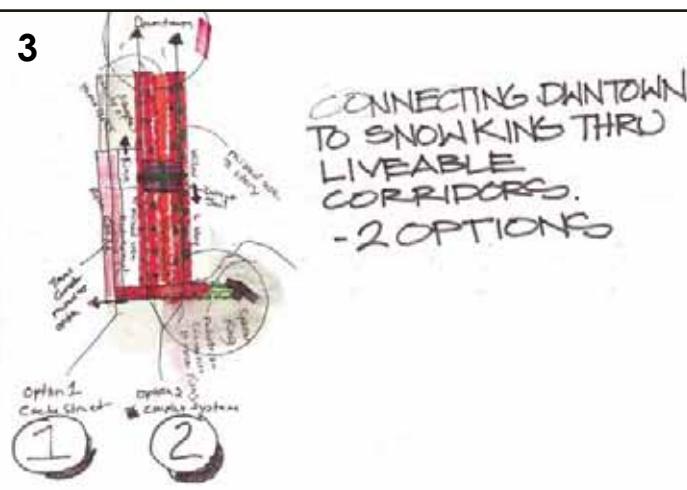
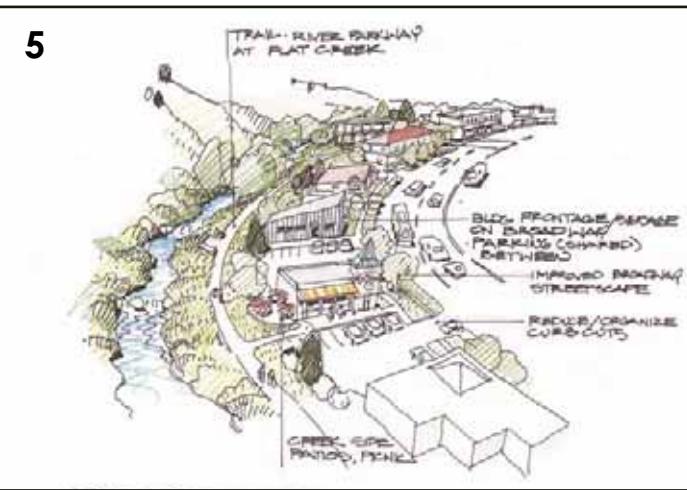
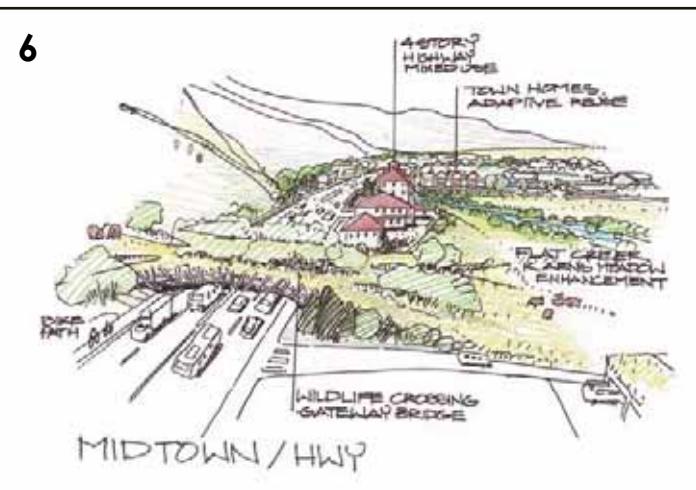
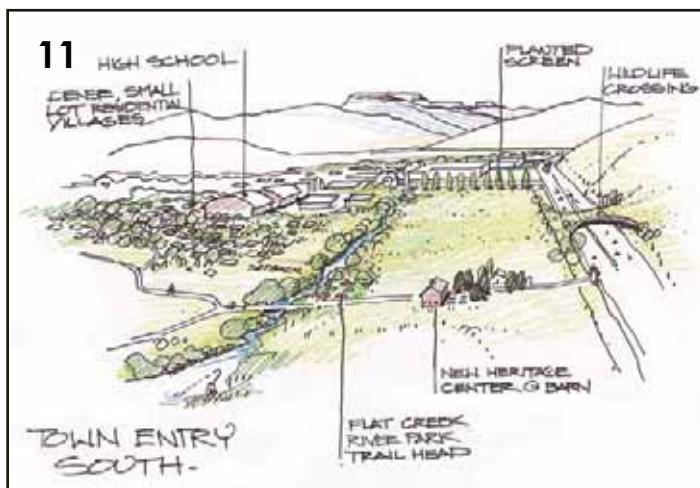
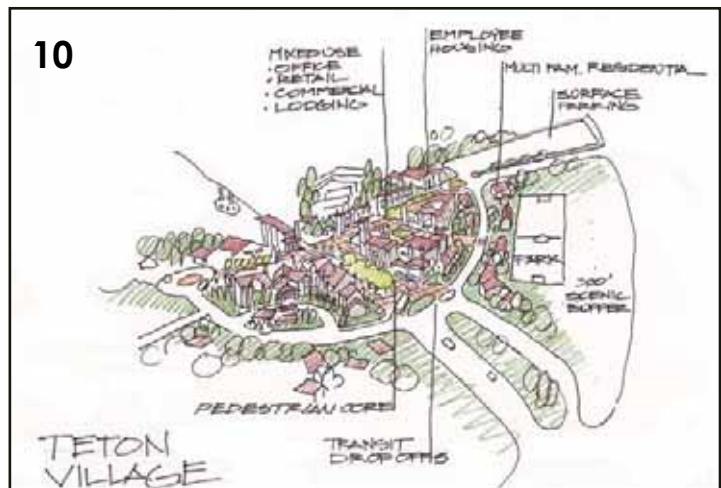
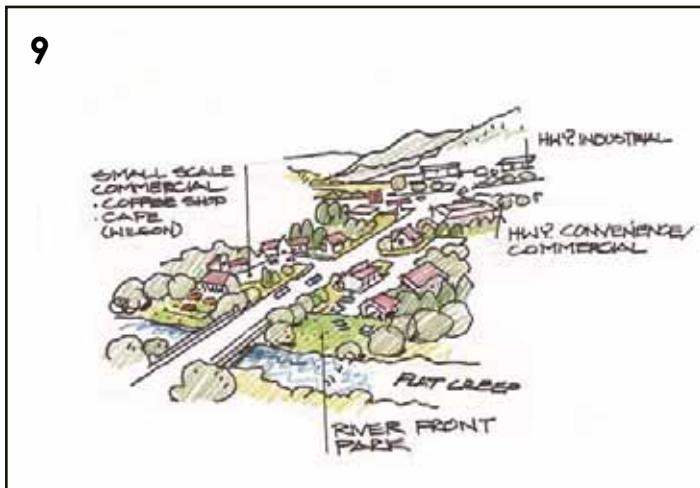
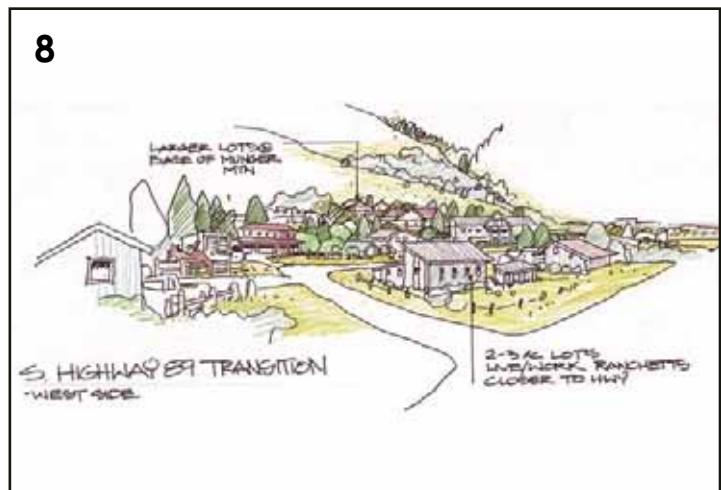
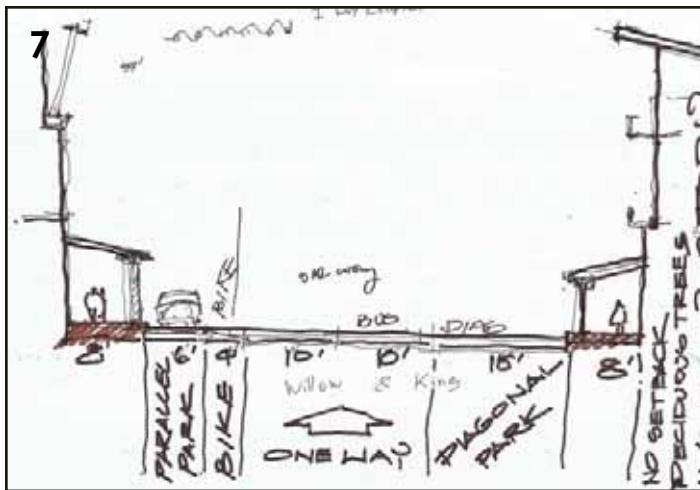


# Appendices

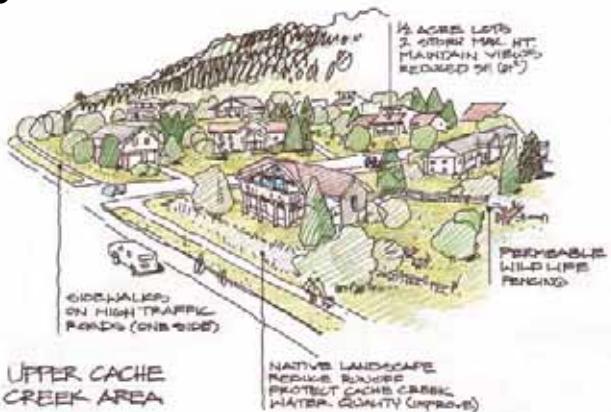
A scenic landscape photograph featuring a range of mountains in the background, with a prominent peak on the right. The middle ground shows a grassy hillside. In the foreground, there are several green plants with small, rounded leaves, some of which have small, yellowish flowers. The lighting suggests a sunny day with long shadows.

## ***Illustrative Drawings and Workshop Sketches***

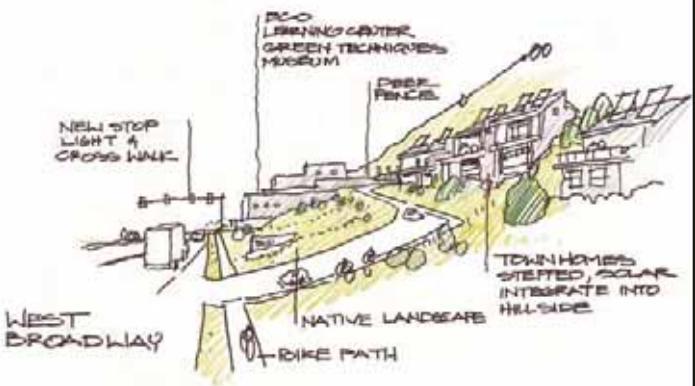
**1****2****3****4****5****6**



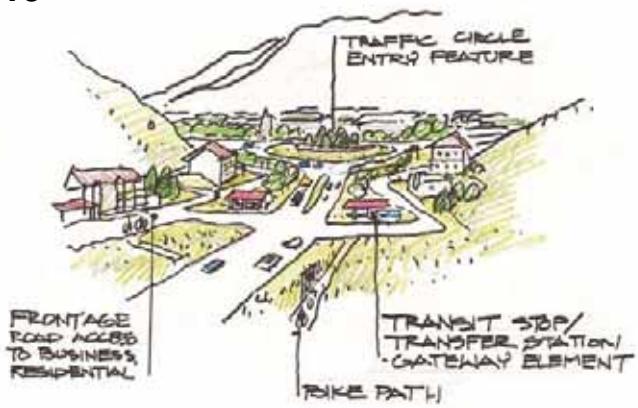
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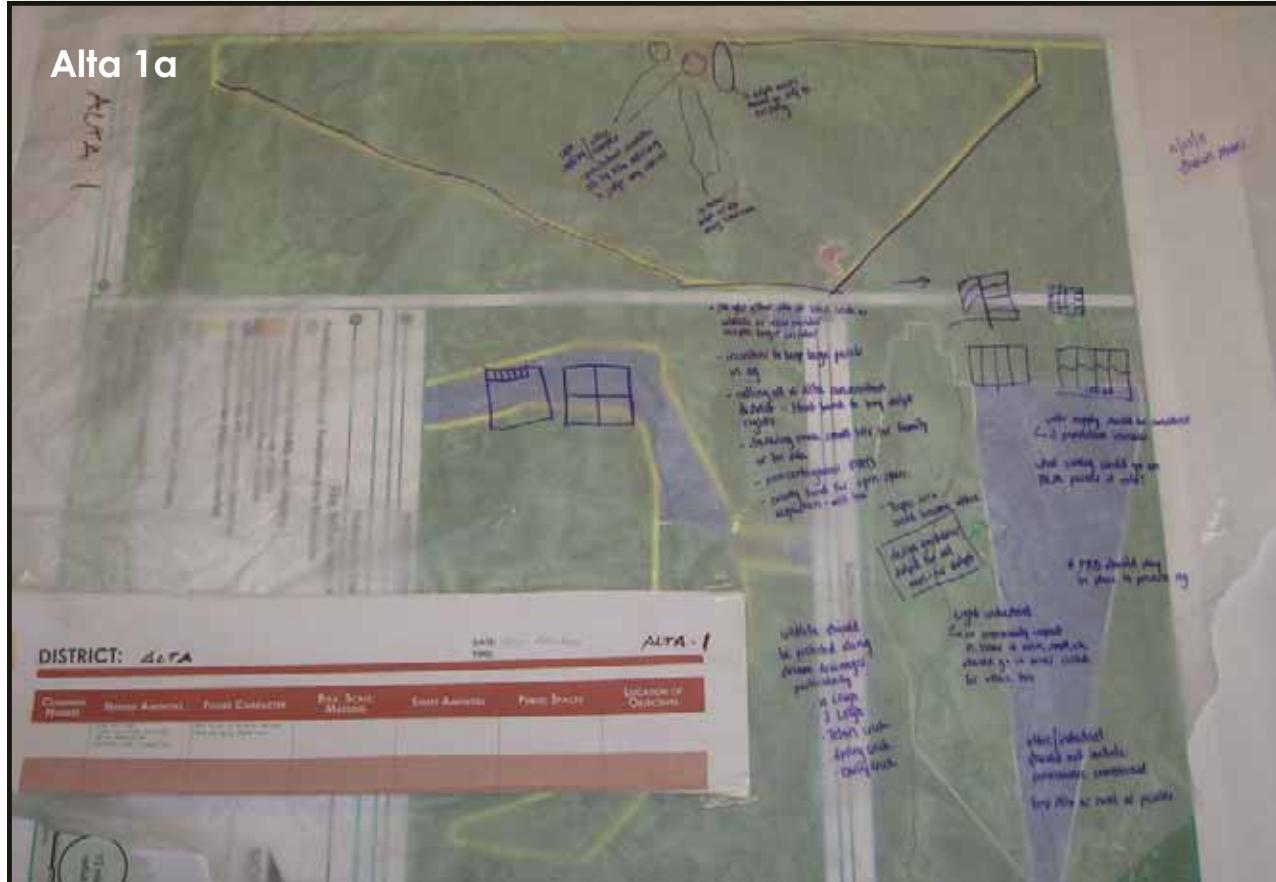
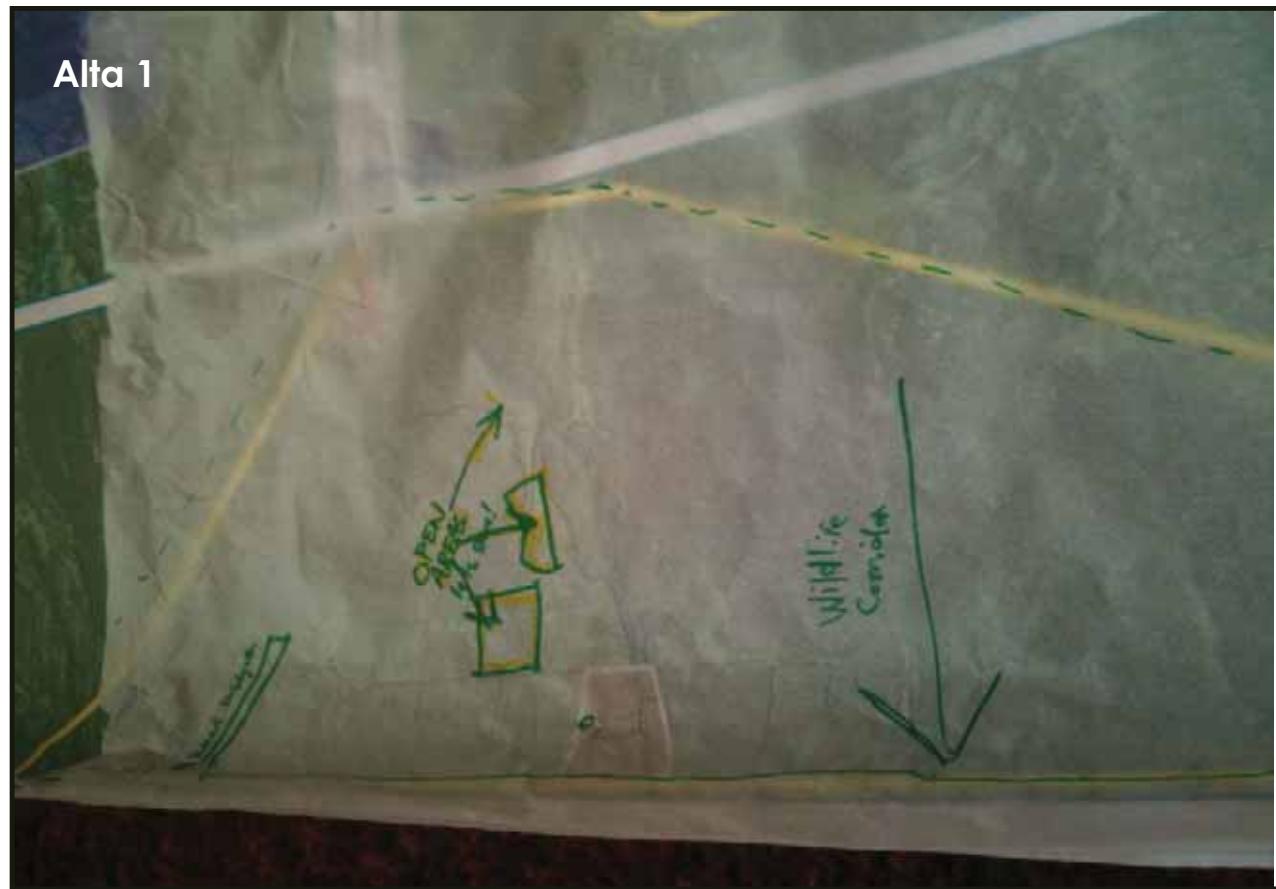
17







# Workshop Trace Concepts



## Alta 4

DISTRICT: Adora

DATE  
TIME

ALFA. 4

Comment Number	Neuro Aesthetics	Form Character	Size, Scale, Massing	Street Aesthetics	Public Spaces	Location of Objective
1	Comments 11 & 2 about of community, sense of place, sense of place. Comments 11 & 2 about sense of place, sense of place, sense of place.					
2						
3						
4						
5						
6						
7	Comments 11 & 2 about sense of place. Comments 11 & 2 about sense of place, sense of place, sense of place. Comments 11 & 2 about sense of place, sense of place, sense of place. Comments 11 & 2 about sense of place, sense of place, sense of place. Comments 11 & 2 about sense of place, sense of place, sense of place. Comments 11 & 2 about sense of place, sense of place, sense of place.					

# Alta Submitted Photos 2



Riparian areas are important for wildlife habitat.



BUILDINGS IN  
PARADISE AREA



REQUIRE  
LANDSCAPING  
REQUDED  
COMPLETED  
HOMES

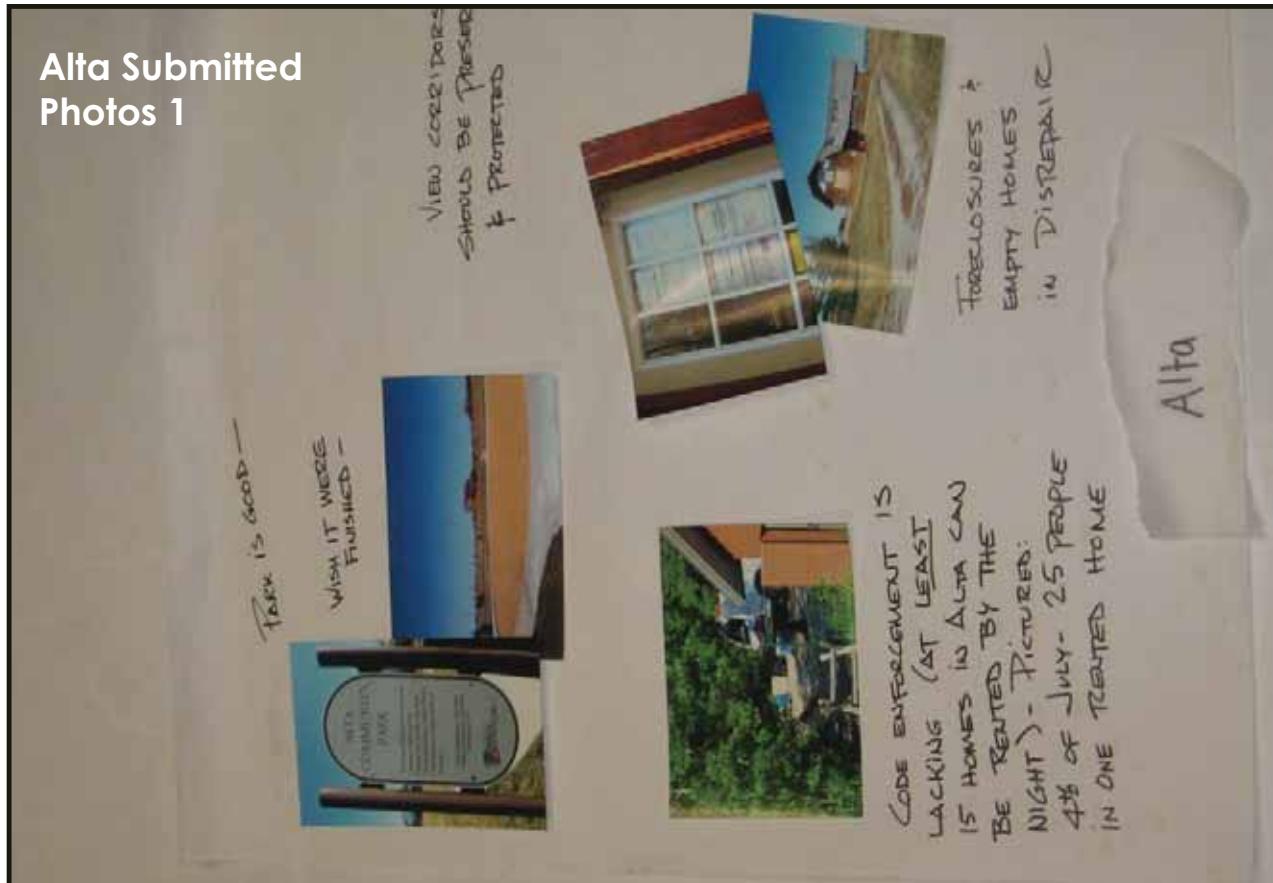


Alta



PRESERVE  
TRAILS  $\frac{1}{4}$   
WILDERNESS  
CHARACTER

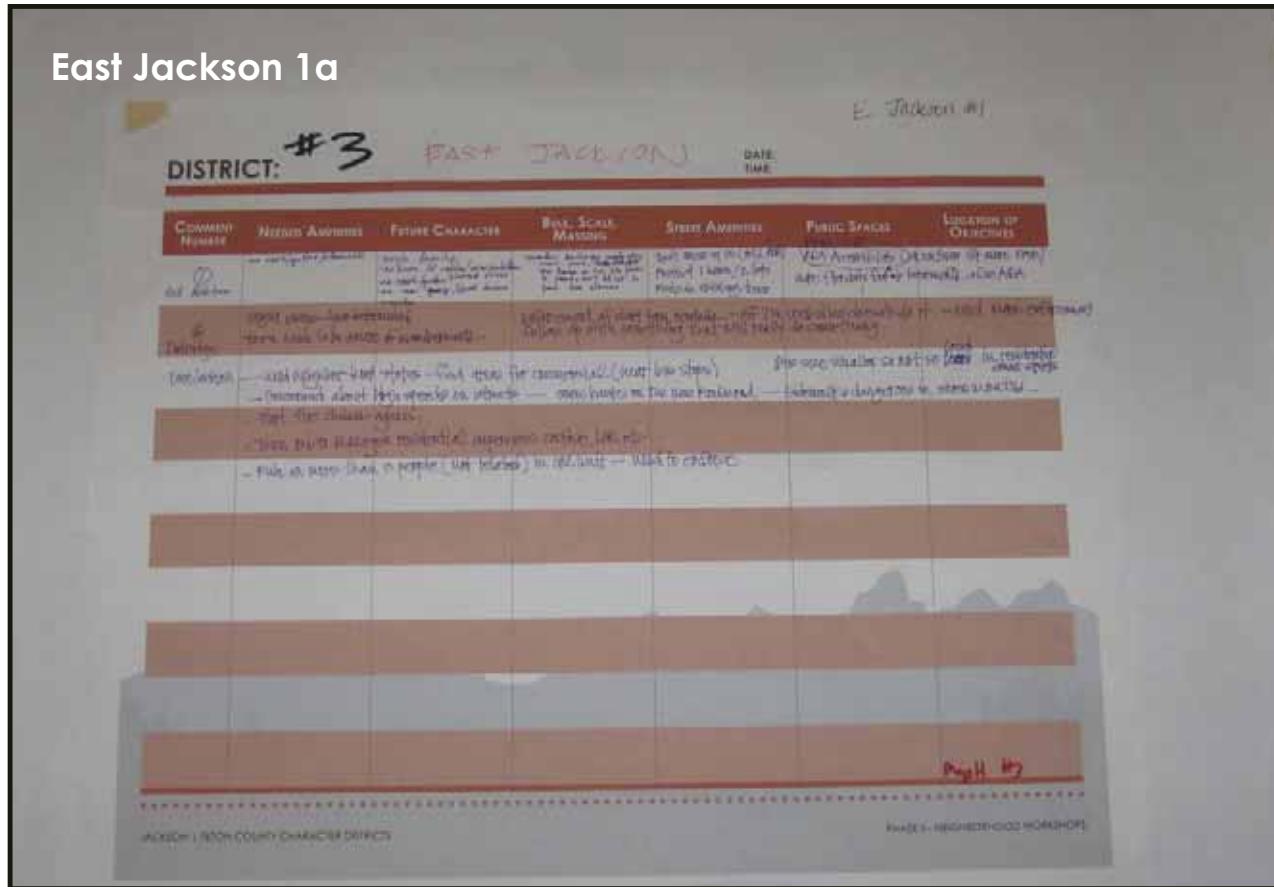
# Alta Submitted Photos 1



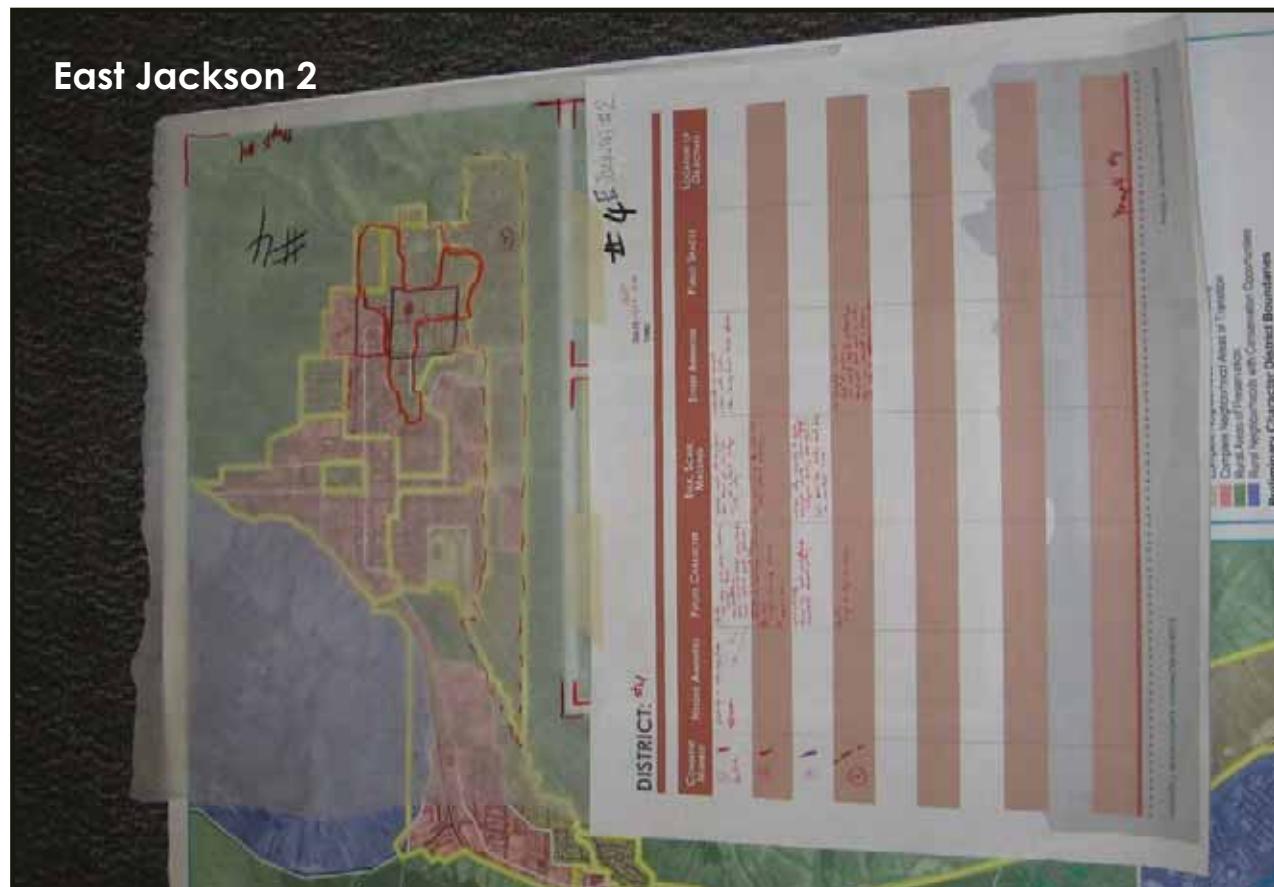
## East Jackson 1

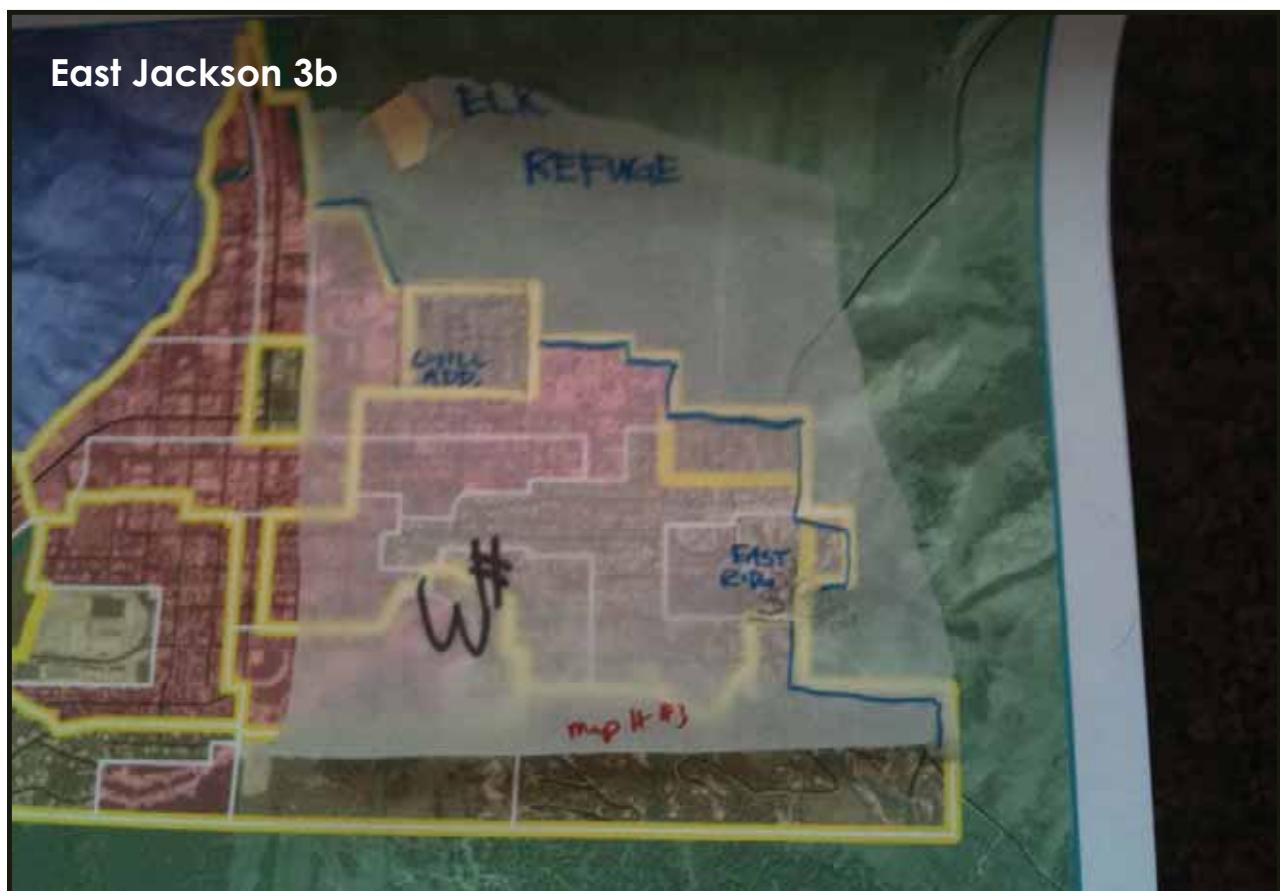
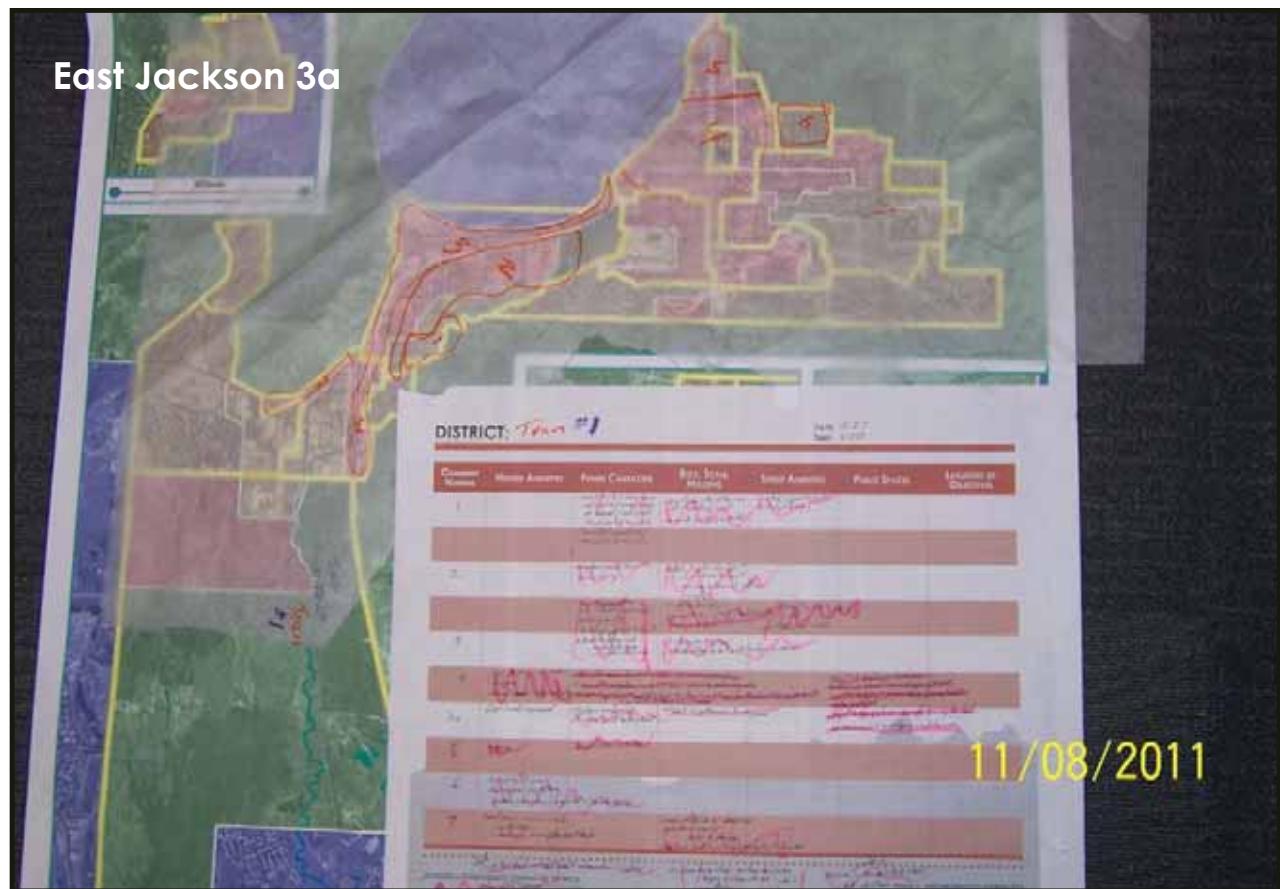


