



Jackson/Teton County Scenarios

January 23, 2008

Purpose and Intent of Scenarios

As a key step in updating and prioritizing the values in the 1994 plan, the planning team prepared a series of scenarios to illustrate different concepts for future land use and conservation patterns. These are meant to foster a discussion about how the County and Town might change over the next 10-20 years. The four scenarios are based on different themes, each focusing on different values that the community has expressed throughout the planning process to date and that are reflected in the draft Vision and Guiding Principles for the plan. They offer a range of policy choices, tradeoffs and consequences, and implementation strategies.

The scenarios are intended to represent a broad range of general patterns for different locations around the Town and County, reflecting the themes and policy choices of each scenario. They are "broad-brush", not parcel-specific or land use specific. As policy choices are made and as the planning process moves towards a preferred plan, the map will become more specific.

The scenarios are intended to represent an array of choices to represent different values. They build on existing conditions and constraints, such as vacant and developed lands, and the location of sensitive areas such as wildlife habitat areas. As such, each scenario represents a set of choices starting from the present time, projecting a set of different "futures" based on unique policy decisions. The scenarios are a means of examining different growth patterns, and the differences between them.

An important element of this discussion is consideration of the tradeoffs that each scenario represents. A scenario that favors one policy direction, such as protection of wildlife habitat, may have impacts on other policy directions, such as provision of workforce housing. *No one scenario is meant to represent an "idealized future" of the Town and County.* The purpose of this stage of the planning process is not to select one scenario over another, but rather to identify the components of each scenario that are most closely aligned with the community's vision, to be combined into a preferred scenario. The preferred scenario will then serve as the basis for amendments to the Land Use Plan to reflect the choices desired by the community and decision-makers.

Four Scenarios

This packet includes four theme-based scenarios:

- A. Wildlife/Conservation Focus
- B. Compact Centers and Housing Focus
- C. Jackson "Town as Heart" Focus
- D. Least Growth Focus

Menu of Choices

The scenarios reflect a placed-based "menu" of development and conservation patterns in different parts of the County or Town. To best portray the scenarios and for ease of understanding, this document has been organized as follows:

Description of Scenario Vision – A brief narrative description of the themes and vision that each scenario represents.

How Might the Future Look Under This Scenario? -

A discussion of the consequences of each scenario, based on the draft Themes and Guiding Principles developed in November 2007, as the guiding direction for the Comprehensive Plan update. Topics include land use patterns, natural resource protection, housing, and transportation.

Steps Needed for Implementation - A discussion about what it will take to accomplish each of the scenarios. Each scenario will require a variety of implementation strategies, such as zoning changes, environmental standards, programs such as Transfer of Development Rights (TDRs) or Purchase of Development Rights (PDRs), or other new policy shifts or prioritization to accomplish the scenario.

Land Use/Geographical Variables – A summary table following the description of the scenarios describes the likely land use patterns under each of the scenarios, for a variety of geographic areas in the County and Town.



Scenarios have different foci (e.g., conservation or housing).



Quantitative Indicators - A comparison table contained at the end of this document illustrates the quantitative measures for each scenario. These include:

- Residential and non-residential build out numbers (dwelling units);
- Population and jobs numbers;
- Range/extent of workforce housing opportunities (# of affordable housing units, distance of housing units from community services);
- Rural land developed (acres of Natural Resource Overlay); and,
- Amount of development allocated between the Town of Jackson and the unincorporated County.

Buildout under Current Plan Policies and Regulations

Earlier in the plan update process, the planning team estimated development potential in Teton County and in the Town based on current zoning, development constraints (such as conservation easements and topography), and development trends. The modeling exercise incorporates many assumptions which are described in our earlier work product (Existing Conditions Snapshot Report, January 2008). However, the findings of that analysis are included here, for purposes of comparison between current policies and the scenarios contained in this document.

Potential New Development in the County

According to this analysis, if all vacant, developable lands were to be developed, Teton County (unincorporated) could accommodate an additional 5,200 housing units and a population of 9,050 people. In addition, it could accommodate 1.2 million square feet of non-residential commercial and office space. *Zoning options* are included in this analysis.

Potential New Development in the Town

Under current zoning, the Town could accommodate 3,950 new housing units and 6,873 people and 664,482 square feet of commercial and office. *Zoning options* in certain non-residential districts could allow almost 1,123 additional new housing units and 1.68 million additional square feet of mixed-use square footage, which could be a combination of office, commercial, and residential uses.

Total Build out Capacity

Teton County (unincorporated) Housing Units and Non-Residential Development

Approximately 7,100 housing units and 4.6 million square feet of non-residential development are in the unincorporated County today.¹ As noted above, the County has capacity, based on current zoning, for an additional 5,200 housing units and 1.2 million square feet of non-residential development. Adding the existing housing units and non-residential uses to potential new development in the County yields a build out capacity of 12,400 housing units and 5.8 million square feet of non-residential commercial and offices, based on current zoning.

Town of Jackson Housing Units and Non-Residential Development

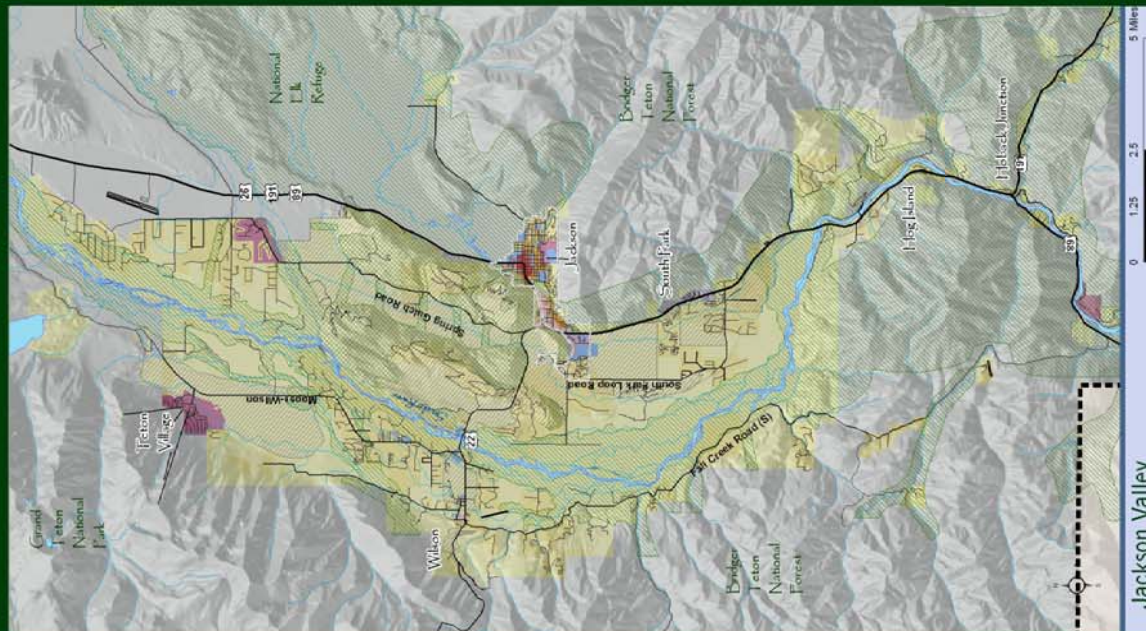
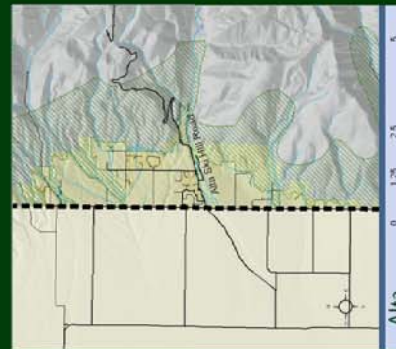
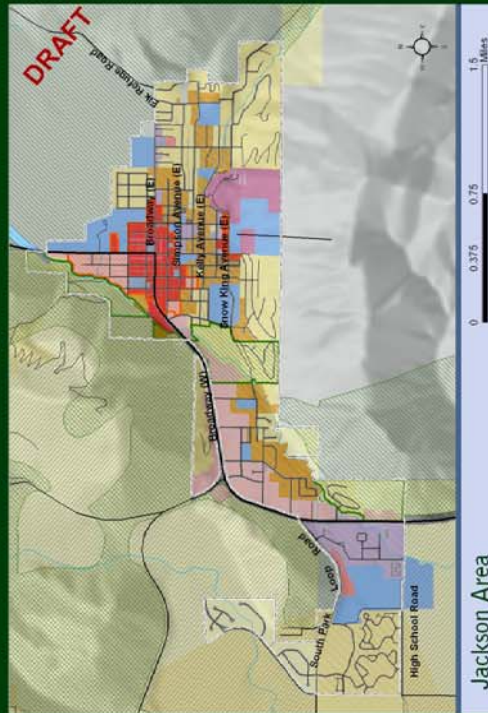
Approximately 4,100 housing units and 4.9 million square feet of non-residential development are in the Town today. As noted above, the Town has capacity, based on current base zoning, for an additional 3,950 housing units and 660,000 square feet of non-residential development. Adding the existing housing units and square footage to potential new development in the Town yields a build out of 8,070 housing units and 5.6 million square feet of non-residential commercial and offices (using base zoning). *Zoning options* could result in a buildout of almost 9,200 housing units and 7.2 million square feet of commercial and office space in the Town.

Combined Total

Given current zoning, the County and town together could accommodate a population of 35,630 people (20,470 housing units) and up to 11.4 million square feet of commercial and office space, with most non-residential development occurring in the Town. *Zoning options* could result in a buildout of 37,580 people (21,588 housing units) and 13.1 million square feet of commercial and office space.

¹ 2005 figures for residential; 2006 figures for non-residential for county and town.

Generalized Zoning



Generalized Zoning

A Guide to Abbreviated Terms Used in this Document

ARU – Accessory Residential Unit in County

FAR – Floor Area Ratio

FHWA – Federal Highway Administration

PMUD- Planned Mixed-Use Development in Town

PRD – Planned Residential Development in County

PDRs – Purchase of Development Rights

PUD – Planned Unit Development in County

TDRs – Transfer of Development Rights

WYDOT – Wyoming Department of Transportation

In Snapshot Report:

LSR – Landscape Surface Ratio

OSR – Open Space Ratio

Scenario A: Wildlife / Conservation Focus

Scenario A Vision

Scenario A assumes a strong commitment to the preservation of natural resources and wildlife habitat. Town and County policies would maximize wildlife habitat protection and resource conservation over other values. This scenario would limit growth in natural resource areas, and transfer density from these areas and agricultural areas into appropriate locations within the Town of Jackson. It would require an increased emphasis on public policy direction and environmental regulations to protect the region's natural resources by diverting development away from these areas, and strengthening controls and mitigation measures in place to protect these resources. Scenario A would take strong measures to preserve the region's natural resources and physical beauty, with a reduction in County development in resource areas offset by redevelopment and infill in the Town.

How Might the Future Look Under This Scenario?

Land Use Patterns in the County

This scenario would result in lower potential growth in Teton County, with limited or no expansion of county nodes. It would entail more restrictive county development regulations without the potential for density increases that currently exist in areas identified in the Natural Resource Overlay (NRO) areas. Some rural areas with resources, including Alta and Kelly, would become designated "sending" areas as part of a Transfer of Development Rights (TDR) program. No additional development would occur in the South Park area, beyond that allowable under current zoning.

Land Use Patterns in the Town of Jackson

The Town of Jackson would become a recipient of transferred density from conservation areas (i.e., "receiving area"), with designated redevelopment areas in appropriate parts of town, outside of the "Traditional Jackson" core area. A majority of future growth and development would occur in the Town, possibly resulting in some taller buildings in Town.

Natural Resource Protection

Development in natural resource areas would be limited to the minimum density permitted by base zoning, with all development to be located outside of the resource areas where possible. By emphasizing protection of natural resources over other community values, Scenario A would strongly support this principle, placing it at the forefront of the plan's guiding principles. The number of 35 acre tracts could be reduced in the resource areas with Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs to reduce landscape and habitat fragmentation.

Workforce and Affordable Housing

This scenario does not emphasize provision of housing, although a portion of the housing within the receiving area/redevelopment would accommodate workforce housing

in accordance with current policies and Land Development Regulations. Tighter restrictions on development in rural areas could reduce the amount of available housing somewhat in the County; however, increased development in Town could offset this, particularly if targeted for workforce housing.

Transportation

Due to the lower growth levels in Teton County, the emphasis on critical habitat preservation, and the increased density in the Town this scenario will focus on town traffic problems. The transportation infrastructure beyond the Town will not have road capacity improvements to reduce congestion for vehicles, but would include enhancements to transit, bicycle and pedestrian systems. Under this scenario traffic may increase beyond traditional *Level of Service engineering standards* (to LOS E). This would translate into delay beyond current levels during peak periods and likely introduce congestion outside of peak travel times. Specific projects to decrease car-wildlife conflicts in the County would also be pursued.

What Would It Take To Accomplish This Scenario?

Scenario A would require changing County and Town policies, zoning, and resource protection standards to accomplish the desired land use and conservation patterns. The following tools would be considered to accomplish this scenario:

Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) Programs

A TDR program would be established to transfer potential development from County natural resource areas to designated infill/ redevelopment areas within the Town. A PDR program could be established to purchase development rights in resource areas.

Elimination of Density Bonus and Options

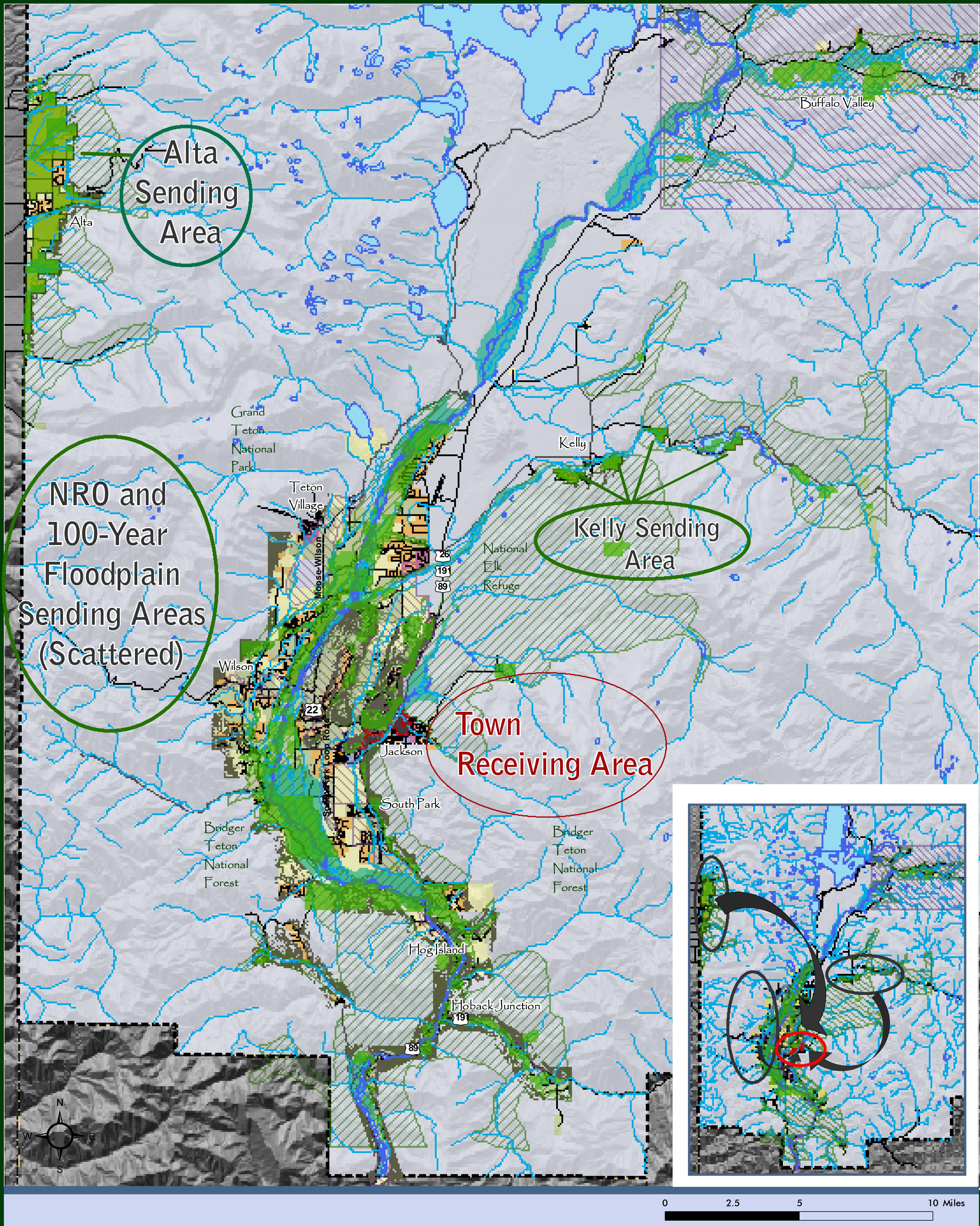
Density bonus options in the County (Planned Residential Development (PRD) and Accessory Residential Unit (ARU)) would be eliminated in areas that have natural resource values, such as lands contained within the NRO and SRO. The PMUD option would be eliminated in Town, to be replaced by density transfer requirements.

