



TOWN OF JACKSON

PLANNING & BUILDING

DEPARTMENT

TRANSMITTAL MEMO

- Public
- Works/Engineering
- Building
- Title Company
- Town Attorney
- Police
- Joint Town/County**
- Parks and Recreation
- Pathways
- Housing Department
- Teton County
- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee
- State of Wyoming**
- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

- Federal Agencies**
- Army Corp of Engineers
- Utility Providers**
- Qwest
- Lower Valley Energy
- Bresnan
- Communications**
- Special Districts**
- START
- Jackson Hole Fire/EMS
- Irrigation Company

<p>Date: October 18, 2021</p> <p>Item #: P21-268</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Owner CCC's Ranch Inn, LLC PO Box 844 Jackson, WY 83001</p> <p>Applicant: Northworks Architects PO Box 4027 Jackson, WY 8.001</p>	<p>REQUESTS:</p> <p>The applicant is submitting a request for a Sketch Plan for the properties located 50 S. Cache (PIDN: 22-41-16-34-2-05-006), 45 E. Pearl Avenue (PIDN: 22-41-16-34-2-05-007), and 75 E. Pearl Avenue (PIDN: 22-41-16-34-2-05-008), legally known as N 1/2 LOT 14-16, BLK. 1, CACHE-1 , LOT 12-13, S 1/2 LOTS 14-16 BLK. 1, CACHE-1 and LOT 10-11, BLK. 1, CACHE-1 respectively.</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p>Please respond by: November 2, 2021 (Sufficiency) November 9, 2021 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov

CONDOS AT CACHE + PEARL

SKETCH PLAN SUBMITTAL

OCTOBER 18, 2021



NORTHWORKS



 DICK ANDERSON
CONSTRUCTION

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PLANNING DEPARTMENT PRE-APPLICATION
CONFERENCE (30 JUNE 2021)

LETTER OF JUSTIFICATION

Crystal Creek Capital Real Estate Advisors, LLC

P.O. Box 844 | 25 S. Willow Street, Ste 200 | Jackson, Wyoming 83001 | Telephone 307-733-4733

Paul Anthony
Planning Director
Town of Jackson
P.O. Box 1687
Jackson, WY 83001

Re: Sketch Plan: 50 S. Cache Street; 45 E. Pearl Avenue; 75 E Pearl Avenue

Dear Mr. Anthony,

Please accept this Sketch Plan application for the redevelopment of the properties located at 50 S. Cache Street; 45 E. Pearl Avenue and 75 E Pearl Avenue. Included in this application are the following items:

1. application;
2. project narrative;
3. drawings;
4. housing mitigation plan;
5. parking calculations;
6. LDR compliance
7. findings for approval; and
8. responses to the Town of Jackson pre-application conference.

The proposed project implements the goals noted in the Jackson/Teton County Comprehensive Plan. It fully conforms with the Town of Jackson land development regulations and the design was unanimously approved by the Design Review Committee on October 13, 2021.

The project is a mixed-use building totaling approximately 67,000 square feet that includes commercial space at the street level and two additional levels of residential units. Upon completion, the project will add vibrancy to the southern edge of the downtown core while significantly improving the pedestrian walkways.

No variances or administrative adjustments are proposed in this submittal.

Please notify me with any questions you may have. We look forward to working with you on this project.

Sincerely,



James D Walter,
Founder & President

APPLICATION



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: Cache / Pearl Redevelopment

Physical Address: 50 S. Cache; 45 E. Pearl; 75 E. Pearl

Lot, Subdivision: 10-16 Block 1 Cache 1

PIDN: _____

PROPERTY OWNER.

Name: CCC's Ranch Inn, LLC

Phone: 307-733-4733

Mailing Address: P.O. Box 844 Jackson, WY

ZIP: 83001

E-mail: jim@crystalcreekcapital.com ; jeanne@crystalcreekcapital.com ; nick@crystalcreekcapital.com

APPLICANT/AGENT.

Name: Northworks Architects and Planners

Phone: 307-201-5324

Mailing Address: P.O. Box 4027

ZIP: 83001

E-mail: adepree@nwks.com

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

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

Use Permit

Basic Use

Physical Development

Sketch Plan

Interpretations

Formal Interpretation

Conditional Use

Development Plan

Zoning Compliance Verification

Special Use

Design Review

Amendments to the LDRs

Relief from the LDRs

Subdivision/Development Option

LDR Text Amendment

Administrative Adjustment

Subdivision Plat

Map Amendment

Variance

Boundary Adjustment (replat)

Miscellaneous

Beneficial Use Determination

Boundary Adjustment (no plat)

Other: _____

Appeal of an Admin. Decision

Development Option Plan

Environmental Analysis

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

Pre-application Conference #: P21-062 Environmental Analysis #:

Original Permit #: _____ Date of Neighborhood Meeting: 8/10/21

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

Nicholas Fouts

Name Printed

7/12/2021

Date

Partner

Title

PROJECT NARRATIVE

PROJECT NARRATIVE

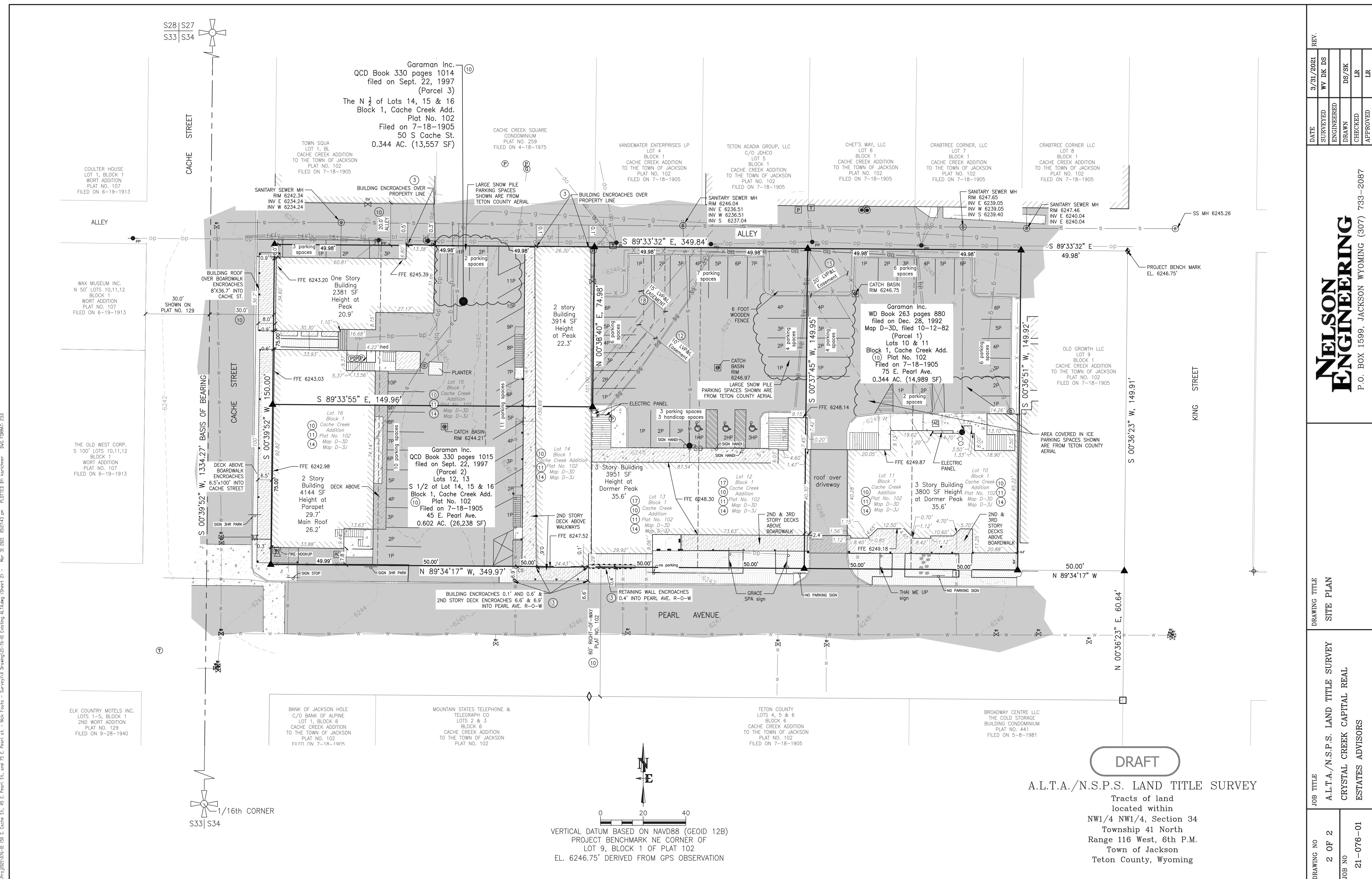
The proposed project will re-develop a 1.29 acre seven lot parcel within the DC-2 zoning district located in the Town of Jackson. The site is bordered on the west by Cache Street, on the south by Pearl Avenue, on the east by a previously developed 0.17 acre DC-2 zoned site, and on the north by an alley which connects Cache Street and King Street.

Since the proposed development exceeds 39,000 square feet, a development permit is required. The proposed development received unanimous approval from the Design Review Committee on 10/13/2021. The Sketch Plan Review will be followed by a Development Plan Review, Grading Permit Pre-Application, and ultimately a Building Permit Application.

