



# 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](mailto: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](mailto: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](http://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](http://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](mailto:planning@jacksonwy.gov)) of the submittal packet.

Have you attached the following?

**Application Fee.** Go to [www.townofjackson.com/204/Pre-Application.com](http://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' x0.80 = 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' x0.80 = 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' x0.80 = 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 3<sup>rd</sup> 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 :  $\leq$  3000K

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

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](http://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: Pedgett Hoke Title: principal officer

Being duly sworn, deposes and says that June Landing, 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, TACOMA WA 83001

Lots 7 & 8 of Block 2 of the first west addition, to the town,

Legal Description: of Jackson, Teton County, Wyoming, plat recorded 6-9-1913 as Plat  
Please attach additional sheet for additional addresses and legal descriptions No 107

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

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

Email address of Applicant/agent: SGILBERT @ DAWNTLESS CAPITAL. 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 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    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.

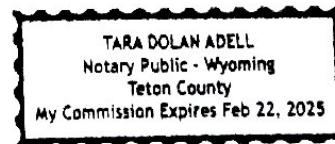
Property Owner Signature

### 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 *Jefferson*



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

John Doe WITNESS  
  
John Doe  
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](http://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](http://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](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

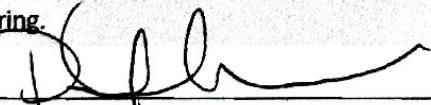
**Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

**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](http://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

  
Paedgett Hoke

Name Printed

6-24-24

Date

OWNER

Title



**HOTEL**  
JACKSON, WY

**CONCEPT DESIGN | JULY 12, 2024**

## TABLE OF CONTENTS

DESIGN NARRATIVE	03
SITE CONTEXT	04
SITE CONTEXT & VIEW CORRIDORS	05
PROGRAM DATA	06
SITE PLAN	07
FLOOR PLANS	08
ROOF PLAN	15
SECTIONS	16
ELEVATIONS AND RENDERINGS	17
ELEVATIONS	18
MATERIAL BOARD	22
VIEWS	23
PLACE MAKING & ARCHITECTURE	27

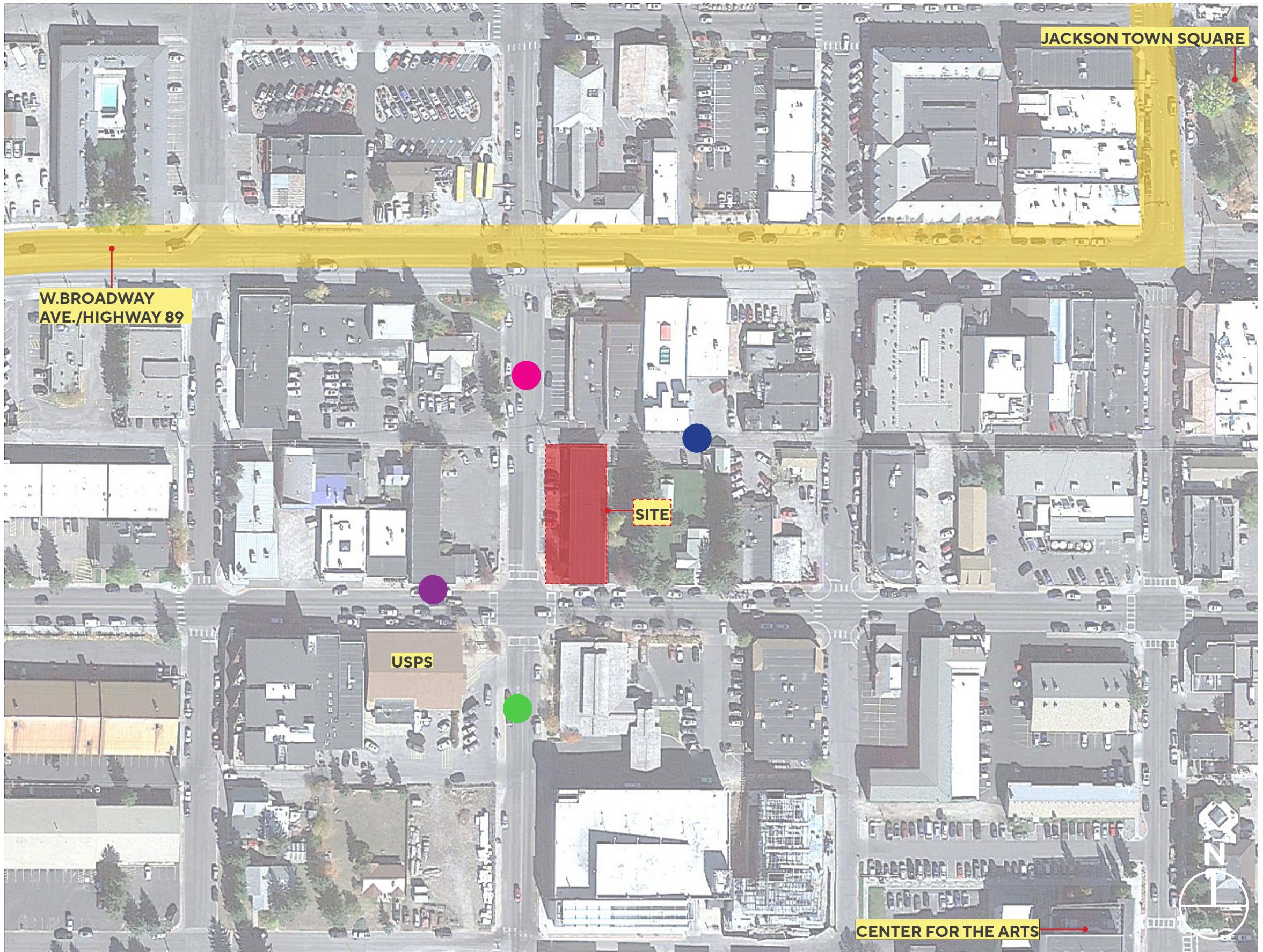
## DESIGN NARRATIVE:

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

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
<b>PARKING REQUIRED</b>		
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
<b>PARKING PROVIDED</b>		
LEVEL B3 BASEMENT PARKING		86
LEVEL B3 ADA PARKING		4
STREET PARKING CREDIT		6
<b>TOTAL PARKING REQUIRED</b>		<b>75</b>
<b>TOTAL PARKING PROVIDED</b>		<b>96</b>
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	
LEVELS B1 and B2	7,801
RESIDENTIAL	1,861
RESIDENTIAL CIR.	759
SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	407
<b>TOTAL EXEMPT</b>	<b>10,828</b>
COMMERCIAL FAR	
HOTEL BASE FAR	4,793
HOTEL CIR.	1,317
SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	407
<b>TOTAL COMMERCIAL FAR</b>	<b>6,517</b>
<b>TOTAL BUILDING SQUARE FOOTAGE</b>	<b>17,345</b>

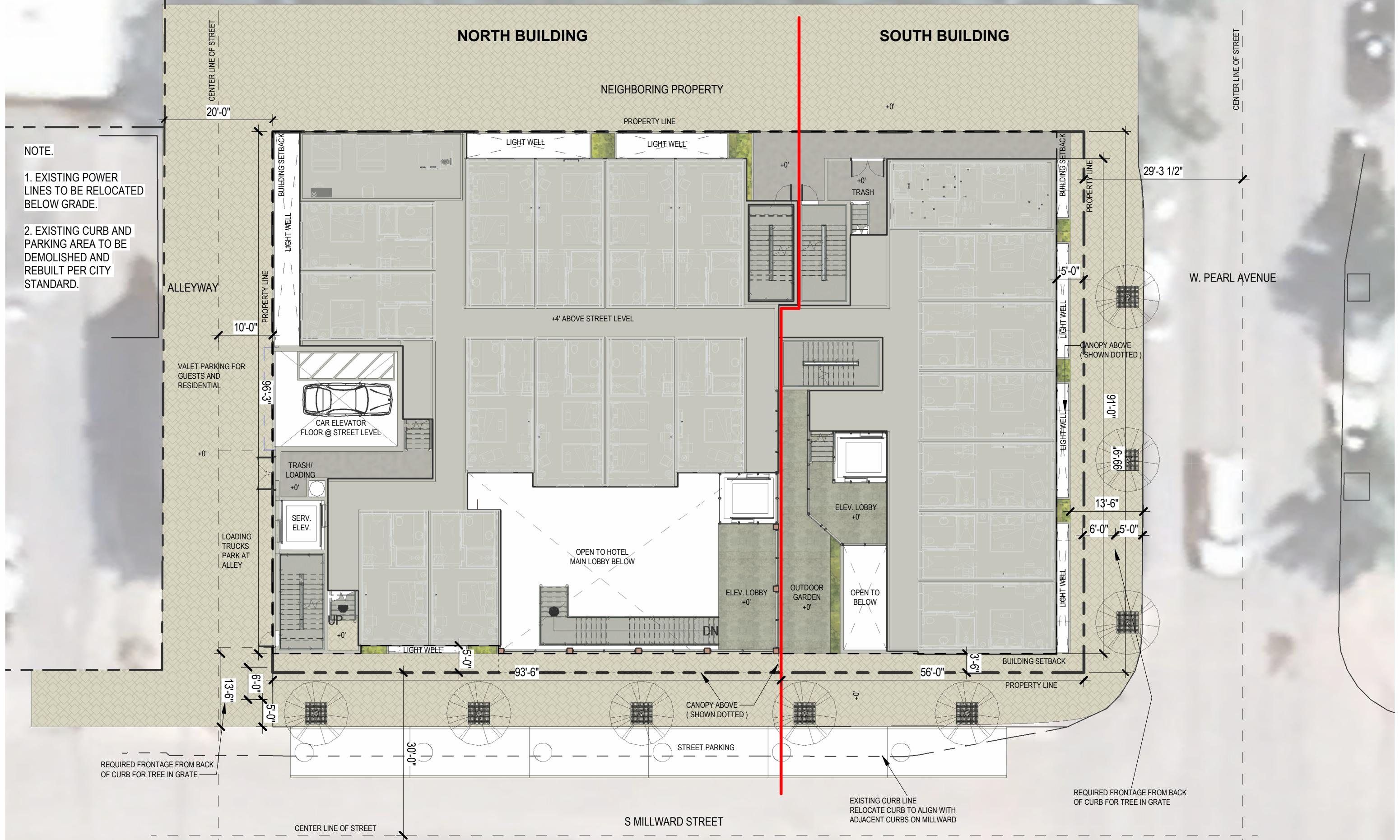
BUILDING PROGRAM		QTY	AREA
RESIDENTIAL UNITS		4 UNITS	
COMMERCIAL			
HOTEL GUEST ROOMS		21 KEYS	
SPA/FITNESS			1,924 SF
POOL AREA			1,824 SF

