



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: July 22, 2024

Item #: P24-108

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner

June Landing, LLC
PO Box 160
Jackson, WY 83001

Applicant

Dauntless Development (Shaun Gilbert)
2419 Michigan Ave. Ste E
Santa Monica, CA 90404

REQUESTS:

The applicant is submitting a request for a Development Plan Pre-Application conference for the property located at 50 S Millward, PIDN: 22-41-16-33-1-02-005

For questions, please call Tyler Valentine at 307-733-0440, x1305 or email the address shown. Thank you.

Please respond by: August 12, 2024 (with Comments)

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@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 process 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: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

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?

_____ **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

Date

Name Printed

Title

DATE: June 27, 2024

TO : Town of Jackson Planning and Zoning Department
PROJECT : Dauntless- Millward Hotel , 50 S Millward St, Jackson, WY 83001
RE: Land Development Regulation Compliance and Narrative Project Description

Land Development Regulation Compliance

Zoning : Section 2.2.15 DC-2 Downtown Core – 2

2.2.15.B.1 Lot Standards

- ITEM 1: Building Setbacks:
- 1.1 Primary Street Setback range

Required : (min-max) 0'-5'
Provided : 5' (Pearl Avenue)
 - 1.2 Secondary Street Setback range

Required : (min-max) 0'-5'
Provided : min. 3'6" ; max. 5' (Millward Street)
 - 1.3 Side Interior
Required : (min) 0' or 5'
Provided : 0' or 5'1"
 - 1.4 Rear
Required : (min) 0' or 5'
Provided : 0' or 5' (Alleyway)
 - 1.5 Abutting protected zone
Required : (min) 10'
Provided : Not Applicable

ITEM 2: Landscaping Area:

2.1 Landscape Surface Ratio: N/A

2.2 Plant units: N/A

ITEM 3: Fencing:

3.1 Height in any street or side yard

Required : (max) – 4’

Provided : 3’-6”

3.2 Height in rear yard

Required : (max) – 6’

Provided : 6’

3.3 Setback from pedestrian frontage

Required : (min) – 1’

Provided : 2’ – 10’

3.4 Setback from side or rear lot line

Required : (min) – 0’

Provided : 2’ – 10’

ITEM 4: Parking Setbacks:

4.1 Primary Street, above ground

Required : (min) 30’

Provided : N/A

4.2 Secondary Street, surface parking

Required : (min) 30’

Provided : N/A

4.3 Secondary Street, tuck-under, enclosed, or structured parking

Required : (min) – 0’

Provided : 0’

ITEM 5: Access:

5.1 Curb Cut Width

Required : (max.) 24'

Provided : N/A

2.2.15.B.2 Bulk Standards

ITEM 6: Street Façade :

6.1 Width of ground and second story in primary street setback range:

South Building

6.1.1 % of lot width

Required : (min) 80%

Lot width is 99.75' -> $99.75' \times 0.80 = 79.8'$ min.

Provided : L1 – 91' ; L2 – 91'

6.1.2 Length from street corner

Required : (min) 30'

Provided : L1 – 91' ; L2 – 91'

6.2 Width of ground and second story in secondary street setback range:

North Building

6.2.1 % of lot width

Required : (min) 80%

Lot width is 93.5' -> $93.5' \times 0.80 = 74.8'$ min.

Provided : L1 – 93.5' ; L2 – 93.5'

6.2.2 Length from street corner

Required : (min) 30'

Provided : L1 – 93.5' ; L2 – 93.5'

South Building

6.2.3 % of lot width

Required : (min) 80%

Lot width is 56' -> $56' \times 0.80 = 44.8'$ min.

Provided : L1 – 46' ; L2 – 46'

6.2.4 Length from street corner

Required : (min) 30'

Provided : L1 – 40' ; L2 – 40'

ITEM 7: Building Height:

7.1 Height(max) if roof pitch <5/12 :

Required : (max) 42'

Provided : 38' (Top of roof) ; 42' (Top of Parapet)

7.2 Stories :

Required : (max) 3

Provided : 3 stories above grade + 3 Exempt Basement Levels

7.3 Height (min) in any street setback range :

Required : 16'

Provided : min. Height 38'

ITEM 8: Building Stepback:

8.1 Stepback for any 3rd story street façade or street façade over 30' :

Required : (min) 20'

Provided : 20'

8.2 Encroachment in stepback

Allowed : (max % of overall façade width) 40%

North Building

Overall façade width along South Millward Street is 42' X 40% -> 16.8' allowed for encroachment. 42' x 60% -> 25.2' (min) 20' step back required.

Provided : 25'-7" width of 20' step back

South Building

Overall façade width along South Millward Street is 40' X 40% -> 16' allowed for encroachment. 40' x 60% -> 24' (min) 20' step back required.

Provided : 25.75' width of 20' step back

Overall façade width along West Pearl Avenue is 91.5' X 40% -> 36.6' allowed for encroachment. 91.5' x 60% -> 54.9' (min) 20' step back required.

Provided : 55' width of 20' step back

ITEM 9 : Scale of Development:

North Building

9.1 Total Lot Area – 9,411 SF

9.2 Allowed Rental FAR 1.3 – 12,234 SF

9.3 Total 2:1 Bonus Housing – 5,188 SF

9.4 Basement Exempt Area:

Occupied – 15,478 SF

Basement Parking – 7,528 SF

9.5 Total Occupied Area (Excludes Structured Parking) – 32,757 SF

9.6 Total Building Area Including Parking –40,285 SF

9.7 Total Nightly Rentable SF (Includes 12,091 Allowed + 15,478 Exempt) – 27,569 SF

South Building

9.8 Total Lot Area – 5,500 SF

9.9 Allowed Rental FAR 1.3 – 7,150 SF

9.10 Total 2:1 Bonus Housing – 3,027 SF

9.11 Basement Exempt Area:

Occupied – 7,801 SF

9.12 Total Building Area – 17,345 SF

9.13 Total Nightly Rentable SF (Includes 7,150 Allowed + 7,801 Exempt) – 14,951 SF

2.2.15.B.3 Form Standards

ITEM 10: Pedestrian Frontage:

10.1 Trees in Grates

10.1.1 Frontage dimensions

Required : 13.5' min. from back of curb ; 5' min. furnishing/planting area ; 6' min. clear sidewalk width

Provided : 13.5' min. from back of curb ; 5' min. furnishing/planting area ; 6' min. clear sidewalk width

10.1.2 Additional Specifications

Required : Planting type – tree grate ; tree spacing (on center) – 30' to 40' ; the furnishing/planting area that is not tree grates shall be hardscape other than slab concrete (e.g. pavers,bricks)

Provided : Complies

ITEM 11: Building Frontage Options : Residential

11.1 Story Height:

Required : Ground story height (min) – 9'

Upper story height (min) – 9'

Ground Floor elevation (min/max) – 0'-5'

Provided : Ground story height (min) – 11'

Upper story height (min) –11'

Ground Floor elevation – 4'

11.2 Transparency:

Required : Ground story primary street (min) – 20%

Ground story secondary street (min) – 20%

Upper story, primary/secondary (min) – 20%

Provided : Ground story primary street – greater than 20%

Ground story secondary street – greater than 20%

Upper story, primary/secondary – greater than 20%

11.3 Blank Wall:

11.3.1 Blank wall area, primary street

Required : (max) 35'

Provided : Complies

11.3.2 Blank wall area, secondary street

Required : (max) 35'

Provided : Complies

ITEM 12: Parking Type Options : Underground parking

2.2.15.B.4 Environmental Standards Noted, N/A

2.2.15.B.5 Scenic Standards

ITEM 13: Exterior Lighting:

13.1 Light Trespass is prohibited.

Site Lighting design prohibits trespass.

13.2 All Light Fixtures over 600 Lumens shall be fully shielded.

All Light Fixtures that are over 600 lumens are fully shielded.

13.3 Max Lumens per sf of site development

Required : 3

Provided : Will Comply

13.4 Lumens per acre of site development (max):

Required : All Fixtures : 50,000

Unshielded Fixtures : 2,000

Provided : Will Comply

13.5 Light Color

Required : $\leq 3000\text{K}$

Provided : 3000K

ITEM 14: Scenic Resources Overlay (SRO) Standards:

14.1 Light Trespass is prohibited.

Site Lighting design prohibits trespass.

2.2.15.B.6 Natural Hazard to Avoid Noted and will comply

2.2.15.B.7 Signs Noted and will comply

2.2.15.B.8 Grading, Erosion Control, Stormwater Noted and will comply

2.2.15.B.9 Physical Development Permit Required

ITEM 14: 19,500 – 39,000 SF Required:

- Development plan
- Building permit
- DRC review

2.2.15.C 1 Allowed Uses

ITEM 15: Allowed Uses:

15.1 Mixed Uses – Residential/Lodging

2.2.15.C 2 Use Requirements

ITEM 16: Use Requirements:

16.1 Parking:

16.1.1 Residential

Parking Factor – 1.5

Residential Unit Count – 10

Parking Stalls:

Required : 15

16.1.2 Commercial:

Hotel Parking Factor – 0.75

Hotel Unit Count – 62

Parking Stalls:

Required : 47

Hotel Bar & Lounge Parking Factor – 1/40 SF /3

Hotel Bar & Lounge Area – 1.536 SF

Required : 13

16.1.3 Disability Parking Spaces

Required : 4

Provided : 4

16.1.4 Electrical Vehicle Supply Equipment (EVSE)

Required : (Other Residential / Lodging)

i. EVSE Capable : 30% -> 96 stalls x 30% = 29 stalls

ii. EVSE Installed : 5% -> 96 stalls x 5% = 5 stalls

Provided :

i. EVSE Capable : 29 stalls (including installed)

ii. EVSE Installed : 5 stalls

16.1.5 Street Parking Credit – 6

TOTAL PARKING REQUIRED : 75

TOTAL PARKING PROVIDED : 96

2.2.15.C 3 Operational Standards Noted and will comply

2.2.15.D 1 Allowed Subdivision and Development Options Noted

2.2.15.D 2 Residential Subdivision requirements Noted

2.2.15.D 3 Required Subdivision and Development Option Permits Noted

6.6.3 Amount of Affordable Workforce Housing Required

ITEM 17 17.1 Attached Dwelling , Apartment

Required : $0.000017 * sf + (\text{Exp}(-14.17 + 1.59 * \text{Ln}(sf)))/ 2.176$

Provided : 0.4203

17.2 Conventional Lodging (6.1.5.B), Short-Term Rental Unit (6.1.5.C)

Required : $0.102 * \text{room}$

Provided : 5.304



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

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: Radgett Hoke Title: principal officer

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

Address of Premises: 50 S. MILLWARD, JACKSON WY 83001

Legal Description: Lots 7 & 8 of Block 2 of the first west addition to the town of Jackson, Teton County, Wyoming, plat recorded 6-9-1913 as Plat No 107
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Shawn Gilbert, Dauntless Development LLC

Mailing address of Applicant/agent: Box 160, Jackson, WY 83001

Email address of Applicant/agent: SGILBERT@DAUNTLESSCAPITAL.COM

Phone Number of Applicant/agent: 602-690-5593

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

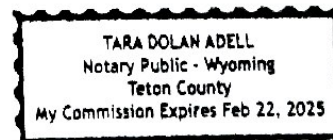
- ☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application
☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
☐ Demolition Permit ☐ Home Occupation ☐ Other (describe) _____

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

[Signature]
Property Owner Signature

Principal officer
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) SS.