Mitigation of Impacts on Wildlife Habitat

Development regulations would be strengthened to mitigate impacts of development on wildlife habitat and corridors, such as lower densities or avoidance of development in habitat areas, higher levels of connectivity in habitat/open space areas, native landscaping, weed controls, domestic pet controls, wildlife-friendly fencing, among others.

Coordination with the Wyoming Department of Transportation

Transportation actions being planned or proposed for routes on the State and/or Federal Highway System would require coordination with the jurisdictional authorities WYDOT and FHWA.



Jackson Teton County

COMPREHENSIVE PLAN

LEGEND

- County Limits
- Town of Jackson Limits

Land Use Patterns

- Planned Resort
- Auto-Oriented Commercial
- Mixed-Use Commercial
- Mixed-Use Residential / Office
- Business / Employment
- Residential - Town
- Residential - Suburban
- Residential - Single Family Low
- Residential - Rural
- Open Space / Conservation Easement
- Public / Special
- Public Land

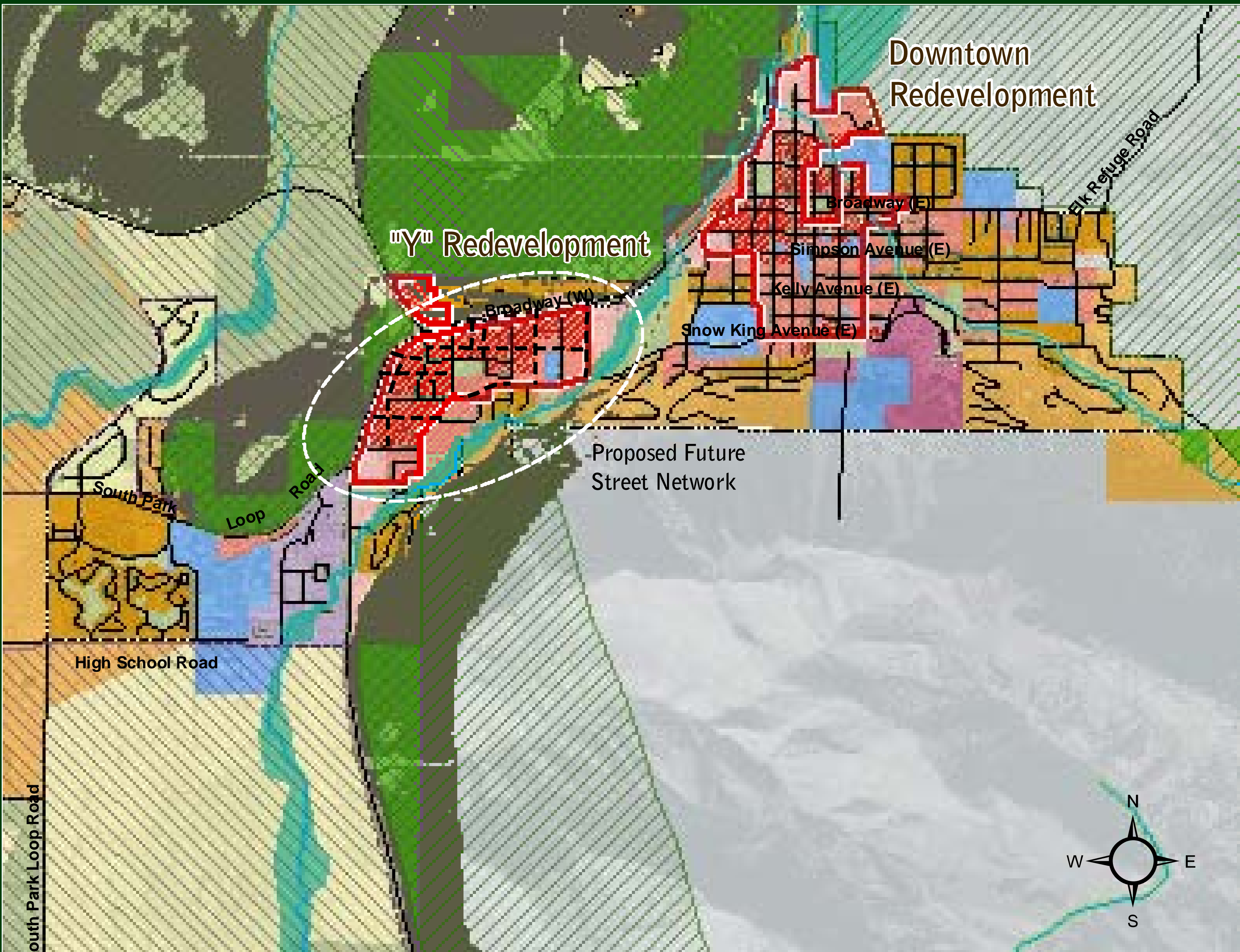
Sending/Receiving Areas*

- Receiving Area / Town Redevelopment
- Alta and Kelly Sending Areas
- NRO Sending Areas
- 100 Year Floodplain

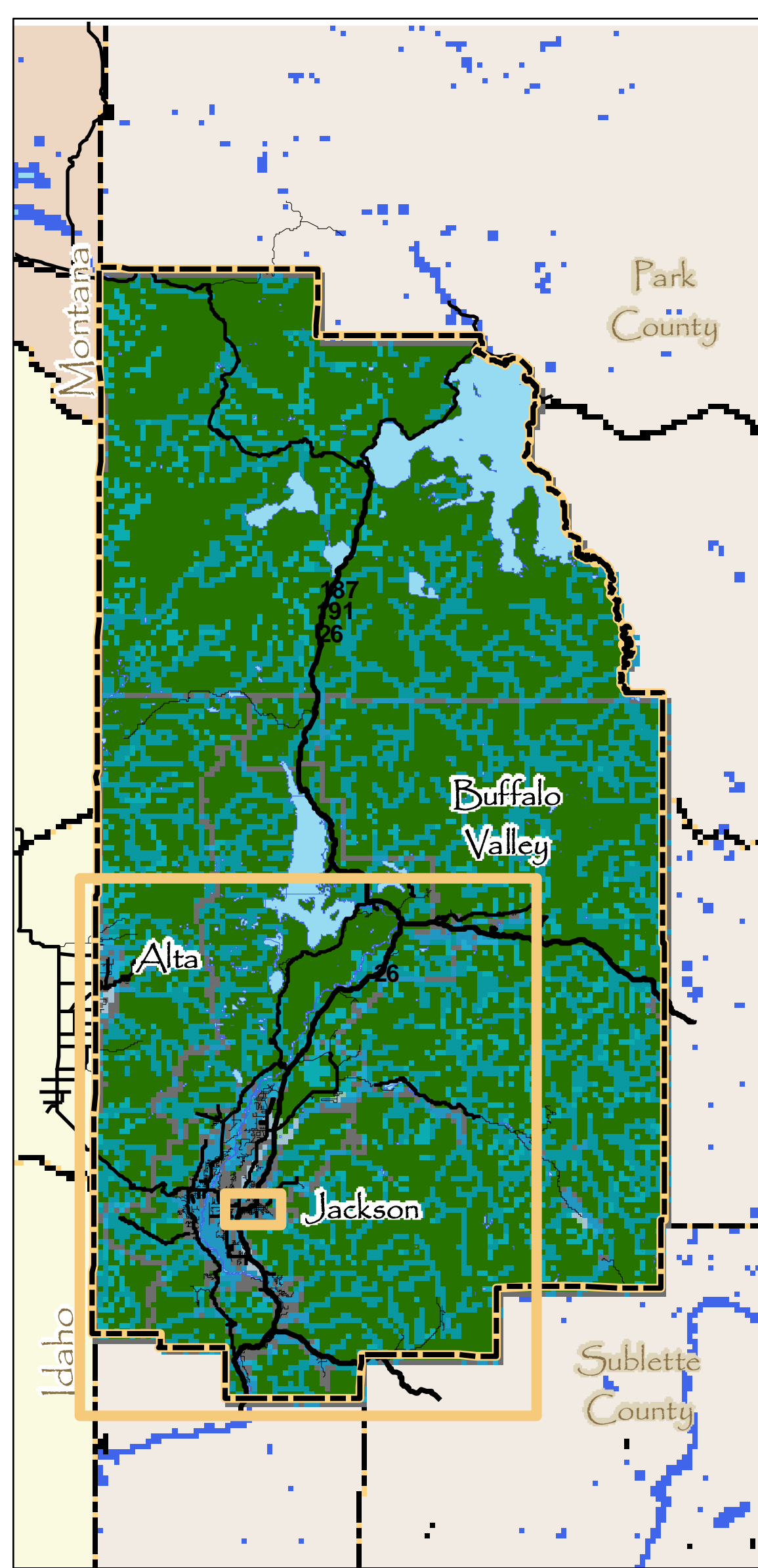
Resources

- Natural Resource Overlay
- Scenic Resource Overlay
- Slopes >25%

* Sending Area from private lands only.
Does not apply to public lands.



Town of Jackson



Teton County Locator

Town of Jackson / Teton County Comprehensive Plan

Scenario A: Wildlife / Conservation

Data Source: Greenwood
Mapping, NAICS, 2000
Census TIGER Files, USGS
Teton County Tax Assessor

Mapped by: Clarion Associates
January 2008



Scenario B: Compact Centers and Housing Focus

Scenario B Vision

Scenario B places strong emphasis on a pattern of compact centers in targeted areas around the County and in the Town of Jackson. The emphasis is on workforce and affordable housing and geographically-based community services in a compact development pattern, with the objective of creating “places” that foster community including schools, shopping, and civic facilities. This “centers” focus would include new as well as existing centers. Scenario B in many ways is closely aligned with the policies contained in the 1994 plan, particularly its emphasis on focused growth in centers. This scenario would continue to support the Town as the primary “center” of the region, but some of the emphasis on development in Town would shift to emerging and growing centers in the County.

How Might the Future Look Under This Scenario?

Land Use Patterns in the County

This scenario focuses on growth in Teton County occurring in mixed-use village centers (see map), including:

- Wilson Mixed-Use Village,
- A center in lower South Park off of South Park Loop Road,
- South Park Center off of High School Road (possibly to develop as part of Jackson), and
- Potentially smaller nodes or infill development in other existing developed areas and resorts such as the Golf and Tennis Club, Teton Village, Aspens/Teton Pines, Hoback Junction, and others.

Land Use Patterns in the Town of Jackson

Growth in Jackson will focus on areas that could intensify as a set of smaller “activity centers”, including the downtown outside of the traditional Town core and the “Y” with an emphasis on the West Broadway and Snow King Avenue corridors as key connecting routes. This scenario includes a primary focus on additional housing infill opportunities throughout Town. Portions of the northern end of South Park would develop at higher densities, with high levels of affordable and workforce housing as an extension of the Town.

Natural Resource Protection

This scenario would continue current County and Town policies with regard to resource protection. However, focusing development in centers could create some opportunities for conservation in outlying areas, such as south of Teton Village where densities could be transferred to the north or elsewhere as appropriate.

Workforce and Affordable Housing

Scenario B is focused on providing a higher amount of affordable and workforce housing than the other scenarios. It is focused on creating opportunities to increase the amount of housing that meets the needs of the workforce. Housing would

be integrated into “community centers” and in Town; locating new housing in centers can help reinforce the social structure needed to build community. Higher density concentrations of housing through incentives could reduce reliance on mandatory requirements to achieve workforce housing and provide opportunities for housing incentives.

Transportation

Focusing development in centers could create opportunities for enhanced transit, bicycle, and pedestrian systems, but could also result in higher levels of traffic due to concentrations of housing in multiple centers and resulting commuter patterns. Due to multiple population centers in this scenario, an increased emphasis will be placed on transit and bicycle connections between centers (including in the Town), and enhancements to the transit, pedestrian, and bicycle systems within the centers. This may require expansion of road capacity for transit and higher occupancy motor vehicles between centers, multimodal transportation centers in each community, and use of “Complete Streets” to serve all modes. The areas that would likely need improvement would include WY 390, 22 and US 26. Possible improvements could include multi-use paths, bike lanes, pedestrian improvements, transit signal priority, bus-buddy lanes, and multimodal intersection improvements.

What Would It Take To Accomplish This Scenario?

Most of the implementation emphasis for Scenario B would be on strengthening the tools and requirements for affordable/workforce housing, although additional tools may be needed to shift density into designated centers. The following tools would be considered to accomplish this scenario:

Workforce/Affordable Housing

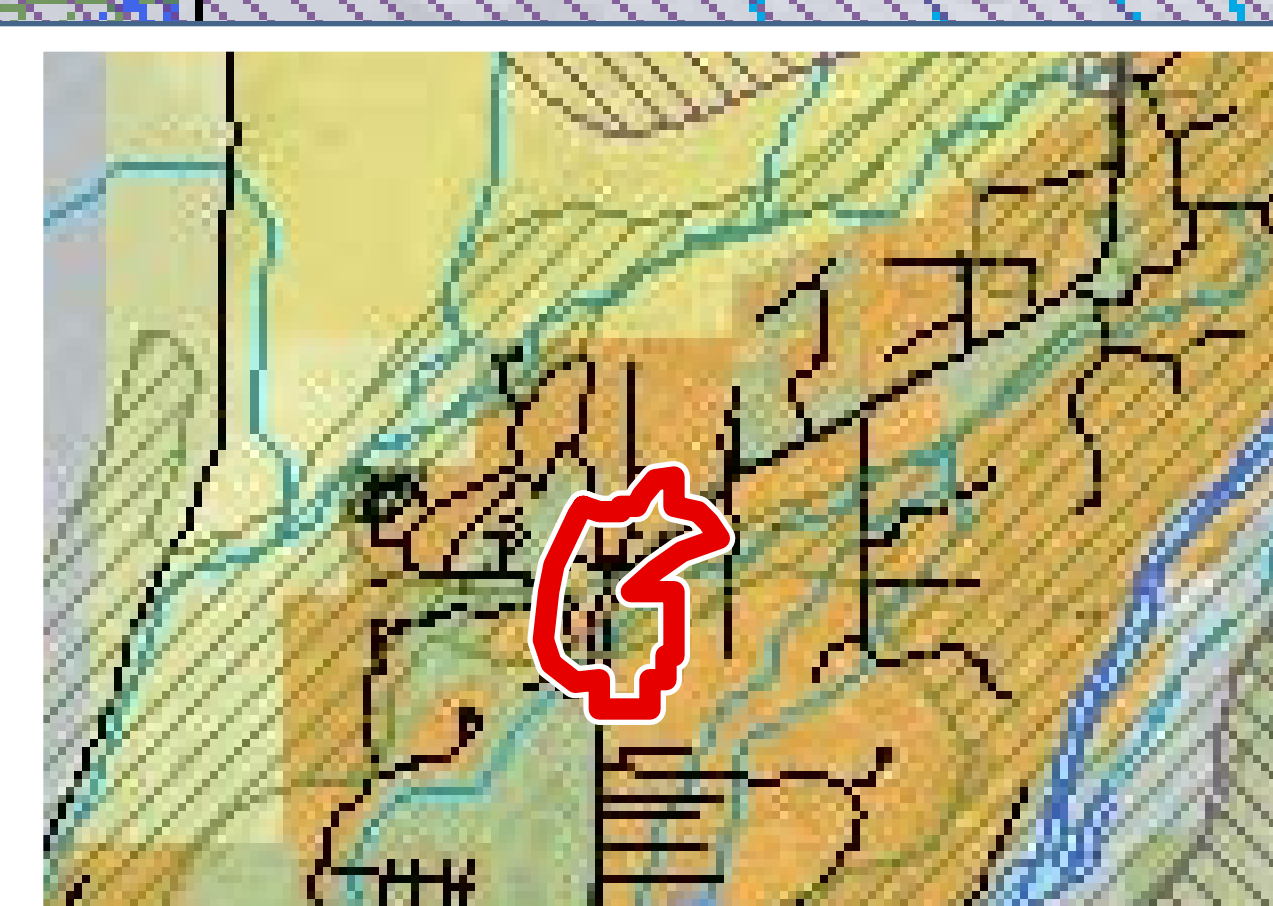
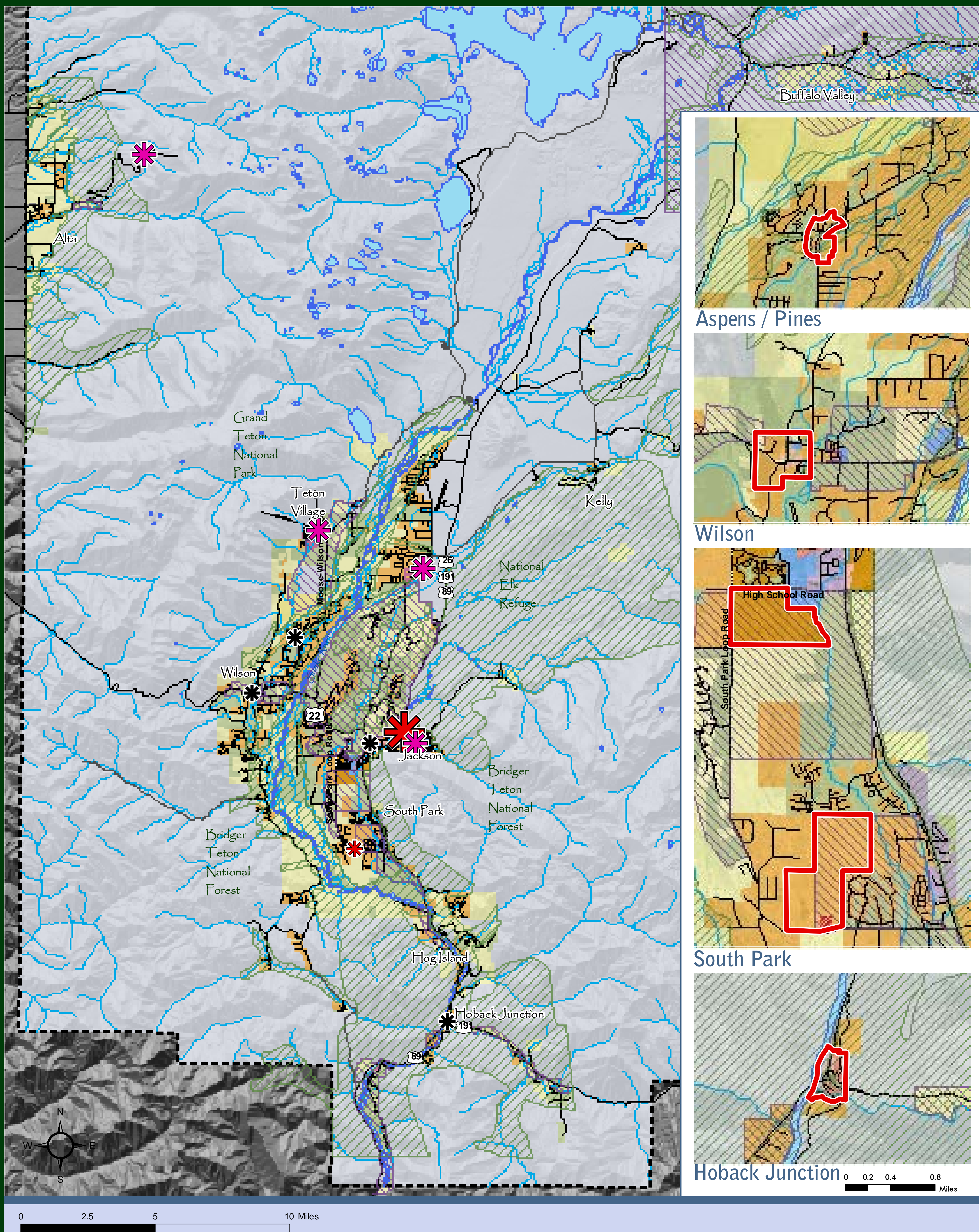
Additional incentives (residential density and/or commercial floor area) in exchange for provision of affordable housing. Additional criteria that recognize and gives priority to “essential workers”, such as teachers, emergency services personnel, Town/County employees, and others.

Enhancement of Centers

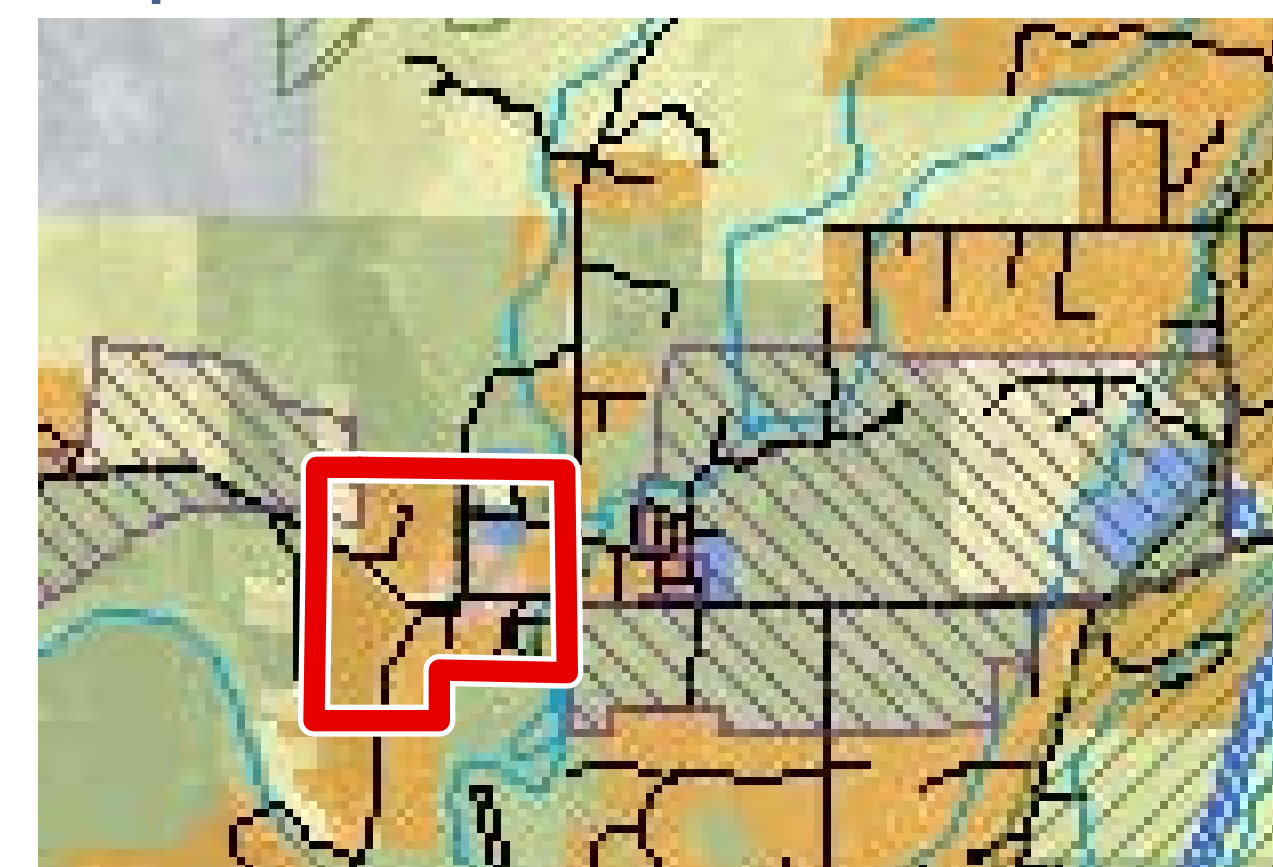
Seek opportunities to provide community services in centers.

Coordination with the Wyoming Department of Transportation

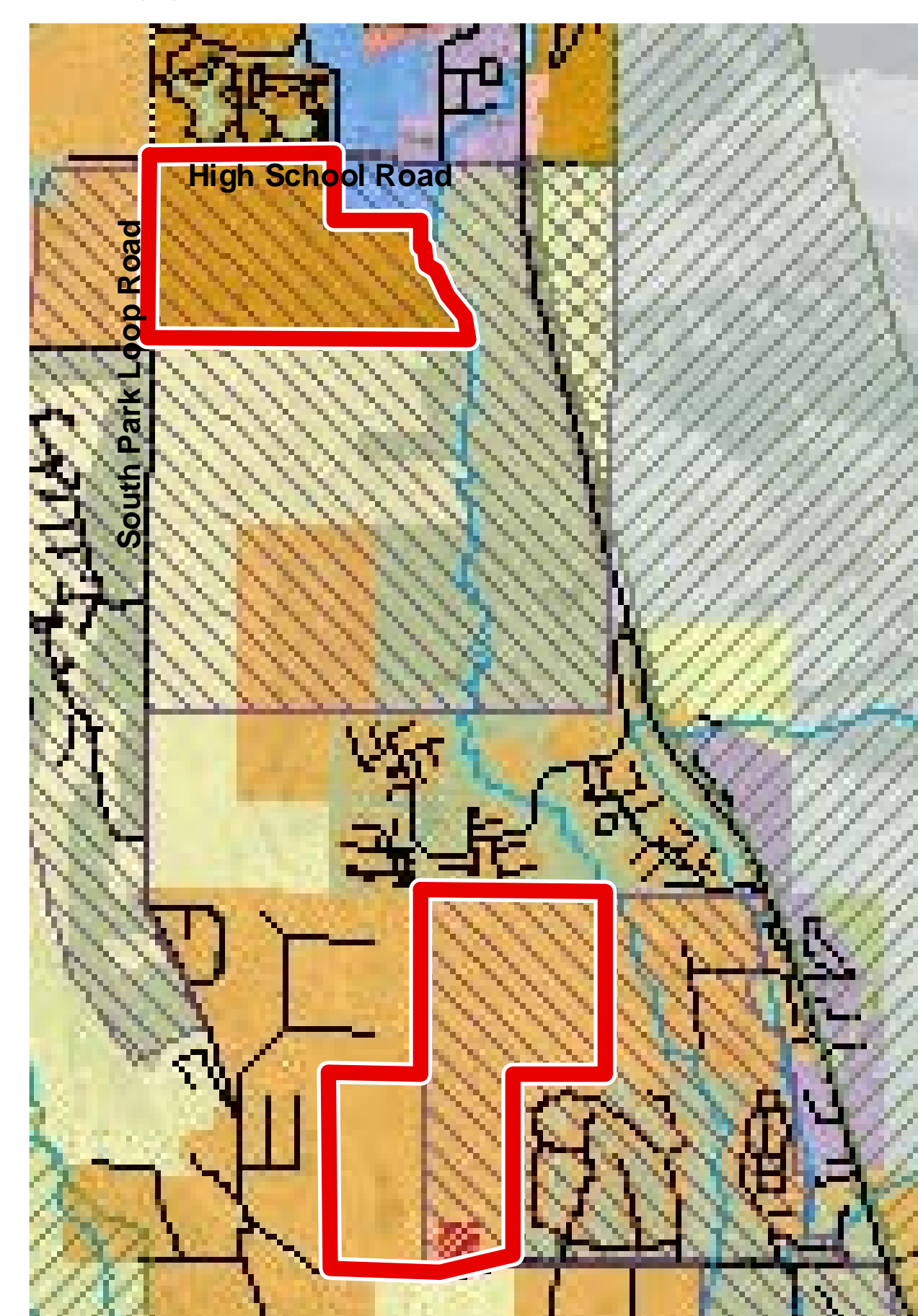
Transportation actions being planned or proposed for routes on the State and/or Federal Highway System would require close coordination with the jurisdictional authorities WYDOT and FHWA, and potential funding from FTA.



Aspens / Pines



Wilson



South Park



Hoback Junction

Jackson Teton County

COMPREHENSIVE PLAN

LEGEND

- County Limits
- Town of Jackson Limits

Land Use Patterns

- Planned Resort
- Auto-Oriented Commercial
- Mixed-Use Commercial
- Mixed-Use Residential / Office
- Business / Employment
- Residential - Town
- Residential - Suburban
- Residential - Single Family Low
- Residential - Rural
- Open Space / Conservation Easement
- Public / Special
- Public Land

Centers

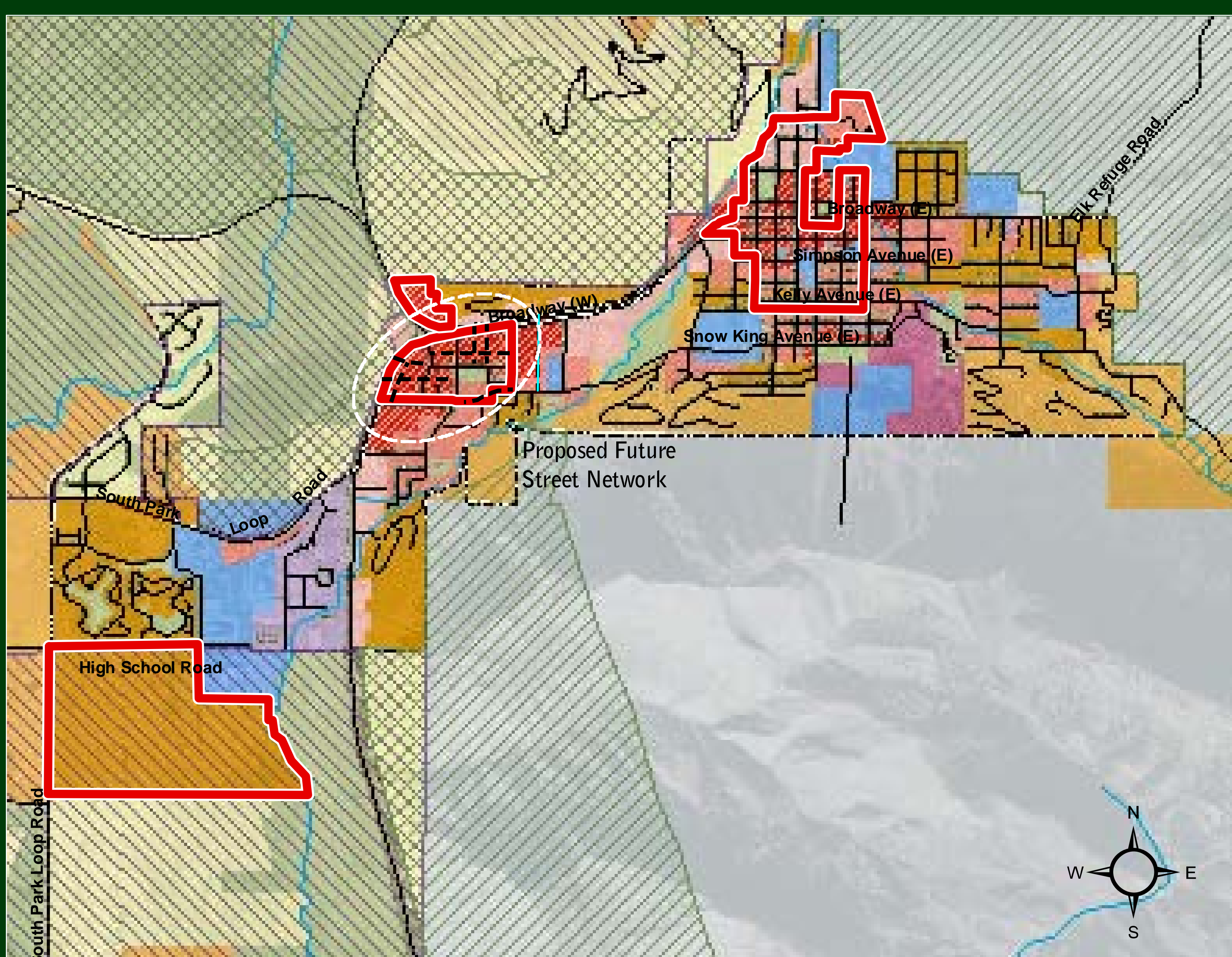
- Town
- Resort
- New Village
- Enhanced Village

