



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Joint Housing Dept

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

Date: May 10, 2022

Item #: P22-117

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

Email: kpage@jacksonwy.gov

Owner

Town of Jackson / RD Rentals LLC
PO Box 1687 / PO Box 877
Jackson, WY 83001/ Wilson, WY

Applicant

Joe Saunders
PO Box 190576
Anchorage, AK 99519

REQUESTS:

The applicant is submitting a request for a Pre-Application Conference for a 12-unit workforce housing project located at 910 Smith Lane & 915 Simon Lane, legally known as LOT 25, JACKSON HOLE MEADOWS PIDN: 22-41-16-32-4-05-001 and LOT 36, JACKSON HOLE MEADOWS PIDN: 22-41-16-32-4-05-011

For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.

Please respond by: May 31, 2022 (with Comments)

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

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

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description:

TBD

Physical Address:

910 SMITH LANE + 915 SIMON LANE

Lot, Subdivision:

LOT 25 + LOT 36, JACKSON HOLE MEADOWS

PIDN: 22-41-16-32-4-05-001

22-41-16-32-4-05-011

PROPERTY OWNER.

Name:

RD RENTALS LLC / TOWN OF JACKSON

Phone: 307-733-3932 (ToJ)

Mailing Address:

PO BOX 877, Wilson, WY/ PO Box 1687, Jackson, WY

ZIP: 83014/83001

E-mail:

lpardee@jacksonwy.gov (ToJ)

APPLICANT/AGENT.

Name, Agency:

Joe Saunders

Phone: 907-227-2238

Mailing Address:

PO Box 190576, Anchorage, AK

ZIP: 99519

E-mail:

joe@figure9er.com

DESIGNATED PRIMARY CONTACT.

Property Owner

Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit
 Use Permit
 Development Option or Subdivision Permit
 Interpretations of the LDRs
 Amendments to the LDRs
 Relief from the LDRs
 Environmental Analysis

This pre-application conference is:
 Required
 Optional
 For an Environmental Analysis
 For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to planning@jacksonwy.gov) of the submittal packet.

Have you attached the following?

N/A Application Fee. Go to www.townofjackson.com/204/Pre-Application.com 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>.

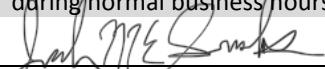
Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 Intended development options or subdivision proposal (if applicable)
 Proposed amendments to the LDRs (if applicable)

Conceptual Site Plan. For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:
 Property boundaries
 Existing and proposed physical development and the location of any uses not requiring physical development
 Proposed parcel or lot lines (if applicable)
 Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS). Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

Other Pertinent Information. Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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 Owner or Authorized Applicant/Agent

Joe Saunders

Name Printed

5 May 2022

Date

Authorized Applicant/Agent

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**

Date: May 9, 2022

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 : Tobin Dennis, CEO of RD RENTALS LLC

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

Address of Premises: 910 Smith Lane

Legal Description: LOT 25, JACKSON HOLE MEADOW

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent Joe Saunders, Figure 9 LLC

Mailing address of Applicant/agent: PO Box 190576 Anchorage, AK 99519

Email address of Applicant/agent: joe@figure9er.com

Phone Number of Applicant/agent: 907-227-2238

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 in 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) Pre-application meetings, Admin Adjustments, Zoning Compliance Verification

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.

Property Owner Signature

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

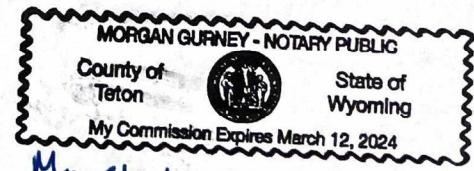
COUNTY OF Lebanon)

The foregoing instrument was acknowledged before me by Tobin S Dennis this 10th day of May, 2022. WITNESS my hand and official seal.

Morgan Gurney
Notary Public

Notary Public

My commission expires:





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

Date: May 9, 2022

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 : Tobin Dennis, CEO of RD RENTALS LLC

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

Address of Premises: 910 Smith Lane

Legal Description: LOT 25, JACKSON HOLE MEADOW

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent:Jackson/Teton County Affordable Housing Department

Mailing address of Applicant/agent: PO Box 714 Jackson, WY 83001

Email address of Applicant/agent: kristi.malone@tetoncountywy.gov, ahnorton@tetoncountywy.gov

Phone Number of Applicant/agent: 307-732-0867

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 in this(these) application(s) at the premises listed above:

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Demolition Permit Other (describe) Pre-application meetings, Admin Adjustments, Zoning Compliance Verification

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.

Property Owner Signature

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

COUNTY OF Teton

The foregoing instrument was acknowledged before me by Tobin S Dennis this 10th day of May, 2022. WITNESS my hand and official seal.

Morgan

My commission expires:



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

Date: May 6, 2022

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 : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

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

Address of Premises: 915 Simon Lane

Legal Description: LOT 36, JACKSON HOLE MEADOW

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent Joe Saunders, Figure 9 LLC

Mailing address of Applicant/agent: PO Box 190576 Anchorage, AK 99519

Email address of Applicant/agent: joe@figure9er.com

Phone Number of Applicant/agent: 907-227-2238

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 in 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) Pre-application meetings, Admin Adjustments, Zoning Compliance Verification

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.

Property Owner Signature

town Manager

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

STATE OF Wyoming)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Larry Pardue this 18th day of May, 2022. WITNESS my hand and official seal.


Mullin McMillen
Notary Public

My commission





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

Date: May 10 2022

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 : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:
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And, that the person named as follows: Name of Applicant/agent: Jackson/Teton County Affordable Housing Department

Mailing address of Applicant/agent: PO Box 714 Jackson, WY 83001

Email address of Applicant/agent: kristi.malone@tetoncountywy.gov, ahnorton@tetoncountywy.gov

Phone Number of Applicant/agent: 307-732-0867

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 in 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) Pre-application meetings, Admin Adjustments, Zoning Compliance Verification

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Property Owner Signature

Went Message

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

STATE OF Wyoming)
COUNTY OF Teton)

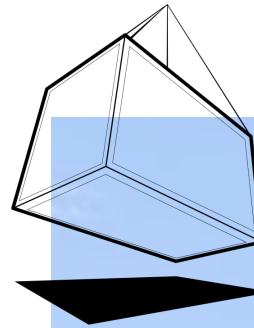
The foregoing instrument was acknowledged before me by Larry Pardue this 18th day of May 2022. WITNESS my hand and official seal.

Julian M. Sullivan
Notary Public

Notary Public

My commission expires

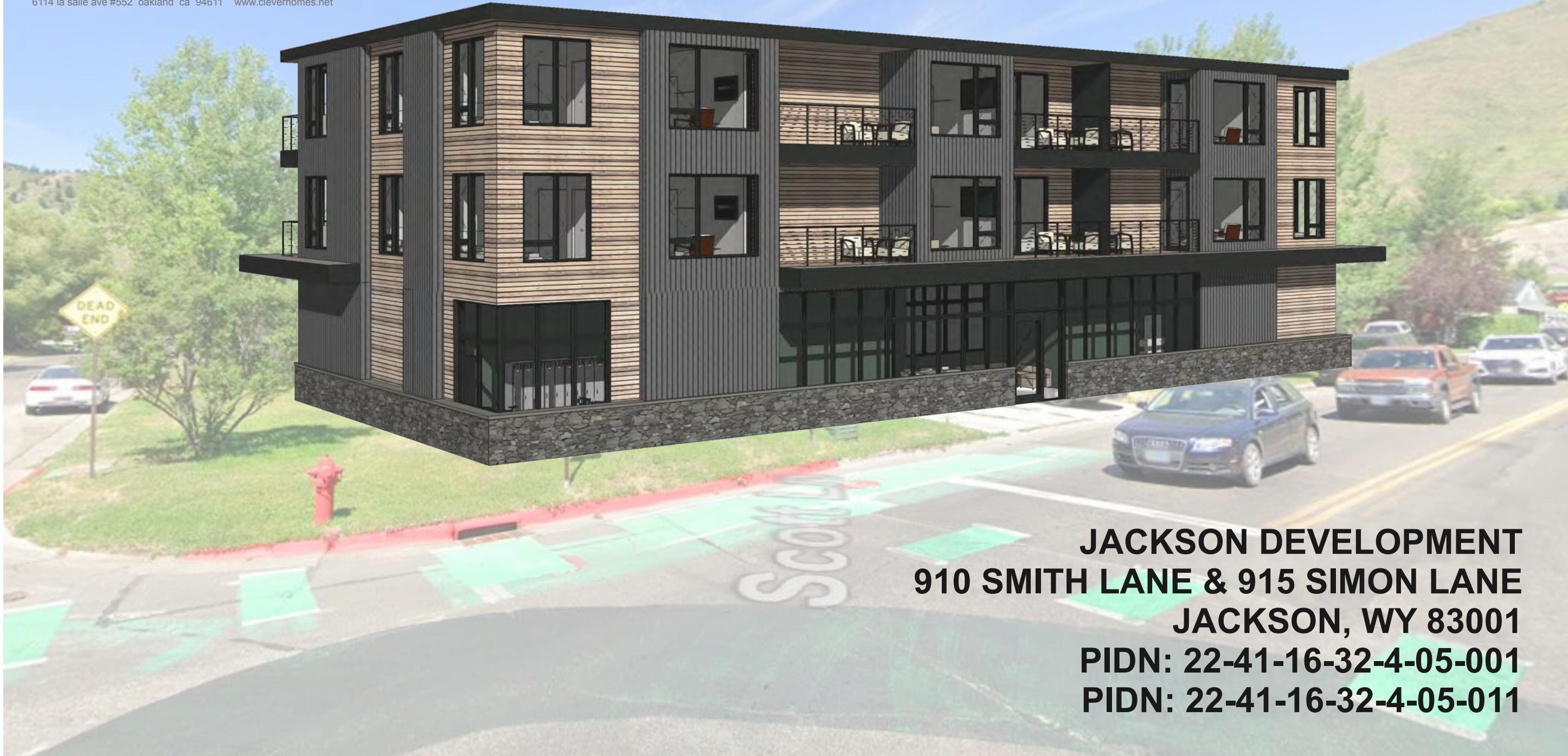




ch x tld

prefab evolved

cleverhomes by toby long design architects, inc.
6114 la salle ave #552 oakland ca 94611 www.cleverhomes.net



**JACKSON DEVELOPMENT
910 SMITH LANE & 915 SIMON LANE
JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011**

PROJECT SUMMARY

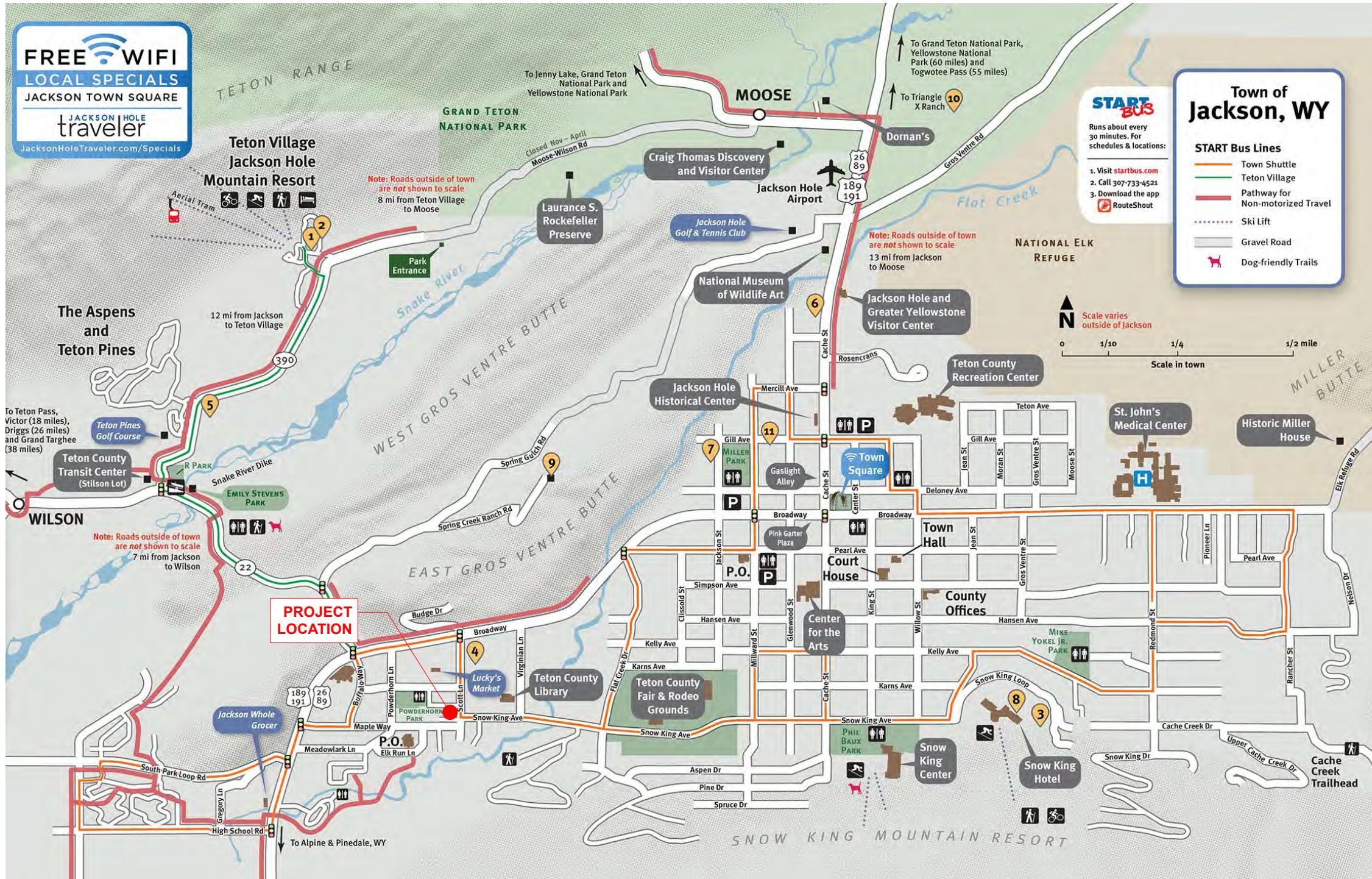
The project consists of 12 workforce housing units constructed within a new three-story building, which includes covered parking spaces utilizing stacker systems on the first level, with the residential units in two floors above. The residential units will be constructed using modular construction methods, minimizing disruption to the neighborhood during construction and accelerating the project timeline.