SCALE OF DEVELOPMENT ( NORTH BUILDING )		
ALLOWED NIGHTLY RENTAL FAR 1.3 :		<b>12,091 SF</b>
TOTAL 2:1 BONUS HOUSING		<b>5,188 SF</b>
BASEMENT EXEMPT AREA:		
OCCUPIED AREA		15,478 SF
BASEMENT PARKING		7,528 SF
TOTAL OCCUPIED AREA (EXCLUDES STRUCTURED PARKING):		32,757 SF
TOTAL AREA INCLUDING PARKING:		40,285 SF
TOTAL NIGHTLY RENTABLE SF		27,569 SF
(INCLUDES 12,091 ALLOWED + 15,478 EXEMPT)		

AREA BREAKDOWN BY LEVELS	
B3	9,289 SF
B2	8,223 SF
B1	5,495 SF
STREET	500 SF
L1	5,560 SF
L2	6,266 SF
L3	4,952 SF
<b>TOTAL</b>	<b>40,285 SF</b>

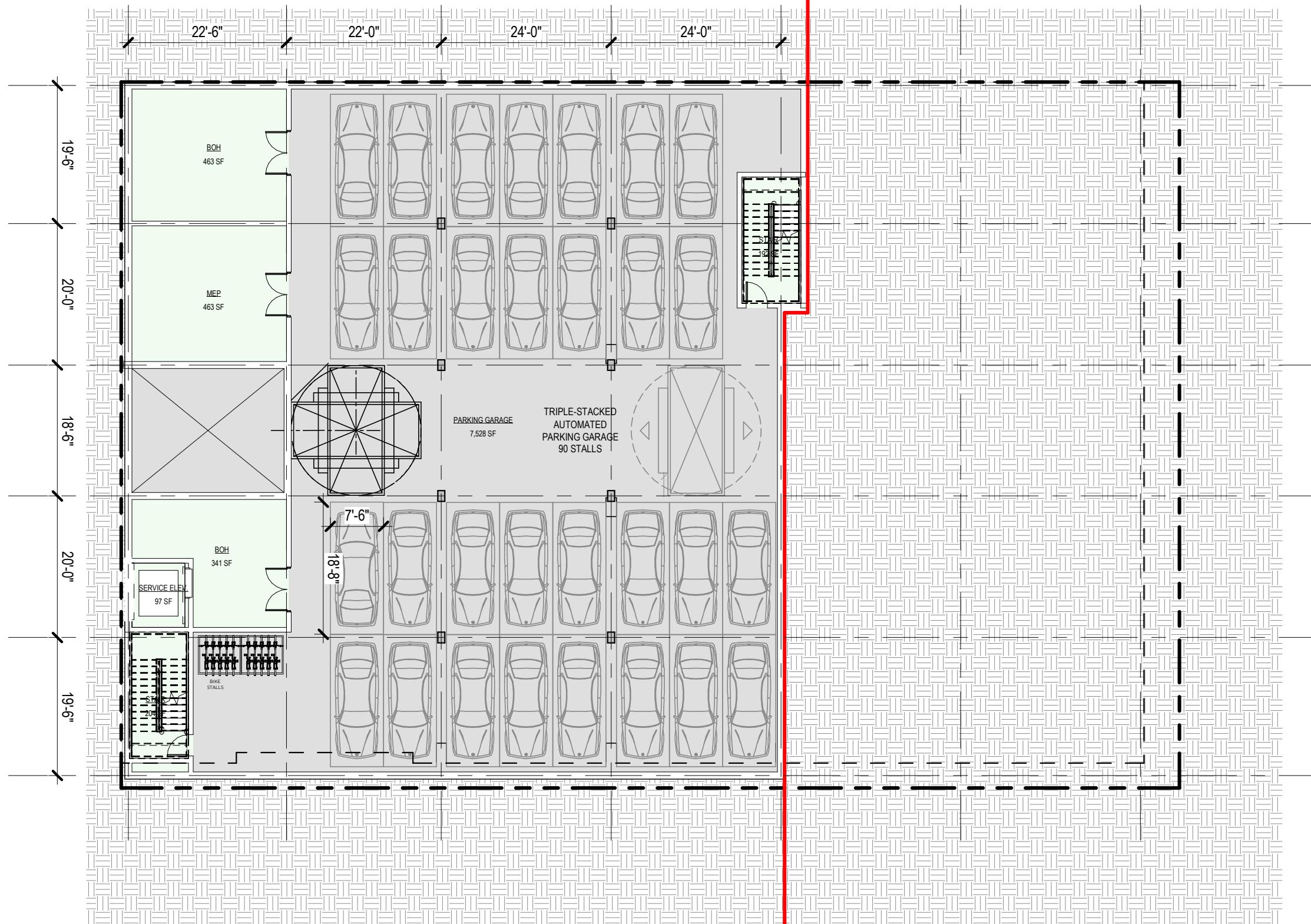
SCALE OF DEVELOPMENT ( SOUTH BUILDING )		
ALLOWED NIGHTLY RENTAL FAR 1.3 :		<b>7,150 SF</b>
TOTAL 2:1 BONUS HOUSING		<b>3,027 SF</b>
BASEMENT EXEMPT AREA:		
OCCUPIED AREA		7,801 SF
TOTAL BUILDING AREA :		17,345 SF
TOTAL NIGHTLY RENTABLE SF		14,951 SF
(INCLUDES 7,150 ALLOWED + 7,801 EXEMPT)		

AREA BREAKDOWN BY LEVELS	
B2	4,456 SF
B1	3,345 SF
STREET	323 SF
L1	3,141 SF
L2	3,460 SF
L3	2,620 SF
<b>TOTAL</b>	<b>17,345 SF</b>