Currently, there are three major structures that exist on the site. These include the Ranch Inn, the Ranch Square Building and the Under the Willow Building. All above grade structures will be demolished. The new development will utilize approximately 67,000 square feet of the total 71,219 square feet allowable within the 1.29 acre site. Some of the existing basements will remain in order to minimize earth work and shoring.

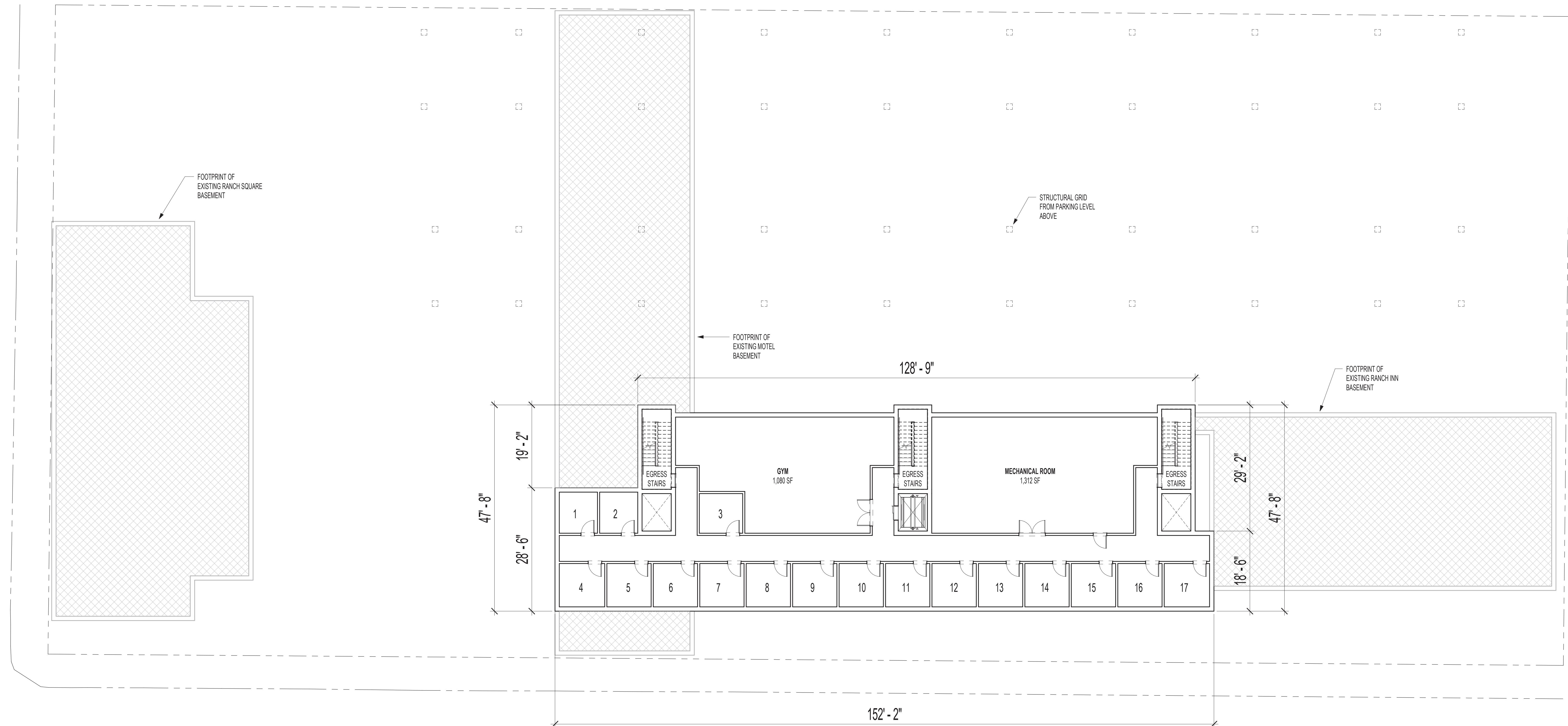
The 67,000 square foot redevelopment will include commercial space at the street level, and 17 two and three bedroom condominium units on the second and third levels. 62 parking spaces will be located in a covered garage located at grade level directly behind (north of) the redevelopment. To access the garage, one will drive through a curb cut located on Pearl Avenue. To note, we will be eliminating one large existing curb cut on Pearl Avenue and relocating the smaller existing curb cut that is currently located within the fire lane approximately 10 feet west to serve as the access point for the proposed parking garage. Nonetheless, our proposed curb cut will be closely coordinated with Teton County Fire/EMS to ensure that the access and use of the fire station across Pearl Avenue is not impeded whatsoever.

DRAWINGS





SITE PLAN



BASEMENT LEVEL
TOTAL SF - 6,572 SF

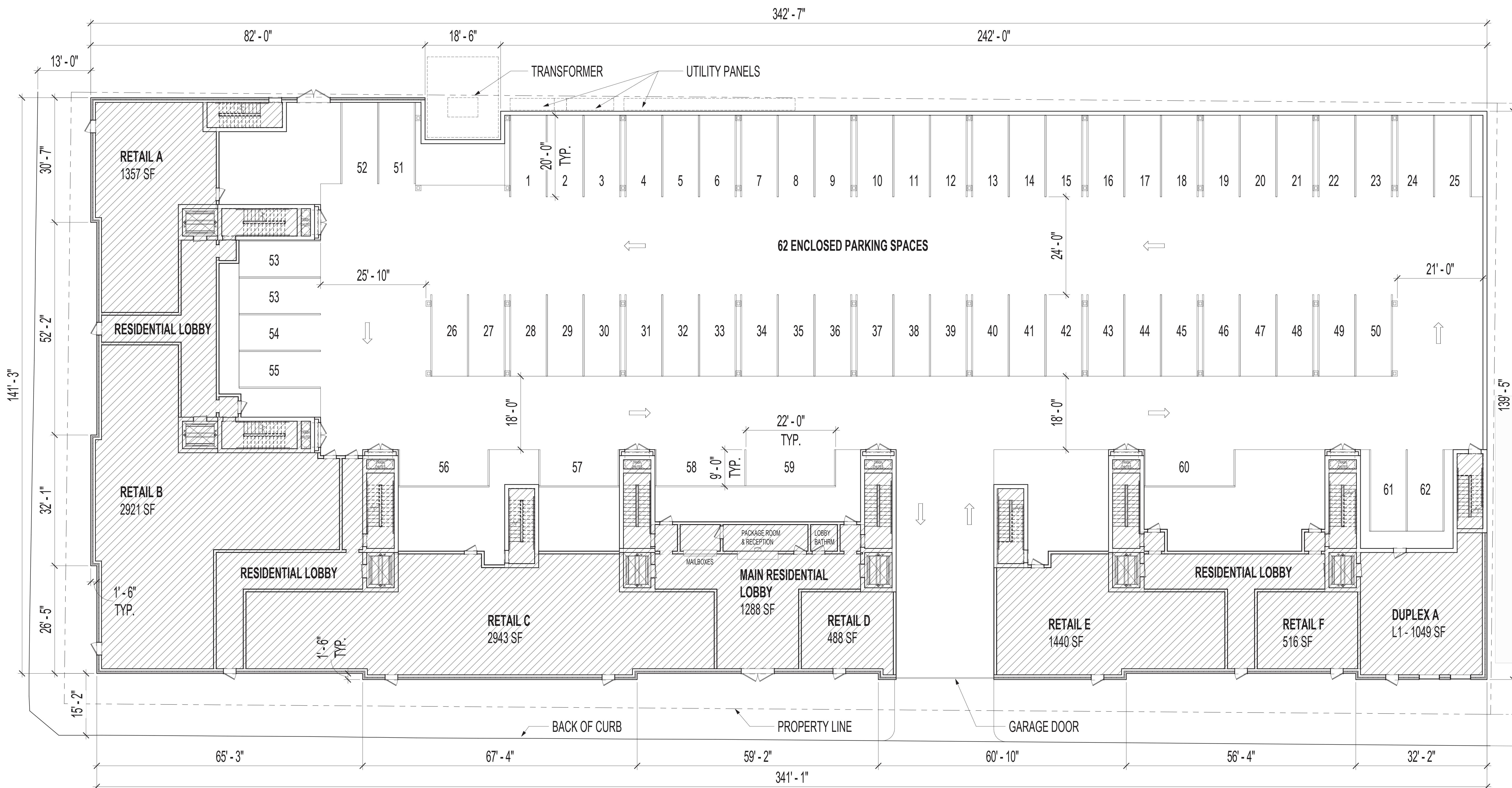
- (17) 100 SF STORAGE UNIT FOR EACH RESIDENTIAL UNIT
- (1) ELEVATOR HAS BASEMENT LEVEL ACCESS
- (3) EGRESS STAIRS HAVE BASEMENT LEVEL ACCESS