## East Jackson 1a



## East Jackson 2





## Rural Bar BC 1

DISTRICT: 16 CV

11/25/97

DATE 10/20/17  
TIME 10:29 AM

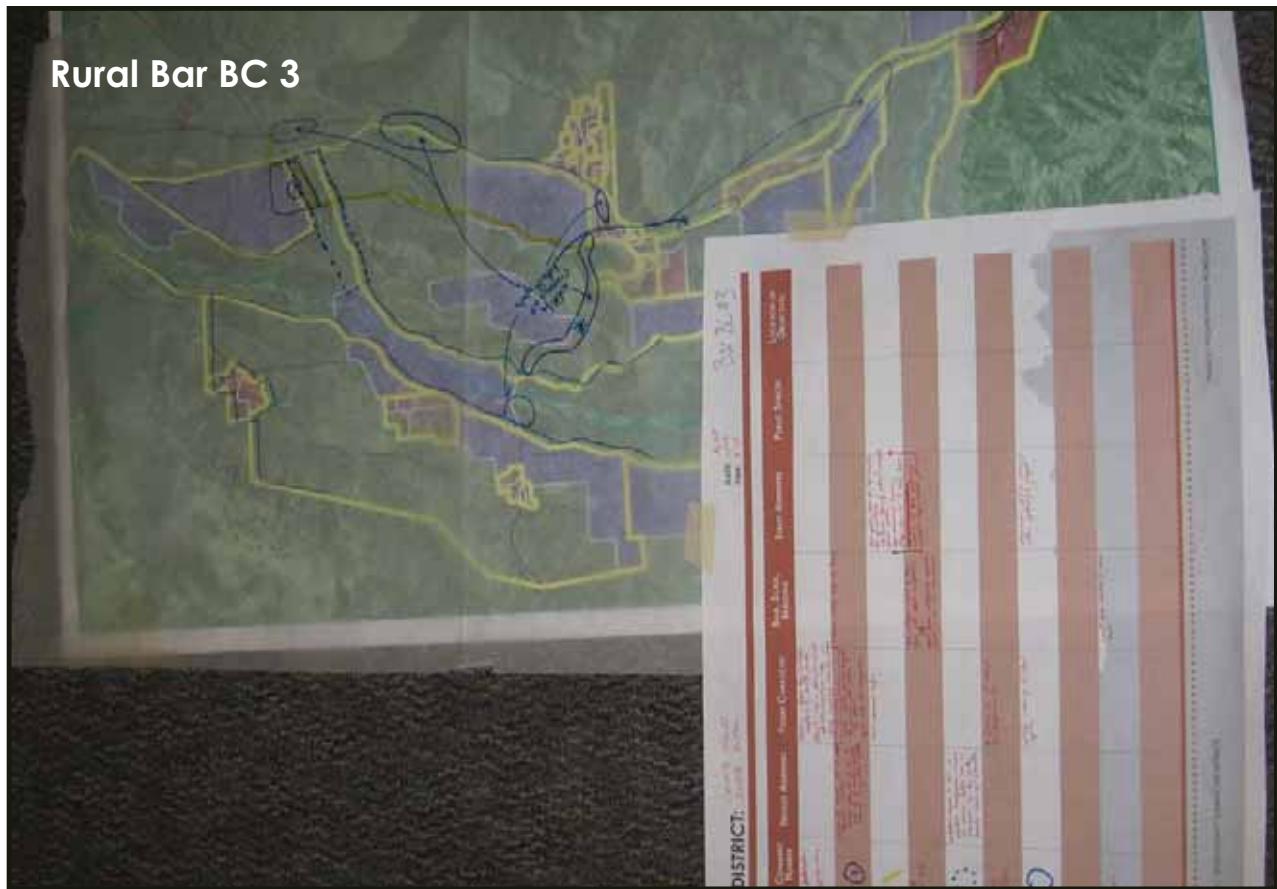
## Rural Bar BC 2

**DISTRICT:** (Red Valley)

DATE *Dec 1968*  
TIME *7:45*

~~no TRACE~~ Bar BC #2

## Rural Bar BC 3



## Snow King - No Group

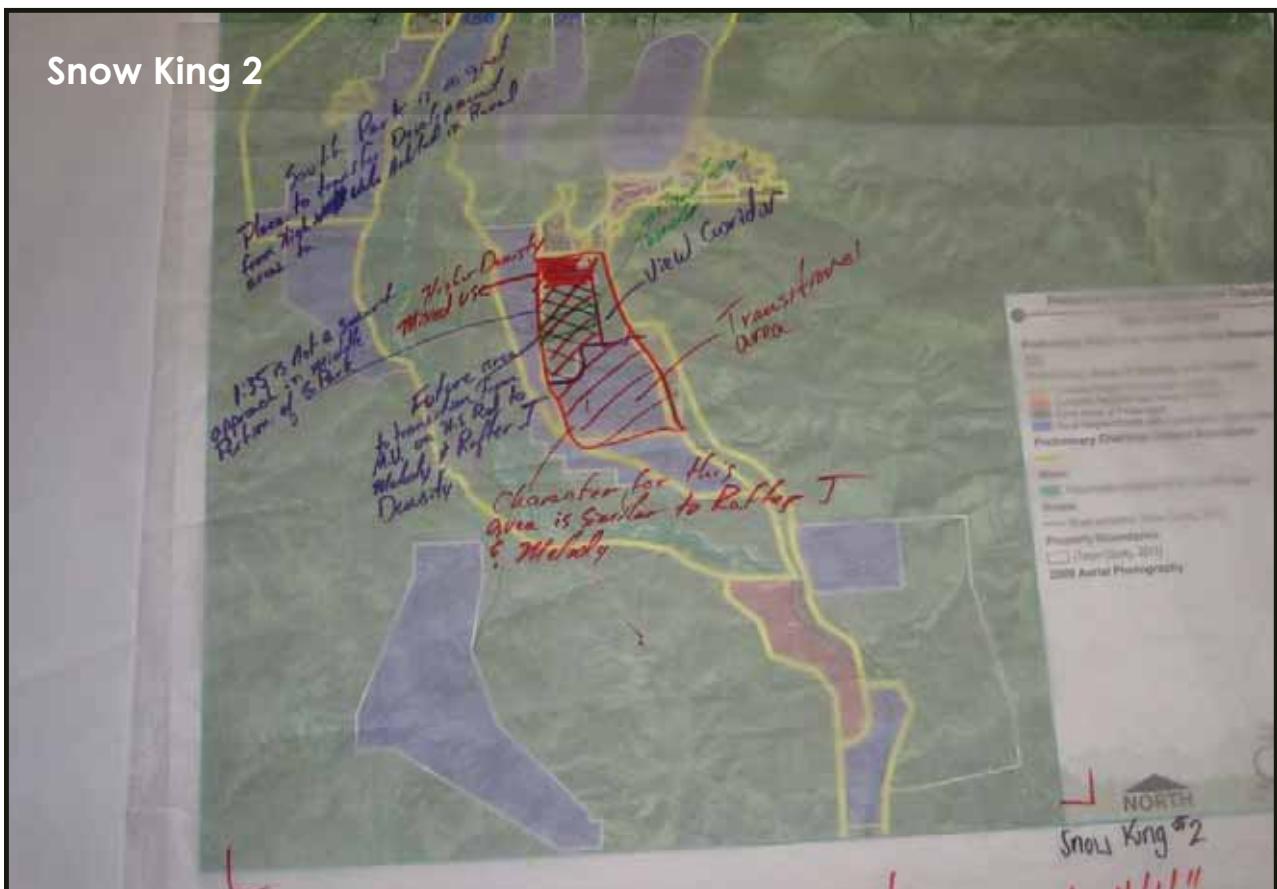


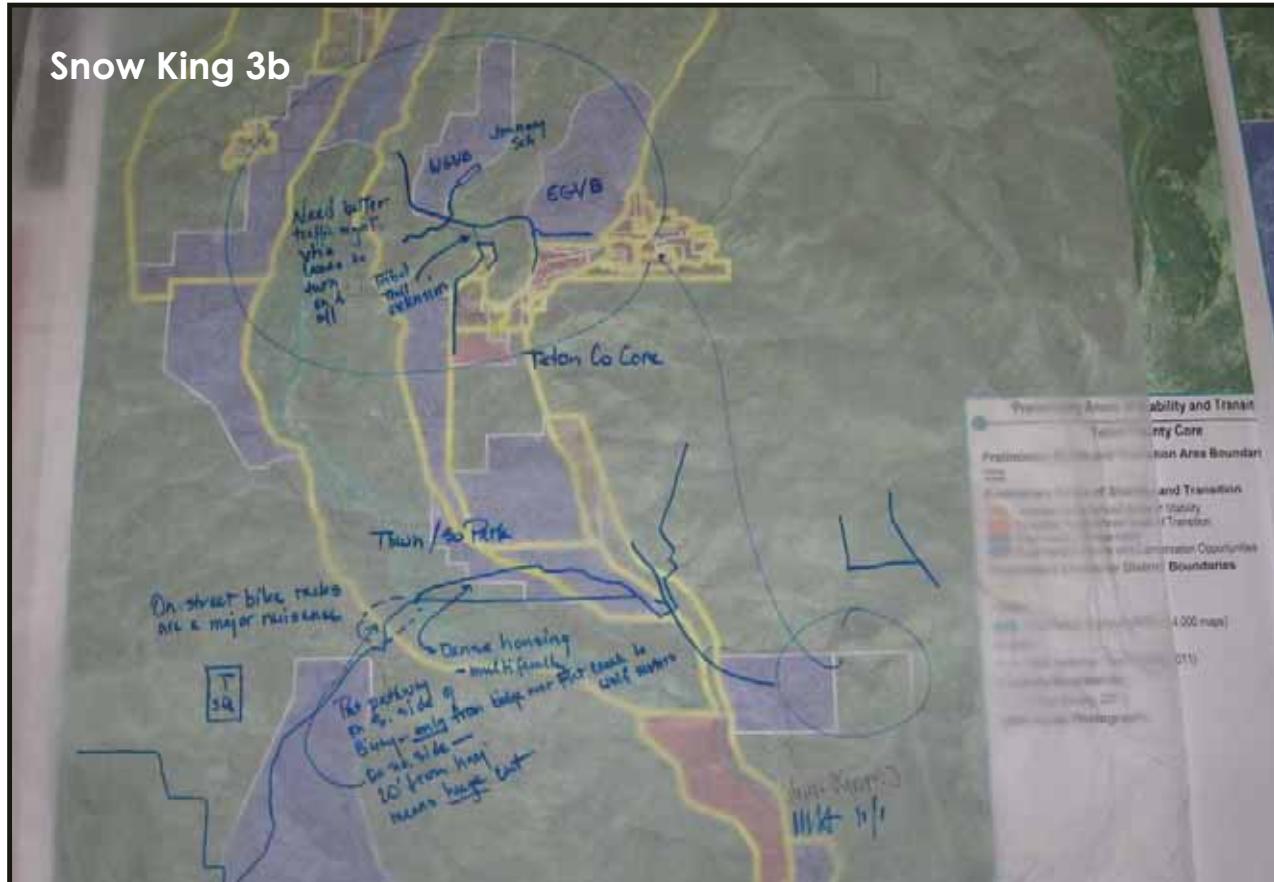


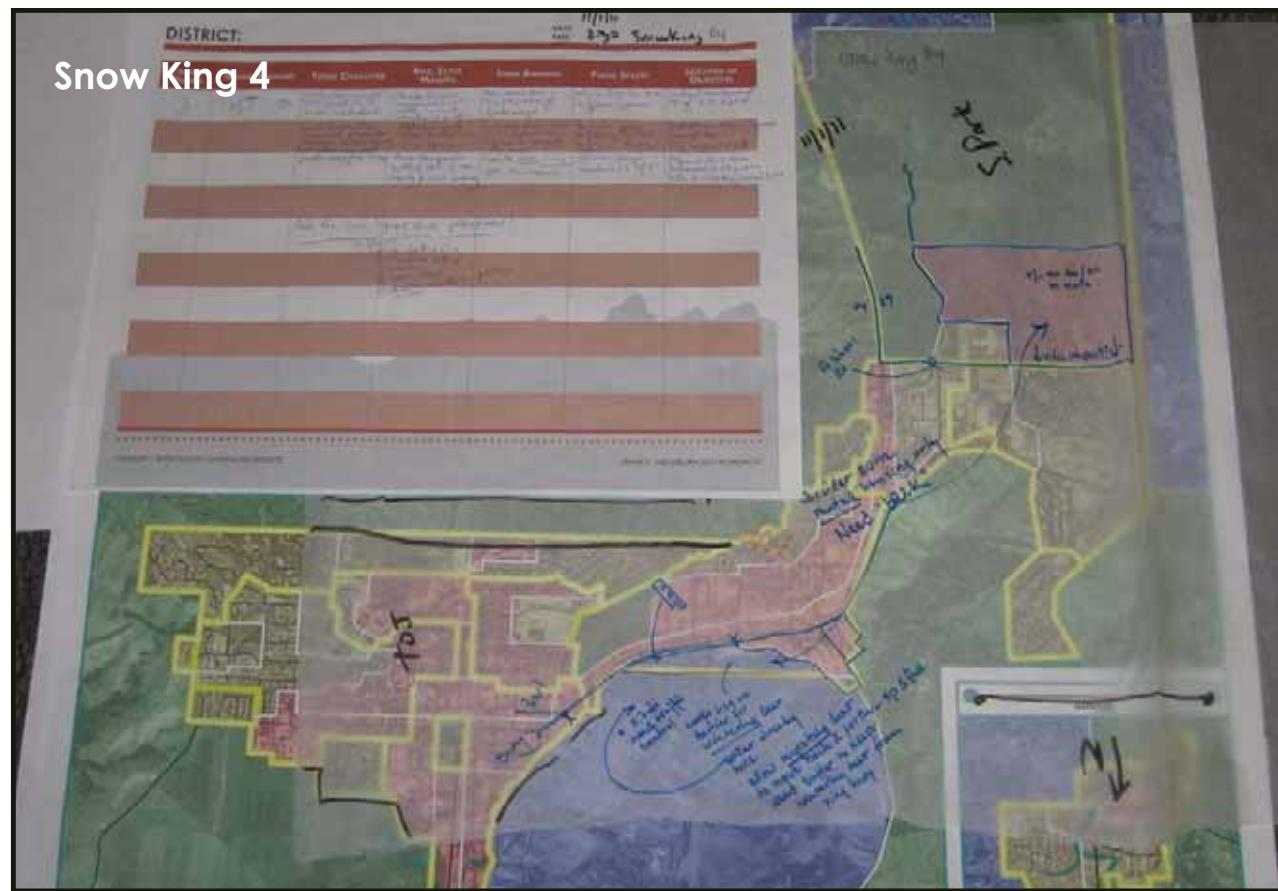
Snow King 1

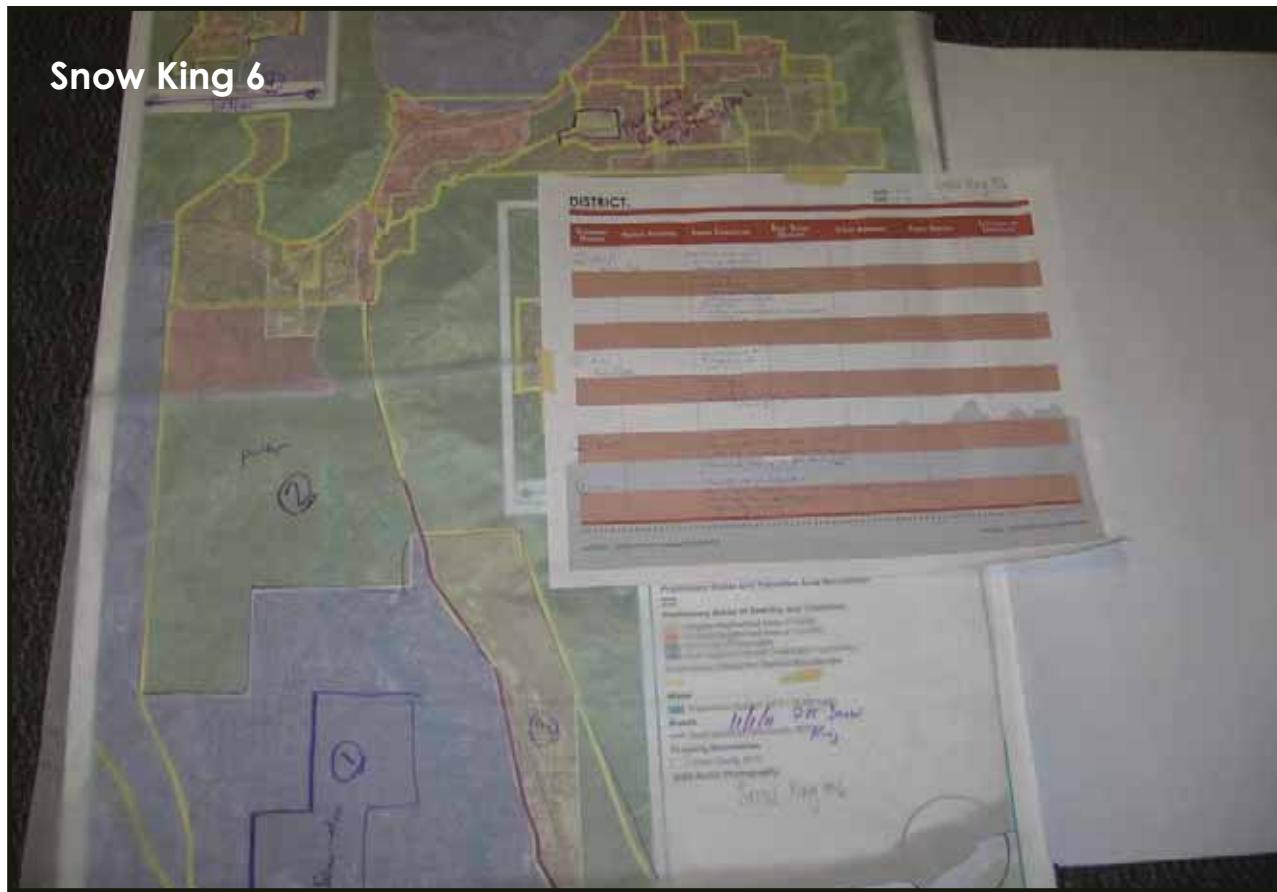


Snow King 2





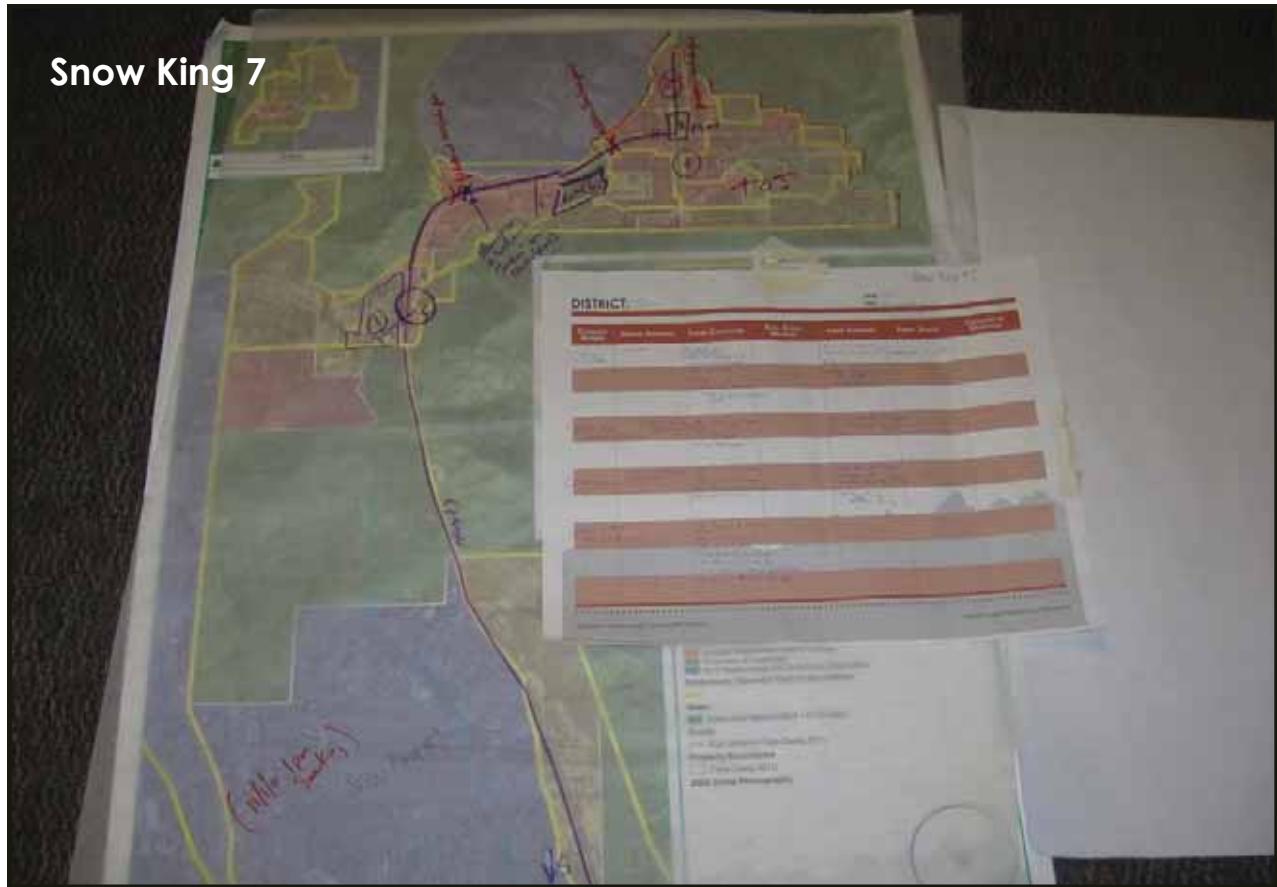




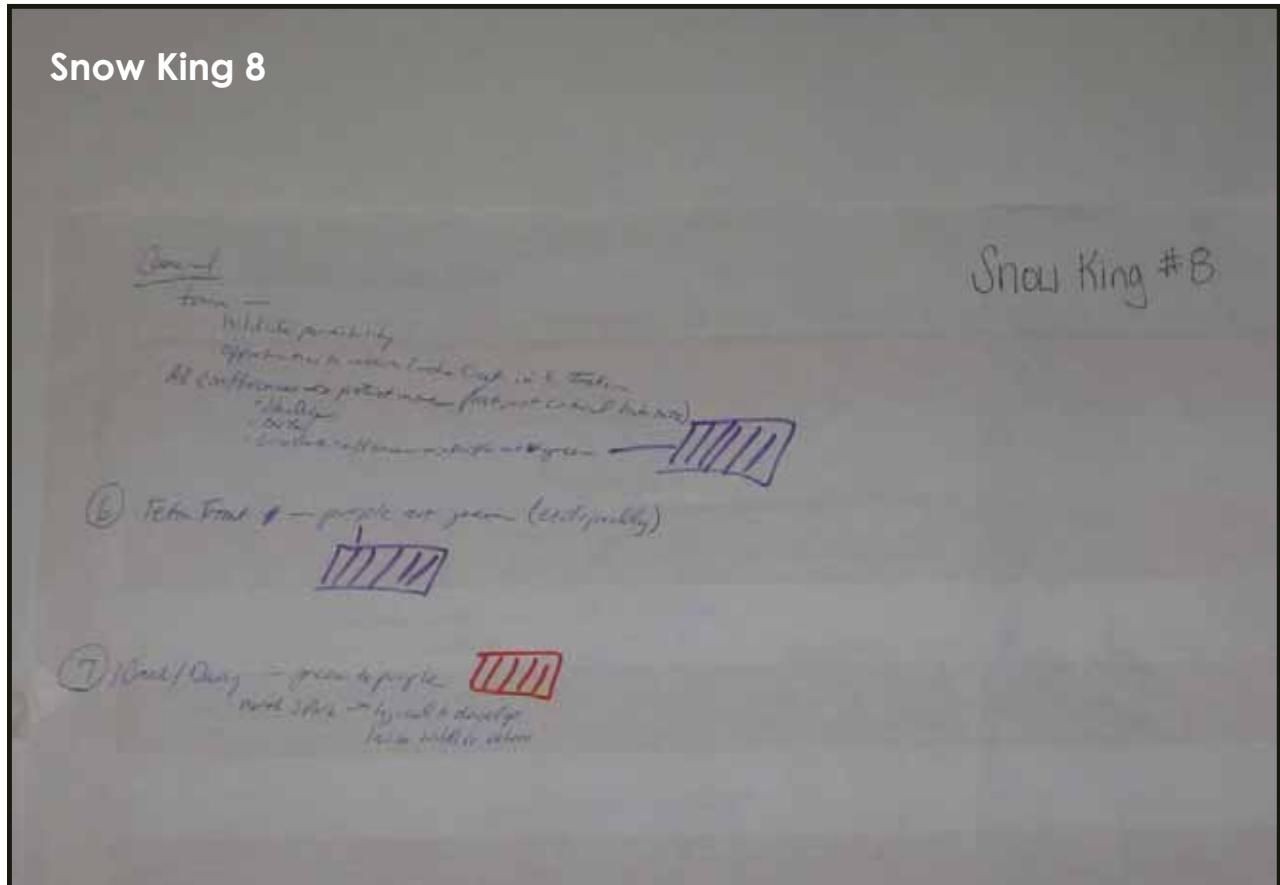
**Snow King #6**

Land  
Snow King - 1000 ft. long  
Faygo - 1000 ft. long  
Public domain - 1000 ft. long (and 1000 ft. long distance)  
Distance at base of Snow King

## Snow King 7



## Snow King 8



**Snow King 8a**

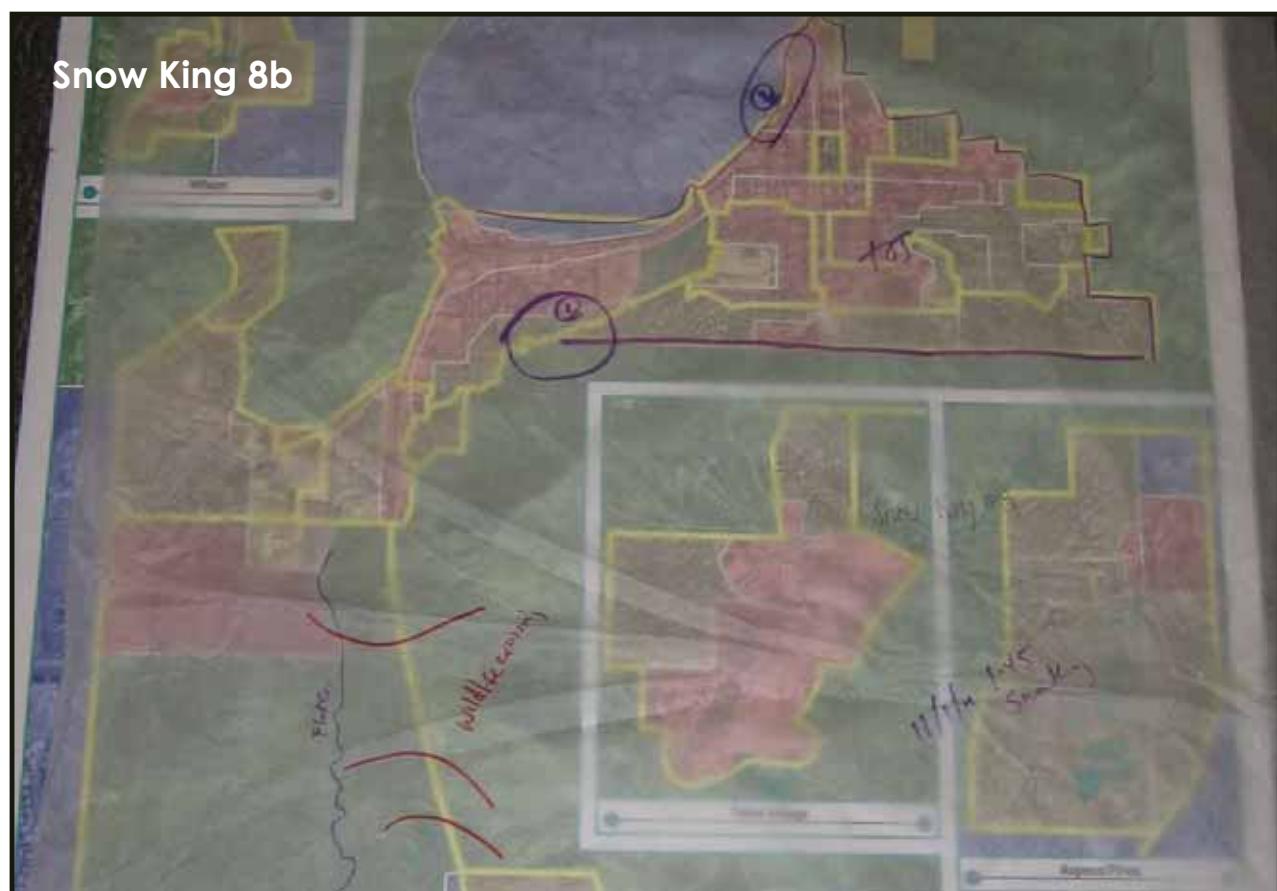
**DISTRICT:**

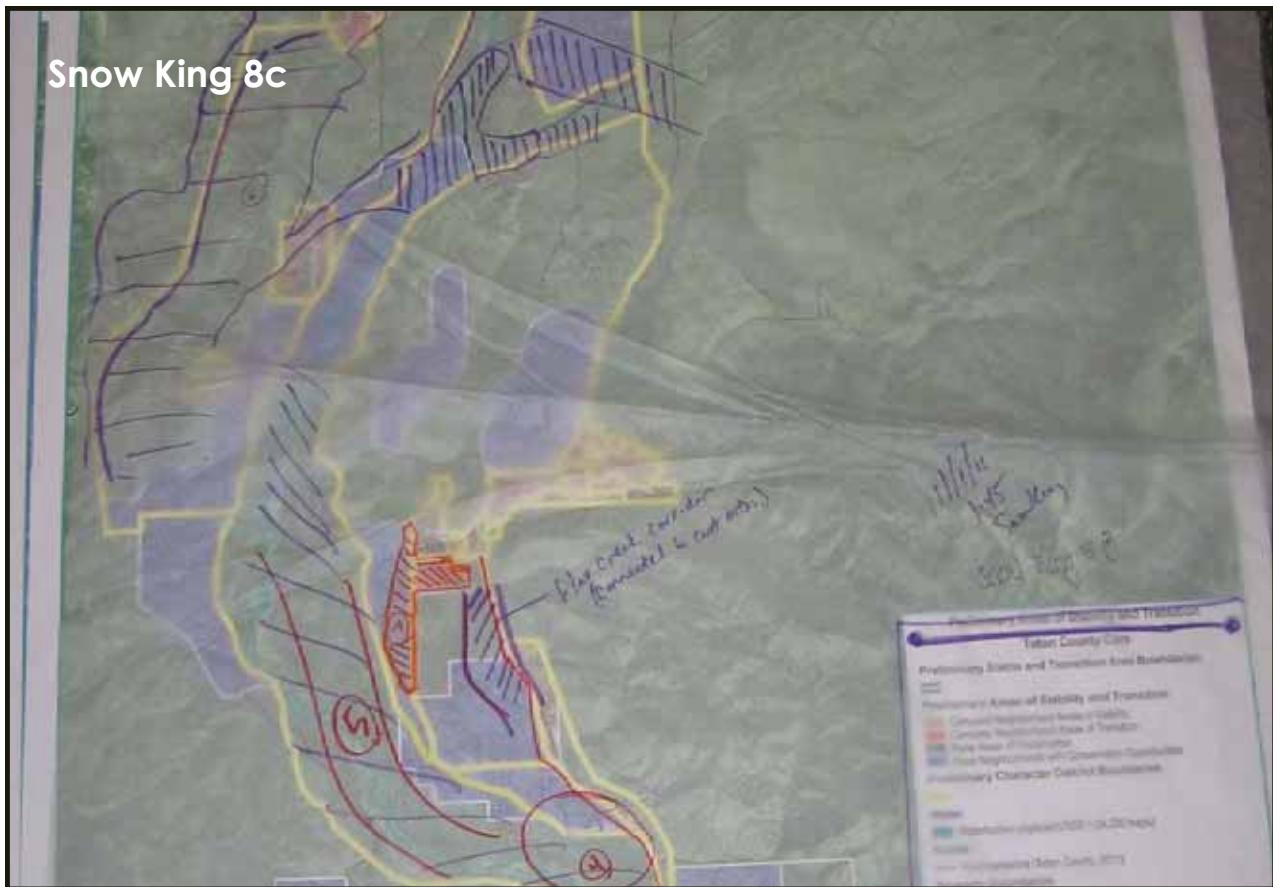
DATE: 11/16  
TIME: 1:45 - 3:00pm  
Snow King #8  
(cont'd.)

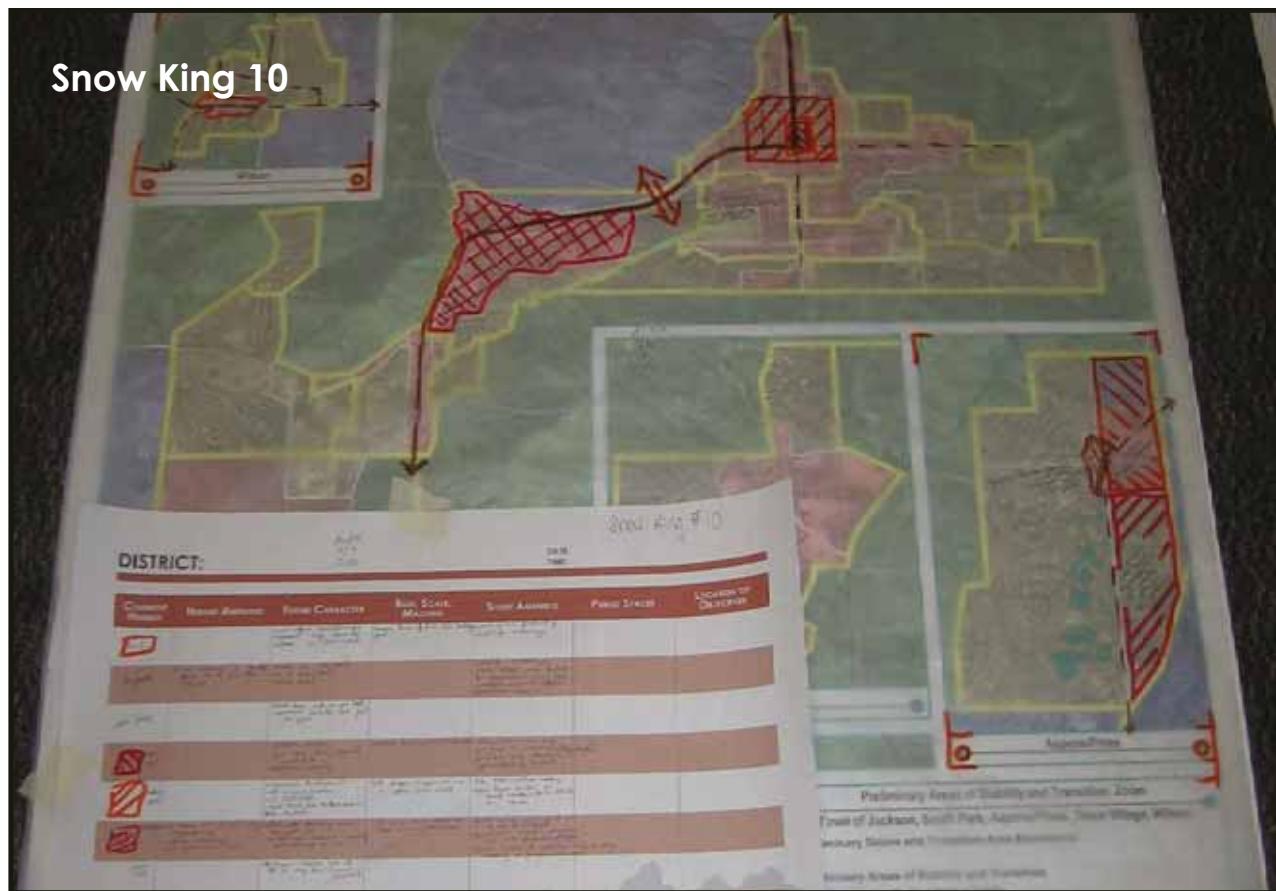
COMMUNITY NUMBER	NEEDED AMENITIES	FUTURE CHARACTER	BUILD, SCALE, MASSING	STREET AMENITIES	PUBLIC SPACES	LOCATION OF OBJECTIVES
1	Businesses, great views	Urban residential with high-end amenities				
2		Urban residential with high-end amenities				
3		Urban residential with high-end amenities				
4	Businesses, great views	Urban residential with high-end amenities				
5	Businesses, great views	Urban residential with high-end amenities				

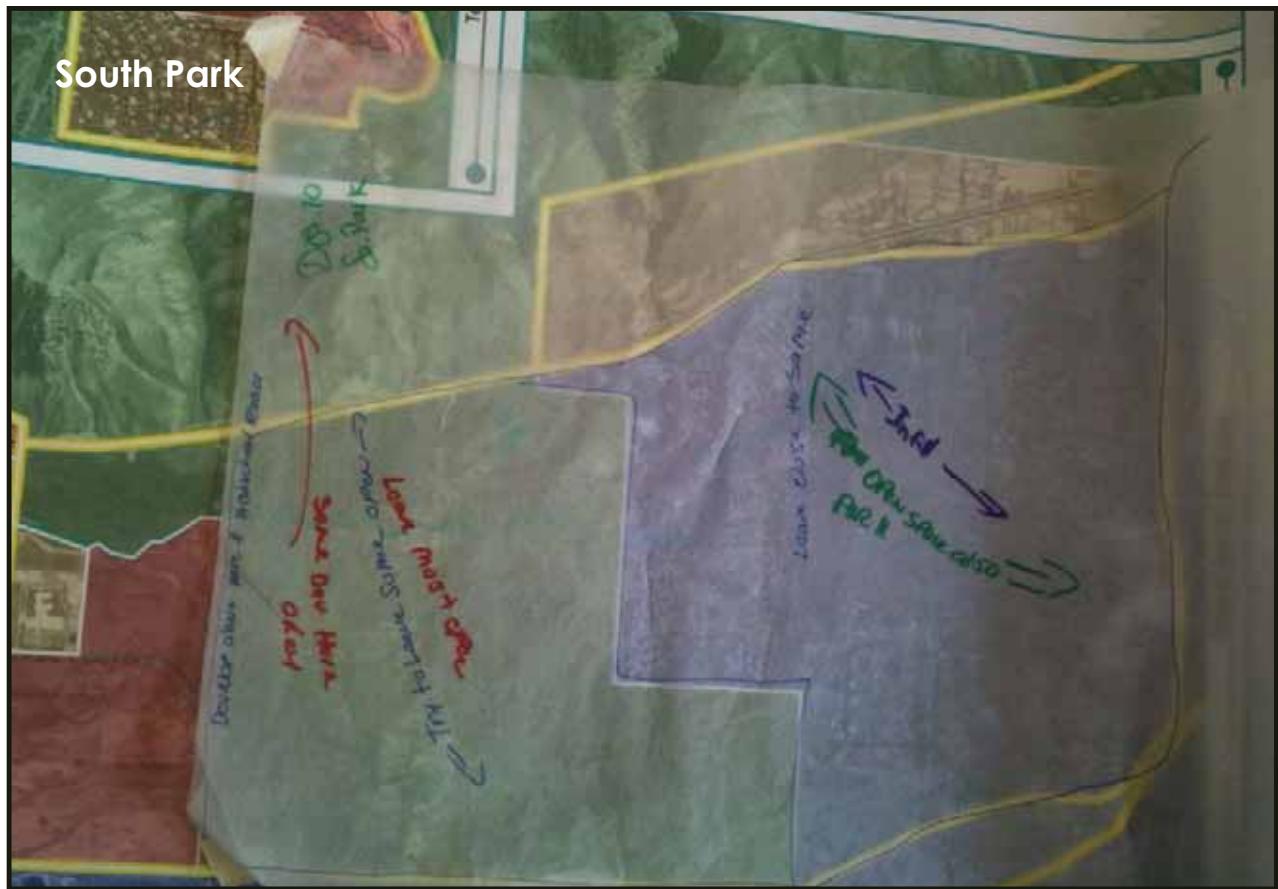
JACKSON-TETON COUNTY CHARACTER DISTRICTS

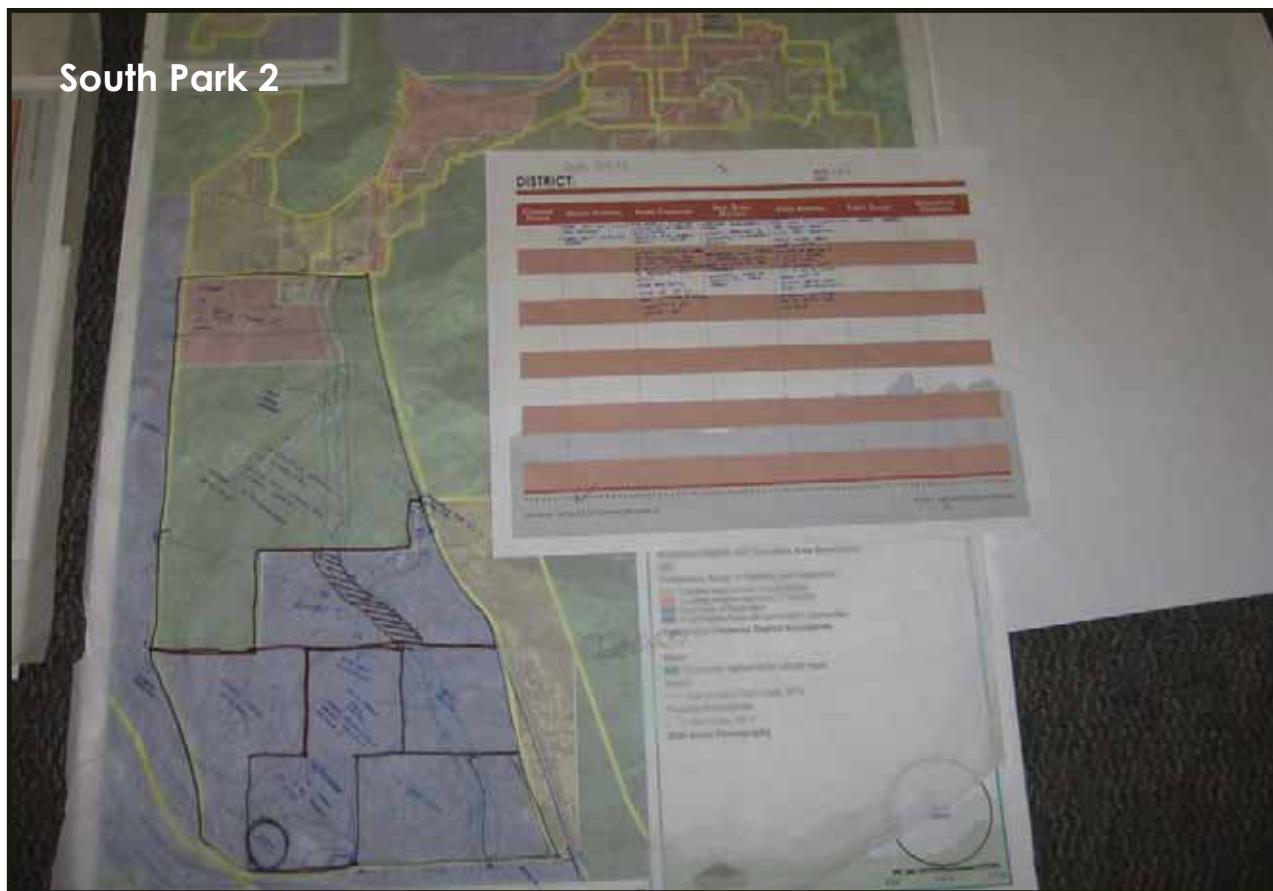
PHASE 1: NEIGHBORHOOD WORKSHOPS











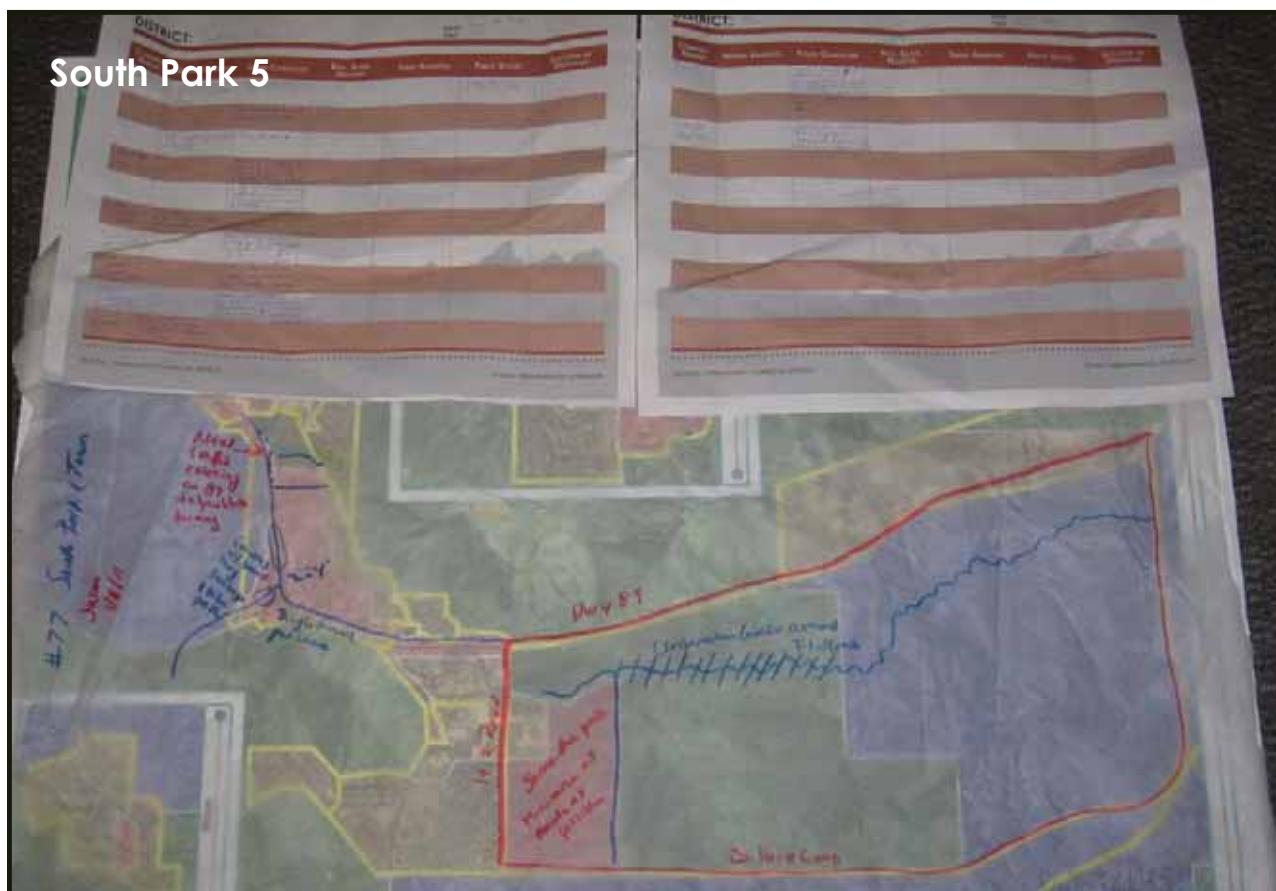
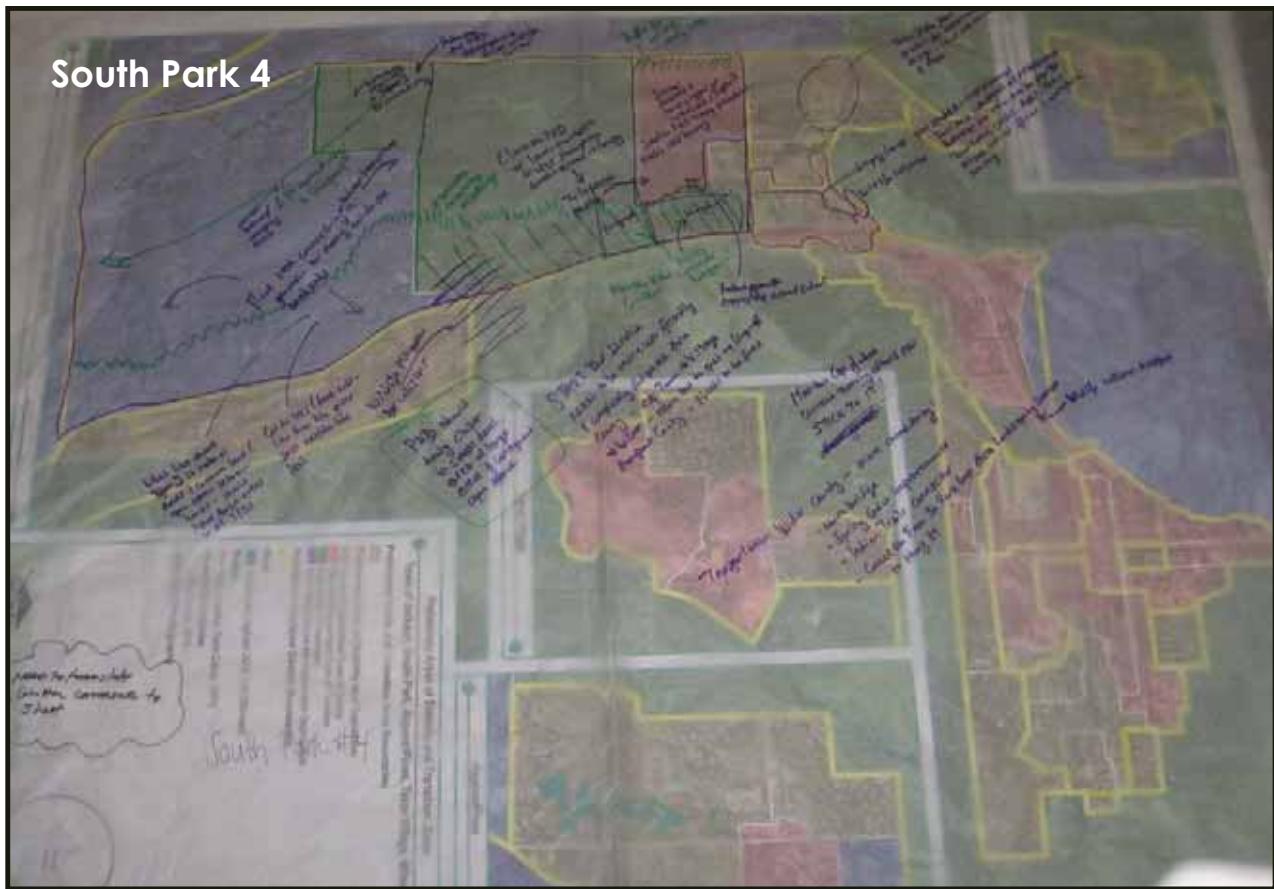
**South Park 3**

**DISTRICT: Teton Village**

DATE: 10/20/11

**South Park 3**

Common Name	NEIGHBORHOOD	FUTURE CHARACTER	BULK, SCALE, MASSING	STREET AMENITIES	PUBLIC SPACES	LOCATION OF Objectives
Update server to many as additional development.						
Employee housing						
North Bridge						
High Point, Teton Peak, Teton Park						
Tower						
Wildlife bridge over broadway Bear Creek.						
Country Walk	Twenty 0 with houses No public access to	Update all mapping for wildlife, open space, including data from Science School, try to develop based on protection of wildlife.				