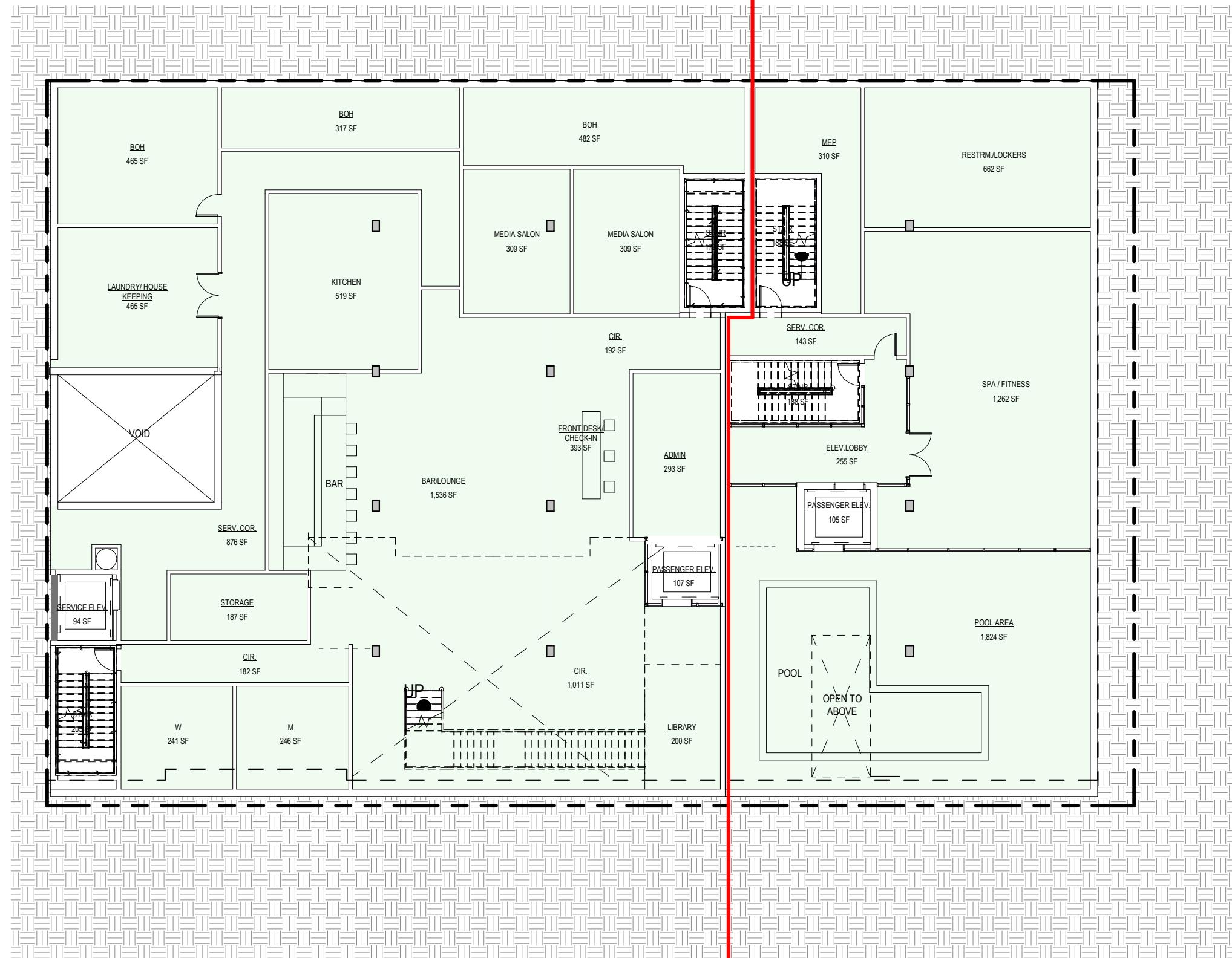
## NORTH BUILDING

## SOUTH BUILDING

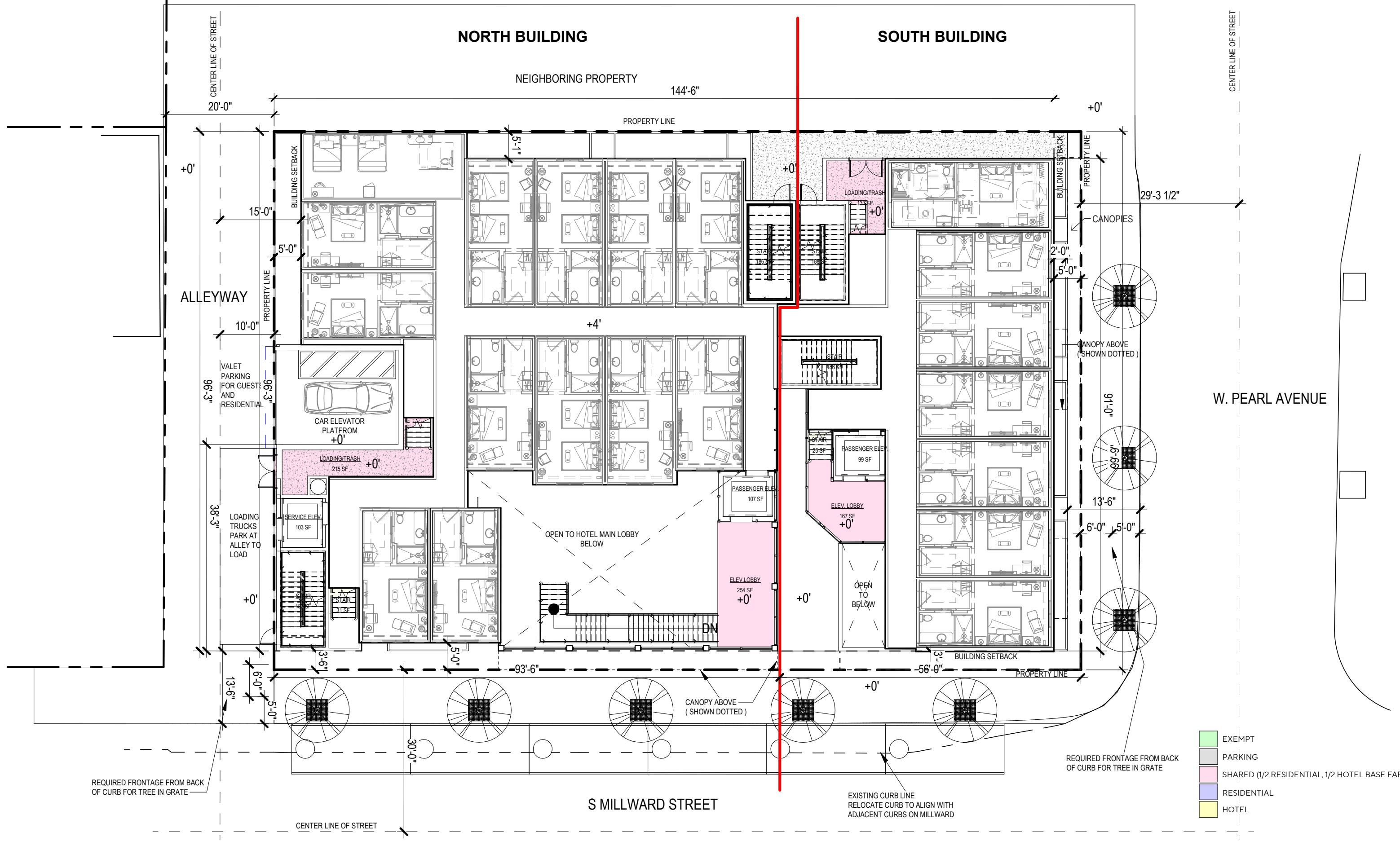


## NORTH BUILDING

## SOUTH BUILDING

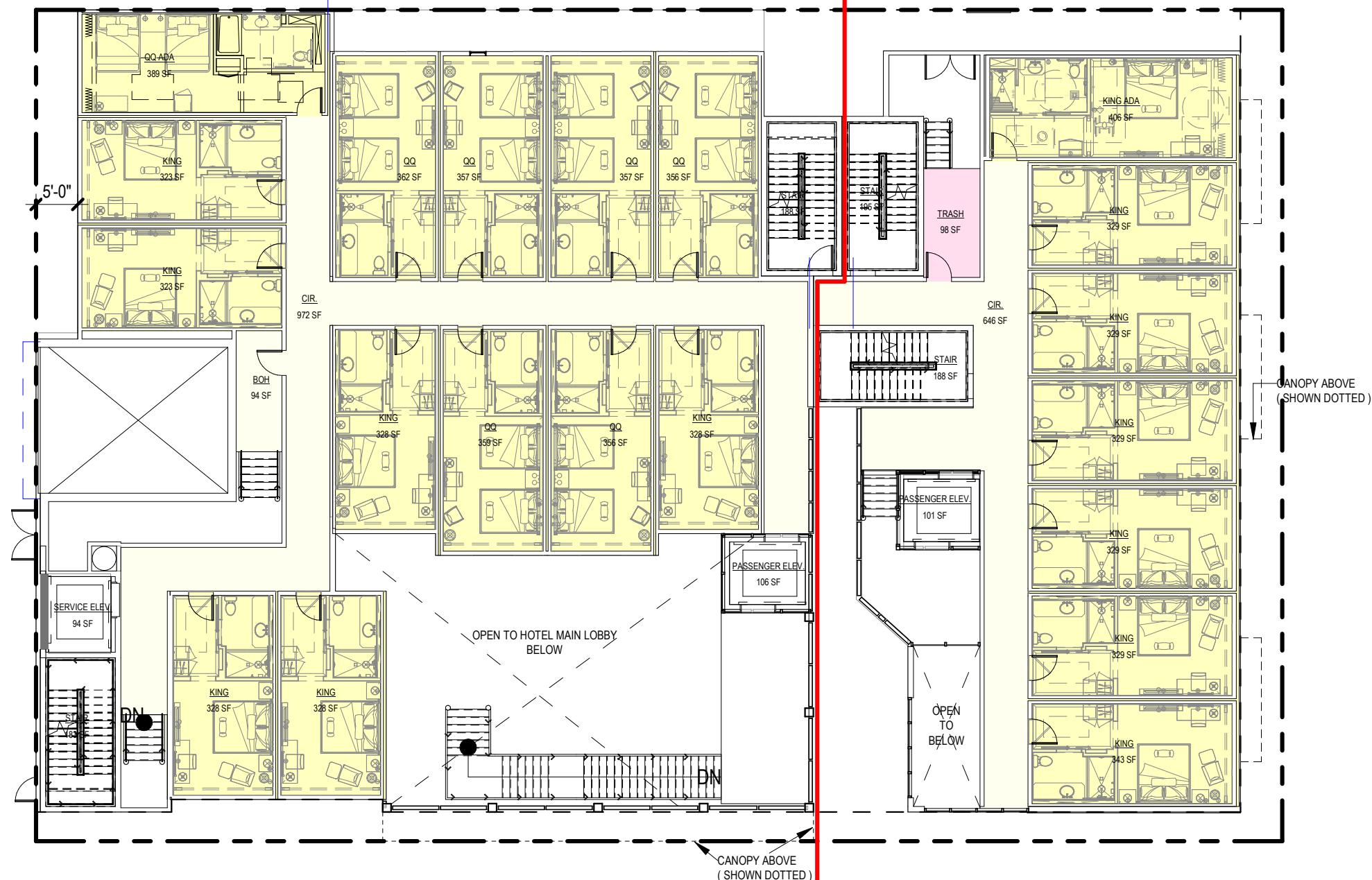






## **NORTH BUILDING**

## **SOUTH BUILDING**



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



DAUNTLESS CAPITAL PARTNERS

# HOTEL JACKSON, WY

N

## FLOOR PLAN - LEVEL 1

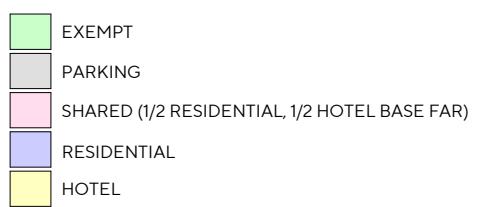
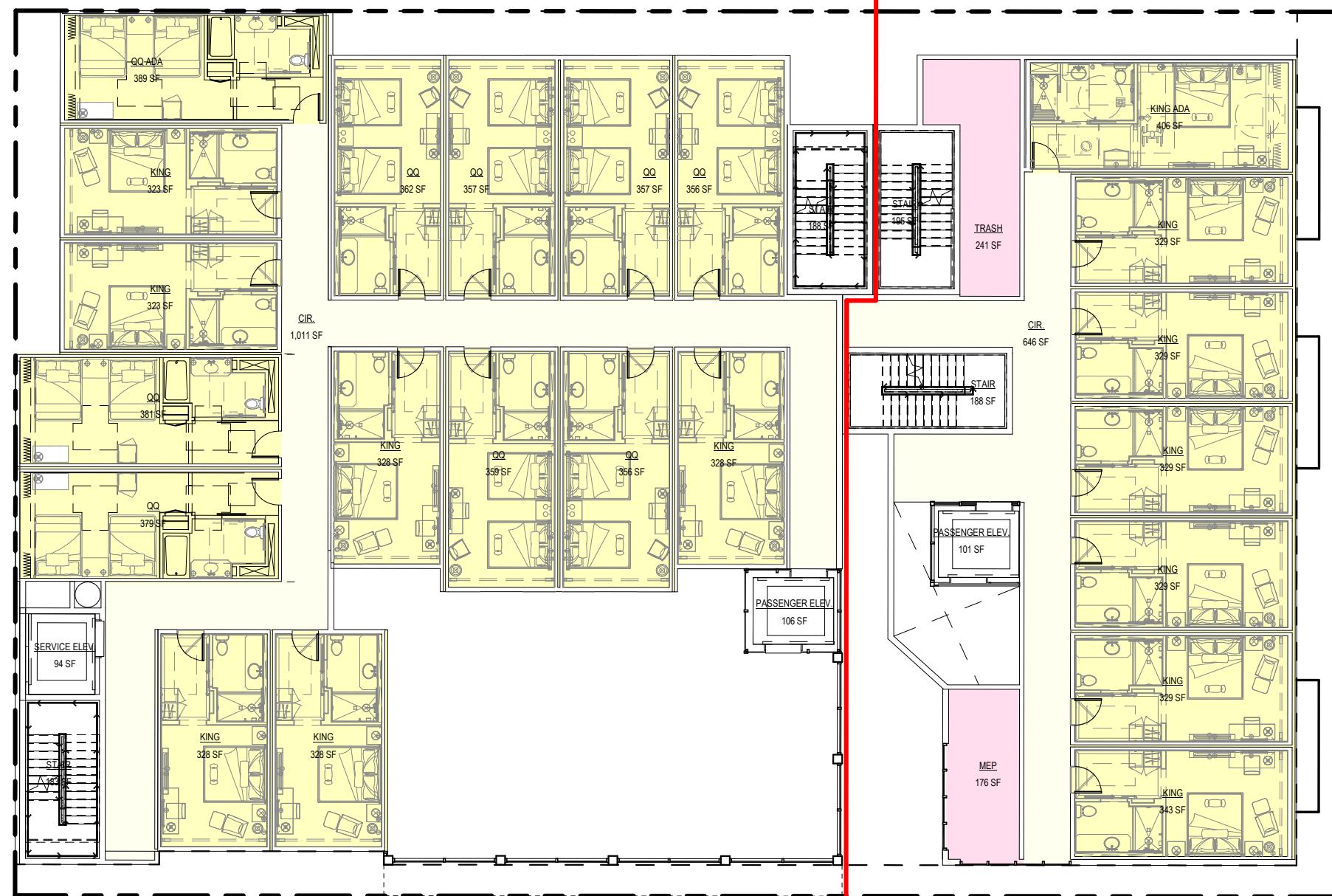
A scale bar diagram consisting of five vertical black lines of equal length. The first line is labeled '0' at its base. The fourth line is labeled '16''. The fifth line is labeled '32''. Below the first line, the text 'SCALE: 1'' = 16'' is written.