The foregoing instrument was acknowledged before me by Radgett Hoke this 3rd day of June 2024. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 2/22/2025

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 #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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

Signature of Property Owner or Authorized Applicant/Agent

6-24-24

Date

Name Printed

OWNER

Title



HOTEL

JACKSON, WY

CONCEPT DESIGN | JULY 12, 2024

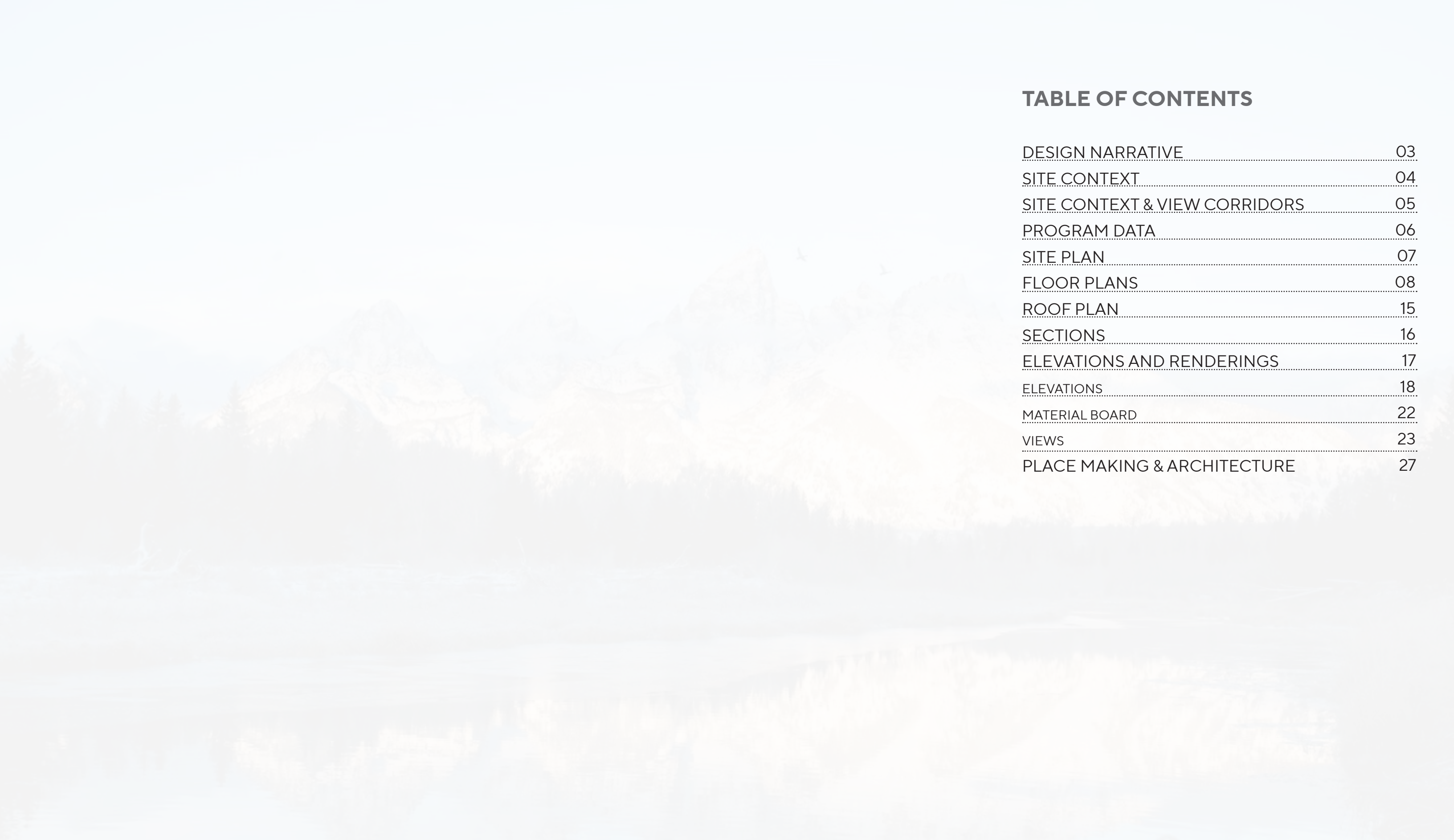


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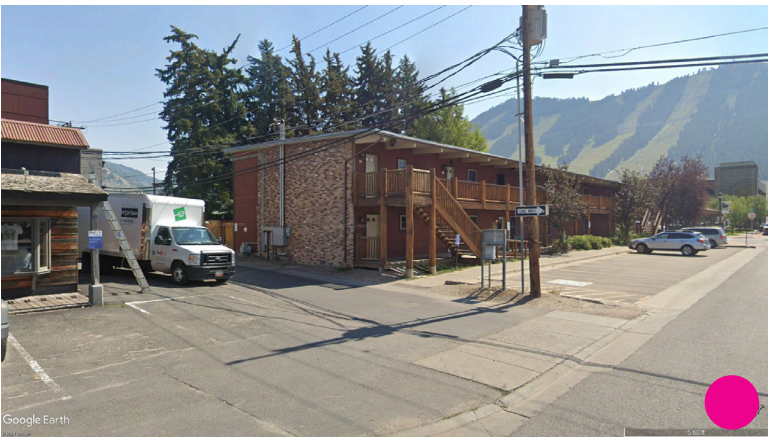
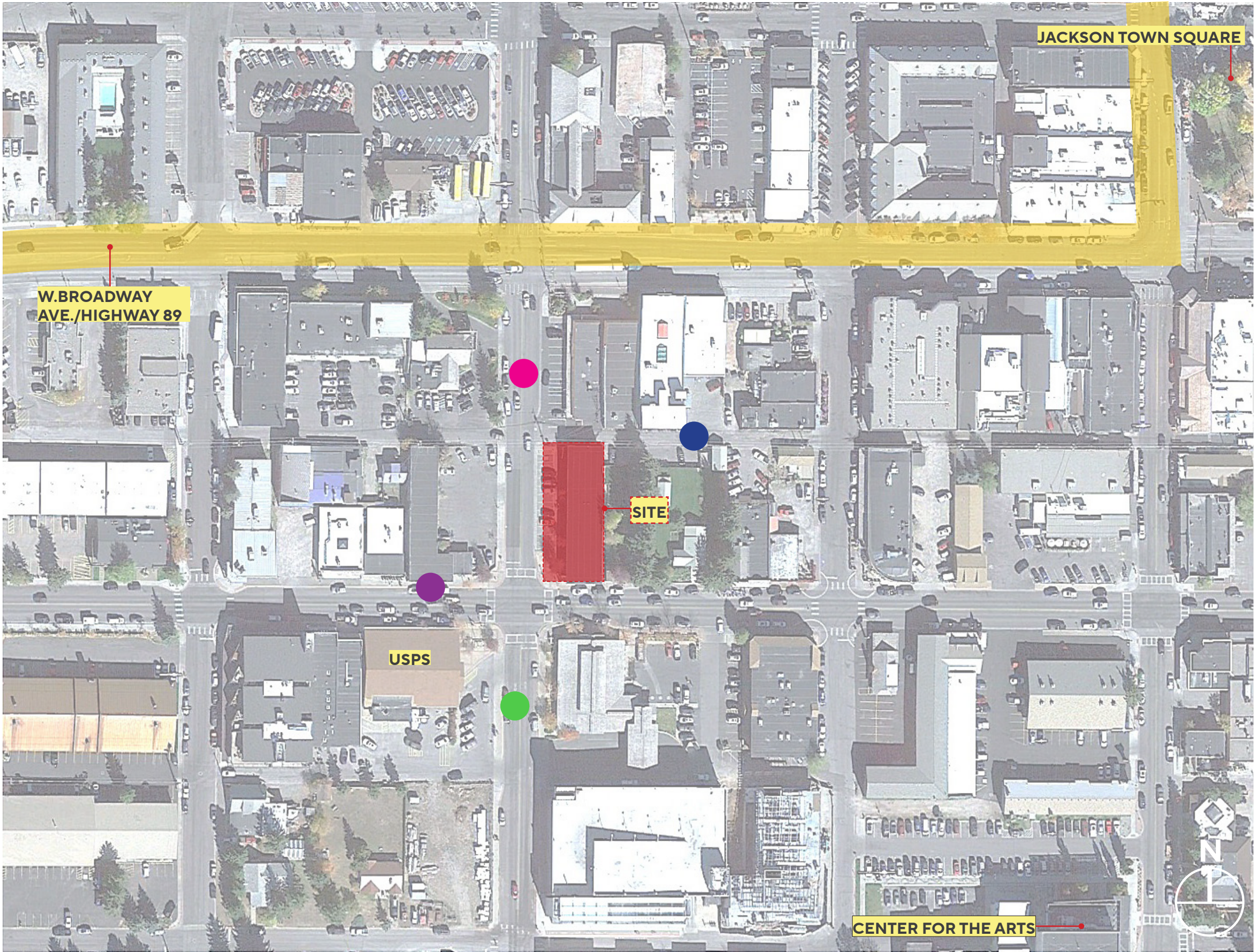
DESIGN NARRATIVE:

THIS PROJECT CONSISTS OF TWO SEPARATE BUILDINGS (NORTH AND SOUTH) PROVIDING A HOTEL USE ALONG WITH A RESIDENTIAL USE. AS A WHOLE THE TWO BUILDINGS INCLUDE 10 RESIDENTIAL UNITS AND 62 HOTEL GUEST ROOMS, ALONG WITH TYPICAL HOTEL SERVICES AND AMENITIES SUCH AS POOL, MEETING ROOMS, LOBBY, BAR, AND BREAKFAST BUFFET / TAPAS IN THE AFTERNOON. THE BREAKFAST AND TAPAS IS INTENDED STRICTLY FOR HOTEL GUESTS AND NOT AVAILABLE TO THE GENERAL PUBLIC. PARKING IS PROVIDED PER CODE AND INCLUDES 96 PARKING STALLS USING A STACKED PARKING SYSTEM, EV CHARGING STALLS AND 10 BICYCLE PARKING STALLS. NOTE THAT THE NORTH BUILDING CONTAINS ALL OF THE PARKING STALLS TO COVER BOTH BUILDINGS REQUIRED PARKING. PARKING ACCESS IS BY VALET, AUTOMATED AND IS ACCESSED DIRECTLY FROM THE ALLEY VIA AN AUTOMOBILE ELEVATOR. THE NORTH BUILDING INCLUDES 32,757 SF AND THE SOUTH BUILDING INCLUDES 17,345 SF.

THE TWO BUILDINGS ARE SYMBIOTIC IN THAT THE USERS IN ONE BUILDING MAY SHARE THE FACILITIES, AMENITIES AND SERVICES OF THE OTHER BUILDING, BUT THEY ARE ALSO INDEPENDENT OF EACH OTHER WITH THEIR OWN EXITING, ENTRANCE, ELEVATORS, LOBBY SPACE, TRASH AND BACK OF HOUSE. THE NORTH BUILDING CONTAINS ALL OF THE PARKING FOR BOTH BUILDINGS. EACH BUILDING HAS A BASEMENT LEVEL PUBLIC AREA, OPEN TO ABOVE AND CAPPED BY A SPECTACULAR SKYLIGHT DESIGNED TO EMULATE MOUNTAIN PEAKS. HOTEL GUEST ROOMS RING THE PERIMETER OF THE PROPERTY PROVIDING VIEWS TO THE TOWN, AND BASEMENT LEVEL ROOMS HAVE OUTDOOR LIGHT WELLS AND PATIOS TO PROVIDE LIGHT AND AIR. THE TOP FLOOR CONTAINS RESIDENTIAL UNITS WITH GENEROUS OUTDOOR PATIOS FACING THE TOWN.

THE PROJECT IS DESIGNED PER THE LAND DEVELOPMENT REGULATIONS, AS WELL AS THE SPECIAL OVERLAY DISTRICTS. THE BUILDING USES THE MASSING AND SCALE, AS WELL AS THE WOOD MATERIALS, CONCRETE, METAL PANELS, STEPPED BACK FORMS, AND PUNCHED WINDOWS REPRESENTED IN THE OVERLAY DISTRICT DESIGN GUIDELINES. THE DESIGN GUIDELINES ENCOURAGE THE USE OF HISTORIC MATERIALS IN CONTEMPORARY WAYS, AND WE BELIEVE THESE BUILDINGS EMBODY THAT SPIRIT. THE SKYLIGHT FORMS OVER THE BASEMENT PROVIDE A VERY UNIQUE, VERY TOWN OF JACKSON ELEMENT TO THE BUILDING DESIGN AND CREATE A DYNAMIC VISUAL TO THE STREET. THERE IS ALSO A SUBTLE PATTERN OF MOUNTAINS CREATED WITHIN THE WOOD SLAT DESIGN, THAT CHANGES WITH THE SHADOWS FROM THE SUN AS IT CROSSES THE SKY.





PROJECT DATA (NORTH BUILDING)

LOT AREA: 9,411 SF
ALLOWABLE COMMERCIAL FAR 1.3 RATIO: 12,234 SF
TOTAL COMMERCIAL FAR : 12,091 SF

COMMERCIAL FAR		
EXEMPT		
<div></div>	LEVELS B1, B2 and B3	15,478
<div></div>	PARKING	7,528
<div></div>	RESIDENTIAL	3,921
<div></div>	RESIDENTIAL CIR.	1,032
<div></div>	SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	235
TOTAL EXEMPT		28,194
COMMERCIAL FAR		
<div></div>	HOTEL BASE FAR	9,748
<div></div>	HOTEL CIR.	2,108
<div></div>	SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	235
TOTAL COMMERCIAL FAR		12,091
TOTAL BUILDING SQUARE FOOTAGE(NOT including parking)		32,757

BUILDING PROGRAM		QTY	AREA
RESIDENTIAL		6 UNITS	
COMMERCIAL			
HOTEL		41 KEYS	
	HOTEL BAR & LOUNGE		1,536 SF
	MEDIA SALON		618 SF
	LIBRARY		200 SF

PARKING (for both North and South Building)		
	# OF UNITS	PARKING REQUIRED
PARKING REQUIRED		
RESIDENTIAL UNITS	10 UNITS	15 1.5 pkg ratio
COMMERCIAL		
HOTEL GUEST ROOMS	62 KEYS	47 .75 pkg ratio
HOTEL BAR & LOUNGE	1536 SF	13 1/40 SF / 3
PARKING PROVIDED		
LEVEL B3 BASEMENT PARKING		86
LEVEL B3 ADA PARKING		4
STREET PARKING CREDIT		6
TOTAL PARKING REQUIRED		75
TOTAL PARKING PROVIDED		96
EV PARKING REQUIRED		29 Total (29 capable including 5 installed)
EV PARKING PROVIDED		29 Total (29 capable including 5 installed)
BICYCLE PARKING REQUIRED		6 1/10 non resi parking
BICYCLE PARKING PROVIDED		10

PROJECT DATA (SOUTH BUILDING)

LOT AREA: 5,500 SF
ALLOWABLE COMMERCIAL FAR 1.3 RATIO: 7,150 SF
TOTAL COMMERCIAL FAR : 6,517 SF

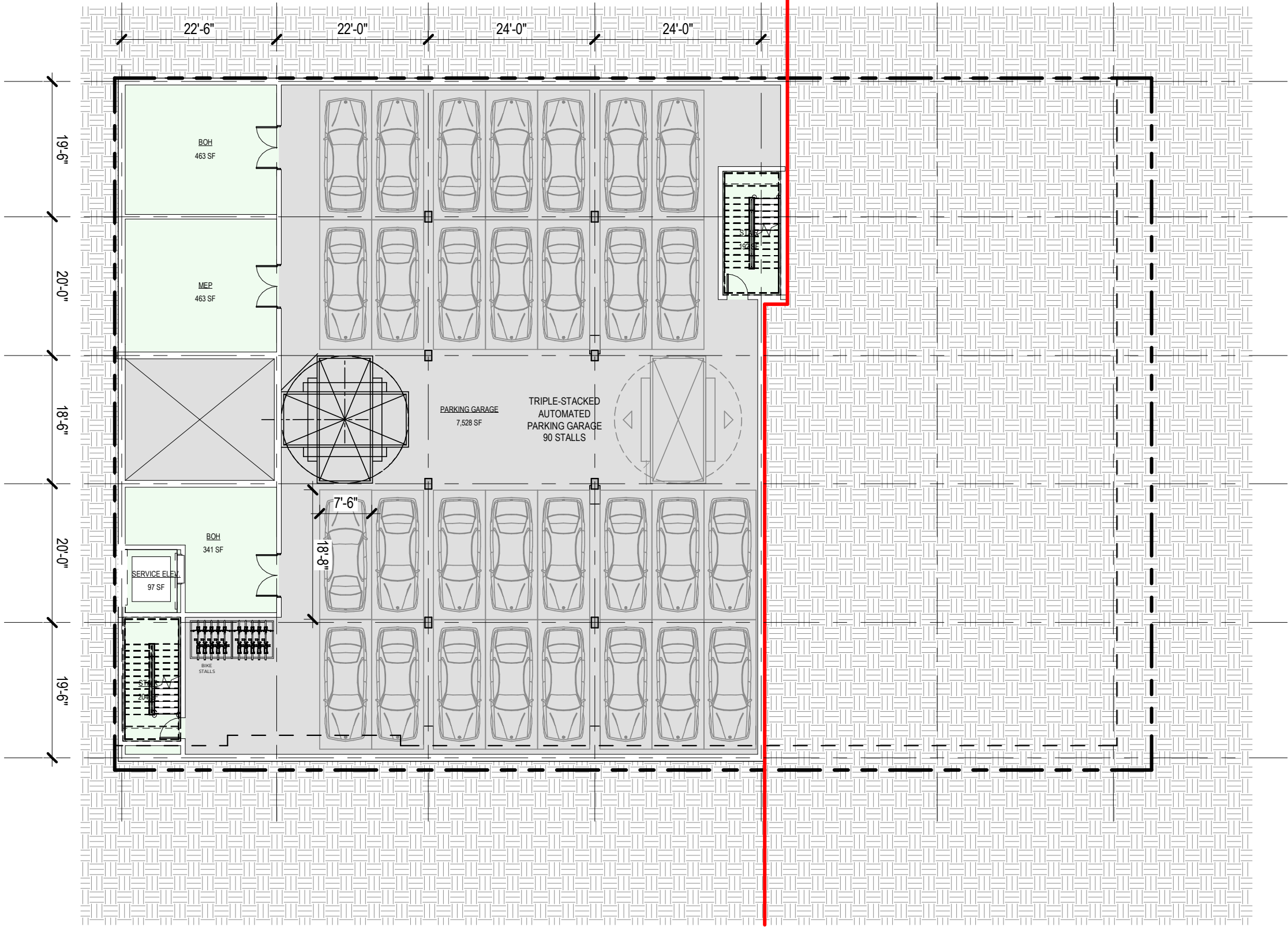
COMMERCIAL FAR		
EXEMPT		
<div></div>	LEVELS B1 and B2	7,801
<div></div>	RESIDENTIAL	1,861
<div></div>	RESIDENTIAL CIR.	759
<div></div>	SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	407
TOTAL EXEMPT		10,828
COMMERCIAL FAR		
<div></div>	HOTEL BASE FAR	4,793
<div></div>	HOTEL CIR.	1,317
<div></div>	SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	407
TOTAL COMMERCIAL FAR		6,517
TOTAL BUILDING SQUARE FOOTAGE		17,345