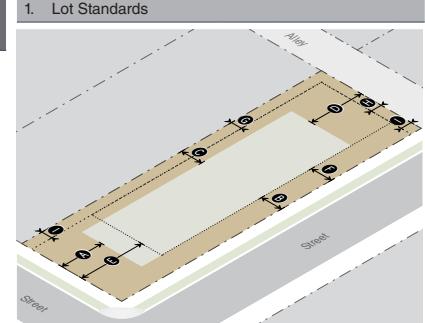
The architecture reflects a simple and elegant modern form, with a transparent ground floor and an inviting entry. By utilizing the rear of the property for access and parking, the project maintains a consistent and uniform façade while the overall massing of the building utilizes a shift in materials, familiar to the mountain modern language proposed for this project. The building will be an attractive addition to the downtown area and will provide much-needed housing to the local community.



Area Table	16,579 sqft	11,623 sqft w/o Parking Area	Units	12 Total
Residential	8,712			
Lobby / Circulation	2,305			
Service	303			
Amenities	303			
Parking	4,956	19 spaces total		

JACKSON DEVELOPMENT				
Level 1				
Parking	4,956	19 spaces		
Trash	161			
M E FP	142			
Lobby/Circ.	999			
Storage	303			
Level 2			TOTAL	
Unit 1	819		6	
Unit 2	832		1 bed	2
Unit 3	527		2 bed	4
Unit 4	832			
Unit 5	819			
Unit 6	527			
Lobby/Circ.	653			
Level 3			TOTAL	
Unit 7	819		6	
Unit 8	832		1 bed	2
Unit 9	527		2 bed	4
Unit 10	832			
Unit 11	819			
Unit 12	527			
Lobby/Circ.	653			



