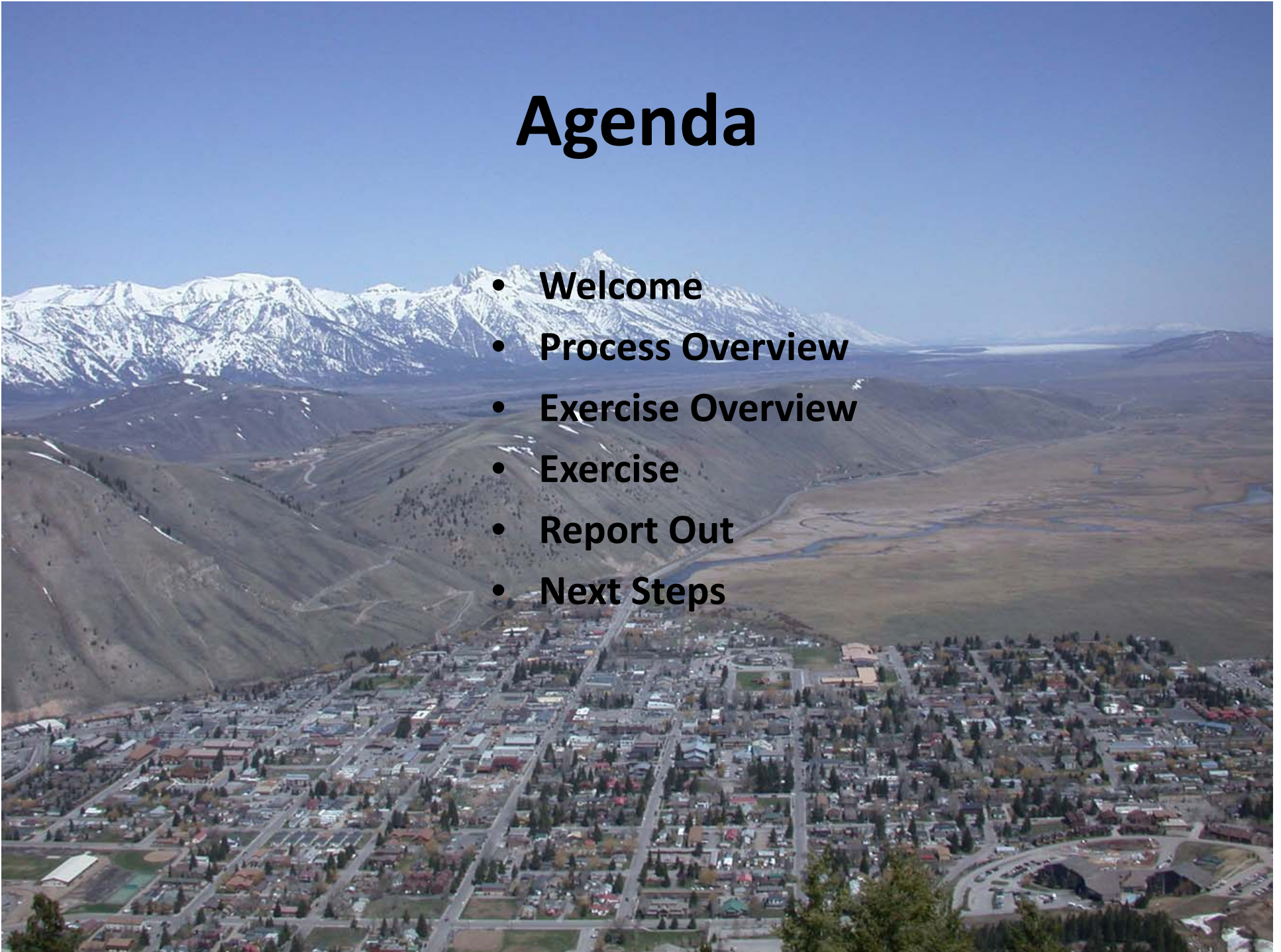


District #2 Downtown Commercial Core Public Studios



Agenda

- **Welcome**
- **Process Overview**
- **Exercise Overview**
- **Exercise**
- **Report Out**
- **Next Steps**



Where have we been?