FLOORPLAN

NORTHWORKS



CONDOS AT CACHE & PEARL
JACKSON, WYOMING



1 1ST FLOOR PLAN

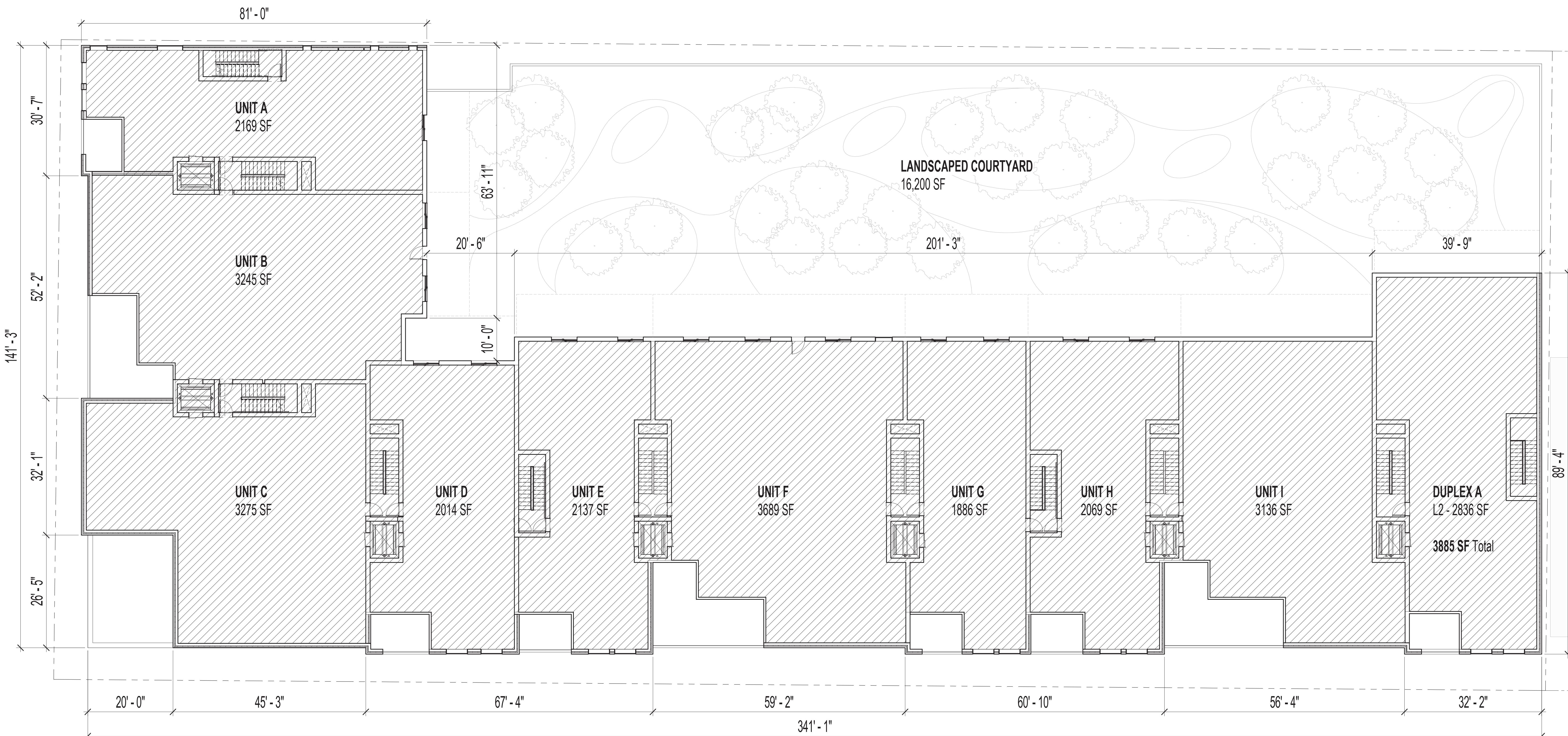
BUILDING TOTALS

**GROSS SF - 66,862
SELLABLE SF - 56,519
EFFICIENCY - 84.5%**

LEVEL 1

**GROSS SF - 16,594
SELLABLE SF - 10,714**

FLOORPLAN



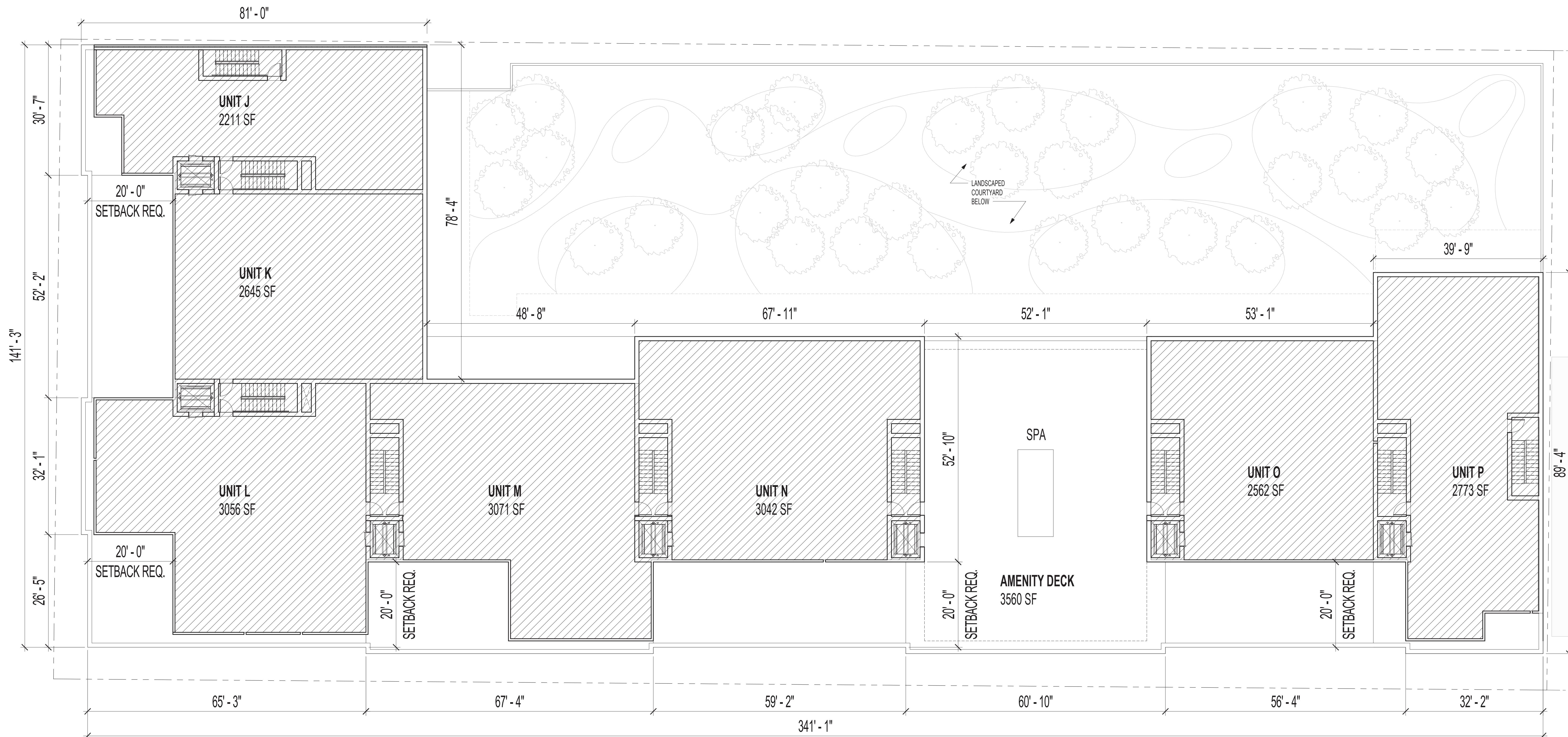
1 2ND FLOOR PLAN FLOOR
3/32" = 1'-0"