<p>Article 2. Complete Neighborhood Zones Div. 2.2. Complete Neighborhood Character Zones 2.2.9. NH-1: Neighborhood High Density 1 (3/6/19, Ord. 1217)</p> <p>2.2.9. NH-1: Neighborhood High Density 1 (3/6/19, Ord. 1217)</p> <p>A. Intent</p> <p>1. General Intent: The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed standard. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.</p> <p>2. Buildings: Buildings can be up to 3 stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch and design.</p> <p>3. Parking: Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.</p> <p>4. Land Use: The full spectrum from a single-family home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.</p> <p>5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.</p> <p>B. Physical Development</p> <p>Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.</p> <p>1. Lot Standards</p>  <p>Primary Building Setbacks (Sec. 9.4.8.)</p> <table border="1"> <tr><td>Primary street (min)</td><td>20'</td><td>A</td></tr> <tr><td>Secondary street (min)</td><td>10'</td><td>B</td></tr> <tr><td>Side interior (min)</td><td>10'</td><td>C</td></tr> <tr><td>Rear (min)</td><td>20'</td><td>D</td></tr> </table> <p>Accessory Structure Setbacks (Sec. 9.4.8.)</p> <table border="1"> <tr><td>Primary street (min)</td><td>30'</td><td>E</td></tr> <tr><td>Secondary street (min)</td><td>10'</td><td>F</td></tr> <tr><td>Side interior/rear (min)</td><td>5'</td><td>G</td></tr> <tr><td>Rear alley (min)</td><td>10'</td><td>H</td></tr> </table> <p>Site Development Setbacks</p> <table border="1"> <tr><td>All site development, excluding driveways, sidewalks, or parking.</td><td></td></tr> <tr><td>Primary/secondary street (min)</td><td>Same as primary building</td></tr> <tr><td>Side interior/rear (min)</td><td>5'</td><td>I</td></tr> </table> <p>Landscaping (Div. 5.5.)</p> <table border="1"> <tr><td>Landscape surface ratio (min)</td><td>.94.6.D.</td></tr> <tr><td>Apartments/ Single-Family Attached</td><td>.21 & 70% in front 1/3 of lot</td></tr> <tr><td>All other allowed uses</td><td>.30</td></tr> <tr><td>Plant units (min)</td><td></td></tr> <tr><td>Single-Family and Duplex</td><td>1 per unit</td></tr> <tr><td>All other uses</td><td>1/1,000 sf of landscape area</td></tr> <tr><td>Parking Lot (all uses)</td><td>1 per 12 parking spaces</td></tr> </table> <p>2-54</p> <p>Town of Jackson Land Development Regulations</p>	Primary street (min)	20'	A	Secondary street (min)	10'	B	Side interior (min)	10'	C	Rear (min)	20'	D	Primary street (min)	30'	E	Secondary street (min)	10'	F	Side interior/rear (min)	5'	G	Rear alley (min)	10'	H	All site development, excluding driveways, sidewalks, or parking.		Primary/secondary street (min)	Same as primary building	Side interior/rear (min)	5'	I	Landscape surface ratio (min)	.94.6.D.	Apartments/ Single-Family Attached	.21 & 70% in front 1/3 of lot	All other allowed uses	.30	Plant units (min)		Single-Family and Duplex	1 per unit	All other uses	1/1,000 sf of landscape area	Parking Lot (all uses)	1 per 12 parking spaces	<p>Article 2. Complete Neighborhood Zones Div. 2.2. Complete Neighborhood Character Zones 2.2.9. NH-1: Neighborhood High Density 1 (3/6/19, Ord. 1217)</p> <p>2. Vehicle Access Standards</p>  <p>Access</p> <table border="1"> <tr><td>Primary street</td><td>Allowed</td></tr> <tr><td>Secondary street</td><td>Allowed</td></tr> <tr><td>Alley</td><td>Allowed</td></tr> </table> <p>Design Guidelines (Div. 5.8.)</p> <p>The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.</p> <p>Primary Building Height (Sec. 9.4.9.)</p> <table border="1"> <tr><td>Height (max): roof pitch ≤ 3/12</td><td>3 stories, not to exceed 35'</td><td>A</td></tr> <tr><td>Height (max): roof pitch 4/12, 5/12</td><td>3 stories, not to exceed 37'</td><td>A</td></tr> <tr><td>Height (max): roof pitch ≥ 6/12</td><td>3 stories, not to exceed 39'</td><td>A</td></tr> </table> <p>Driveway Setbacks</p> <table border="1"> <tr><td>Primary street* (min)</td><td>20'</td><td>A</td></tr> <tr><td>Secondary street* (min)</td><td>10'</td><td>B</td></tr> <tr><td>Side interior (min)</td><td>1'</td><td>C</td></tr> <tr><td>Rear (min)</td><td>5'</td><td>D</td></tr> <tr><td>Rear alley (min)</td><td>0'</td><td>E</td></tr> </table> <p>*Excludes 20' max driveway allowed in primary/secondary street setback</p> <p>Accessory Structure Height (Sec. 9.4.9.)</p> <table border="1"> <tr><td>All accessory structures (max)</td><td>14'</td></tr> </table> <p>Scale of Development (Sec. 9.4.13.)</p> <table border="1"> <tr><td>Floor area ratio (FAR max)</td><td>.40</td></tr> <tr><td>Deed restricted housing exemption</td><td>(Sec. 7.8.3.)</td></tr> <tr><td>Workforce housing floor area bonus</td><td>(Sec. 7.8.4.)</td></tr> <tr><td>Individual Building (max gross floor area)</td><td>10,000 sf</td></tr> </table> <p>2-55</p> <p>Town of Jackson Land Development Regulations</p>	Primary street	Allowed	Secondary street	Allowed	Alley	Allowed	Height (max): roof pitch ≤ 3/12	3 stories, not to exceed 35'	A	Height (max): roof pitch 4/12, 5/12	3 stories, not to exceed 37'	A	Height (max): roof pitch ≥ 6/12	3 stories, not to exceed 39'	A	Primary street* (min)	20'	A	Secondary street* (min)	10'	B	Side interior (min)	1'	C	Rear (min)	5'	D	Rear alley (min)	0'	E	All accessory structures (max)	14'	Floor area ratio (FAR max)	.40	Deed restricted housing exemption	(Sec. 7.8.3.)	Workforce housing floor area bonus	(Sec. 7.8.4.)	Individual Building (max gross floor area)	10,000 sf	<p>Article 2. Complete Neighborhood Zones Div. 2.2. Complete Neighborhood Character Zones 2.2.9. NH-1: Neighborhood High Density 1 (3/6/19, Ord. 1217)</p> <p>4. Fencing</p> <table border="1"> <tr><td>Height (max)</td><td></td></tr> <tr><td>In street yard</td><td>4'</td></tr> <tr><td>In side or rear yard</td><td>6'</td></tr> <tr><td>Setback (min)</td><td></td></tr> <tr><td>Primary or secondary street/sidewalk (min)</td><td>1'</td></tr> <tr><td>Side or rear lot line</td><td>0'</td></tr> </table> <p>Orientation</p> <p>The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner.</p> <p>5. Environmental Standards</p> <p>Natural Resource Setback (min) (Sec. 5.1.1.)</p> <table border="1"> <tr><td>Cache Creek South of Cache Creek Dr.</td><td>20'</td></tr> <tr><td>Flat Creek North of Hansen Ave.</td><td>25'</td></tr> <tr><td>Flat Creek South of Hansen Ave.</td><td>50'</td></tr> <tr><td>Wetland</td><td>30'</td></tr> </table> <p>Irrigation Ditch Setback (min) (Z.7.4.D.)</p> <table border="1"> <tr><td>Irrigation Ditch</td><td>15'</td></tr> </table> <p>Natural Resource Overlay (NRO) (Sec. 5.2.1.)</p> <p>6. Scenic Standards</p> <p>Exterior Lighting (Sec. 5.3.1.)</p> <table border="1"> <tr><td>Light trespass prohibited</td><td></td></tr> <tr><td>All lights over 600 initial lumens shall be fully shielded</td><td></td></tr> <tr><td>Lumens per sf of site development (max)</td><td>3</td></tr> <tr><td>Lumens per site (max)</td><td></td></tr> <tr><td>All fixtures</td><td>100,000</td></tr> <tr><td>Unshielded fixtures</td><td>5,500</td></tr> <tr><td>Light Color</td><td>≤3000 Kelvin</td></tr> </table> <p>Scenic Resource Overlay (SRO) (Sec. 5.3.2.)</p> <p>7. Natural Hazards to Avoid</p> <p>Steep Slopes (Sec. 5.4.1.)</p> <table border="1"> <tr><td>Development prohibited</td><td>Slopes > 25%</td></tr> <tr><td>Hillside CUP required</td><td>Lot with average cross-slope ≥ 10%</td></tr> </table> <p>Areas of Unstable Soils (Sec. 5.4.2.)</p> <p>Fault Area (Sec. 5.4.3.)</p> <p>Floodplains (Sec. 5.4.4.)</p> <p>Wildland Urban Interface (Sec. 5.4.5.)</p> <p>2-56</p> <p>Town of Jackson Land Development Regulations</p>	Height (max)		In street yard	4'	In side or rear yard	6'	Setback (min)		Primary or secondary street/sidewalk (min)	1'	Side or rear lot line	0'	Cache Creek South of Cache Creek Dr.	20'	Flat Creek North of Hansen Ave.	25'	Flat Creek South of Hansen Ave.	50'	Wetland	30'	Irrigation Ditch	15'	Light trespass prohibited		All lights over 600 initial lumens shall be fully shielded		Lumens per sf of site development (max)	3	Lumens per site (max)		All fixtures	100,000	Unshielded fixtures	5,500	Light Color	≤3000 Kelvin	Development prohibited	Slopes > 25%	Hillside CUP required	Lot with average cross-slope ≥ 10%
Primary street (min)	20'	A																																																																																																																													
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Side interior/rear (min)	5'	G																																																																																																																													
Rear alley (min)	10'	H																																																																																																																													
All site development, excluding driveways, sidewalks, or parking.																																																																																																																															
Primary/secondary street (min)	Same as primary building																																																																																																																														
Side interior/rear (min)	5'	I																																																																																																																													
Landscape surface ratio (min)	.94.6.D.																																																																																																																														
Apartments/ Single-Family Attached	.21 & 70% in front 1/3 of lot																																																																																																																														
All other allowed uses	.30																																																																																																																														
Plant units (min)																																																																																																																															
Single-Family and Duplex	1 per unit																																																																																																																														
All other uses	1/1,000 sf of landscape area																																																																																																																														
Parking Lot (all uses)	1 per 12 parking spaces																																																																																																																														
Primary street	Allowed																																																																																																																														
Secondary street	Allowed																																																																																																																														
Alley	Allowed																																																																																																																														
Height (max): roof pitch ≤ 3/12	3 stories, not to exceed 35'	A																																																																																																																													
Height (max): roof pitch 4/12, 5/12	3 stories, not to exceed 37'	A																																																																																																																													
Height (max): roof pitch ≥ 6/12	3 stories, not to exceed 39'	A																																																																																																																													
Primary street* (min)	20'	A																																																																																																																													
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Rear (min)	5'	D																																																																																																																													
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All accessory structures (max)	14'																																																																																																																														
Floor area ratio (FAR max)	.40																																																																																																																														
Deed restricted housing exemption	(Sec. 7.8.3.)																																																																																																																														
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Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This subsection is intended to indicate all of the use standards applicable in the NH-1 zone, however, all standards in Article 6. are applicable in the NH-1 zone, unless stated otherwise.</p> <table border="1" data-bbox="287 952 1070 1396"> <thead> <tr> <th colspan="3">1. Allowed Uses</th><th colspan="3">2. Use Requirements</th></tr> <tr> <th>Use</th><th>Permit</th><th>Density</th><th>Individual Use (max)</th><th>Parking (min) (Div. 6.2.)</th><th>Affordable Workforce Housing Units (min) (Div. 6.3.)</th></tr> </thead> <tbody> <tr> <td>Residential</td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>Detached Single-Family unit</td><td>B</td><td>(E.1)</td><td>8,000 sf habitable- excluding basement</td><td>1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU</td><td>0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176</td></tr> <tr> <td>Attached Single-Family unit (6.1.4.C.) 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B=Basic Use Permit (Sec. 8.4.2.). C=Conditional Use Permit (Sec. 8.4.3.).</p>	10. Required Physical Development Permits							Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)	Dwelling Unit							<5 units		X				(Sec. 5.7.1.)	5-15 units		X	X			(Sec. 5.7.1.)	>15 units	X	X	X			(Sec. 5.7.1.)	Sign				X		(Sec. 5.7.1.)	1. Allowed Uses			2. Use Requirements			Use	Permit	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)	Residential						Detached Single-Family unit	B	(E.1)	8,000 sf habitable- excluding basement	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176	Attached Single-Family unit (6.1.4.C.) (E.1)	B	(E.1)			0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176	Apartment (6.1.4.D.)	B	(E.1)				Dormitory (6.1.4.E.)	C	n/a	n/a	1/bed	exempt	Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt	Institutional						Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation	Transportation/Infrastructure						Utility Facility (6.1.10.C.)	C	n/a	n/a	1/employee + 1/stored vehicle	0.000123 * sf	Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	0.000123 * sf	Minor	B	n/a	n/a			<p>Article 2. Complete Neighborhood Zones Div. 2.2. Complete Neighborhood Character Zones 2.2.9. NH-1: Neighborhood High Density 1 (3/6/19, Ord. 1217)</p> <table border="1" data-bbox="1256 551 2039 910"> <thead> <tr> <th colspan="3">1. Allowed Uses</th><th colspan="3">2. 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Development Options Standards applicable to development options and subdivision in the NH-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NH-1 zone, however, all standards in Article 7. are applicable in the NH-1 zone, unless stated otherwise.</p> <table border="1" data-bbox="1256 1374 2039 1501"> <thead> <tr> <th colspan="3">1. Allowed Subdivision and Development Options</th></tr> <tr> <th>Option</th><th colspan="2">Lot Size (min)</th><th>Standards</th></tr> </thead> <tbody> <tr> <td>Allowed Subdivision Options</td><td colspan="2"></td><td></td></tr> <tr> <td>Land Division</td><td colspan="2">7,500 sf (Sec. 7.2.3.)</td><td></td></tr> <tr> <td>Condominium/Townhouse</td><td colspan="2">n/a (Sec. 7.2.4.)</td><td></td></tr> </tbody> </table>	1. Allowed Uses			2. Use Requirements			Use	Permit	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)	Accessory Uses						Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt	Home Business (6.1.11.E.)	C	n/a	n/a	1/employee	exempt	Family Home Daycare (6.1.11.F.)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt	Home Daycare Center (6.1.11.G.)	C	n/a	n/a	1/employee + 2 off-street pick-up/drop-off	exempt	Temporary Uses						Temporary Shelter (6.1.11.D.)	B	1 unit per lot (max)	n/a	2/DU	exempt	Temp. Gravel Extraction and Processing (6.1.12.E.)	B	n/a	n/a	1/employee	exempt	3. Operational Standards			Outdoor Storage (Sec. 6.4.1.)			Refuse and Recycling (Sec. 6.4.2.)	Trash & recycling enclosure required > 4 DUs and all nonresidential		Noise (Sec. 6.4.3.)	Sound level at property line (max) 65 DBA		Vibration (Sec. 6.4.4.)			Electrical Disturbances (Sec. 6.4.5.)			Fire and Explosive Hazards (Sec. 6.4.6.)			1. 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The following density ranges are provided for general guidance : 	2. Residential Subdivision Requirements			Schools and Parks Exaction	(Div. 7.5.)		Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit		Parks exaction	9 acres per 1,000 resident		3. Infrastructure			Transportation Facilities	(Div. 7.6.)		Access	required		Right-of-way for Minor Local Road (min)	60'		Paved travel way for Minor Local Road (min)	20'		4. Required Subdivision and Development Option Permits			Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)	Land Division	X		X		< 10 Lots	X		X		> 10 Lots	X		X		Condominium/Townhouse			X	
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Dormitory (6.1.4.E.)	C	n/a	n/a	1/bed	exempt																																																																																																																																																																																																																																																																																													
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Utility Facility (6.1.10.C.)	C	n/a	n/a	1/employee + 1/stored vehicle	0.000123 * sf																																																																																																																																																																																																																																																																																													
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	0.000123 * sf																																																																																																																																																																																																																																																																																													
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Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)																																																																																																																																																																																																																																																																																														
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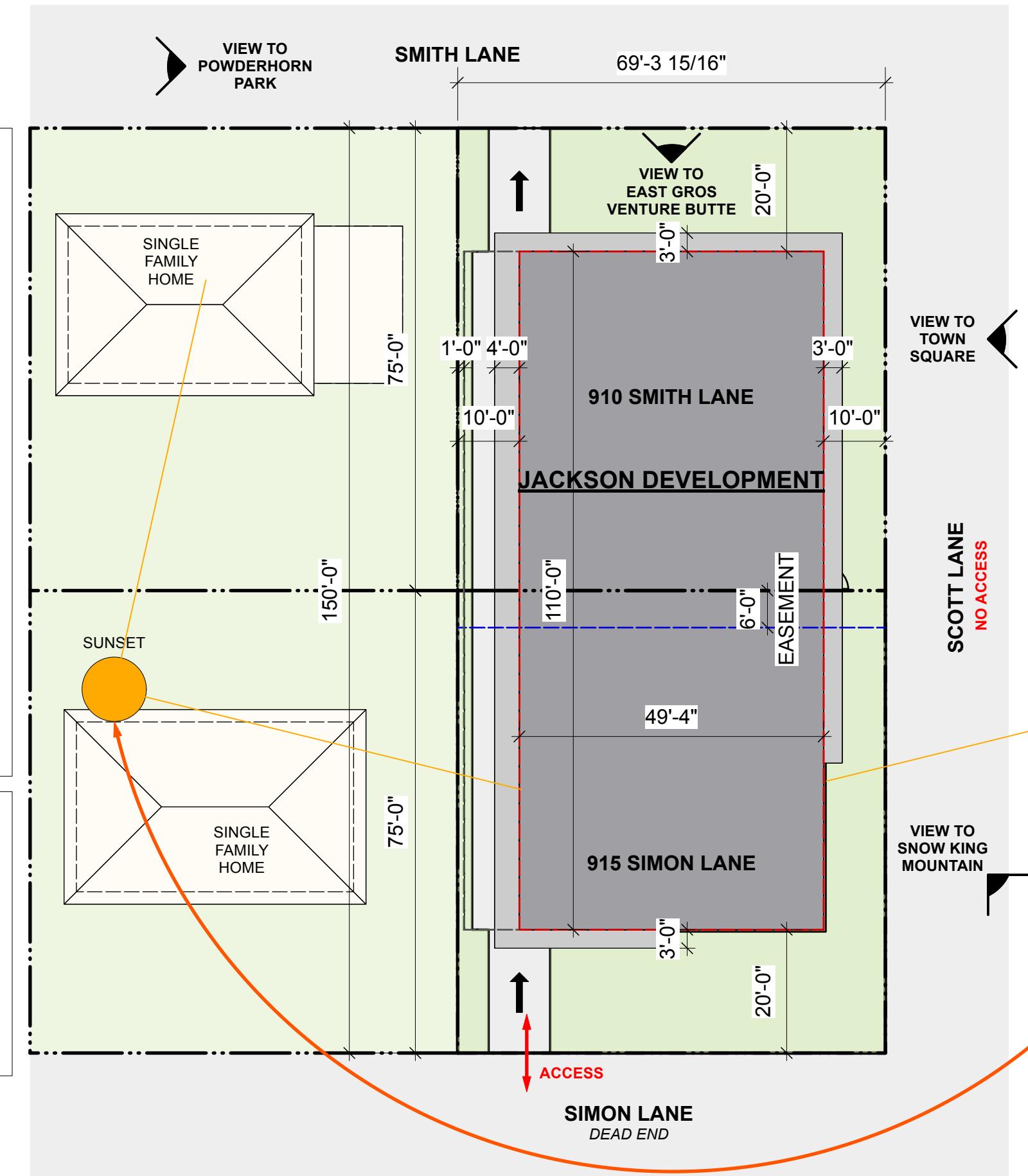
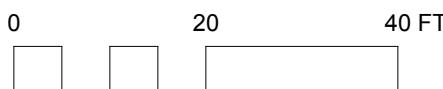
<p>Article 7. Development Option and Subdivision Standards Applicable in All Zones Div. 7.8. Workforce Housing Incentive Program 7.8.1. Intent (11/23/16, Ord. 1153)</p> <p>Div. 7.8. Workforce Housing Incentive Program</p> <p>7.8.1. Intent (11/23/16, Ord. 1153)</p> <p>This Division establishes incentives for the development of workforce housing. Because not every landowner will use the incentives, this Division manages growth by limiting the actual (rather than a projected) use of the incentives. Sec. 7.8.2. establishes the limit on the cumulative use of the incentives over time, and the following Sections establish specific incentives.</p> <p>7.8.2. Cumulative Limit on Incentives (11/23/16, Ord. 1153)</p> <p>Use of an incentive in this Division is prohibited if the application would increase the amount of residential development allowed in the Town and County above the amount allowed and planned for since 1994.</p> <p>A. The amount of residential development allowed in the Town and County is reported annually as Indicator 1 of the Jackson/Teton County Comprehensive Plan Indicator Report. Past Indicator Reports can be found at www.jacksontetonplan.com.</p> <p>B. A residential unit shall be added to the amount of residential development allowed in the Town and County upon its initial approval using an incentive in this Division.</p> <p>C. A residential unit approved using an incentive in this Division shall be subtracted from the amount of residential development allowed in the Town and County upon expiration, revocation, or extinguishment of the approval.</p> <p>EXAMPLE: A project proposing 4 residential units through use of the Workforce Housing Floor Area Bonus (Sec. 7.8.4.) receives Sketch Plan approval in 2016. The 2017 Indicator Report would report an increase of 4 residential units as a result of the project. If by 2018 the units are not built and the Sketch Plan approval has expired, the 2019 Indicator Report would report a decrease of 4 residential units as a result of the project expiration. The cumulative effect of the increase reported in the 2017 and decrease reported in the 2019 would reflect that no incentive units have been built on the site.</p> <p>7.8.3. Deed Restricted Housing Exemption (7/18/18, Ord. 1196)</p> <p>A. Intent</p> <p>Deed restricted housing is required by Div. 6.3., and other standards of these LDRs. A landowner may also voluntarily deed restrict housing. In order to encourage incorporation of required and voluntary deed restricted housing into development, deed restricted housing is exempt from certain LDRs.</p> <p>B. Applicability</p> <p>The exemptions of this section shall apply to the following floor area.</p> <p>1. Required Restricted Housing. Floor area in a residential unit that is required to be restricted in order to comply with Div. 6.3. or another standard of these LDRs.</p>	<p>Article 7. Development Option and Subdivision Standards Applicable in All Zones Div. 7.8. Workforce Housing Incentive Program 7.8.4. Workforce Housing Floor Area Bonus (7/18/18, Ord. 1197)</p> <p>2. Voluntary Restricted Housing. Floor area in a residential unit that is subject to an affordable or workforce deed restriction, acceptable to the Jackson/Teton County Housing Department, which is recorded with the County Clerk, that is not required by Div. 6.3. or another standard of these LDRs.</p> <p>C. Exemptions</p> <p>Floor area meeting the applicability standards of this Section is exempt from calculation of the following standards, but is still subject to all other applicable standards of these LDRs.</p> <p>1. Maximum Floor Area Ratio (FAR)</p> <p>2. Thresholds for physical development permits</p> <p>3. Affordable workforce housing required by Div. 6.3.</p> <p>4. Limit on 20% expansion of a nonconforming physical development</p>	<p>Article 7. Development Option and Subdivision Standards Applicable in All Zones Div. 7.8. Workforce Housing Incentive Program 7.8.4. Workforce Housing Floor Area Bonus (7/18/18, Ord. 1197)</p> <p>2. Restricted Housing. The restricted floor area provided pursuant to this Section shall be subject to an affordable or workforce deed restriction, acceptable to the Jackson/Teton County Housing Department, which is recorded with the County Clerk.</p> <p>3. Required Restrictions Do Not Apply. Floor area that is required to be restricted in order to comply with Div. 6.3. or another standard of these LDRs shall not be included in the calculation of the maximum amount of unrestricted floor area allowed by this Section.</p> <p>4. Allowed Use. Floor area approved pursuant to this Section shall only be used for one of the following uses:</p> <p>a. Attached Single Family Dwelling (6.1.4.C.); or</p> <p>b. Apartment (6.1.4.D.); or</p> <p>c. Dormitory (6.1.4.E.); or</p> <p>d. Group Home (6.1.4.G.)</p> <p>C. Exemptions</p> <p>Floor area meeting the applicability standards of this Section is exempt from calculation of the following standards, but is still subject to all other applicable standards of these LDRs.</p> <p>1. Maximum Floor Area Ratio (FAR)</p> <p>2. Thresholds for physical development permits</p> <p>3. Affordable workforce housing required by Div. 6.3.</p> <p>4. Limit on 20% expansion of a nonconforming physical development.</p>
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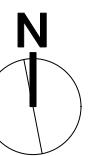
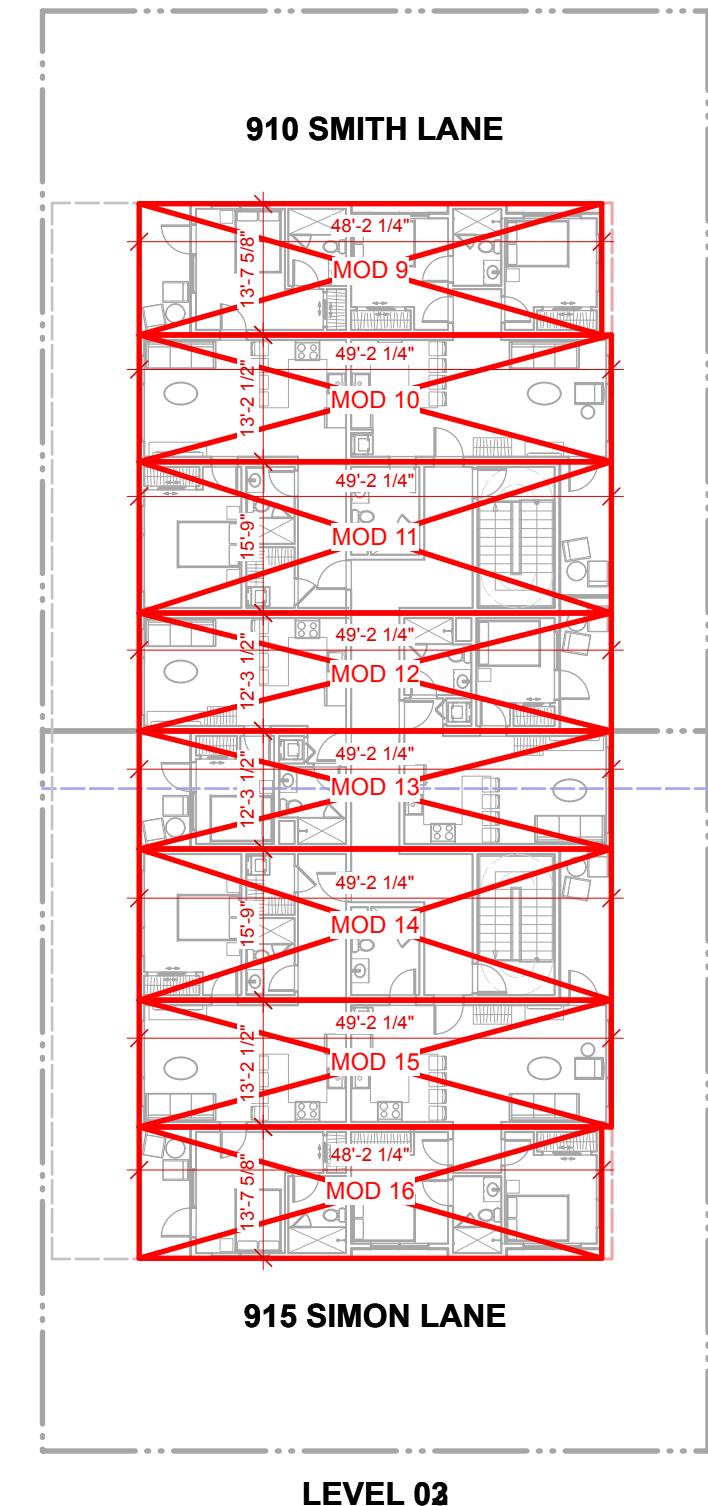
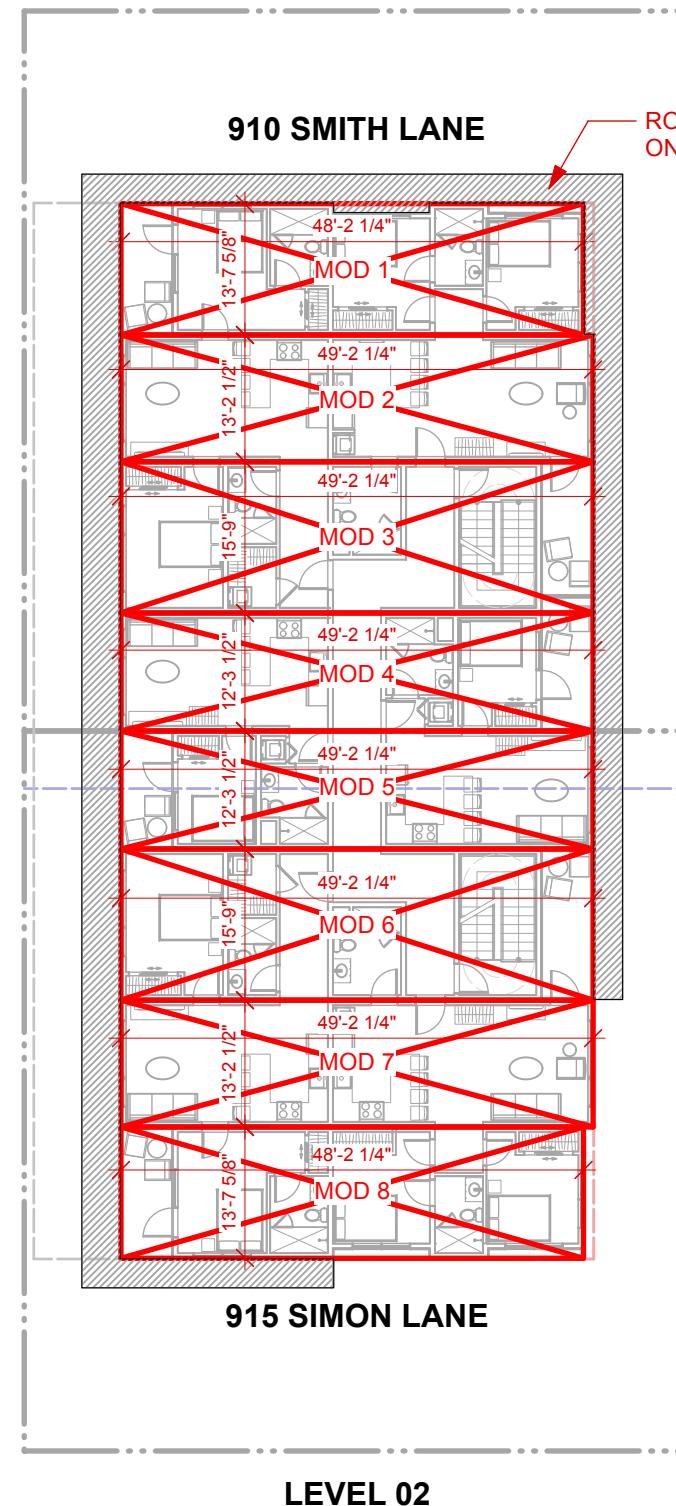
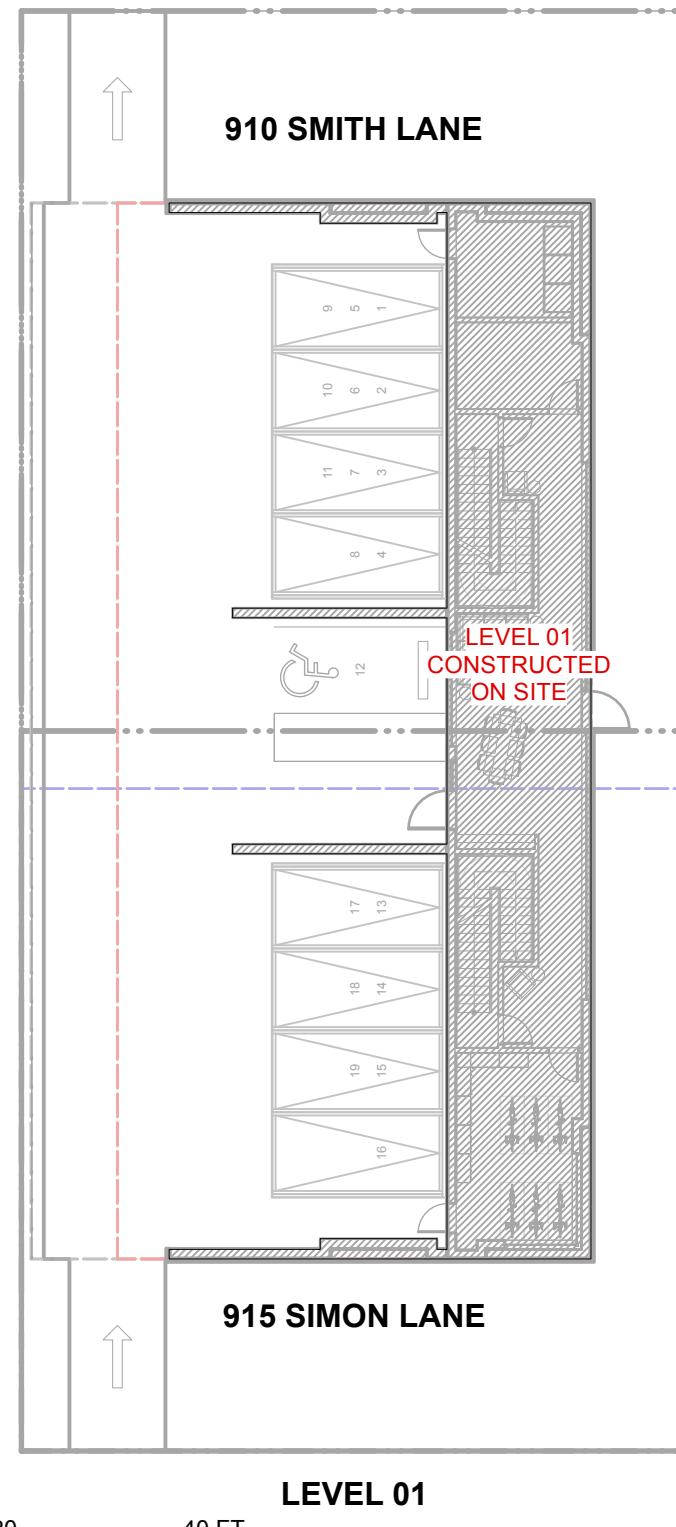
DEVELOPMENT NOTES