BUILDING PROGRAM		QTY	AREA
RESIDENTIAL UNITS		4 UNITS	
COMMERCIAL			
HOTEL GUEST ROOMS		21 KEYS	
SPA/FITNESS			1,924 SF
POOL AREA			1,824 SF

SCALE OF DEVELOPMENT (NORTH BUILDING)		AREA BREAKDOWN BY LEVELS	
ALLOWED NIGHTLY RENTAL FAR 1.3 :	12,091 SF	B3	9,289 SF
TOTAL 2:1 BONUS HOUSING	5,188 SF	B2	8,223 SF
BASEMENT EXEMPT AREA:		B1	5,495 SF
OCCUPIED AREA	15,478 SF	STREET	500 SF
BASEMENT PARKING	7,528 SF	L1	5,560 SF
TOTAL OCCUPIED AREA (EXCLUDES STRUCTURED PARKING):	32,757 SF	L2	6,266 SF
TOTAL AREA INCLUDING PARKING:	40,285 SF	L3	4,952 SF
TOTAL NIGHTLY RENTABLE SF	27,569 SF	TOTAL	40,285 SF
(INCLUDES 12,091 ALLOWED + 15,478 EXEMPT)			
SCALE OF DEVELOPMENT (SOUTH BUILDING)		AREA BREAKDOWN BY LEVELS	
ALLOWED NIGHTLY RENTAL FAR 1.3 :	7,150 SF	B2	4,456 SF
TOTAL 2:1 BONUS HOUSING	3,027 SF	B1	3,345 SF
BASEMENT EXEMPT AREA:		STREET	323 SF
OCCUPIED AREA	7,801 SF	L1	3,141 SF
		L2	3,460 SF
		L3	2,620 SF
TOTAL BUILDING AREA :	17,345 SF	TOTAL	17,345 SF
TOTAL NIGHTLY RENTABLE SF	14,951 SF		
(INCLUDES 7,150 ALLOWED + 7,801 EXEMPT)			