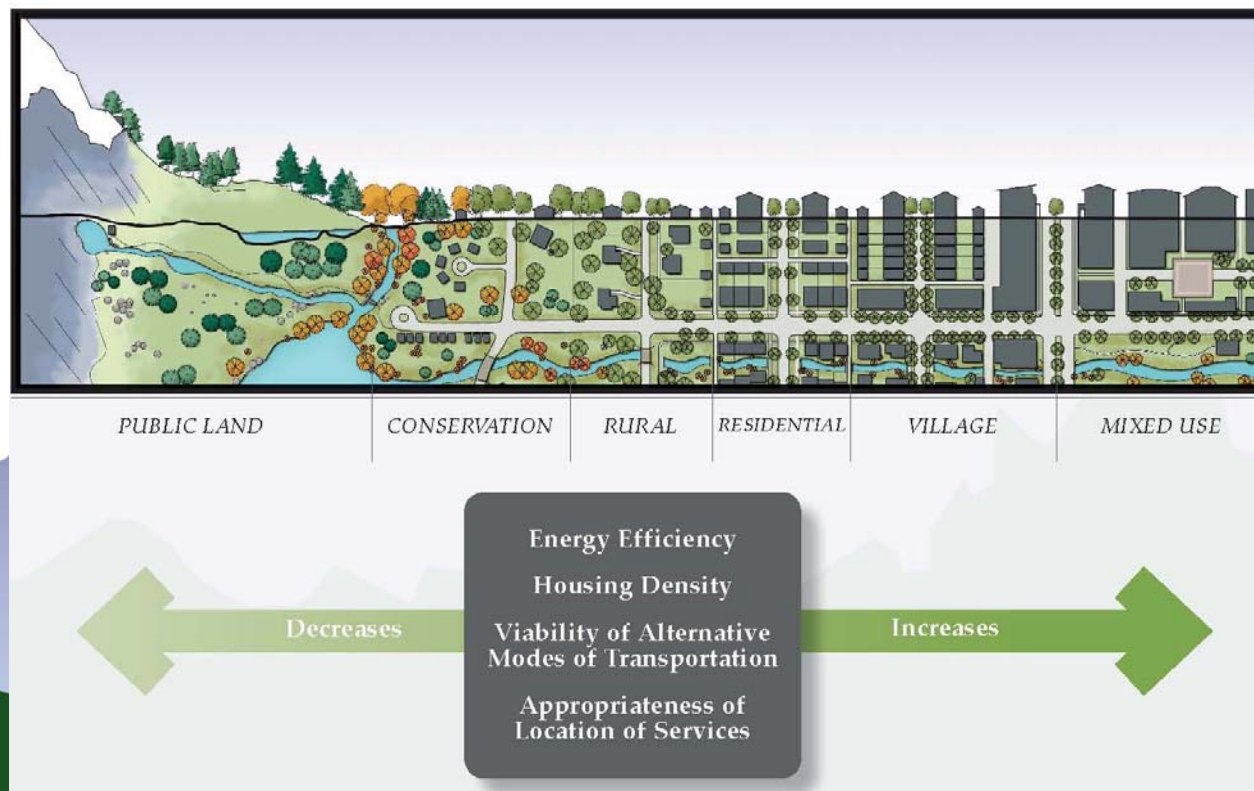
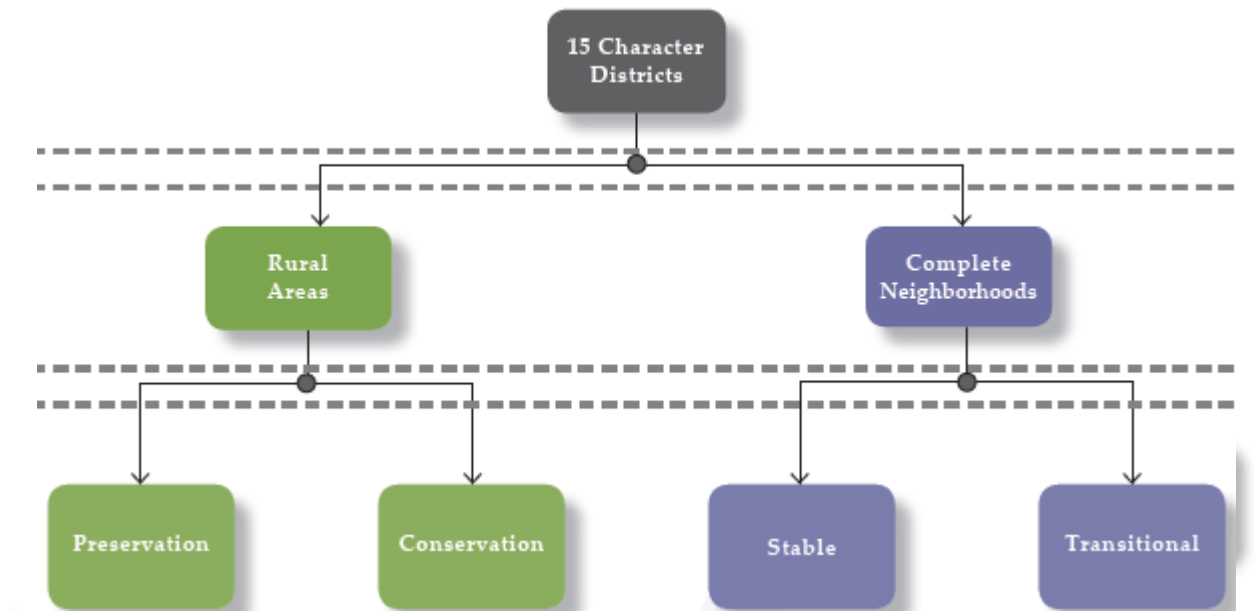
- Pre 1994 Regulations
- 1994 Regulations
 - Maximum Building Sizes
 - Floor Area Ratio
 - Planned Mixed Use Development tool



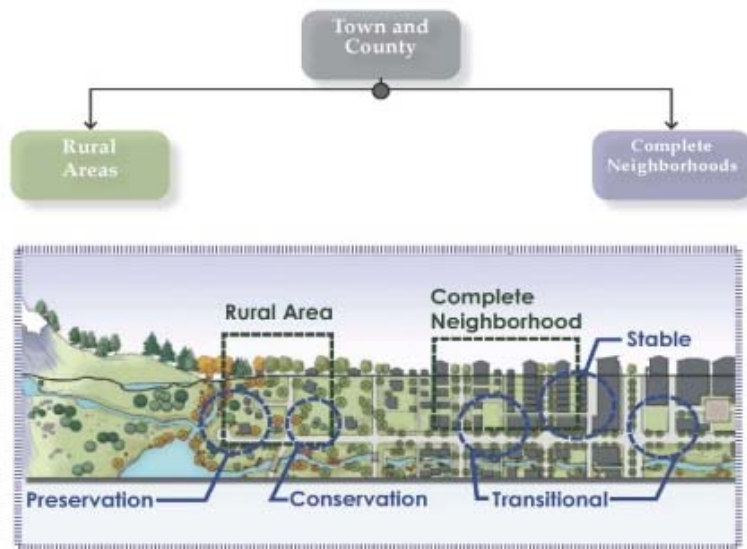
Where are we now?

- 2012 Comprehensive Plan
 - Character Districts





Rural/Complete Neighborhood Continuum



complete neighborhoods provide:

- defined character and high-quality design;
- public utilities (water, sewer, and storm sewer);
- quality public spaces;
- a variety of housing types;
- schools, childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile) of residences; and
- connection by complete streets that are safe for all modes of travel.

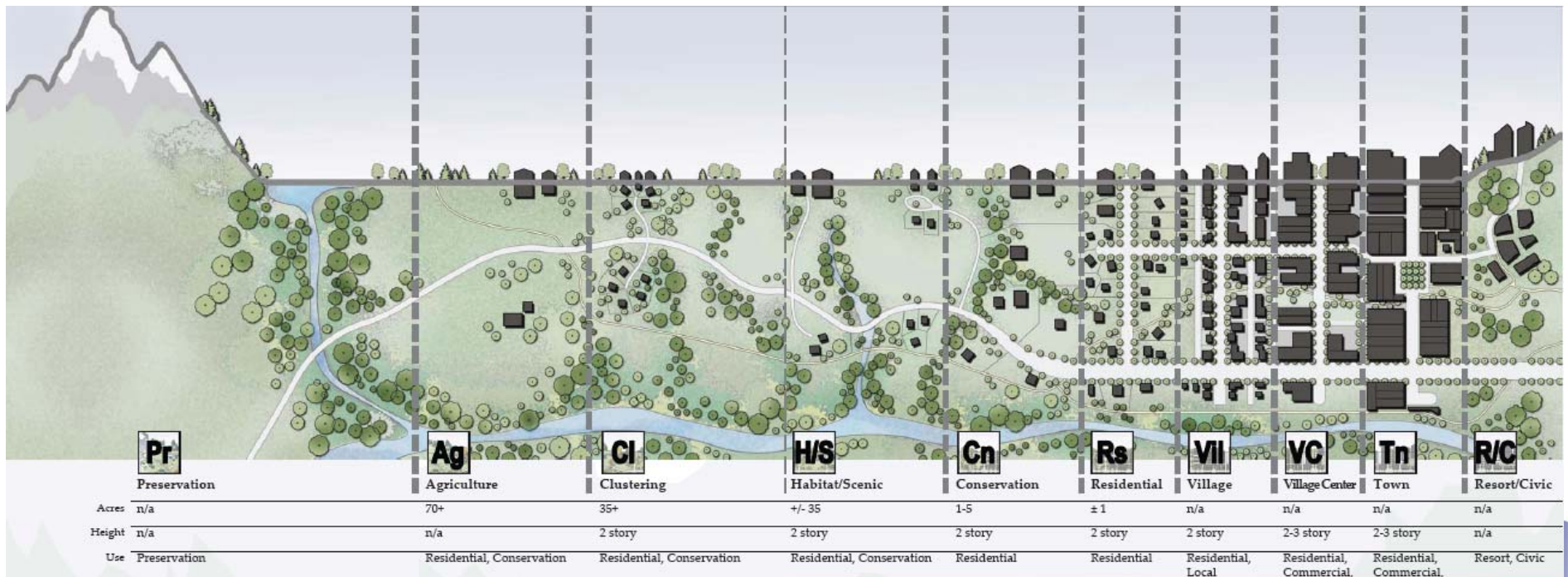


rural areas provide:

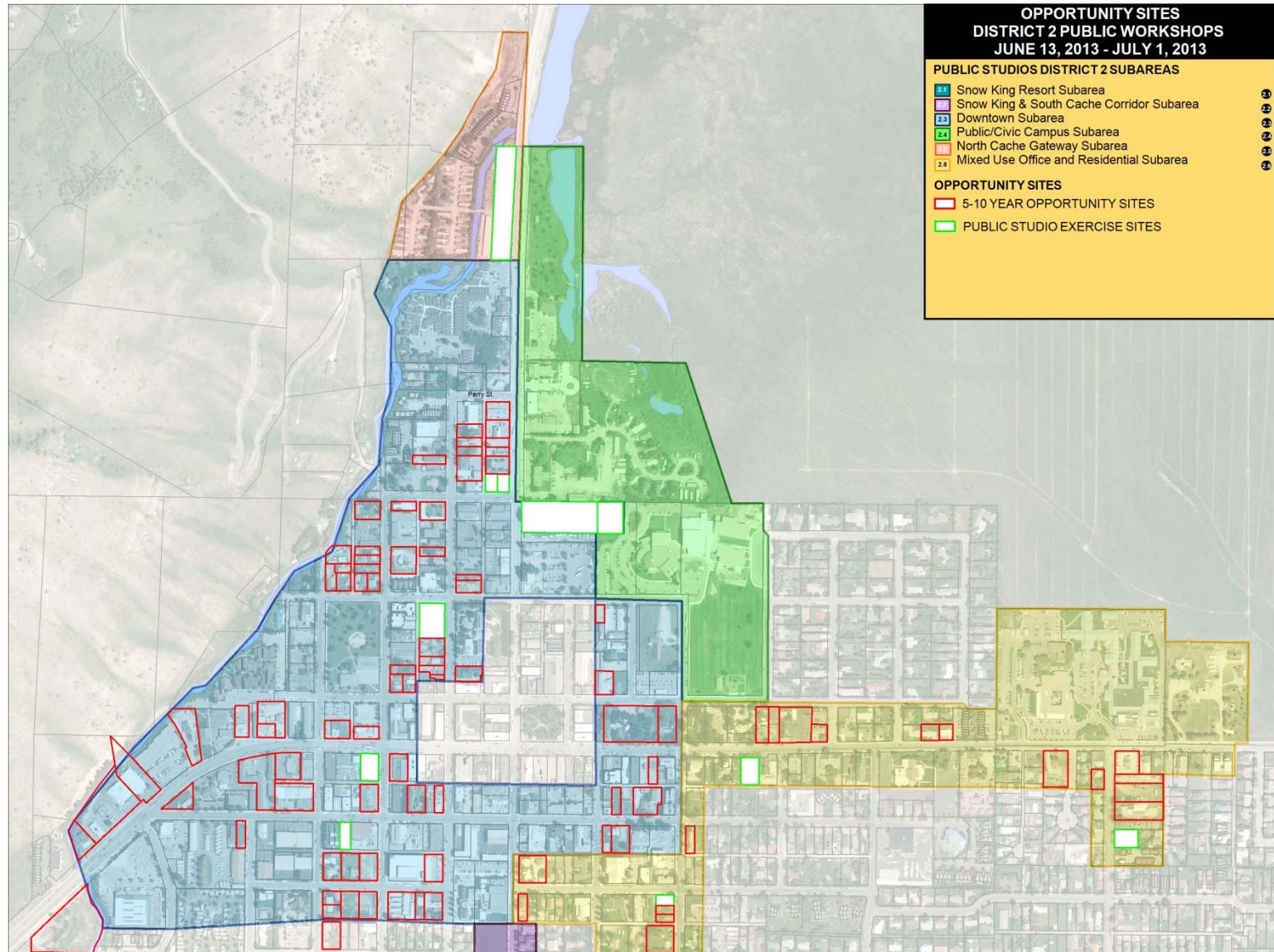
- viable wildlife habitat and connections between wildlife habitat
- natural scenic vistas
- agricultural and undeveloped open space
- abundance of landscape over built form
- limited, detached single family residential development
- minimal additional nonresidential development