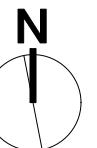
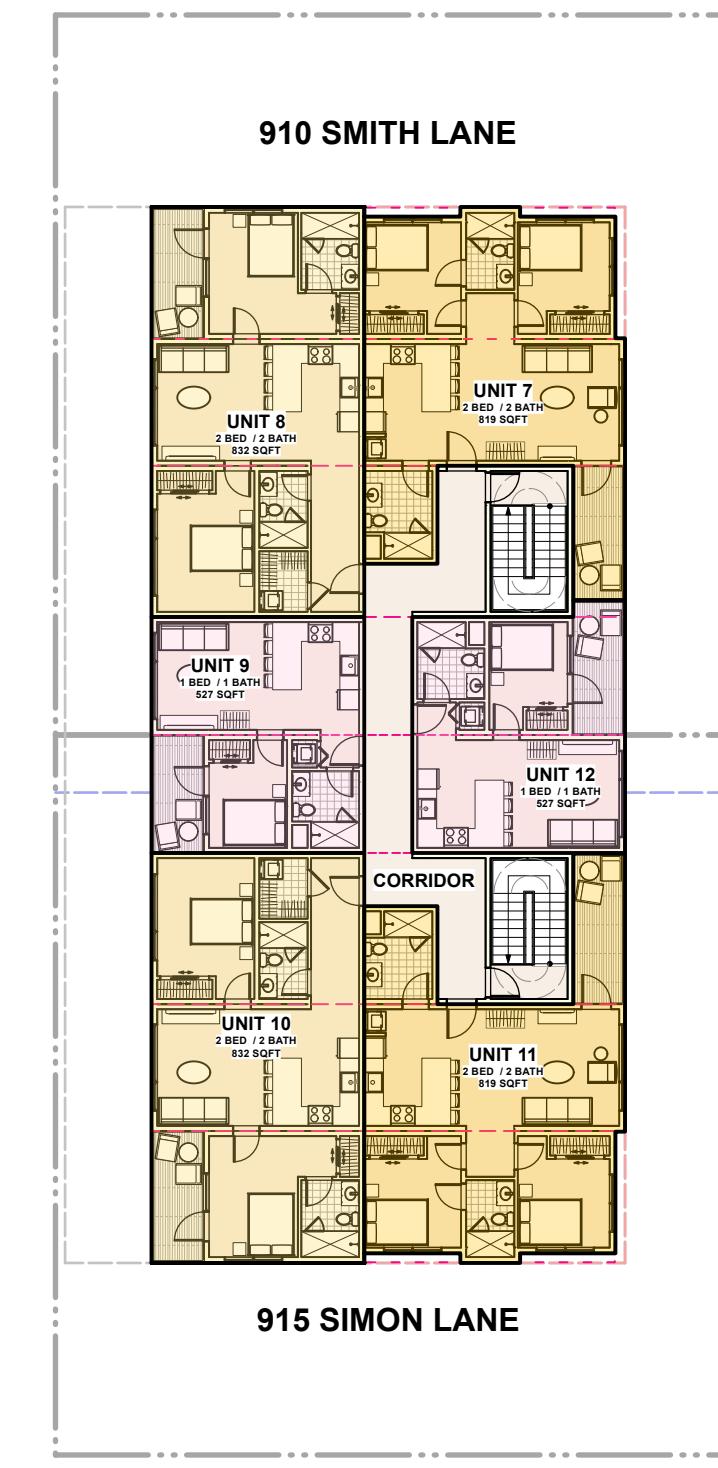
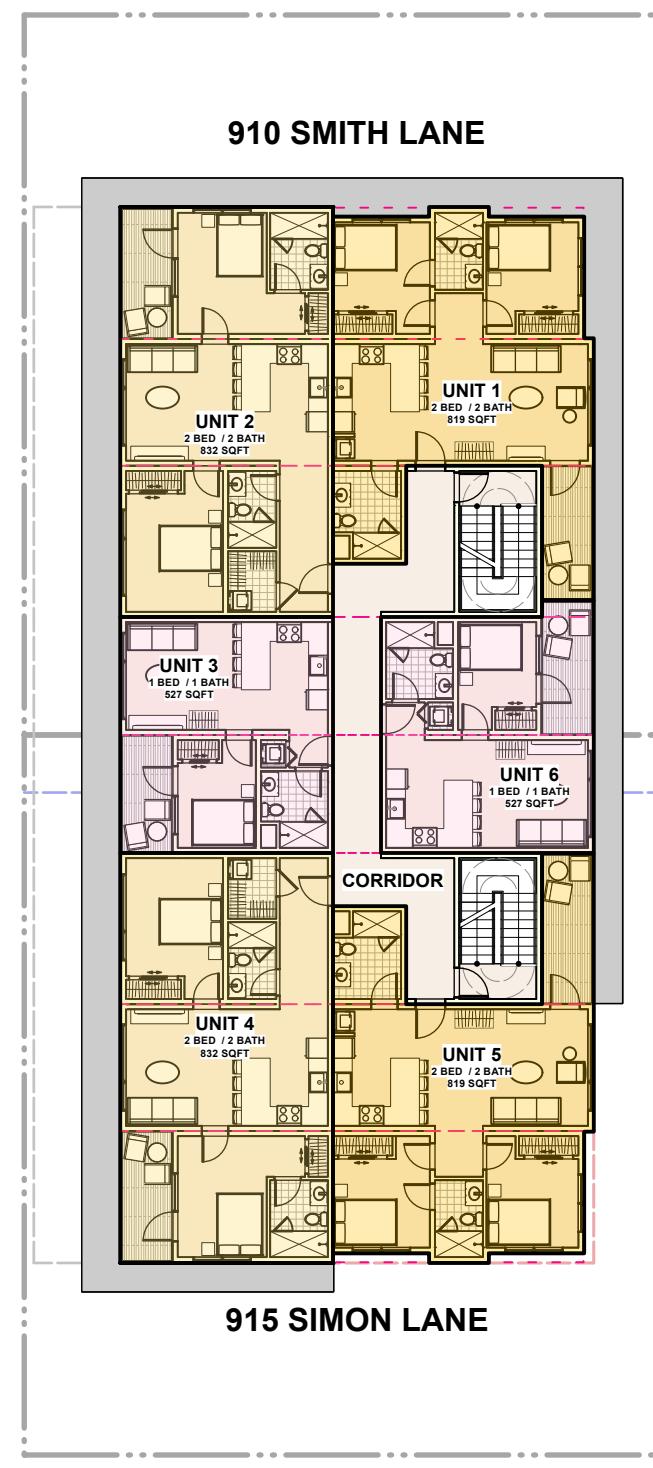
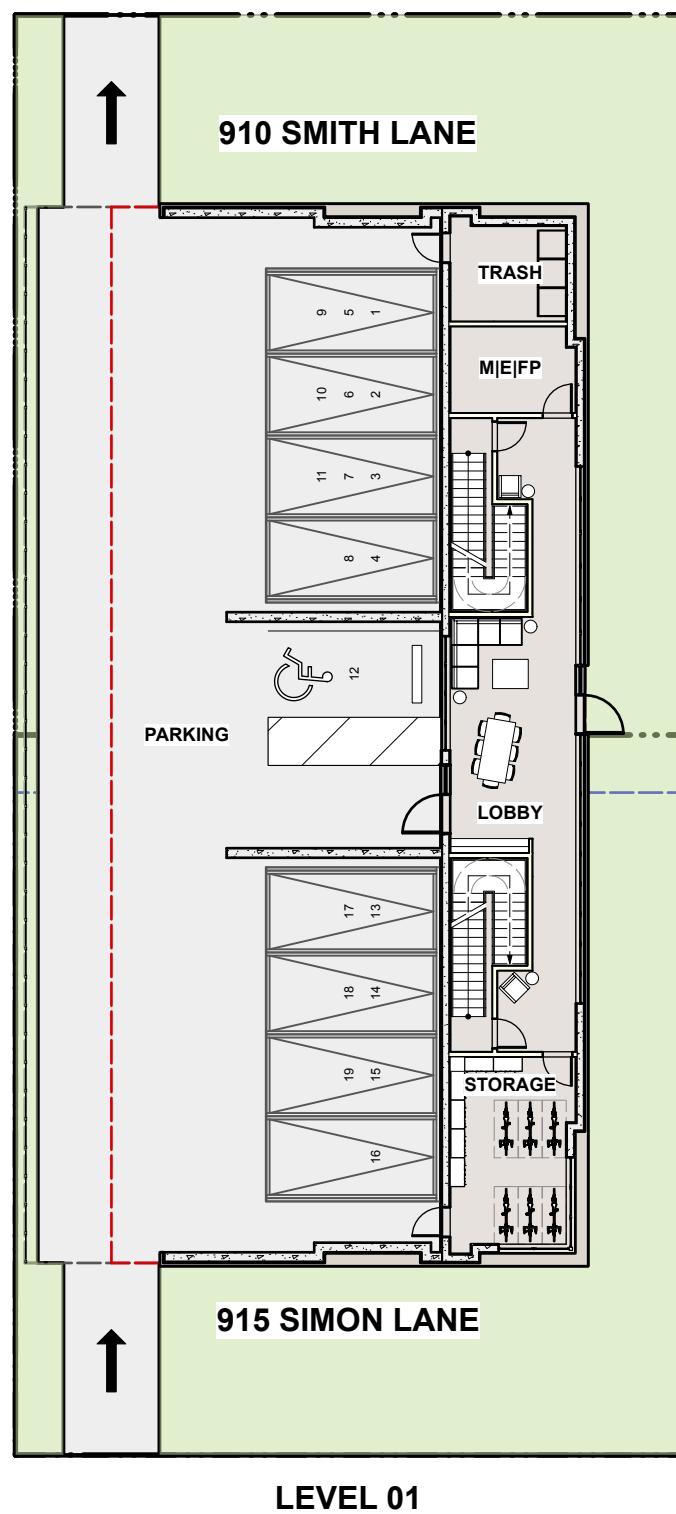
- 100% WORKFORCE HOUSING (MARKET & DEED-RESTRICTED)
- 12 UNITS; YIELDS 18 PARKING SPACES PER REQUIRMENT BELOW
- 1,000 SQFT PER UNIT
- 2 BED/ 2 BATH
- 3-STORIES, NOT TO EXCEED 35'
- BELOW-GRADE OR ON-GRADE PARKING
- ESTABLISH FRONT SETBACK AT SIMON LANE AND SMITH LANE
- ACCESS FROM SIMON LANE AND/ OR SMITH LANE
- UNLIMITED FAR FOR 100% WORKFORCE HOUSING
- DENSITY LIMITED TO ZONING ENVELOPE
- REQUIRED PARKING: 1 SPACE PER DU 0-1 BEDROOMS 500 SQFT MAX;
OTHERWISE 1.5 SPACES PER DU
- REQUIRED DISABILITY PARKING: 1 SPACE (1 PER 25)
2 SPACE (26 PER 50)
- PARKING FACILITY DIMESNIONS: 9' WIDTH X 20' LENGTH
- DRIVE AISLE WIDTH: 24'
- MAX CURB-CUT WIDTH: 20' OR 40% OF LOT FRONTAGE
- DRIVEWAY WIDTH IN STREET SETBACK: 20'
- 6' EASEMENT TO REMAIN OPEN, UNLESS UTILITIES ARE RE-ROUTED
- BELOW-GRADE & STRUCTURED PARKING MUST BE W/IN SETBACK
- SETBACK ENCROACHMENT: 6 FEET INTO THE FRONT YARD
4 FEET INTO THE SIDE/REAR YARD

