



January 28, 2009

Mayor and Jackson Town Council  
cc: Tyler Sinclair, Planning Director  
Jeff Noffsinger, Principal Planner

Re: North Cache Investments PMD  
Submitted Electronically

Dear Mayor and Councilors:

On behalf of the Jackson Hole Conservation Alliance, we would like to provide a few brief comments regarding recently submitted modifications to a request for Master Plan approval for a planned mixed-use development (PMD) from North Cache Investments, Inc.

In short, in addition to the issues we have consistently raised regarding the deficiencies of the PMD land use regulations, we do not agree that the proposed building design in this project represents preferred community character. We support the recommendation made by staff to deny the project as proposed.

As we have stated before, because this parcel is along a main corridor and in close proximity to a key gateway, the precedent this project stands to make is significant. In a January 16<sup>th</sup> correspondence, the applicant states: "As this development is one of the first properties to be redeveloped in the N. Cache corridor, we want to design the project in the proper context to be an example for future projects." While we agree with the statement that this project would set an example for future development, we disagree that this development has adequately considered the context of Jackson as a small town gateway to Grand Teton and Yellowstone National Parks. If approved, the development would set a bad precedent for future gateway character and in the North Cache area.

We agree with many of the concerns voiced in the first hearing, and by staff, regarding the need to make significant changes to the building design. We feel that the recent changes proposed by the applicant do not remedy these concerns. We also feel that the project does not include a mix of uses that would truly enhance the character of downtown for both residents and visitors.

Thank you for your consideration. Given the issues presented, we do not recommend approval of the application as amended. Please contact us with any questions.

Sincerely,

Franz Camenzind  
Executive Director

Kristy Bruner  
Community Planning Director