10 South Park  
South Park 6

DATE: 10/10/09  
TIME: 10:00 AM

COMMENT NUMBER	NEARBY AMENITIES	FAIRY CHARACTER	BUILD. SCALE, MASSING	STREET AMENITIES	PUBLIC SPACES	LOCATION OF OBJECTIVES
①						
②	West background (low) (medium)	Medium (medium)				
③	East background (medium)	Medium (medium)				
④	Low (medium) (medium) (medium)	Low (medium) (medium)				
⑤	Medium (medium) (medium)	Medium (medium) (medium)				
⑥	Medium (medium) (medium)	Medium (medium) (medium)				
⑦	Medium (medium) (medium)	Medium (medium) (medium)				
⑧	Medium (medium) (medium)	Medium (medium) (medium)				
⑨	Medium (medium) (medium)	Medium (medium) (medium)				
⑩	Medium (medium) (medium)	Medium (medium) (medium)				

South Park 7

10 South Park 7

⑤	Medium (medium) (medium)
⑥	Medium (medium) (medium)
⑦	Medium (medium) (medium)
⑧	Medium (medium) (medium)
⑨	Medium (medium) (medium)
⑩	Medium (medium) (medium)

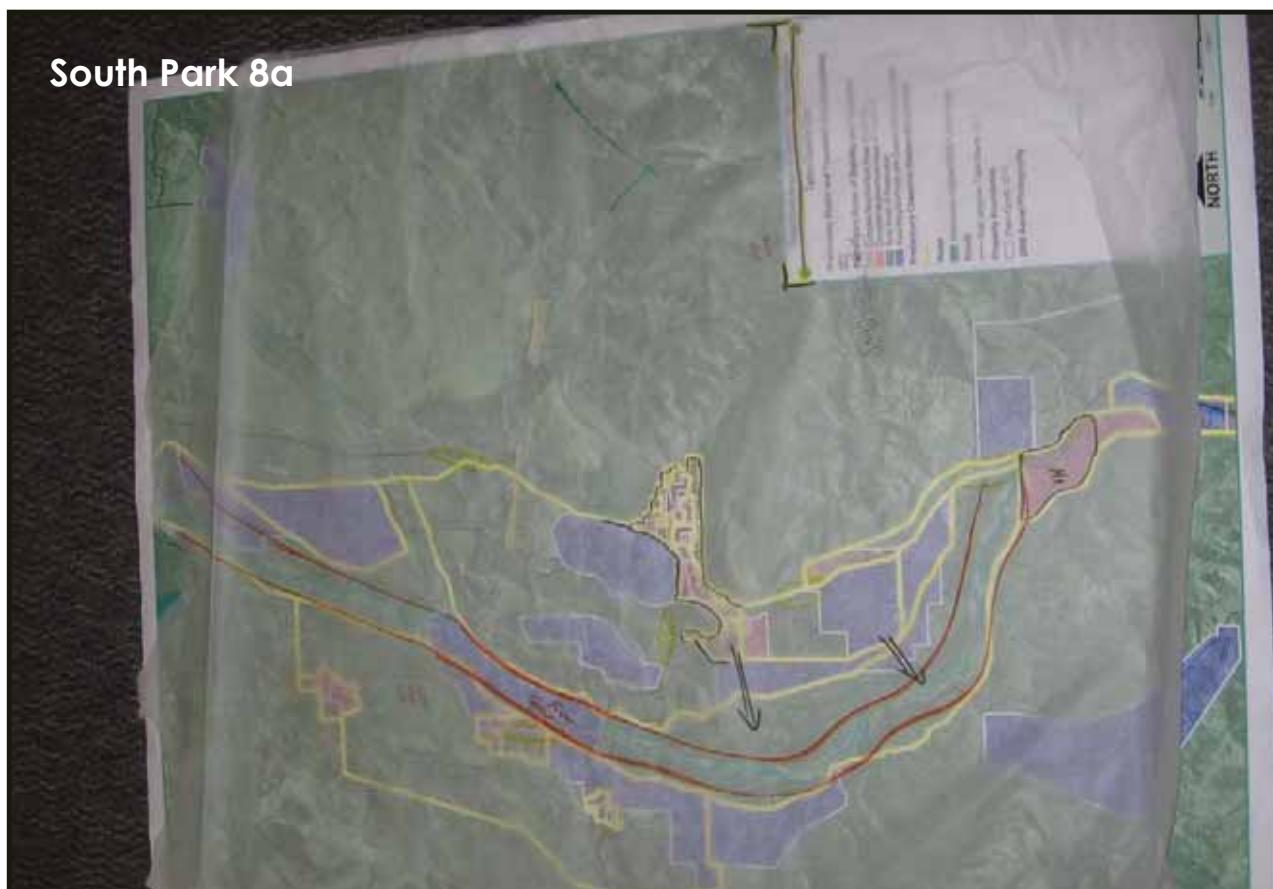
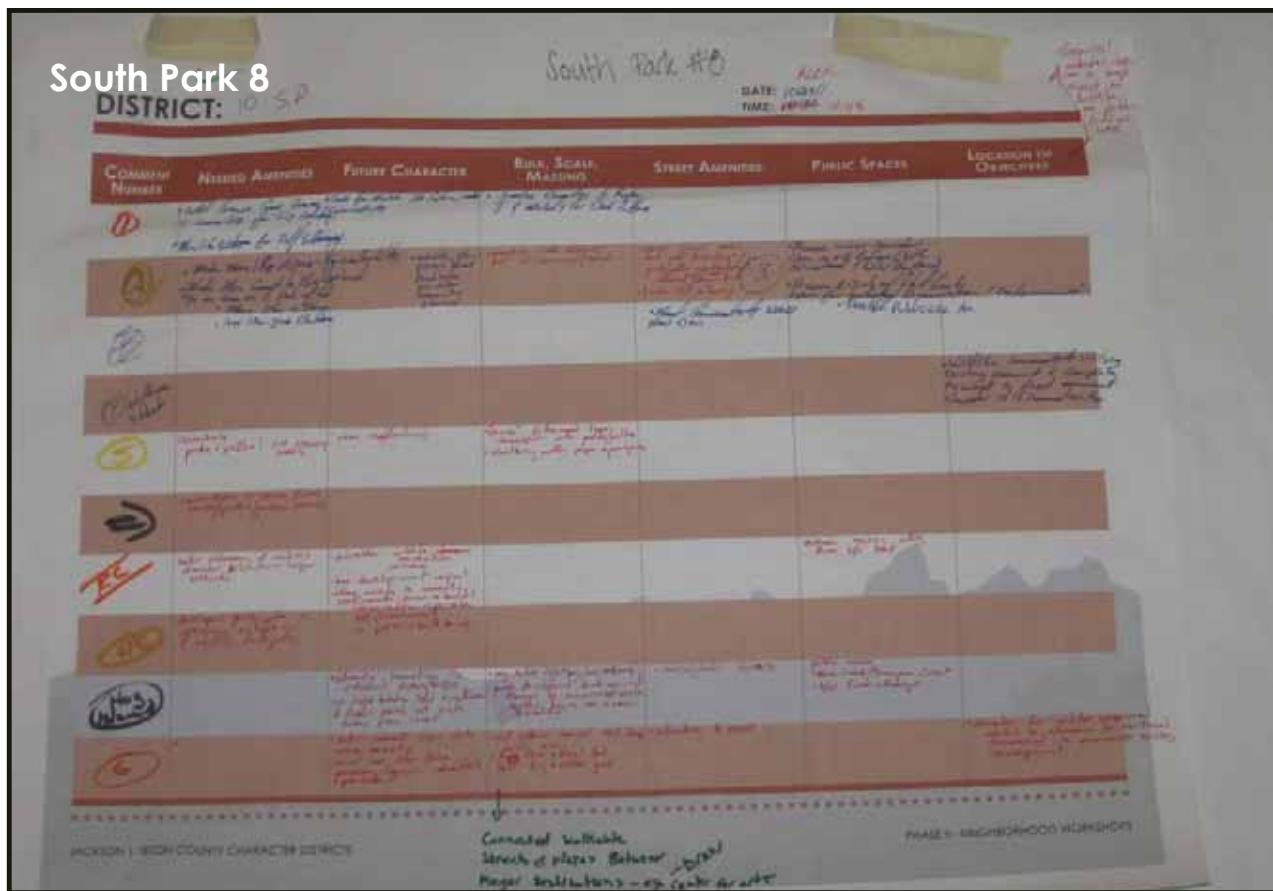
South Park 7a

## South Park 47

DATE 10/29/11  
TIME

## South Park 7b

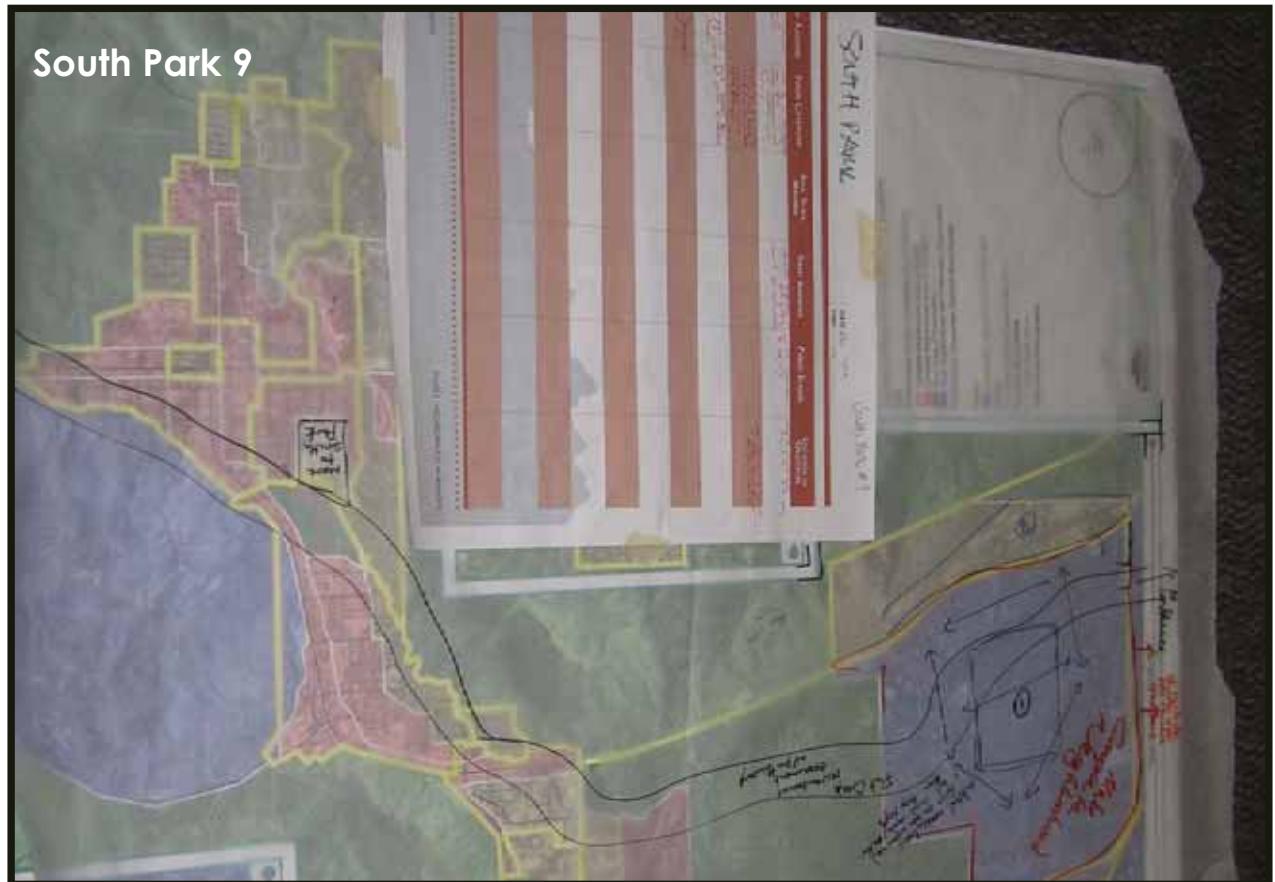




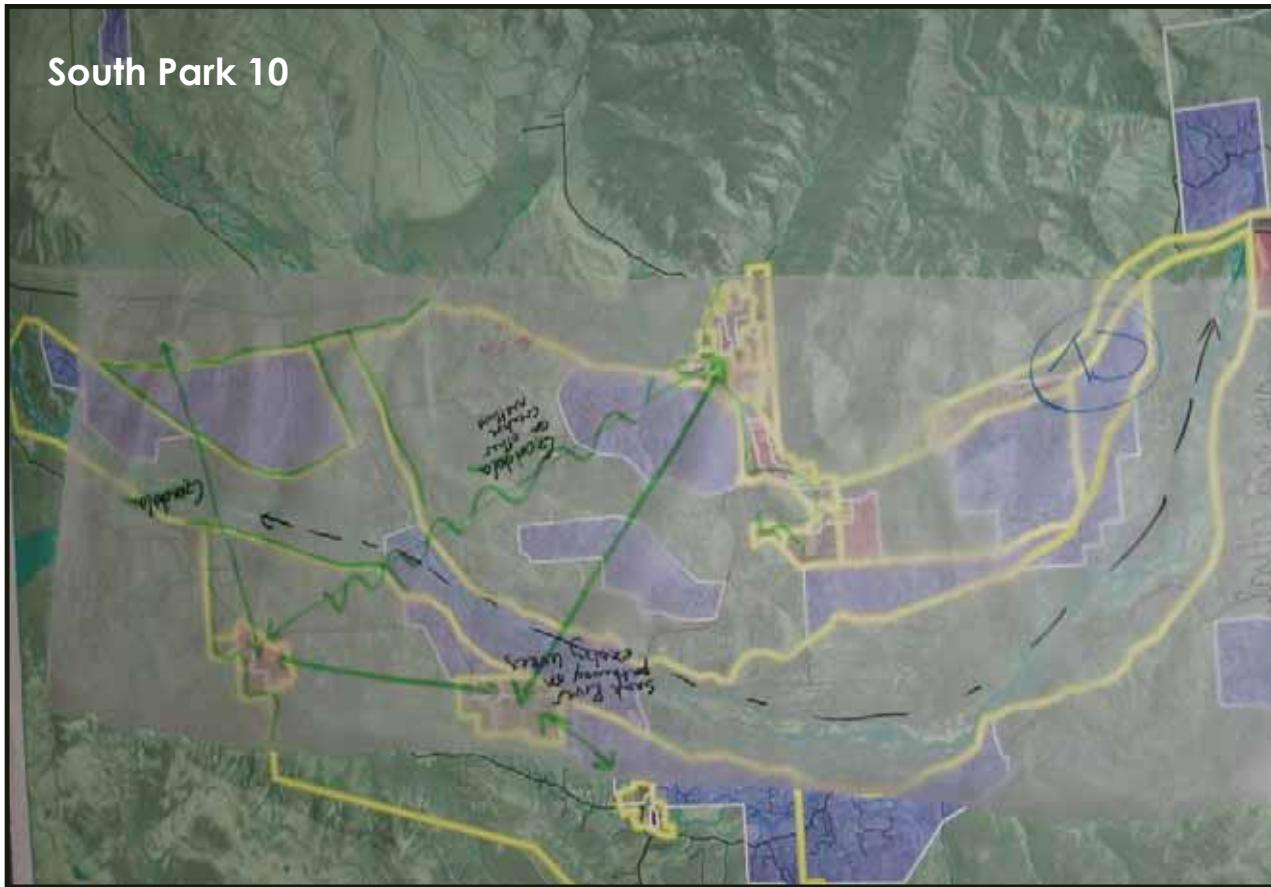
**South Park 8b**



**South Park 9**



# South Park 10



South Park 11



# South Park 12

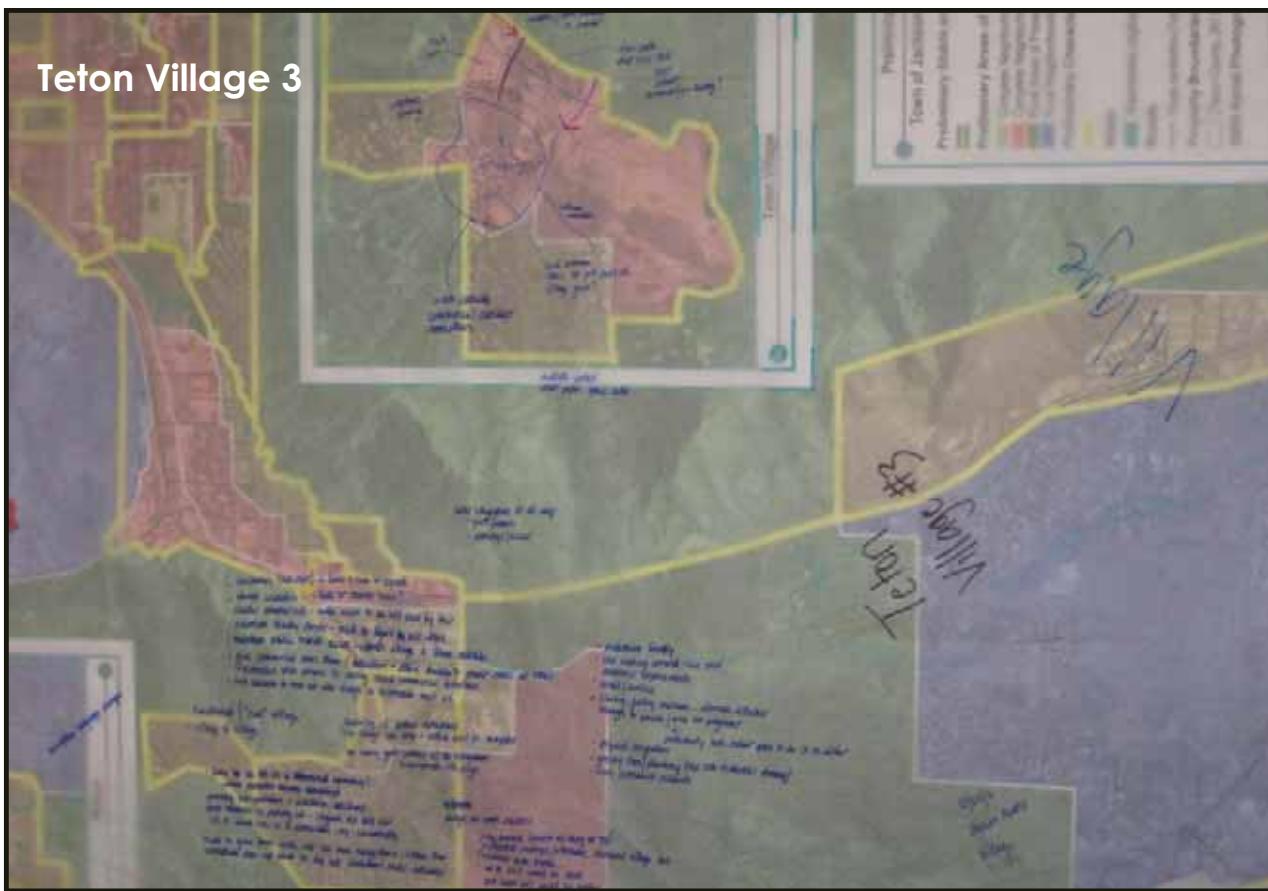


# South Park 13

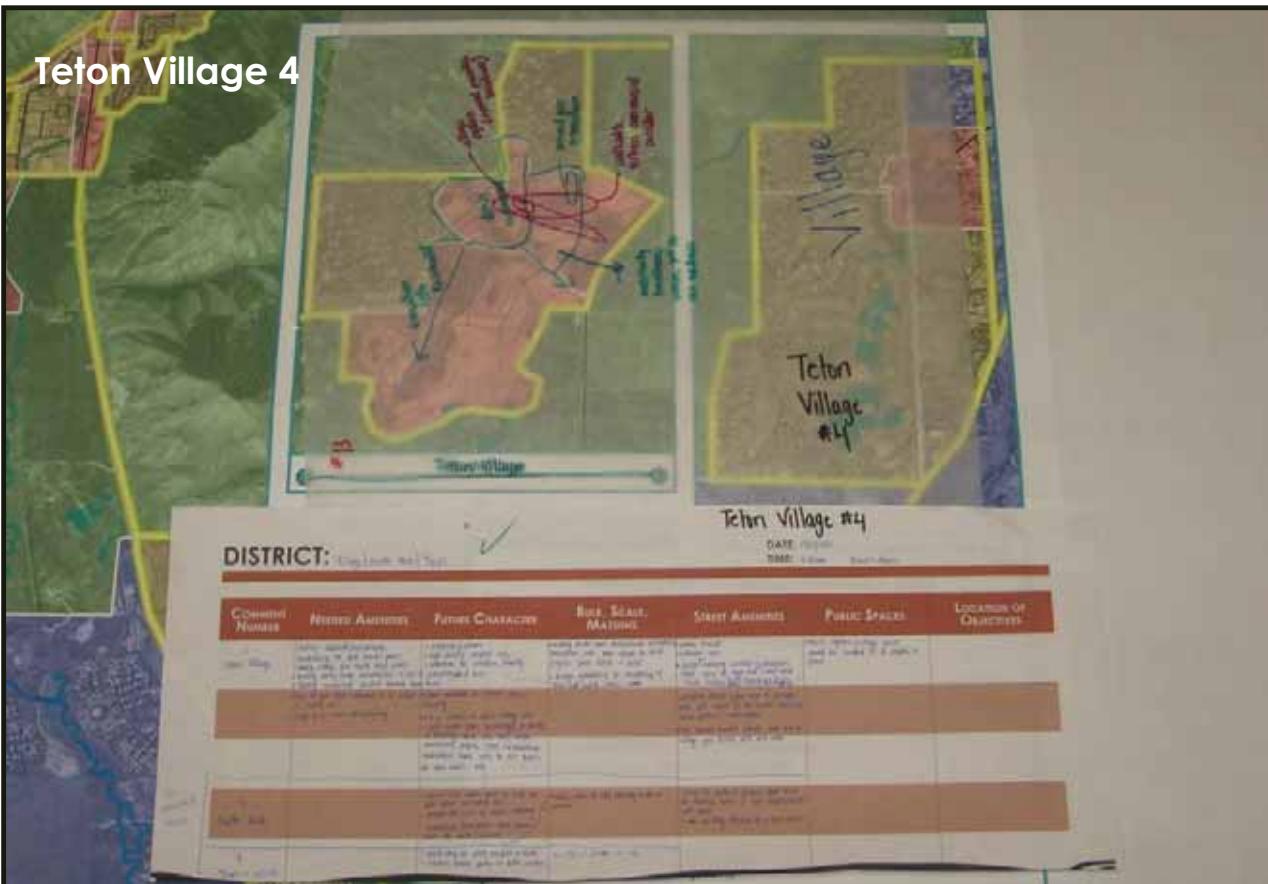




### Teton Village 3

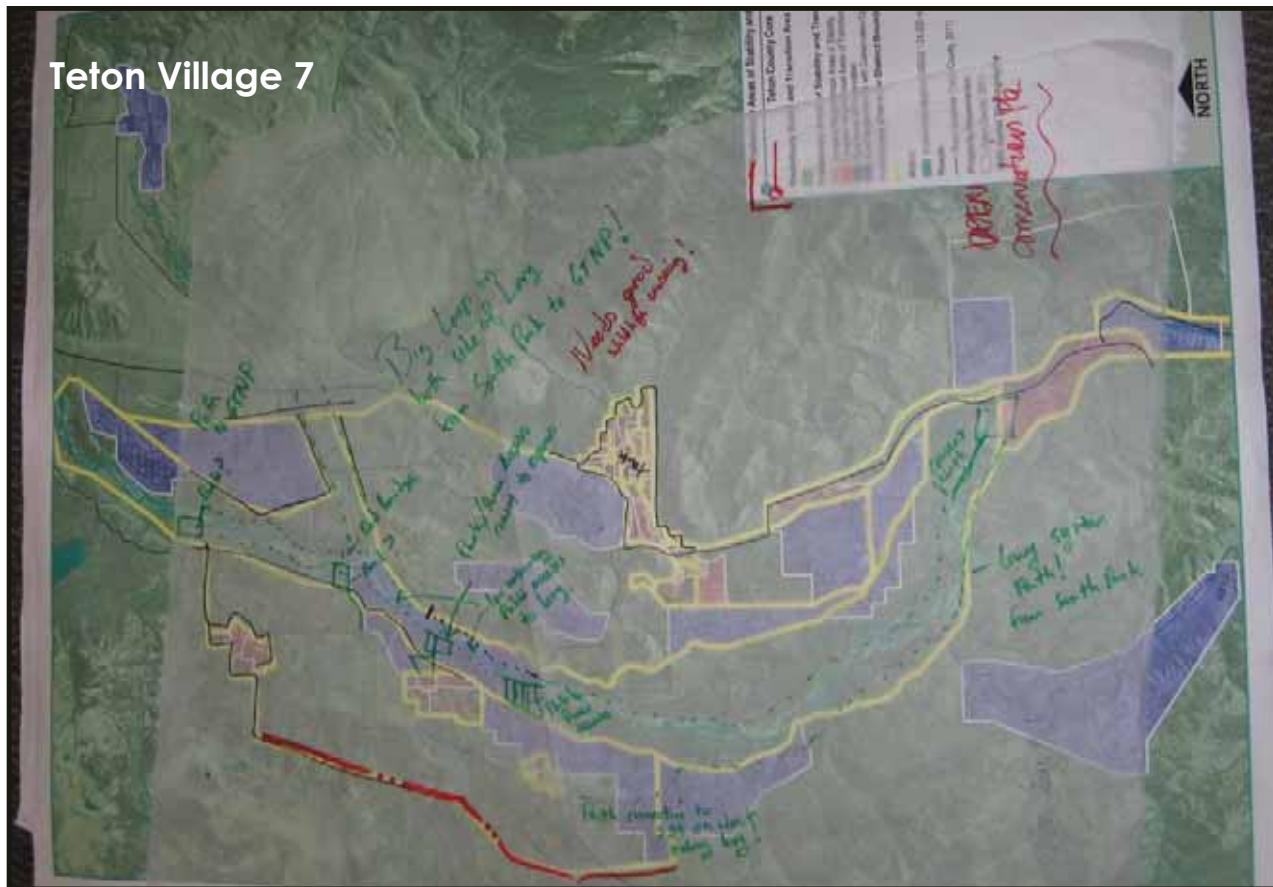


### Teton Village 4





# Teton Village 7



## Teton Village 8

DISTRICT: TEGON VILLAGE

Tehor Village #8

## Teton Village 9

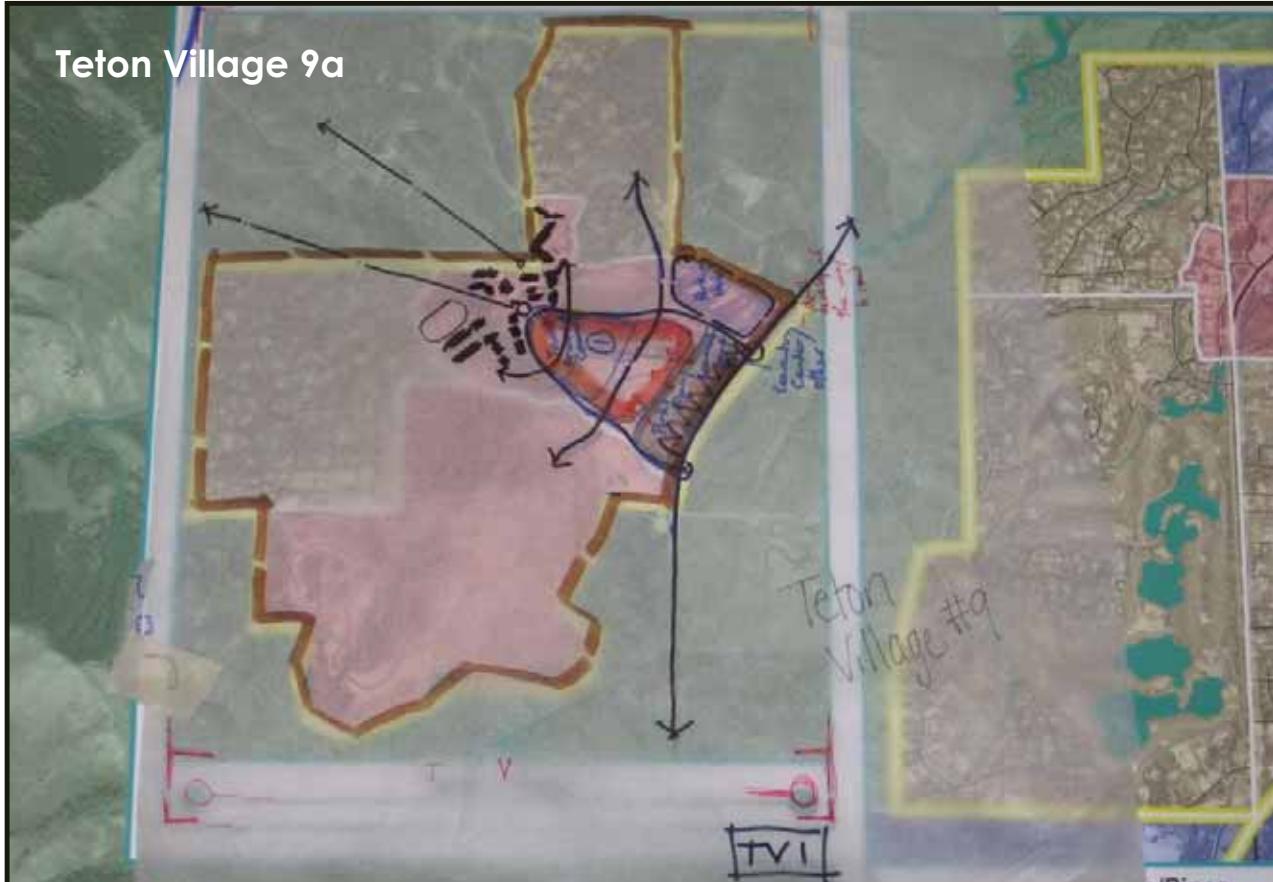
DISTRICT: ~~202-744-1110~~ ✓

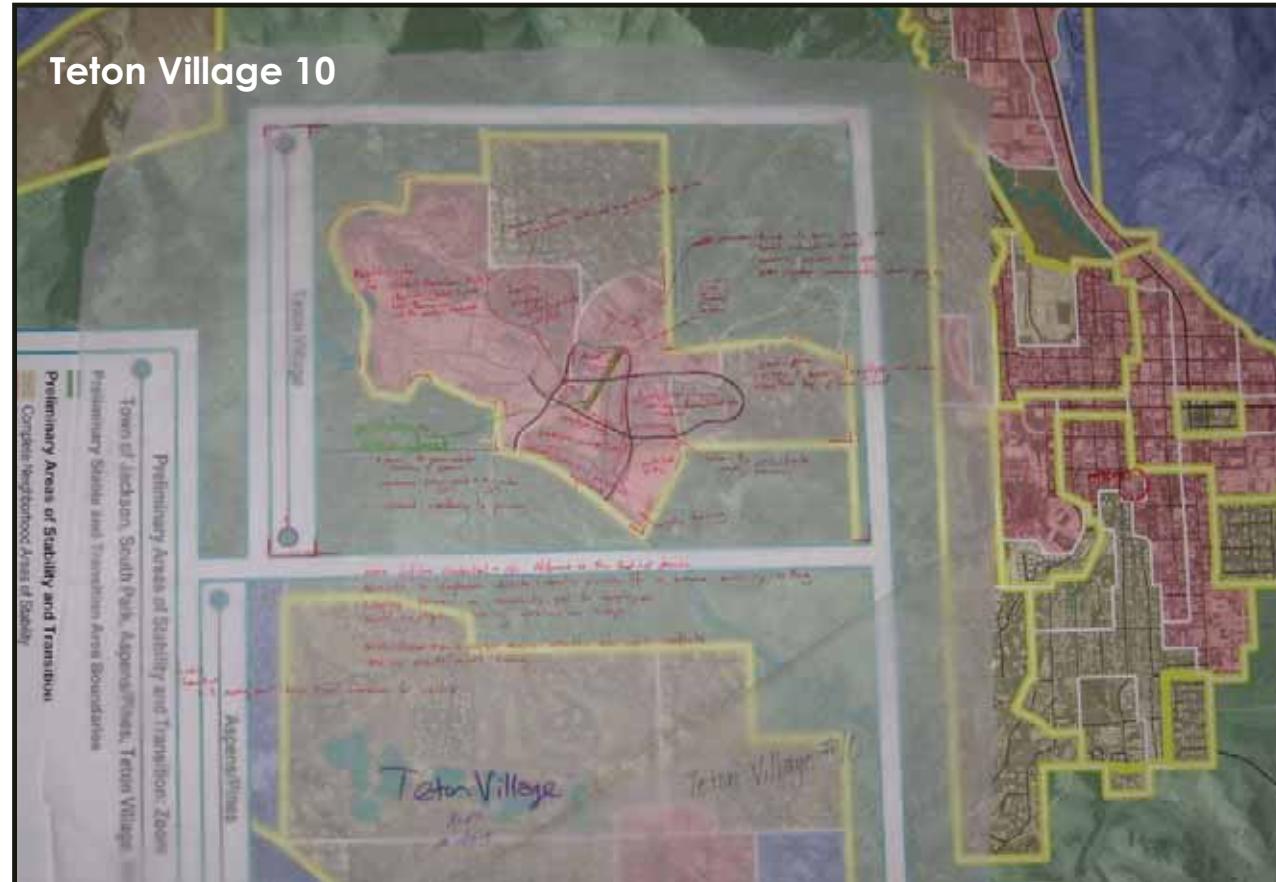
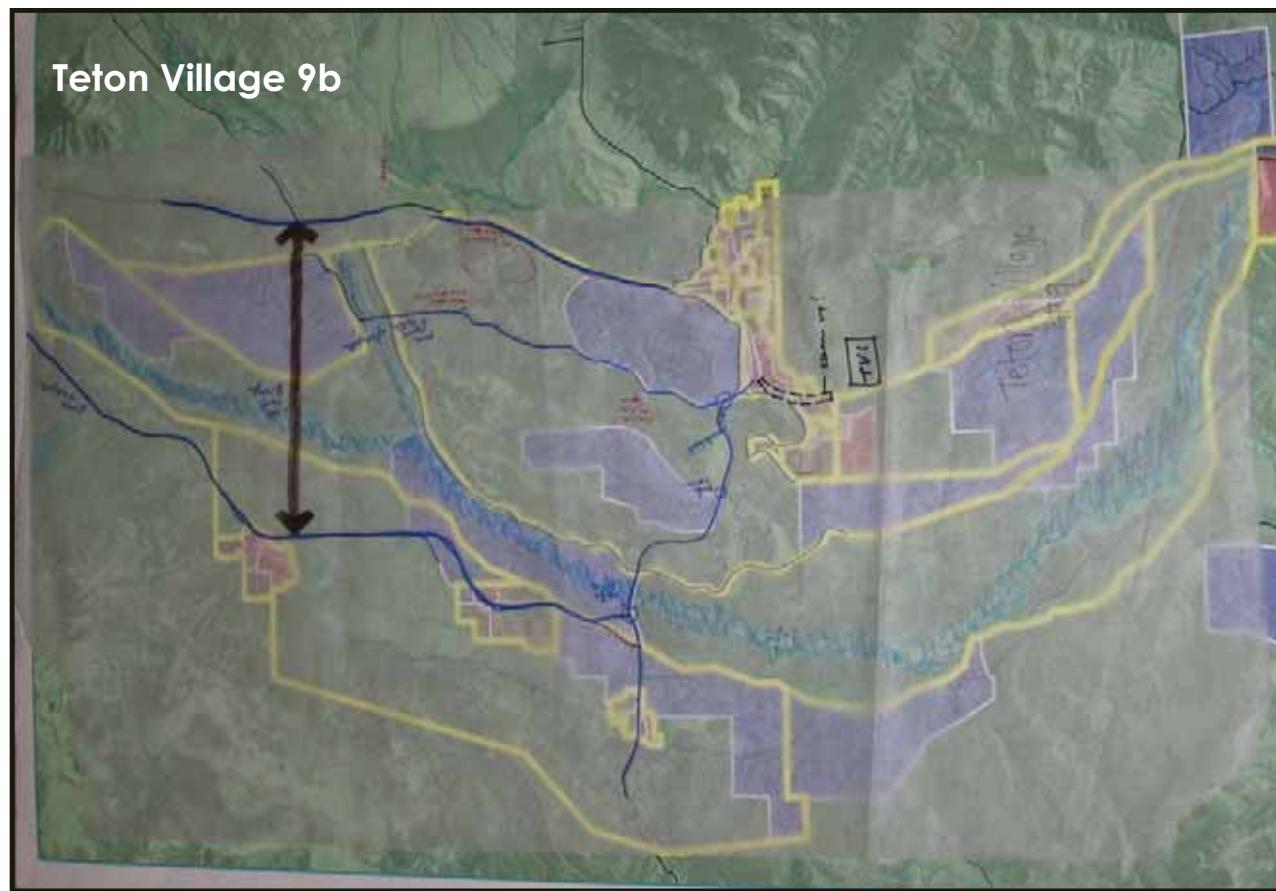
DATE 10/10/07  
TIME 10:30