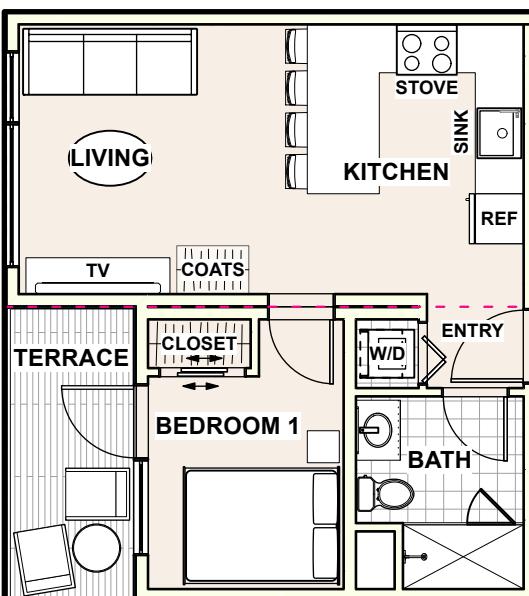
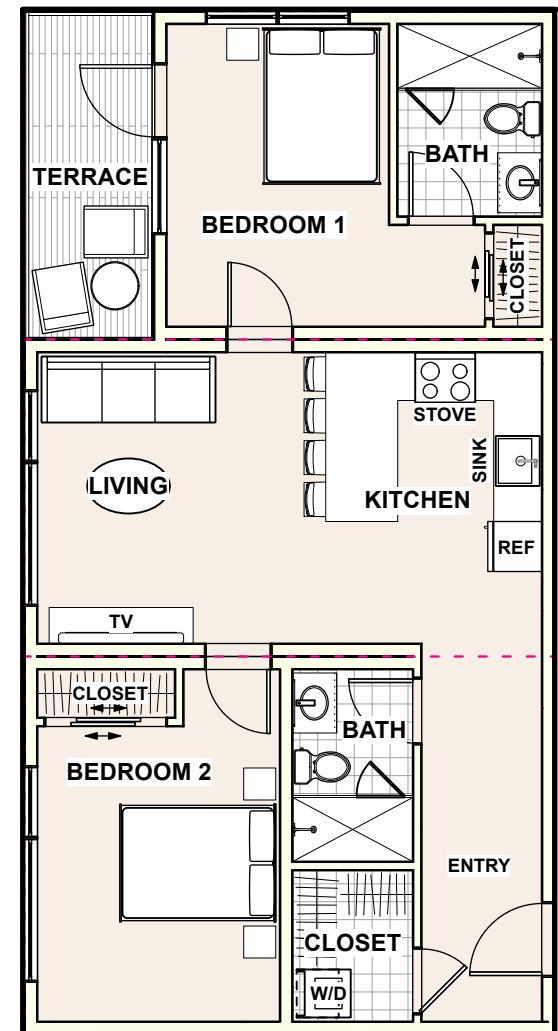
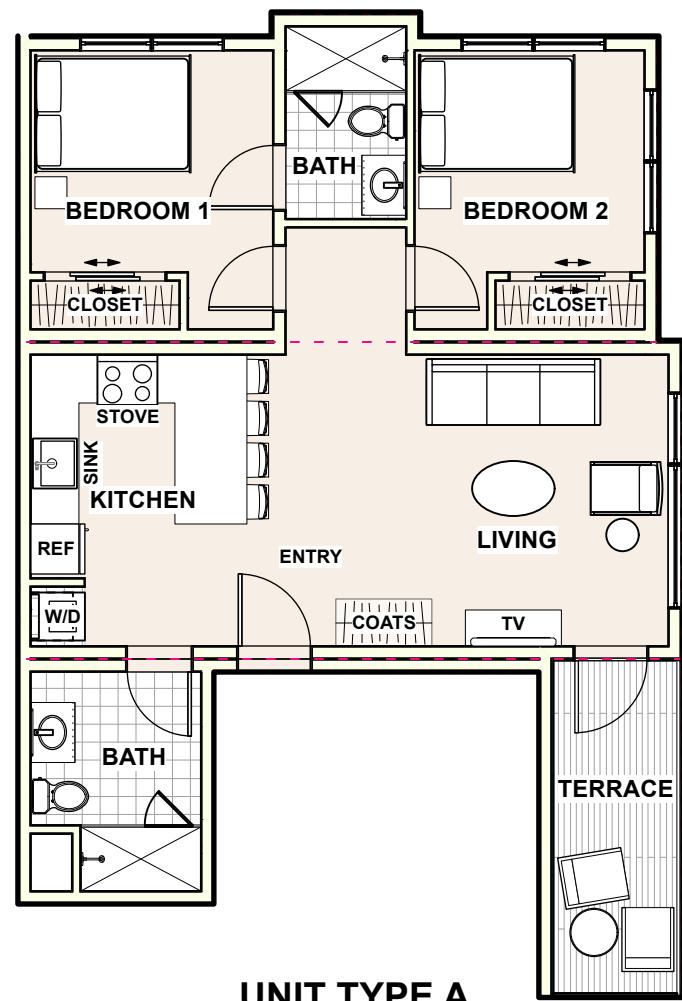
PROJECT NOTES