NORTH BUILDING

SOUTH BUILDING



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL

HOTEL
JACKSON, WY

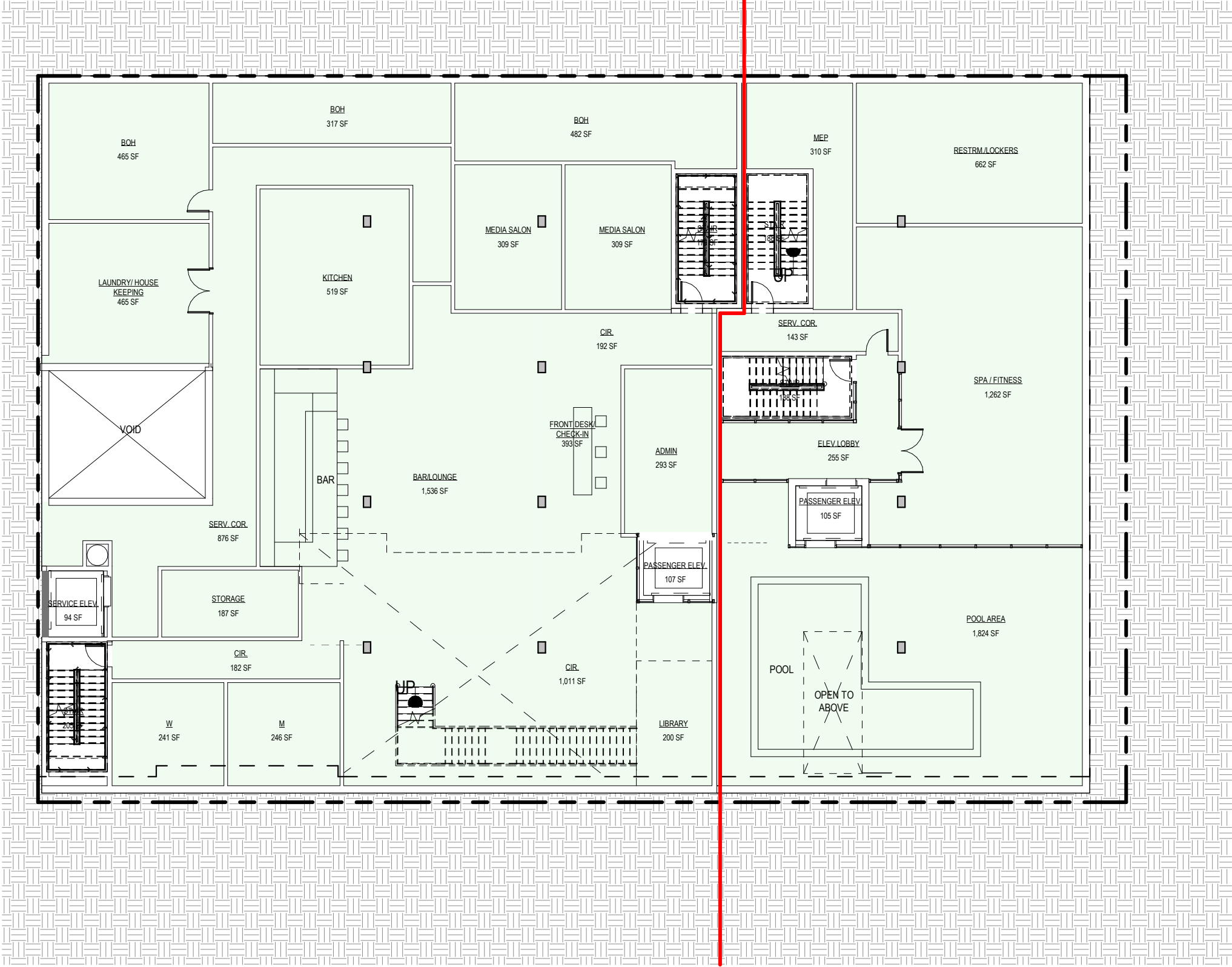


FLOOR PLAN - LEVEL B3



NORTH BUILDING

SOUTH BUILDING



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL

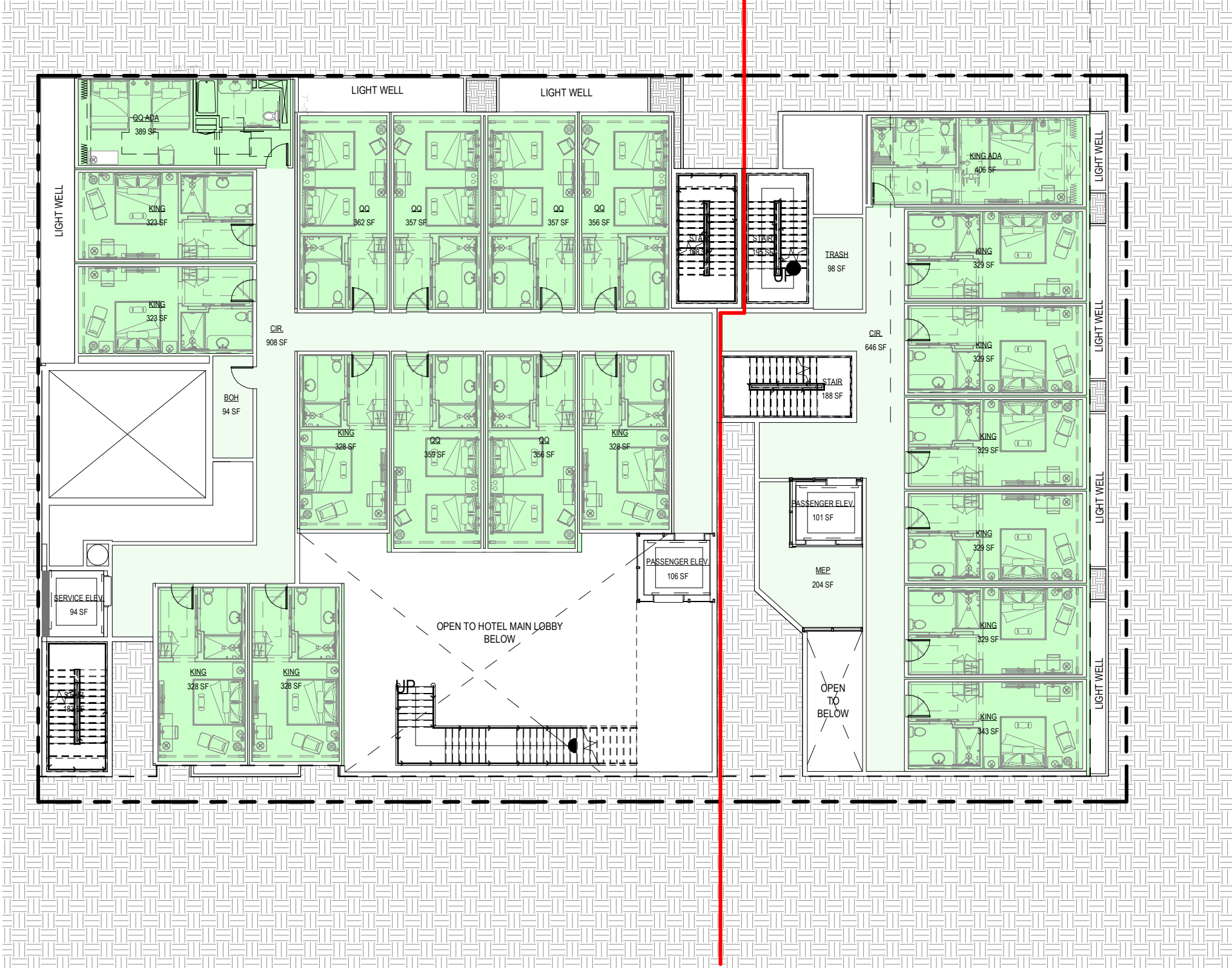


FLOOR PLAN - LEVEL B2



NORTH BUILDING

SOUTH BUILDING



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL

HOTEL
JACKSON, WY

FLOOR PLAN - LEVEL B1

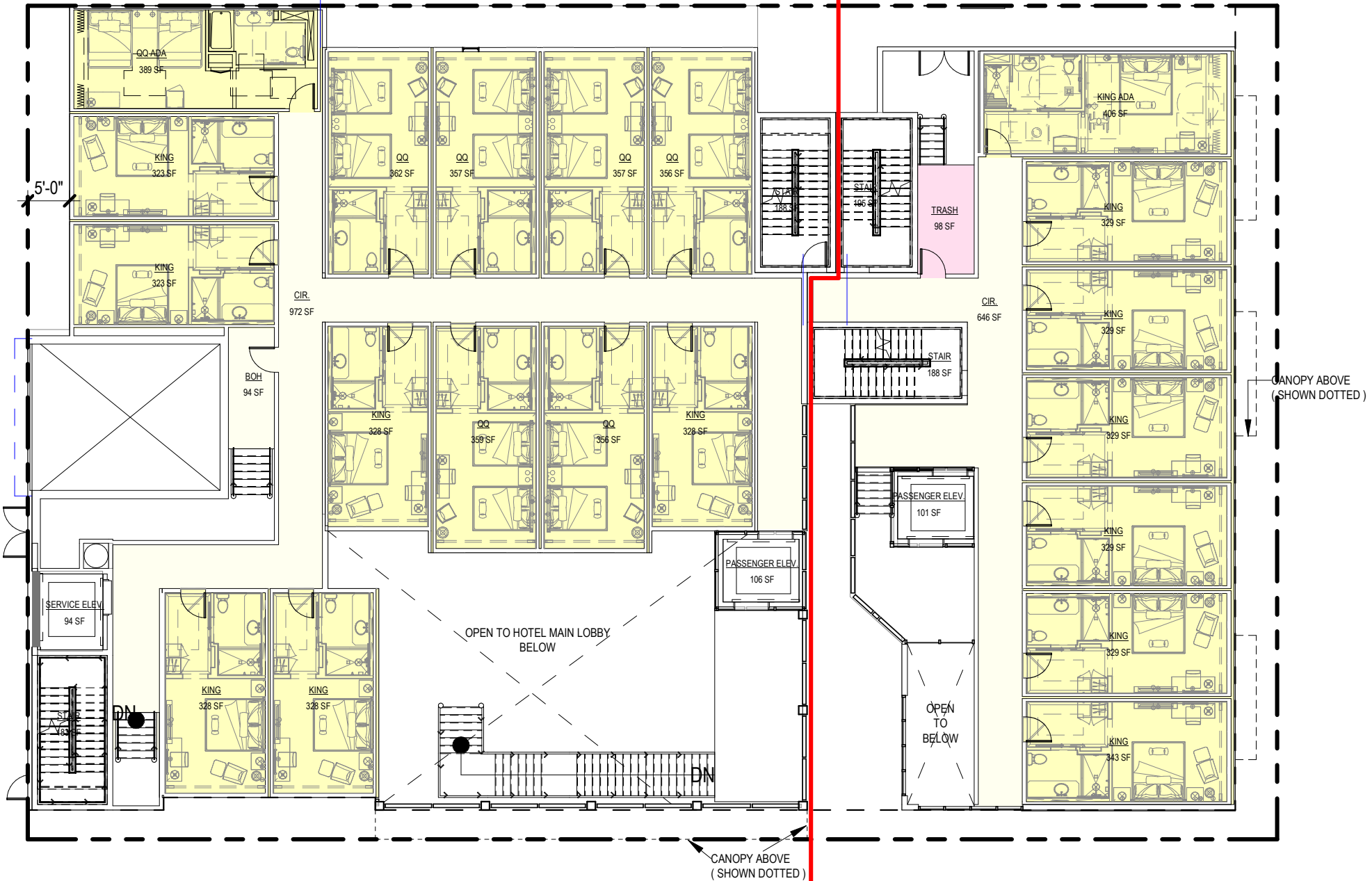


0 16' 32'
SCALE: 1" = 16'

AO Architecture.
Design.
Relationships.