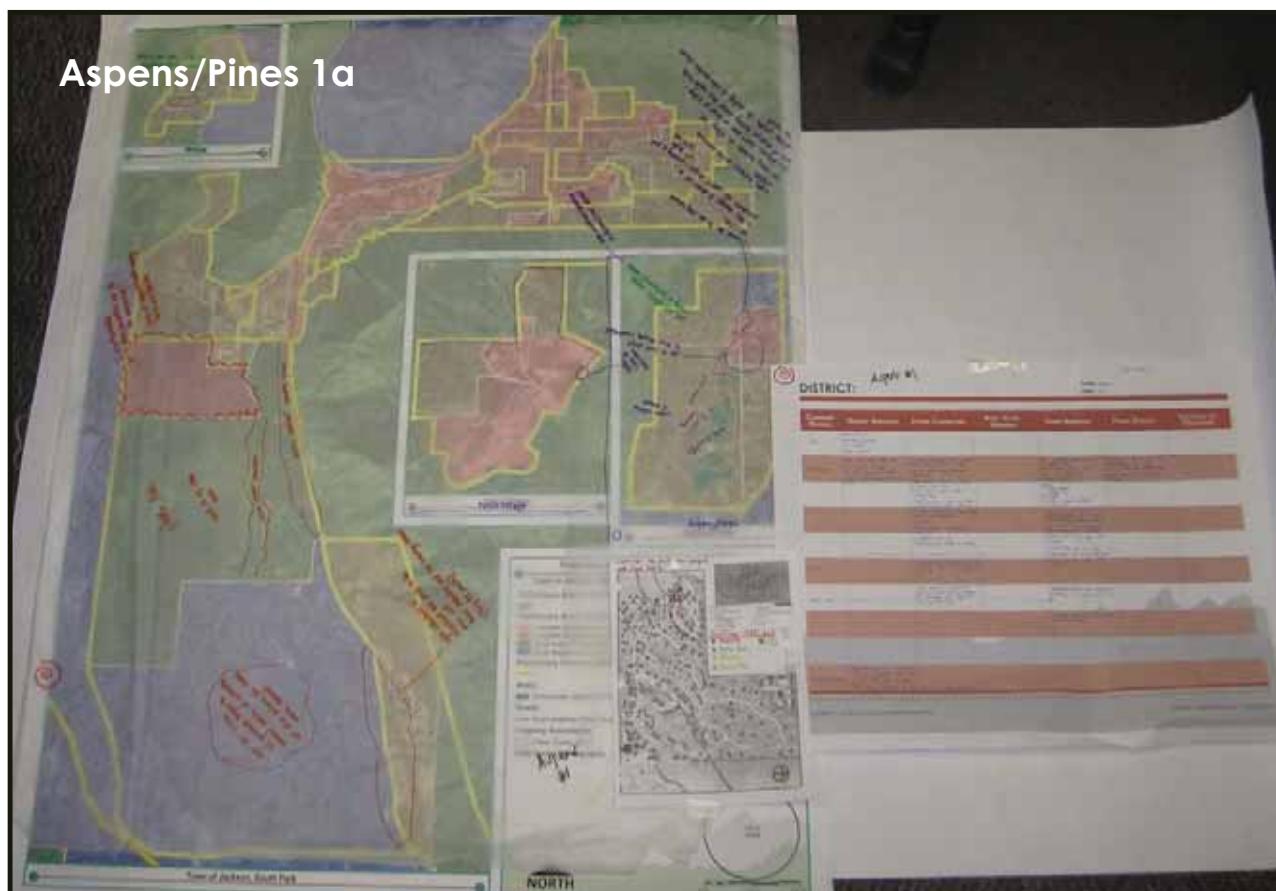
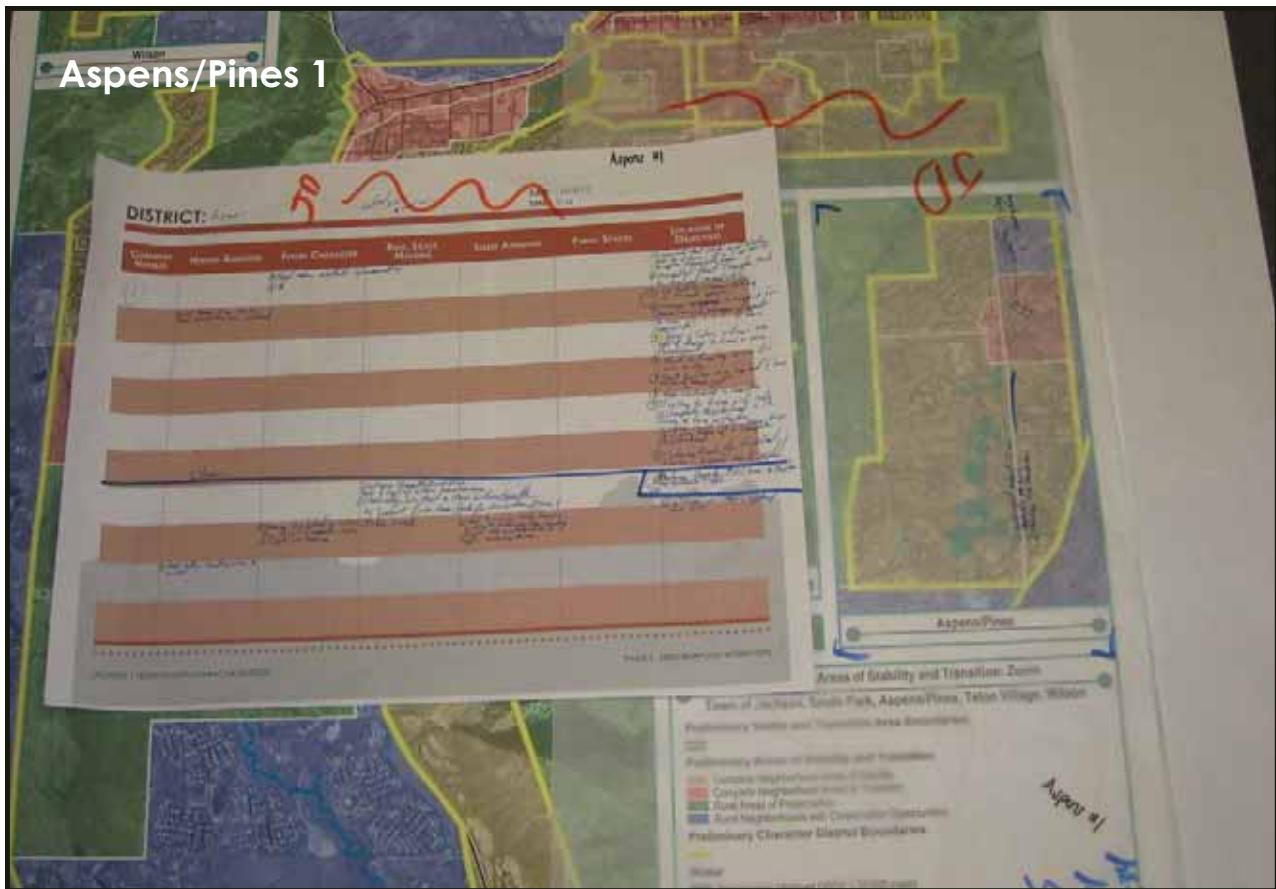
DATE: 10/10/07  
TIME: 10:45

八月  
廿九

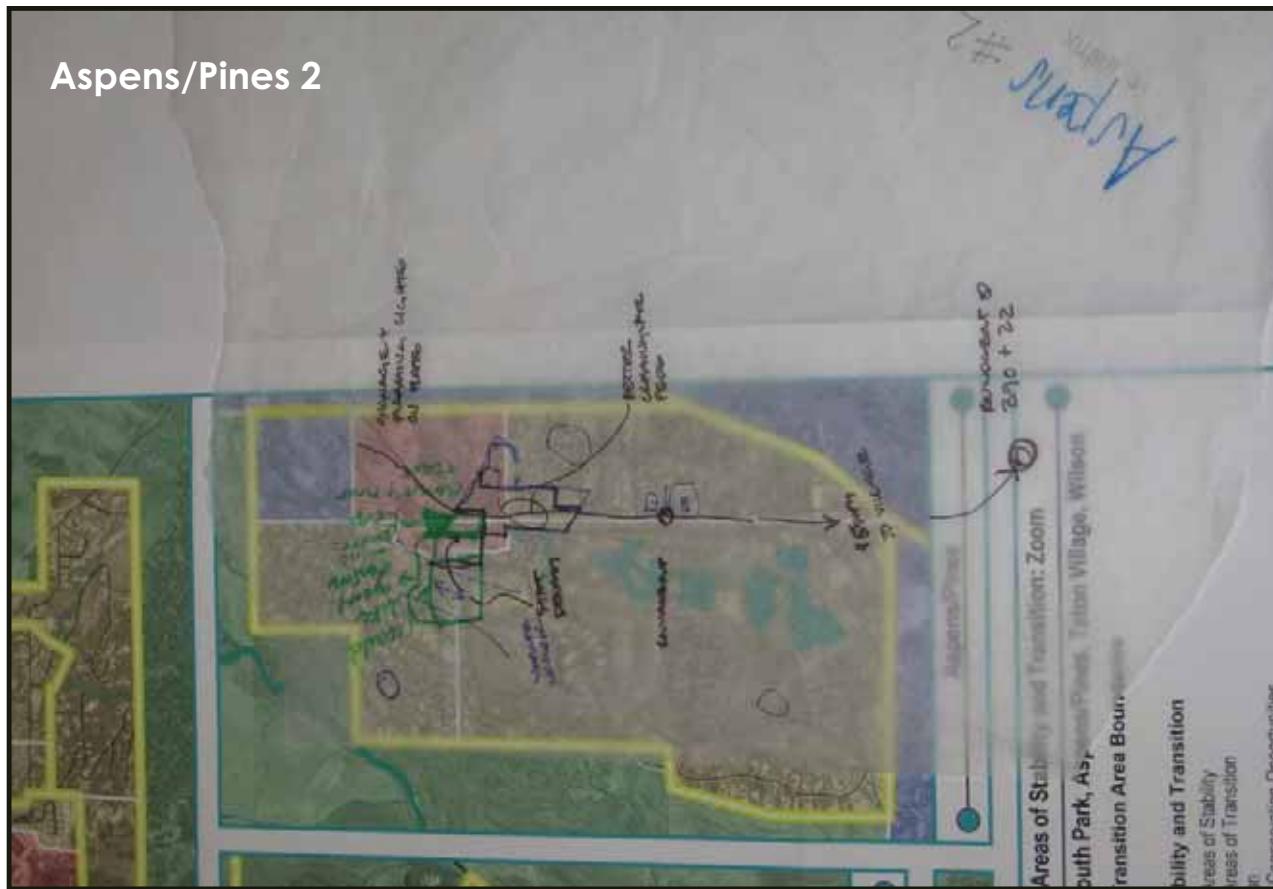
## Teton Village 9a



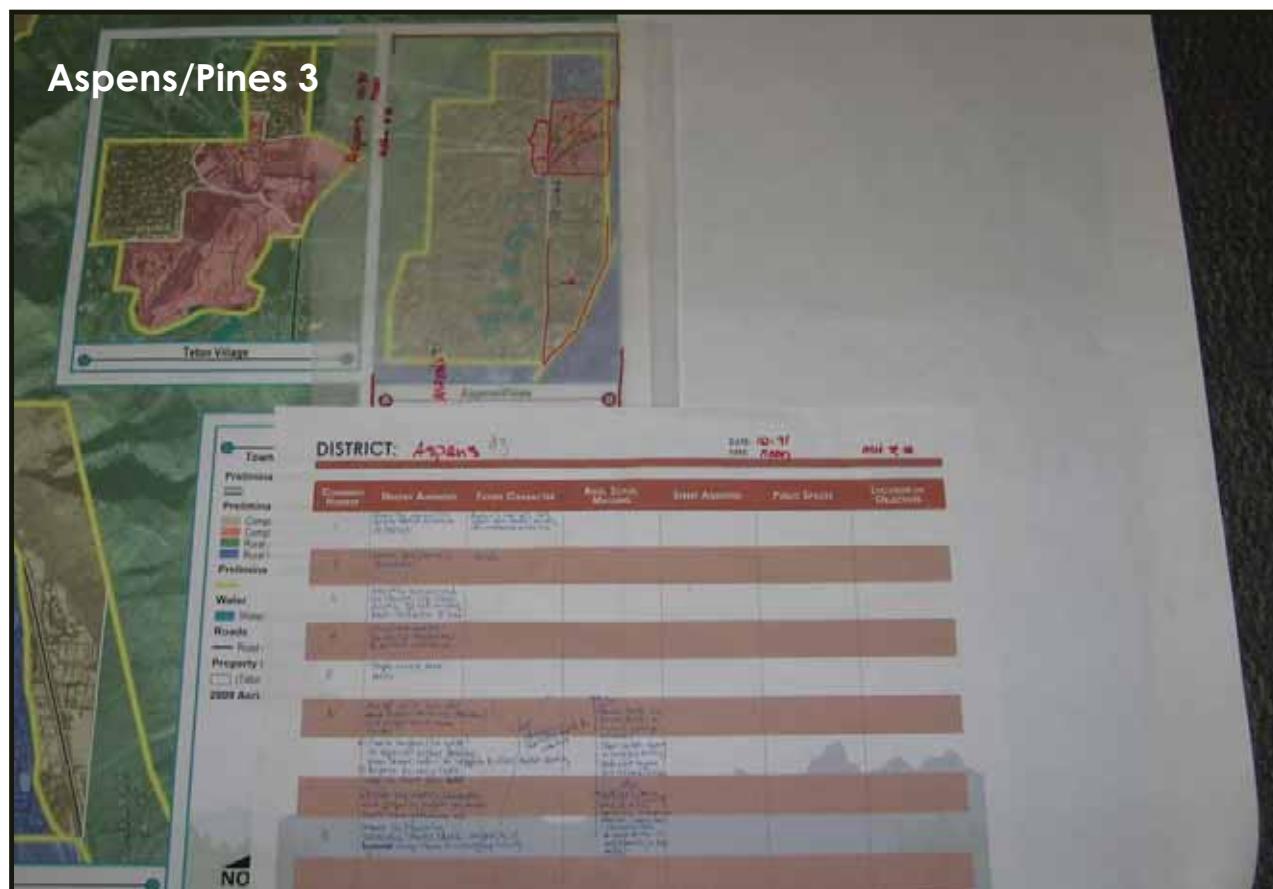




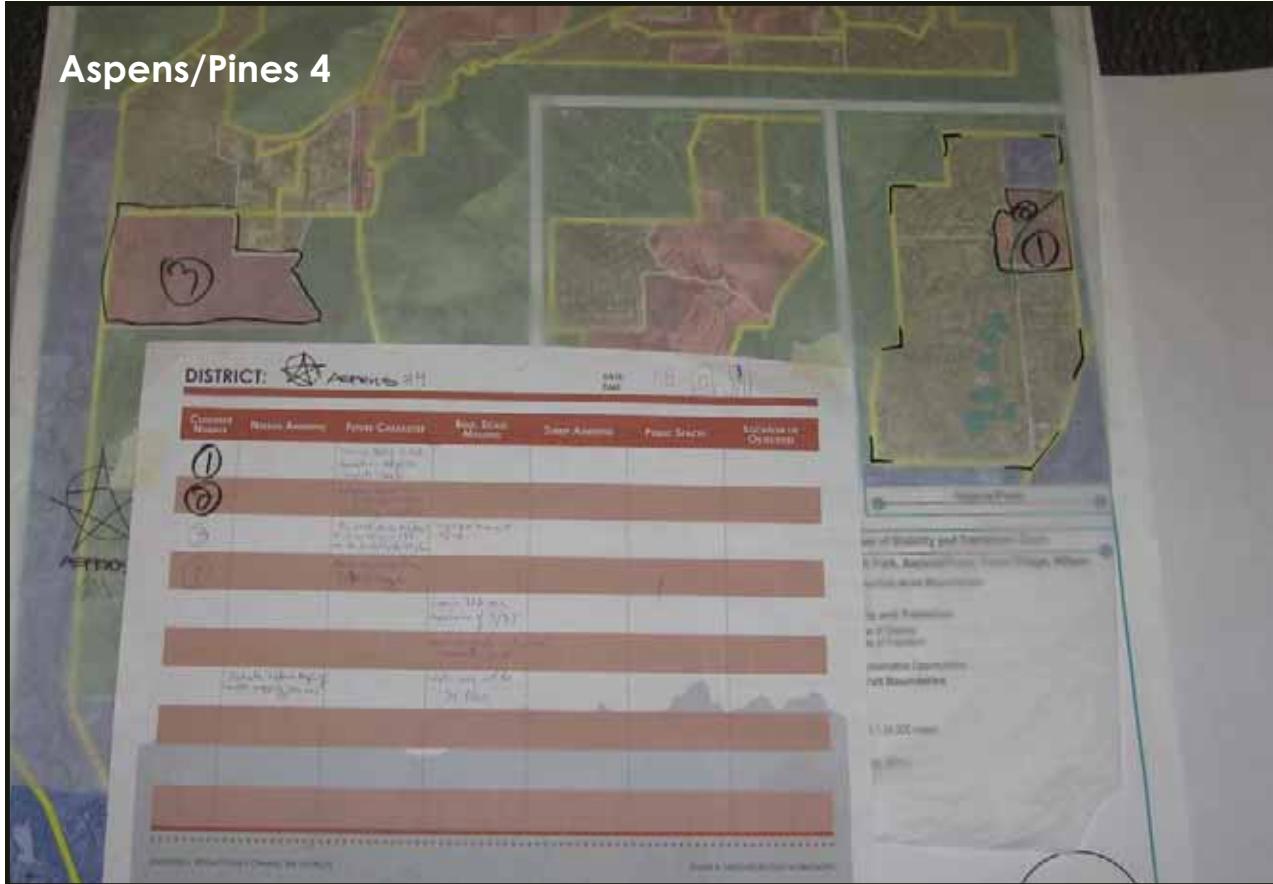
## Aspens/Pines 2



## Aspens/Pines 3



## Aspens/Pines 4



## Aspens/Pines 5

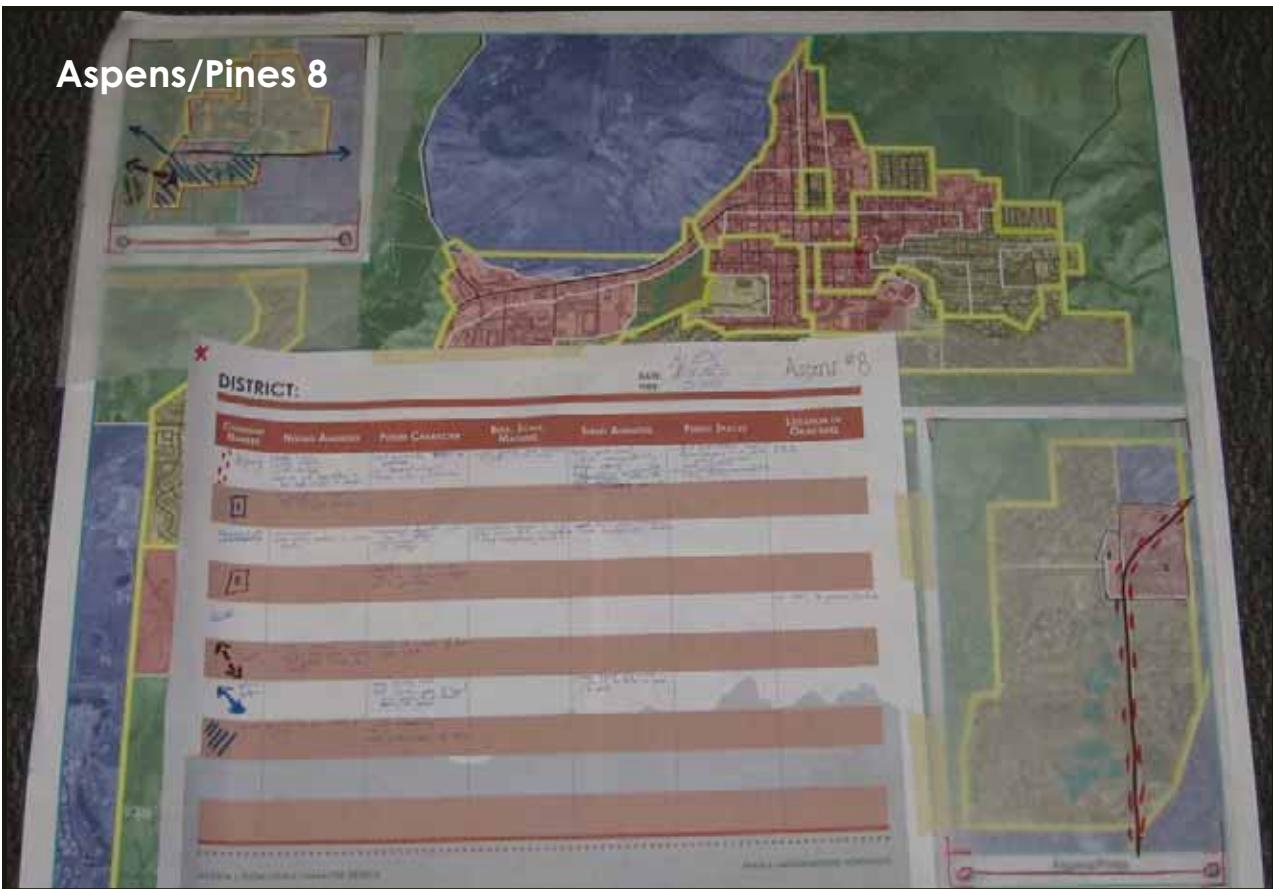
DISTRICT: Aspens/Pines

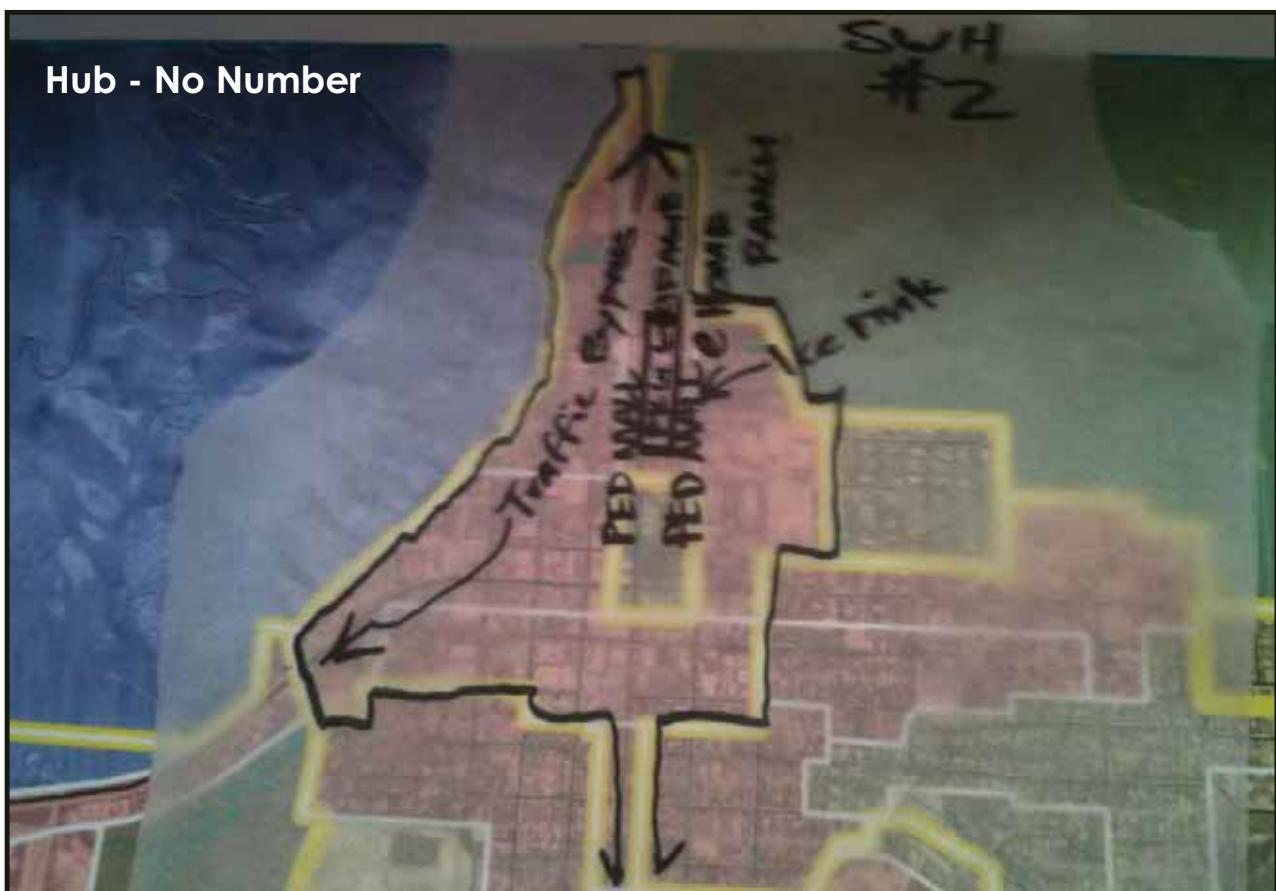
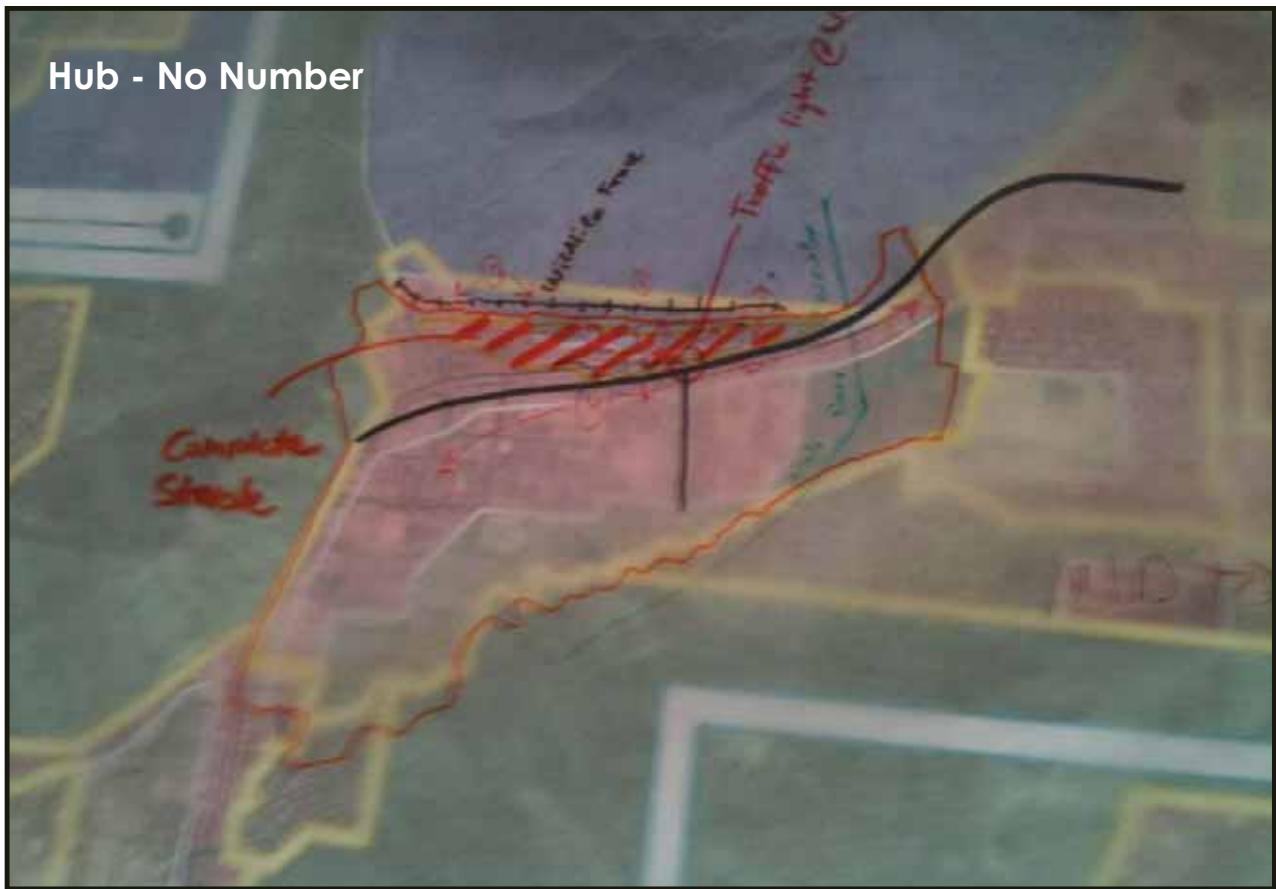
Aspens #5

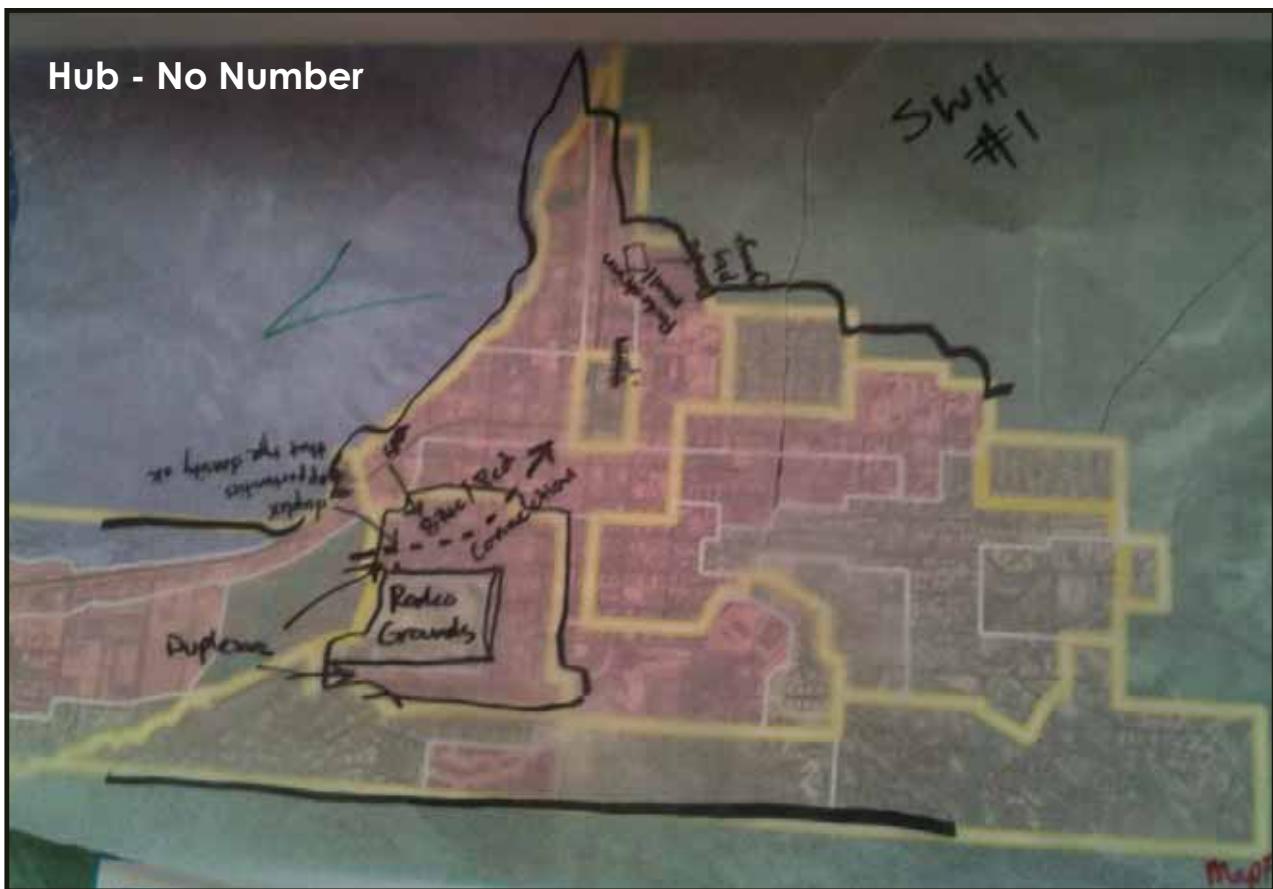
DATE: 10-31-11  
TIME:

COMMENT NUMBER	NEEDED AMENITIES	FUTURE CHARACTER	BLOCK SCALE MASSAGE	STREET AMENITIES	PUBLIC SPACES	LOCATION OF DEFICIENCIES
1	ADD fees on WILDLIFE NEW DEVELOPMENT CROSSINGS to pay for them SPLIT on WILDLIFE SPLIT on WILDLIFE XING/Sewer FINDS:	NO MORE COMMERCIAL IN (STEERS) Vanderwater Property stays WEST BANK Rural	Too many animals killed on Hwy 390 - no more growth in Aspens/Pines Hwy 9, Lane Hwy 9, Lane	Concern about density bonus in Aspens/Pines slow down traffic on 390	Concern about density bonus - bonus - future development in non-conform will be difficult TO TURN LEFT	Eliminate high density bonus in 35 acres Concern about density bonus in Aspens/Pines concerned about WATER QUALITY Worried about pesticide from golf courses any SEWER or SEPTIC or other systems affecting WATER
2	Building Permit Limits Growth Caps Tissue mechanics IS only air drying land.	NO DENSITY limits in Aspens NO DENSITY limits in Aspens NO DENSITY limits in Aspens NO DENSITY limits in Aspens	Concern about density bonus - bonus - future development in non-conform will be difficult TO TURN LEFT	NO NORTH BRIDGE	Willing to have traffic light at Aspens Village Ed.	
3	OVER WITH COMMERCIAL WILDLIFE AREA AS IS ON WEST	SIDE SCALE AND NEIGHBORHOOD NO/LOW LIGHTING, LOW SIGNAGE			Ticket people who park in the streets & park their cars	
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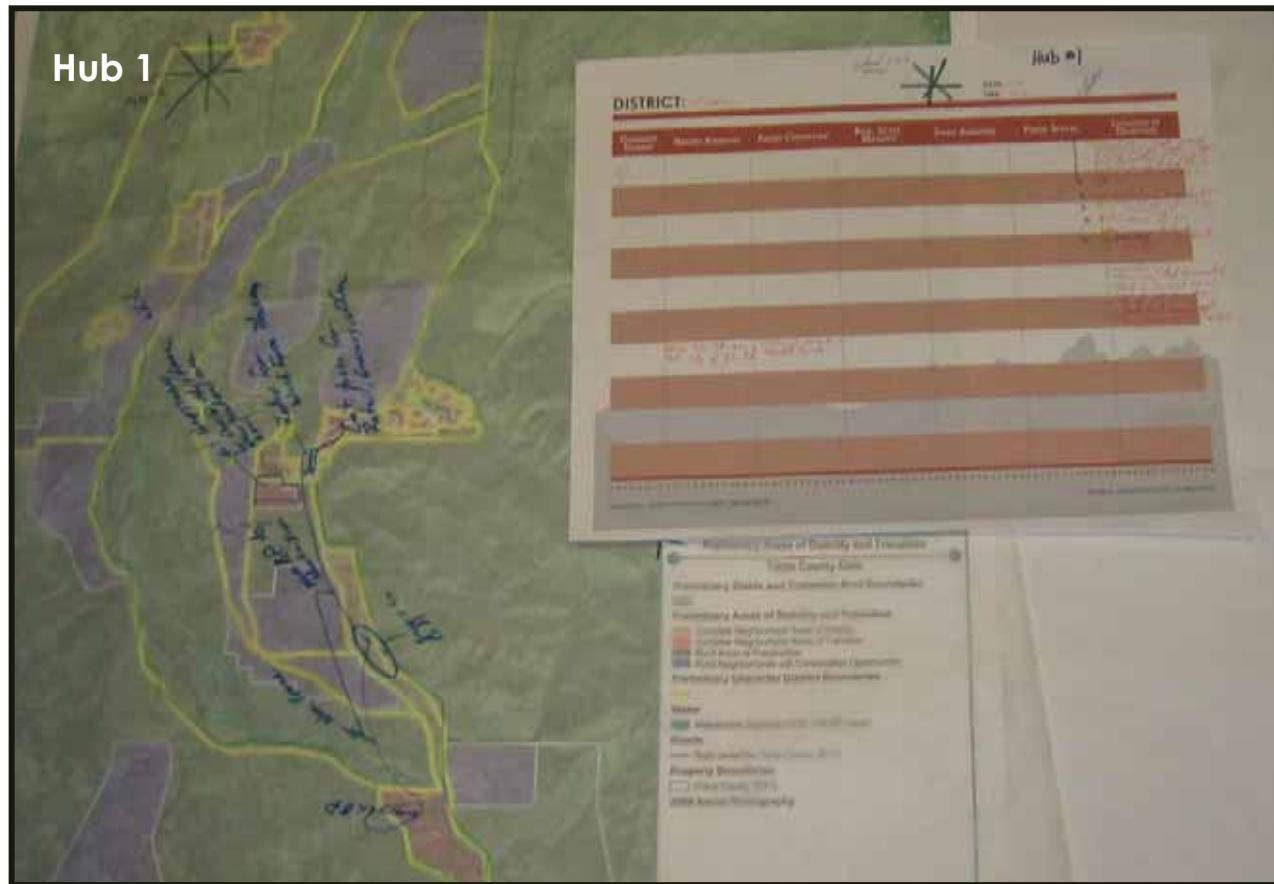


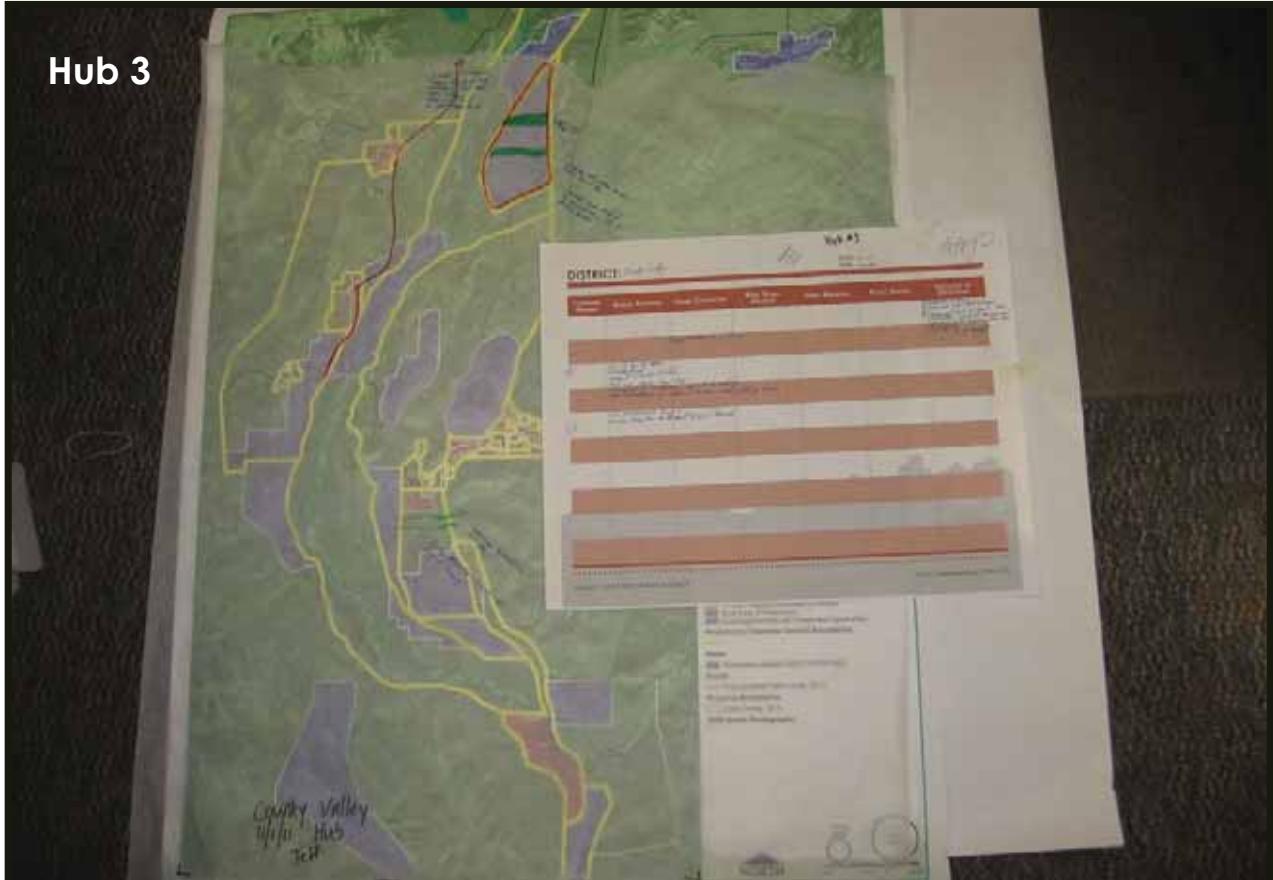
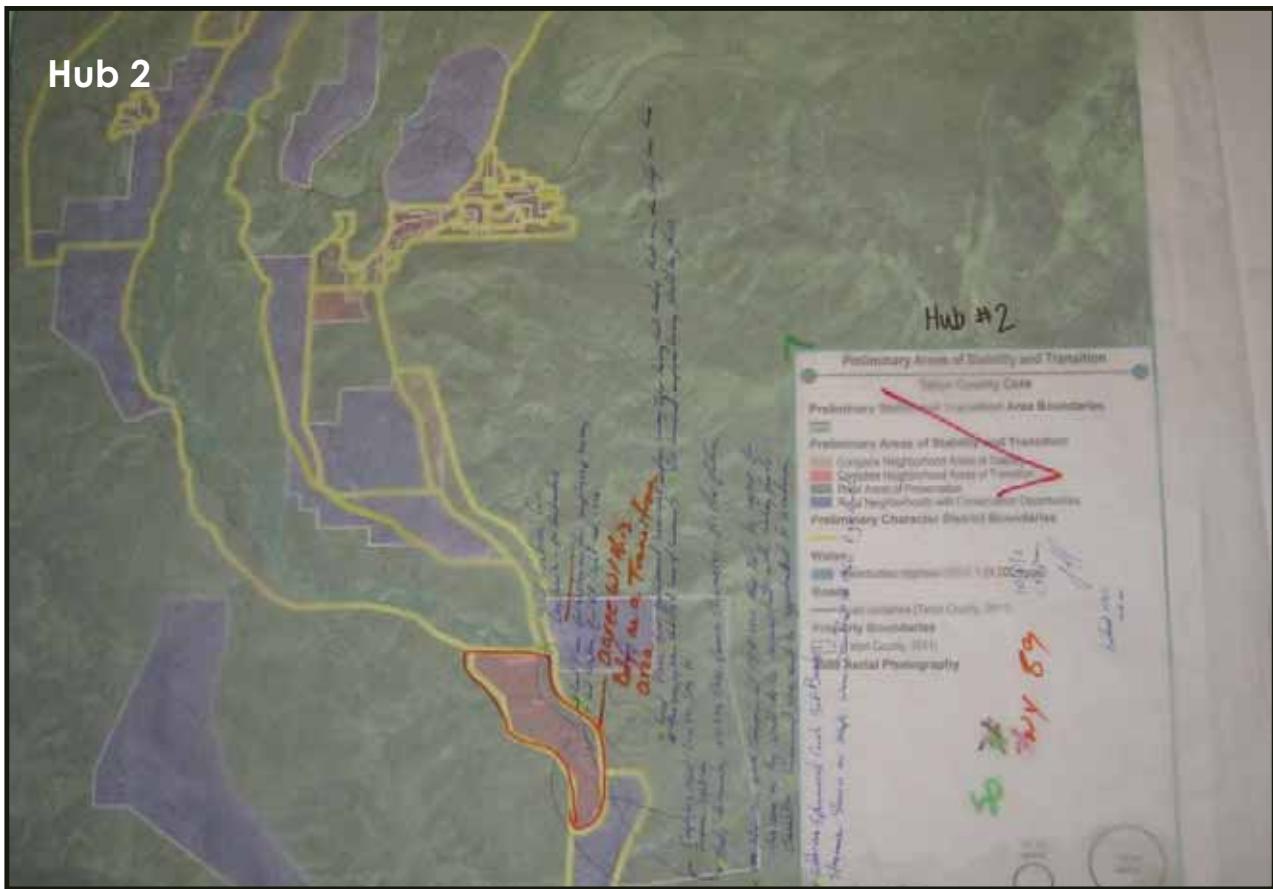