 Architecture. Design. Relationships.  
AO

Scale  
Job No. 2  
Date 2

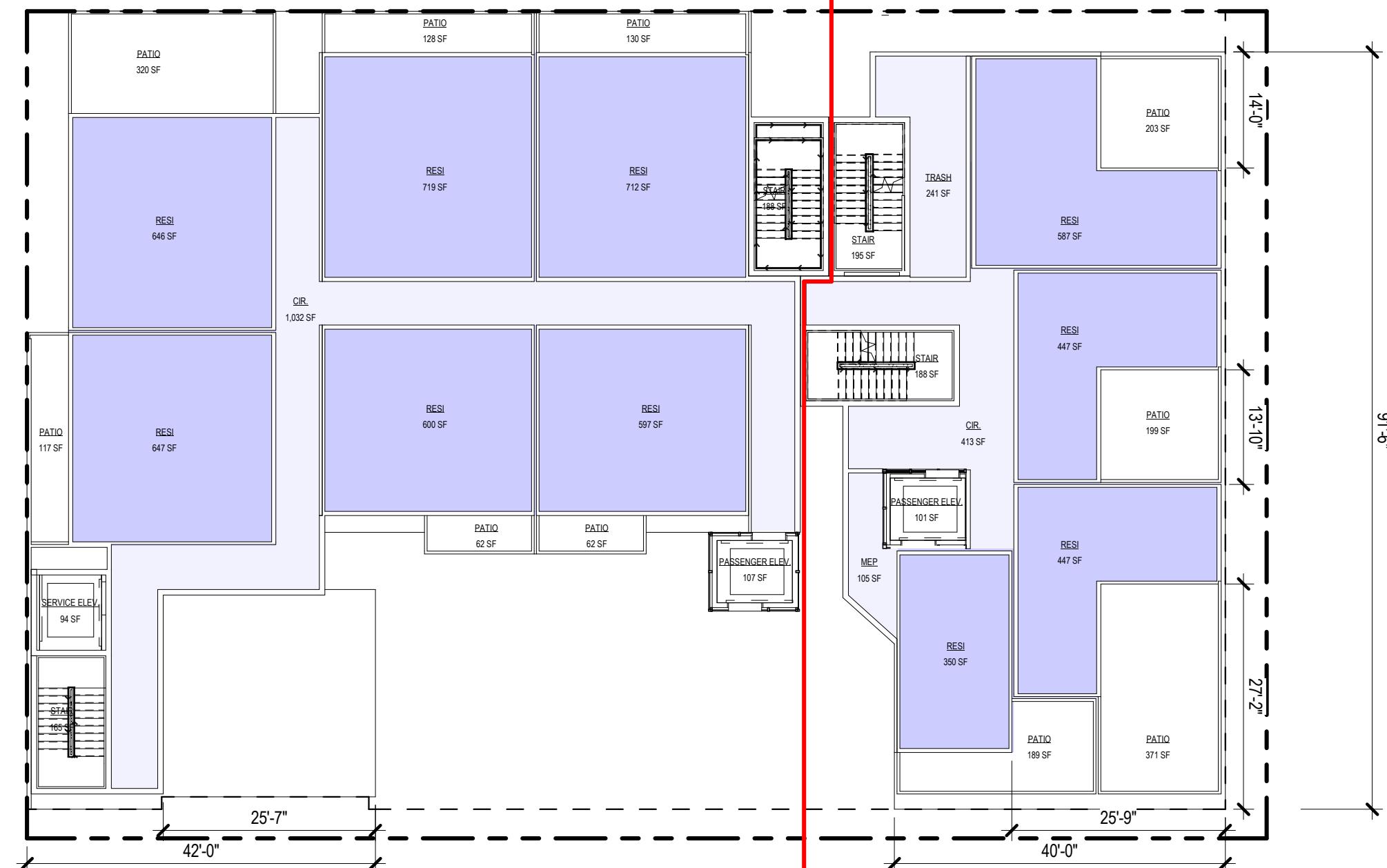
## NORTH BUILDING

## SOUTH BUILDING



## NORTH BUILDING

## SOUTH BUILDING

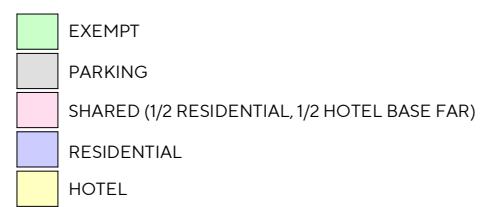


42' X 0.6 = 25.2 FEET REQUIRED 20' SETBACK  
ALONG WEST FACADE FRONTAGE

25'-7" PROVIDED- COMPLIES

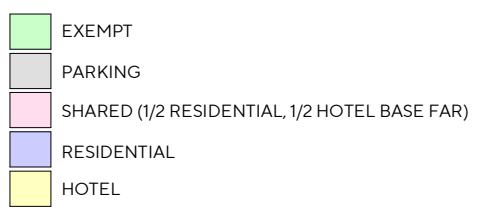
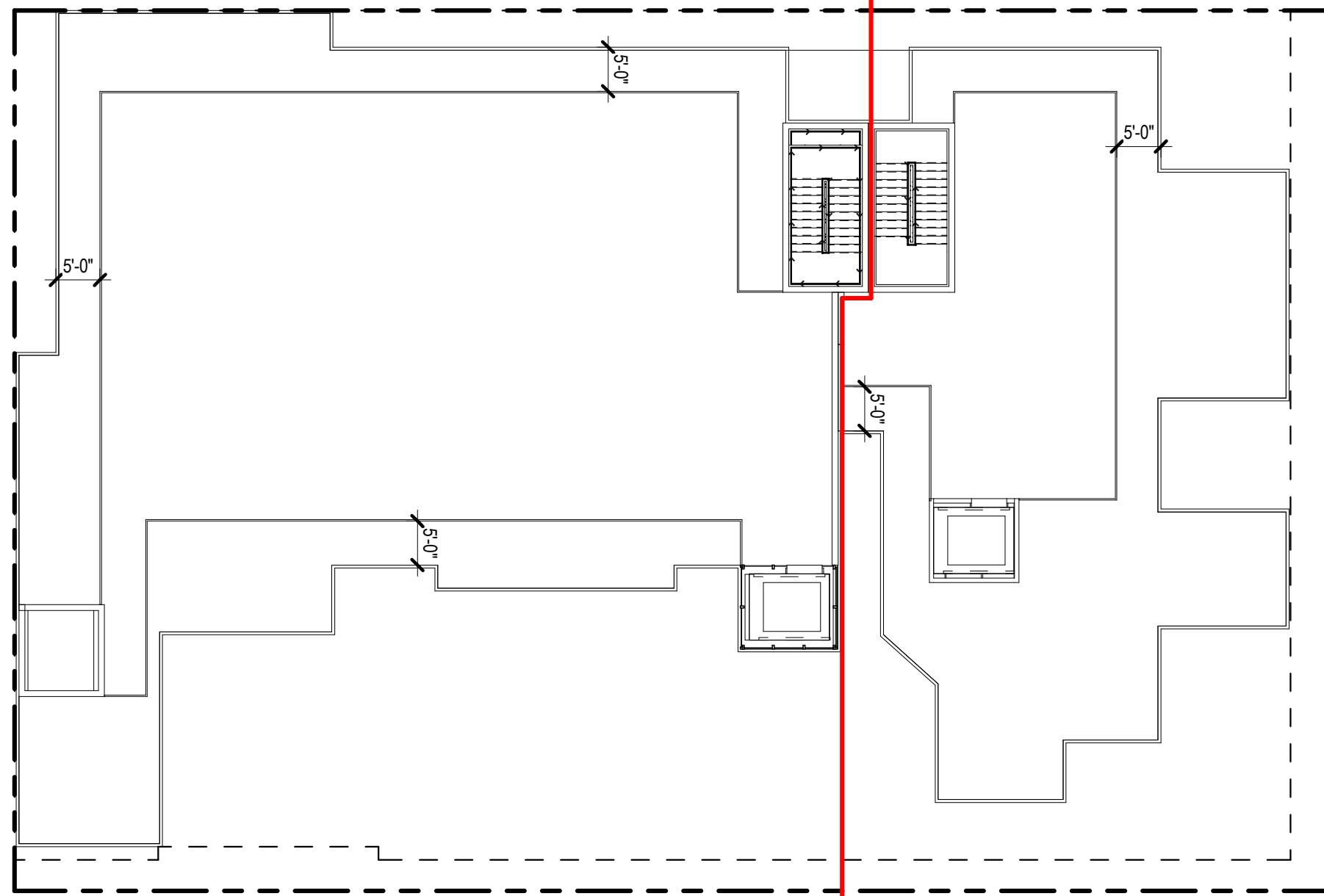
40' X 0.6 = 24 FEET REQUIRED 20' SETBACK  
ALONG WEST FACADE FRONTAGE