Land Use Transect



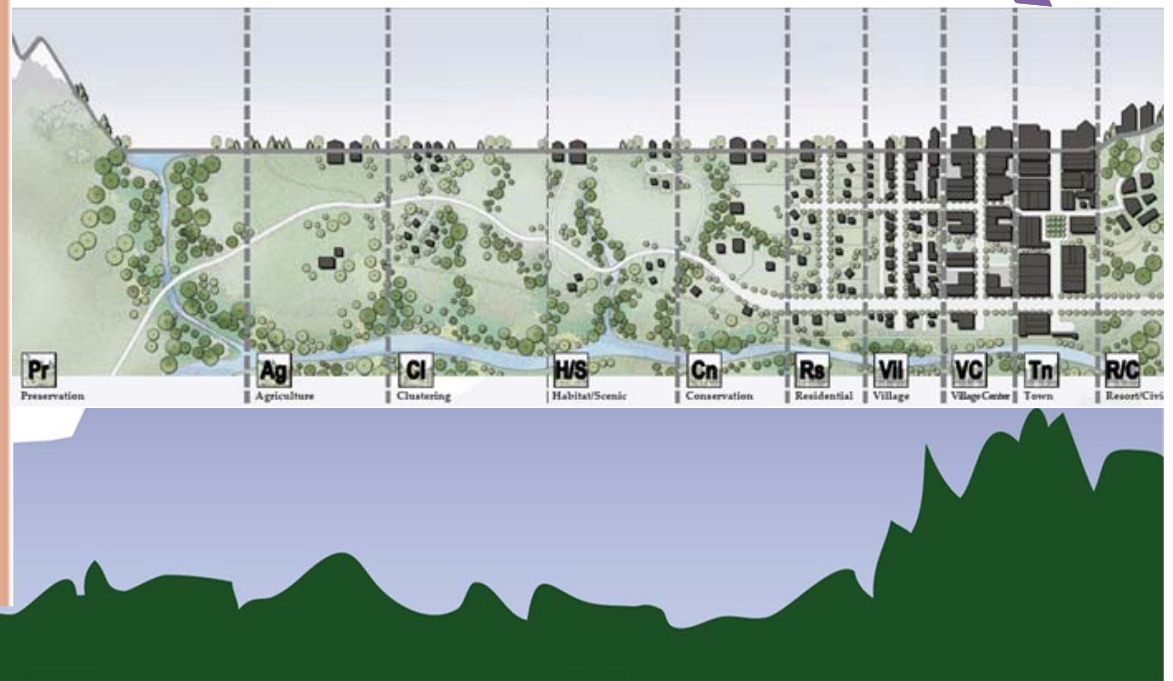
District 2: Downtown Commercial Core



Sub-area 2.3: Downtown

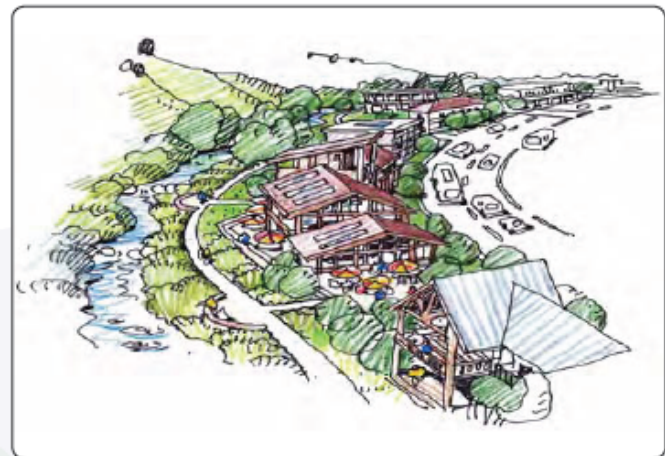
Transitional Subarea

- Subareas where most of the community would agree that development/redevelopment or a change in character would be beneficial
- Subareas that would benefit from reinvestment and revitalization
- Goals for development include improving access to jobs, housing and services and reducing reliance on single-occupancy trips



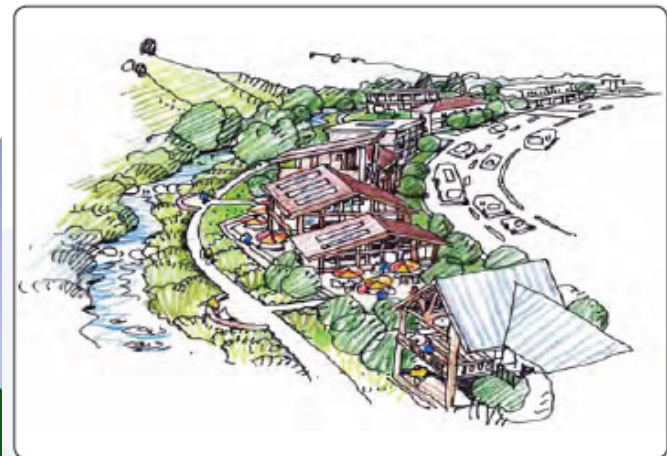
Sub-area 2.3 :Downtown

- The **goal** of this subarea is to **create a vibrant mixed use area** by accommodating a variety of uses and amenities.
- The subarea will be the starting point for the development of a refined **Lodging Overlay** boundary and future discussion of the type and size of lodging desired.
- A key challenge will be to provide a **balance** between **lodging and long-term residential** housing.
- Future structures will be **predominantly mixed use**, while multifamily structures will be allowed if it properly addresses the street.
- Commercial uses that create an active and **engaging pedestrian experience** will be predominantly located on the first and second floors of buildings.
- A goal of this subarea will be to create a **consistent building size and form**.



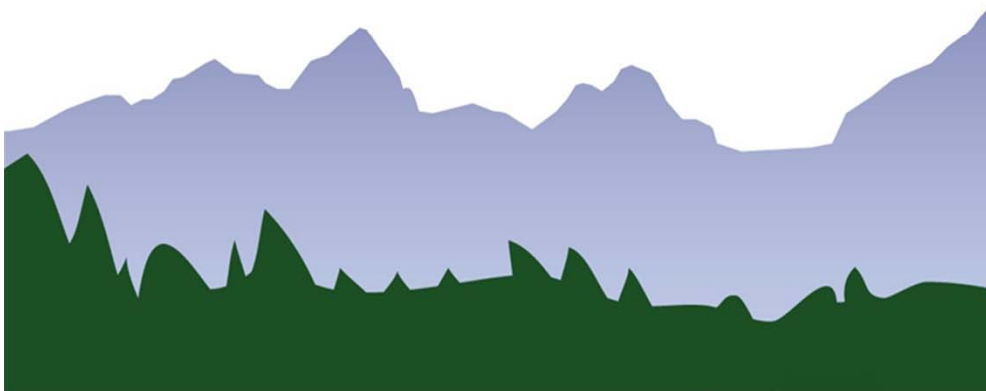
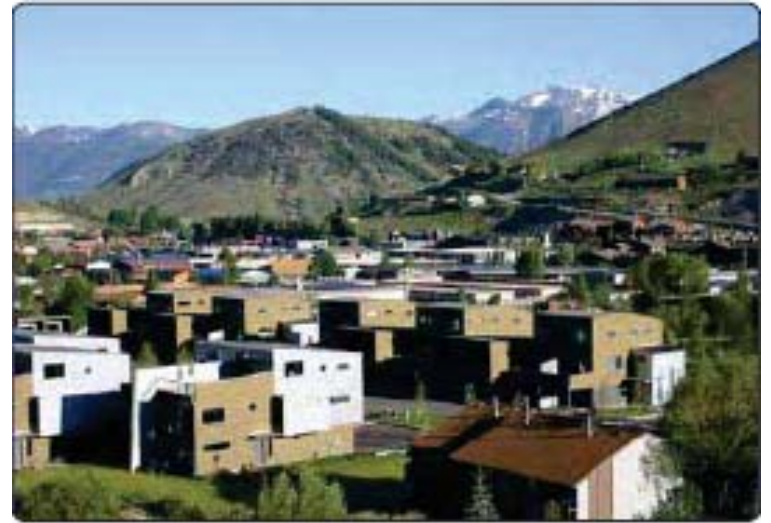
Sub-area 2.3 :Downtown

- In the future, a variety of **two to three story buildings** are desired.
- Buildings should be located to create an **attractive street wall** and take advantage of good urban design principles including massing, articulation and the provision of public space.
- The **pedestrian realm** will be of great importance in this mixed use subarea.
- **Parking** should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. On-site parking should be predominantly underground or screened from view.
- Future redevelopment should enhance the **Flat Creek corridor** for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource.