## Hub - No Number



## Hub 1





## Hub 4

**DISTRICT:** 7th and 8th Streets - Hot Island Focus

Hub 44

DATE: 10/20  
TIME: 9:15

29-18

LITERACY, WORKERS' COMPENSATION CHARACTERISTICS

MAP B - 24

## Hub 5

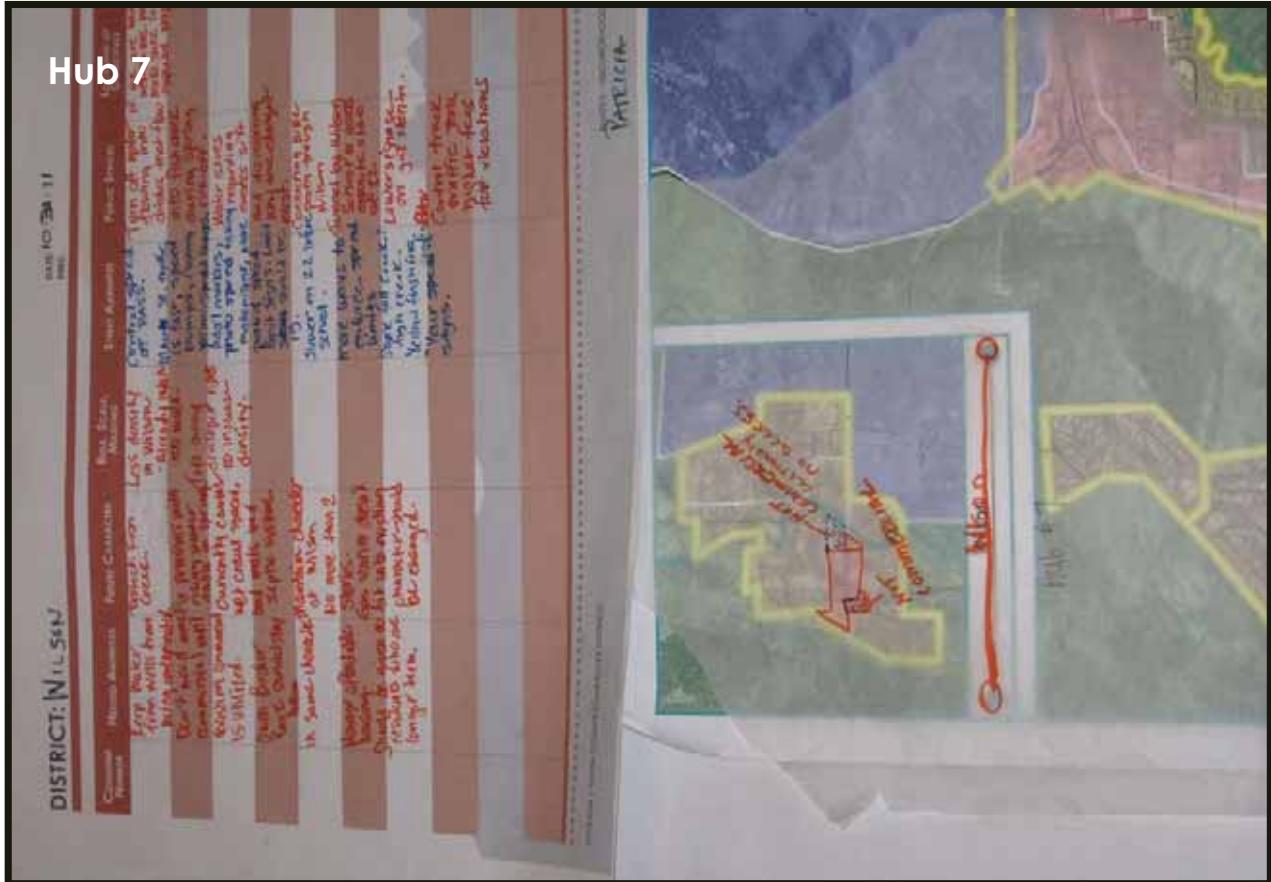
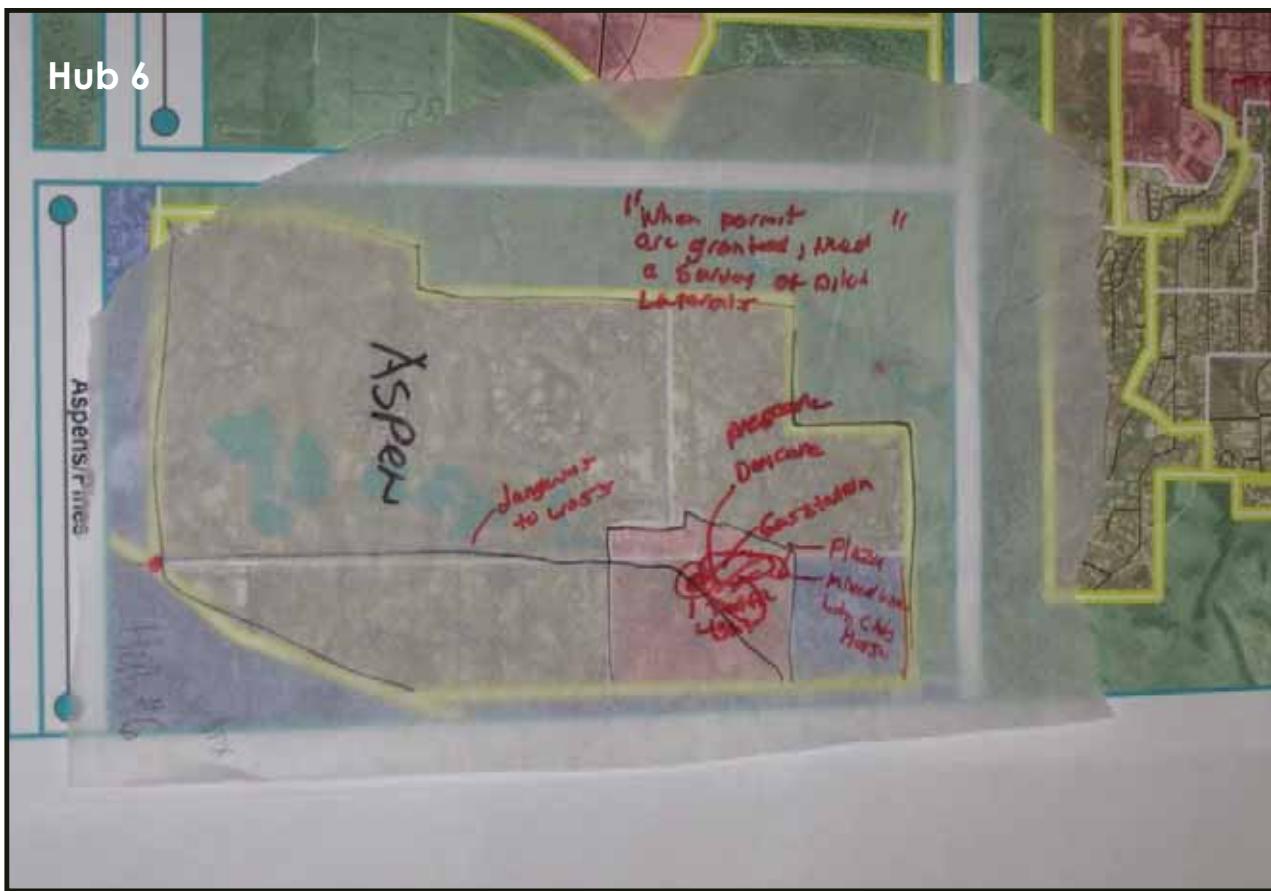
→ industry added  
all these factors now  
allow very interesting in  
residential regions well / built  
new patterns and different options  
along many for industry / business park

## Answers to the Review Questions

10/17/11  
Shawn  
10/17/11

## Hub #5

- could envision HTR at more of Compton H.
  - community HTR system
    - your
  - generators: local commercial
    - PLB
  - job site should only be
    - generated by intrablockhouse,
    - otherwise 50-100 megawatt is ok
    - if nothing can support it,
  - removal of atomic weapons in HTR
    - area - it's not atomic weapons
  - could be lower priority though here
  - transitional / diverse
    - existing / home intrablock
  - future character - light industrial
    - other where currently there
    - transition to more industry / business park
  - true/intrablock system should remain
  - permit broad range of uses
    - like a job site

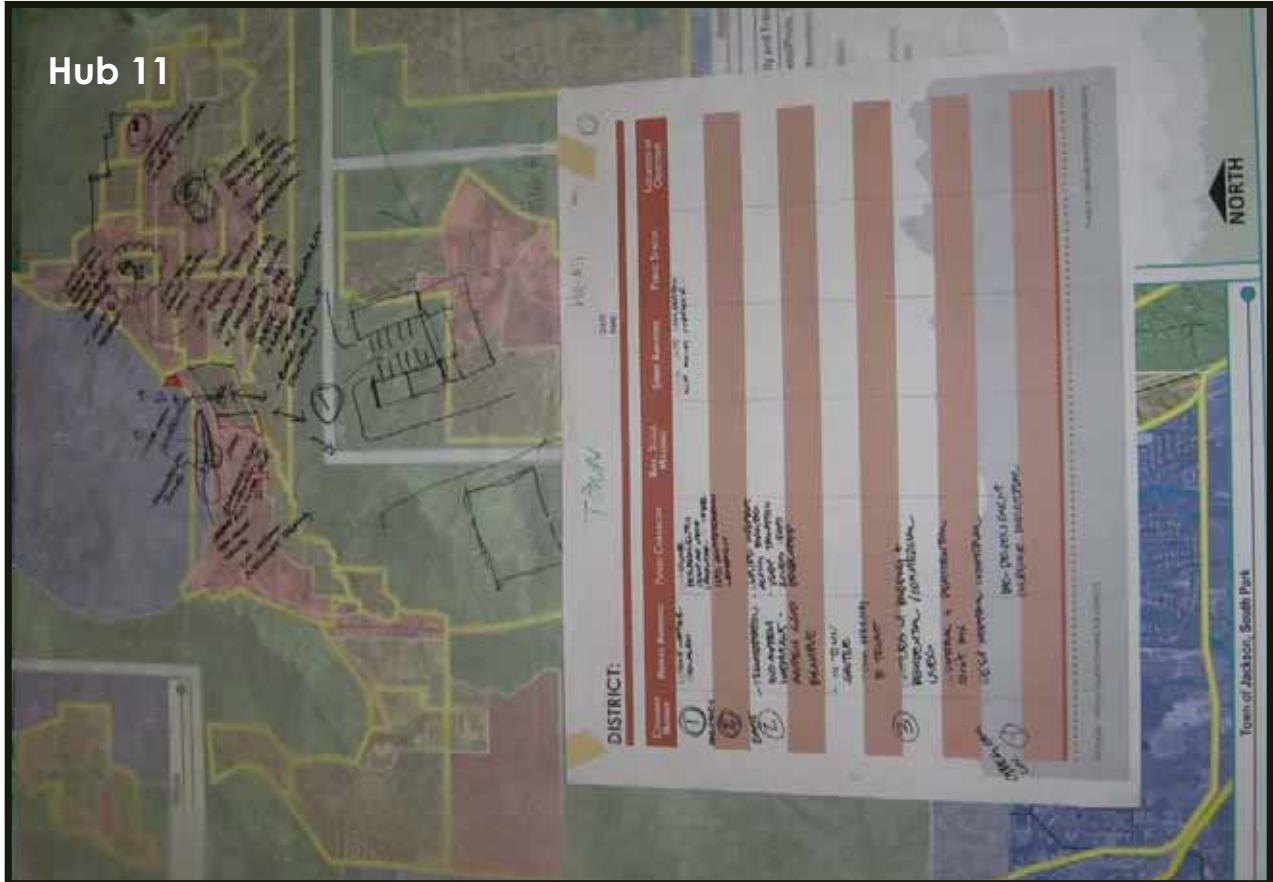


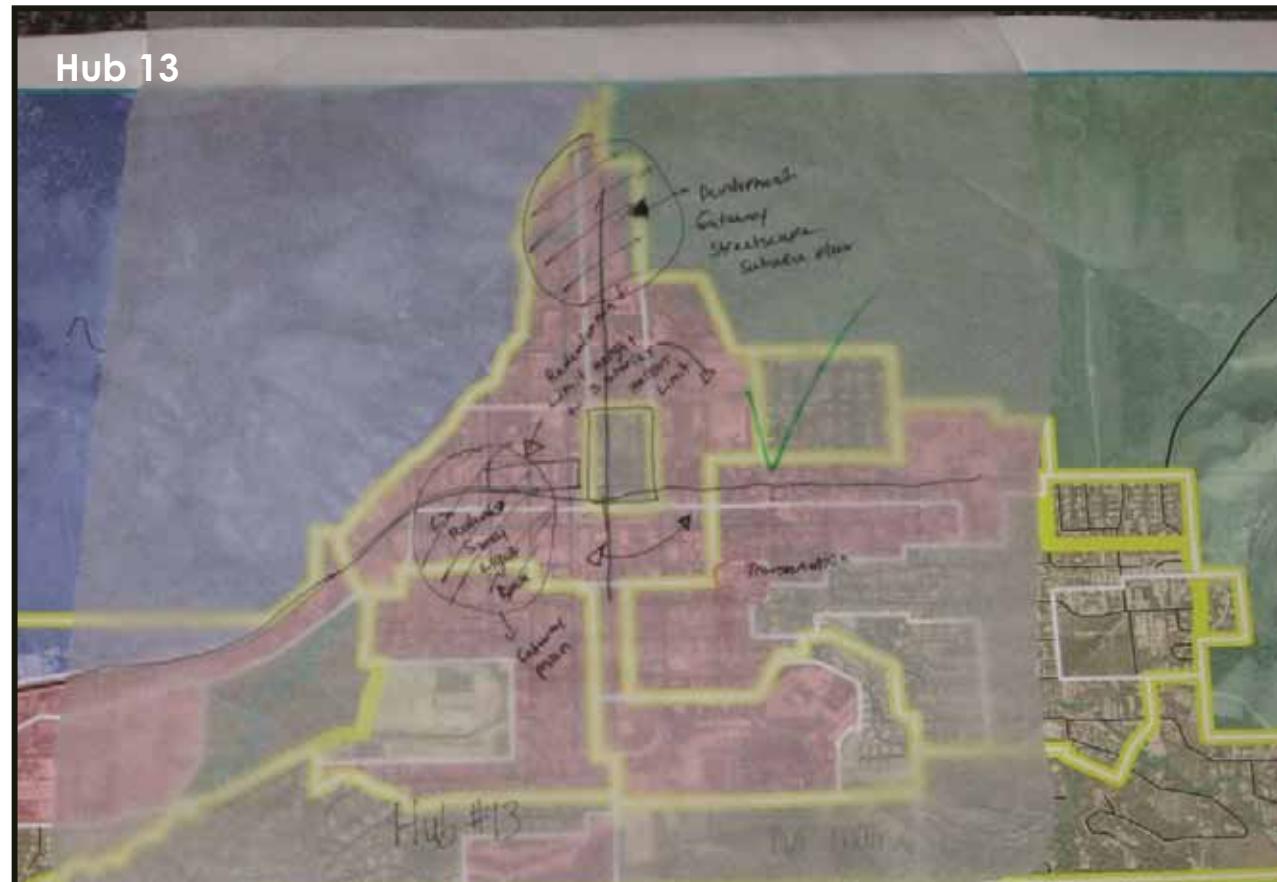


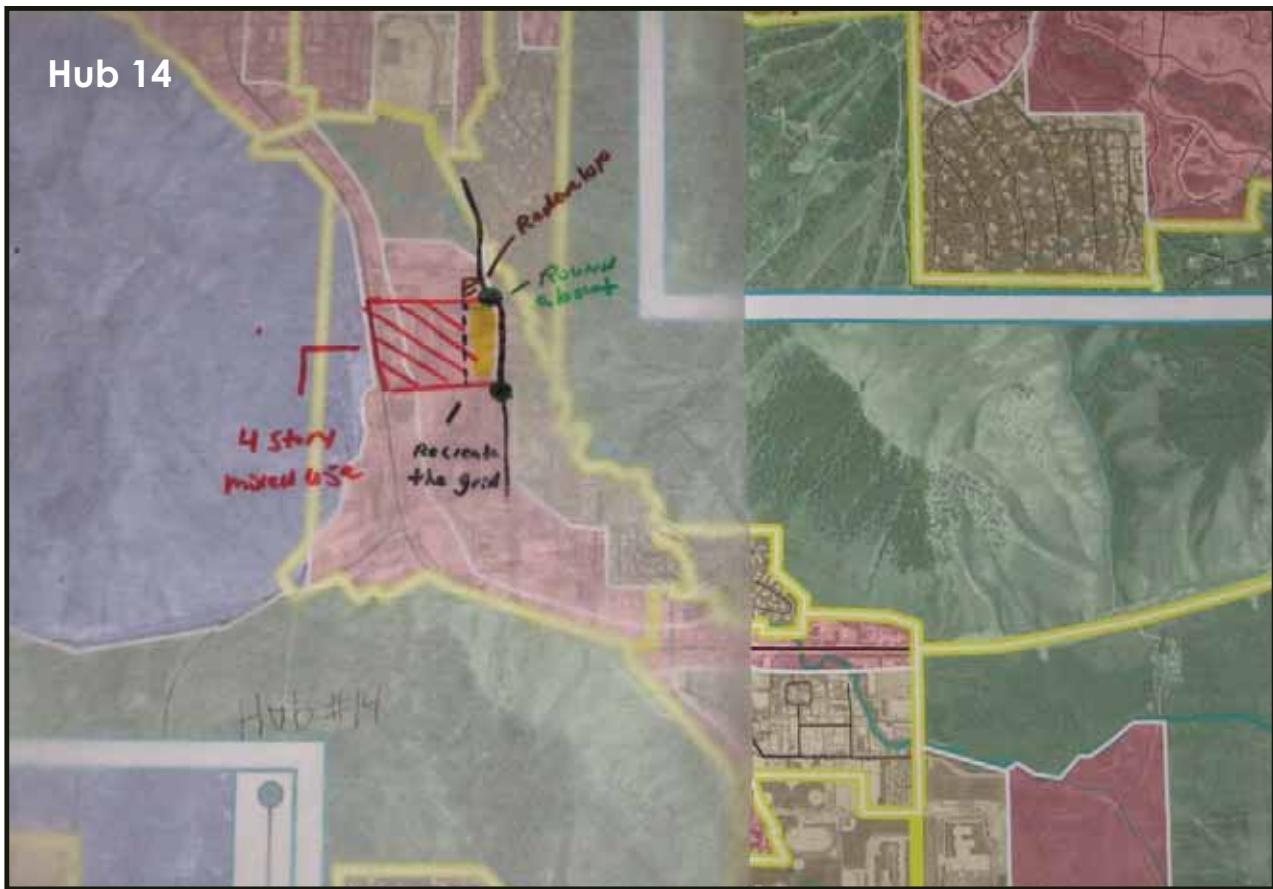
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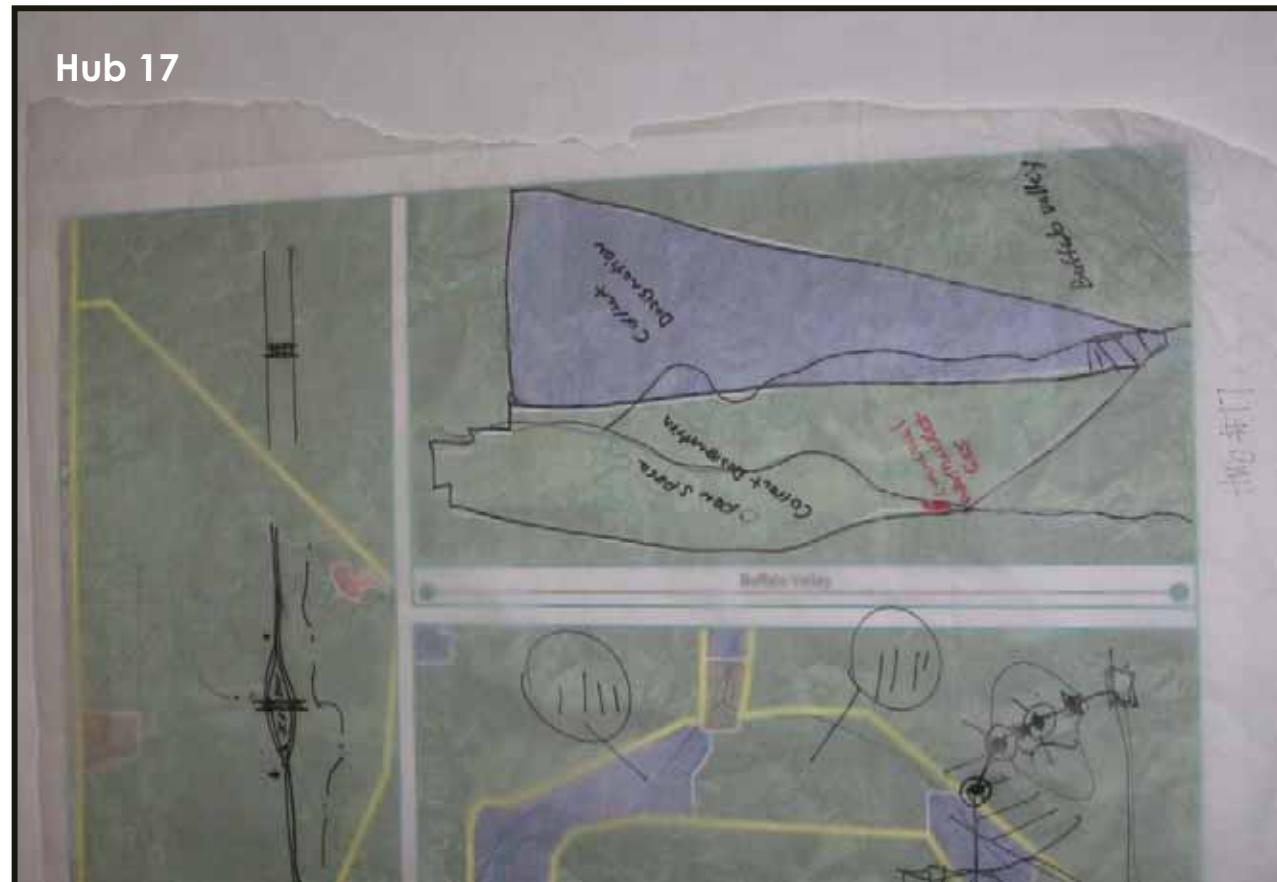


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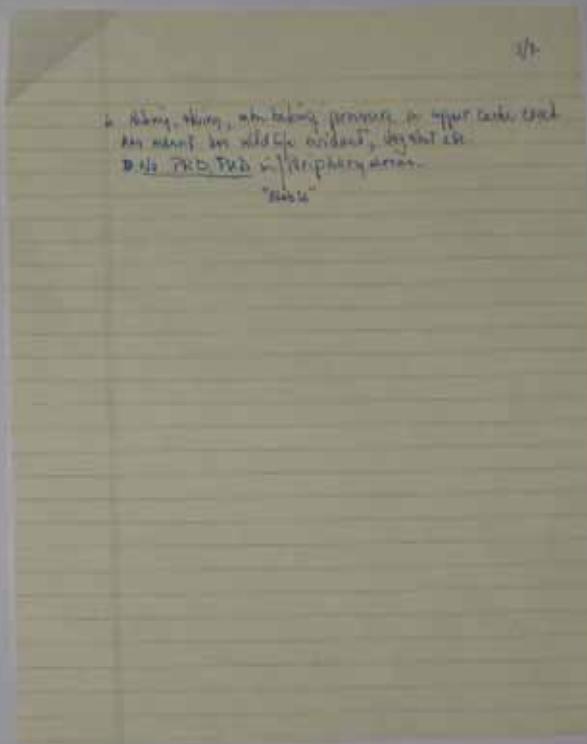
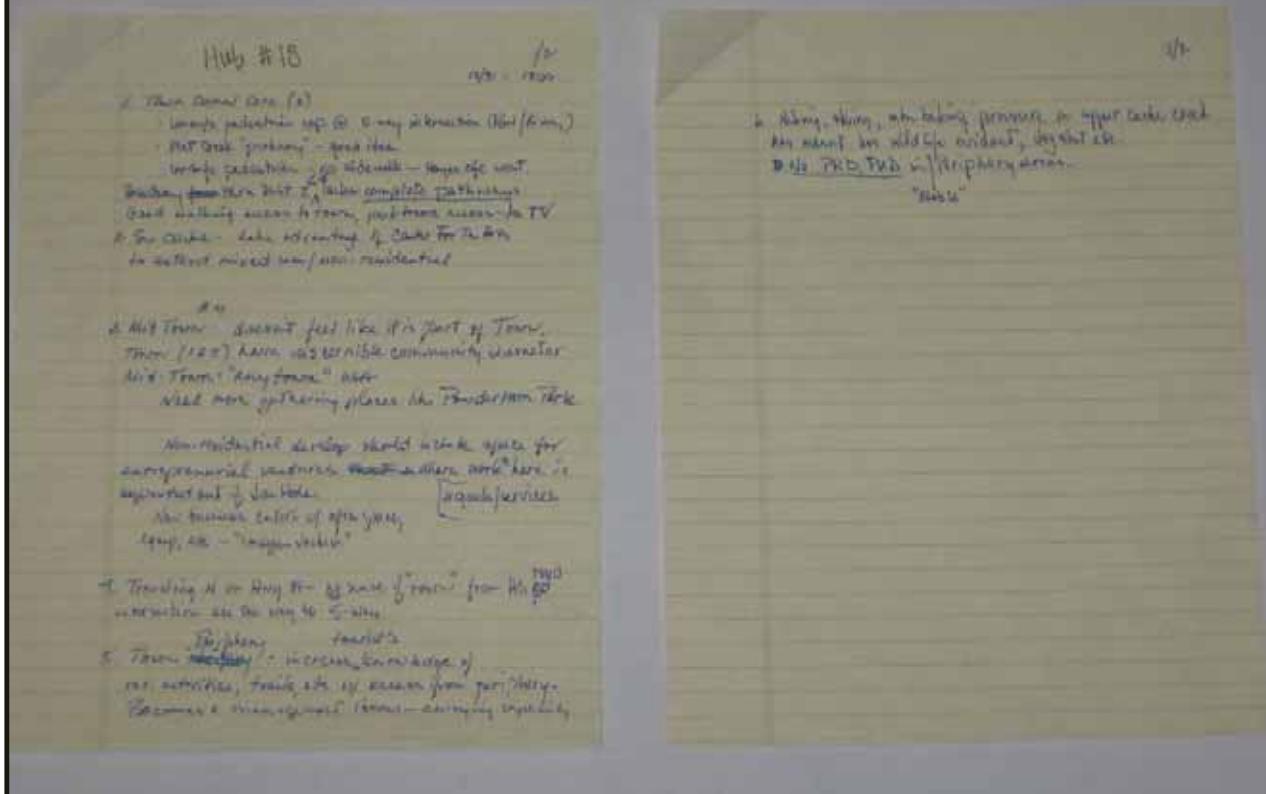




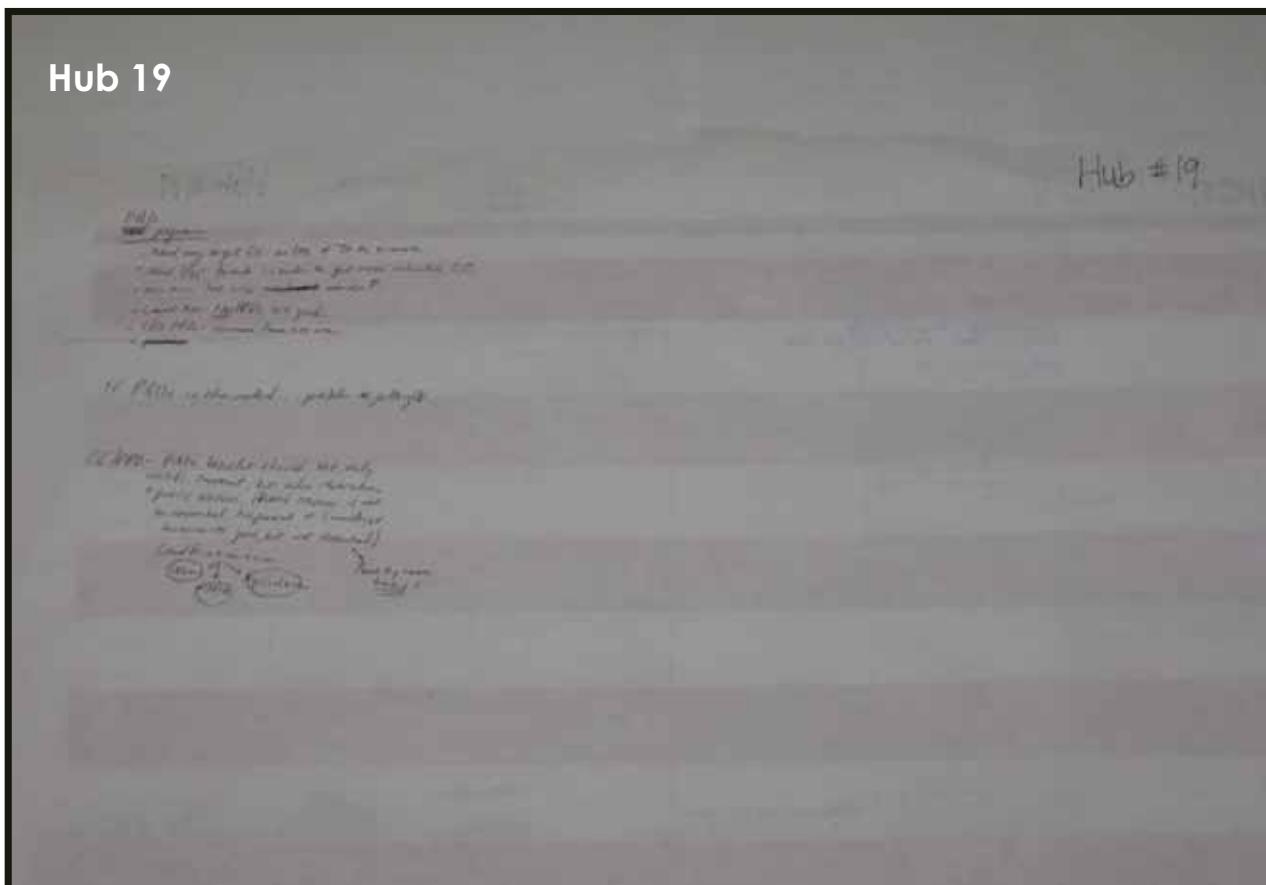


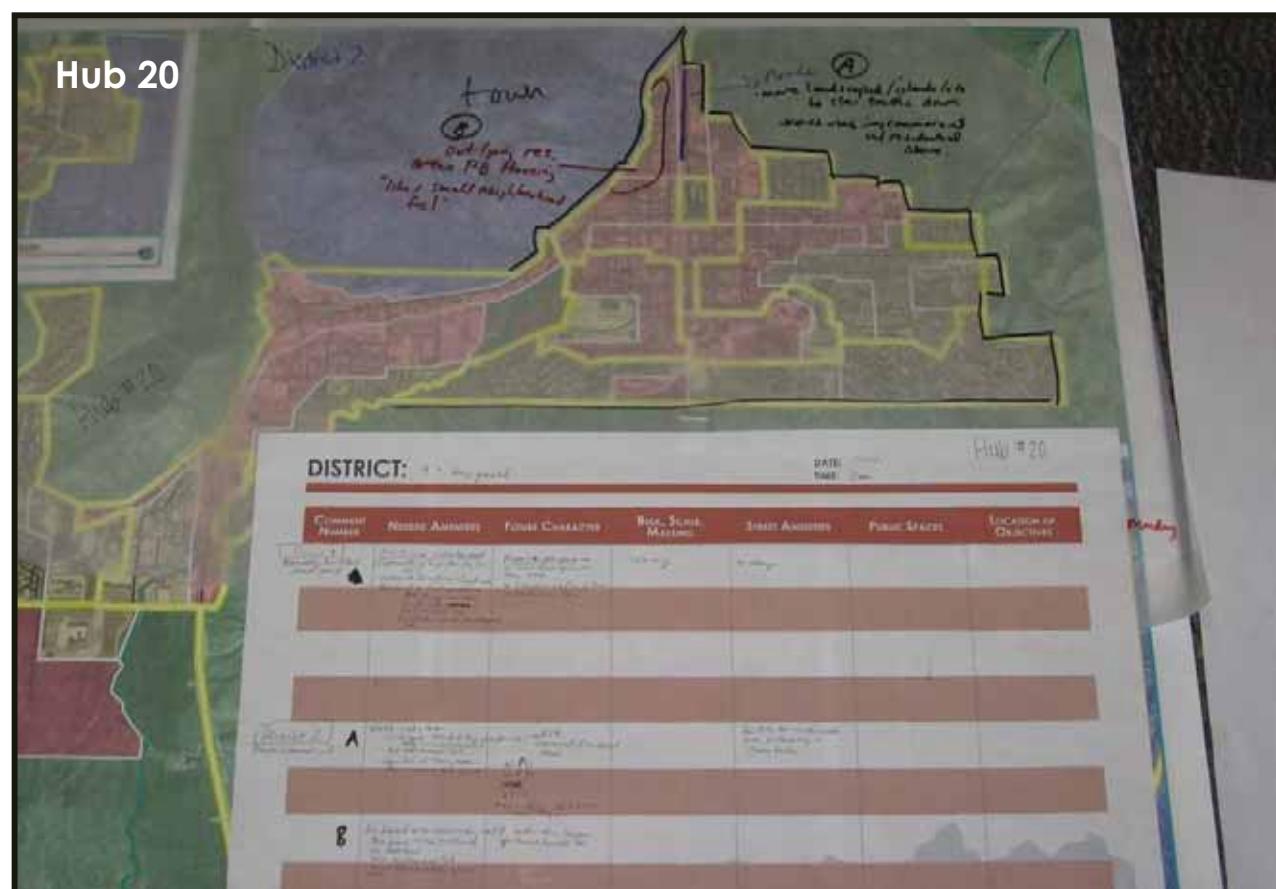


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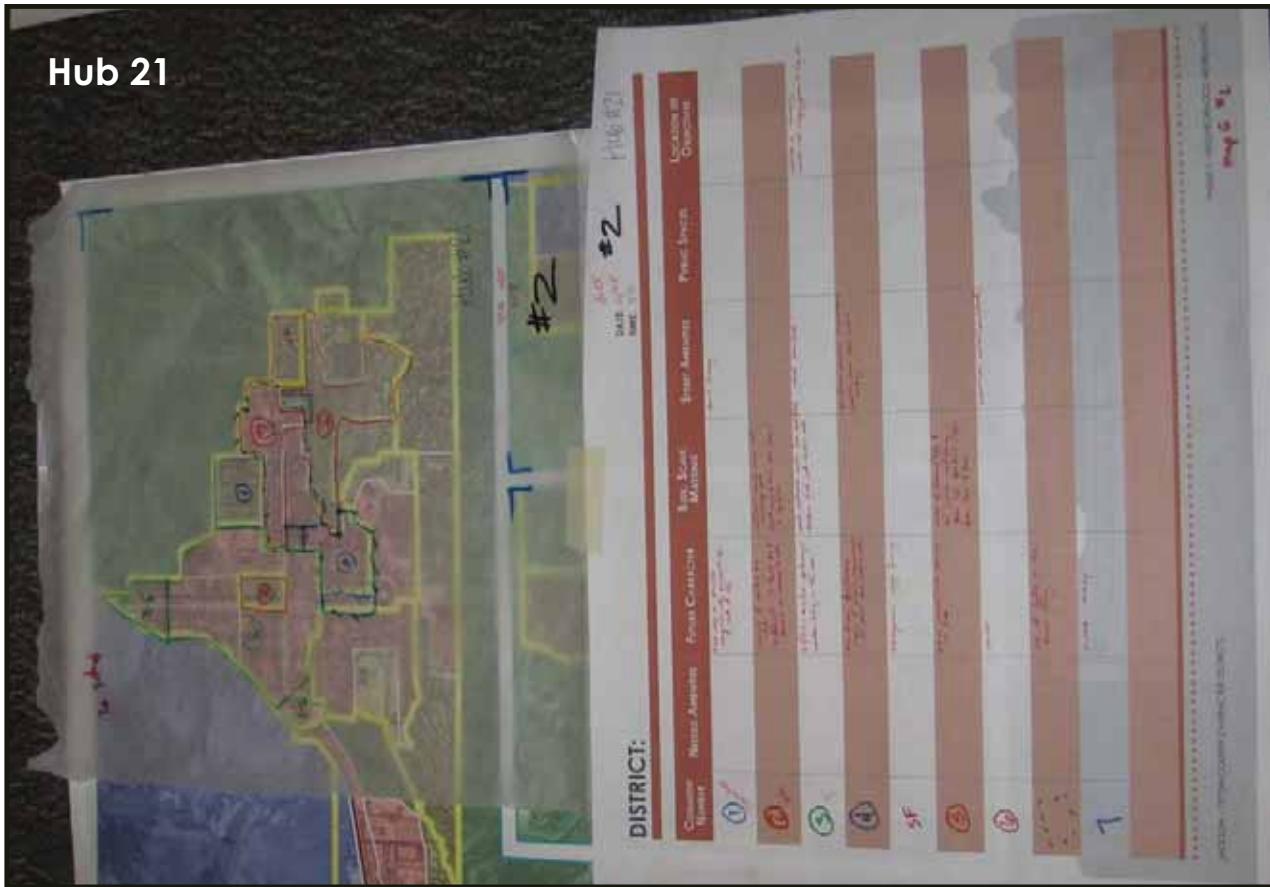