BUILDING TOTALS

GROSS SF - 66,862
SELLABLE SF - 56,519
EFFICIENCY - 84.5%

LEVEL 2

GROSS SF - 28,795
SELLABLE SF - 26,445



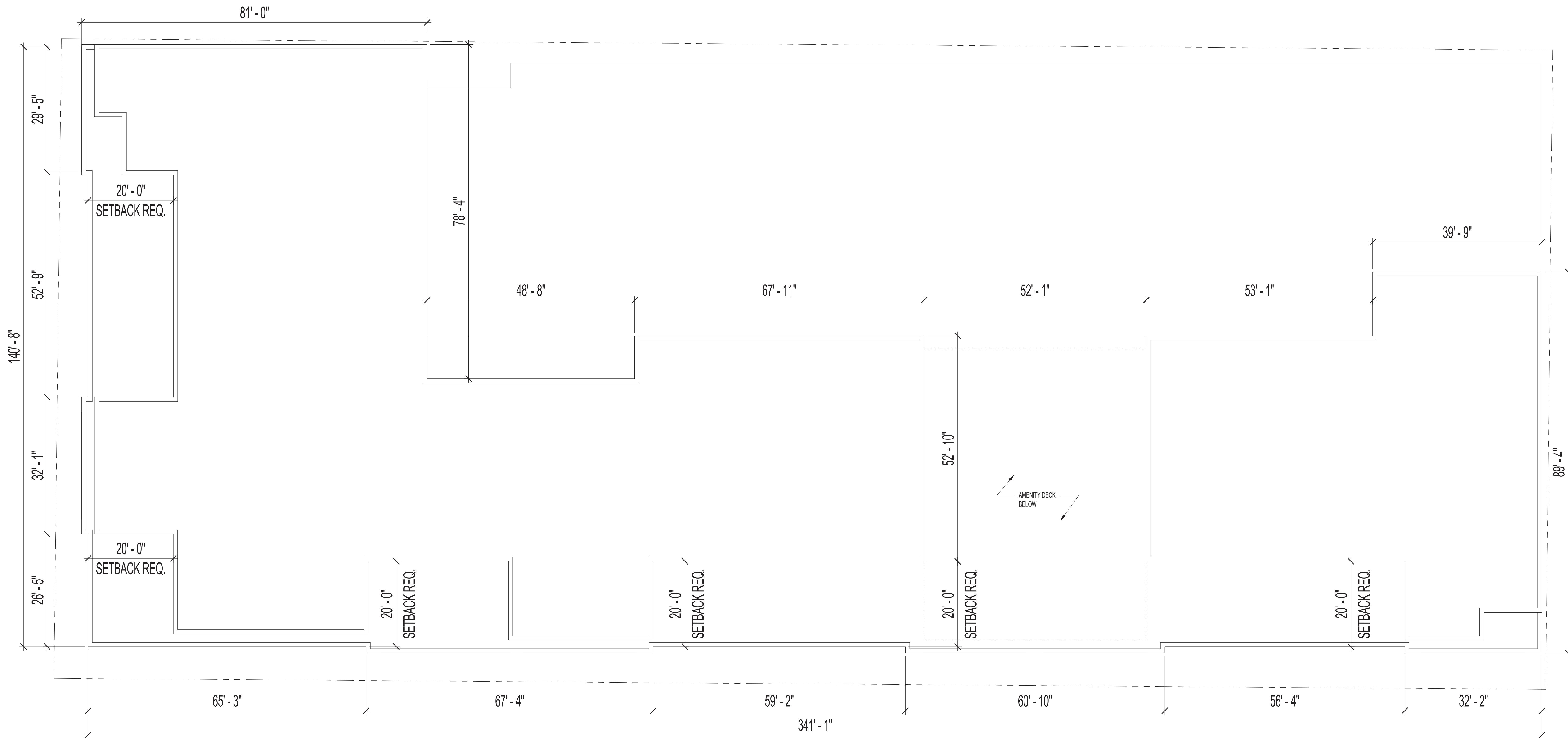
BUILDING TOTALS

LEVEL 3

① 3RD FLOOR PLAN

3/32" = 1'-0"
GROSS SF - 66,862
SELLABLE SF - 56,519

GROSS SF - 21,473
SELLABLE SF - 19,360
EFFICIENCY - 84.5%



① ROOF PLAN

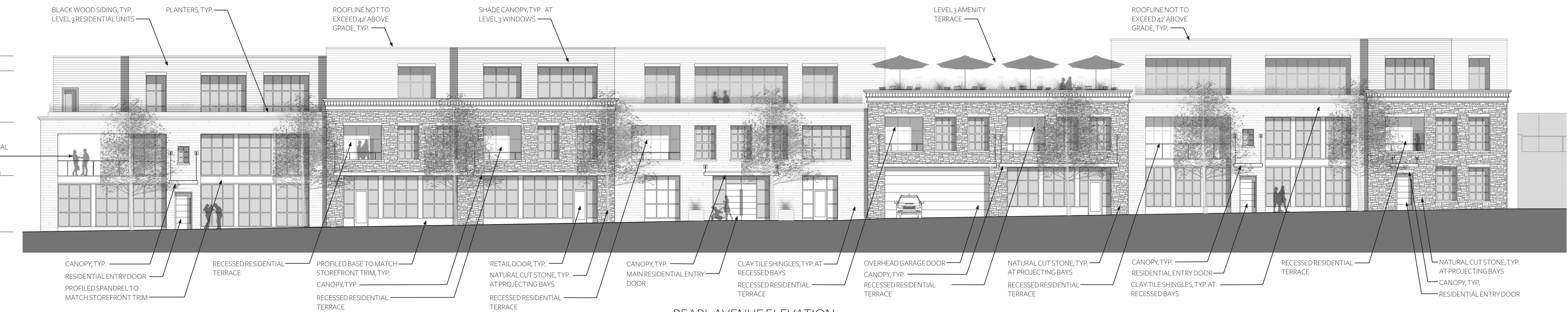
3/32" = 1'-0"

FLOORPLAN

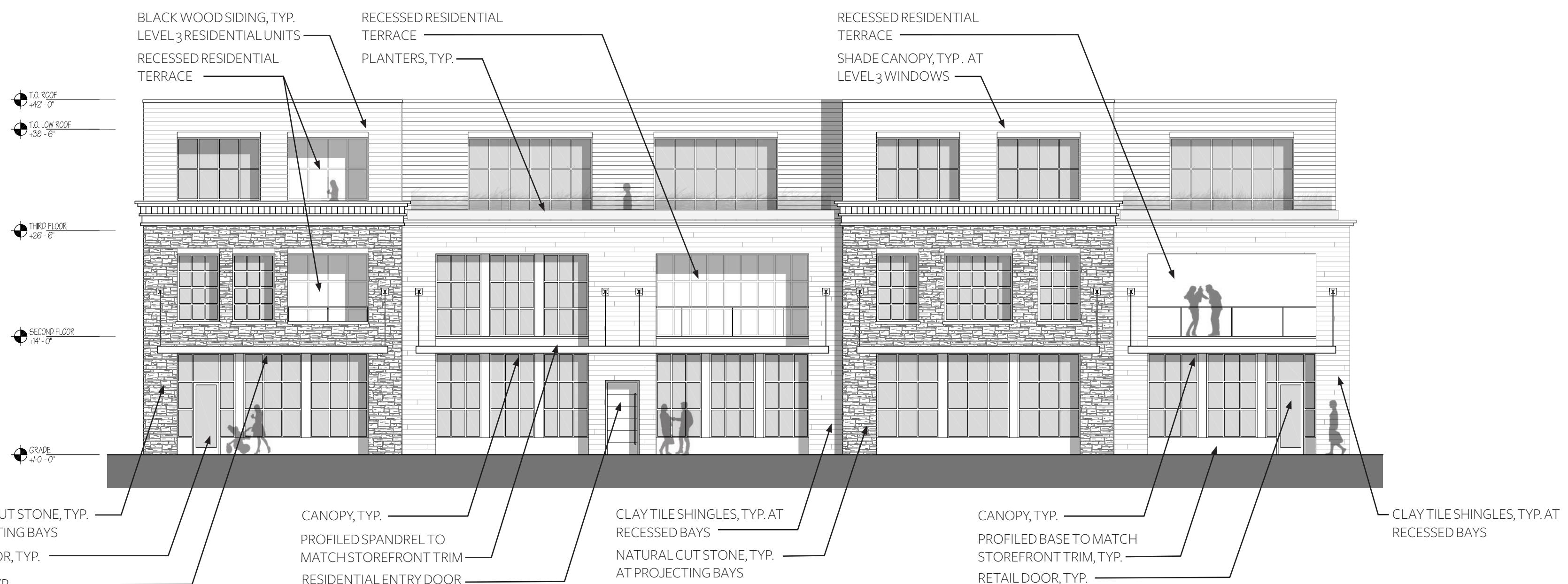
NORTHWORKS



CONDOS AT CACHE & PEARL
JACKSON, WYOMING



PEARL AVENUE ELEVATION



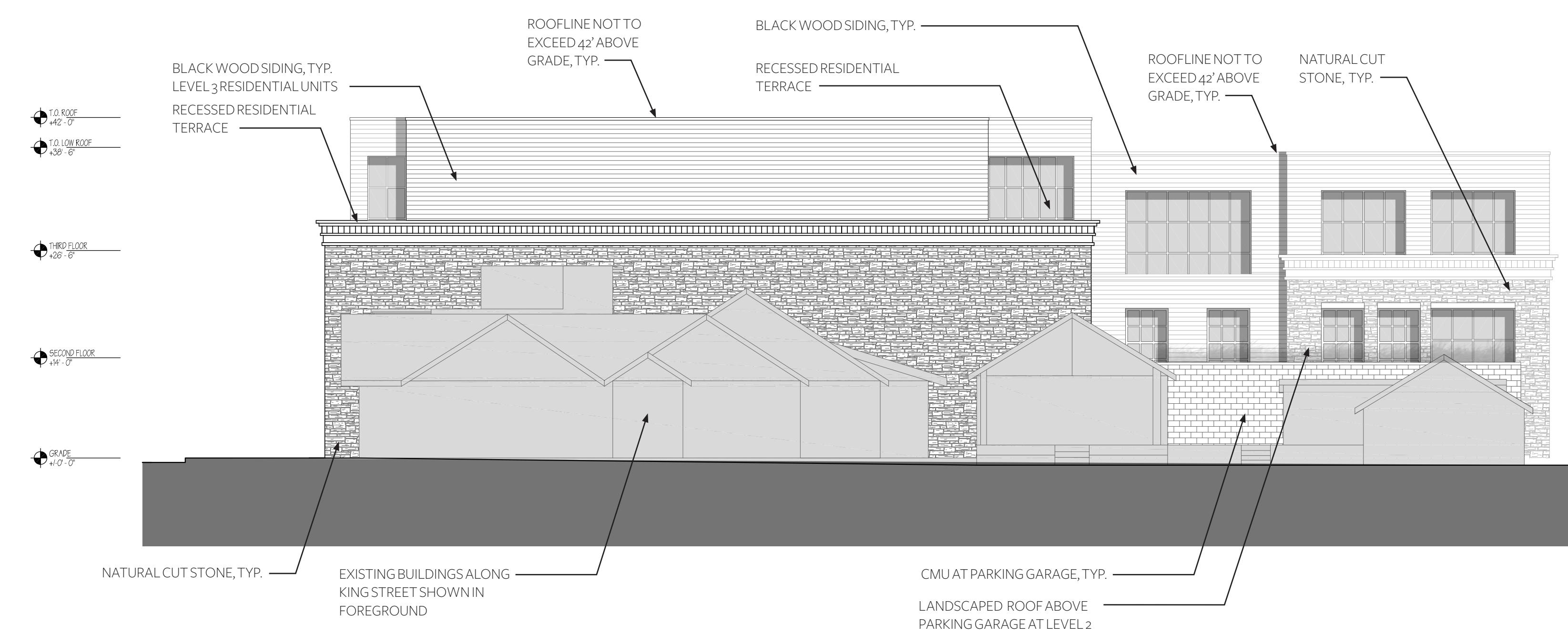
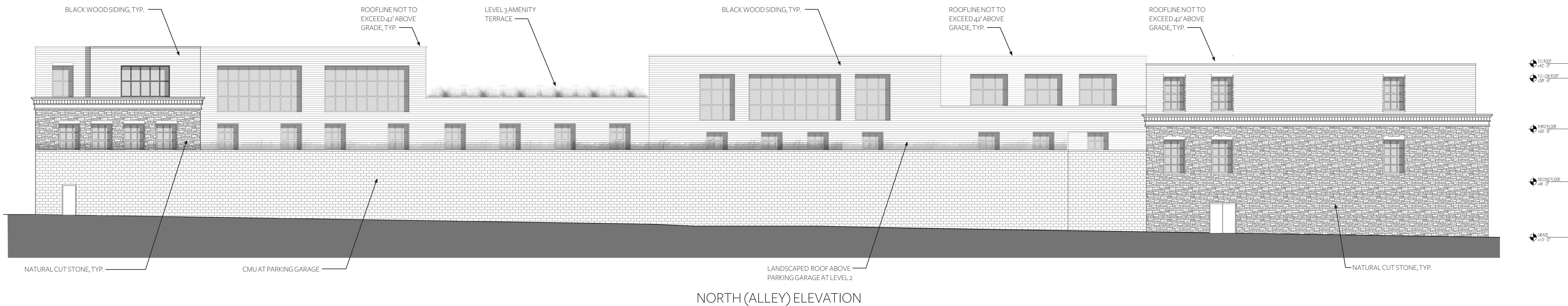
CACHE STREET ELEVATION

