are required on all systems.
- A complete stormwater management plan for the site shall be provided on the plans consistent with the LDR's. Complete plans, calculations, and details shall be included for review.
- An irrigation system design (if applicable) with backflow system plan shall be provided on the plans consistent with the LDR's.
- A complete and detailed landscaping plan shall be required.
- A complete grading and erosion control plan shall be provided on the plans consistent with the LDR's.
- Site contours (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.
- A pedestrian corridor plan shall be provided for review. This shall include all dimensions and elevations in relation to existing curb and future development together with ADA compliance. If awnings or canopies are proposed within the right-of-way, dimensional and drainage information shall be included on the plans.
- All work to be completed within the Town's right-of-way shall be specifically addressed.
- All onsite power shall be shown as underground and location(s) of transformers indicated.
- Snow storage areas for the site shall be indicated on the plans.

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Contact Notes Please be advised that infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property. Please be advised that a demolition permit shall be required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project. Please be advised that failure to commence with construction activities and/or show reasonable progress within two (2) years of Building Permit approval shall result in pulling of appropriate bonds in order to abandon utility connections to Town of Jackson utility systems (Water, Wastewater, Storm Drainage) and/or repair impacted areas of the Town right-of-way.					
START Darren Brugmann	NO COMMENT	5/17/2018	6/7/2018		
TC Housing Authority Stacy Stoker (6/21/2018 11:57 AM SAS) The Employee Housing Units must meet the Jackson/Teton County Housing Rules and Regulations Livability Standards: Size Requirement: The units meet the size requirement. Ownership or Rental: The applicant has proposed to either rent or sell the Employee Housing units. They have indicated that if sold, they will be sold as Employment-based units. This is contrary to the Land Development Regulations as well as the Housing Rules and Regulations as Employee Housing Units are required to serve households earning less than 120% of Median Income. Ownership Units are required to be an even mix of Category 1, 2, and 3 beginning with Category 1. Parking: The applicant is proposing shared parking. The tenants/owners of the Employee Housing shall have access to the shared parking. Outdoor Space: The tenants are required to have access to outdoor space such as a patio and/or deck. It does not appear that there are any patios or decks. If patios or decks are not possible. The applicant shall address access to outdoor space for tenants. Storage: Exterior storage is required to be provided. This should be in the form of enclosed storage space that is located exterior from the unit. The Housing Department shall inspect the units prior to Certificate of Occupancy and will work with the applicant to record the appropriate restriction prior to Certificate of Occupancy	APPROVED W/CONDITIONS	5/17/2018	6/7/2018	6/21/2018	See Notes