- PROVIDING 12 UNITS
 - 4 1/1 UNITS (33%)
 - 8 2/2 UNITS (67%)
- PROVIDING 19 PARKING SPACES
 - 1 4 BAY TRIPLE STACKER
 - 1 4 BAY DOUBLE STACKER
 - 1 DISABILITY PARKING SPACE
- PROVIDING 16 MODS









0 4 8 12 16 FT





DARK GRAY
ALUMINUM SIDING



STONE VENEER



WOOD SIDING,
DECKING & SOFFIT



BLACK FASCIA
& WINDOWS



VIEW FACING NORTHWEST



DARK GRAY
ALUMINUM SIDING



STONE VENEER



WOOD SIDING,
DECKING & SOFFIT



BLACK FASCIA
& WINDOWS





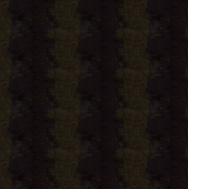
DARK GRAY
ALUMINUM SIDING



STONE VENEER



WOOD SIDING,
DECKING & SOFFIT



BLACK FASCIA
& WINDOWS



VIEW FACING NORTHEAST



DARK GRAY
ALUMINUM SIDING



STONE VENEER



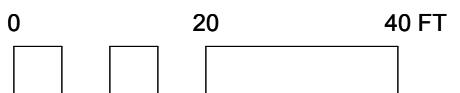
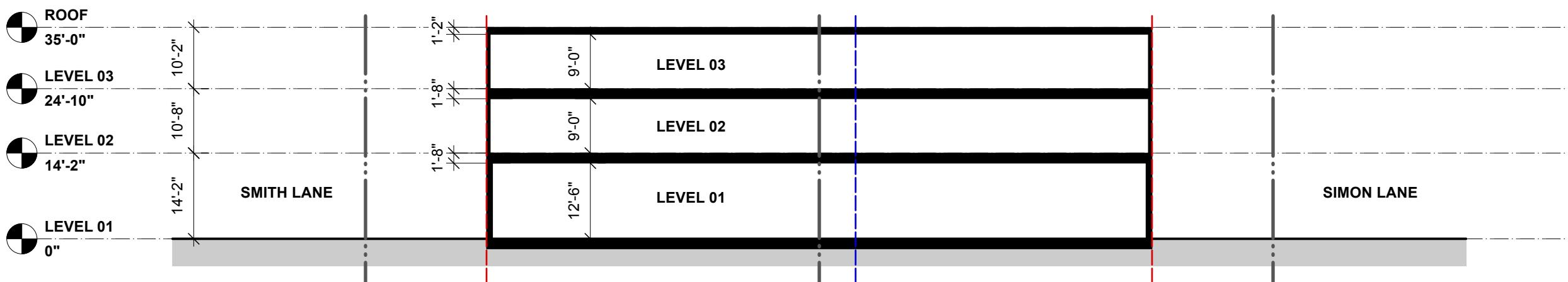
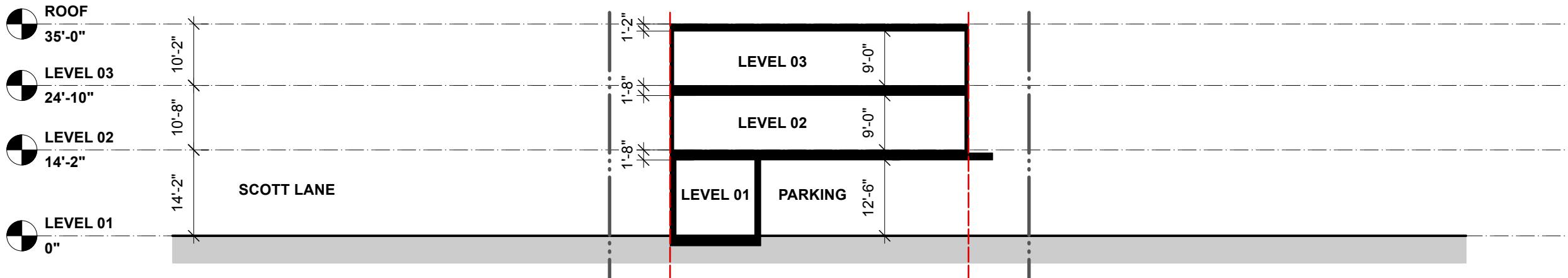
WOOD SIDING,
DECKING & SOFFIT



BLACK FASCIA
& WINDOWS



VIEW FACING SOUTHEAST









910 SMITH LANE

FIGURE 9
REAL ESTATE



CONTENTS

Project Overview

- Project Location
- Exterior
- Site Plan
- Floorplans
- Parking Stackers
- Project Schedule

Team Overview

- ch x tld - Architect
- Figure 9 - Developer/Sponsor
- TKG Construction
- SHAW Construction
- Project Criteria Worksheet
- Appendix

Project Overview

910 Smith Lane consists of 12 workforce housing units constructed within a new three-story building, which includes covered parking spaces utilizing stacker systems on the first level, with the residential units in two floors above. The residential units will be constructed using modular construction methods, minimizing disruption to the neighborhood during construction and accelerating the project timeline.

The architecture reflects a simple and elegant modern form, with a ground floor common area, plenty of storage and bicycle parking, and an inviting entry. By utilizing the rear of the property for access and parking, the project maintains a consistent and uniform façade while the overall massing of the building utilizes a shift in materials, familiar to the mountain modern language proposed for this project. The building will be an attractive addition to the downtown area and will provide much-needed housing to the local community.

Unit Type	Qty	
Total Units	12	
1 Bed	4	33% of Units
2 Bed	8	67% of Units

Total Area	16,579 sqft	11,623 sqft
Residential	8,712 sqft	w/o Parking Area
Lobby / Circ.	2,305 sqft	
Service	303 sqft	
Amenities	303 sqft	
Parking	4,956 sqft	19 Spaces Total

Summary by Floor		
Level 1		
Parking	4,956 sqft	19 Spaces
Trash	161	
M E FP	142	
Lobby/Circ.	999	
Storage	303	
Level 2		Total 6
Unit 1	819	1 Bed 2
Unit 2	832	2 Bed 4
Unit 3	527	
Unit 4	832	
Unit 5	819	
Unit 6	527	
Lobby/Circ.	653	
Level 3		Total 6
Unit 7	819	1 Bed 2
Unit 8	832	2 Bed 4
Unit 9	527	
Unit 10	832	
Unit 11	819	
Unit 12	527	
Lobby/Circ.	653	