Growth Areas

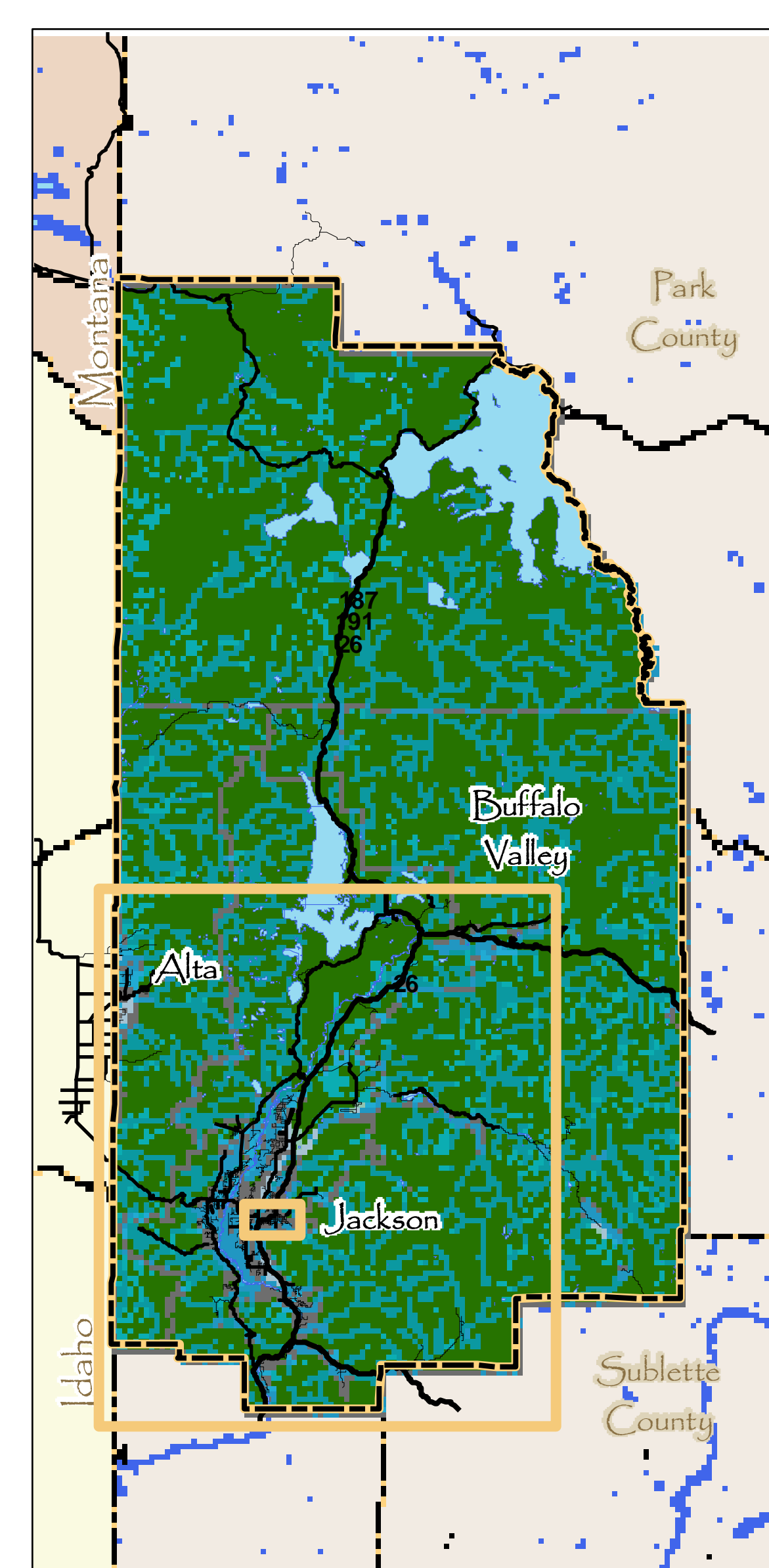
- New Growth or Redevelopment

Resources

- Natural Resource Overlay
- Scenic Resource Overlay



Town of Jackson



Teton County Locator

Data Source: Greenwood Mapping, NAICS, 2000
Census TIGER Files, USGS
Teton County Tax Assessor



Mapped by: Clarion Associates
January 2008

Town of Jackson / Teton County Comprehensive Plan

Scenario B: Compact Centers and Housing

Scenario C: Jackson “Town as Heart” Focus

Scenario C Vision

This scenario focuses on strengthening the role of the Town of Jackson as the heart of the valley, with little or no focus on creating or expanding other County centers. In Town, targeted redevelopment and focused neighborhood preservation could occur, and new in-town centers, such as the area surrounding the “Y” intersection, could emerge as new mixed-use areas of town, evolving over time into a more urban form and pattern that makes the West Broadway area less auto-dependent. An increased focus on redevelopment and infill would be balanced with a stronger approach to preserve neighborhood fabric and housing stock in stable, single family neighborhoods. This scenario has less emphasis on preserving resources than Scenario A and does not propose use of Transfer of Development Rights (TDR).

How Might the Future Look Under This Scenario?

Land Use Patterns in the County

In Scenario C, there would be less emphasis on development in the County, with the objective of reducing the buildout of outlying areas as well as existing centers (such as Wilson).

Land Use Patterns in the Town of Jackson

Scenario C would see an increase in overall development in Town in targeted areas over current zoning, with an enhanced focus on development quality and character. Some parts of Town, outside the traditional core, might see buildings increase to three stories. This scenario would place increased emphasis on development corridors, walkability, higher levels of transit service and access, and targeted redevelopment providing a mix of housing, commercial, and services focused on meeting the needs the local resident community.

Natural Resource Protection

This scenario would continue current County and Town policies with regard to conservation, with an increased emphasis on preservation and mitigation of habitat and resource areas in Town.

Workforce/Affordable Housing

Scenario C would result in a higher amount of housing for “essential workers” in Town nearer to most jobs than the other scenarios. Higher density concentrations of housing could reduce reliance on mandatory requirements to achieve workforce housing and provide opportunities for housing incentives.

Transportation

The emphasis of the “Town as Heart” will require increased transit circulation in the Town of Jackson with increased service to the west side of Town, and commitment to a “Complete Streets” approach to multi-modal street design that will include enhanced pedestrian and bicycle facilities. Given the level of development on the west side of Jackson, it is likely that multimodal improvements to West Broadway within the

Town and the “Y” intersection will be required to manage the need for transit and motor vehicle circulation. Given the increased development in the Town of Jackson, and goals to improve congestion levels this scenario includes the need to improve Spring Gulch Road to serve non-Jackson bound trips.

What Would It Take To Accomplish This Scenario?

The following tools would be considered to accomplish this scenario:

Improved Redevelopment and Design Standards

Redevelopment and design policies that focus on creating the urban design and form that is desirable for downtown and the "Y" area.

Changes in County Development Standards

Potential changes to zoning in the County to reduce density in outlying areas by the elimination of density bonuses.

Workforce/Affordable Housing

Additional incentives (residential density and/or commercial floor area) in exchange for provision of affordable housing as in Scenario B.

Coordination with the Wyoming Department of Transportation

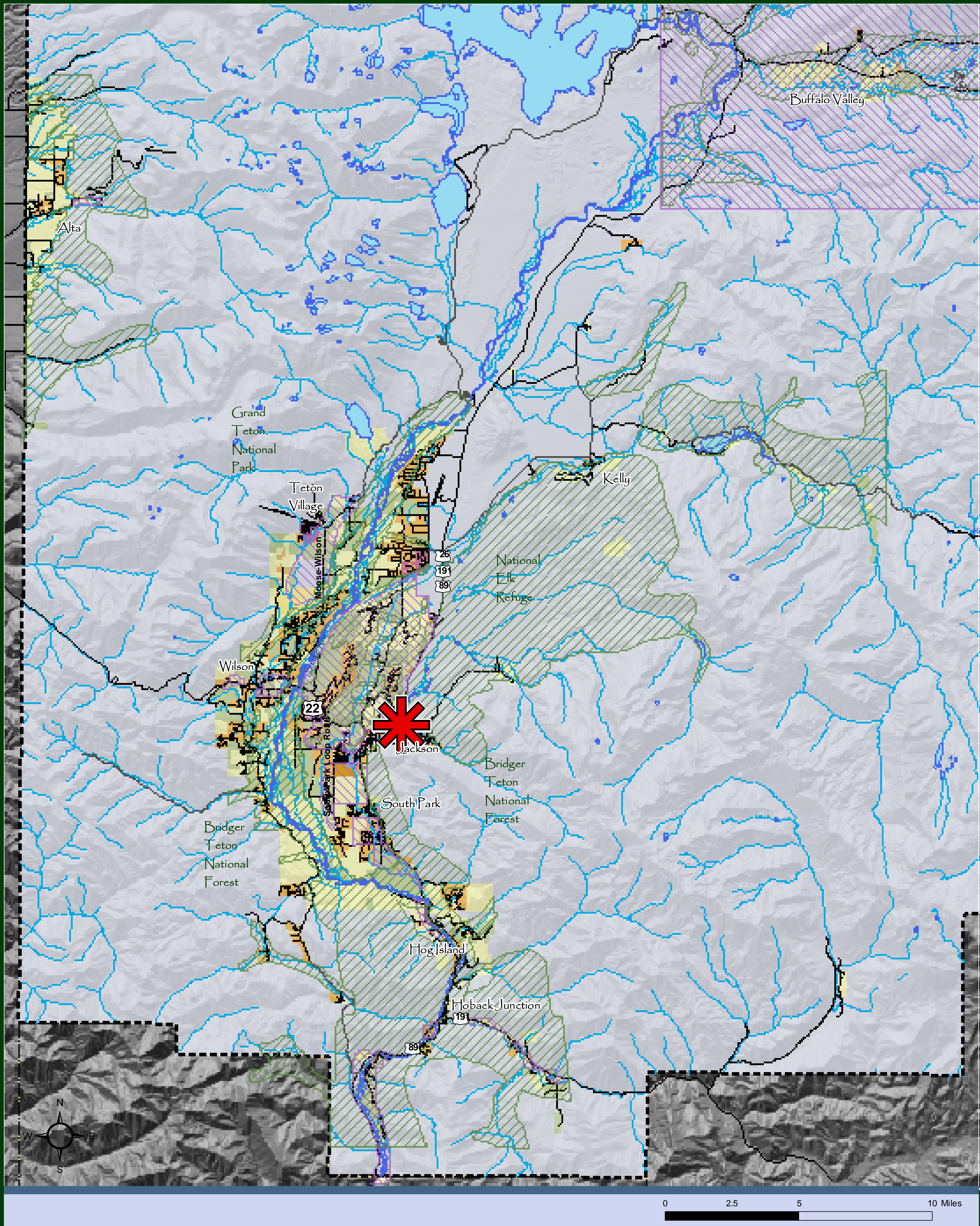
Transportation actions being planned or proposed for routes on the State and/or Federal Highway System would require close coordination with the jurisdictional authorities WYDOT and FHWA.



The “Y” area in the Town of Jackson—existing street network.



Long-term redevelopment of the “Y” area could mean a tighter street grid and smaller mixed-use buildings, such as exists today in East Jackson.



Jackson Teton County

COMPREHENSIVE PLAN

LEGEND

- County Limits
- Town of Jackson Limits

Land Use Patterns

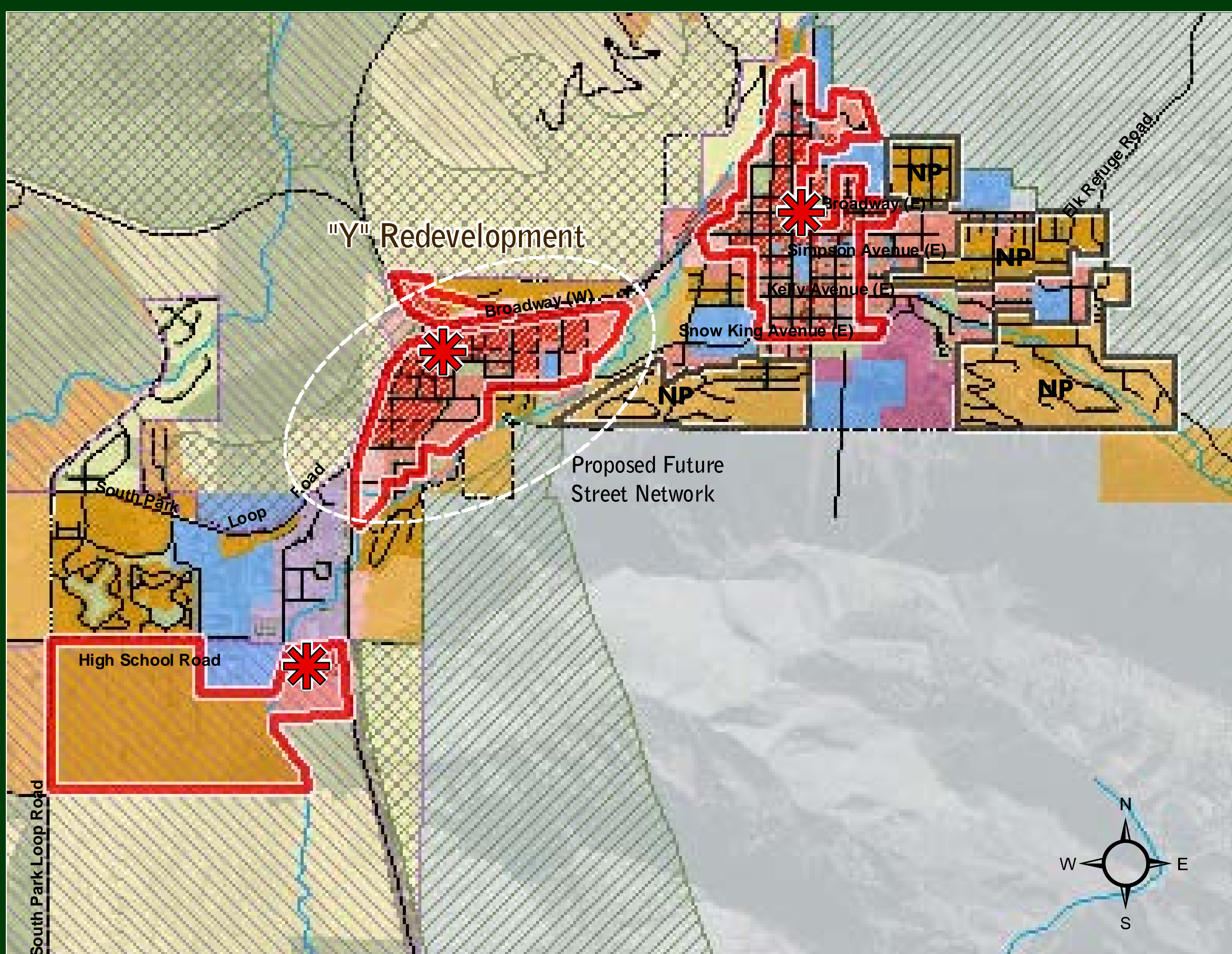
- Planned Resort
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Town as Heart/Growth Areas

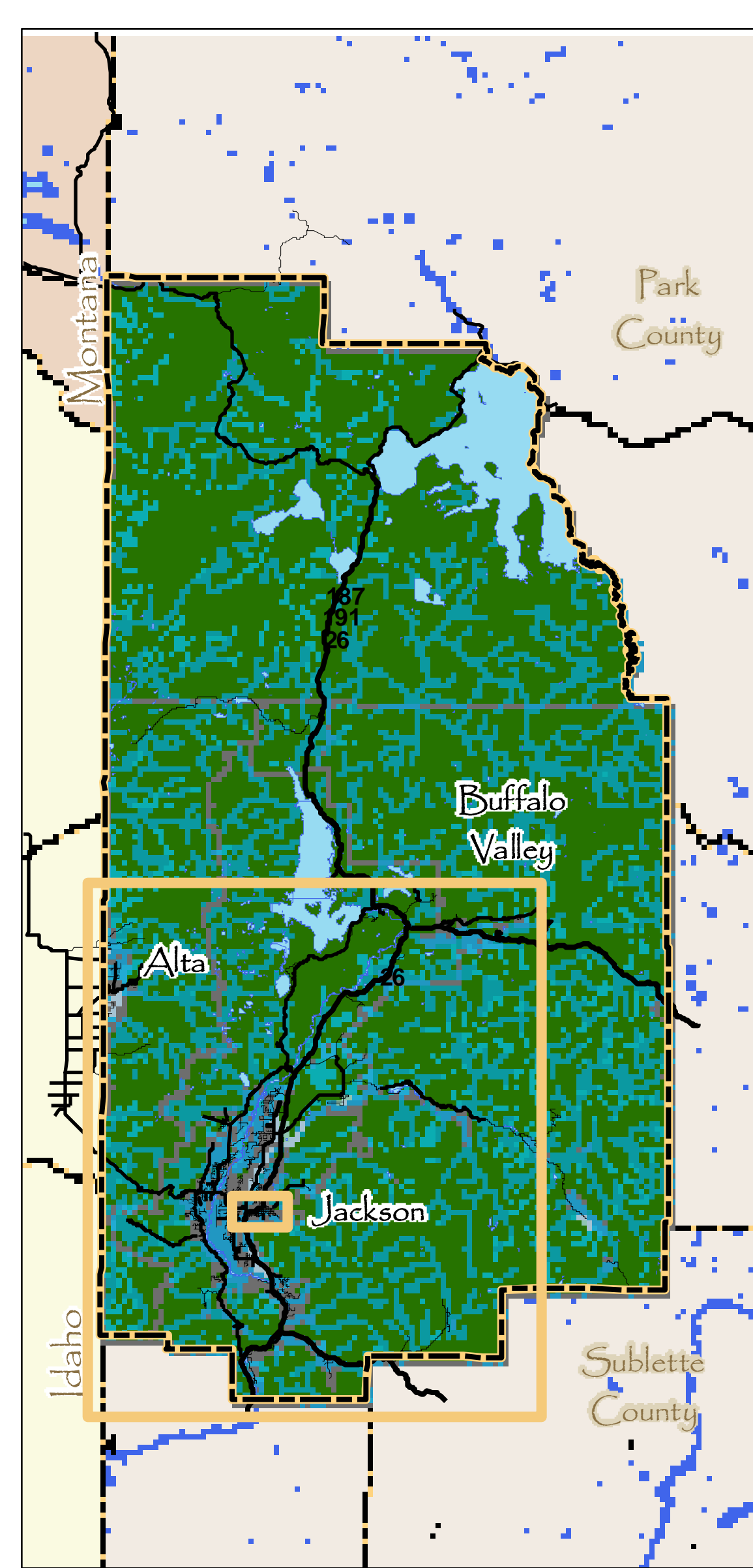
- NP Neighborhood Protection
- Potential Redevelopment and New Growth

Resources

- Natural Resource Overlay
- Scenic Resource Overlay



Town of Jackson



Teton County Locator

Data Source: Greenwood Mapping, NAICS, 2000
Census TIGER Files, USGS
Teton County Tax Assessor



Mapped by: Clarion Associates
January 2008

Scenario D: Least Growth Focus

Scenario D Vision

Scenario D tests the notion of limiting the overall amount of growth in the Town and County as the primary means of preserving “community character”. Through a variety of methods such as targeted rezoning and elimination of density bonus options, purchase and extinguishment of development rights and other means, the overall build out of the region would be reduced to the minimum amount that is legally achievable, without violating existing entitlements unless compensated.