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

NORTHWORKS



CONDOS AT CACHE & PEARL
JACKSON, WYOMING



BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"



PEARL AVENUE ELEVATION



CACHE STREET ELEVATION

RENDERED ELEVATIONS
NOT TO SCALE



EXTERIOR RENDERING



EXTERIOR RENDERING

NORTHWORKS



CONDOS AT CACHE & PEARL
JACKSON, WYOMING

HOUSING MITIGATION PLAN



Jackson/Teton County Affordable Housing Checklist - Housing Mitigation Plan (LDR Division 6.3.6)

Every development application must include a Housing Mitigation Plan for sufficiency. Every Housing Mitigation Plan is required to contain the following information:

Applicability (LDR 6.3.6.A.3.a)

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes No If yes, explain and refer to the proper LDR _____

2. Are there credits associated with your development? Yes No If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. _____

There are currently 9.523 housing credits associated with existing development on site. Proposed use for the re-development requires 6.579 credits. There are 2+ credits remaining after the redevelopment. No units shall be required. See attached AFH Calculator Worksheet.

Calculation of Requirement (LDR 6.3.6.A.3.b)

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes No

If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

I have attached a separate sheet with the calculation and supporting data for my Independent Calculation

Housing Mitigation Requirements Calculator. If no to 1 and 3 above, calculate your development's requirement, using the Housing Mitigation Requirements Calculator. The calculator can be found at this link: www.jacksonwy.gov/200/Planning Attach a copy of the first page of the calculator showing the calculations and requirements with your Housing Mitigation Plan. The Planning Department is available to help with this calculation prior to submittal of your application.

I have attached a copy of the first page of the Housing Mitigation Requirements Calculator which includes my requirement and unit types.

Type of Affordable Housing Provided – Standard Restrictions. (LDR 6.3.4)

4. How many ownership or rental units are you proposing in which income ranges with how many bedrooms?
Please complete the matrix below:

Bedrooms	0 – 50%	50% - 80%	80% - 120%	Workforce	Ownership or Rental
1-bedroom					
2-bedroom					
3-bedroom					

Special Restriction. The Special Restriction is a contract between The Board of County Commissioners or the Town Council and the owner of real property developed or designated to satisfy the development requirements. The Special Restrictions will be recorded on the property. Appropriate restriction templates can be obtained from the Jackson/Teton County Affordable Housing Department or at this link: www.tetonwyo.org/1856/Deed-Restriction-Templates .

I have attached a draft of the Standard Restrictions for each unit.

Livability Standards (LDR 6.3.4.D and E) (Rules and Regs Section 2-3). Restricted housing must comply with the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. The Livability Standards include amount of cabinetry/counter space, storage, closets, room sizes, appliances, laundry facilities, bathrooms, etc. The Rules and Regulations can be found at this link:

www.tetonwyo.org/1332/Housing-Rules-and-Regulations .

I have reviewed the Livability Standards and understand the requirements. I have/will contact the Housing Department for approval of my units early in the design process to get their approval prior to submitting for building permit.

Method for Providing Required Housing (LDR 6.3.5):

One or a combination of the below methods may be proposed to satisfy your housing requirement. They are listed in the order of preference/priority. Highest priority must be used unless it is demonstrated that a higher priority is impracticable (LDR 6.3.5.C)

1. Construction of new units either on-site or off-site (LDR 6.3.5.D.1).
2. Conveyance of land for affordable/workforce housing (LDR 6.3.5.D.2).
3. Utilization of a banked affordable or workforce housing unit (LDR 6.3.5.D.3).
4. Restriction of an existing residential units as an affordable/workforce housing unit (LDR 6.3.5.D.4).
5. Payment of an in-lieu fee (LDR 6.3.5.D.5).

I have attached a detailed explanation of my proposed method of providing Required Housing.

Phasing Plan (LDR 6.3.5.A.3). Restricted Housing Units shall be ready for occupancy no later than the free market portion of the development is occupied. If the free market portion is to be developed in phases, then the Restricted Housing Units shall be developed prior to or in proportion to the free market portion.

I have attached a detailed description of my phasing plan as it pertains to Affordable/Workforce units.

Housing Mitigation Plan

updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required	
Conventional Lodging	0.102*bedrooms	1	0	49	5.005	Ranch Inn
Conventional Lodging	0.102*bedrooms	1	0	8	0.817	Ranch Square Building
Retail	0.000216*sf		2613	1	0.564	Under the Willow Building Per TC GIS
Retail	0.000216*sf		3792	1	0.818	Ranch Square Building Per TC GIS
Retail	0.000216*sf		2325	1	0.502	Grace Spa per ZCV
Restaurant/Bar	0.000599*sf		3000	1	1.796	Thai Me Up per ZCV
Assembly	Independent Calculation		3000	1		Conference Center per ZCV
Apartment (Local Occupancy)	0.000017*sf+(Exp(-14.82+1.59*Ln(sf))/2.176	2	820	1	0.021	Deed Restricted Unit per ZCV
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf))/2.176	1	518	1	0.000	Apartment Per ZCV
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf))/2.176	2	752	1	0.000	Apartment Per ZCV
Existing Workforce Housing Credit					9.523	

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required	
Retail	0.000216*sf		1357	1	0.293	Retail Unit A
Retail	0.000216*sf		2921	1	0.630	Retail Unit B
Retail	0.000216*sf		2943	1	0.635	Retail Unit C
Retail	0.000216*sf		488	1	0.105	Retail Unit D
Retail	0.000216*sf		1440	1	0.311	Retail Unit E
Retail	0.000216*sf		516	1	0.111	Retail Unit F
Assembly			1288	1		Lobby
Short-Term Rental Unit	0.102*bedrooms	2	2169	1	0.204	Unit A
Short-Term Rental Unit	0.102*bedrooms	3	3245	1	0.306	Unit B
Short-Term Rental Unit	0.102*bedrooms	3	3275	1	0.306	Unit C
Short-Term Rental Unit	0.102*bedrooms	2	2014	1	0.204	Unit D
Short-Term Rental Unit	0.102*bedrooms	2	2137	1	0.204	Unit E
Short-Term Rental Unit	0.102*bedrooms	3	3689	1	0.306	Unit F
Short-Term Rental Unit	0.102*bedrooms	2	1886	1	0.204	Unit G
Short-Term Rental Unit	0.102*bedrooms	2	2069	1	0.204	Unit H
Short-Term Rental Unit	0.102*bedrooms	3	3126	1	0.306	Unit I
Short-Term Rental Unit	0.102*bedrooms	2	2211	1	0.204	Unit J
Short-Term Rental Unit	0.102*bedrooms	3	2645	1	0.306	Unit K
Short-Term Rental Unit	0.102*bedrooms	3	3056	1	0.306	Unit L
Short-Term Rental Unit	0.102*bedrooms	3	3071	1	0.306	Unit M
Short-Term Rental Unit	0.102*bedrooms	3	3042	1	0.306	Unit N
Short-Term Rental Unit	0.102*bedrooms	3	2562	1	0.306	Unit O
Short-Term Rental Unit	0.102*bedrooms	2	2773	1	0.204	Unit P
Short-Term Rental Unit	0.102*bedrooms	3	3885	1	0.306	Duplex A
Circulation or Nonhabitable Space	exempt		6572	1	0.000	Basement (Short Term Rental) 6.579

Affordable Workforce Housing Required: 0.000 units Fee-in-Lieu Amount: \$ 1,981.68