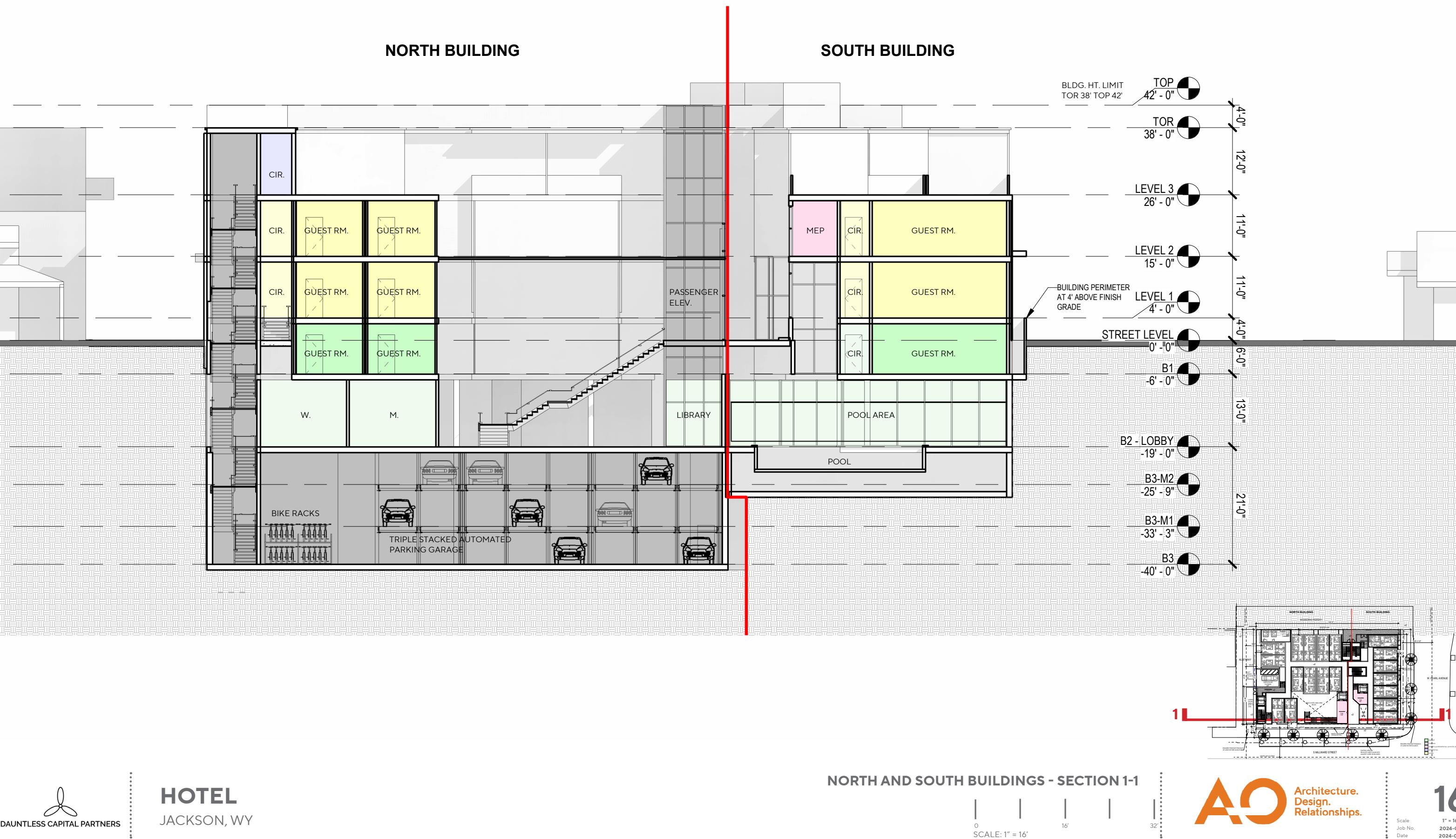
25.75' PROVIDED- COMPLIES

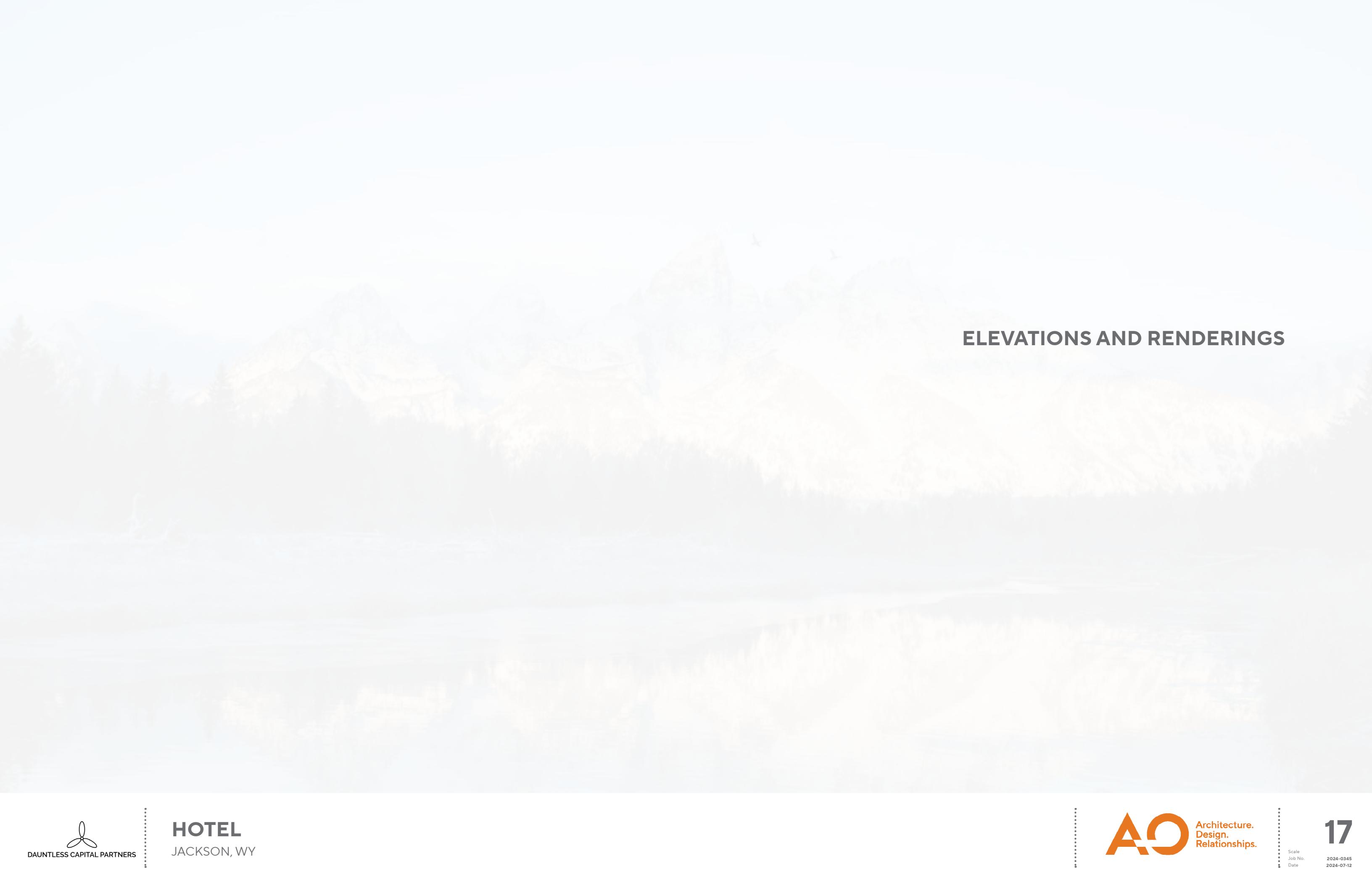


NORTH BUILDING

SOUTH BUILDING







## ELEVATIONS AND RENDERINGS



WEST ELEVATION - MILLWARD ST.



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



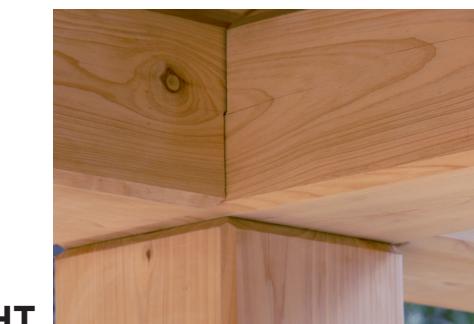
MT  
RUSTIC METAL PANEL



P1  
MFR: DUNN EDWARDS DE 6371  
BLACKJACK  
MATERIAL: PAINT



P2  
MFR: DUNN EDWARDS DEC789  
LIGHT GRAY  
MATERIAL: PAINT



HT  
HEAVY TIMBER



STL  
STEEL CHANNEL  
PAINT COLOR TO MATCH  
P1

## MATERIAL FINISHES:

**HOTEL**  
JACKSON, WY

DAUNTLESS CAPITAL PARTNERS

## ELEVATIONS

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

**AQ** Architecture.  
Design.  
Relationships.



EAST ELEVATION



WD

CEMENT BOARD (GROOVED)