How Might the Future Look Under This Scenario?

Land Use Patterns in the County

This scenario would result in an overall reduction of potential growth in Teton County because all *zoning options* would be eliminated. While it is difficult to estimate the resources that might be available for purchase of development rights, it is possible that some level of existing development entitlements would be extinguished. Existing platted lots would still be available for development, but no new subdivisions would be created in the County.

Land Use Patterns in the Town of Jackson

This scenario assumes that remaining vacant land in the Town would be developed at current zoning levels, but no new land would be annexed and little redevelopment would occur beyond that permitted at base zoning levels.

Natural Resource Protection

This scenario would continue current county and Town policies with regard to conservation. A reduction in subdivision activity in outlying areas and in County areas adjacent to Town may have some positive impacts on natural resources. However, widespread building on 35 acre parcels may result in increased landscape and wildlife habitat fragmentation.

Housing

This scenario would place less emphasis than the others on providing new workforce housing, other than what could be accomplished under existing entitlements and zoning. Scenario D would likely result in no increase in housing opportunities for the region’s workforce.

Transportation

This scenario would continue to address current challenge, but would limit overall changes and expansions to the multimodal transportation system. Based on the least amount of growth potential, the community could take an approach that accepts high levels of congestion (see Scenario A) or makes strategic multimodal transportation improvements to future corridors consistent with community and WYDOT’s current level of service standards and policies. A reduced level of development in the valley may slow the need for new

transportation facilities. However, current needs and challenges would still need to be addressed. Commuting patterns and trends from outside of the valley will accelerate as a result of a tighter housing market, creating increased pressures on the roadway system.

What Would It Take To Accomplish This Scenario?

Scenario D would require regulatory changes to limit the amount of development in the County and Town. The following tools would be considered to accomplish this scenario:

Elimination of Planned Residential Development and Planned Unit Development (PUD) Options in the County

The ability to subdivide land in the County would be restricted to base zoning only (1 unit/35 acres), and opportunities for density increases through clustering and the Affordable Housing PUD would be eliminated.

Elimination of Density Bonus Options and FAR Exemptions in Town

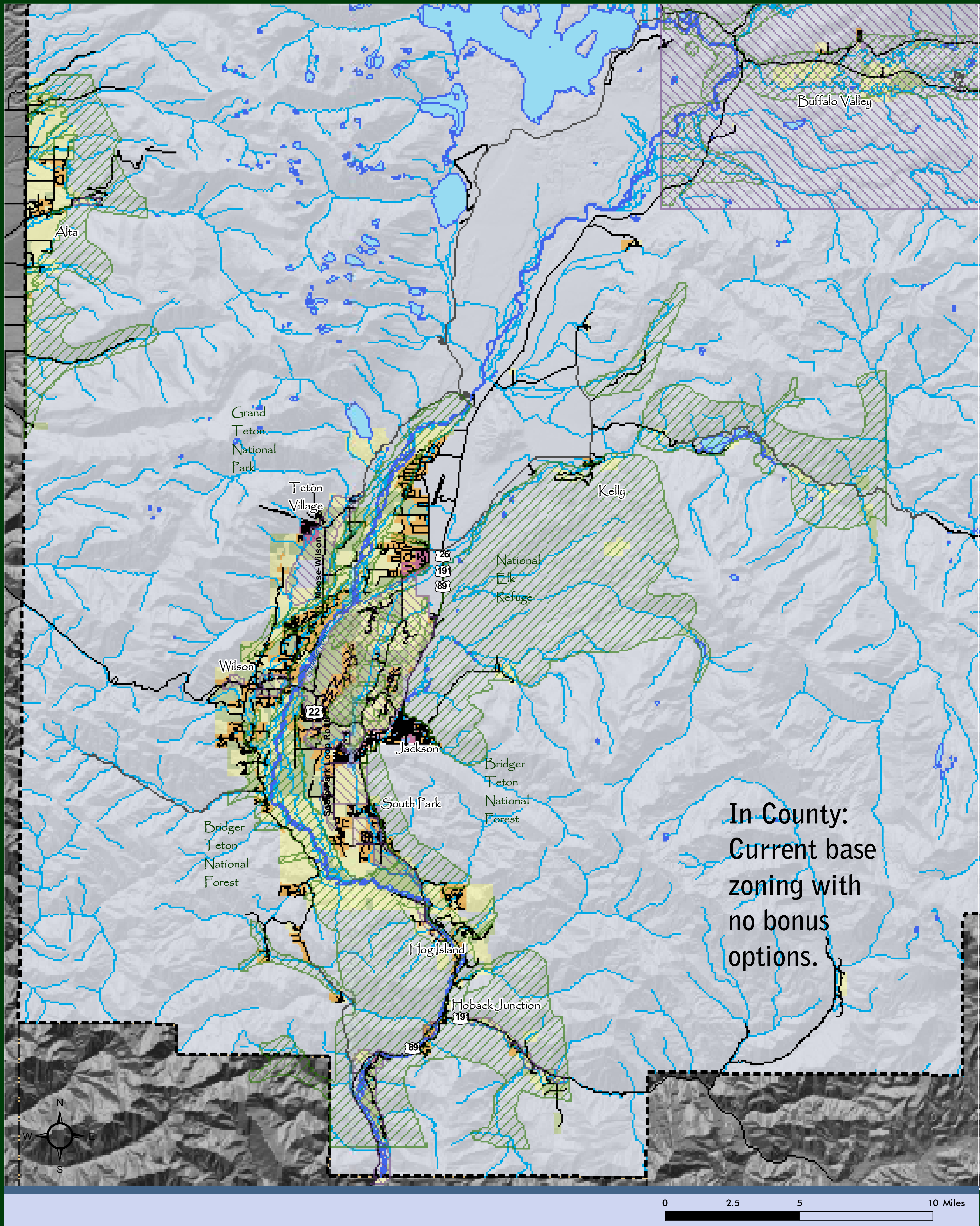
In Town, the PMUD option and the FAR exemptions for employee housing would be eliminated.

Purchase of Development Rights Program

A purchase of development rights program (PDR) could be established, if a funding mechanism was identified.

Coordination with the Wyoming Department of Transportation

Transportation actions being planned or proposed for routes on the State and/or Federal Highway System would require close coordination with the jurisdictional authorities WYDOT and FHWA



Jackson Teton County

COMPREHENSIVE PLAN

LEGEND

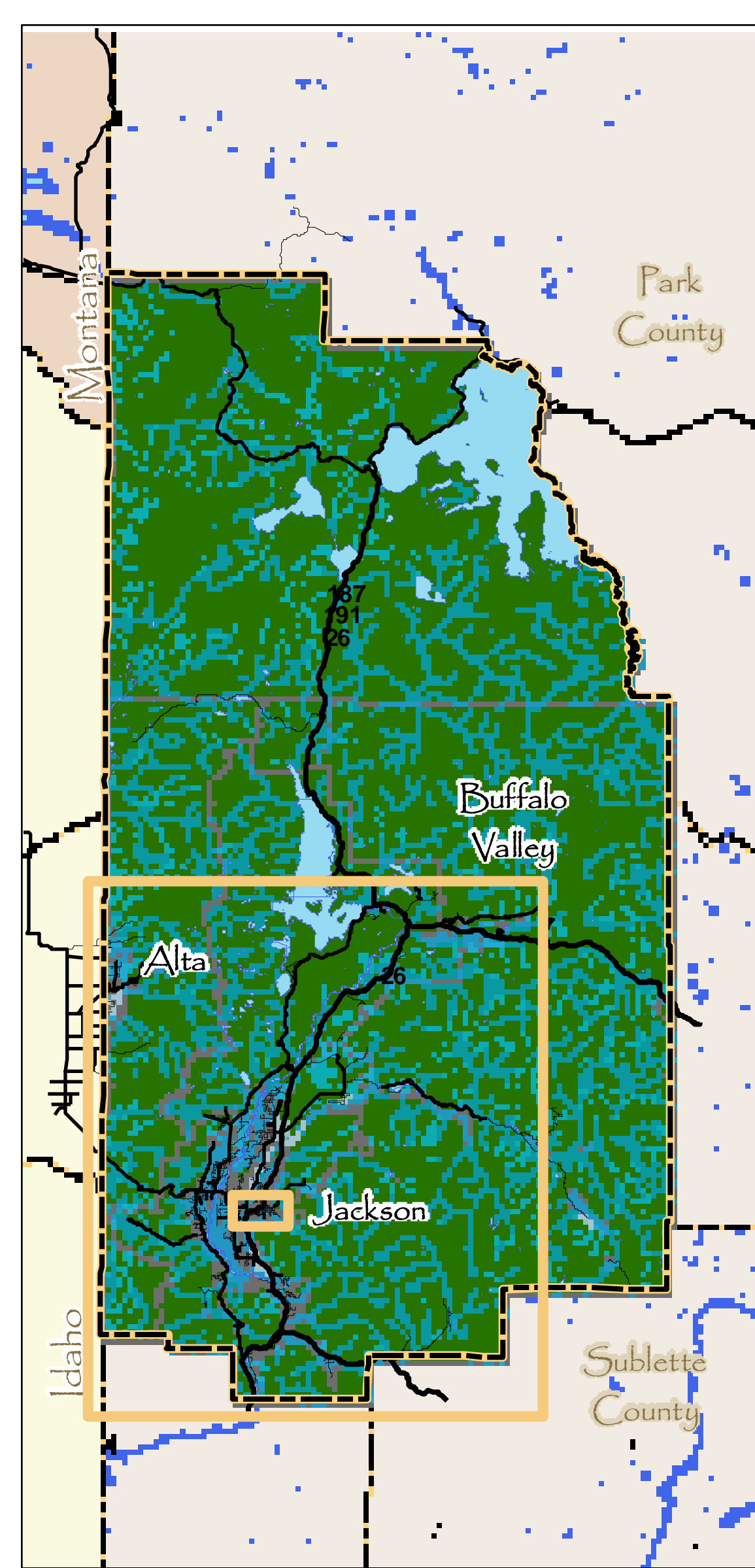
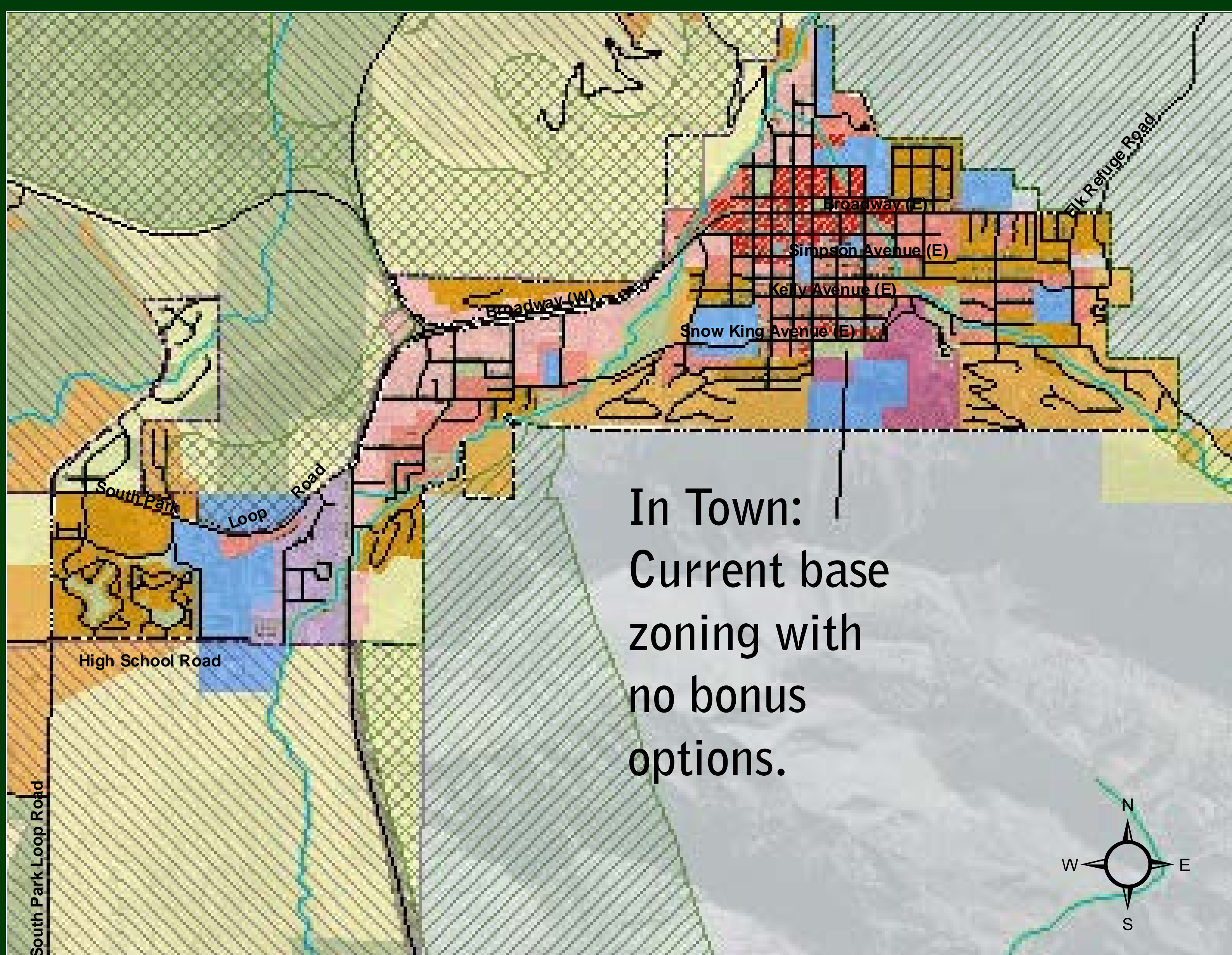
- County Limits
- Town of Jackson Limits

Land Use Patterns

- Planned Resort
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- Residential - Rural
- Open Space / Conservation Easement
- Public / Special
- Public Land

Resources

- Natural Resource Overlay
- Scenic Resource Overlay



Town of Jackson

Teton County Locator

Town of Jackson / Teton County Comprehensive Plan

Scenario D: Least Growth

Data Source: Greenwood
Mapping, NAICS, 2000
Census TIGER Files, USGS
Teton County Tax Assessor