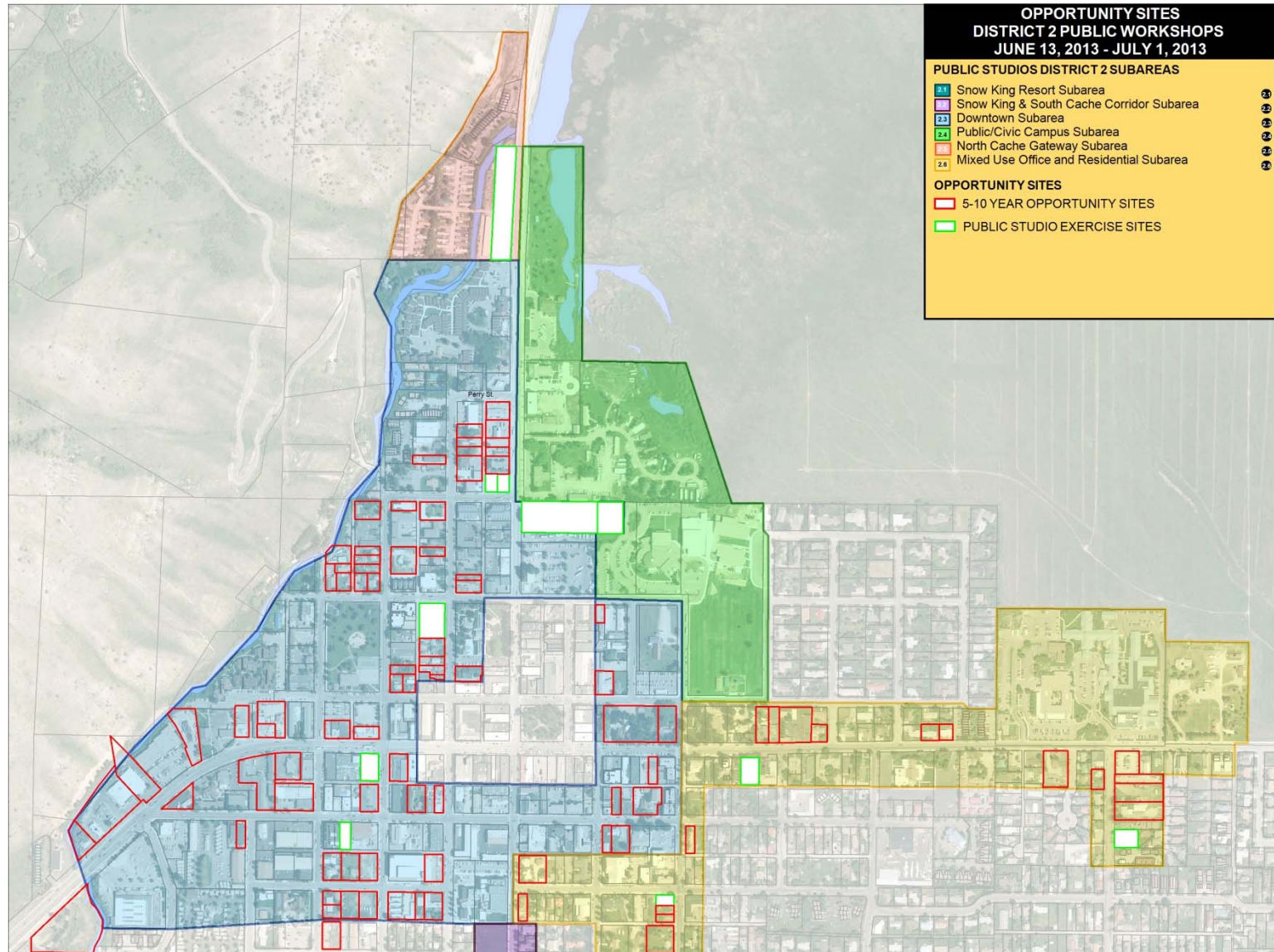


Why are you here?

- Help us fill in the details
- Help us get it right
- This is your community and your regulations



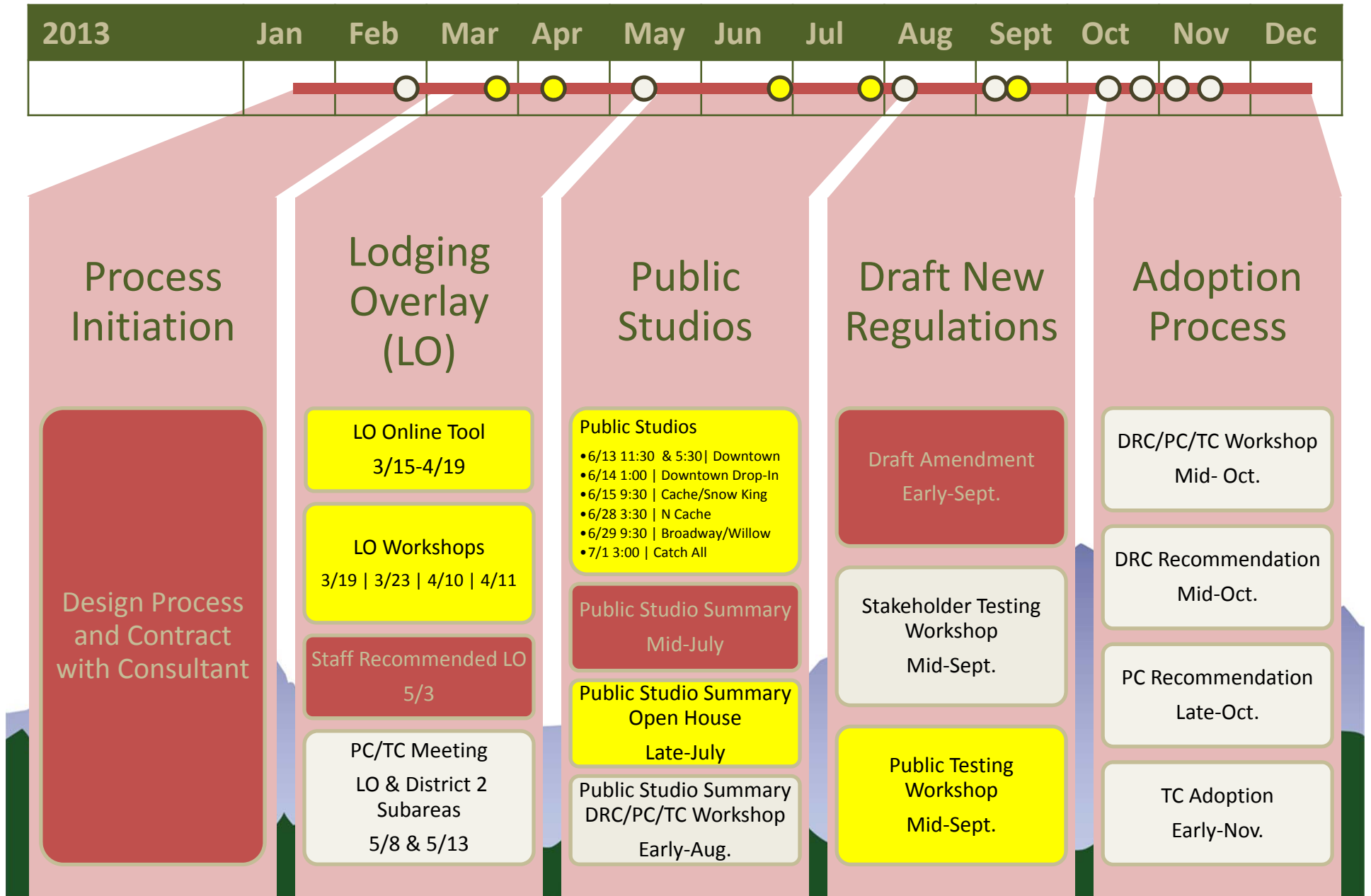
Why are you here?