BC

BOARD FORMED CONCRETE



ST

STONE - BIRCH GROVE



WS

WOOD SLAT GRAPHIC WALL



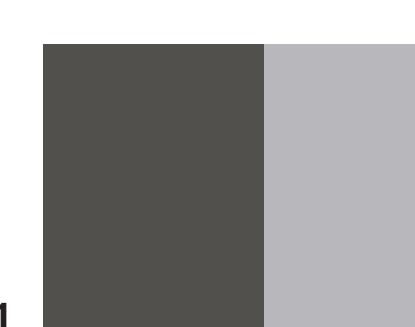
GL1

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



HT

HEAVY TIMBER



STL

STEEL CHANNEL  
PAINT COLOR TO MATCH  
P1

## MATERIAL FINISHES:

**HOTEL**  
JACKSON, WY

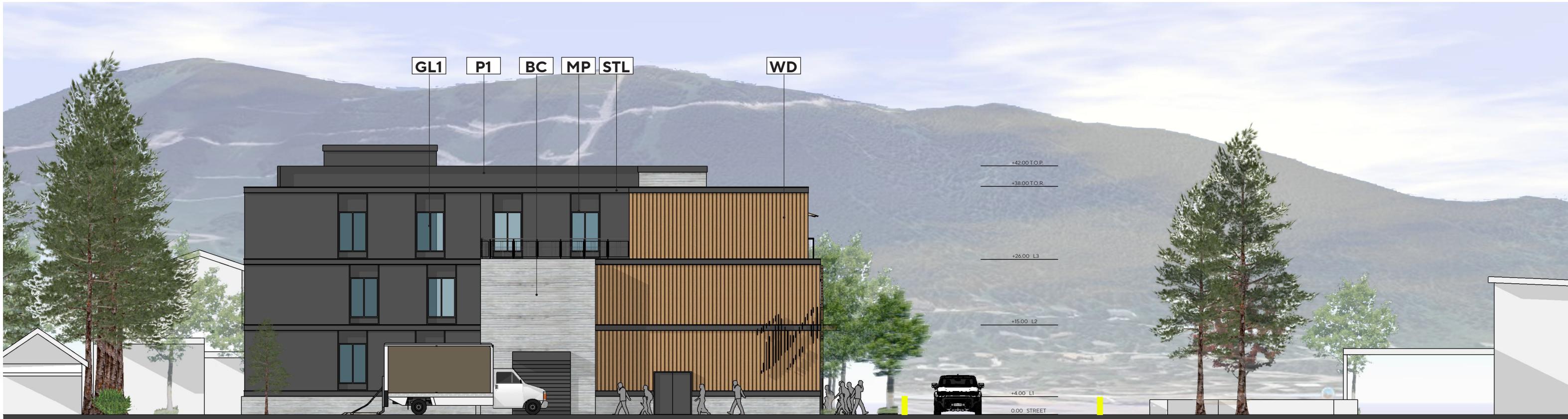
DAUNTLESS CAPITAL PARTNERS

## ELEVATIONS

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

**AQ** Architecture.  
Design.  
Relationships.

19  
1" = 16'-0"  
2024-0345  
2024-07-12  
Scale  
Job No.  
Date



**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



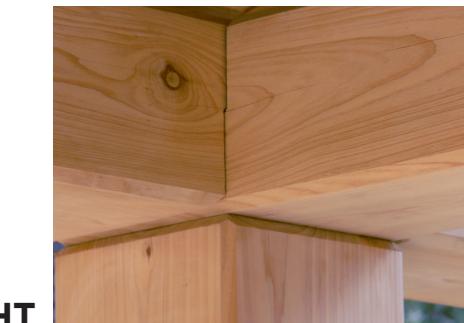
**MT**  
RUSTIC METAL PANEL



**P1**  
MFR: DUNN EDWARDS DE 6371  
BLACKJACK  
MATERIAL: PAINT



**MP**  
METAL PANELS BLACK



**HT**  
HEAVY TIMBER



**STL**  
STEEL CHANNEL  
PAINT COLOR TO MATCH  
P1

## MATERIAL FINISHES:

### HOTEL

JACKSON, WY

## ELEVATIONS



**SOUTH ELEVATION - WEST PEARL AVE.**



**WD**  
CEMENT BOARD (GROOVED)



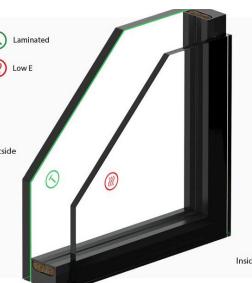
**BC**  
BOARD FORMED CONCRETE



**ST**  
STONE - BIRCH GROVE