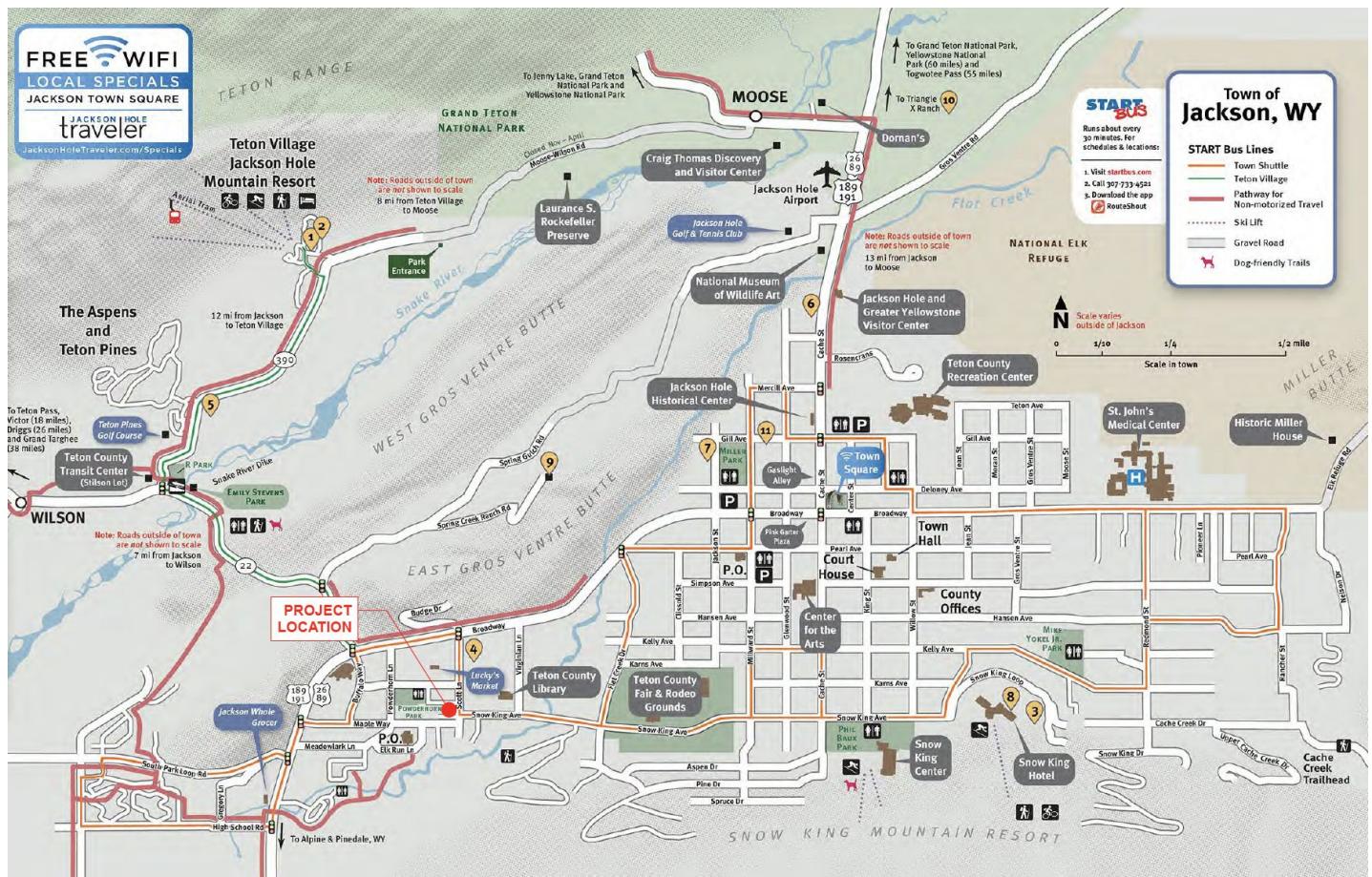
Project Overview

The project is a 12 unit hyper-functional complex, consisting of 6 one-bedroom one-bathroom and 6 two-bedroom two-bathroom residencies, 18 parking spaces, 9' and 10' ceiling heights and large windows to maximize light/ air and livability. Each unit will feature private balconies and porches. Net livable SF is about 10k, and gross SF is about 12k.

The condo units will be sold using the deed restricted Workforce Housing standard in which Buyers must earn at least 75% of their income in Teton County. Despite the Workforce Housing standard not having a pricing cap, our units will be priced below comparable market rate units.



Project Location



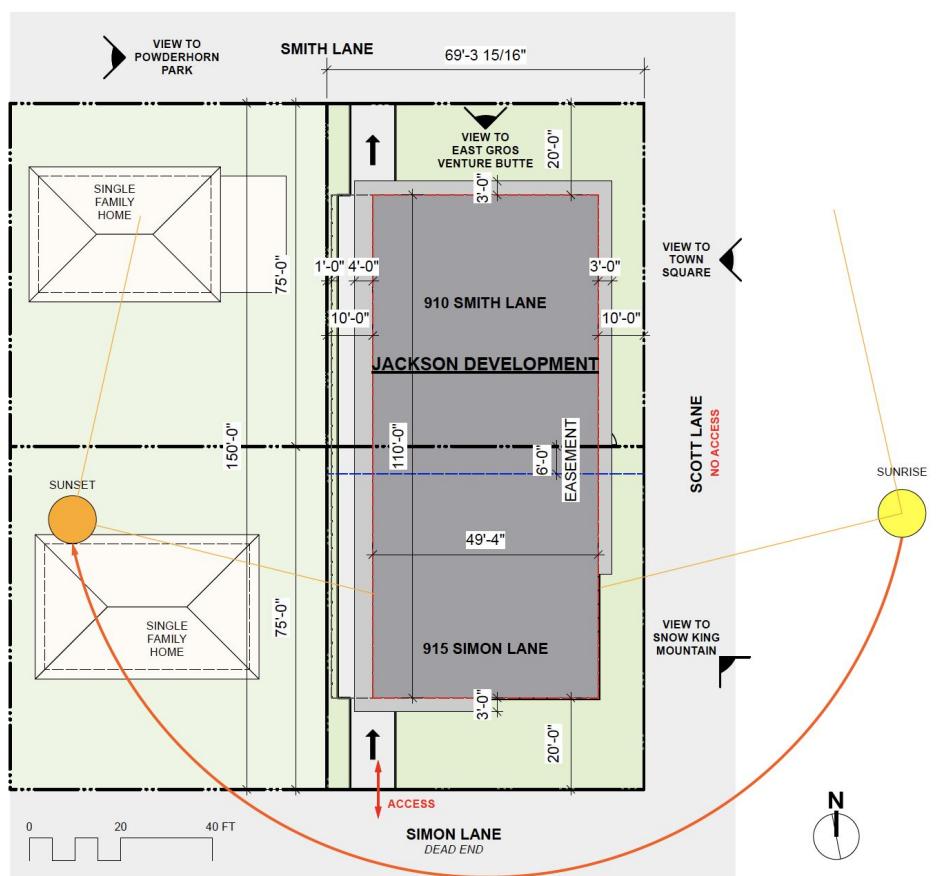
Exterior Rendering



Site Plan

After multiple iterations of the site plan and review with the Jackson planning review team, the building footprint and site plan is design to an 'as of right' standard and requires no special variance or zoning exemptions.

In addition to the zoning and setback considerations, the design team evaluated the optimum site layout in order to produce the most natural daylight within each unit.



Floorplans



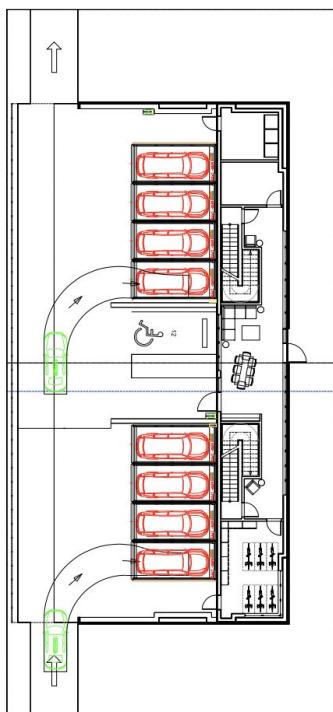
Floorplans - Unit Types



0 4 8 12 16 FT



Parking Stackers



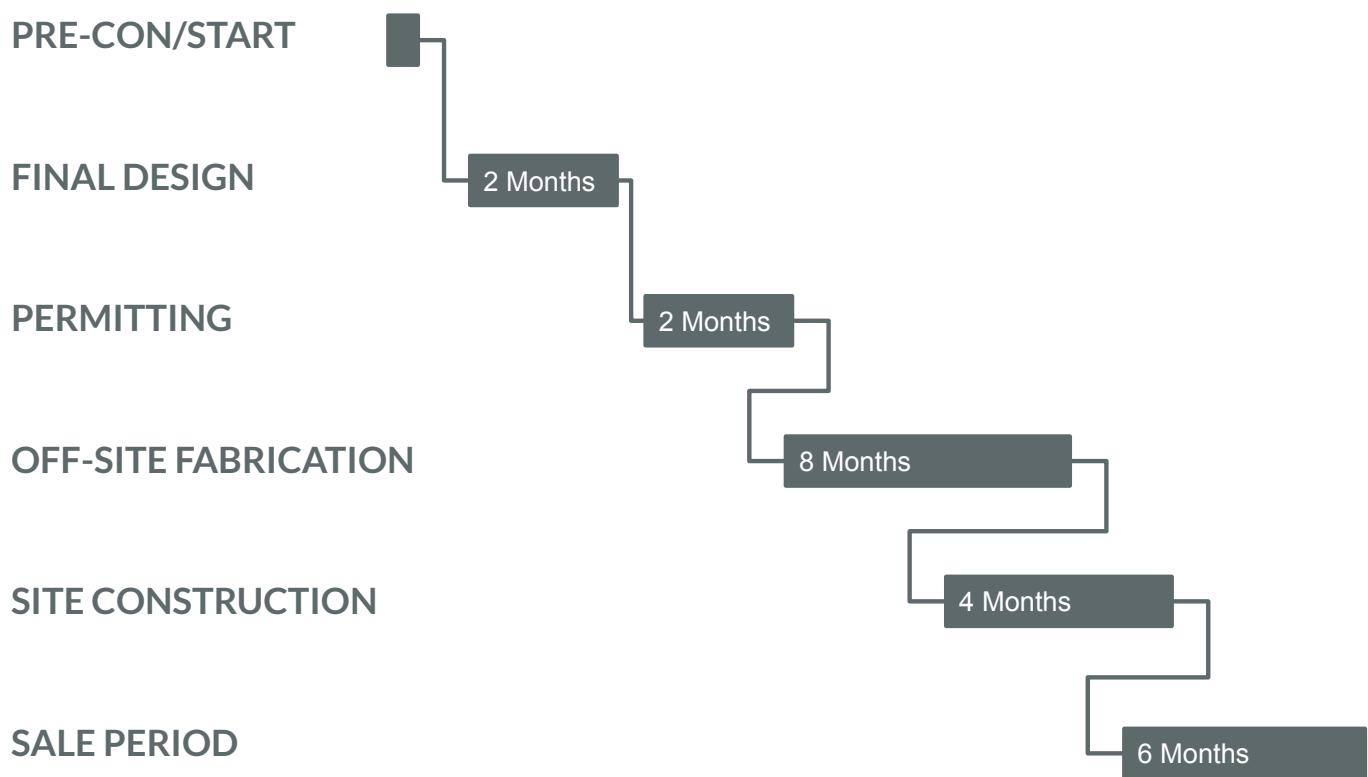
KLAUS Multiparking has been one of the leading manufacturers of parking systems and double parkers for almost 60 years, and is represented in more than 80 countries worldwide. The Global Headquarters and manufacturing is located in Southern Germany, between Munich and the Swiss border.

KLAUS has created more than 700,000 parking spaces worldwide. Over the years, our premium parking systems have become increasingly flexible and capable. At the same time, they are saving more and more resources – that's because they use less energy than competing systems.

KLAUS
multiparking

<http://www.klausparking.com/>

Project Schedule



Project Team

Design & Development Team



Construction Funding and preferred lender for buyers;



We plan to use one of the following contractors for the site work.

Final price/availability bids will be solicited from both contractors after design is completed; final selection will be based upon their response.



License #: 5265



License #: 5579



Since 2001, tobylongdesign and the CleverHomes brand have been leaders in the prefab construction industry, promoting progressive and next-generation construction ideologies across California and the Western US.

Our work on residential projects has grown over the last 21 years, from hundreds of single family homes, to the emerging market of prefab multifamily and mixed-use construction projects. We have been honored to work with many inspired developers, seeking a better way to build their projects.

We are on a simple mission to bring good design to the prefab industry, which has traditionally lacked a celebration of architecture

Toby Long, AIA NCARB

Project Highlights

- Hopkins Village Workforce Housing – Truckee, CA
- 3rd Street Apartments – Cathedral City, CA
- Wall Avenue Apartments – El Cerrito, CA
- Alameda Avenue Apartments – El Cerrito, CA
- The Civic – El Cerrito CA
- Walnut Street Apartments – San Carlos, CA
- El Camino Apartments – Menlo Park, CA
- Oakland Rose – Oakland, CA
- Evergreen Terrace – Austin, TX
- Elizabeth Street Condos – San Francisco, CA

See Appendix for Additional projects and details

FIGURE 9

REAL ESTATE

Figure 9 Real Estate has deep roots in the Alaska construction industry and our founders take an entrepreneurial approach to each and every project. We leverage our experience in the construction industry to identify and implement creative solutions to challenging projects.