Mapped by: Clarion Associates
January 2008

Land Use/Geographic Variables for the Scenarios

| | Scenario A: Wildlife/Conservation | Scenario B: Compact Centers and Housing | Scenario C: Jackson "Town as Heart" | Scenario D: Least Growth |
|--|---|---|---|---|
| County | (Note: For all areas, residential lands in NRO proposed as "sending area") | | | |
| Outlying Areas | | | | |
| Buffalo Valley | Existing zoning for platted lots – 1 unit/35 acres for unplatted. Resource lands (NRO, 100-Year Floodplain, and Slopes > 15%). | Existing zoning for platted lots – 1 unit/35 acres for unplatted. No PRD or PUD or ARU. | Existing zoning for platted lots – 1 unit/35 acres for unplatted. No PRD or PUD or ARU. | Existing zoning for platted lots – 1 unit/35 acres for unplatted. No PRD or PUD or ARU. |
| Kelly | Existing zoning. No bonuses in resource lands. . Kelly becomes a TDR "sending" area | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD or ARU. | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD or ARU. | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD or ARU. |
| Alta | Alta becomes a TDR "sending area" to conserve farms at 1 unit per 160 acres. | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD or ARU. | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD or ARU. | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD or ARU. |
| S. Fall Creek Road (S. of Wilson) | Existing zoning, except No bonuses in resource lands. | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD. | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD. | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD. |
| Central Area/390 Corridor | | | | |
| Golf and Tennis Club | Existing zoning for platted lots - 1 unit/35 acres for unplatted. No Bonuses in resource lands. | Slight intensification around the Golf & Tennis Club "center" as redevelopment occurs | Existing zoning | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD or ARU. |
| 390 Corridor around Aspens/Teton Pines and South of Teton Village | Existing zoning for area south of Teton Village. No bonuses in resource lands. Area around Aspens/Teton Pines existing zoning. | Teton Village is enhanced center. Area south of Teton Village becomes a "sending" zone to transfer density to the village. Residential area around Aspens/Teton Pines increases density around the "node" within walking distance. | Area south of Teton Village becomes a "sending" zone to transfer density to the village. Area around Aspens/Teton Pines sees minimal change. Existing zoning. | Area south of Teton Village is 1 unit/35 acres outside approved development. No PRD or PUD or ARU. Area around Aspens/Teton Pines sees no change. Existing zoning. |
| Greater Wilson | Existing zoning. No bonuses in resource lands. | Wilson Center is enhanced slightly with modest increased density. | Existing zoning. | Existing zoning. No PRD or PUD or ARU. |

| | Scenario A: Wildlife/Conservation | Scenario B: Compact Centers and Housing | Scenario C: Jackson “Town as Heart” | Scenario D: Least Growth |
|-------------------------------|---|---|--|--|
| Spring Gulch | Existing zoning. No bonuses in resource lands. | Existing zoning for platted lots – 1 unit/35 acres for unplatted lands. No PRD, ARU, or PUD . | Existing zoning for platted lots – 1 unit/35 acres for unplatted lands. No PRD or PUD or ARU. | No additional development - 1 unit per 35 acre lot. No PRD or PUD or ARU. |
| South | | | | |
| South Park | Existing zoning except in resource lands. No PRD or PUD or ARU in resource lands. Conservation along the creek and between creek and highway. | Portions of north end develop as extension of Jackson. South end of South Park develops as a “center” in the County and has neighborhood commercial services to serve 2,000 homes. Conservation occurs along the creek and between creek and highway. | North end develops as an extension of Jackson with some commercial services at intersection of High School Road. Conservation along the creek and between the creek and highway. | 1 unit per 35 acre lot. No PRD or PUD or ARU. Conservation along the creek and between creek and highway. |
| Hog Island | Existing zoning except 1 unit per 35 acres in resource lands. | Existing zoning with PRD option. | Existing zoning for platted lots – 1 unit per 35 acres for unplatted. | Existing zoning on platted lots. 1 unit per 35 acres unplatted. No PRD or PUD or ARU. |
| Hoback | Existing zoning, except 1 unit per 35 acres in resource lands. No PRD or PUD or ARU in resource lands. | Slight development increase per potential in “village center”. | Existing zoning for platted lots – 1 unit/35 acres for unplatted. | Existing zoning for platted lots – 1/35 for unplatted. No PRD or PUD or ARU. |
| Town of Jackson | | | | |
| Downtown | Some increased development in downtown area to absorb some density from sending areas and resource lands. Excludes Town Square/core area. | Some increased density in downtown; increase in housing as component of Broadway corridor and the “Y”. | Increased density in targeted areas. Corridor concept where higher traffic streets have higher density and can accommodate more workforce housing. | Existing zoning for commercial. No PMUD options. No additional FAR for affordable housing units, as currently allowed. |
| Town Residential Areas | Existing zoning, preserve stable single family neighborhoods | Some increased workforce housing in downtown outside of Town Square core area. | Conservation of neighborhoods outside designated downtown. Protection of existing housing stock. | Existing zoning. No PMUD options. |
| The “Y” | Existing zoning. No major change to uses or street configuration. | Enhanced intersection, but not as focused on improving a connected local street network as Corridor/Gateway improvements | Enhanced intersection and connecting grid street network (per our map.) Gateway improvements. | Existing zoning. No major change to uses or street configuration. |
| South High School Road | Existing zoning. | Existing zoning. | Multi-family in vicinity of Middle School. | Existing zoning. No PMUD options. |

JACKSON/TETON SCENARIOS - QUANTITATIVE COMPARISONS

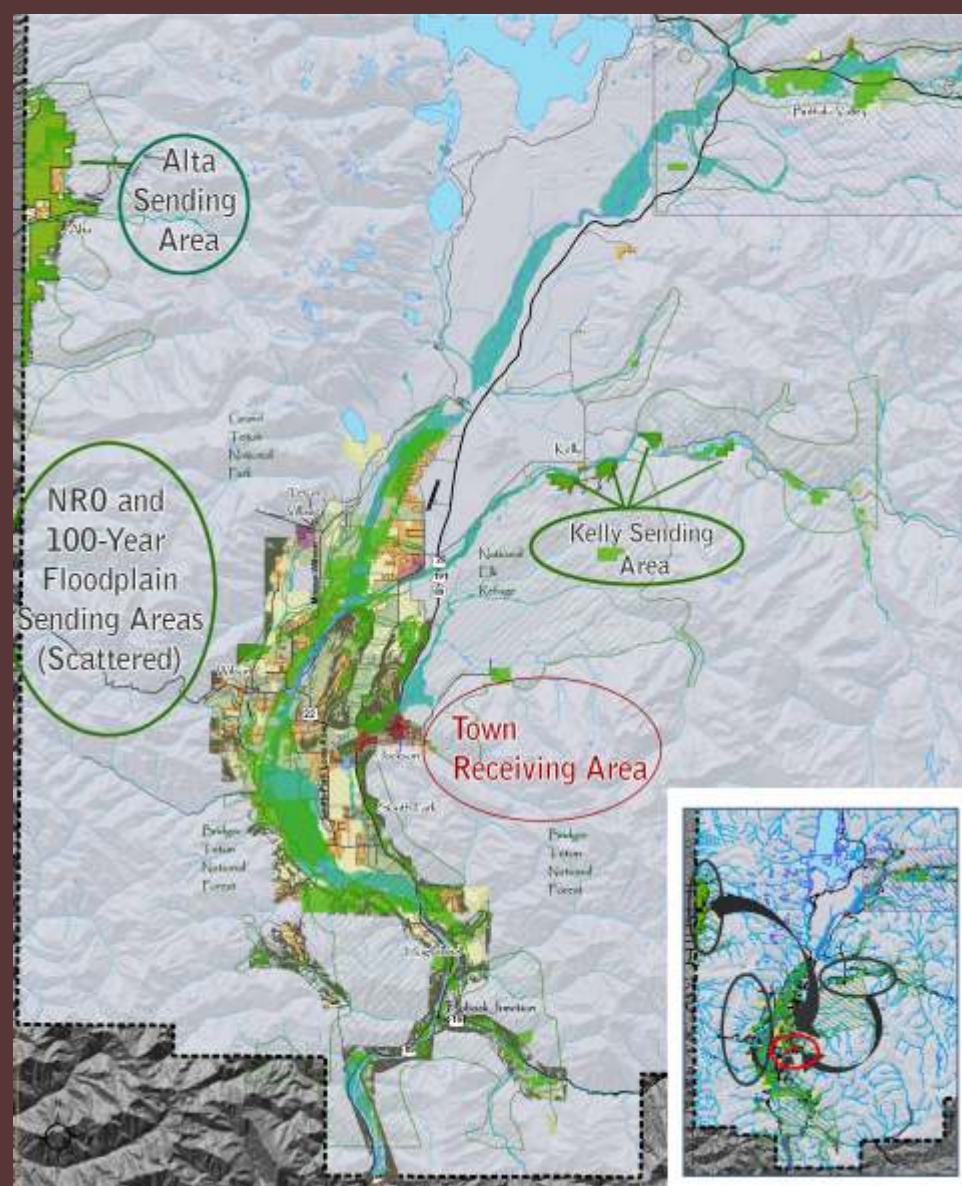
Jan 22 2008

| | Status Quo | Scenario A | Scenario B | Scenario C | Scenario D |
|--|---|------------|------------|------------|------------|
| | includes bonuses | | | | |
| | with town redevelopment as 50% residential | | | | |
| NEW GROWTH QUANTITIES | | | | | |
| County | | | | | |
| Potential New Residential Units in "Centers" or annexed | | 2,154 | 4,375 | 3,462 | 2,180 |
| Potential New Residential units in Rural Area (RR category) | | 239 | 666 | 694 | 708 |
| Potential Total New Residential Units | 5,204 | 2,393 | 5,041 | 4,156 | 2,888 |
| Potential New Population | 9,054 | 4,164 | 8,771 | 7,231 | 5,025 |
| Potential New Non-Residential Square Feet | 1,173,452 | 1,256,028 | 1,338,557 | 1,666,298 | 1,256,028 |
| Potential New Jobs | 4,889 | 4,846 | 5,577 | 6,943 | 4,846 |
| | | | | | |
| Town | | | | | |
| Potential New Residential Units | 5,073 | 4,615 | 3,963 | 3,881 | 1,700 |
| Potential New Population | 8,827 | 8,030 | 6,896 | 6,753 | 2,958 |
| Potential New Non-Residential Square Feet | 2,348,973 | 1,301,693 | 1,148,035 | 1,227,205 | 604,079 |
| Potential New Jobs | 9,787 | 5,424 | 4,783 | 5,113 | 2,517 |
| | | | | | |
| County + Town | | | | | |
| Potential Residential Units | 10,277 | 7,008 | 9,004 | 8,037 | 4,588 |
| Potential New Population | 17,881 | 12,194 | 15,667 | 13,984 | 7,983 |
| Potential Non-Residential Square Feet | 3,522,425 | 2,557,721 | 2,486,592 | 2,893,503 | 1,860,107 |
| Potential New Jobs | 14,677 | 10,270 | 10,361 | 12,056 | 7,363 |
| | | | | | |
| | | | | | |
| NEW GROWTH + EXISTING DEVELOPMENT | | | | | |
| Buildout Residential Units (+ 11,311 units existing) | 21,588 | 18,319 | 20,315 | 19,348 | 15,899 |
| Buildout Non-Residential Square Feet (+ 9,562,634 SF existing) | 13,085,059 | 12,120,355 | 12,049,226 | 12,456,137 | 11,422,741 |
| | | | | | |
| | | | | | |
| NEW DEVELOPMENT RATIOS | | | | | |
| Town Units to County Units | 1.0 | 1.9 | 0.8 | 0.9 | 0.6 |
| New Jobs to New Population | 0.82 | 0.84 | 0.66 | 0.86 | 0.92 |
| | | | | | |
| | | | | | |