**WS**  
WOOD SLAT GRAPHIC WALL



**GL1**  
DOUBLE GLAZED LOW-E  
WINDOW GLAZING SYSTEM



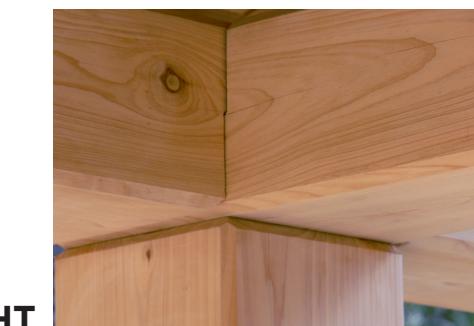
**MT**  
RUSTIC METAL PANEL



**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

DAUNTLESS CAPITAL PARTNERS

## ELEVATIONS

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

**AQ** Architecture.  
Design.  
Relationships.

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



**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



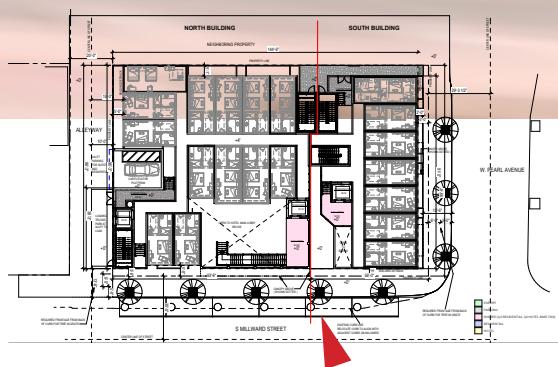
**MP**  
METAL PANELS BLACK



**GL1**  
DOUBLE GLAZED LOW-E  
WINDOW GLAZING SYSTEM



**STL**  
STEEL CHANNEL  
PAINT COLOR TO MATCH  
P1



# HOTEL JACKSON, WY

DAUNTLESS CAPITAL PARTNERS

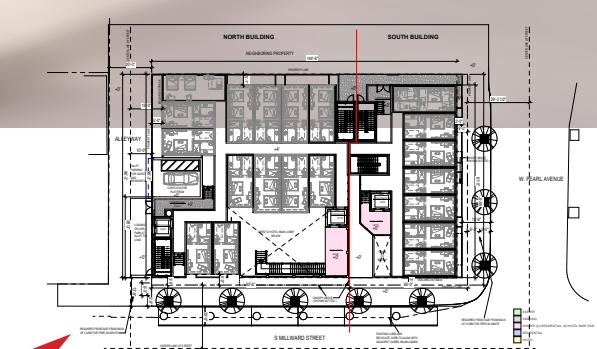
## **SOUTH BUILDING AND NORTH BUILDING FROM MILLWARD STREET**

Scale  
Job No. **2024-C**  
Date **2024-0**





SOUTH BUILDING AND NORTH BUILDING  
FROM MILLWARD STREET

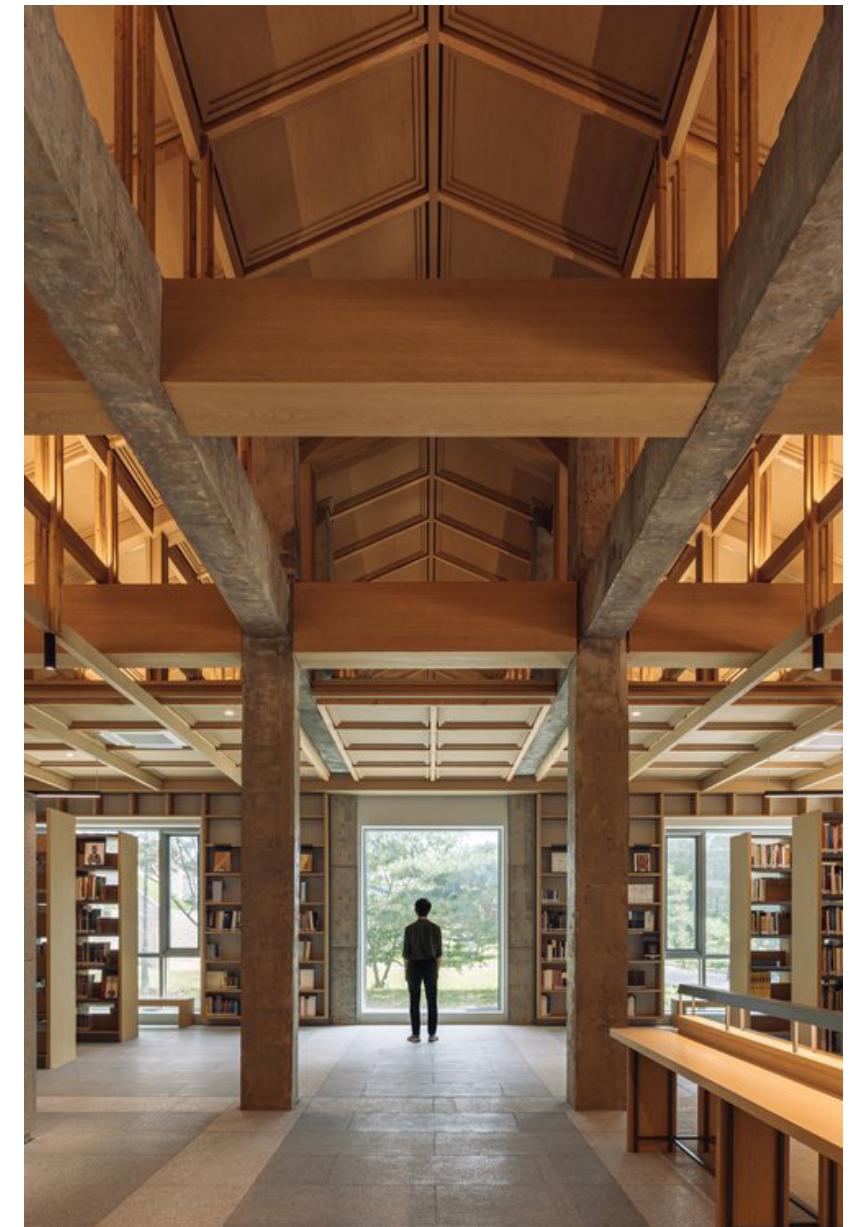


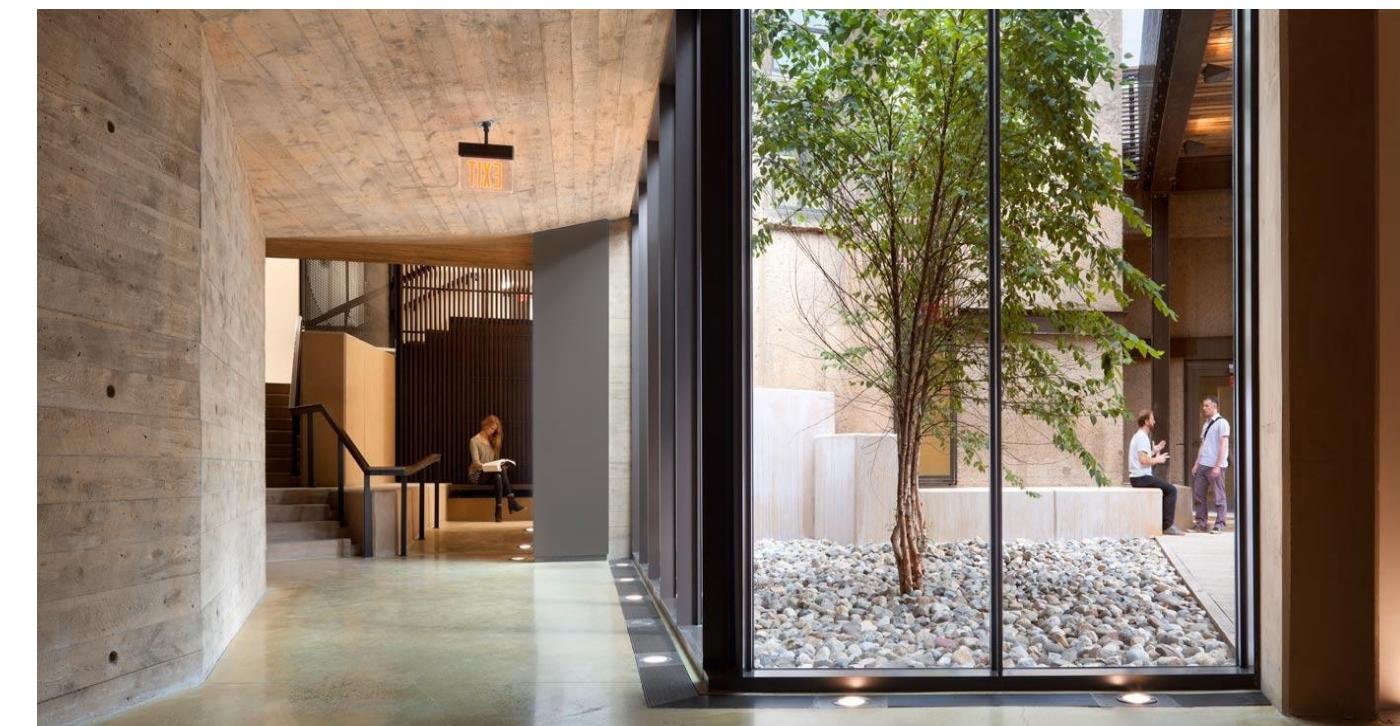
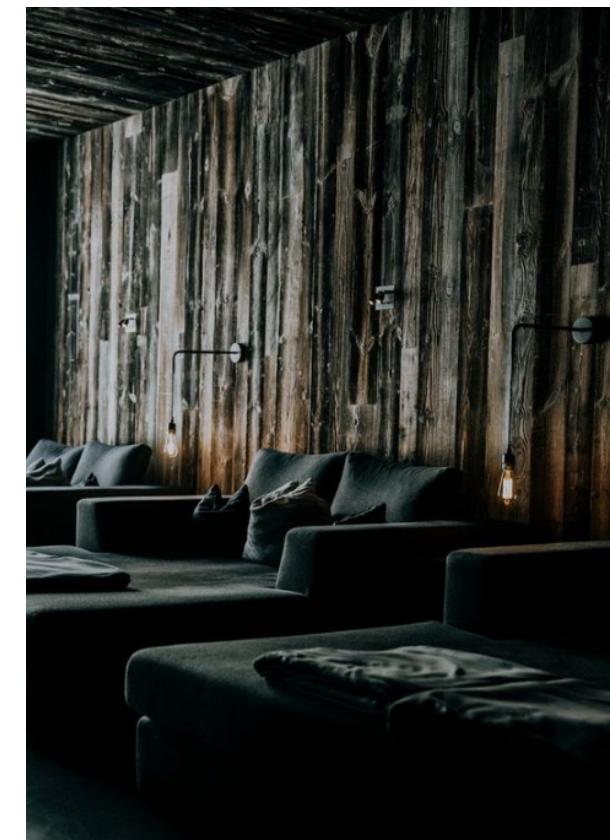
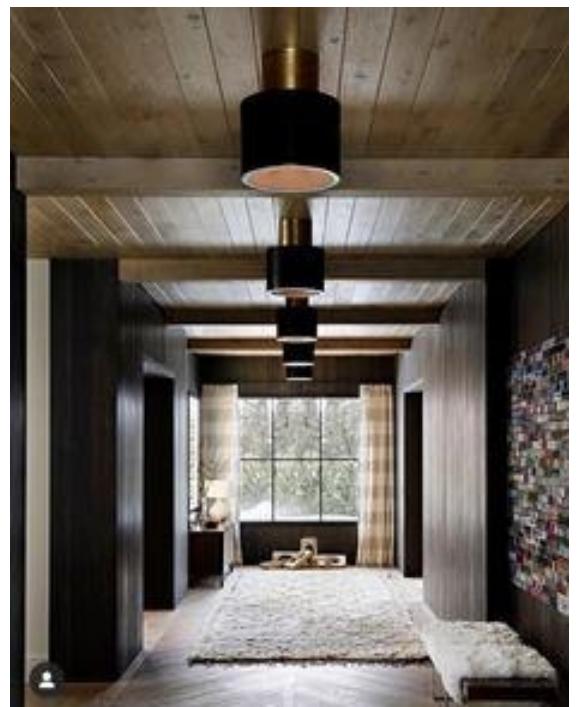