We use a combination of data, unique relationships, and our 20 years of experience to source value-add or development opportunities in the Western US.

The Figure 9 team has extensive experience with project and financial management of real estate and construction projects. This depth of experience gives the company a unique position in the real estate industry to provide the best value for all of our project partners and stakeholders.

Project Highlights

- Sage Ridge – Carson City, NV
- Iowa Flats – Anchorage, AK
- Riverside Apartments – Dayton, NV



With 22 years of experience, here at TKG we hold the highest standards for any project, big or small. We understand the importance of construction management and with our comprehensive knowledge of project staging, budget management, and construction legalities, we will ensure the job always exceeds your expectations. Our high-end contractors can complete any project with the highest level of craftsmanship and care. Take a look at our most recent commercial projects, including employee housing in Grand Teton National Park as well as a comprehensive remodel of the Lodge at Jackson Hole.

Local contractors boast of business' born and bred here in Jackson. We disagree. Our business philosophy and work ethic was not cultivated in the Jackson climate of bottomless budgets and absentee owners.

Toby Grohne

Before moving TKG Construction to Jackson in 2003, owner Toby grew up in the family construction company in the highly competitive markets of Asheville, NC and Vero Beach, FL. Being some of the hottest markets on the east coast, competition is fierce. Competition requires excellence to succeed.

We believe that one of our most important responsibilities is to be able listen to your priorities, and to be able to perform to your ideals

There are great craftsmen in the Jackson area, but you will find that most of them hang their hat on quality alone. We challenge that philosophy. It's easy to create a perfect piece of craftsmanship at a premium price. It is far more challenging to bring this quality to mid-market pricing and competitive timelines. This is where we stand alone.

SHAW

CONSTRUCTION

Shaw Construction of Wyoming is celebrating almost 20 years of providing construction management services in Jackson and the surrounding area. We continue to grow our operation throughout the greater Yellowstone region and have recently opened our new office located at 460 South Cache. We build

for a variety of owners and developers and manage a diverse array of project types, including multifamily, hospitality, municipal, commercial, mixed-use, affordable housing and custom residences, to name a few.

Our clients appreciate our team approach to the construction management process and our mantra of understanding to deliver buildings that meet the vision and goals within the desired budget. We've enjoyed adding value to our community for the last 20 years and look forward to many years to come.

SELECTED PROJECTS

- 199 East Pearl, Jackson WY
- Pearl at Jackson, Jackson WY
- 810 West Housing, Jackson WY
- Daisy Bush Housing, Jackson WY
- Redmond Rentals, Jackson WY
- Millward Apartments, Jackson WY
- Hidden Hollow, Jackson WY
- 440 W. KELLY, Jackson WY

APPENDIX

From: Idaho@multiparking.com  
Subject: Klaus Multiparking References
Date: February 19, 2022 at 12:07 PM
To: Joe Saunders joe@figure9er.com, Dave Velasquez dave@figure9er.com

JL

Joe,

Per your request and our discussion the other day, I have prepared some information for you and your clients that I hope will satisfy any questions you may have and/or your clients. Please find attached a "one-page" experience summary along with a couple real-life examples that I thought are good general representations of a Trendvario system.

In addition, I have attached an installation reference sheet listing out many installations on the East Coast. There are too many to discuss individually but you can simply look at the large variations of installations to see that this is a very popular parking solution for many applications.

There are many, many more examples that are available in addition to what I have noted in this email. Several of these examples are available to see should that be of interest. Secondly, I would be happy to arrange a zoom call with our Vice President in the U.S. to answer any concerns that I have not been able to address myself.

Regarding "open-air" installations, I know that there are several in Germany but I have been unable to confirm locations and/or actual installation dates at this time. These are true open-air, non-covered installations unlike what you are proposing for your project. There is no concern about your design concept especially with the addition of "hot-dipped" galvanized platform option.

Finally, I would again emphasize that the key to achieving 25 years of reliability is regularly scheduled maintenance by trained professionals. Our proposal that was submitted to you includes a "complete turnkey" proposal with 1 year maintenance and parts INCLUDED. In addition, all shipping, installation, training & sales taxes are also included to ensure that you get a correct and complete installation that will last for years to come. There are NO hidden charges and all OPTIONS are clearly called out with associated costs for those options. We will also help you establish a maintenance contract for regular maintenance after the one year installation timeframe passes.

I hope this provides you with the necessary information to proceed towards approval with your clients. Please call me with any additional questions and/or concerns,

Sincerely,

John LaRosa

Klaus Multiparking America

517.599-5584

idaho@multiparking.com



05 17 21 K1 AHS



Klaus

PROJECT REFERENCES – EAST COAST OFFICE

May 17, 2021 / Page 1 of 2

Model Type Key	
Parker - Double	2 High / Horizontal Platform / No Pit
Parker - Triple	3 High / Horizontal Platform / No Pit
Parker - w/Pit	2072i
ParkBoard	Parking Pallets
TrendVario	Semi-Automatic System
MasterVario	Fully Automatic System

Project Name	Spaces Qty.	Model	Install Year	City, State
1. Toll Brothers, 121 East 22 nd Street	24	MasterVario R3C	2019	New York, NY
2. Toll Brothers, 1425 Hudson Street at Hudson Tea	24	TrendVario 4200 - 2 High / No Pit	2019	Hoboken, NJ
3. 1711 1 st Avenue	23	MasterVario F2	2019	New York, NY
4. 1410 Grand Street	20	TrendVario 4200 - 2 High / No Pit	2018	Hoboken, NJ
5. 222 Avenue East	52	TrendVario 4200 - 2 High / No Pit	2018	Bayonne, NJ
6. 70 Schermerhorn Avenue	8	TrendVario 4300 - 3 High / With Pit	2020	Brooklyn, NY
7. View on Pavey, Pavey Square	132	TrendVario Combination Systems 4200 / 4000 - 2 High / No Pit	2020	Columbus, OH
8. 338 Congress Street	10	TrendVario Combination Systems 4200 / 4000 - 2 High / No Pit	2018	Boston, MA
9. View on Grant	44	TrendVario Combination Systems 4200 / 4000 - 2 High / No Pit	2018	Columbus, OH
10. 2212 Tuttle Park Place	46	TrendVario Combination Systems 4300 / 4000 3 High / With Pit & 2 High / No Pit	2018	Columbus, OH
11. 1874 Bonanza	12	Parker with Pit 2072i	2017	Walnut Creek, CA
12. 1000 F Street	7	Parker - Double	2016	Washington, D.C.

PROJECT REFERENCES – EAST COAST OFFICE

May 17, 2021 / Page 2 of 2

Model Type Key	
Parker - Double	2 High / Horizontal Platform / No Pit
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Parker - w/Pit	2072i
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TrendVario	Semi-Automatic System
MasterVario	Fully Automatic System

Project Name	Spaces Qty.	Model	Install Year	City, State
13. 138 East 50 th Street	24	Parker – Triple 3015	2019	New York, NY
14. 11 Hoyt Street	100	Parker - Double	2021	Brooklyn, NY
15. 500 Jefferson	6	Parker with Pit 2072i	2016	Hoboken, NJ
16. 127 Summit	41	TrendVario Combination Systems 4300 / 4000 3 High / With Pit & 2 High / No Pit	2020	Summit, NJ
17. 4901 Bergenline Avenue	74	TrendVario 6300 3 High / With Pit	2021	Bergen, NJ
18. 121 Piedmont Avenue	2	ParkBoard - PQ Pallets	2014	Boston, MA
19. 1801 Mission Street	16	MasterVario F2	2021	San Francisco, CA

Klaus Experience & Installation Summary developed specifically for Jackson Hole Development located @ 910 Smith Lane & 915 Simon Lane:

GENERAL COMMENT: Klaus Multiparking has installed more than 750,000 parking spaces globally since 1965 involving many types of parking solutions and systems

The TRENDVARIO line was introduced in 2009 and was preceded by Trendvario 4000 series (4200 & 4300). More than 2900 parking spaces has been installed on the West Coast involving these systems. The oldest of these systems was installed in 2003 in Berkeley, CA with 61 stalls provided. This system is still in use today.

Semi-automatic systems (similar to today's Trendvario) were introduced outside of Germany beginning in 1990. The UK has over 25 of these systems with many still in use today.

Installations in Berlin, Hamburg, Munster & Nuremberg, Germany have been installed since the early 1990's and are still in operation today with routine preventative maintenance programs. These climates are similar if not harsher than that of Jackson Hole, Wy.



1 Henry Adams St., San Francisco

KLAUS Multiparking Semi-Automatic System: TrendVario 4200+

155 Spaces

Installed: 2016

One Henry Adams is a 2-building luxury residential site located in what is called "Showplace Square" in the Design District, surrounded by historic warehouse buildings, design shops, restaurants, parks, and public transportation. The site has a walk score of 93, and the building itself contains a clubhouse, landscaped grounds between the buildings, a terrace on the top layer with views of the city, The Grove restaurant on the ground floor, and many other amenities. Residents park safely in the enclosed garage, using Klaus 4200 TrendVario systems that provide 155 independently accessible spaces with automated sliding doors.



Pine and Franklin, San Francisco

Installed 2015

KLAUS Multiparking Semi- Automatic System: TrendVario Tandem

192 Spaces

Residential with commercial / retail on ground floor

Pine & Franklin is a multibuilding residential project in the Pacific Heights neighborhood adjacent to a Whole Foods grocery store and close to transit, shopping, restaurants and many other of San Francisco's attractions. It has a walk score of 99, and a transit score of 84. Residents park securely in Klaus TrendVario systems, and the design of the parking allows all 192 stalls to be accessed from a single drive aisle, while still providing ample throughput.



Since 2001, tobylongdesign and the CleverHomes brand have been leaders in the prefab construction industry, promoting progressive and next-generation construction ideologies across California and the Western US.

Our work on residential projects has grown over the last 21 years, from hundreds of single family homes, to the emerging market of prefab multifamily and mixed-use construction projects. We have been honored to work with many inspired developers, seeking a better way to build their projects.

We are on a simple mission to bring good design to the prefab industry, which has traditionally lacked a celebration of architecture

Toby Long, AIA NCARB
CA License: C-28651
CO License: ARCO0406364
NV License: #8740
WY License: C-3566
NC License: 15101

prefab multifamily and mixed-use projects



cleverhomes by tobylongdesign

6114 LA SALLE AVENUE #552, OAKLAND CA 94611
WWW.CLEVERHOMES.NET 415.905.9030 TOBY@CHXTLD.COM



3rd Street Apartments
Cathedral City, CA

440 apartment units
150 room hotel
100,000 sqft commercial space

In Review
Approvals - Fall 2022
Construction - Fall 2023



Wall Avenue Apartments
El Cerrito, CA

145 apartment units
3,000 sqft commercial space

In Design
Approvals - Completed
Construction - Spring 2022



Alameda Avenue Apartments
El Cerrito, CA

90 apartment units
2,500 sqft commercial space

In Permitting
Approvals - Completed
Construction - Fall 2022



The Civic
El Cerrito CA

50 apartment units
5 live-work spaces

In Permitting
Approvals - Completed
Construction - Spring 2022



Walnut Street Apartments
San Carlos, CA

12 apartment units

Completed - Summer 2018



El Camino Apartments
Menlo Park, CA

9 apartment units

In Permitting
Approvals - Completed
Construction - Spring 2022



Oakland Rose
Oakland, CA

8 condominiums

Approved
Construction - Summer 2022



Oakland Lofts
Oakland, CA

3 live-work spaces

Completed 2005



Evergreen Terrace
Austin, TX

90 condominiums

Approved
Construction - T.B.D.



Knoll Condos
Berkeley, CA

4 condominiums
Completed 2008



Elizabeth Street Condos
San Francisco, CA

4 condominiums
Completed 2008



Bernal Heights Townhomes
San Francisco, CA

4 townhomes
Completed 2009



Villas 3 at Obsidian
Mammoth Lakes, CA

30 duplex units

Approvals - Spring 2022
Construction - Summer 2022

**Hopkins Village
Workforce Housing**
Truckee, CA

45 duplex units

Approvals - Completed
In Construction





**Jackson Hole
Workforce Housing
Jackson, WY**

12 units

Approvals - Summer 2022
Construction - Fall 2022



**Shearman Development
Incline Village, NV**

5 live-work units

Approvals - Fall 2022
Construction - Summer 2023



1330 ECR
Redwood City, CA

132 Units

Approvals - Summer 2022
Construction - Fall 2023

Langtree Condos
Mooresville, NC

55 Luxury Units

Approvals - Summer 2022
Construction - Winter 2023