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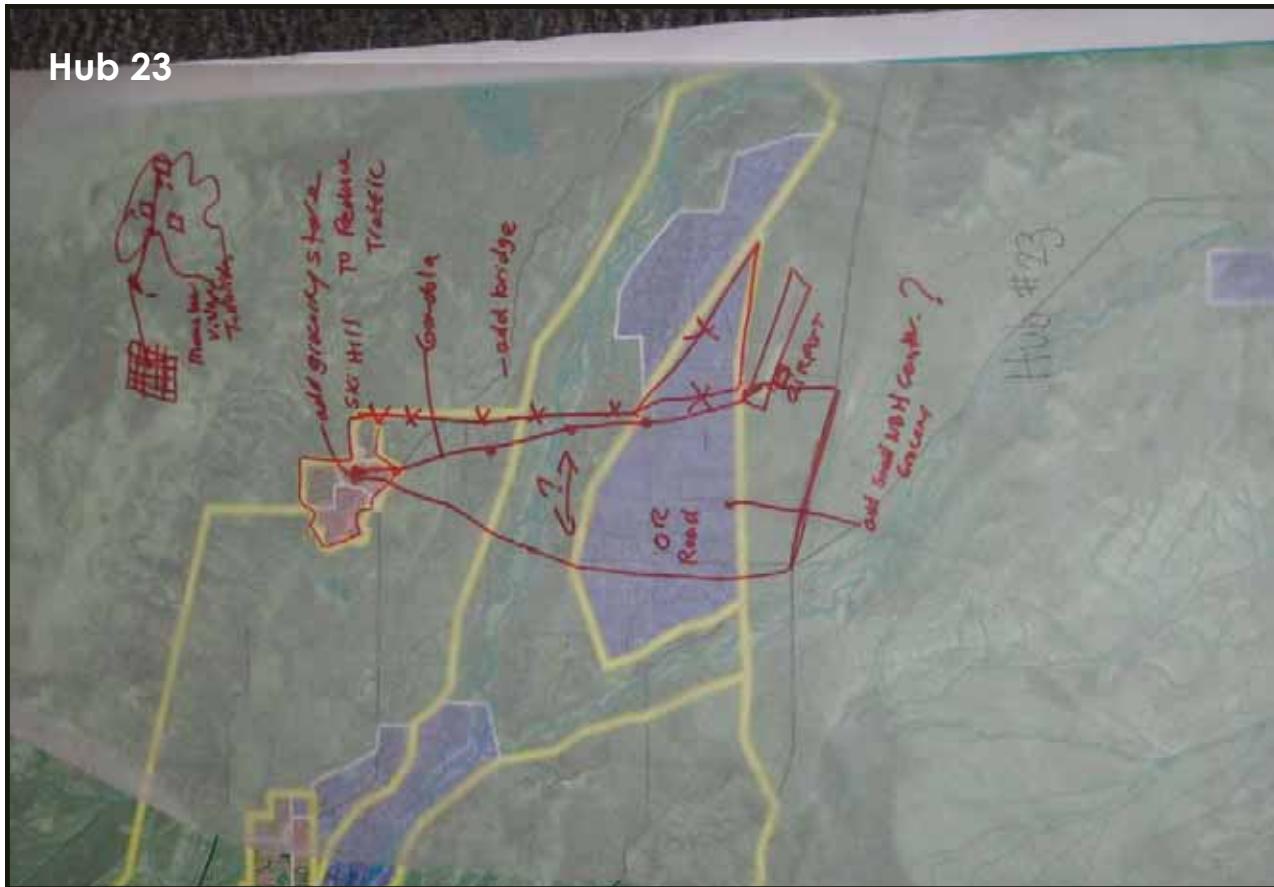
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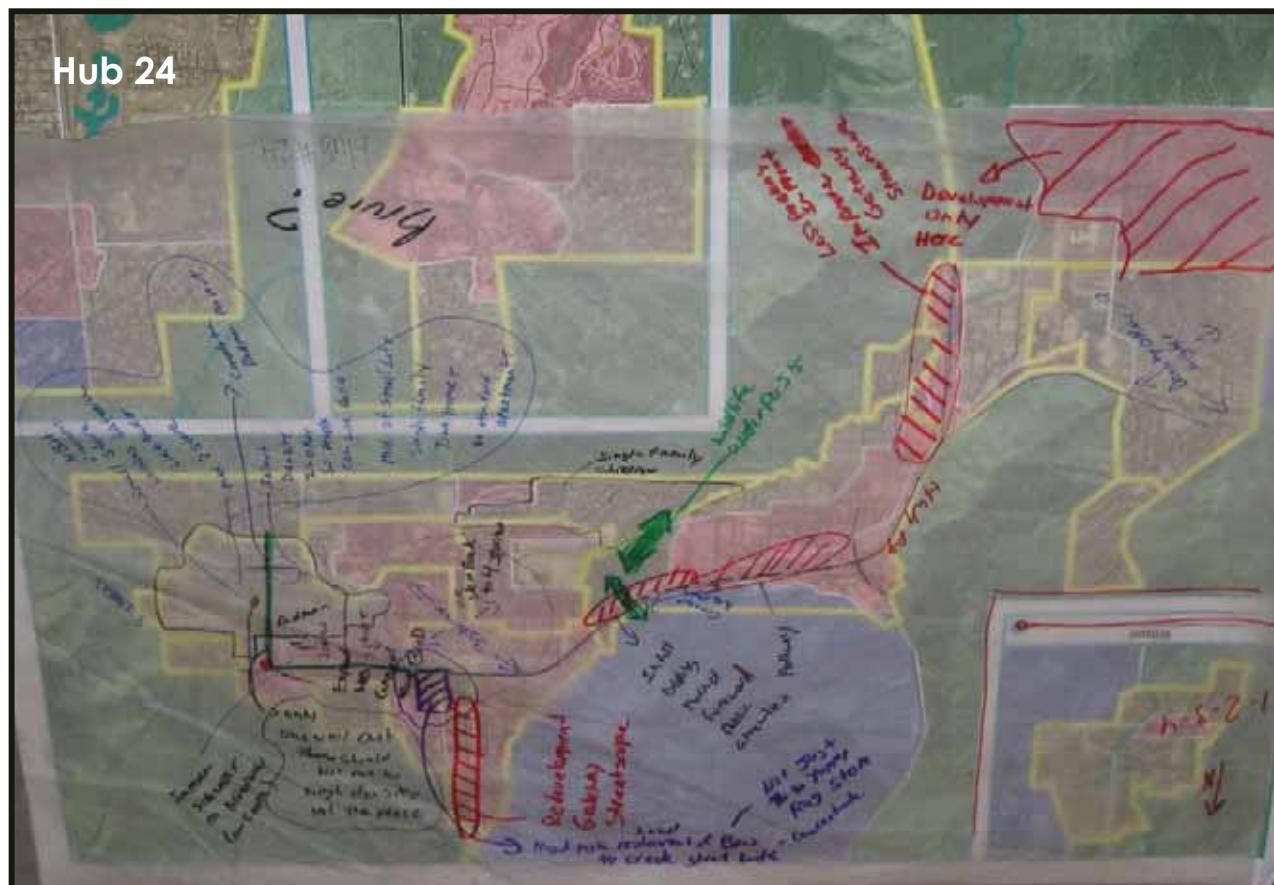
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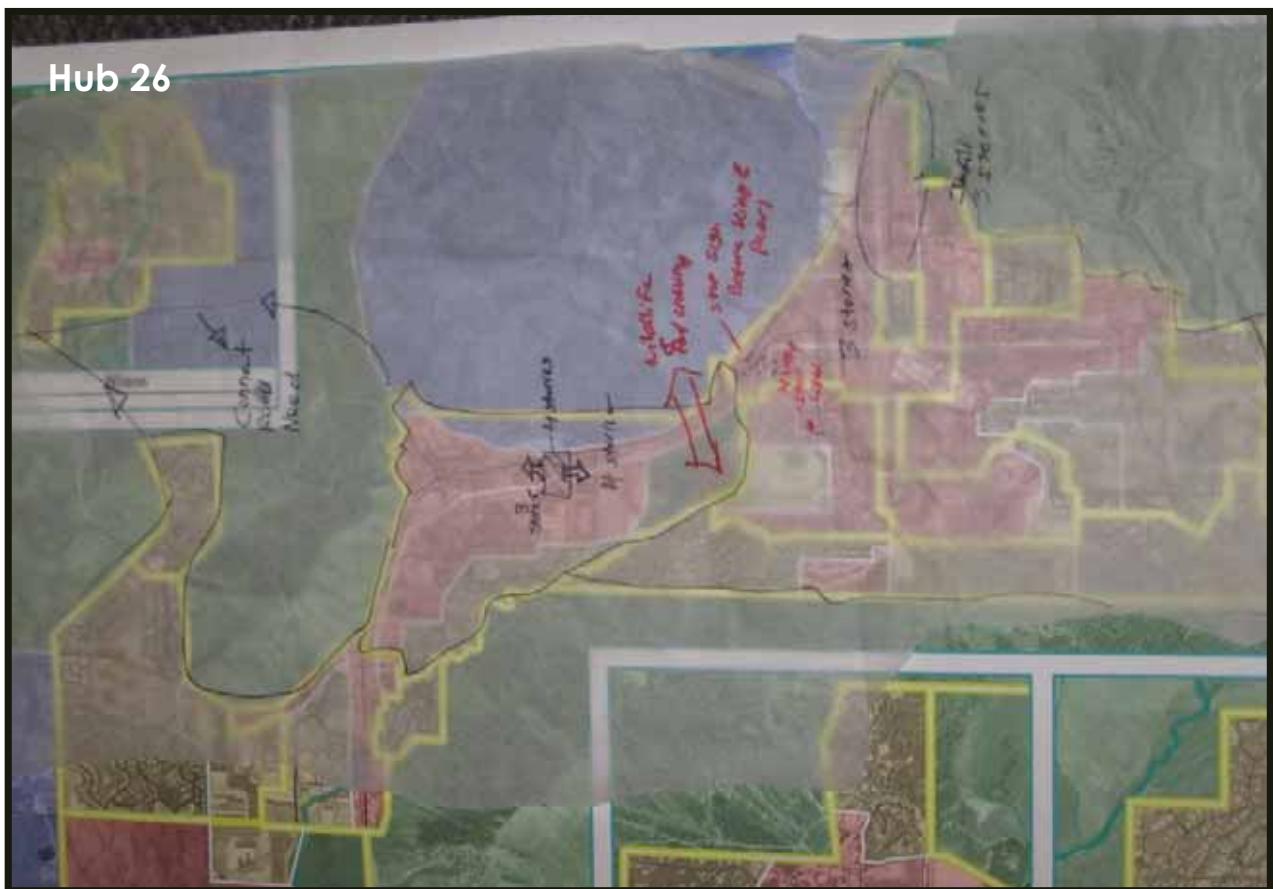
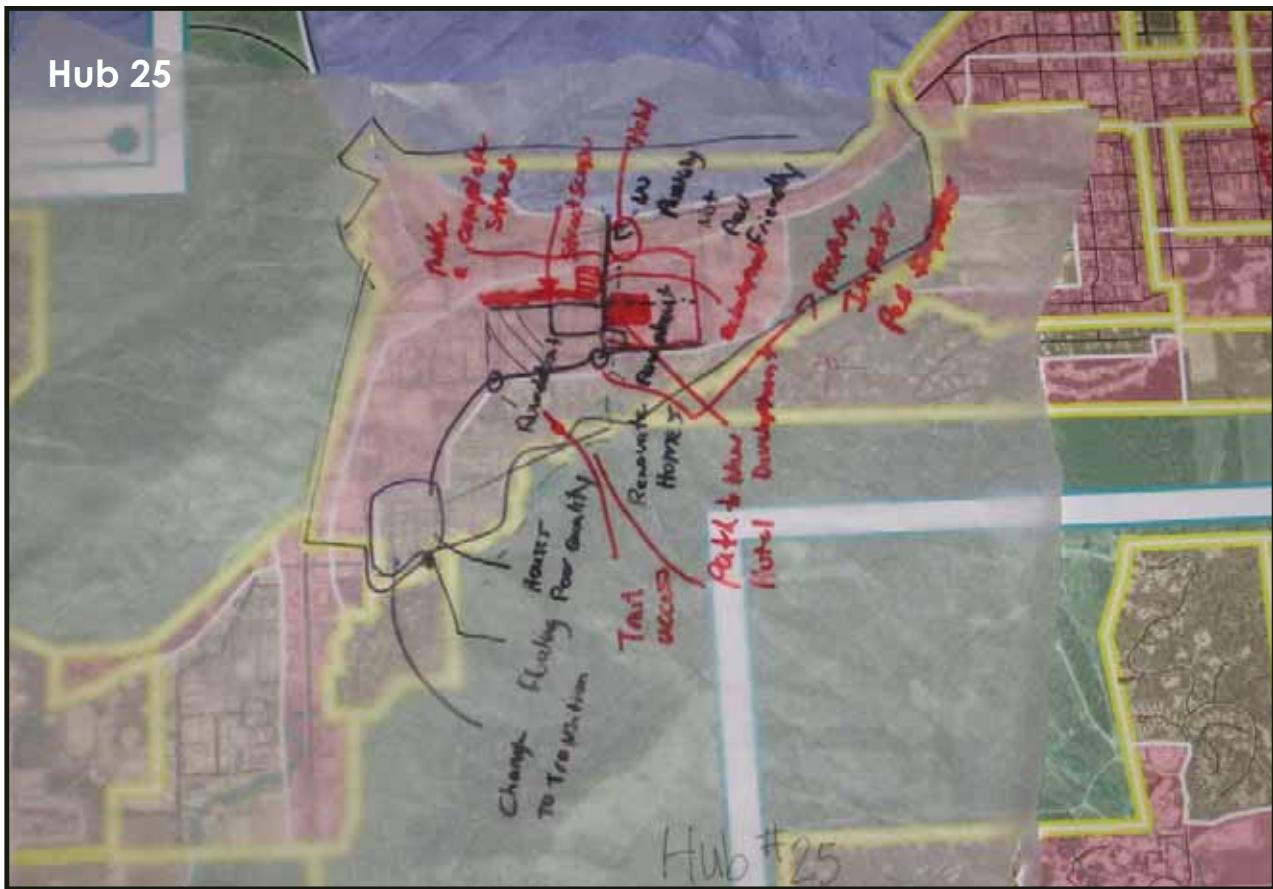


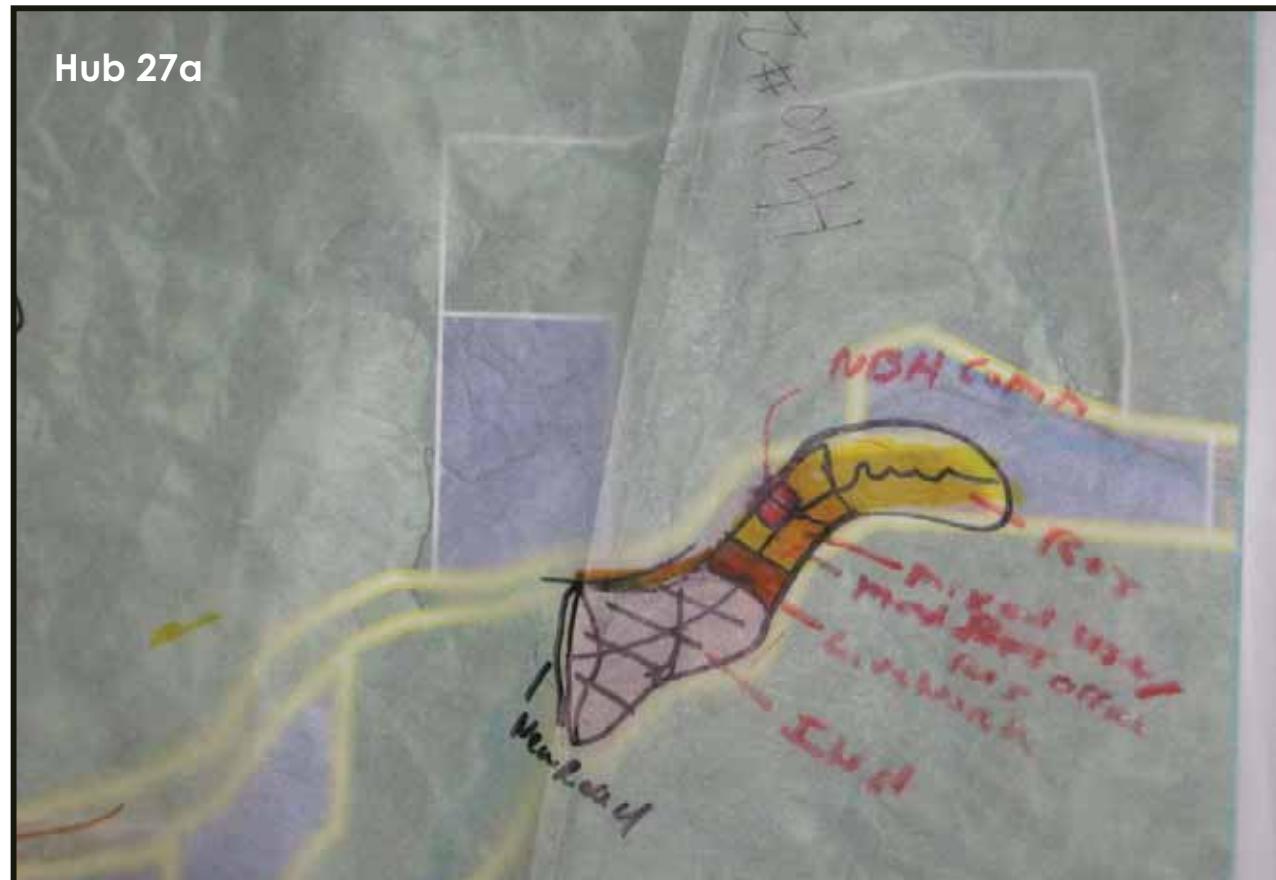
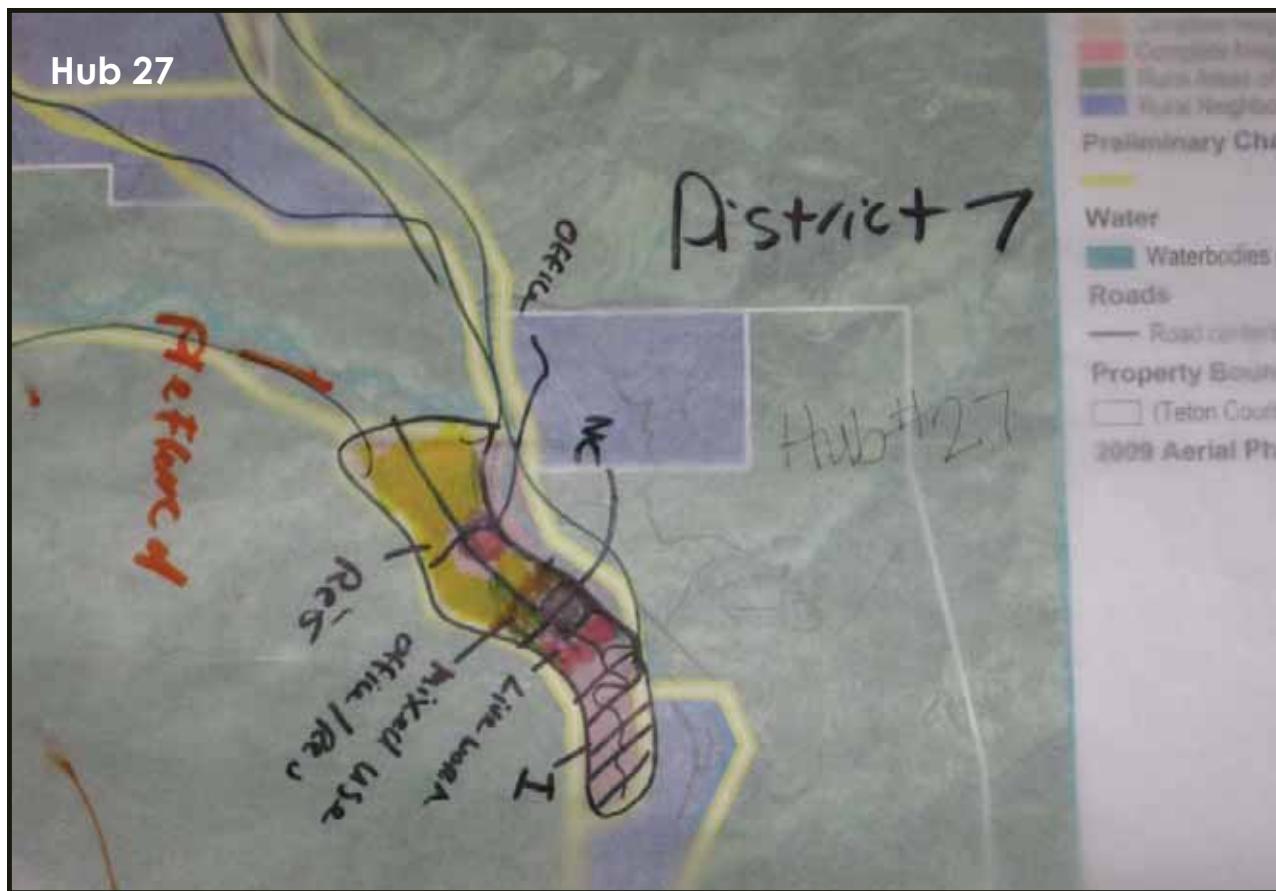
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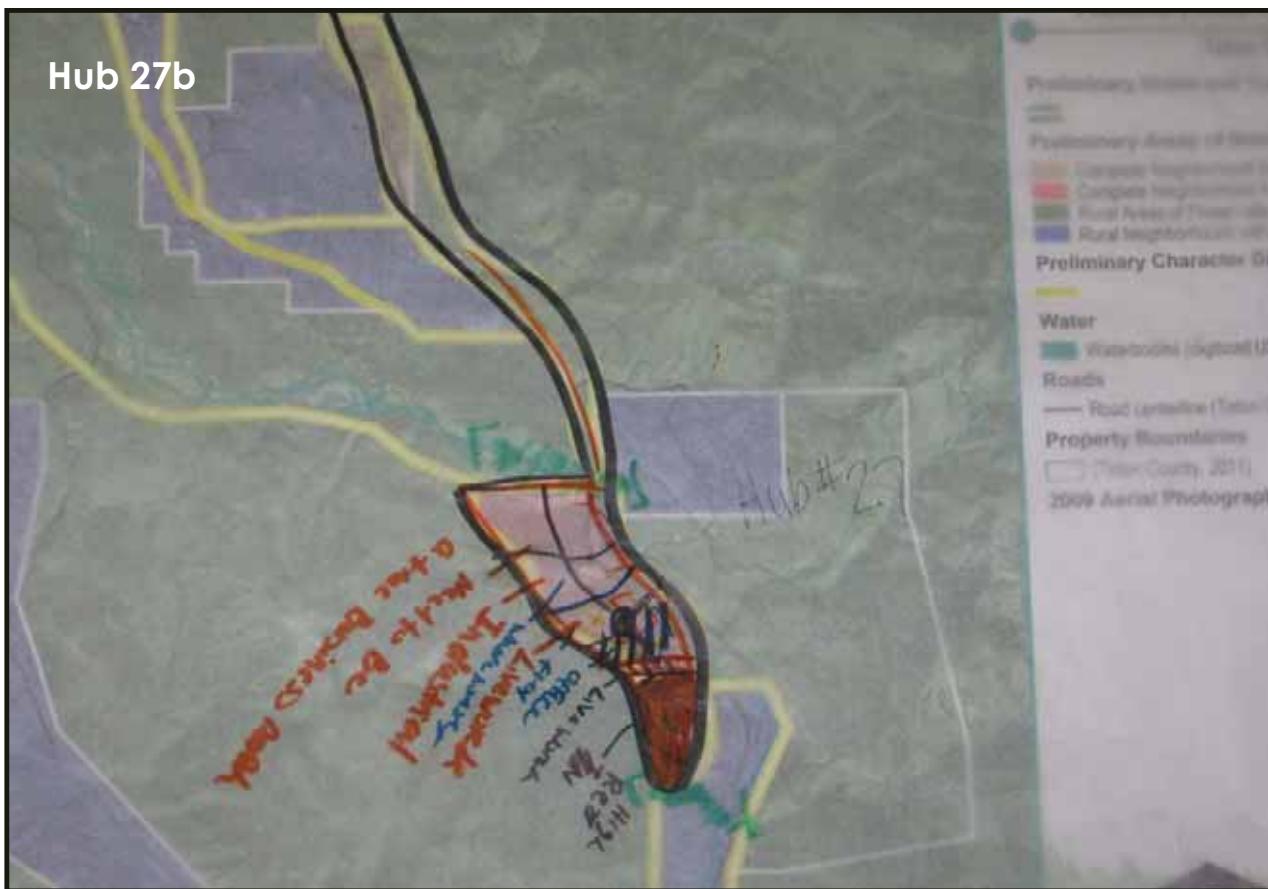


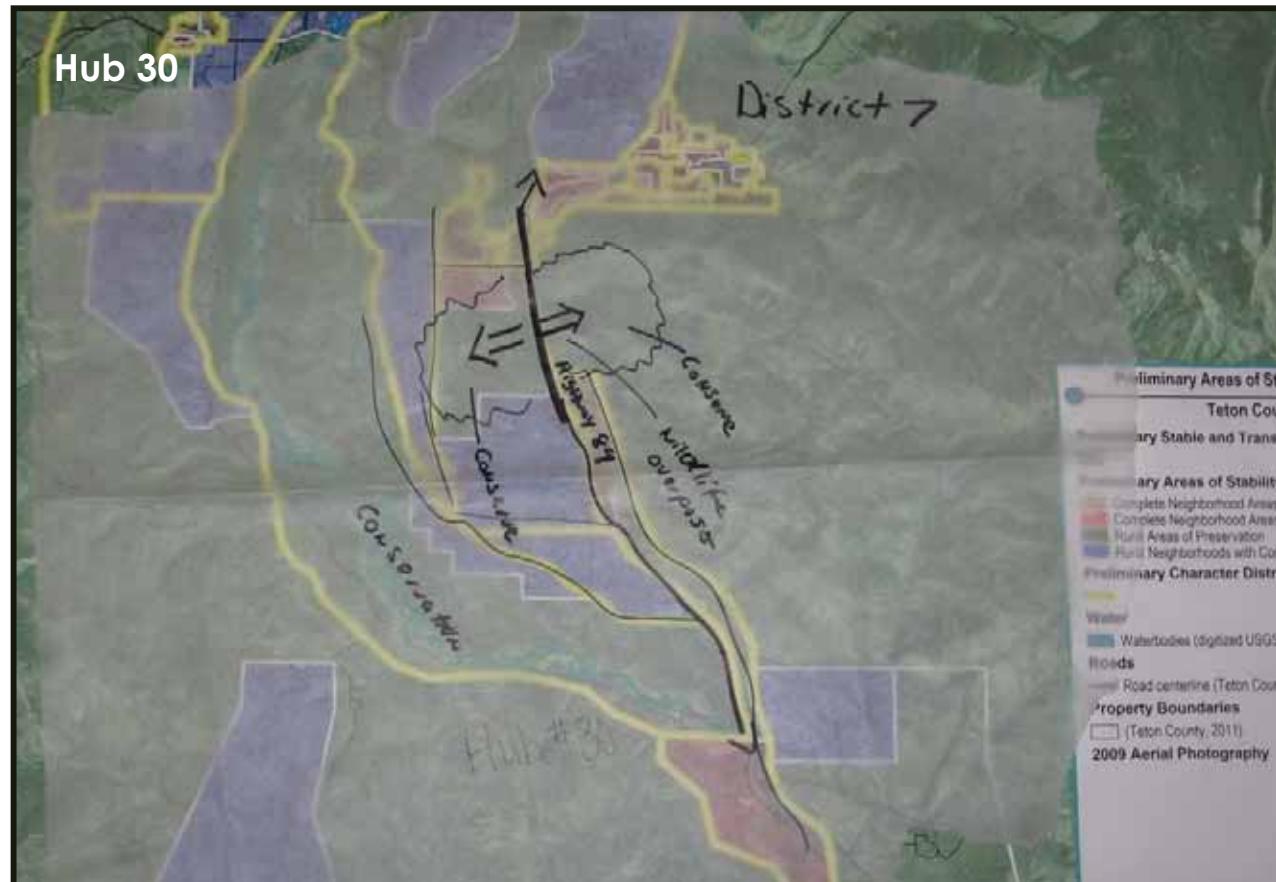
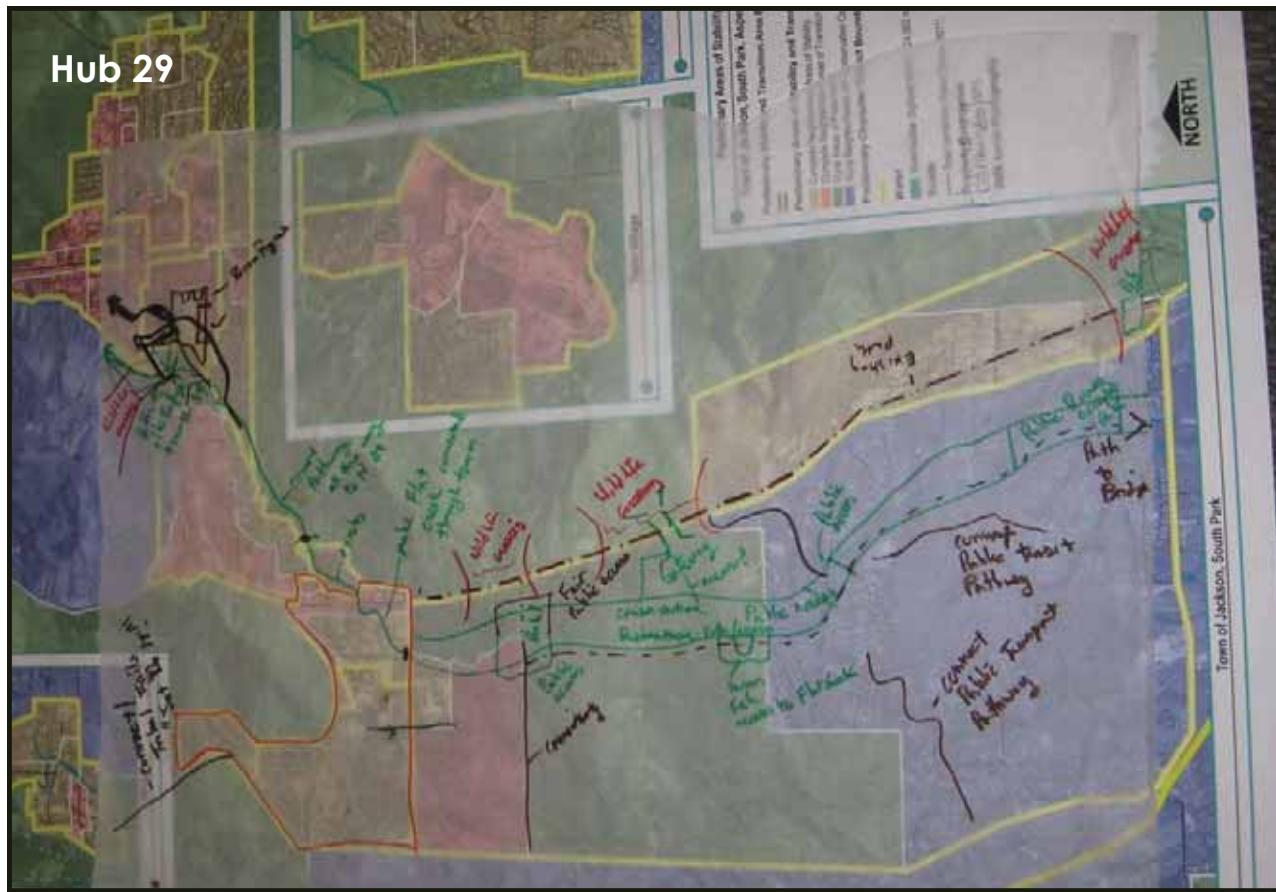
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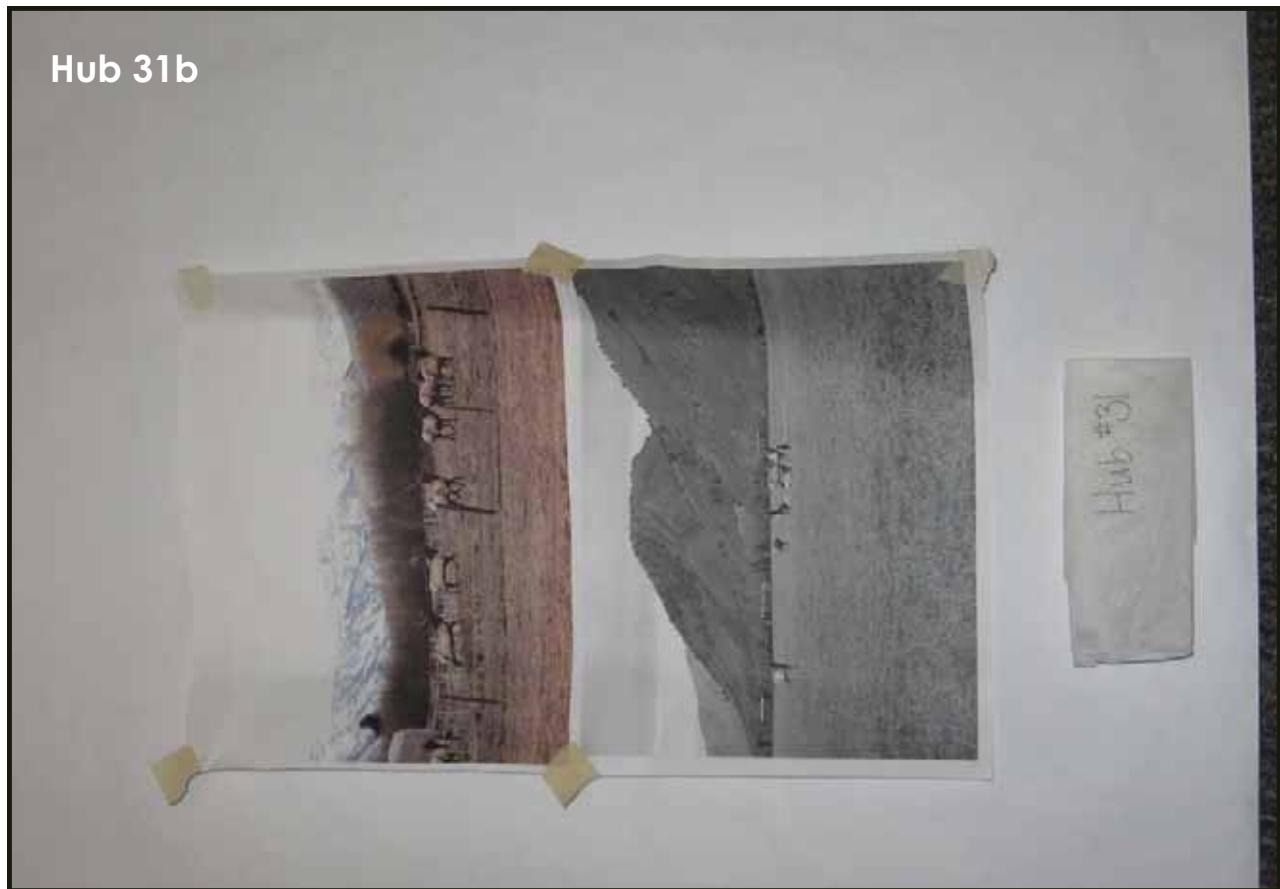
**Hub 31**



**Hub 31a**



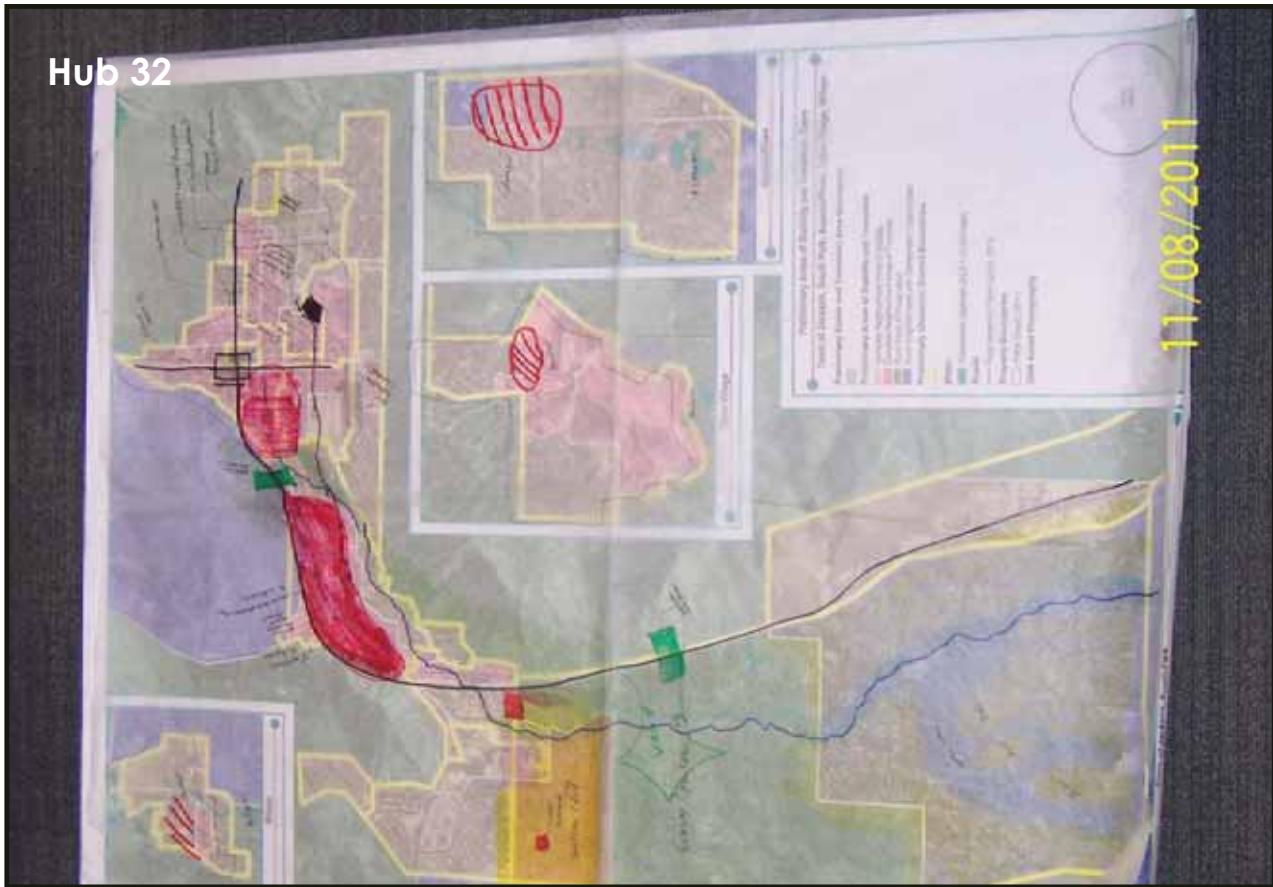
**Hub 31b**



**Hub 31c**

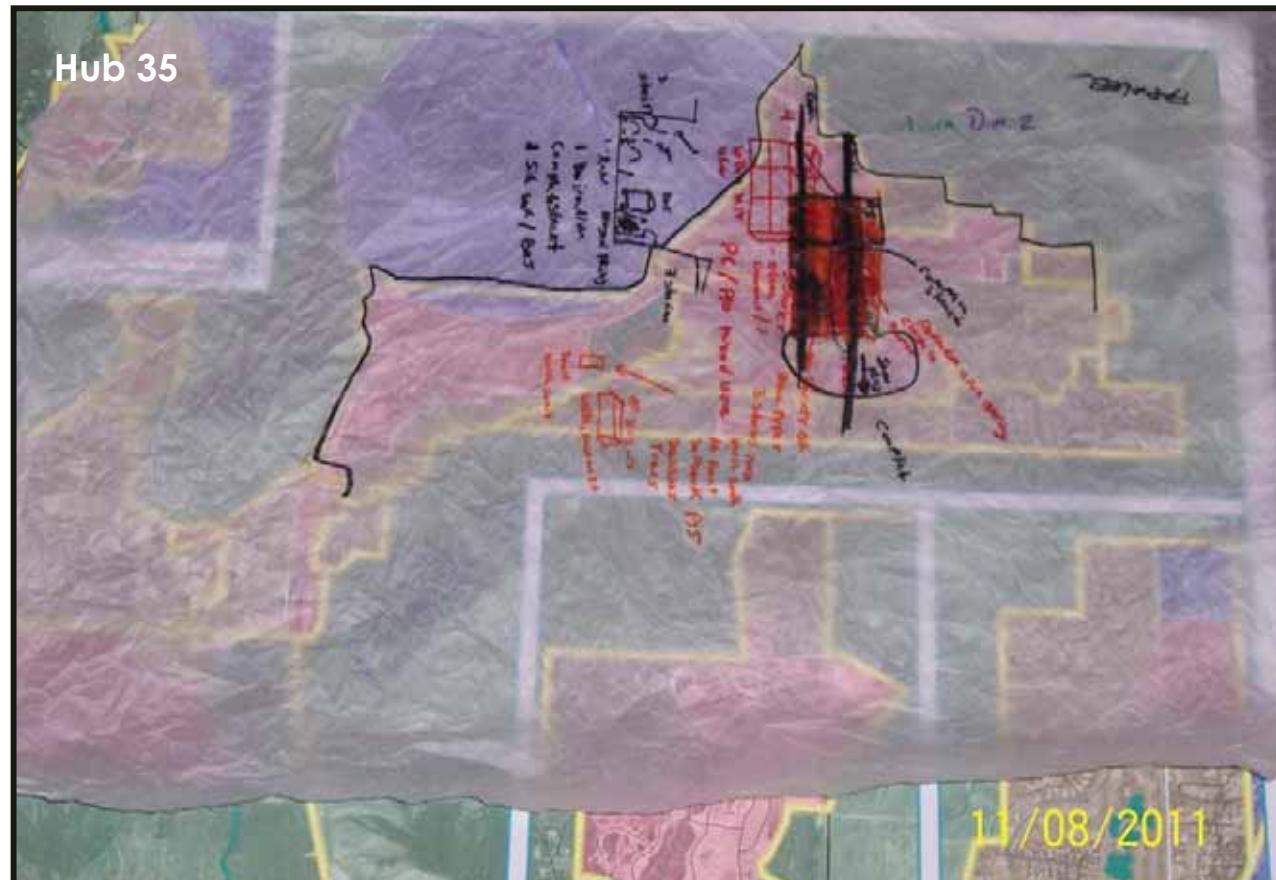
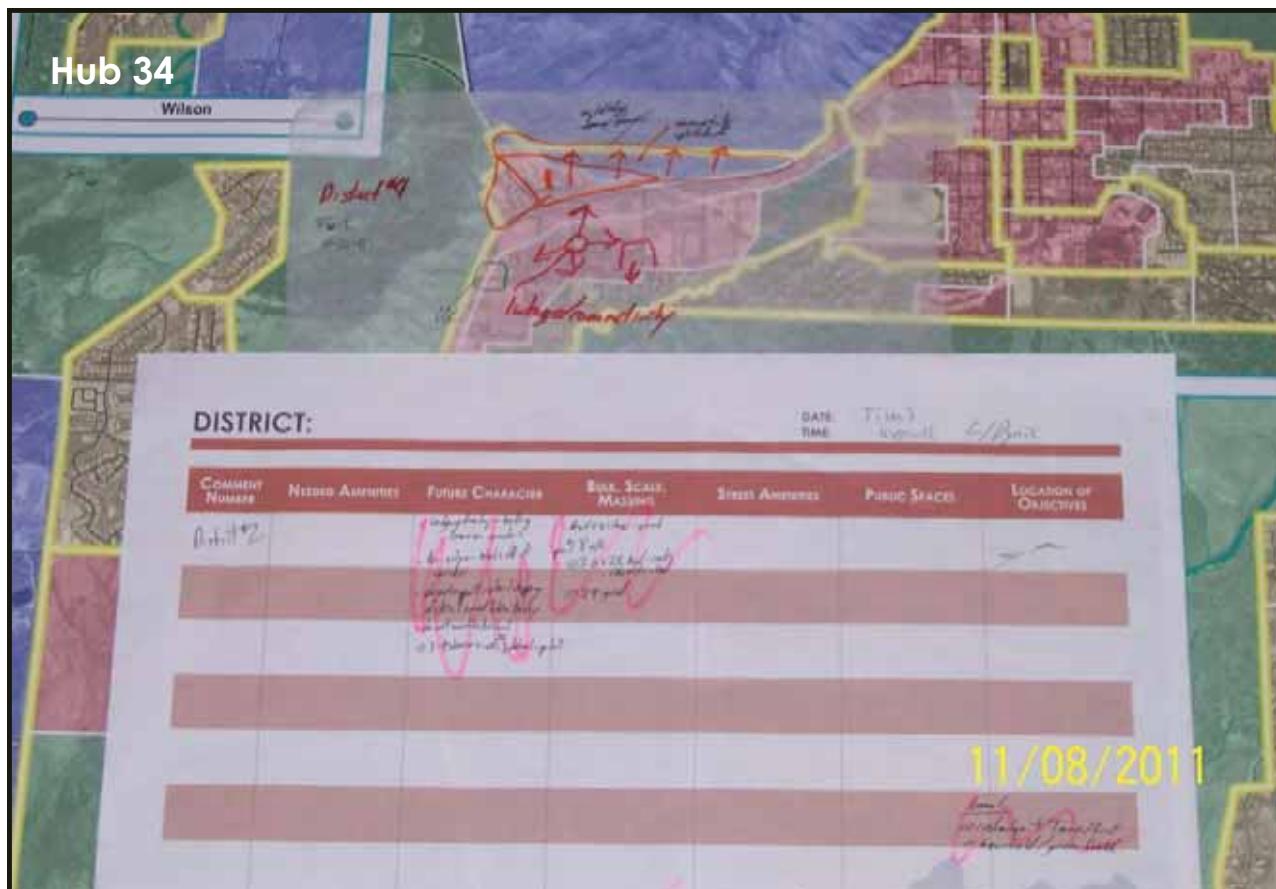