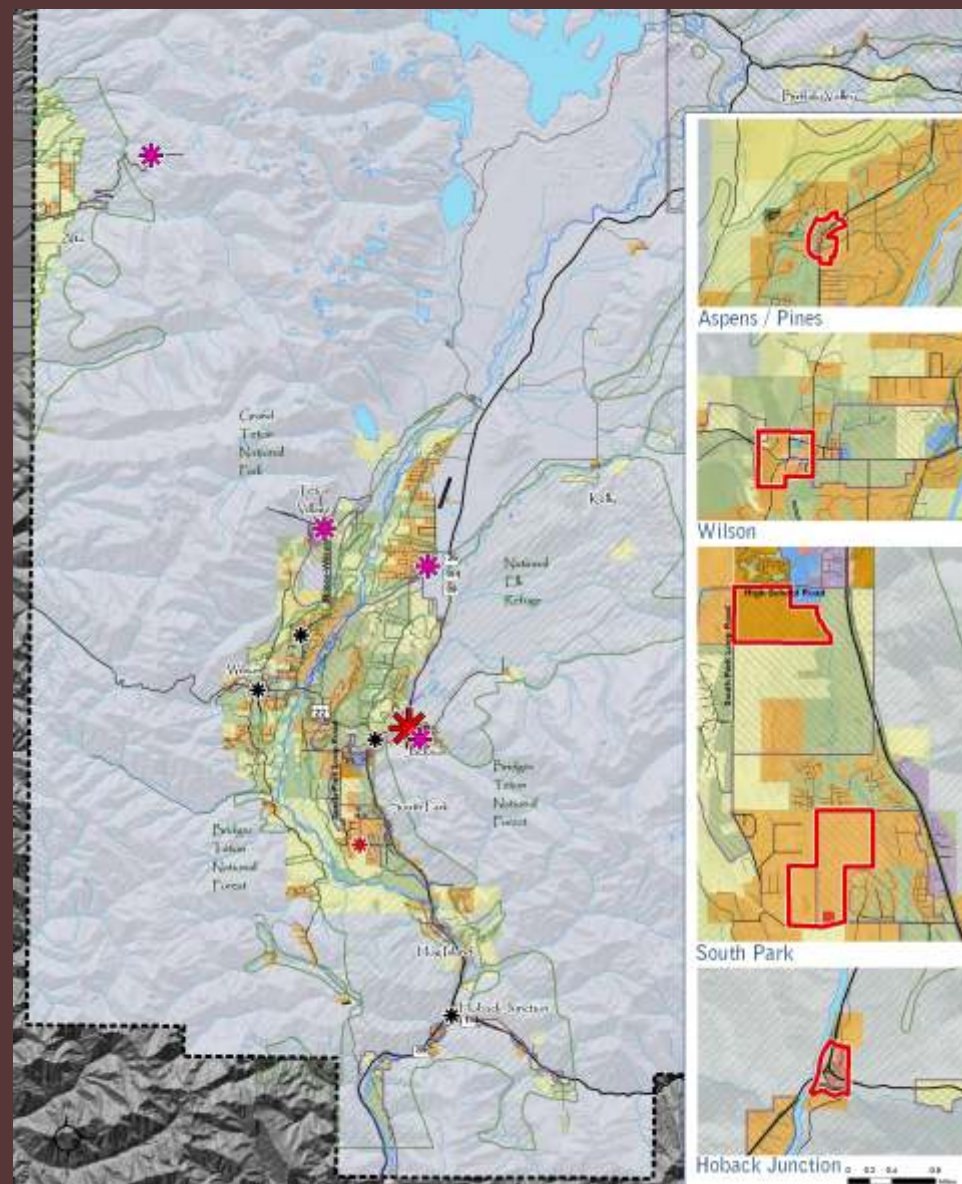
Scenario Comparison

Scenarios

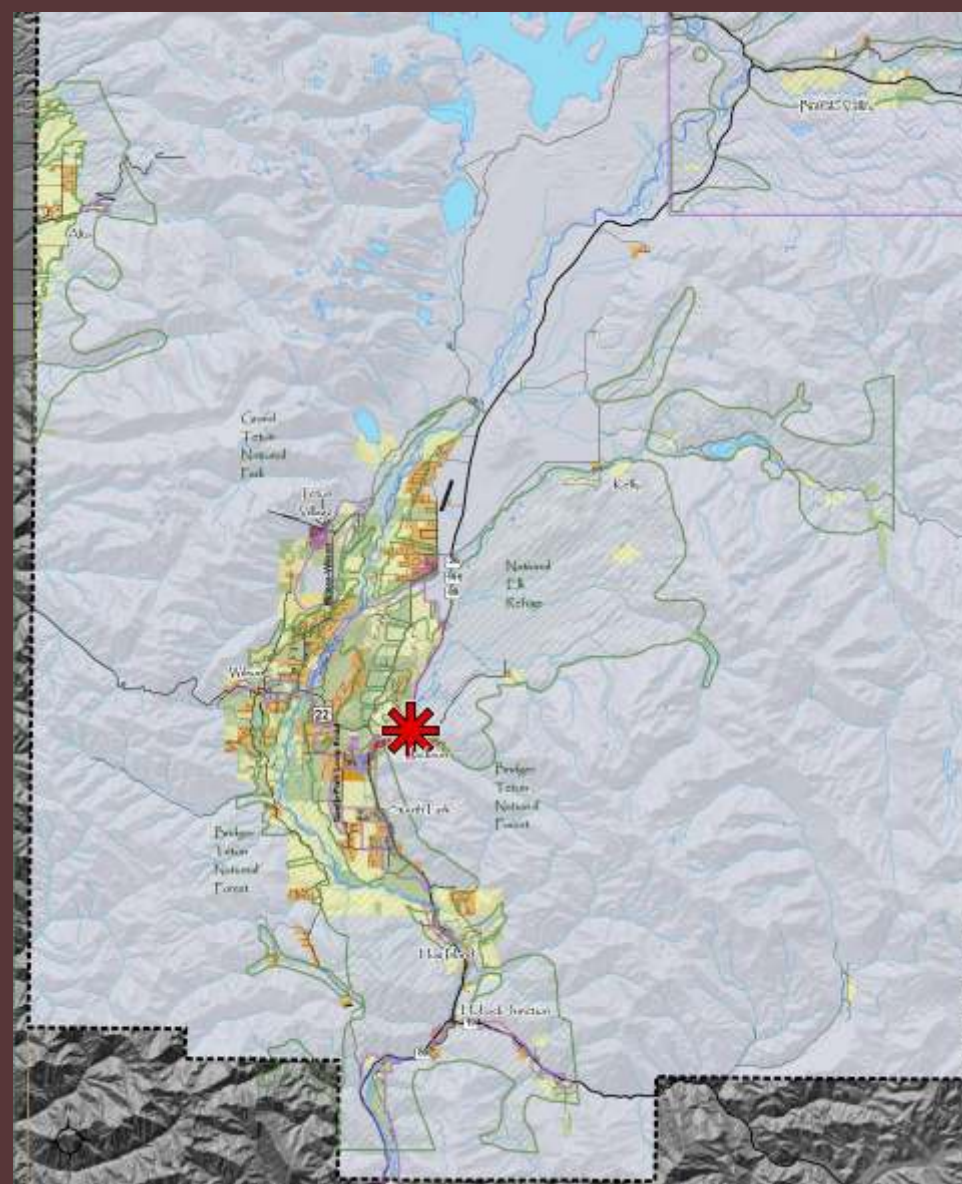
Scenario A: Wildlife / Conservation



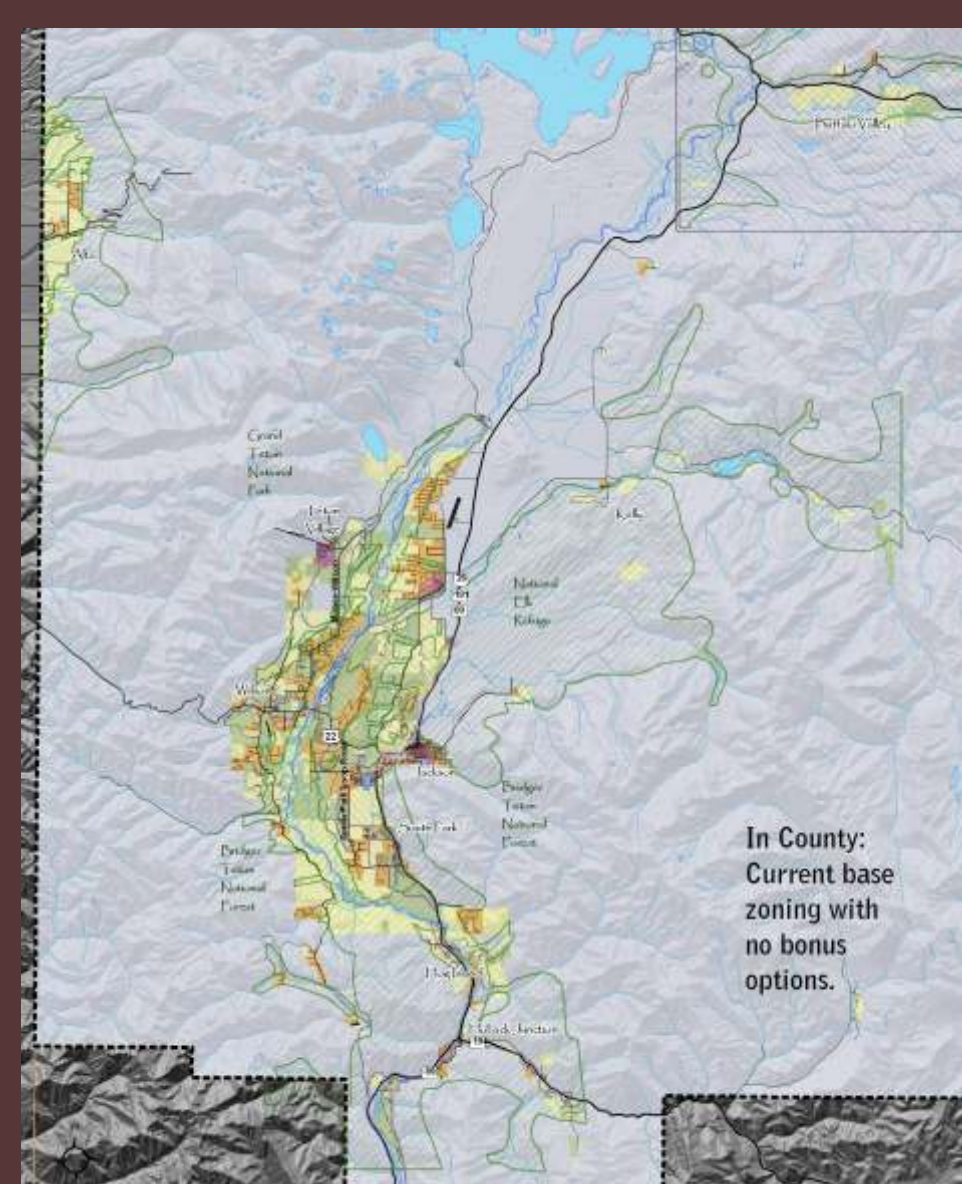
Scenario B: Compact Centers and Housing



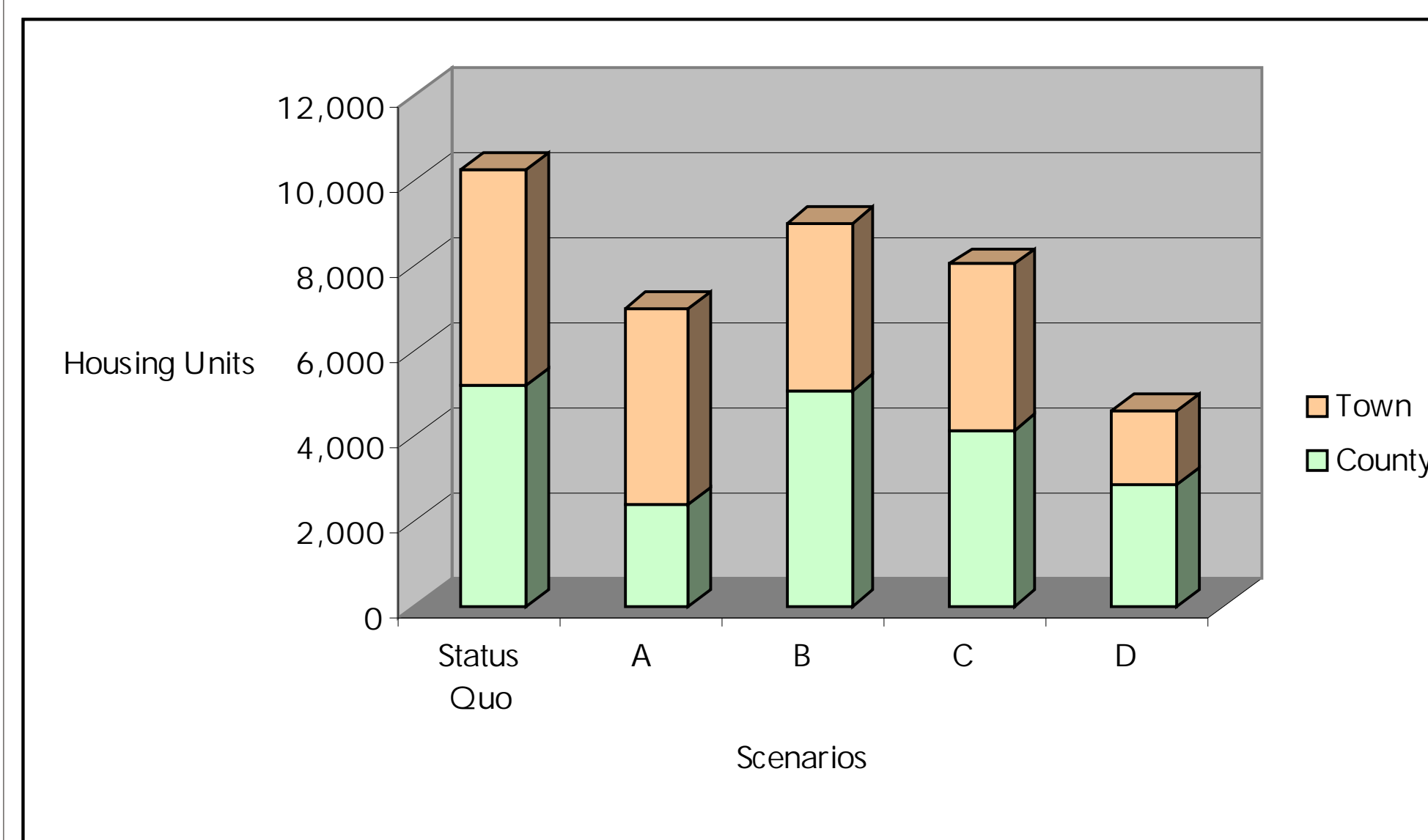
Scenario C: Jackson "Town as Heart"



Scenario D: Least Growth

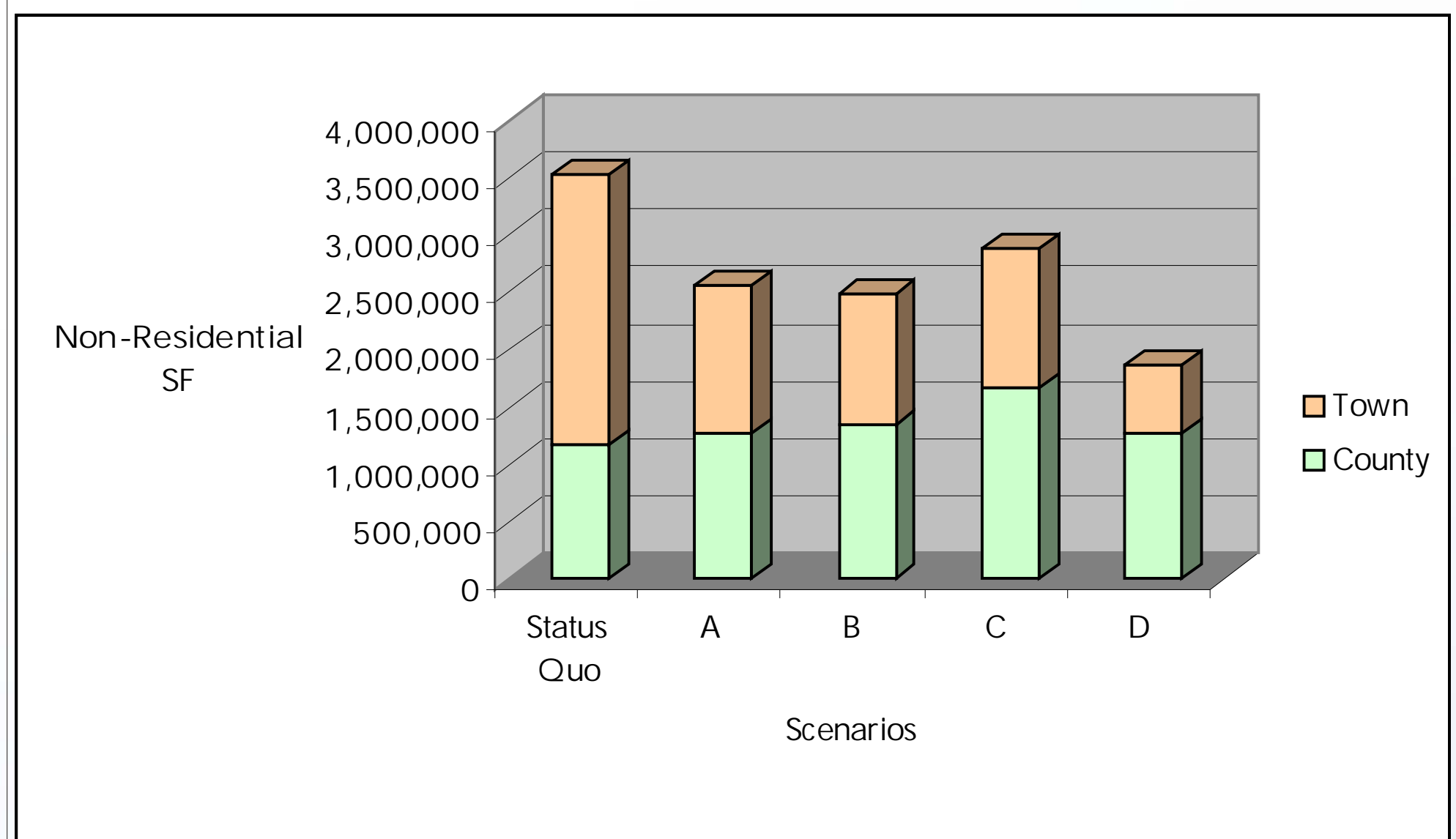


Housing Units



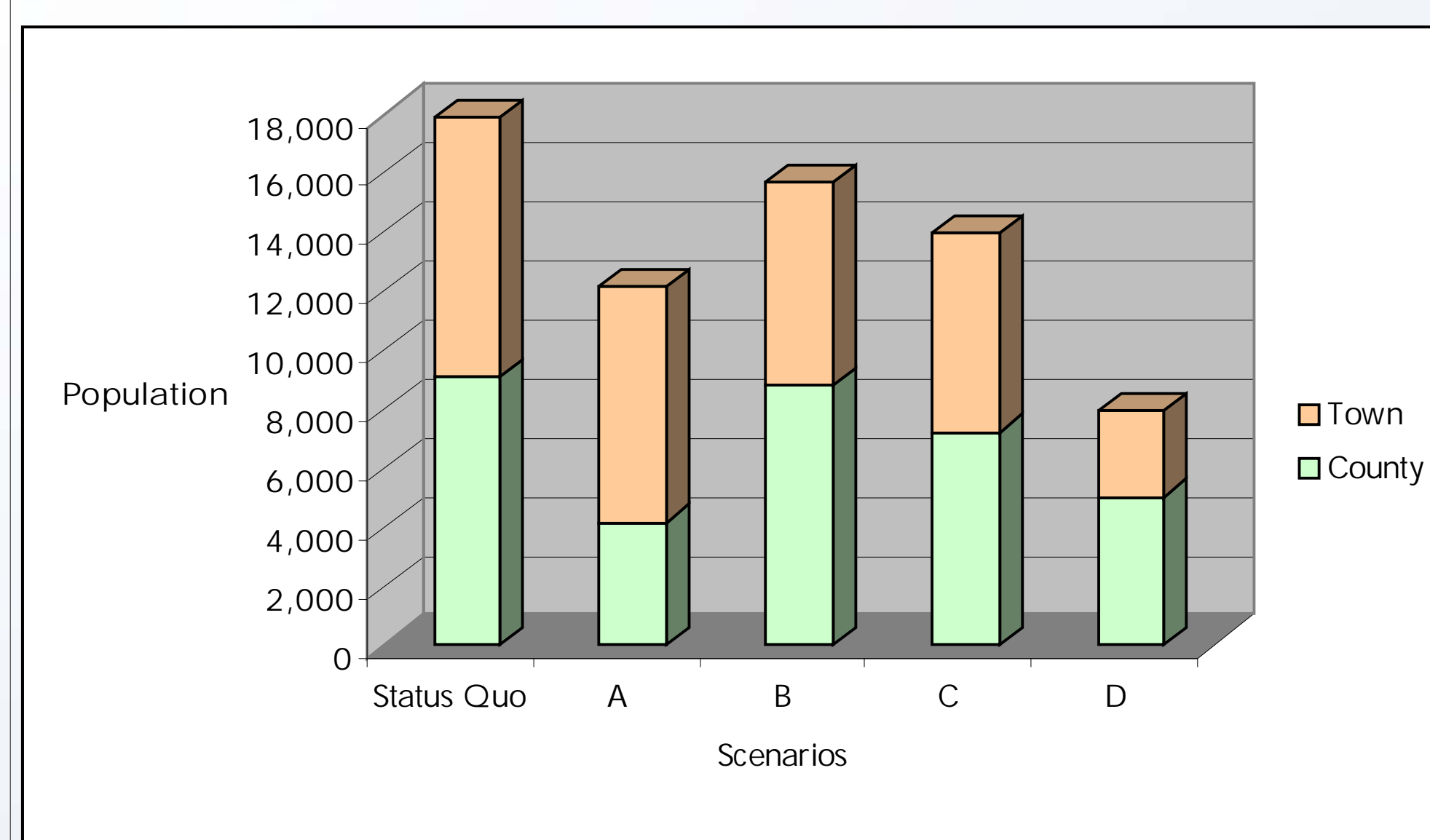
Potential new housing units for county, town, and combined.