SOUTH BUILDING AND NORTH BUILDING  
FROM W. PEARL AVE.

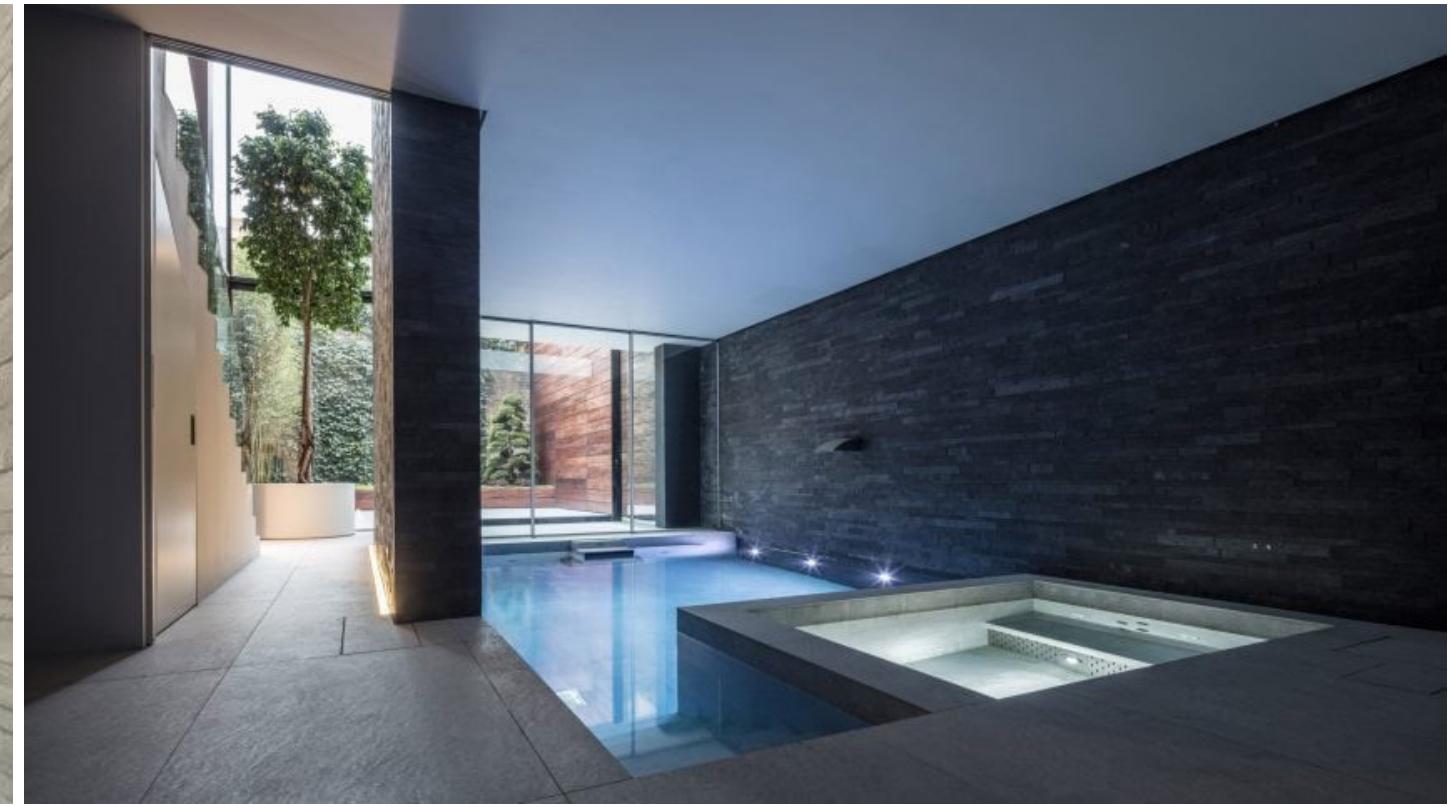
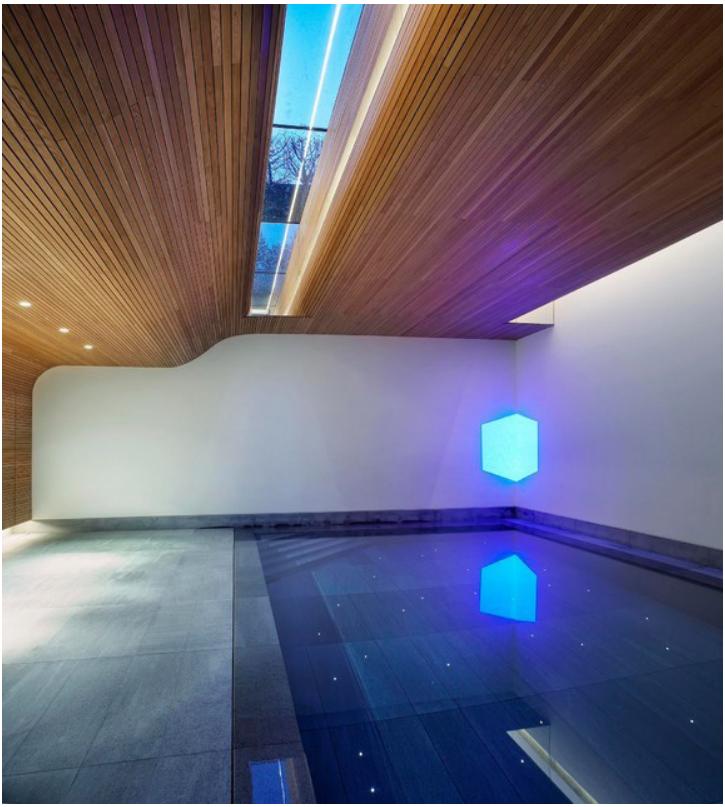
A scenic landscape featuring the Grand Teton mountains in the background, with a river in the foreground. The mountains are partially covered in snow and ice, and the sky is clear and blue.

# PLACE MAKING & ARCHITECTURE









A scenic landscape featuring the Grand Teton mountains in the background, with a lake in the foreground. The mountains are partially covered in snow, and the lake reflects the surrounding peaks. The sky is clear and blue.

# THANK YOU

## TRANSMITTAL

**To:** City of Jackson  
150 E Pearl Avenue  
Jackson, WY 83001

**Attn:** Tyler Valentine  
307.733.0440

**Purpose:** For your approval

**Sent Via:** Overnight

**Date:** 7/12/2024

**Project:** Dauntless - Millward Hotel - Jackson WY

**Project No:** 2024-0345

**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