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

PARKING CALCULATIONS

PARKING CALCULATIONS

Commercial Use	Square Footage	Parking Required	Number of Spaces	Notes
Retail A	1357	2.25 spaces per 1,000 sf	3.05325	
Retail B	2921	2.25 spaces per 1,000 sf	6.57225	
Retail C	2943	2.25 spaces per 1,000 sf	6.62175	
Retail D	488	2.25 spaces per 1,000 sf	1.098	
Retail E	1440	2.25 spaces per 1,000 sf	3.24	
Retail F	516	2.25 spaces per 1,000 sf	1.161	
TOTAL	9665		21.74625	

Residential Use	Square Footage	Parking Required	Number of Spaces	Notes
Unit A	2169	1.5 Per DU	1.5	*Short term rental not eligible to share parking with other uses
Unit B	3245	1.5 Per DU	1.5	
Unit C	3275	1.5 Per DU	1.5	
Unit D	2014	1.5 Per DU	1.5	
Unit E	2137	1.5 Per DU	1.5	
Unit F	3689	1.5 Per DU	1.5	
Unit G	1886	1.5 Per DU	1.5	
Unit H	2069	1.5 Per DU	1.5	
Unit I	3126	1.5 Per DU	1.5	
Unit J	2211	1.5 Per DU	1.5	
Unit K	2645	1.5 Per DU	1.5	
Unit L	3056	1.5 Per DU	1.5	
Unit M	3071	1.5 Per DU	1.5	
Unit N	3042	1.5 Per DU	1.5	
Unit O	2562	1.5 Per DU	1.5	
Unit P	2773	1.5 Per DU	1.5	
Duplex A	3885	1.5 Per DU	1.5	
TOTAL	46855		25.5	

Parking Type	Quantity	Notes
Total Parking Spaces Required (From Above By Use)	47.24625	26 spaces associated with short term rental cannot be offset with parking credits
On-Street Availability	14	22' linear feet per space
Parking Credit	TBD	
Required On-Site Parking	33.24625	34 Spaces Required

LDR COMPLIANCE

LDR COMPLIANCE

PROJECT INFORMATION

N 1/2 LOT 14-16, BLK. 1, CACHE-1
 50 S Cache Street
 Jackson, WY 83001
 PIDN: 22-41-16-34-2-05-006
 Lot Size: 0.344 Acres (13,557 sf)

LOT 12-13, S 1/2 LOTS 14-16 BLK. 1, CACHE-1
 45 East Pearl Avenue
 Jackson, WY 83001
 PIDN: 22-41-16-34-2-05-007
 Lot Size: 0.602 Acres (26,238 sf)

LOT 10-11, BLK. 1, CACHE-1
 75 East Pearl Avenue
 Jackson, WY 83001
 PIDN: 22-41-16-34-2-05-008
 Lot Size: 0.344 Acres (14,989 sf)

2.2.15. DC-2: Downtown Core -2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec 9.4.8.)				
General	Source	Notes	Proposed	Complies
Primary street setback range (min.-max)	ToJ LDR Section 2.2.15.B.1	0' – 5'	0' – 5'	Yes
Secondary street setback range (min.-max)	ToJ LDR Section 2.2.15.B.1	0' – 5'	0' – 5'	Yes
Side interior (min.)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Rear (min.)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Abutting protected zone	ToJ LDR Section 2.2.15.B.1	10'		n/a
Landscaping (Div. 5.5.)				
Landscape surface ratio (min.)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Plan units (min.)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.15.B.1	4'		n/a

Height in rear yard (max)	ToJ LDR Section 2.2.15.B.1	6'		n/a
Setback from pedestrian frontage	ToJ LDR Section 2.2.15.B.1	1'		n/a
Setback from side or rear lot line (min.)	ToJ LDR Section 2.2.15.B.1	0'	0'	Yes
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min.)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.15.B.1	0'	40'	Yes
Access				
Curb cut width (mx)	ToJ LDR Section 2.2.15.B.1	24'	24'	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11.)				
Width of ground and 2 nd story in primary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min.)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Width of ground and 2 nd story in secondary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min.)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch $\geq 5/12$	ToJ LDR Section 2.2.15.B.2	46'		n/a

Height (max) if roof pitch <5/12	ToJ LDR Section 2.2.15.B.2	42'	42'	Yes
Stories (max)	ToJ LDR Section 2.2.15.B.2	3	3	Yes
Height (min.) in any street setback range	ToJ LDR Section 2.2.15.B.2	16'	16'	Yes
Building Stepback (Sec. 9.4.12.)				
Stepback for any 3 rd story street façade or street façade over 30' (min.)	ToJ LDR Section 2.2.15.B.2	20'	20'	Yes
Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.15.B.2	40%	40%	Yes
A building with only residential use that has at least 4 units is exempt from stepback requirement	ToJ LDR Section 2.2.15.B.2			n/a
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.15.B.2	1.3	GSA (1.29 Acres) 54,784 * <u>1.3</u> = 71,219.2 sf	Yes
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.15.B.2			n/a
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.15.B.2			n/a
3. Form Standards				
Pedestrian Frontage				
Covered walkway	ToJ LDR Section 2.2.15.B.3	See Sec 2.2.1.C.1	Cache Street	Yes
Trees in grates	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.C.2	Pearl Ave.	Yes
Building Frontage Options				
Shopfront	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.2	Shopfront	Yes
Residential	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.4.		n/a
Lodging	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.5.		n/a

Parking Type Options				
On-street parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.1	Yes	Yes
Surface parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.2.		n/a
Tuck-under parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.4		n/a
Enclosed parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.3.		n/a
Structured parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.5.	Yes	Yes
Underground parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.6.		n/a
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.15.B.4	20'		n/a
Flat Creek north of Hansen	ToJ LDR Section 2.2.15.B.4	25'		n/a
Flat Creek south of Hansen	ToJ LDR Section 2.2.15.B.4	50'		n/a
Wetland	ToJ LDR Section 2.2.15.B.4	30'		n/a
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation Ditch	ToJ LDR Section 2.2.15.B.4	15'		n/a
Natural Resource Overlay (NRO)(Sec. 5.2.1.)				
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)				
Light trespass is prohibited	ToJ LDR Section 2.2.15.B.5			Yes
All lights over 600 lumen shall be fully shielded.	ToJ LDR Section 2.2.15.B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.15.B.5	3	TBD	Yes
Lumens per site (max)	ToJ LDR Section 2.2.15.B.5			Yes
All fixtures		100,000		Yes

Unshielded fixtures		5,500		Yes
Light color	ToJ LDR Section 2.2.15.B.5	<3000 Kelvin		Yes
Scenic Resource Overlay (SRO)(Sec. 5.3.2.)				
6. Natural Hazards to Avoid				
Steep Slopes (Sec 5.4.1.)				
Development prohibited	ToJ LDR Section 2.2.15.B.6	Slopes>25%		n/a
Hillside CUP required	ToJ LDR Section 2.2.15.B.6	Parcel with average cross-slope > 10%		n/a
Areas of Unstable Soils (sec. 5.4.2.)				
Fault Area (sec. 5.4.3.)				
Floodplains (sec 5.4.4.)				
Wildland Urban Interface (sec. 5.4.5.)				
7. Signs (nonresidential) (Div. 5.6.)				
Number of signs (max)	ToJ LDR Section 2.2.15.B.7	3 per business year	TBD	TBD
Background color	ToJ LDR Section 2.2.15.B.7	No white or yellow	TBD	Yes
Sign Area				
Total sign area (max)	ToJ LDR Section 2.2.15.B.7	3 sf per linear ft of street façade width up to 150 sf	TBD	Yes
Penalty	ToJ LDR Section 2.2.15.B.7	10% per projecting and freestanding sign		
Sign Type Standards				
Canopy Sign	ToJ LDR Section 2.2.15.B.7			TBD
Clearance (min)	ToJ LDR Section 2.2.15.B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.15.B.7	18" from back of curb		
Freestanding sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)	ToJ LDR Section 2.2.15.B.7	6'		

Setback (min)	ToJ LDR Section 2.2.15.B.7	5'		
Projecting sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)	ToJ LDR Section 2.2.15.B.7	24' above grade		
Clearance (min)	ToJ LDR Section 2.2.15.B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.15.B.7	18" from back of curb		
Window Sign	ToJ LDR Section 2.2.15.B.7			
Window surface coverage (max)	ToJ LDR Section 2.2.15.B.7	25% up to 16 sf		
Temporary signs	ToJ LDR Section 2.2.15.B.7	(sec 5.6.1.)		

8. Grading, Erosion Control, Stormwater

Grading (sec 5.7.2.)

Erosion Control (sec 5.7.3.)

Erosion shall be controlled at all times	ToJ LDR Section 2.2.15.B.8			Yes
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Stormwater Management (sec.5.7.4.)

No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.15.B.8			Yes
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9. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
>39,000 sf	X	X	X	X		Sec.5.7.2.	n/a
Sign					X		

1. Allowed Uses				2. Use Requirements		
Use	Permit	Individual Use (max)	Density (max)	Parking (min.) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div.6.3.)	