Legacy



What is next?







KEY PROJECT OBJECTIVES

Refine & Implement the Comprehensive Plan Vision

1. Conduct a Series of Public Studios

- » **Seek Detailed Input on Form and Character**
- » **Balance Trade-Off's: Bulk & Mass, Design, Green**

2. Craft New Zoning Regulations for District 2

- » **Appropriate Heights, Uses, Setbacks, Parking Locations**
- » **Reflect Existing Entitlements**
- » **Implement Plan Vision of District 2**

PUBLIC INPUT OPPORTUNITIES

- » **June 13, 5:30-7:00pm**
Downtown | Home Ranch Building
- » **June 14, 1:00-4:00pm**
Downtown Drop-In | Home Ranch Building
- » **June 15, 9:30-11:00am**
S Cache/E Snow King | Center for the Arts
- » **June 28, 3:30-5:00pm**
Downtown & N Cache | Home Ranch Building
- » **June 29, 9:30-11:00am**
E Broadway/S Willow | Town Hall
- » **July 1, 3:00-8:00pm**
Catch All/Catch Up | Home Ranch Building

PROJECT WEBSITE

www.jacksontetonplan.com





WHAT COULD WE CODE ?



ZONING STRUCTURE

USE/DENSITY

MANAGEMENT

FORM

CONVENTIONAL ZONING



A diagram illustrating the components of conventional zoning. It consists of three colored squares arranged horizontally. The first square is blue and contains the text 'USE/DENSITY'. The second square is red and contains the text 'MANAGEMENT'. The third square is green and contains the text 'FORM'. The squares are of decreasing size from left to right.

USE/DENSITY

MANAGEMENT

FORM

FORM-BASED (ZONING) CODE



The diagram consists of three colored squares arranged horizontally. The first square is dark green and contains the word 'FORM' in white. The second square is dark red and contains the word 'MANAGEMENT' in white. The third square is blue and contains the text 'USE/DENSITY' in white. The squares are of different sizes, with the green one being the largest and the blue one being the smallest.

FORM

MANAGEMENT

USE/DENSITY

RED ON A ZONING MAP



RED ON A ZONING MAP



FORM BASICS: BUILDING PLACEMENT



FORM BASICS: BUILDING PLACEMENT



FORM BASICS: PARKING LOCATION



FORM BASICS: PARKING LOCATION



FORM BASICS: PARKING LOCATION



FORM BASICS: BUILDING HEIGHT



FORM BASICS: BUILDING HEIGHT



FORM BASICS: BUILDING HEIGHT



FORM BASICS: WINDOWS AND DOORS



FORM BASICS: USES

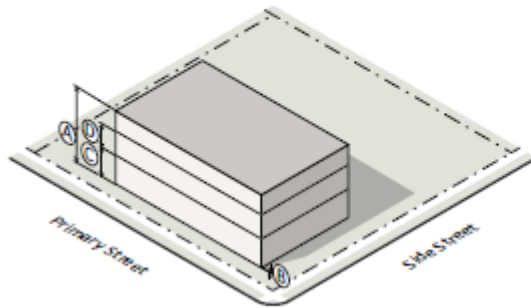


FORM BASICS: PUBLIC REALM



NEW CODE = CLEAR, PREDICTABLE RESULTS

3. Height



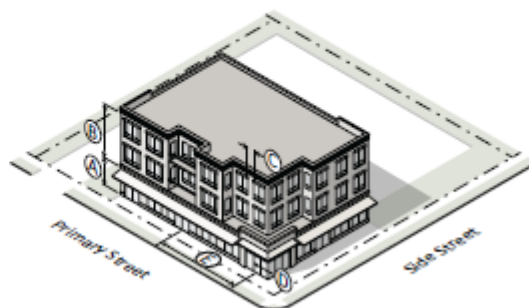
Building Height

Ⓐ Building height (max)	
MX-3	3 stories / 45'
MX-4	4 stories / 55'
Building height (min)	2 stories

Story Height

Ⓑ Ground floor elevation	0'
Ⓒ Ground story height, floor to ceiling (min)	13'
Ⓓ Upper story height, floor to ceiling (min)	9'

4. Activation



Transparency

Ⓐ Ground story (min)	60%
Ⓑ Upper story (min)	20%
Ⓒ Blank wall area (max)	30'

Pedestrian Access

Ⓓ Entrance facing primary street	Required
Ⓔ Entrance spacing along primary street (max)	75'

Permitted Building Element

Porch
Stoop
Balcony
Gallery
Awning
Forecourt



"FOOD FOR THOUGHT"