Non-Residential Sq. Ft.



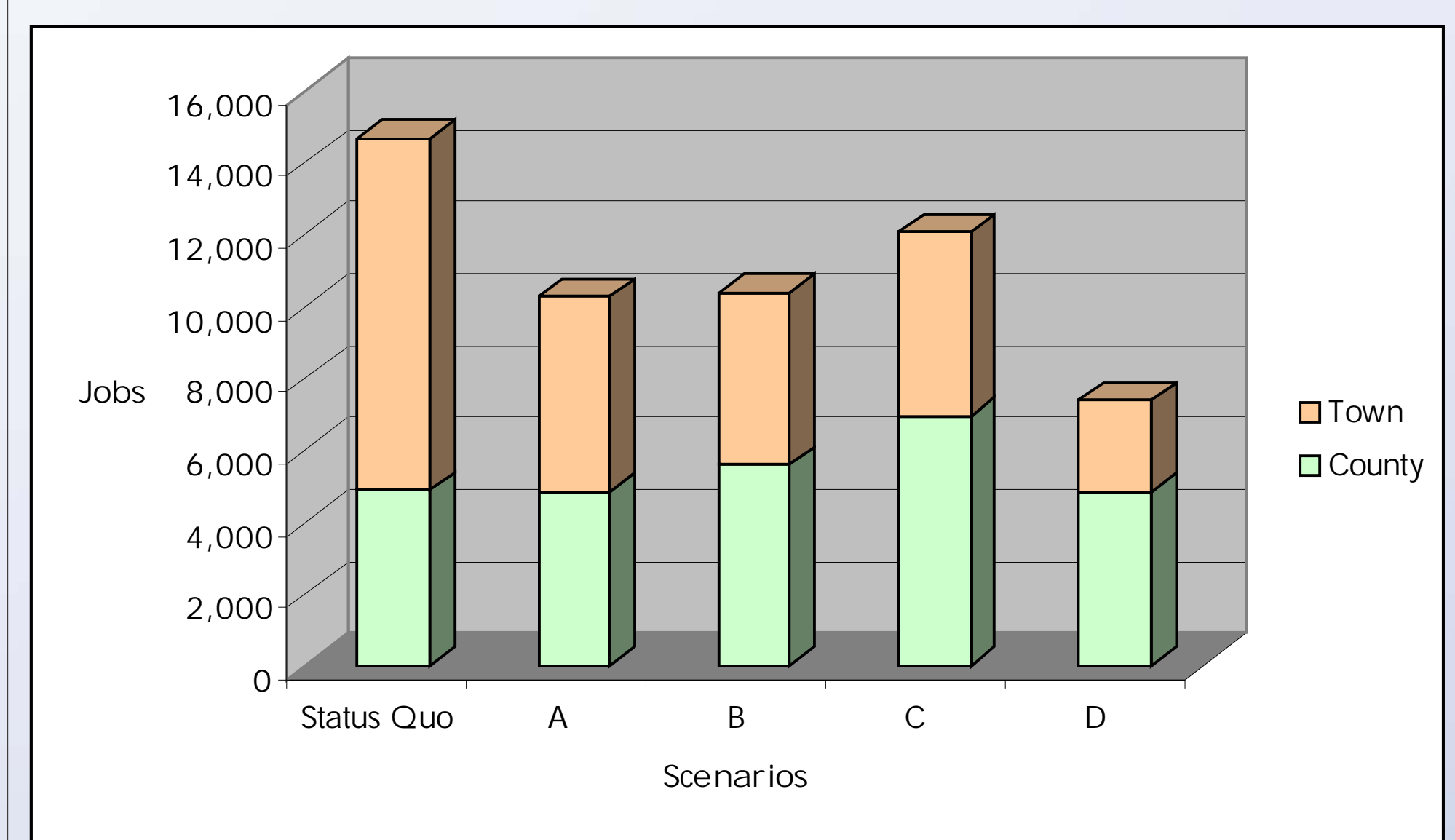
Potential new non-residential square footage for county, town, and combined.

Population



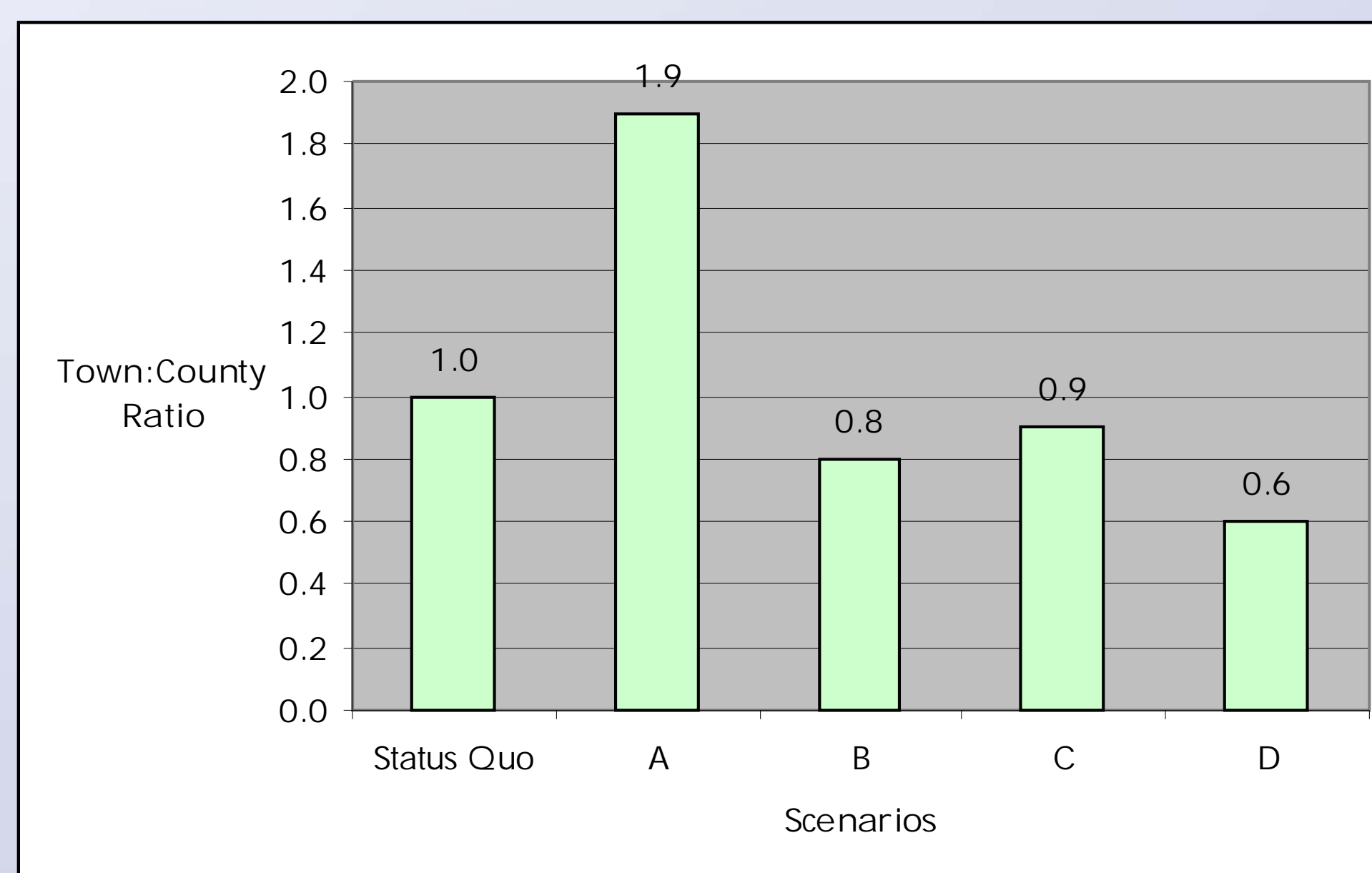
Potential new population for county, town, and combined.

Jobs



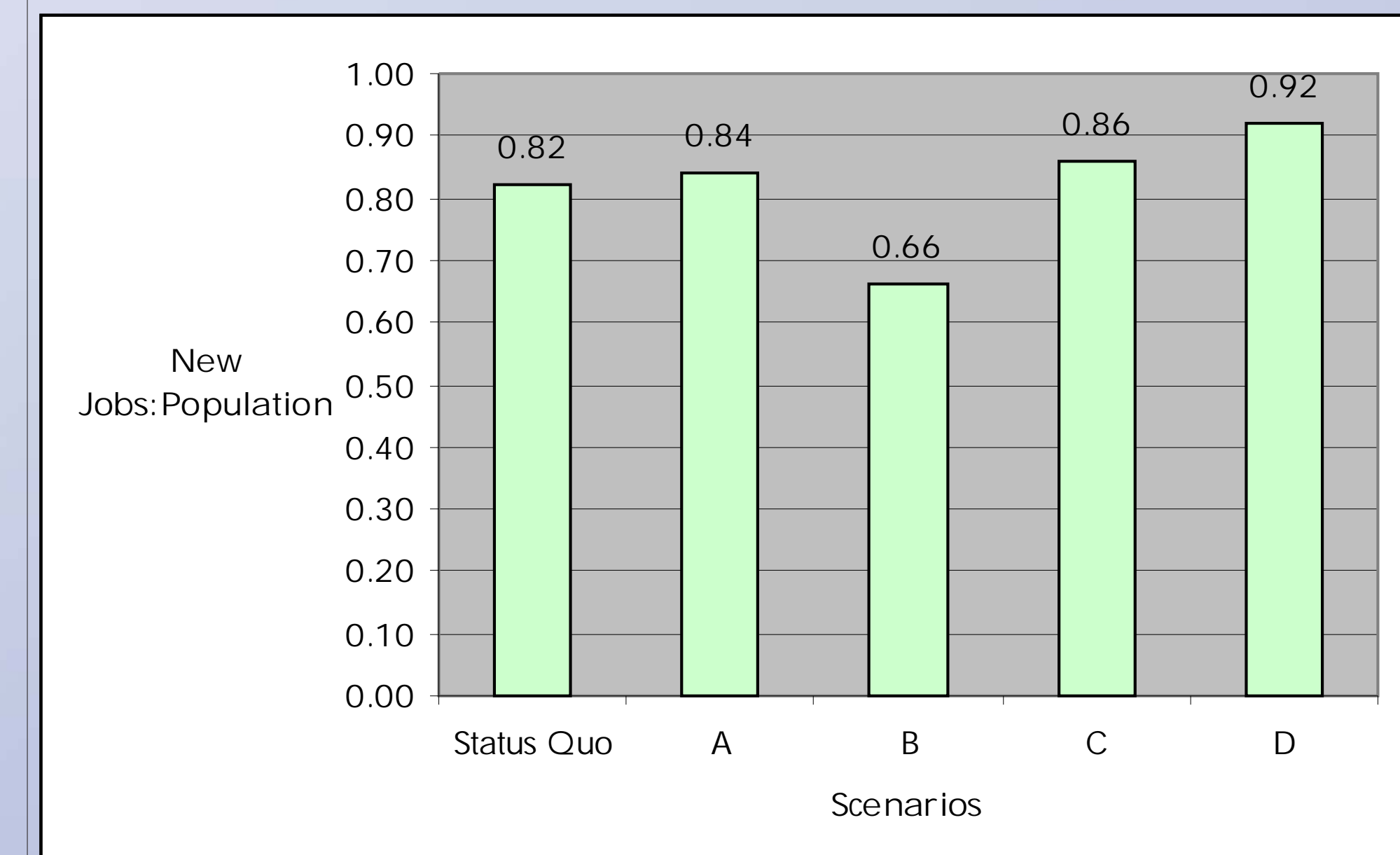
Potential new jobs for county, town, and combined.

Town to County New Dev. Ratio



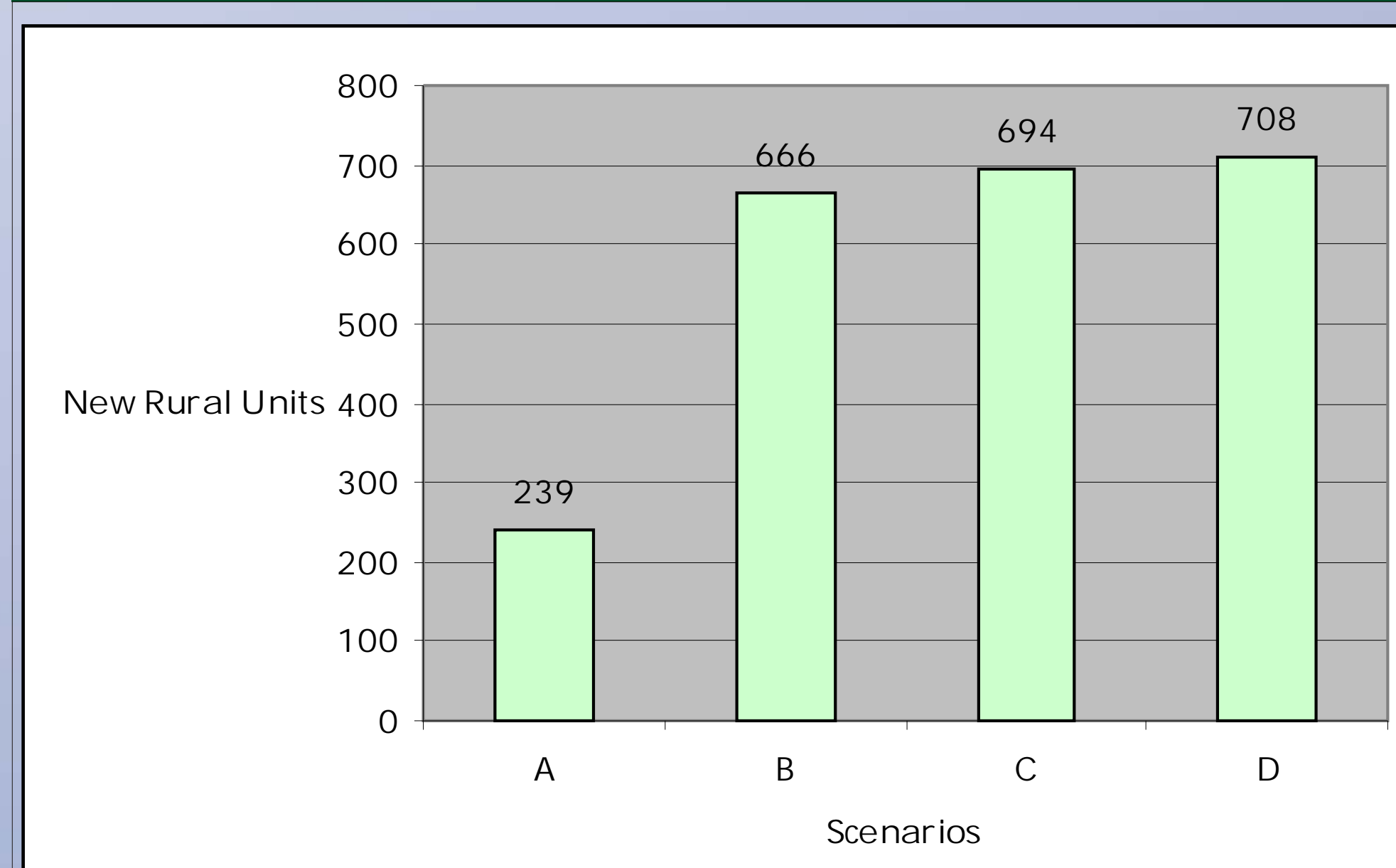
Ratio of new units in the town relative to in the county.

New Jobs to Population Ratio



Ratio of new jobs relative to new population.

No. Rural Units in County



New residential units in the county's Rural Area (RR category).