NORTH BUILDING

SOUTH BUILDING



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL

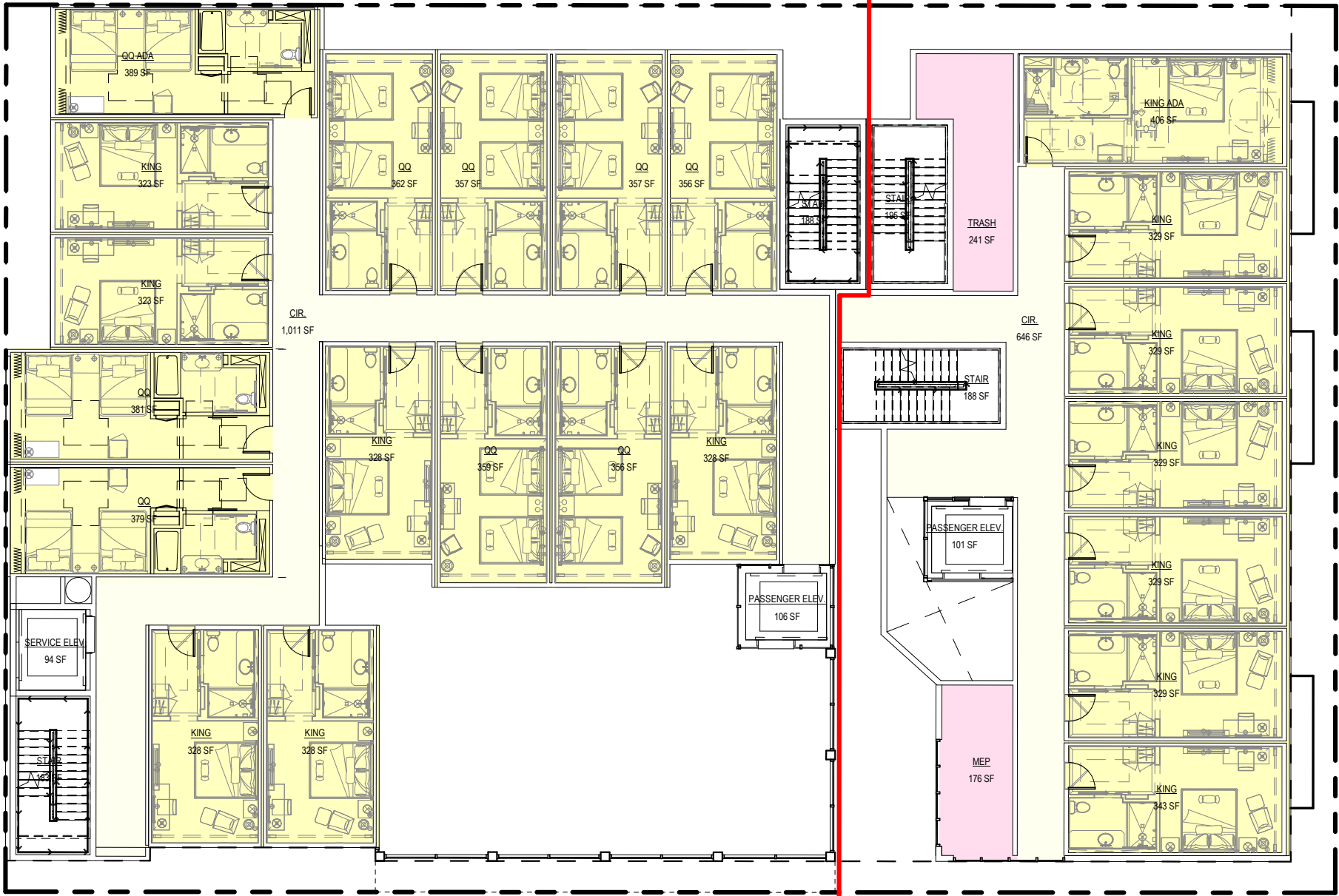
HOTEL
JACKSON, WY

FLOOR PLAN - LEVEL 1



NORTH BUILDING

SOUTH BUILDING



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL

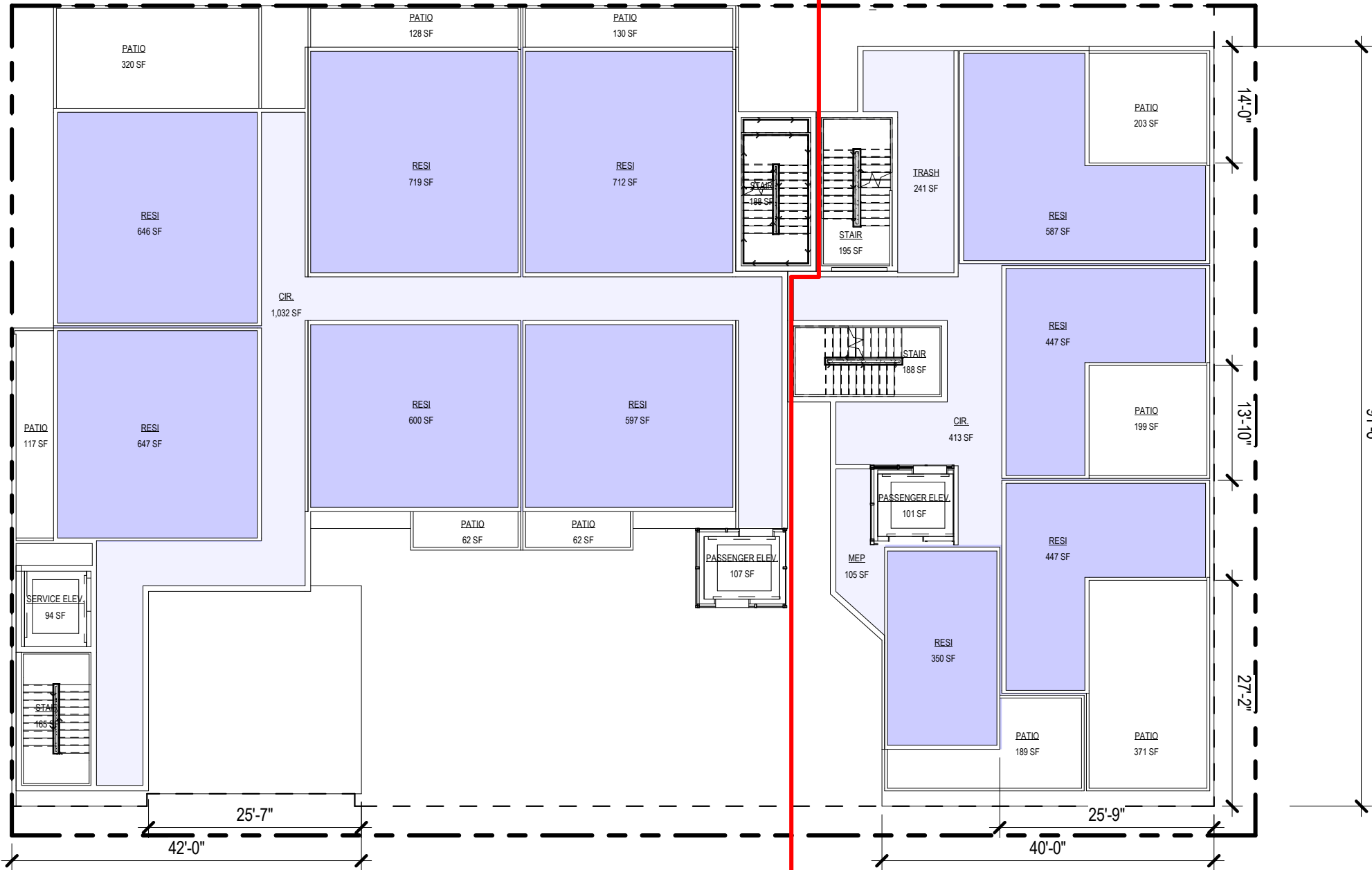
HOTEL
JACKSON, WY

FLOOR PLAN - LEVEL 2



NORTH BUILDING

SOUTH BUILDING



91.5' X 0.6 = 54.9 FEET REQUIRED 20' SETBACK
ALONG SOUTH FACADE FRONTAGE
55' PROVIDED- COMPLIES

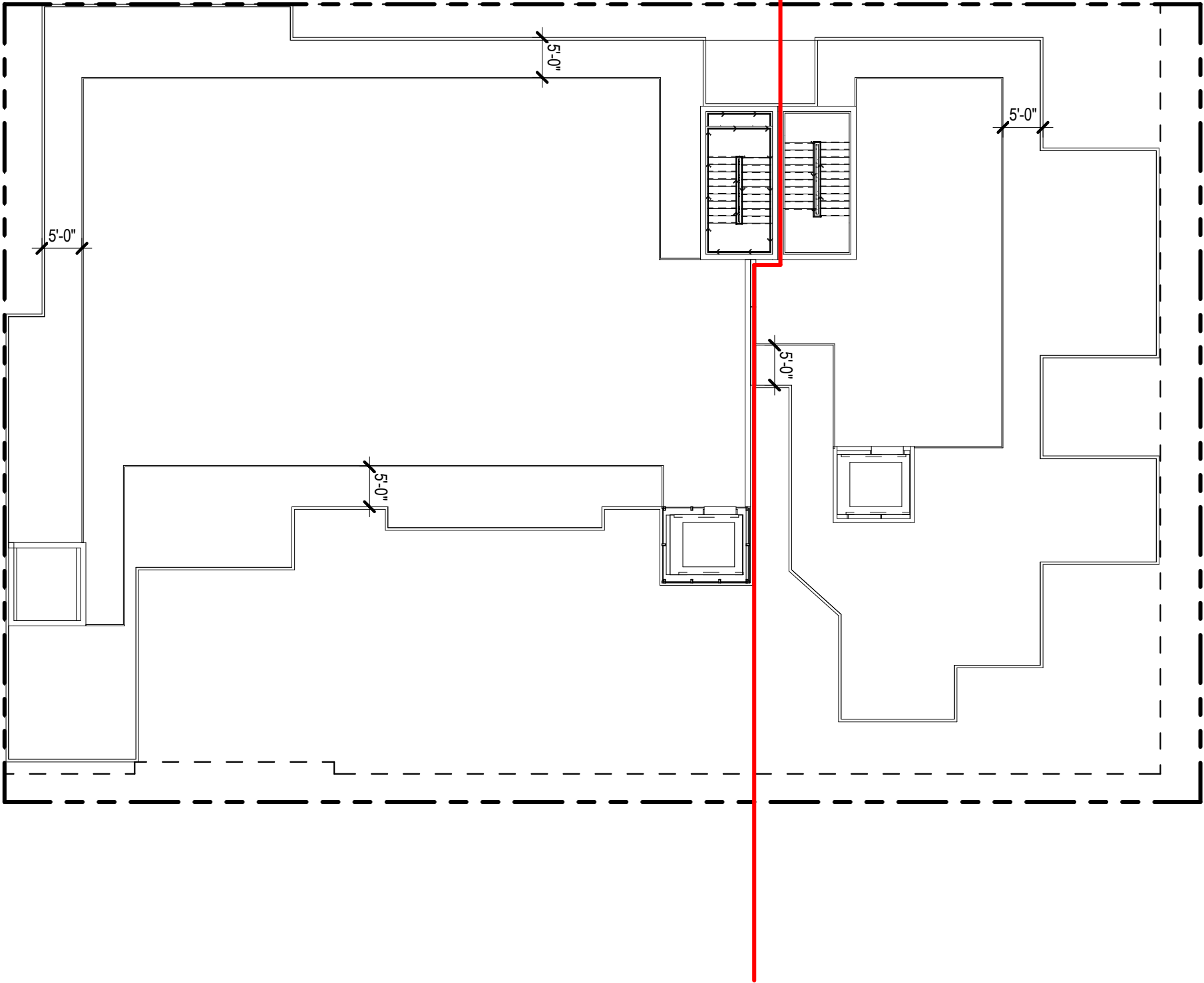
42' X 0.6 = 25.2 FEET REQUIRED 20' SETBACK
ALONG WEST FACADE FRONTAGE
25'-7" PROVIDED- COMPLIES

40' X 0.6 = 24 FEET REQUIRED 20' SETBACK
ALONG WEST FACADE FRONTAGE
25.75' PROVIDED- COMPLIES

- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL

NORTH BUILDING

SOUTH BUILDING



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL

HOTEL
JACKSON, WY



ROOF PLAN

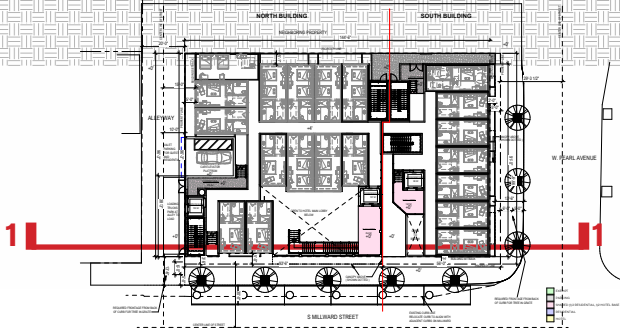
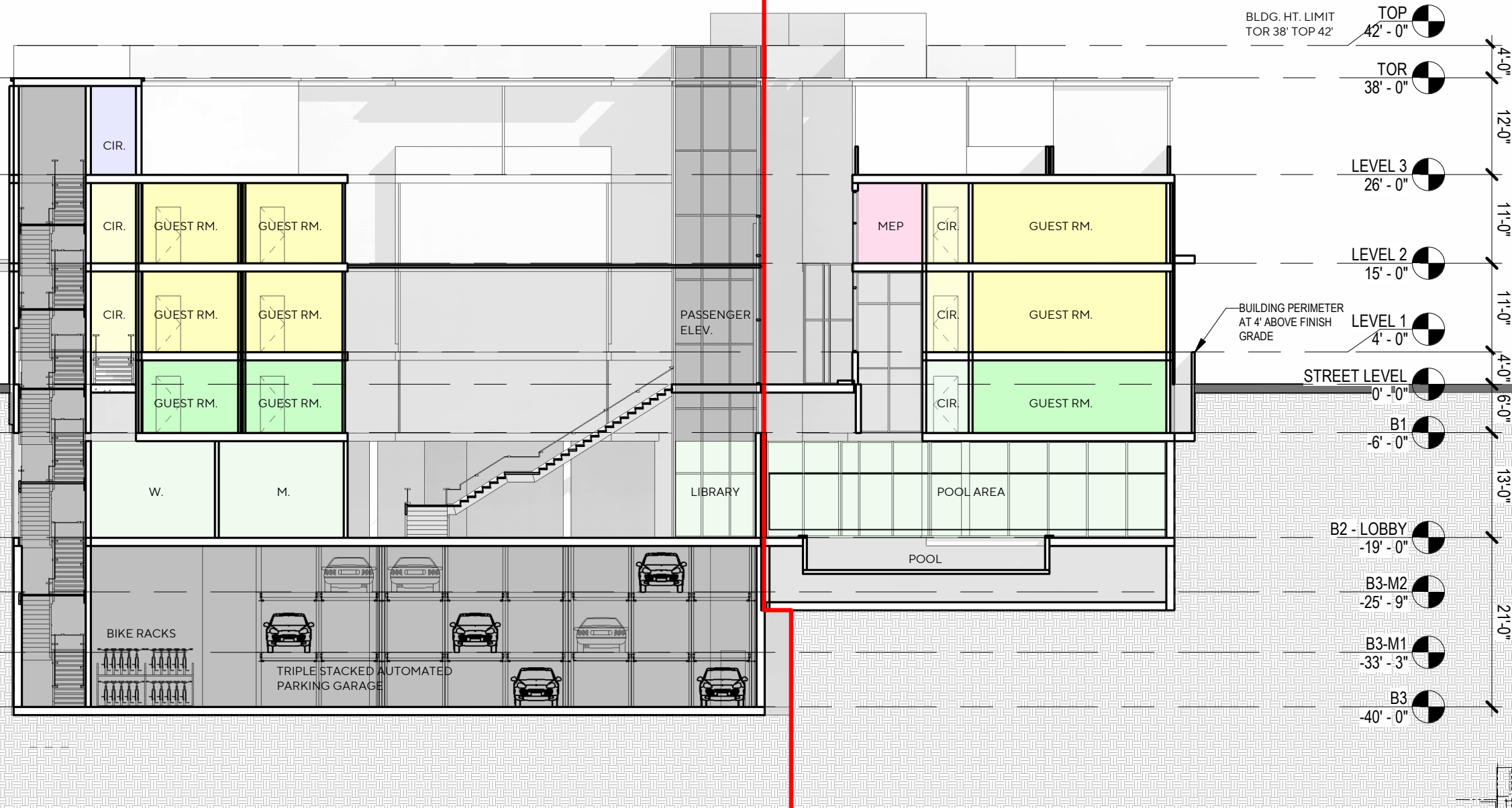
0 16' 32'

SCALE: 1" = 16'

AO Architecture.
Design.
Relationships.