PLACEMAKING Creating a Sense of Place



Photo by Dan Burden



PROJECT FOR
PUBLIC SPACES
www.pps.org



PLACEMAKING Mixed Use



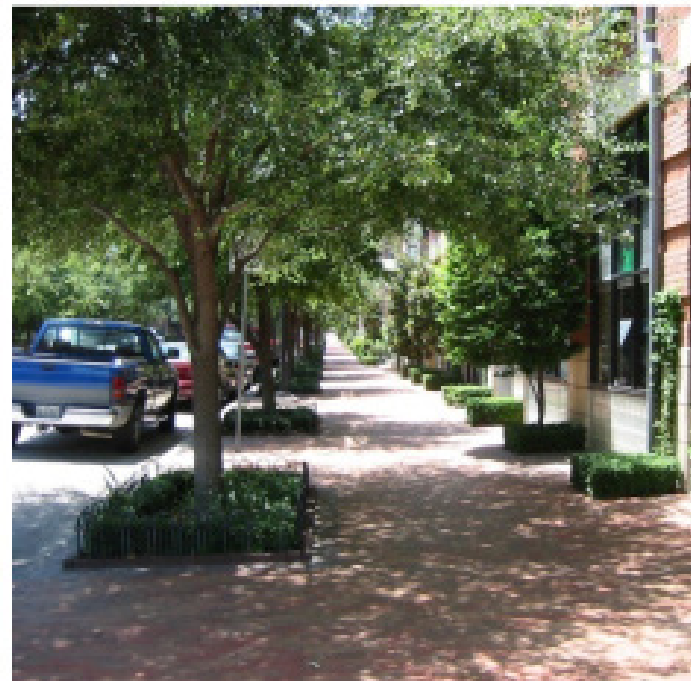
PLACEMAKING Housing Choice



PLACEMAKING Naturally-Calmed Streets



PLACEMAKING Relief from the Hardscape



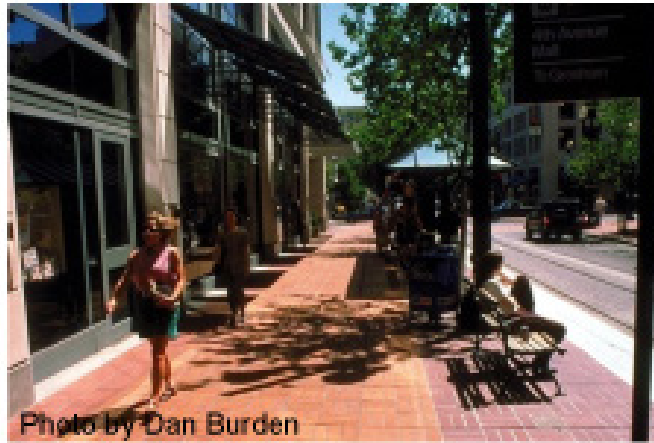
PLACEMAKING Places to Walk and Linger



PLACEMAKING Buildings that Address the Street



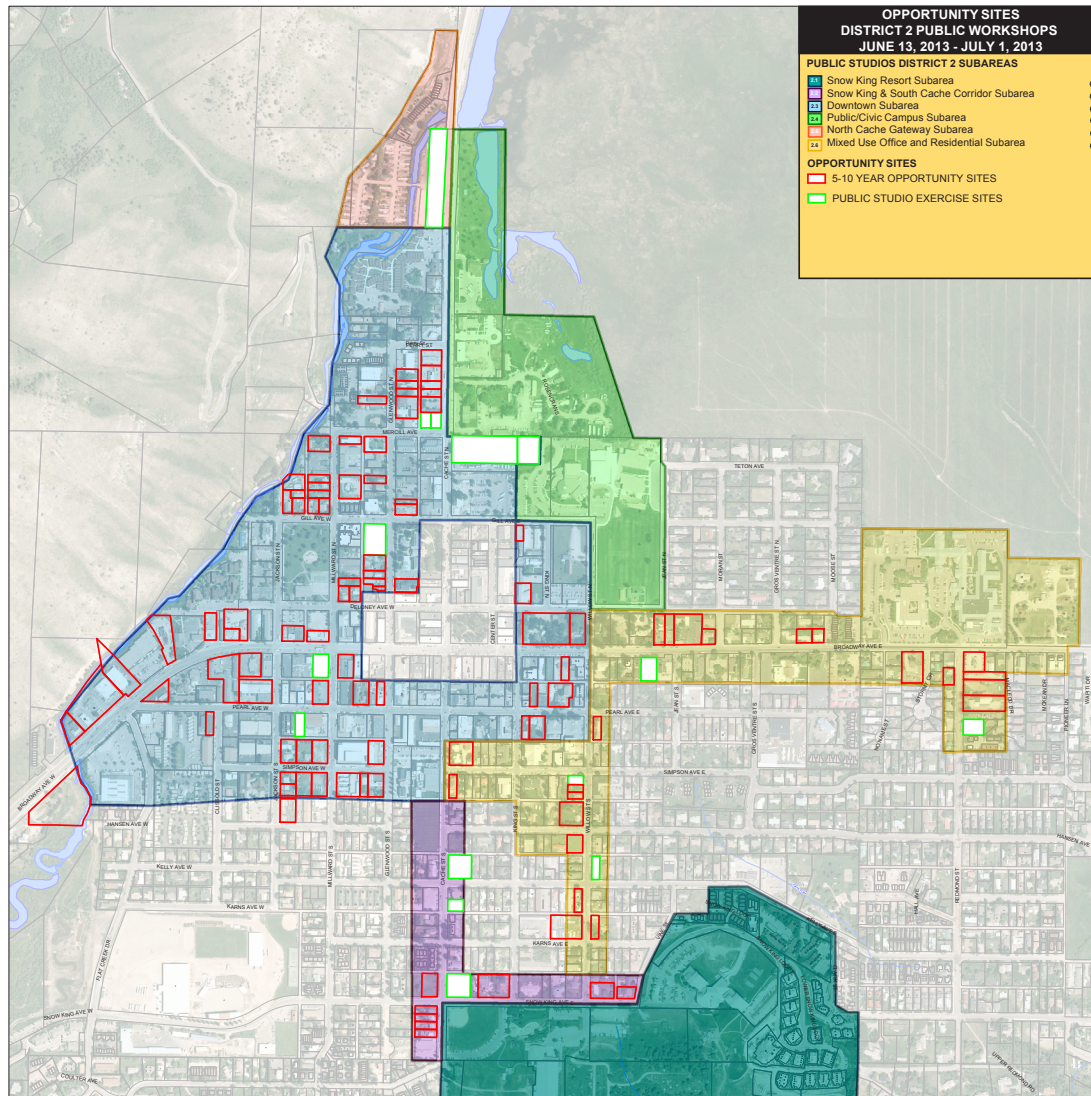
PLACEMAKING The Supporting Cast





WORK IN SMALL GROUPS

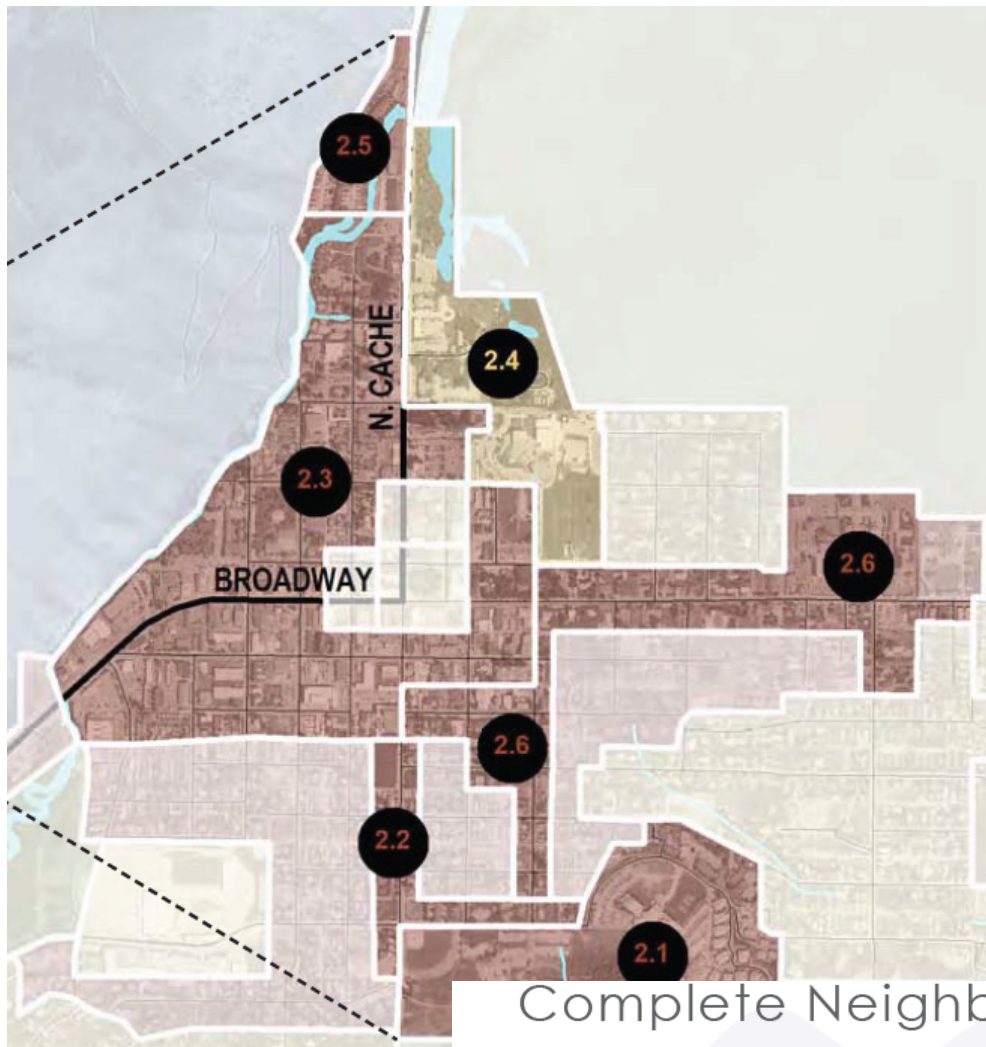
THINGS TO THINK ABOUT



Orientation

- » Introduce yourself!
- » Mark places you live or work
- » Mark places you frequent

THINGS TO THINK ABOUT



Character Areas

- » Community Consensus on Plan Vision
- » Subdistricts Based on Character
- » Desired Qualities Summarized
- » Housing Types Defined

Complete Neighborhood + Rural Area Chart