Lodging					
Short-term rental Unit (6.1.5.c.)	B(LO)	n/a	n/a	1/DU if <2 bedrooms and <5090 sf; otherwise 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B(LO)	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B(LO)		n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B(LO)		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf

FINDINGS FOR APPROVAL

FINDINGS FOR APPROVAL

1. "Consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan"

The proposed project is consistent with the desired future character for District 2: Town Commercial Core as it supports commercial use, employment opportunities, and lodging capacity. The site is located more specifically in subarea 2.3 Downtown, a subarea that is very important to downtown as demonstrated by the large number of detailed goal statements for this area in the Comprehensive Plan, including providing a vibrant pedestrian-oriented mixed use district with a variety of non-residential and residential uses. This proposal achieves these goals in exemplary manner in the following ways:

- A mixed-use development will be created with a variety of commercial uses on the ground level and residential units on the two upper floors.
- The upper floor residential units will be available for short-term rental, adding another potential use.
- The public realm along Pearl Avenue will be greatly enhanced with an active new building wall, a wider sidewalk and an attractive overhead canopy.
- A consistent size and building form will be created across seven existing town lots in an area that currently contains inconsistent building forms and sizes.
- This consistent building form will be accomplished with exemplary urban design principles that create a warm pedestrian scale along the sidewalk, contains numerous additive and subtractive building elements, includes a desirable range of building materials, and sets back the third building level.
- This urban design received unanimous approval from the Design Review Committee.

2. Is not subject to the finding of "Achieve the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable."

The proposed development is not within either of the aforementioned zoning overlays.

3. "Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities."

All Town departments reviewed this proposed development during the pre-application phase, and they will continue reviewing the plans as they become more detailed. Their comments on infrastructure and facilities will be incorporated throughout the planning process. Because this proposal redevelops seven currently developed lots, the existing public services, utilities and infrastructure are expected to support this proposal without needed expansions.

4. "Complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a Sketch Plan."

The proposed project complies with or exceeds LDR standards and Town Ordinances. No variances or administrative adjustments are being proposed at this time.

5. "Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals."

The proposed project is in conformance and will remain in conformance with all TOJ departments having jurisdiction over the project. The submittal documents include responses to comments from the Pre-Application review.

RESPONSES TO THE
TOWN OF JACKSON
PLANNING DEPARTMENT
PRE-APPLICATION
CONFERENCE
(30 JUNE 2021)

RESPONSES TO THE TOWN OF JACKSON PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
(30 JUNE 2021)

1. Massing: The general subtractive/additive massing looks very good. On the Cache frontage, staff recommends stepping the building down from 3 stories to 2 stories so that it transitions well with the property to the north (10 E Broadway) which is in the TS-1 zone allowing a max of 2 stories. If project extends all the way to Sweetwater block, staff strongly recommends that the building step down to 2 stories if possible here too.

Since the comment was made, the applicant has refined the building design, setbacks, and overall massing. The design contained within this sketch plan submittal was unanimously approved by the Design Review Committee ("DRC") on October 13, 2021. The proposed building design includes a setback at the third level across 100% of the Cache Street and Pearl Avenue frontages. The setbacks range from 3 feet to 20 feet which exceed the land development regulations requirements.

2. Single project massing: In addition to the subtractive/additive massing, the project will need to address its massing using horizontal and/or vertical techniques (see Sec. 1.16/1.22) to meet the Design Guidelines (both regular and DDO – see below). This is because the project is being proposed as a very large, unified project (approx. 350' of frontage on Pearl if carried to the Sweetwater property), which means that perhaps the key issue for this project will be finding creative ways to break up the massing into much smaller modules (see Sec. 1.13.a, b & c). For example, a monolithic building designed like the Marriott on Simpson Avenue will not be acceptable in this location in the DDO.

Since the comment was made, the applicant has refined the building design and overall massing. The design contained within this sketch plan submittal was unanimously approved by the Design Review Committee ("DRC") on October 13, 2021. Smaller modules and variability in the materiality of the exterior are included as part of the design strategy to address the design guidelines. The proposed building design includes projected and recessed modules of different materials which breaks the scale of the building into smaller sections. These modules have also been organized to provide a hierarchy and order between the retail and residential entrances.

3. Downtown Design Overlay ("DDO"): There are a number of elements of the DDO and Area 2 that will need to be incorporated into the design.

Since the comment was made, the applicant has refined the building design and has incorporated the Downtown Design Overlay/Area 2 standards. The submittal was unanimously approved by the DRC on October 13, 2021.

4. First story windows/transparency: The amount of glazing should be similar to traditional Jackson buildings (see Sec. 1.21). Concept drawings show street level floor to ceiling windows which is too much, might try a kick plate or some other techniques to reduce glazing. The second story windows also show more transparency than traditional structures.

Since the comment was made, the applicant has significantly reduced glazing at both street level and upper stories using a variety of techniques that more closely align with traditional structures. The proposed building design was unanimously approved by the DRC on October 13, 2021, and features kick plates below the street level storefront glazing, and a variety of punched window types on the second floor.

RESPONSES TO THE TOWN OF JACKSON PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
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5. Materials: The variable brick is very good per Sec. 1.23/1/24/1.27, however, using only one type of brick for a building this size may not meet all the DDO guidelines, especially the goals of breaking the building into modules. Perhaps consider the use of different colors/textures of bricks in clean logical manner.

Since the comment was made, the applicant has refined the building design to incorporate additional materials to the exterior facades that align with the DDO guidelines. The submittal was unanimously approved by the DRC on October 13, 2021. The proposed building design has eliminated brick as a building material and now features a material palette of stone and clay tile shingles at Levels 1-2, black cedar siding at Level 3, stained cedar plank exterior ceilings and canopies, black aluminum windows, and black metal and wood detailing at the canopy structures and cornices, respectively. These material changes are a direct response to the comments received and further support the project's compliance with the Design Guidelines.

6. Pedestrian frontage: The direction from staff is that the Cache Frontage should be covered boardwalk (with continuous canopy with no gaps) and the Pearl frontage should be Trees in Grates (concrete sidewalk with pavers and trees). This appears to be what is generally shown in concept drawings. Depending on the location of the curb in relation to the property lines, the required 13.5' pedestrian frontage may not fit entirely within the public ROW. Pedestrian frontages sometimes overlap onto private property, but the Town tries to limit unreasonable encroachments when necessary. In such cases, an Administrative Adjustment may be used but in no case will the pedestrian frontage be reduced below 11' in width and preferably not below 12". On some streets, the existing curb can be moved away from the property line to provide additional pedestrian width.

Final site plan, pedestrian frontages, and required public right of way improvements will be developed prior to submitting for the Development Plan. No unnecessary encroachment agreements are anticipated.

7. Should consider cutting building corner on first floor for entrance and additional pedestrian space. However, if curb extensions are included then cutting the corner may not be necessary.

Since the comment was made, the applicant has adjusted the plan so that corner "module" is recessed from the adjacent modules to help break down the scale of the facades and provide additional pedestrian space at the corner. This design was unanimously approved by the DRC on October 13, 2021.

8. Uses: Is the intent to have on 8,000 sf retail space on the Cache frontage? If so, would be nice to break this into at least two smaller spaces. More variety at ground level better activates the street. If project ends including the entire Pearl frontage, the goal would be to include a number of individual commercial spaces along the street and to avoid first level condos. Outdoor dining and public amenity space should be considered in overall program if possible.

Since the comment was made, the applicant has revised the ground level plans to provide a clear hierarchy between the residential lobby entrances and the retail entrances. This design was unanimously approved by the DRC on October 13, 2021. The intention of the proposed plan is to have multiple, individual, smaller commercial spaces.

RESPONSES TO THE TOWN OF JACKSON PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
(30 JUNE 2021)

9. Sec. 1.7; 1.8; 1.9;1.12;1.13 (1.13.b & c smaller modules);

Since the comment was made, the applicant has significantly revised the building design to better address and comply with previous review comments and the Design Guidelines. This design was unanimously approved by the DRC on October 13, 2021.

10. The construction management plan will go before the Town Council. Considerations on staging should be considered as soon as possible to get ahead of potential issues.

The applicant will submit a construction management plan to the Town Council along with the Development Plan application.

11. Provide turning movements for the underground parking.

Underground parking is not being considered at this time.

12. Pathways will be recommending a bulb-out or curb extension at Cache and Pearl.

If required by Pathways, bulb-out or curb extensions will be implemented.

13. If the plan is to only develop the western 3 lots: The western 3 lots total 2,500 sf and allow a 1.3 FAR of 29,250 sf. The plans show an above-ground floor area of 51,144 sf which far exceeds the allowed FAR. Staff is assuming the use of the 2:1 bonus, but the housing calculator says otherwise and describes all unit's short-term rental. FAR can be transferred from the other 4 eastern lots, but the total FAR for all 7 lots is 68,250 sf. Essentially this would be a 17,106 sf transfer from the eastern 4 lots. Please explain how this will work with the existing Ranch Inn Hotel.

The proposed development will demolish all above ground structures. According to the Alta Survey provided by Nelson Engineering, the Gross Surface Area of the seven lots is 1.29 Acres (54,784 square feet). Using a 1.3 FAR ratio, the resulting available square footage permissible to build (assuming existing structures will be demolished) is 71,219.2 square feet.

14. Please describe the phasing plan, if any.

Phasing is not being proposed at this time.

15. The Fire Department may add, keep, or reduce the amount of re-curb along Pearl Ave as a result of the new Fire Station. This may impact the amount of on-street parking credits for this development. At this time the Fire Department has not yet indicated a change to the red curb but may do so as part of the Sketch Plan and/or Development Plan.

The applicant will be in close contact with Jackson Hole Fire/EMS and will coordinate the design of the proposed development with the needs of the fire station. The viability of on street parking will be finalized prior to submitting the Development Plan.