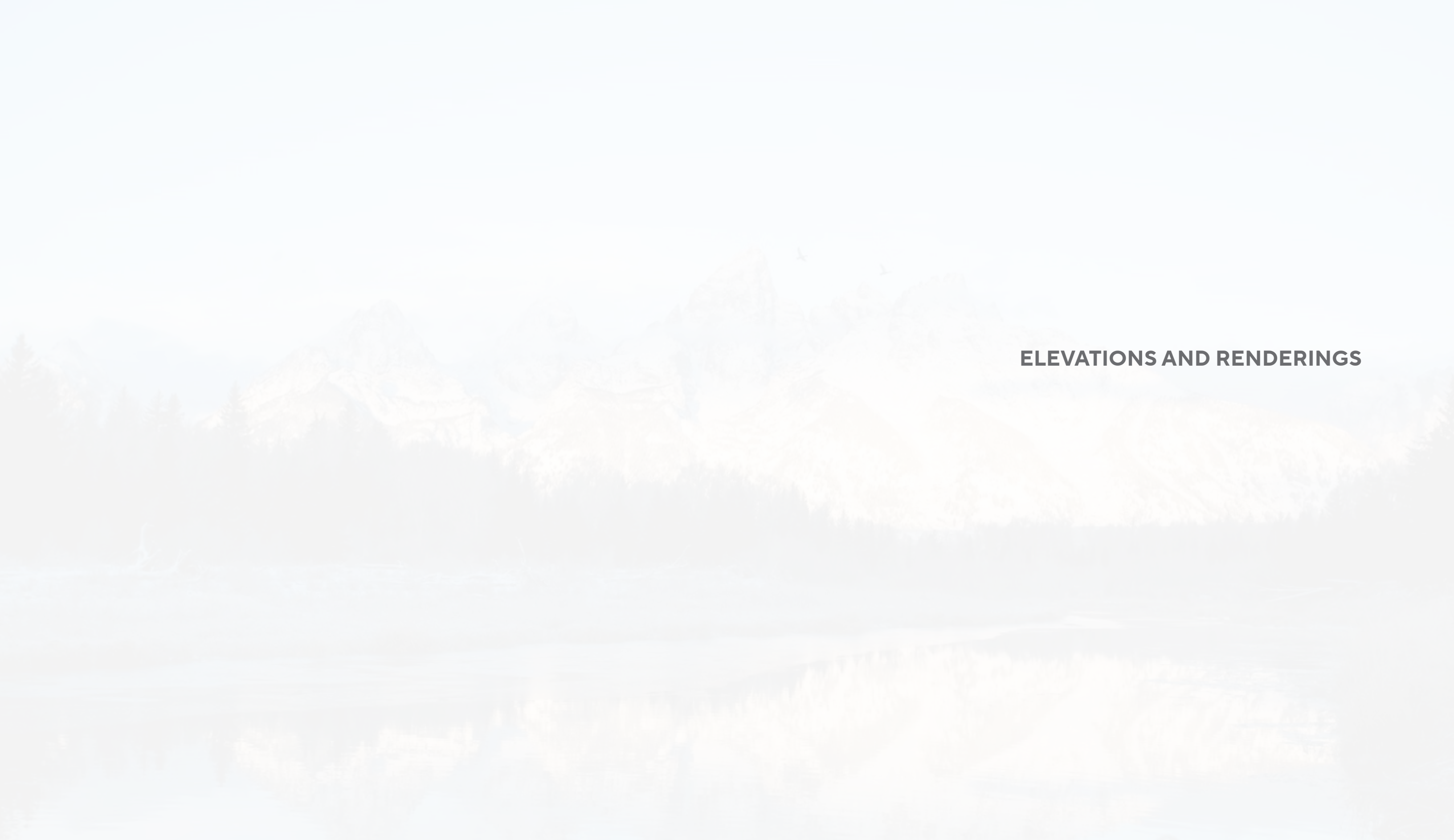
NORTH BUILDING

SOUTH BUILDING



NORTH AND SOUTH BUILDINGS - SECTION 1-1

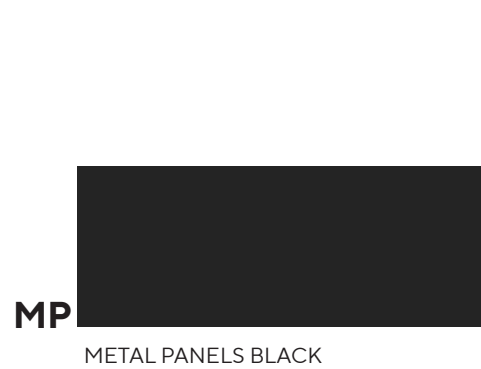
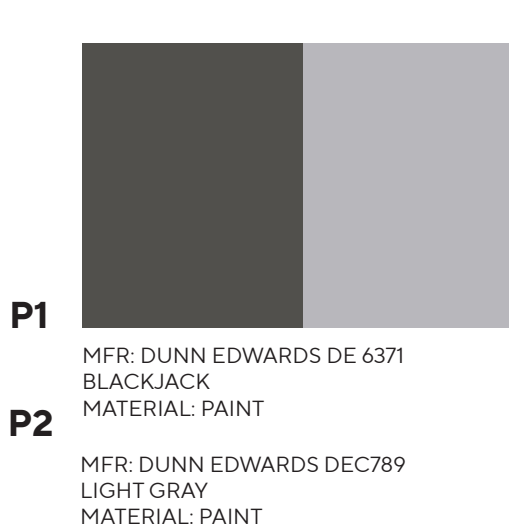
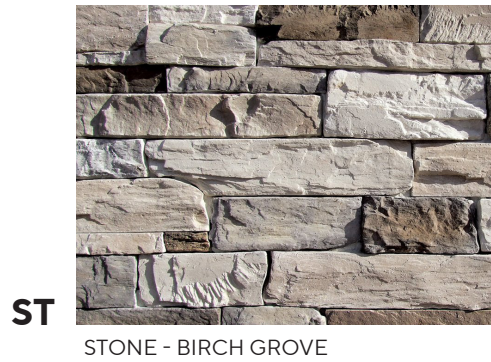
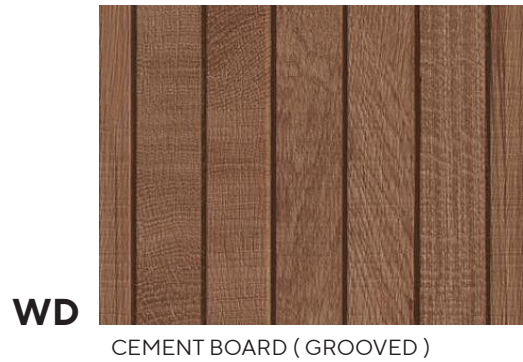




ELEVATIONS AND RENDERINGS



WEST ELEVATION - MILLWARD ST.




MATERIAL FINISHES:

HOTEL
JACKSON, WY



EAST ELEVATION

WD




CEMENT BOARD (GROOVED)

BC




BOARD FORMED CONCRETE

ST



STONE - BIRCH GROVE

WS



WOOD SLAT GRAPHIC WALL

GL1




DOUBLE GLAZED LOW-E WINDOW GLAZING SYSTEM

MT




RUSTIC METAL PANEL

P1




MFR: DUNN EDWARDS DE 6371
BLACKJACK
MATERIAL: PAINT

P2



MFR: DUNN EDWARDS DEC789
LIGHT GRAY
MATERIAL: PAINT

MP



METAL PANELS BLACK

HT



HEAVY TIMBER

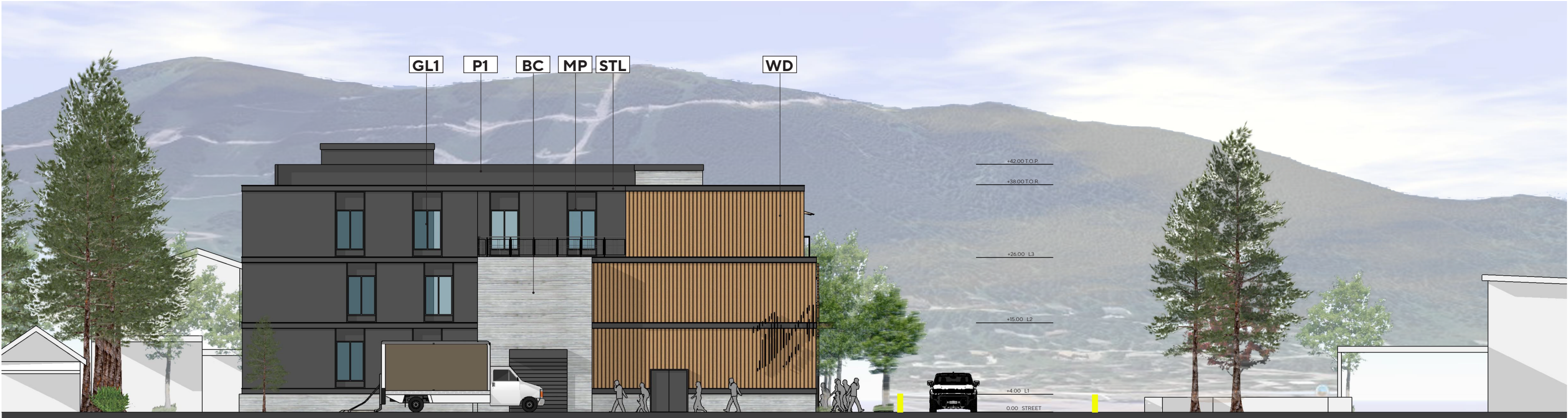
STL



STEEL CHANNEL
PAINT COLOR TO MATCH P1

MATERIAL FINISHES:

HOTEL
JACKSON, WY



NORTH ELEVATION - ALLEYWAY



WD

CEMENT BOARD (GROOVED)



BC

BOARD FORMED CONCRETE



ST

STONE - BIRCH GROVE



WS

WOOD SLAT GRAPHIC WALL



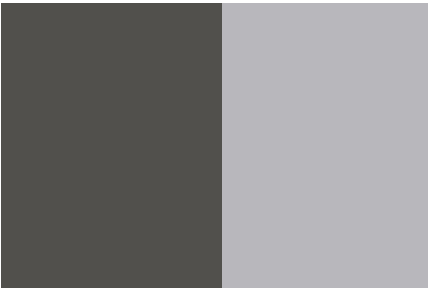
GL1

DOUBLE GLAZED LOW-E WINDOW GLAZING SYSTEM



MT

RUSTIC METAL PANEL



P1

MFR: DUNN EDWARDS DE 6371
BLACKJACK
MATERIAL: PAINT

P2

MFR: DUNN EDWARDS DEC789
LIGHT GRAY
MATERIAL: PAINT



MP

METAL PANELS BLACK



HT

HEAVY TIMBER



STL

STEEL CHANNEL
PAINT COLOR TO MATCH
P1

MATERIAL FINISHES:

HOTEL
JACKSON, WY

ELEVATIONS



AO Architecture.
Design.
Relationships.

20

Scale
Job No.
Date
1" = 16'-0"
2024-0345
2024-07-12



SOUTH ELEVATION - WEST PEARL AVE.



WD

CEMENT BOARD (GROOVED)



BC

BOARD FORMED CONCRETE



ST

STONE - BIRCH GROVE



WS

WOOD SLAT GRAPHIC WALL



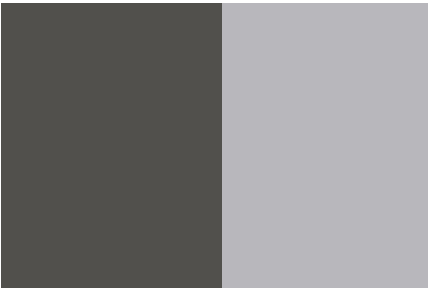
GL1

DOUBLE GLAZED LOW-E WINDOW GLAZING SYSTEM



MT

RUSTIC METAL PANEL



P1

MFR: DUNN EDWARDS DE 6371
BLACKJACK
MATERIAL: PAINT



MP

METAL PANELS BLACK



HT

HEAVY TIMBER



STL

STEEL CHANNEL
PAINT COLOR TO MATCH
P1

MATERIAL FINISHES:

HOTEL
JACKSON, WY



WD



CEMENT BOARD (GROOVED)

BC



BOARD FORMED CONCRETE

ST



STONE - BIRCH GROVE

WS



WOOD SLAT GRAPHIC WALL

MT



RUSTIC METAL PANEL

P1



MFR: DUNN EDWARDS DE 6371
BLACKJACK
MATERIAL: PAINT

P2



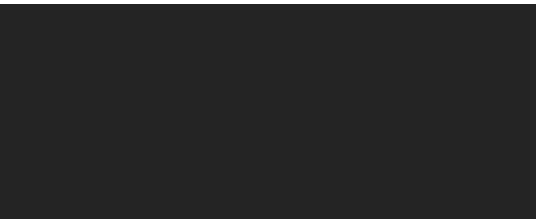
MFR: DUNN EDWARDS DEC789
LIGHT GRAY
MATERIAL: PAINT

HT



HEAVY TIMBER

MP



METAL PANELS BLACK

GL1



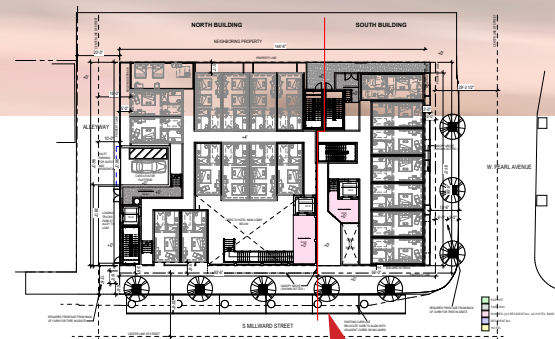
DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

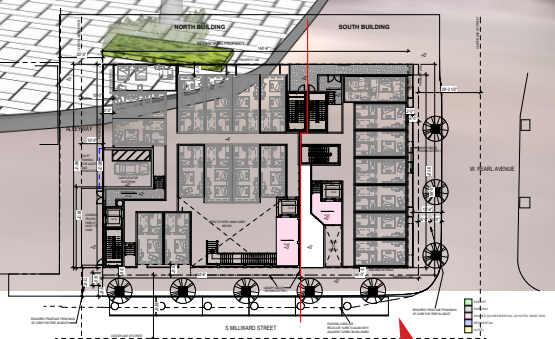
STL

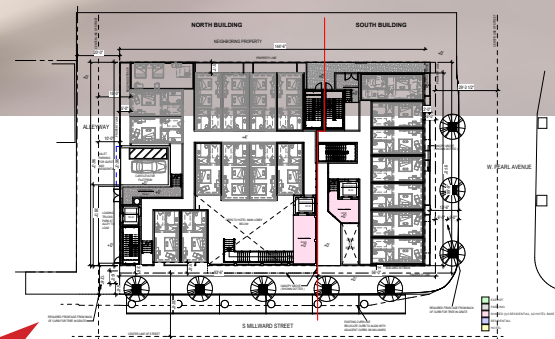


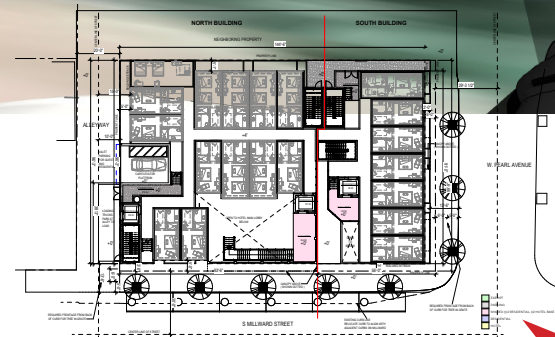
STEEL CHANNEL
PAINT COLOR TO MATCH
P1

MATERIAL BOARD







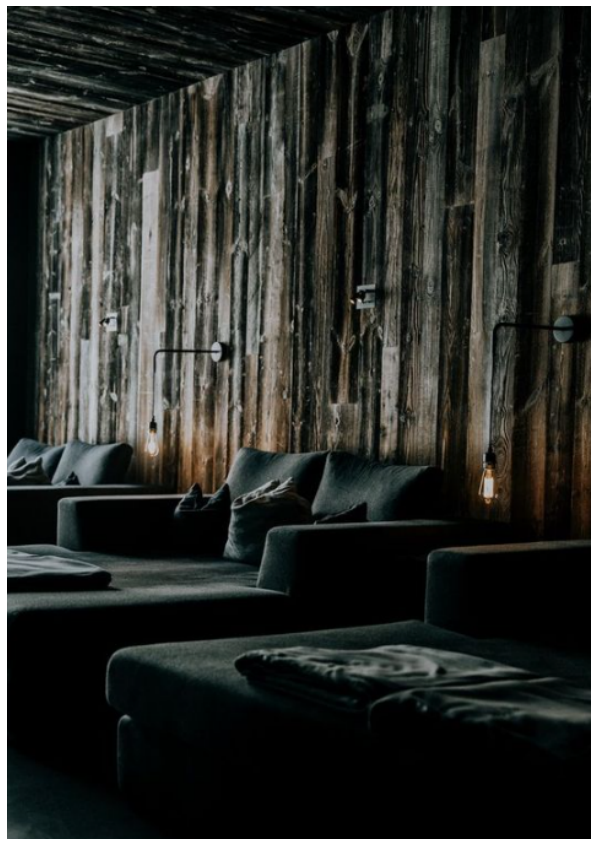


PLACE MAKING & ARCHITECTURE





PLACE MAKING REFERENCE IMAGERIES





REFERENCE IMAGERIES - GARDEN COURTYARD





THANK YOU

TRANSMITTAL

To:	City of Jackson 150 E Pearl Avenue Jackson, WY 83001	Date:	7/12/2024
Attn:	Tyler Valentine 307.733.0440	Project:	Dauntless - Millward Hotel - Jackson WY
Purpose:	For your approval	Project No:	2024-0345
Sent Via:	Overnight	Subject:	Planning Pre-application Submittal

Remarks

Tyler,

Attached please find our submittal for the Pre-Application for a new hotel with residences at the corner of Milward and Pearl. This was submitted previously under PAP# P23-161.

Per the application form, we have included:

- The Pre-application form signed by the property owner
- The owner will pay the fee directly via Credit card
- A notarized letter of Authorization
- The package for the proposed design including:
 - Narrative Project Description
 - Proposed project program/data
 - Conceptual Site Plan
 - Floor plans, elevations, section, 3D views
 - Material suggestions

Please let us know if any additional information is required or if you have any questions / clarifications. We look forward to reviewing this project with you.

Sincerely,

Alice Leung, ARCHITECT . AIA . NCARB | Design Director, Associate
T 714.639.9860



DISCLAIMER: Click to view disclaimers that apply to this email and any attachments.

CC: Rhonda Muratalla (AO)
Bruce Greenfield (AO)
Lalaine Tanaka (AO)

Signed: Alice Leung