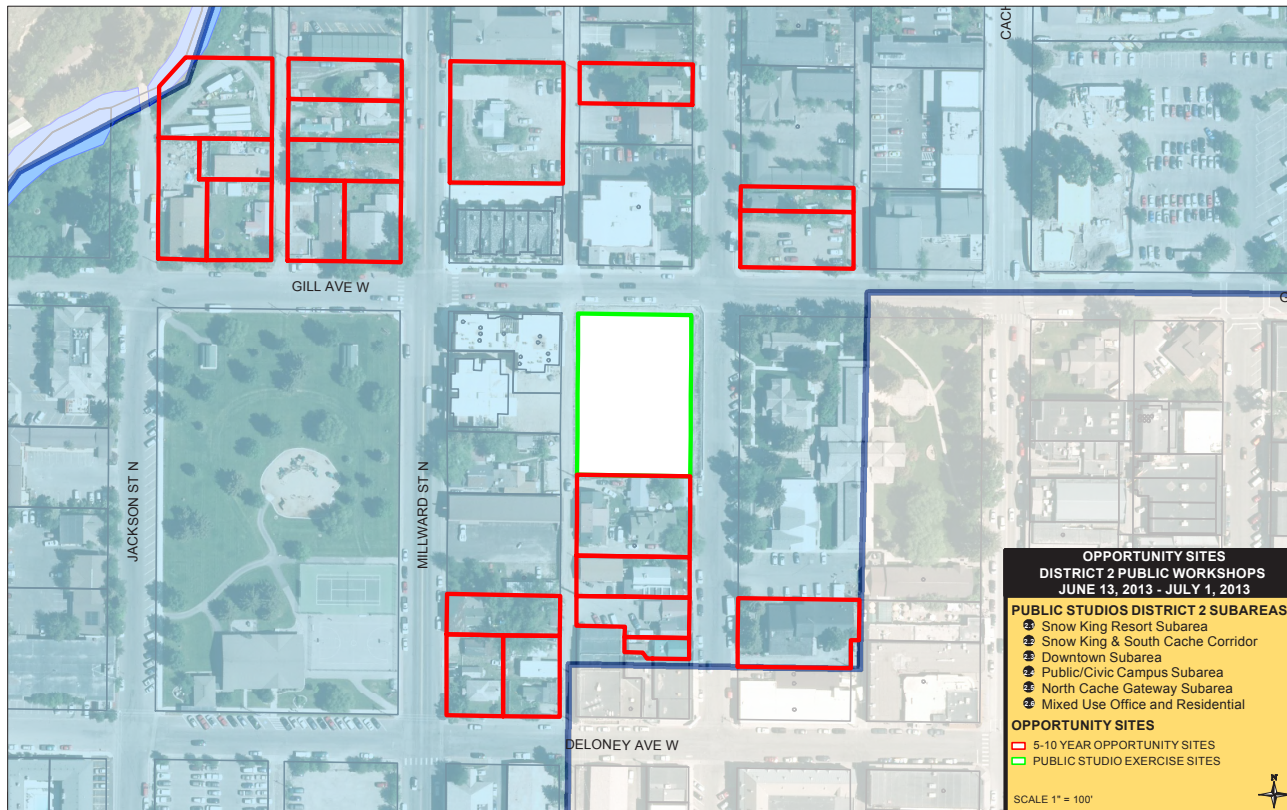
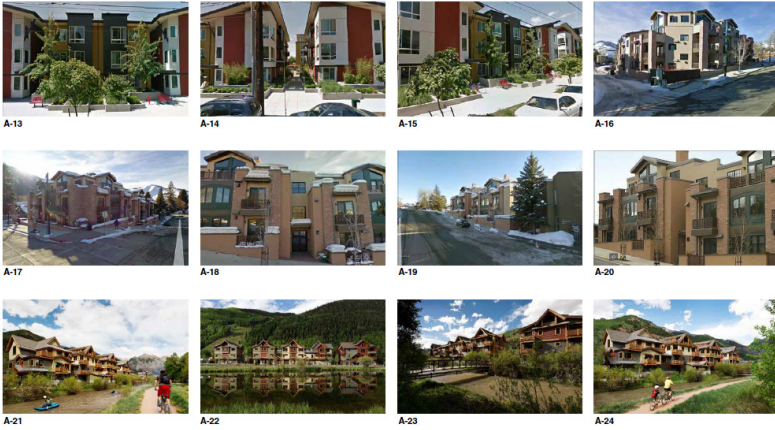
	DEFINITION	EXST.	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			2-3 stories, vibrant pedestrian mixed use, street wall
	Public Utilities			Water, sewer, storm sewer
	Quality Public Space			Miller Park, Phil Baux Park, Snow King, Center for the Arts
	Variety of Housing Types			Duplex, condominiums, apartments, multifamily
	Walkable Schools, Commercial + Recreation			Post Office, START, Limited convenience commercial, school, parks, pathways
	Connection by Complete Streets			Alternative transportation a priority

THINGS TO THINK ABOUT

Opportunity Sites

- » Work With Illustrator, Facilitator
- » Height, use, setback
- » Parking location
- » Landscaping, open space
- » Street edges, transitions to neighbors

A Apartment Blocks & Flats



DISCUSS WITH A PEN IN HAND



PRESENT BACK TO THE LARGER GROUP



LET'S GET TO WORK !!