RESPONSES TO THE TOWN OF JACKSON PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
(30 JUNE 2021)

16. Staff needs a detailed breakdown of how housing credits and parking credits will be applied to all ownership spaces, specifically the ground-level commercial. In the future if uses change, how will parking be designated since there appears to be a surplus of parking.

Housing and parking credits will be finalized prior to the submittal of the Development plan dependent upon the final use allocation of the ground-level commercial spaces.

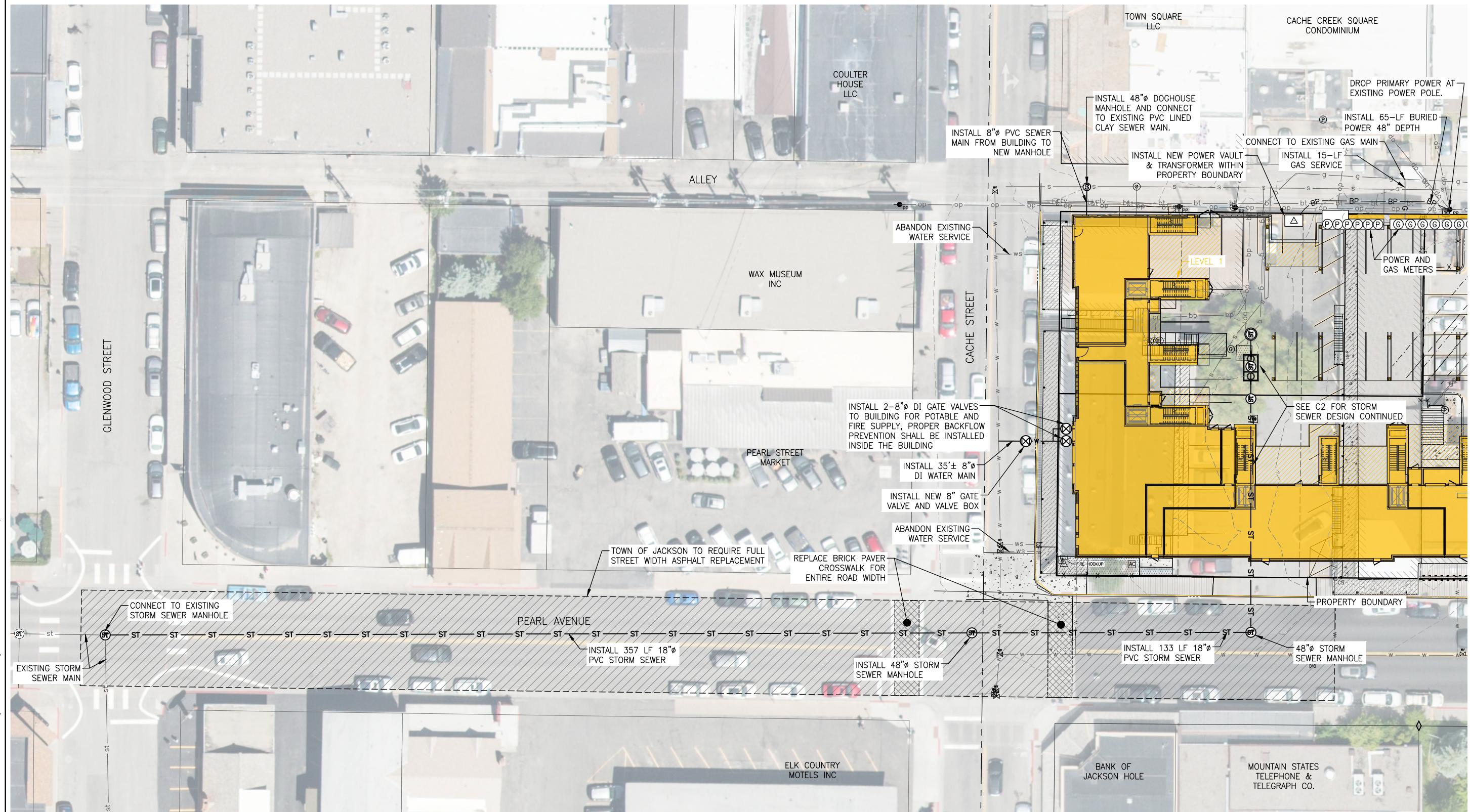
17. Updates needed on the parking sheet and housing calculator:

- 16 units are shown in the parking chart, yet the floor plans indicate 18 units. Please update the parking chart to reflect the correct amount of parking per unit.

17 units are currently being proposed. The parking chart is updated to reflect this quantity.

- the housing calculator shows 3 units as conventional lodging, please confirm these are the efficiency units shown on the floor plans? Also, there are 2 other efficiency units shown on the floor plans, are these also conventional lodging?

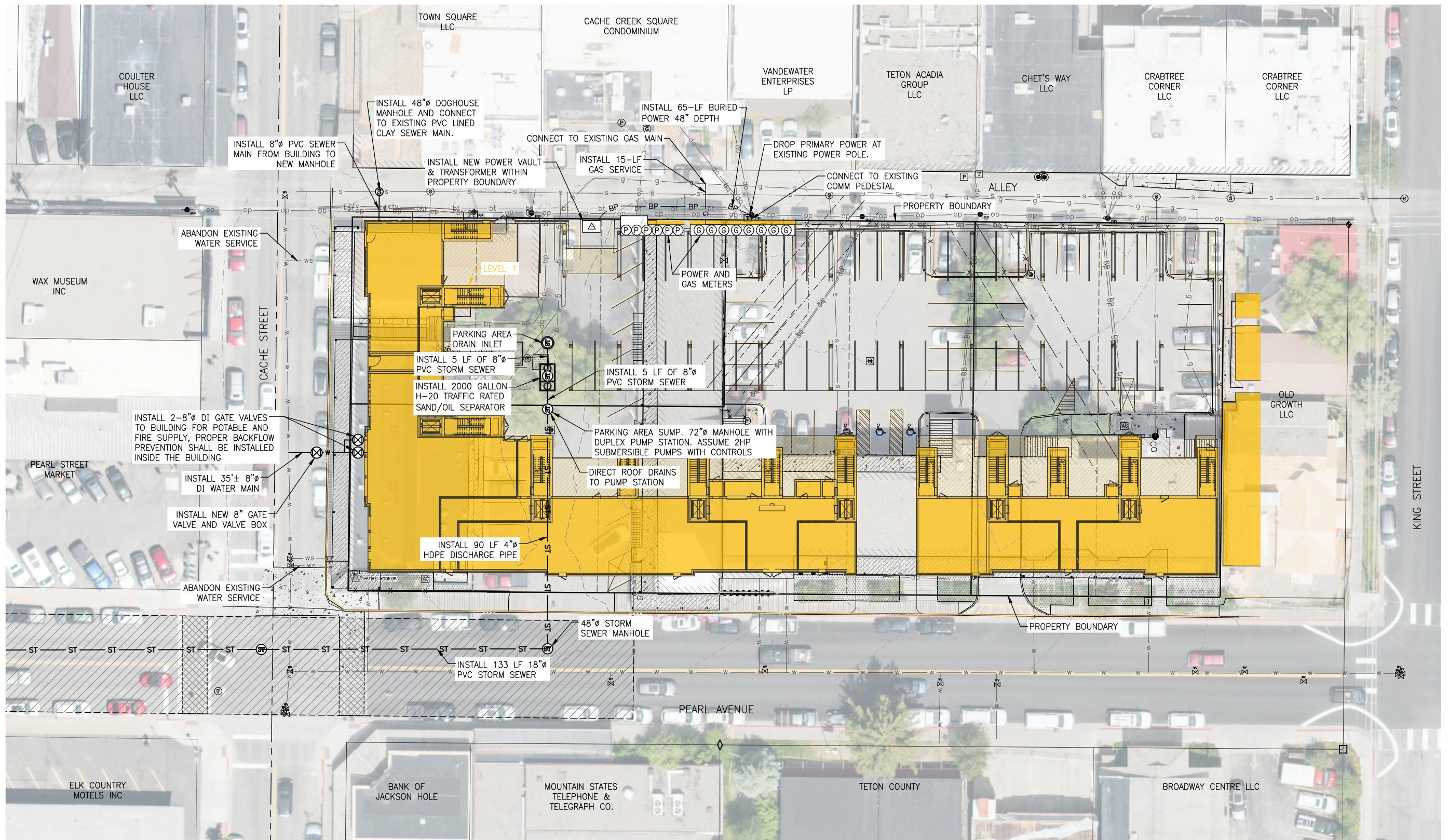
The housing calculator has been updated to reflect current and proposed uses.



DRAWING NO	JOB TITLE	JOB NO	DRAWING TITLE	REV.
C1	CACHE & PEARL PROJECT	21-076-03	WEST UTILITY SITE PLAN	3 NOV 2021
	SCHEMATIC DESIGN			NE
				ENGINEERED
				BO
				DRAWN
				BO
				CHECKED
				MB
				APPROVED

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



NOT FOR CONSTRUCTION

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING NO	JOB TITLE	DRAWING TITLE
C2	CACHE & PEARL PROJECT	EAST UTILITY SITE PLAN
21-076-03	SCHEMATIC DESIGN	
MB	JACKSON, WYOMING	
MB	APPROVED	
MB	CHECKED	
MB	DRAWN	
MB	ENGINEERED	
MB	BO	
MB	BO	
MB	REV.	
MB	3 NOV 2021	
MB	SURVEYED	
MB	NE	
MB	ENGINEERED	
MB	DRAWN	
MB	CHECKED	
MB	APPROVED	