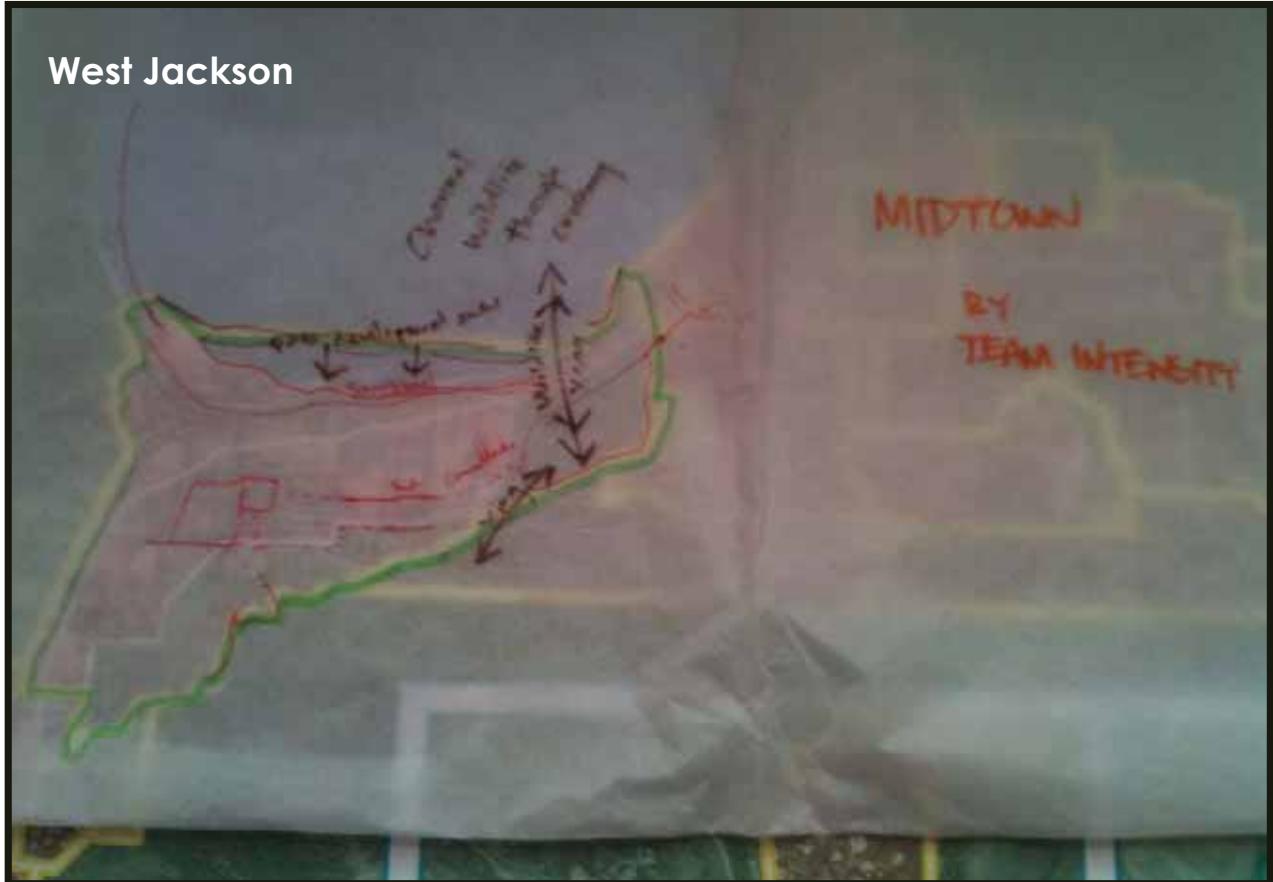
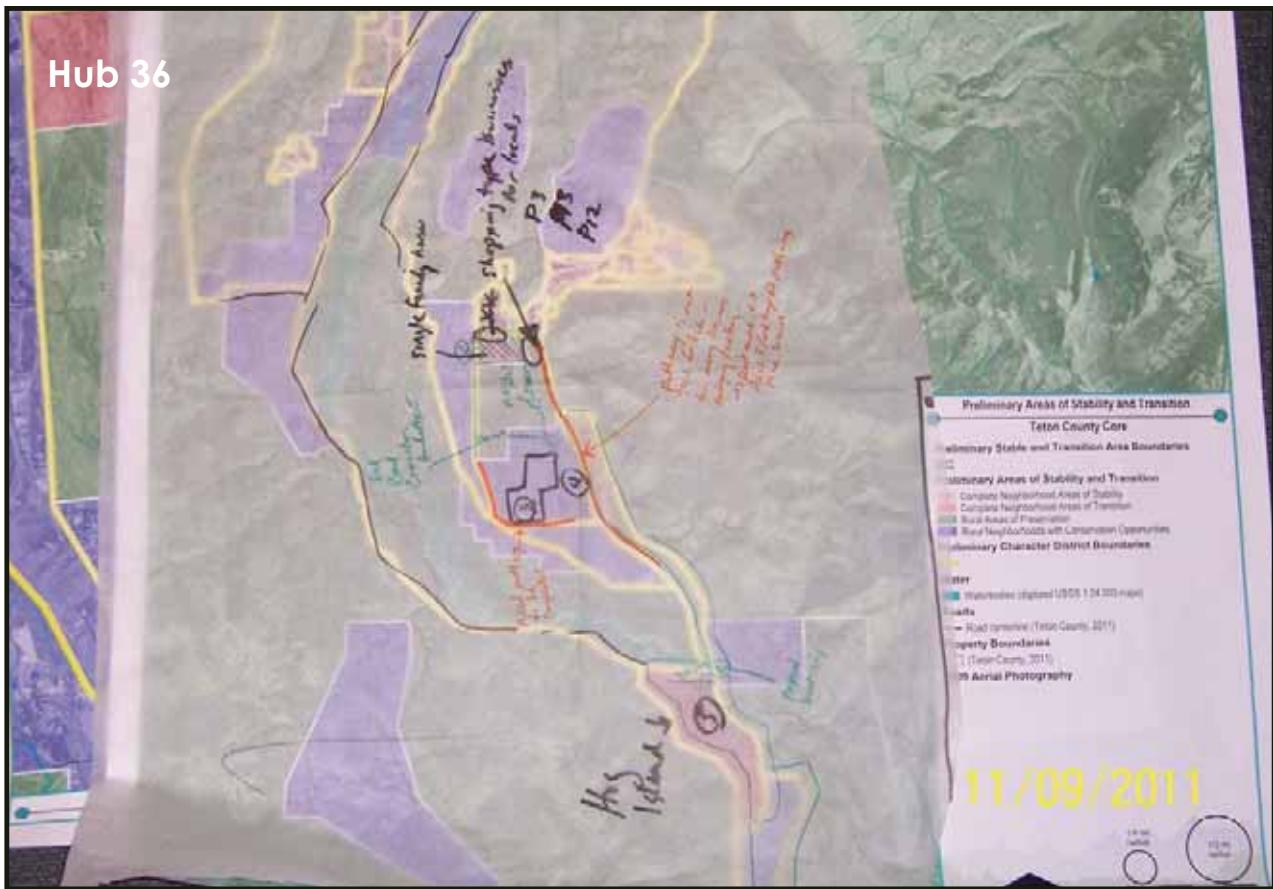
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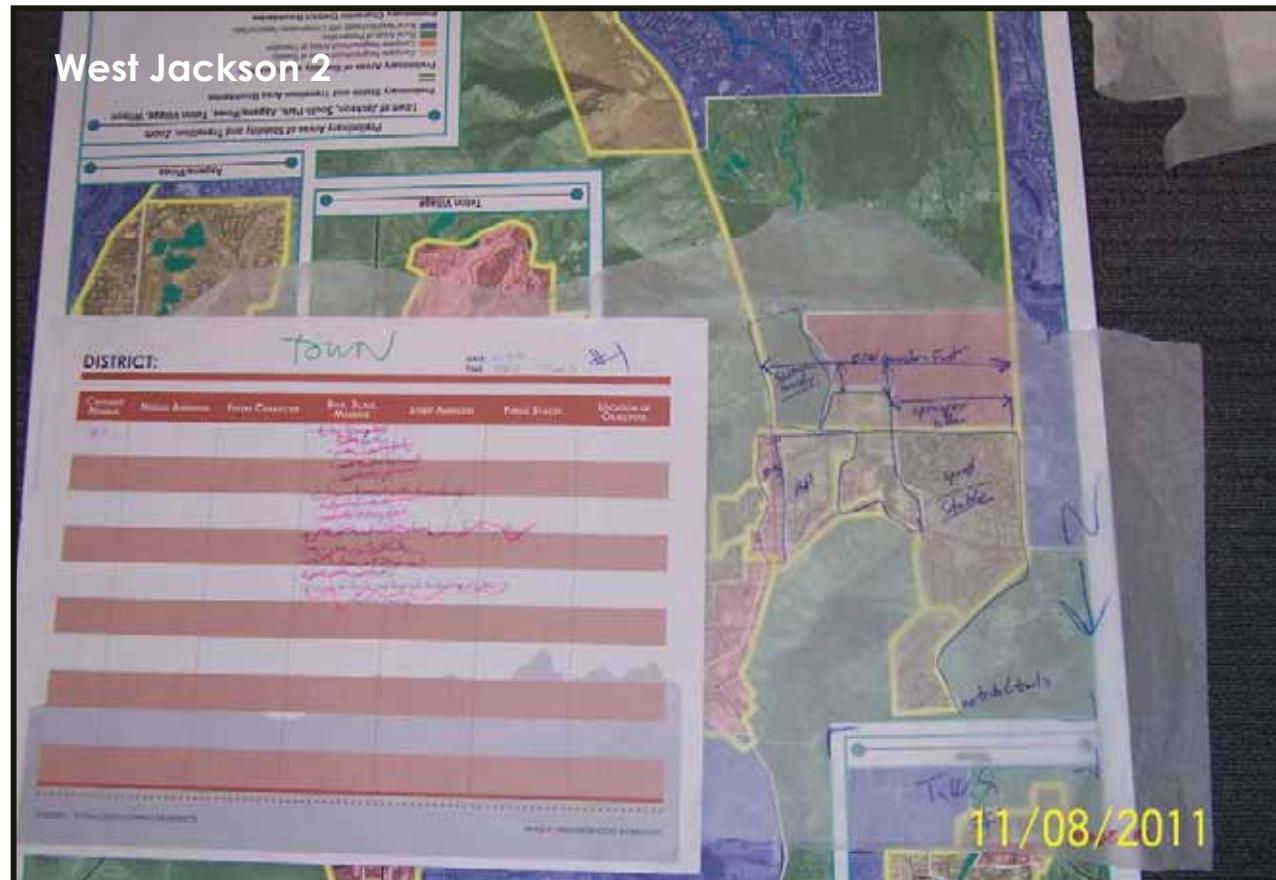


## Hub 33



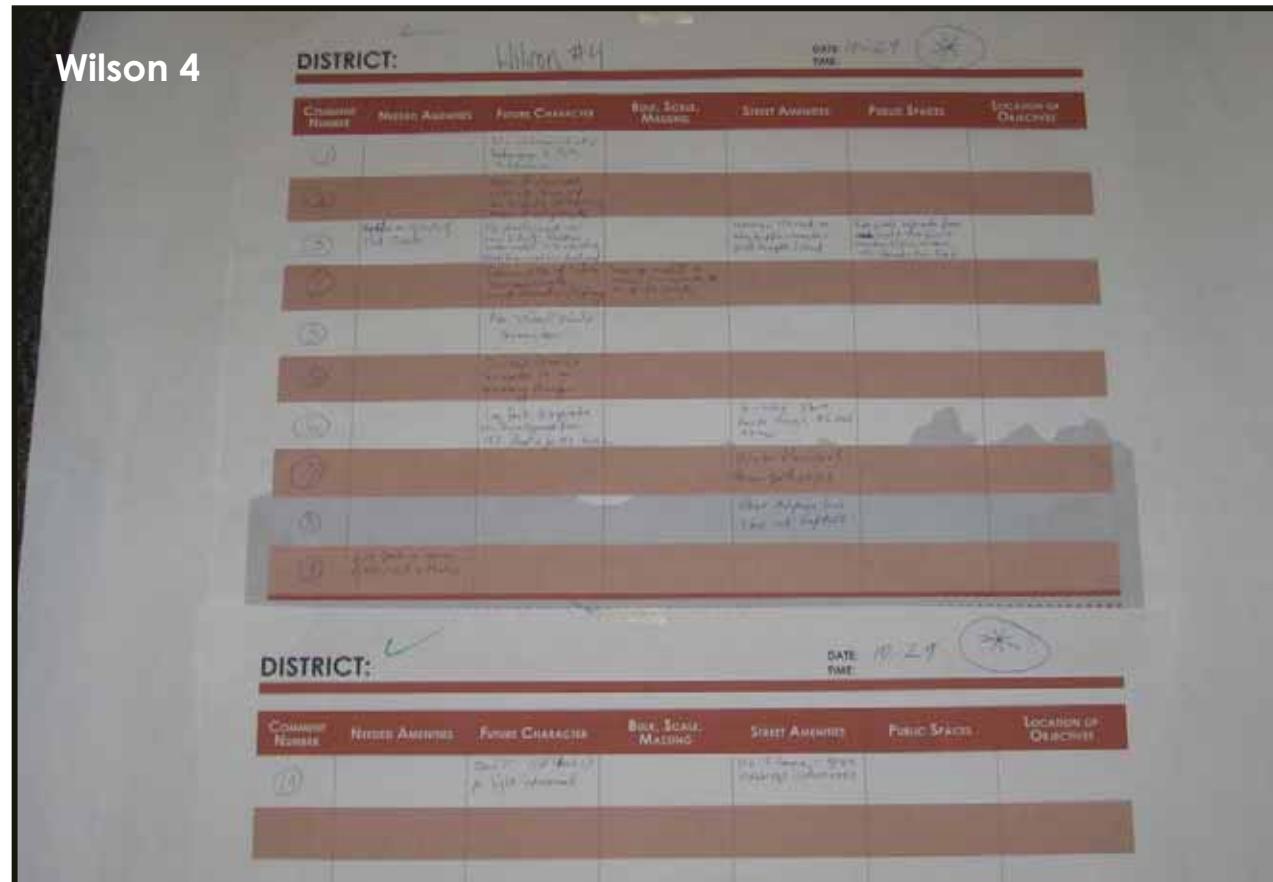






Wilson 1

## Wilson 2



## Wilson 5

DISTRICT: WILSON

Section 25

DATE: 10/29/14  
TIME:

Wilson 5						
Wilson 5				Wilson 5		
COMMUNITY NUMBER	NEEDS AMENITIES	FUTURE CHARACTER	BUILD, SCALE, MASSING	STREET AMENITIES	PUBLIC SPACES	LOCATION OF OBJECTIVES
WILLOWS Gardner Ranch South Fall Creek Wilson property	Need for open space - South of Commercial Slow down Commercial buffers to be maintained	Keep current Commercial boundary. no ROD in Wilson	No complete streets now. No greenways for rural areas	Complete streets Hwy 22 Seeded. sidewalks on main streets, NOT -> similar to South	Steps out of development areas into commercial district. Both 390-22 should be 22 miles from Village to town	More walkable, more pedestrian friendly. Start Bus Stop
115 additional houses needed in Wilson	Keep Wilson living like it does.	Keep Wilson living like it does.	More info of smaller square blocks which	Pass into Wilson year round. Edmonton Street should have 3 schools.	Prudential set very high with others, but no one is down.	More affordable housing needed in town.
Teton Village Beach Bridge		no add'l development commercial or 2 story max in residential	signage?	Use the park station up trees.	Prudential set very high with others, but no one is down.	Demand for affordable housing has gone down.
New Building needs PUD		Maintaining character good continuity	in Wilson	in Wilson	Wilson more walkable.	Make Wilson community more stable.
As growth occurs keep parking related services separate surface in front of visible		Smaller square at Wilson - every block Medical, business for parts of Wilson traffic issues. and country side, drive needs map. Should lessen square blocks	disagree with disagreement drive needs map. Should be more open. public areas open not roads through Wilson.	Another residential pass	disagree with disagreement drive needs map. Should be more open. public areas open not roads through Wilson.	
Rural feel		Attraction to country no matter where how much land you have.				

Wilson 6

DISTRICT: Wilson

DATE: 10-29-11  
TIME:

## Wilson 7

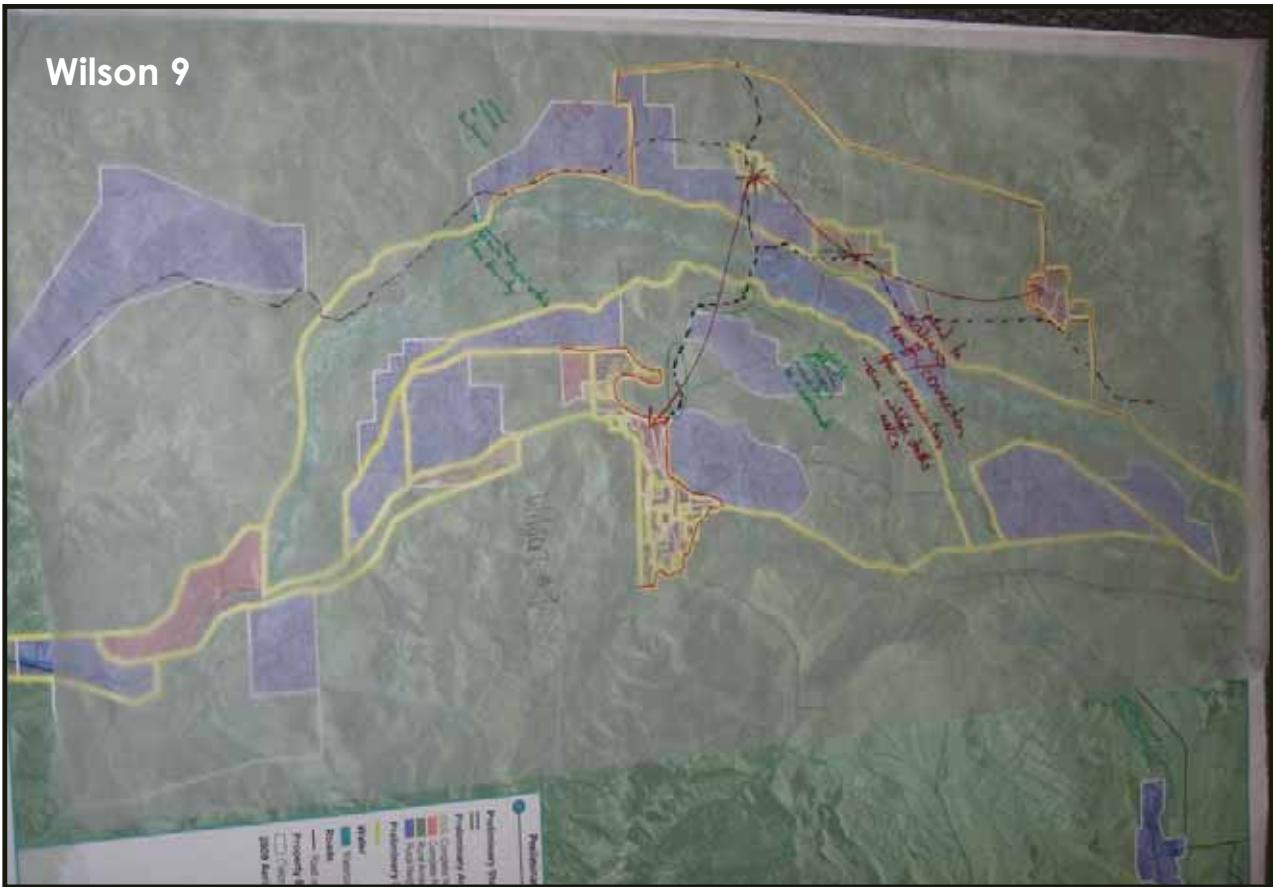
DISTRICT: Wilson

Wilson #7

DATE:  
TIME:

COMMENT NUMBER	NEEDED AMENITIES	FUTURE CHARACTER	BULK, SCALE, MASSING	STREET AMENITIES	PUBLIC SPACES	LOCATION OF OBJECTIVES
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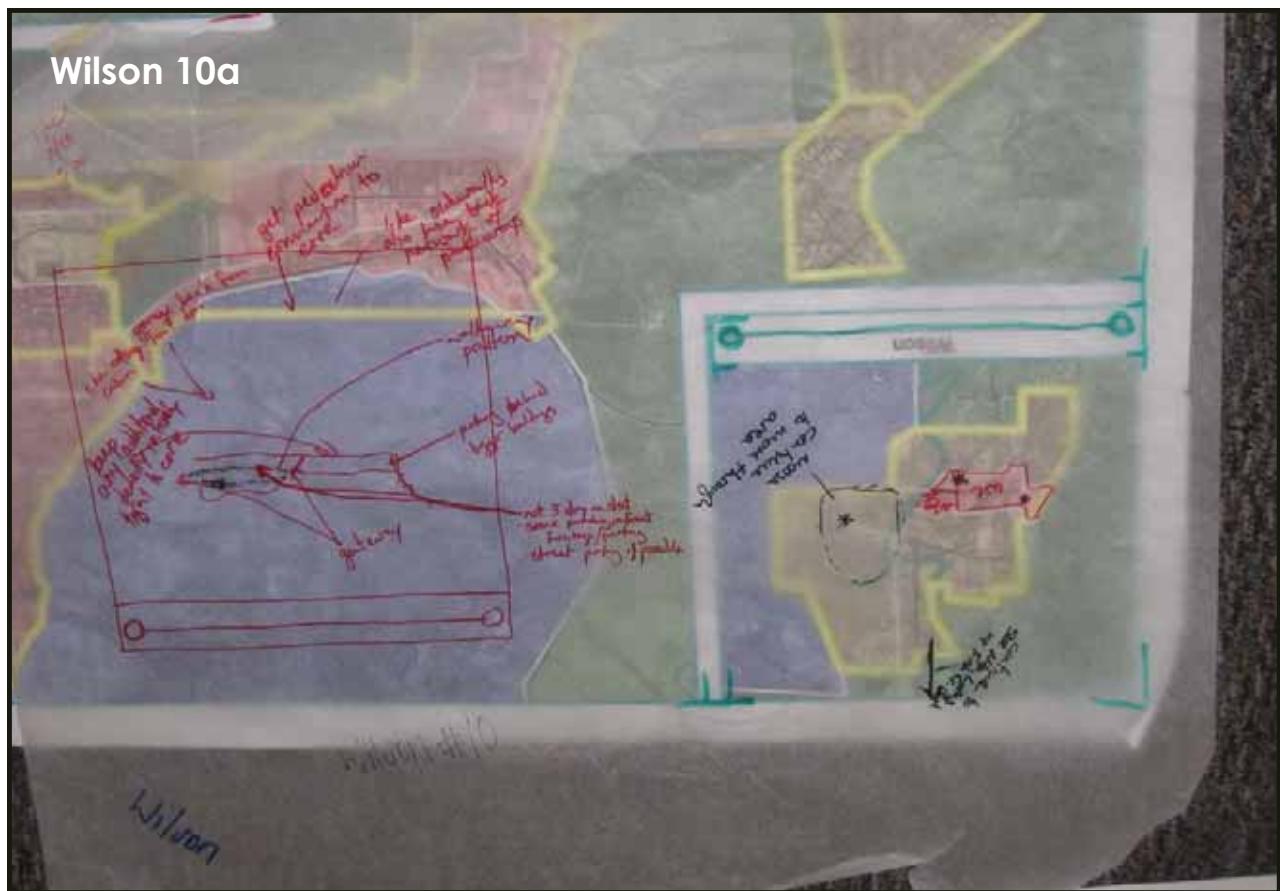
Wilson 9



