



September 5, 2024

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

RE: Pre-Application: N Cache Lodging and Residential Development

Dear Paul,

Please accept this request for a Pre-Application conference for a development proposal located at 375 – 325 North Cache Street, 45 & 65 Merrell Avenue and 330 – 370 North Glenwood Street (the “Project”). The proposed development is planned to include multiple buildings, which range in size and none of which exceed 35,000 sf in total. Mogul Capital has addressed the Town’s concern surrounding the prior singular, large building, and is submitting a proposal that abides by the current building moratorium restrictions and the LDRs. The development is planned to include market rate residential units, lodging, and workforce housing on-site utilizing the “2:1 bonus”.

The Project will consist of multiple separate mixed-use buildings. These buildings will house a variety of functions including housing, lodging, retail, restaurant, and associated support spaces. From a conceptual level, initial plans indicate the Project will include 139 hotel rooms, 25 market rate units, and 46 workforce housing units. Parking will consist of two structures on the inside of the block and will utilize an automated parking system to optimize the number of parking stalls in addition to surface parking on the street and in the property. From a conceptual level, initial plans indicate a total of 252 parking spaces, between the parking structures, street parking credits, and on grade parking on site.

All buildings will follow the LDR requirements for setbacks and façade stepping requirements. Each building will have a distinct look with variations in the facades and building heights. The buildings will take inspiration from other mountain lodge designs, and each will include distinct architectural features and materials, while maintaining minor design continuity across all facades. Buildings are planned to provide access onto the roof for additional rooftop amenities.

- Building A: From a conceptual level, this building is planned to be a total of 22,520 sf and will function as a mixed-use building, consisting primarily of private residences and hotel suites.

- Building B: From a conceptual level, this building is planned to be a total of 17,605 sf and will function as a mixed-use building, consisting primarily of private residences and hotel suites.
- Building C: This building will consist of an automated parking system on the lower floors with private residences on the top level. Initial plans indicate this building will total 17,340 sf of habitable space.
- Building D: This building will house the Hotel lobby, restaurant, guest suites and private residences. Initial plans indicate this building will total 34,375 sf.
- Building E: This building will house retail spacing, meeting spaces, hotel back-of-house, guest suites and private residences. Initial plans indicate this building will total 30,899 sf.
- Building F: This building will be mixed-use and consist primarily of private residences and hotel suites. Initial plans indicate this building will total 28,648 sf.
- Building G: This building will house ground-floor retail with guest suites and private residences. Initial plans indicate this building will total 28,804 sf.
- Building H: This building will house ground-floor retail with guest suites and private residences. Initial plans indicate this building will total 32,271 sf.
- Building J: This building will consist of an automated parking system on the lower floors with private residences on the top level. Initial plans indicate this building will total 17,340 sf of habitable space.
- Building K: From a conceptual level, this building is planned to be 33,542 sf and will function as a mixed-use building, consisting primarily of private residences and hotel suites.

Access to the Project is planned primarily off of North Cache, which is programmed to include a right-in, right-out access. As a reminder, WYDOT has approved a right-in, right-out access off of North Cache through prior submittals. The alleyway will remain intact and the drop offs for each building are planned in the interior of the site on Mogul owned property. The planned design will not disrupt traffic flow through the alleyway, and no encroachments or vacations are proposed. Additionally, this design, as compared to our prior submittal, has the added advantage of allowing traffic to stack on Mogul property, as opposed to in the WYDOT right of way.

At our pre-application conference, in addition to staff feedback and review of this proposal, we are also looking for staff feedback on the below ancillary items to help us refine our proposal in anticipation of our Sketch Plan Submittal:

1. Subterranean parking - In our proposed submittal, we have re-programmed the site to place all parking that was previously on Level B2 to be located on Level B1 and Level 1 by utilizing a vertical stacking system. We would also like to discuss the feedback from Staff and respective departments reverting to the B2 parking option or removing the habitable basement and placing parking at level B1.
2. Vehicular Entrance off North Cache – The proposed design pulls the lobby further back into the center of the block, but maintains the approved WYDOT access with right in, right out design. At the meeting, Applicant would like to discuss including vehicular access

through the existing alley entrance or off Glenwood Street where the proposed open space is programmed, removing the vehicular entrance off North Cache.

3. Mixed use vs Residential - We have re-programmed the site to provide multiple buildings under 35,000 SF each. Each building would consist of a mix of commercial and residential uses including a mix of market rate and workforce housing. We would like to discuss the mix of uses by building.
4. Building separation & connectivity - Each of the buildings will be separate and distinct from each other with their own roof lines and columns. Applicant is seeking feedback on other building separation required beyond the IBC building code. Are bridges, breezeways, fire-separation doors, allowable connections between buildings?
5. Garage connectivity - If subterranean parking was pursued, is non habitable garage space allowed to be connected to a single building and span under other buildings? Can garage space be connected to multiple buildings without cumulating the total square footage of each building?
6. Building Square Footage – Applicant would like feedback as to whether the non-habitable and non-FAR applicable spaces count toward the building square footage calculation.

By developing this project, we will improve a block with vacant and environmentally contaminated parcels, aged buildings and infrastructure by building what we believe to be an elegantly designed lodging and housing project. In addition, this project is conveniently located at the north end of town, providing quick access into Yellowstone and Grand Teton National Park, while also being a short walk to Town Square.

Attached is our Pre-Application conference request form, as well as the required conceptual site plan. We look forward to moving the pre-application forward and discussing with the respective departments.

Sincerely,
Brad Wagstaff
Chief Executive Officer



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)

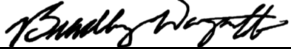
_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not 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

MERCILL AVENUE

GLENWOOD STREET

APPROVALS

9 SEPTEMBER 2024

REVISIONS

THIS ARCHITECTURAL DRAWING AND SPECIFICATIONS AND THE DESIGN INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY CONSEQUENCES OF ANY ACTION OR INACTION TAKEN BY ANY OTHER PARTY, INCLUDING BUT NOT LIMITED TO, THE CLIENT, CONTRACTORS, OR OTHER THIRD PARTIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE PROJECT WILL BE COMPLETED ON TIME, WITHIN BUDGET, OR WITHOUT ANY CHANGES. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE PROJECT WILL BE COMPLETED ON TIME, WITHIN BUDGET, OR WITHOUT ANY CHANGES.

A NEW DESIGN FOR THE:
MOGUL CAPITAL HOTEL

UP WALL
DE S I G N
1930 S. 1100 E, S.L.C. UT 84106
(801)485-0708

A1.1
CONCEPTUAL SITE
PLAN