Wilson 10



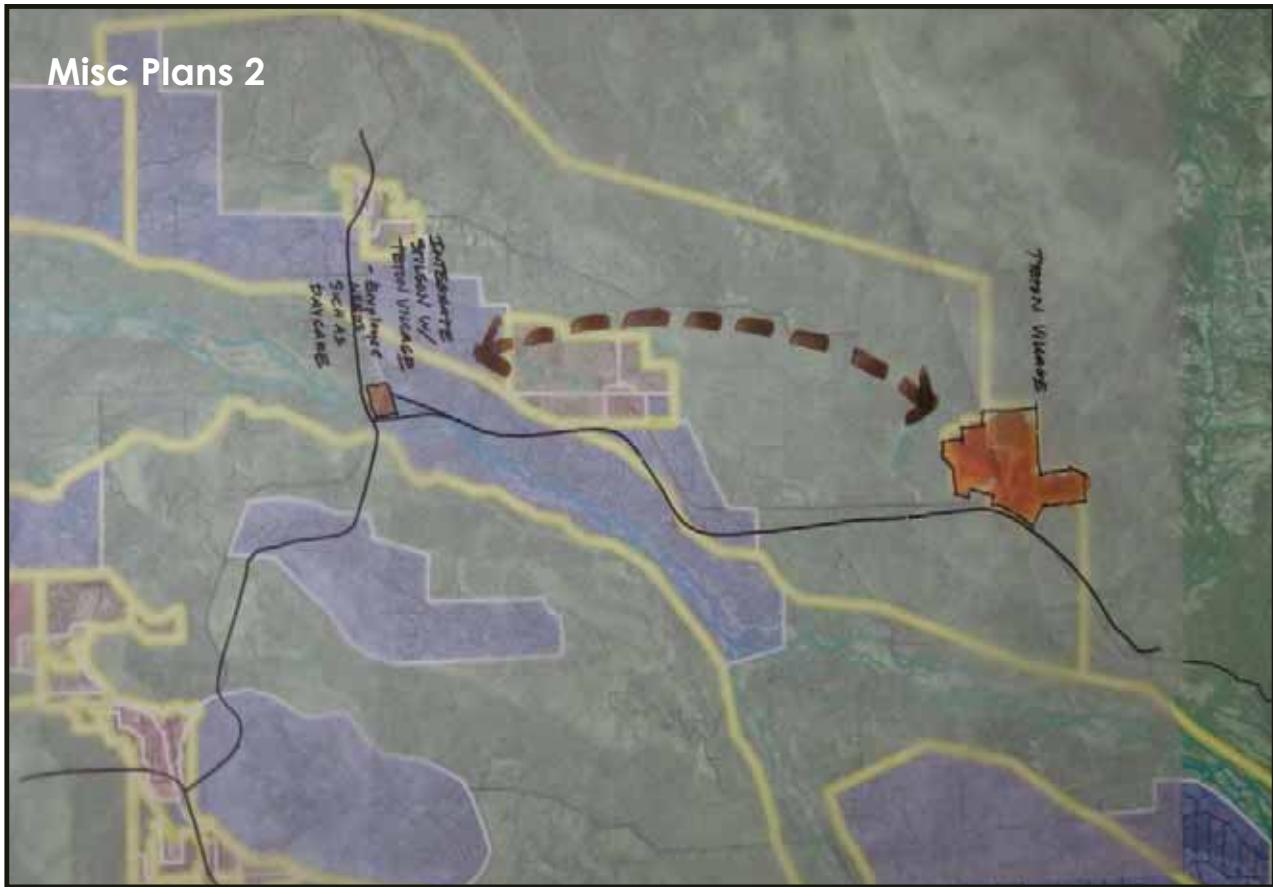
## Wilson 10a



## Misc Plans 1



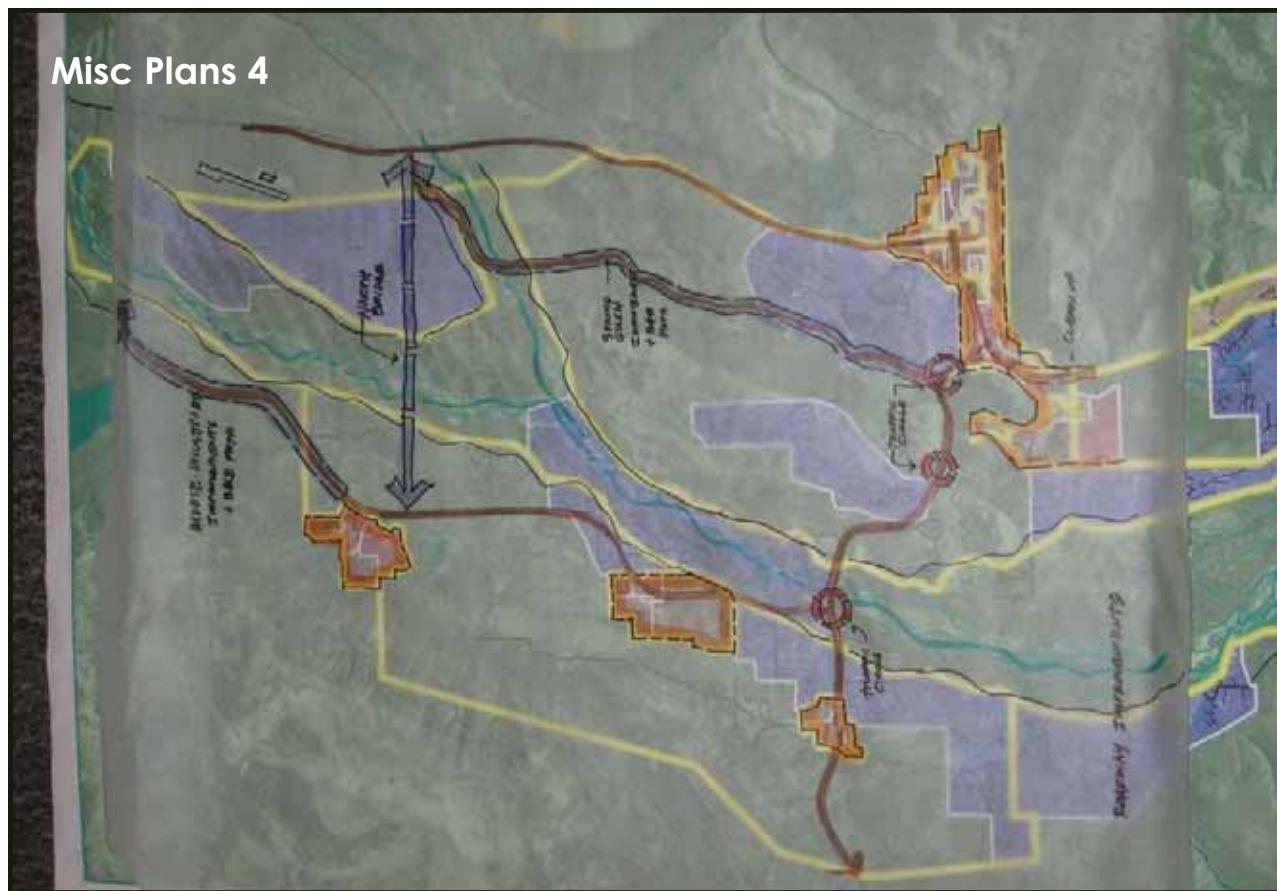
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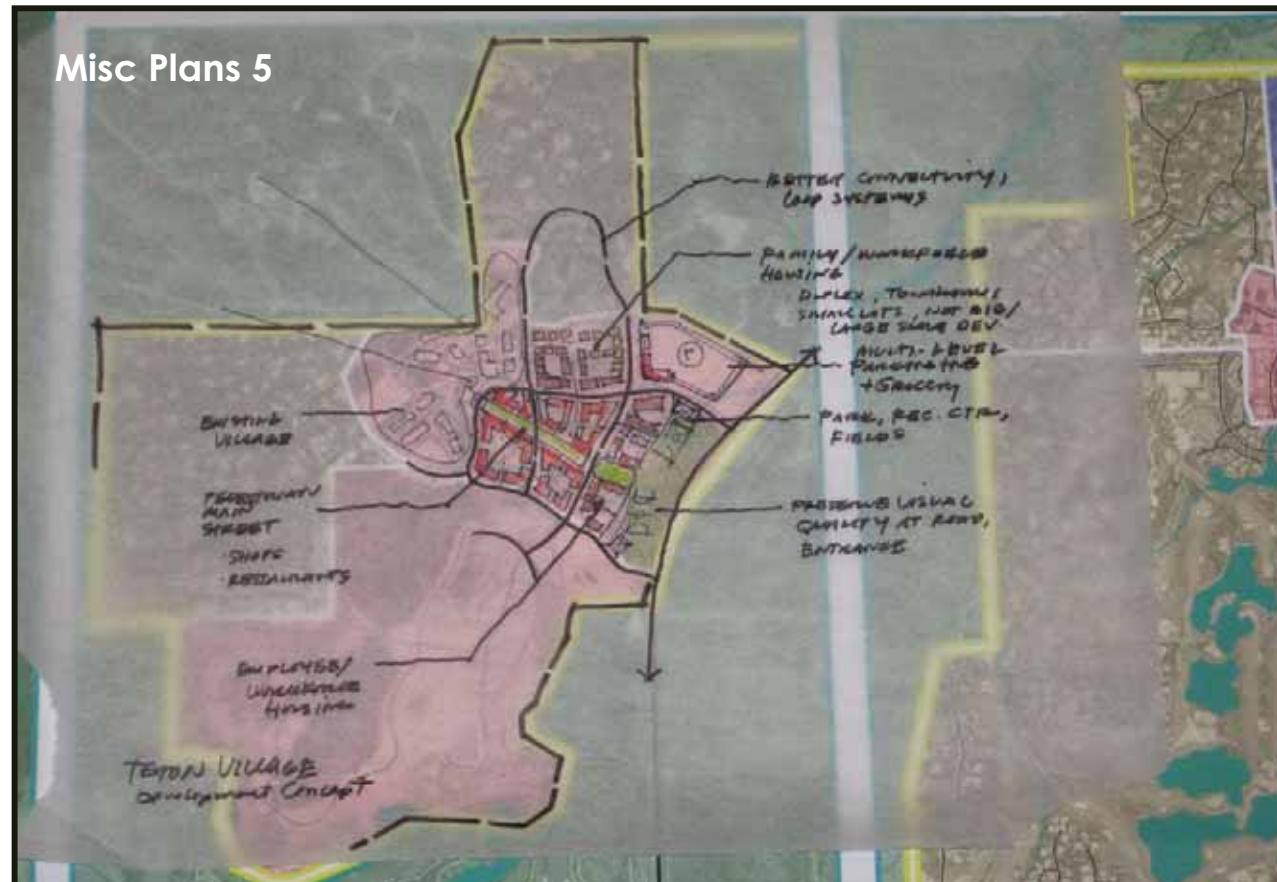
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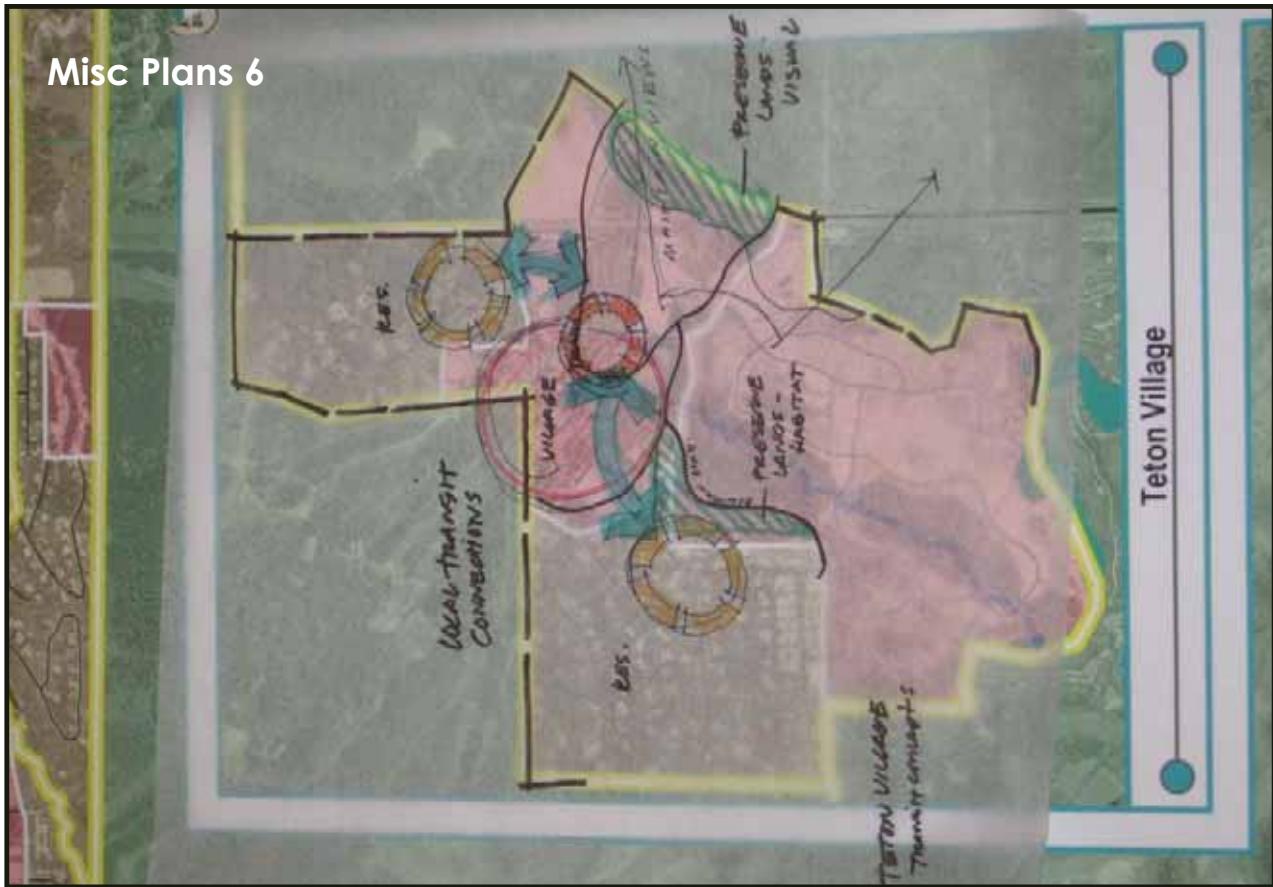
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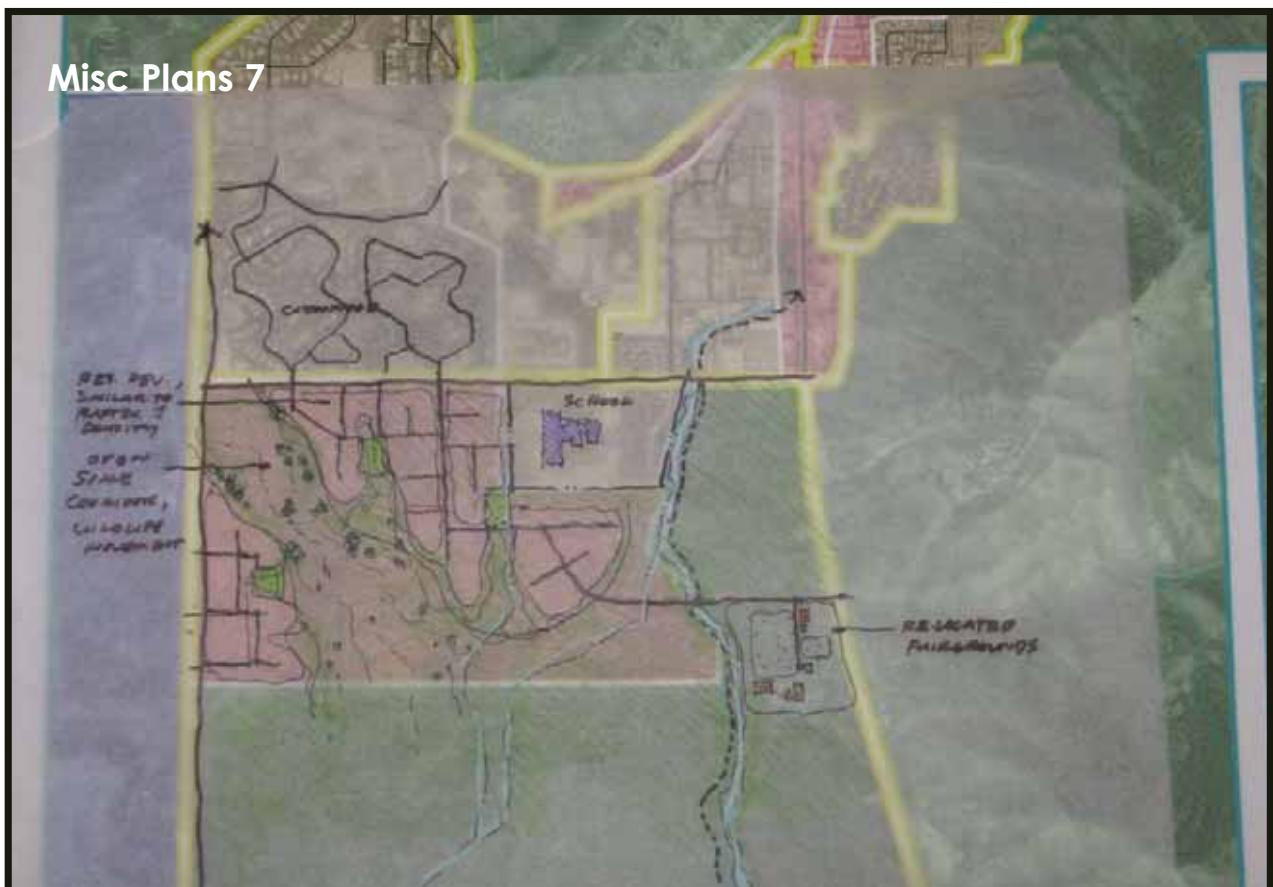
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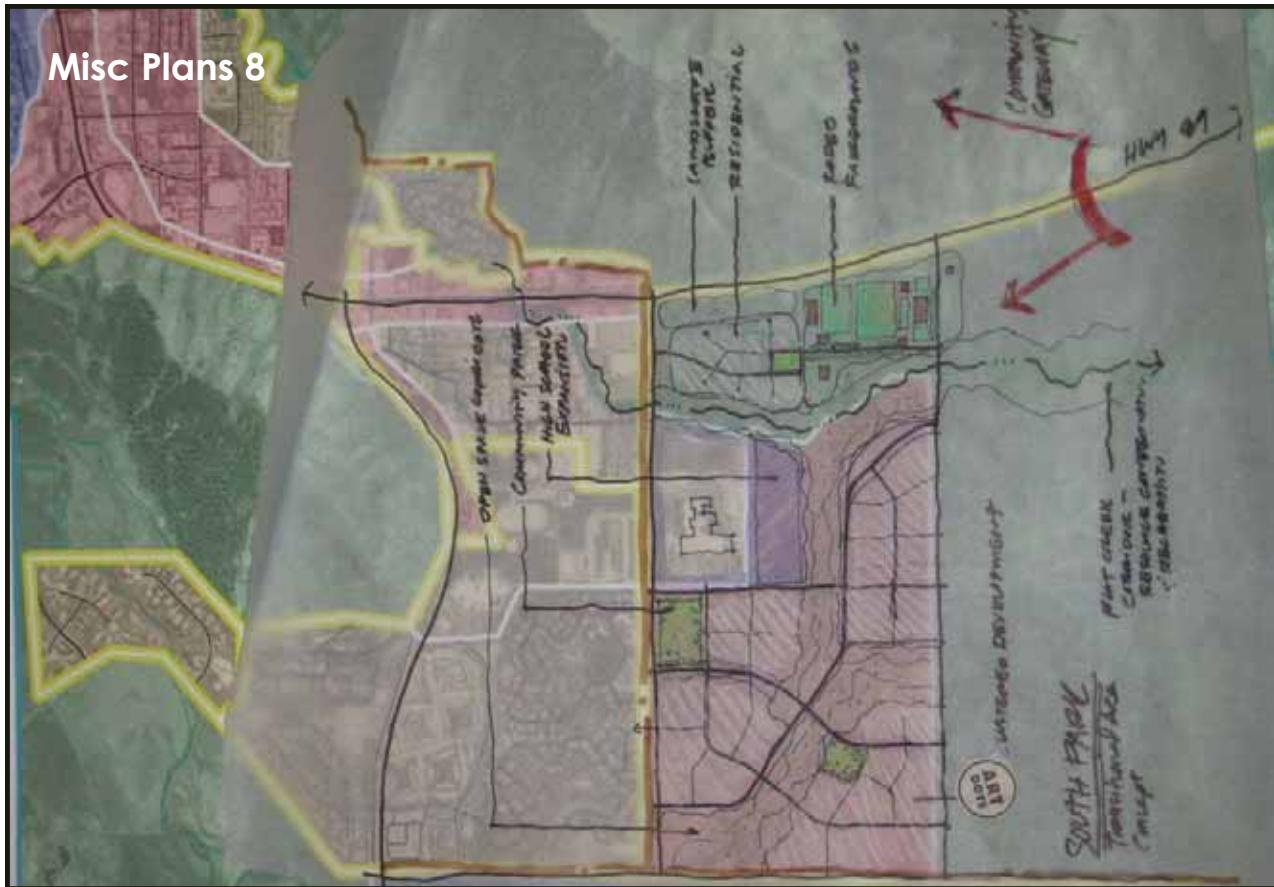
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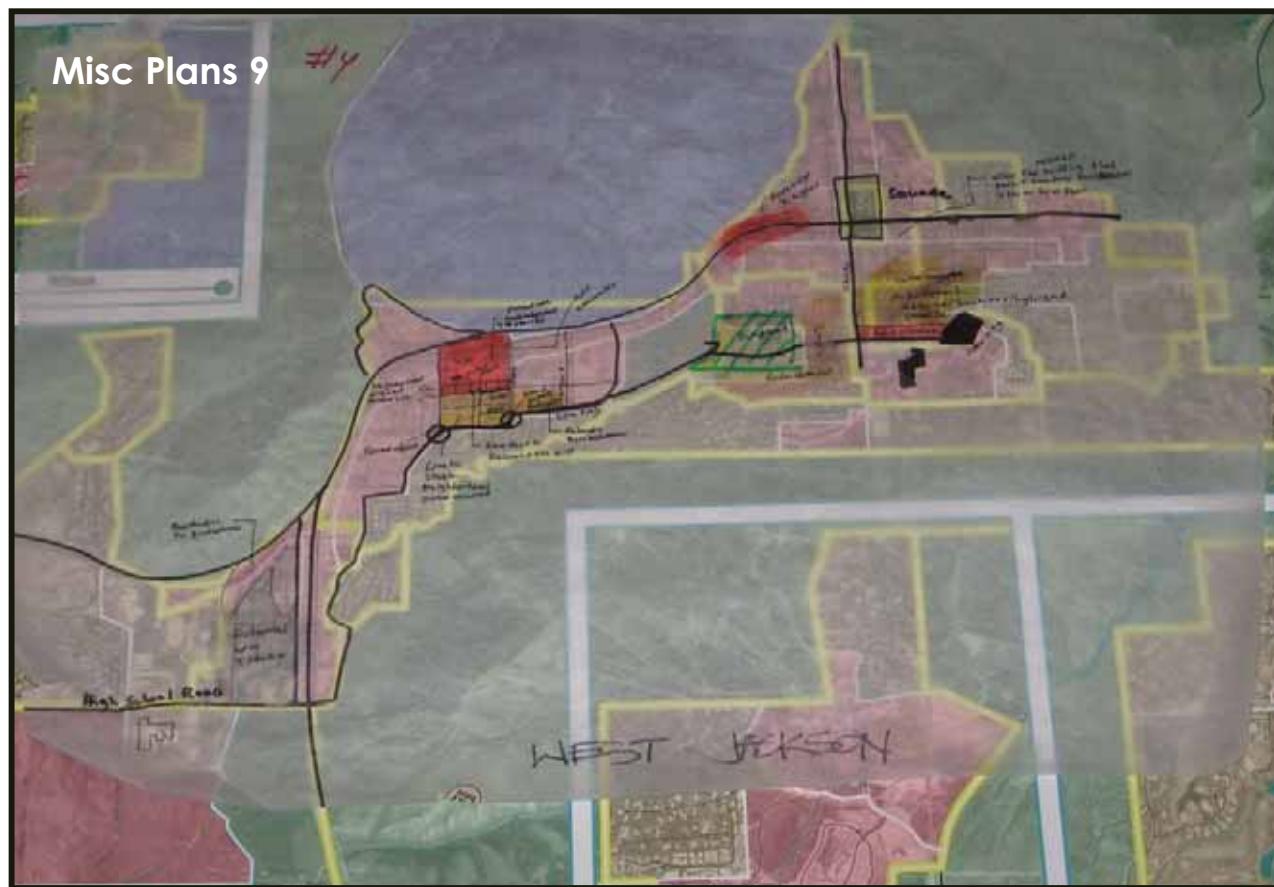
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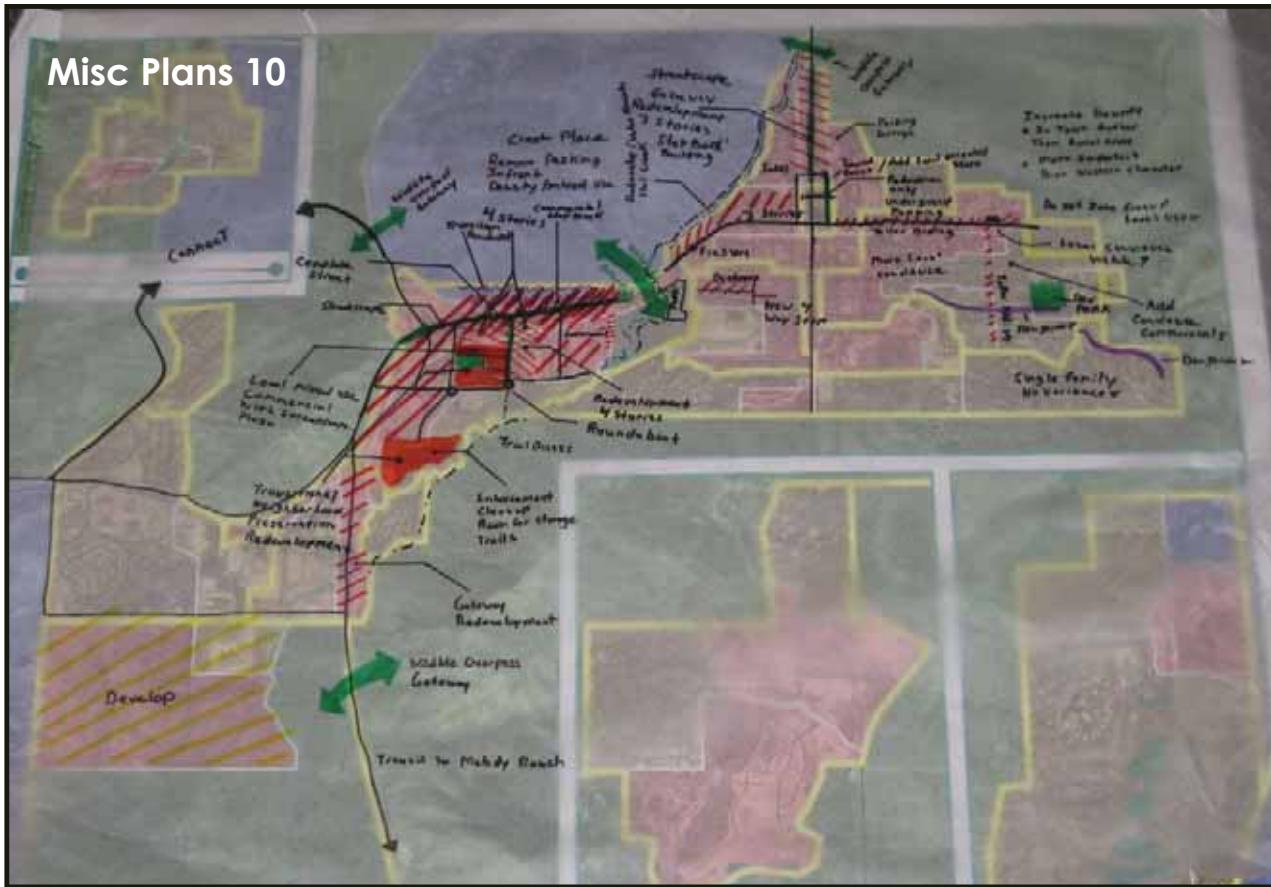
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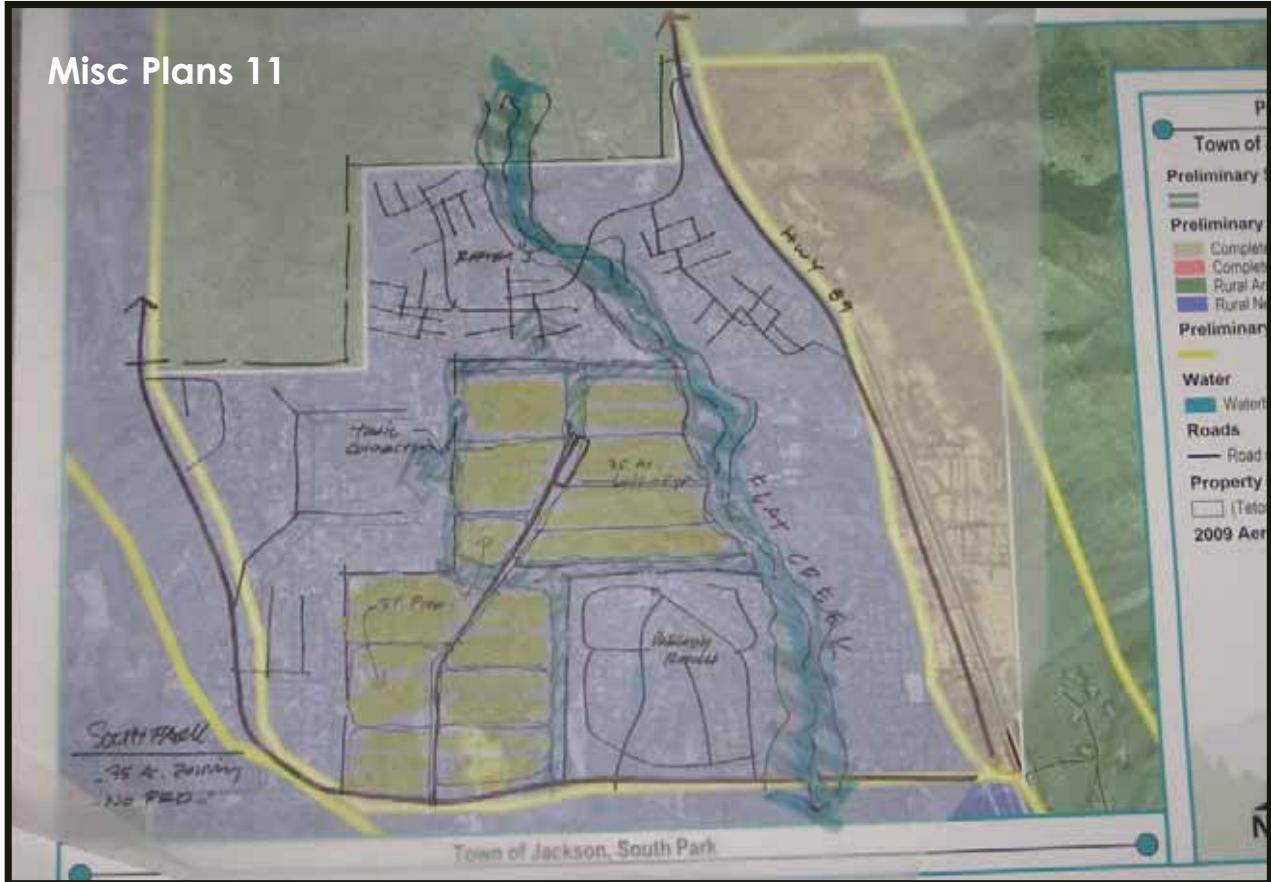
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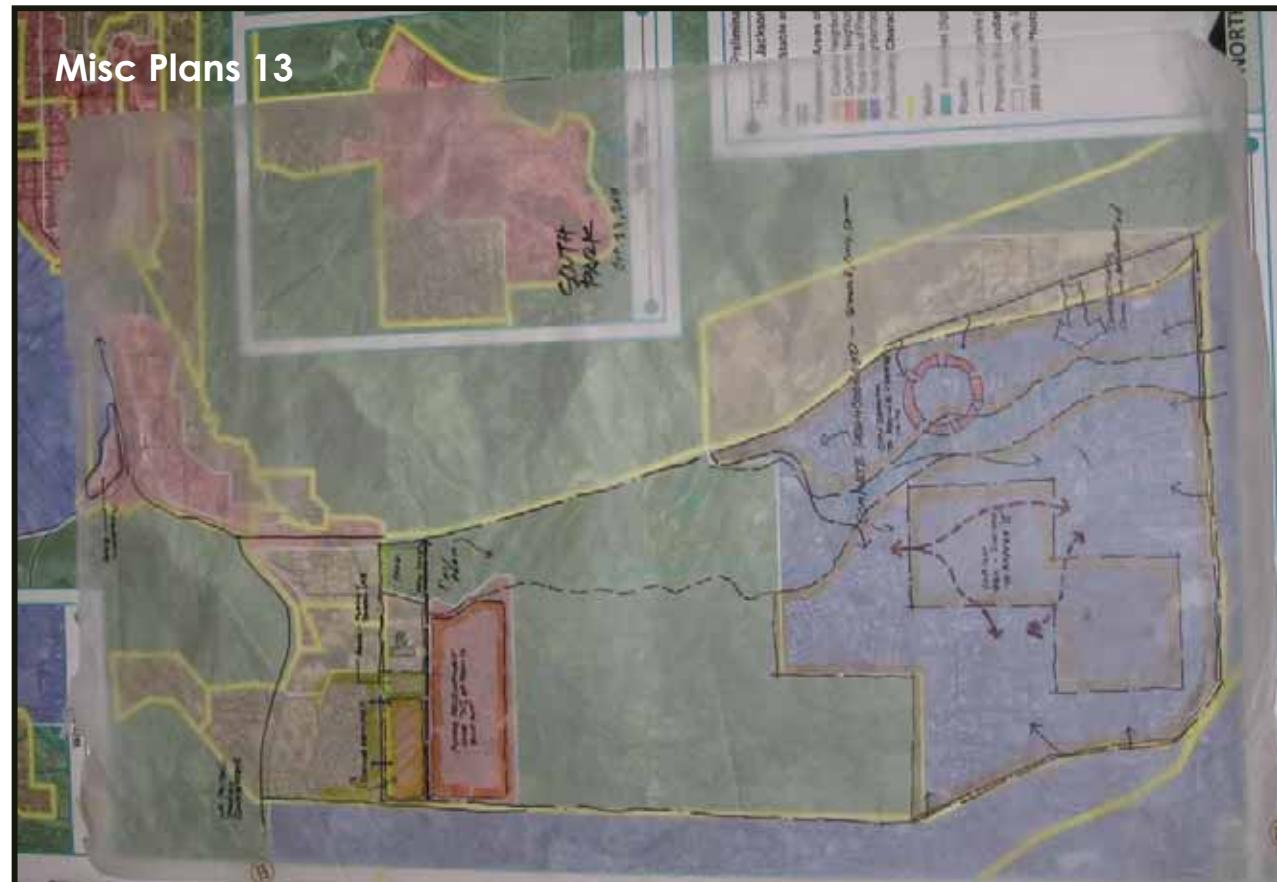
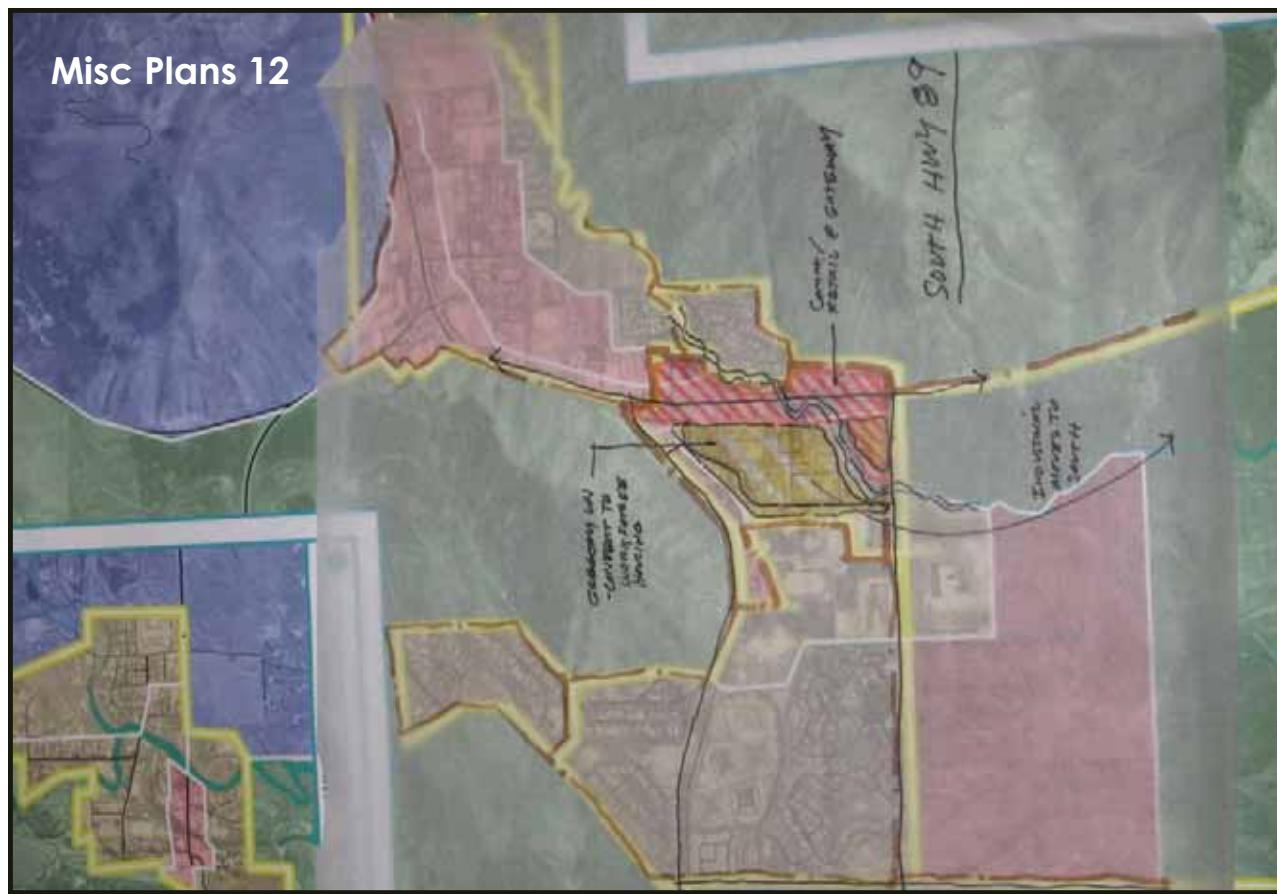


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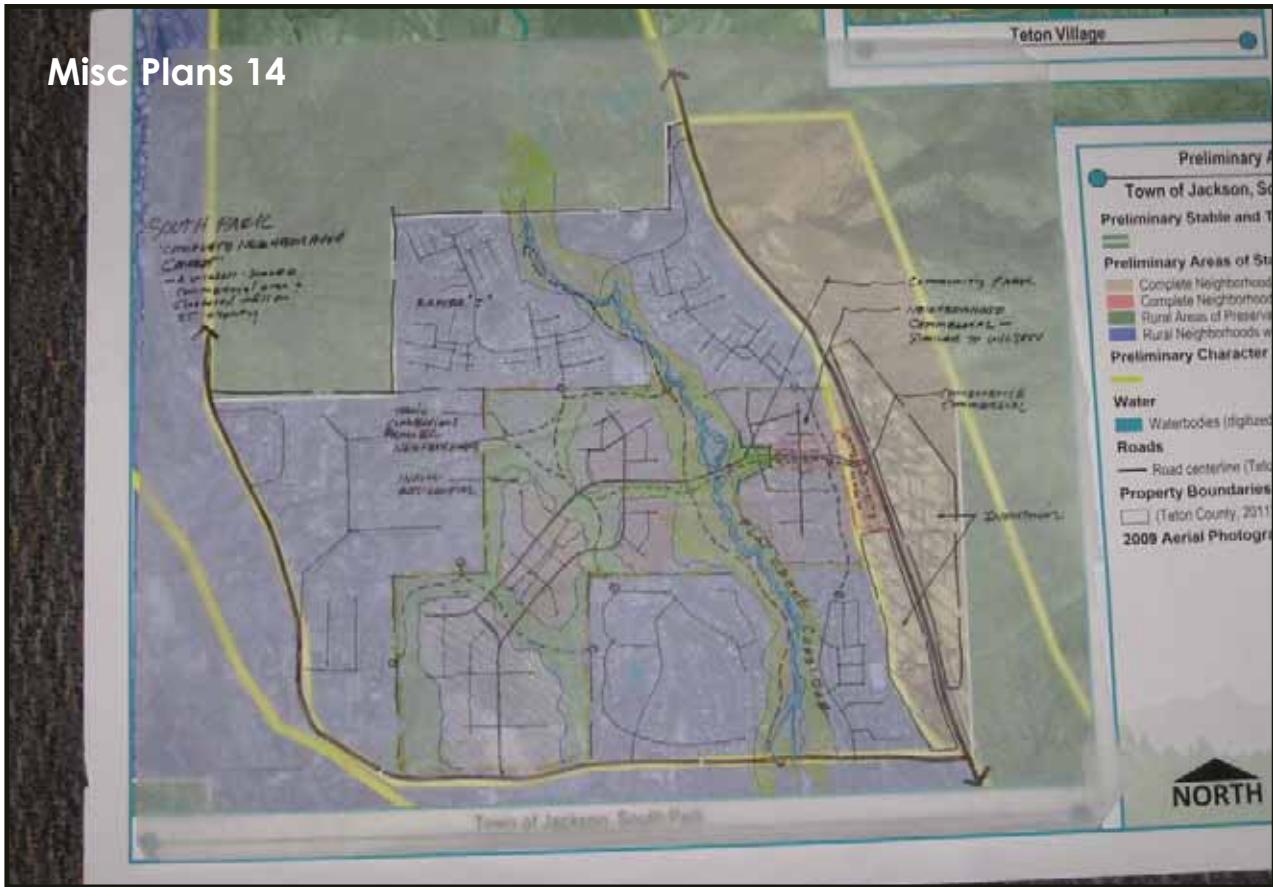


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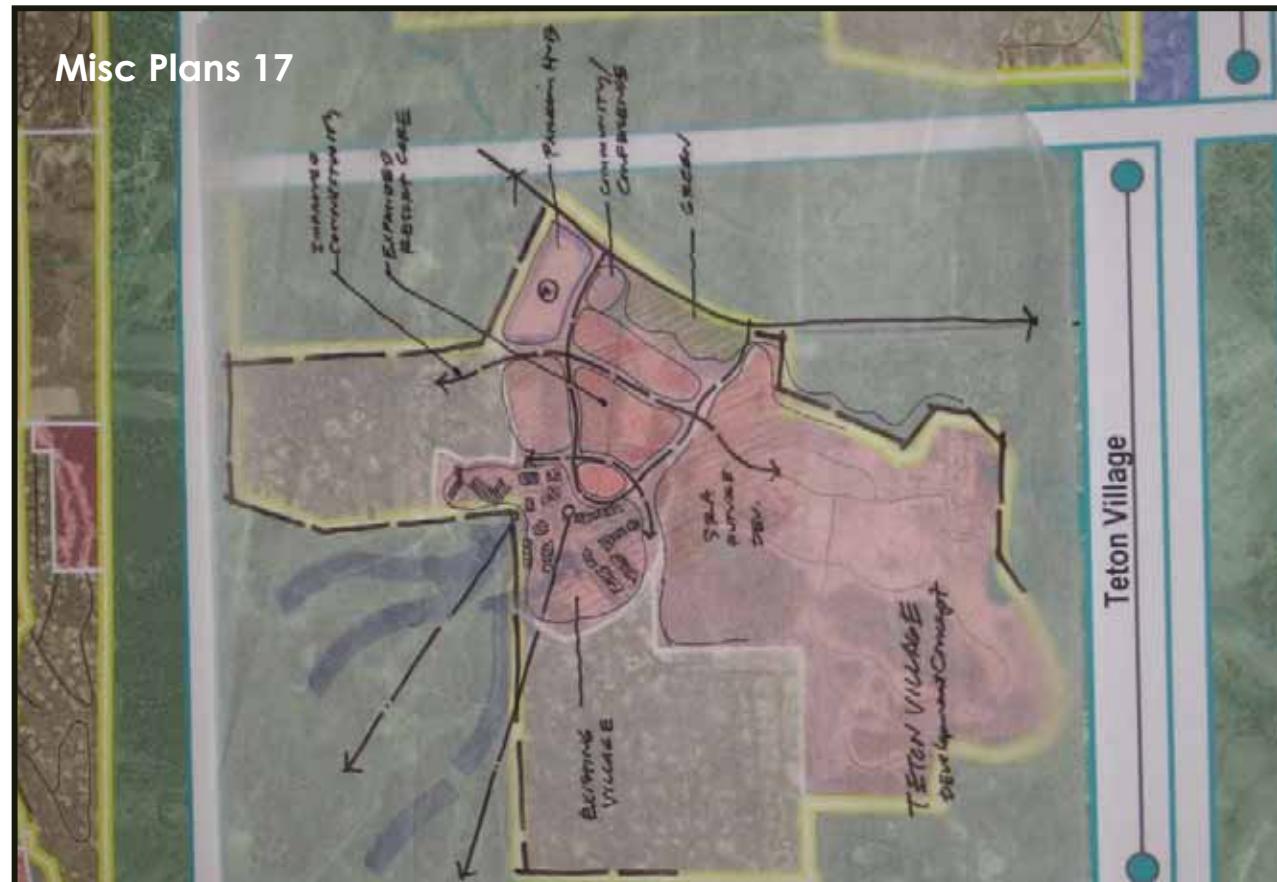
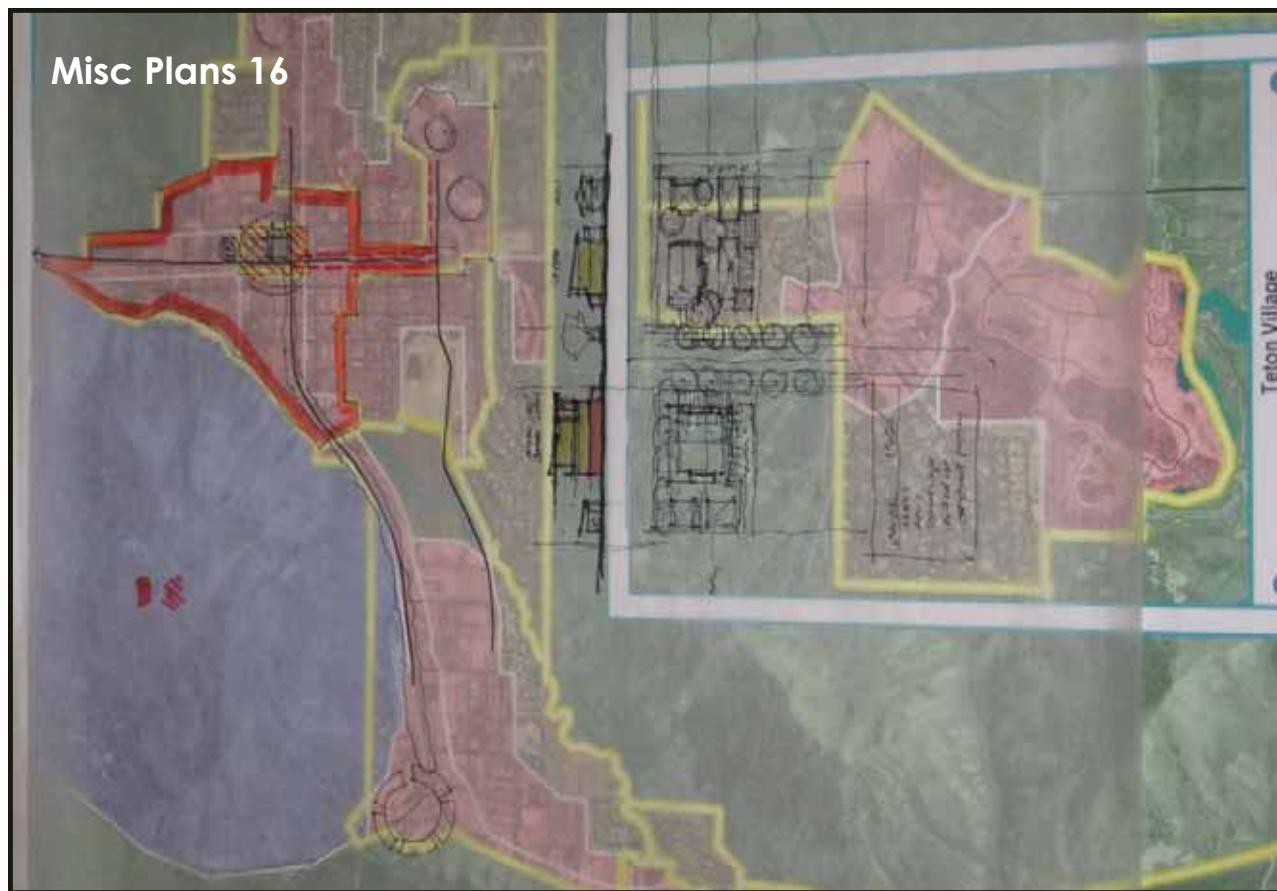


Misc Plans 14

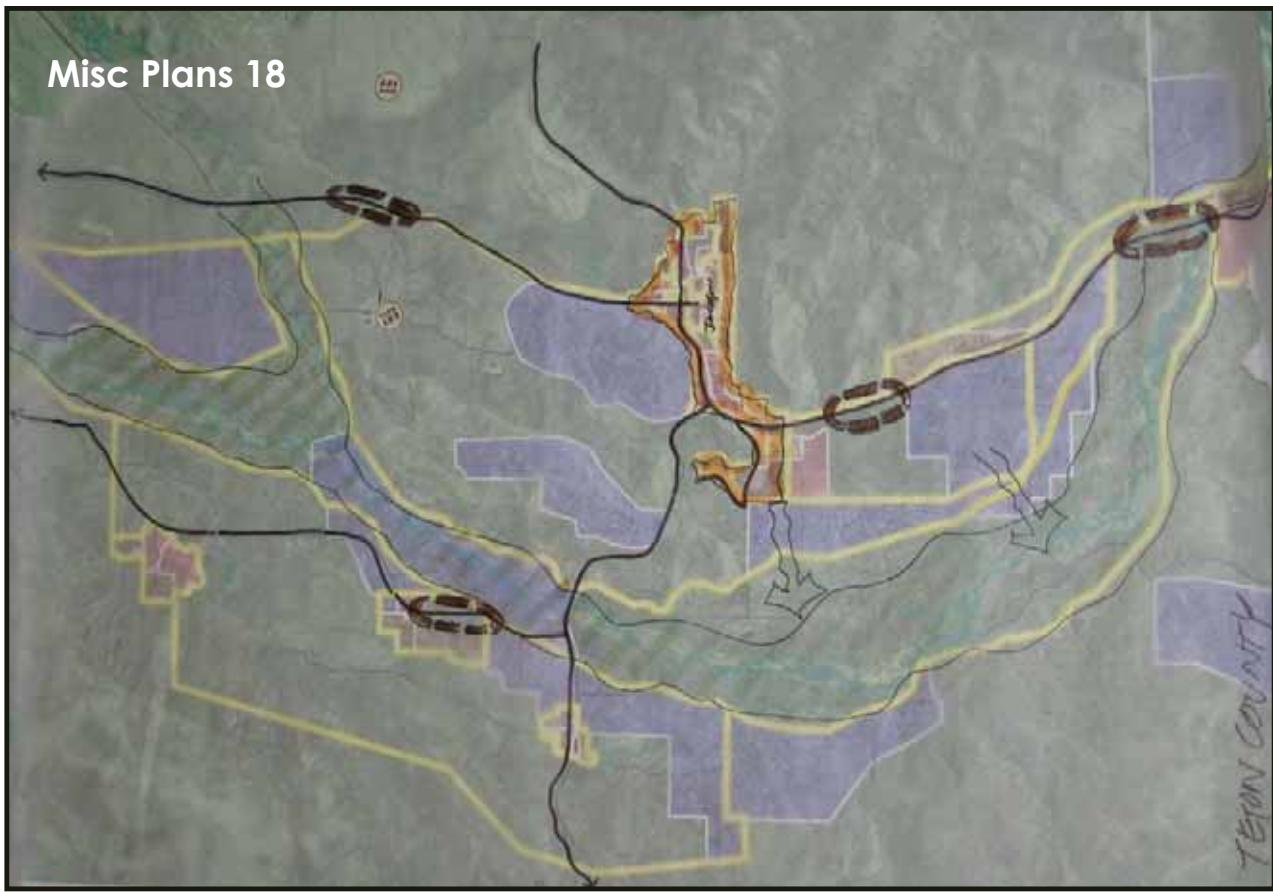


## Misc Plans 15





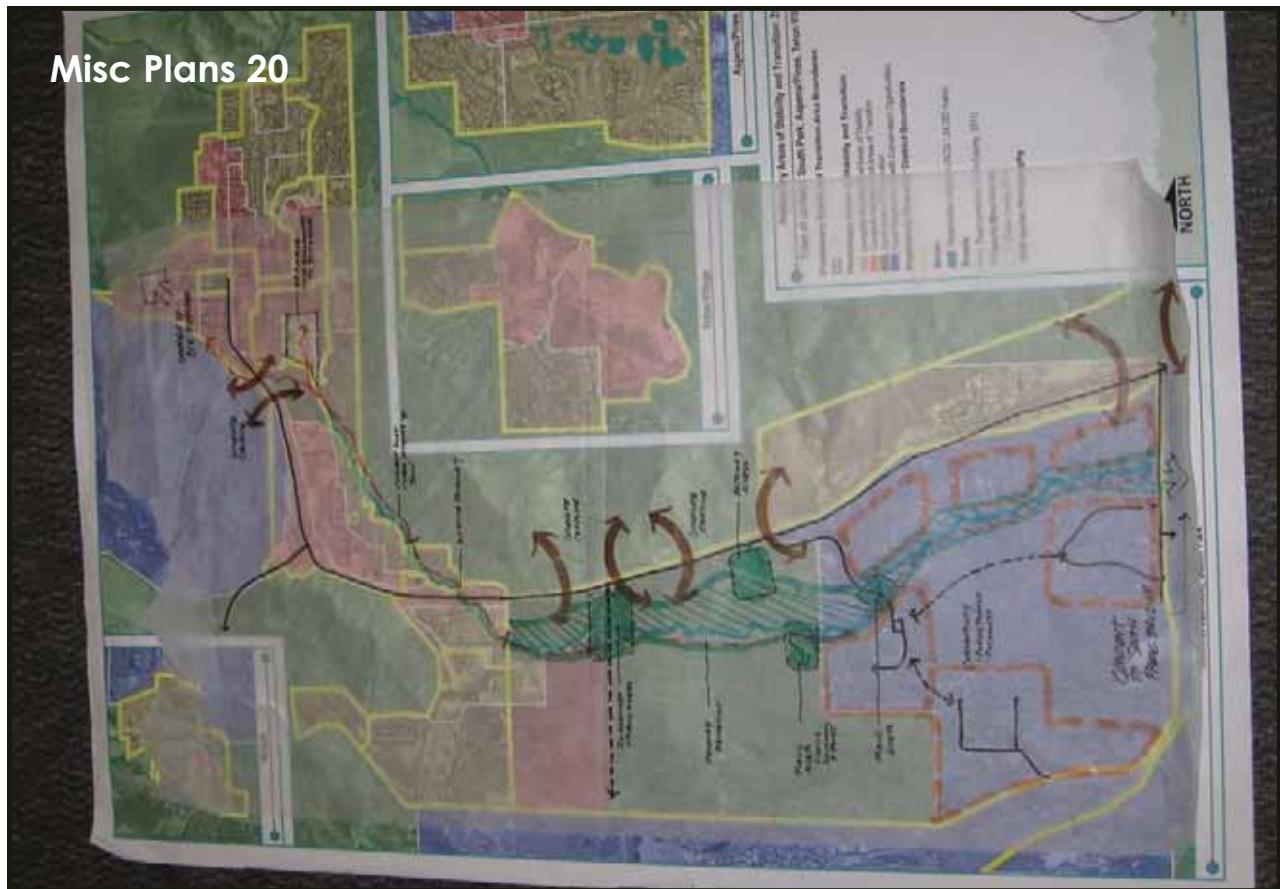
**Misc Plans 18**



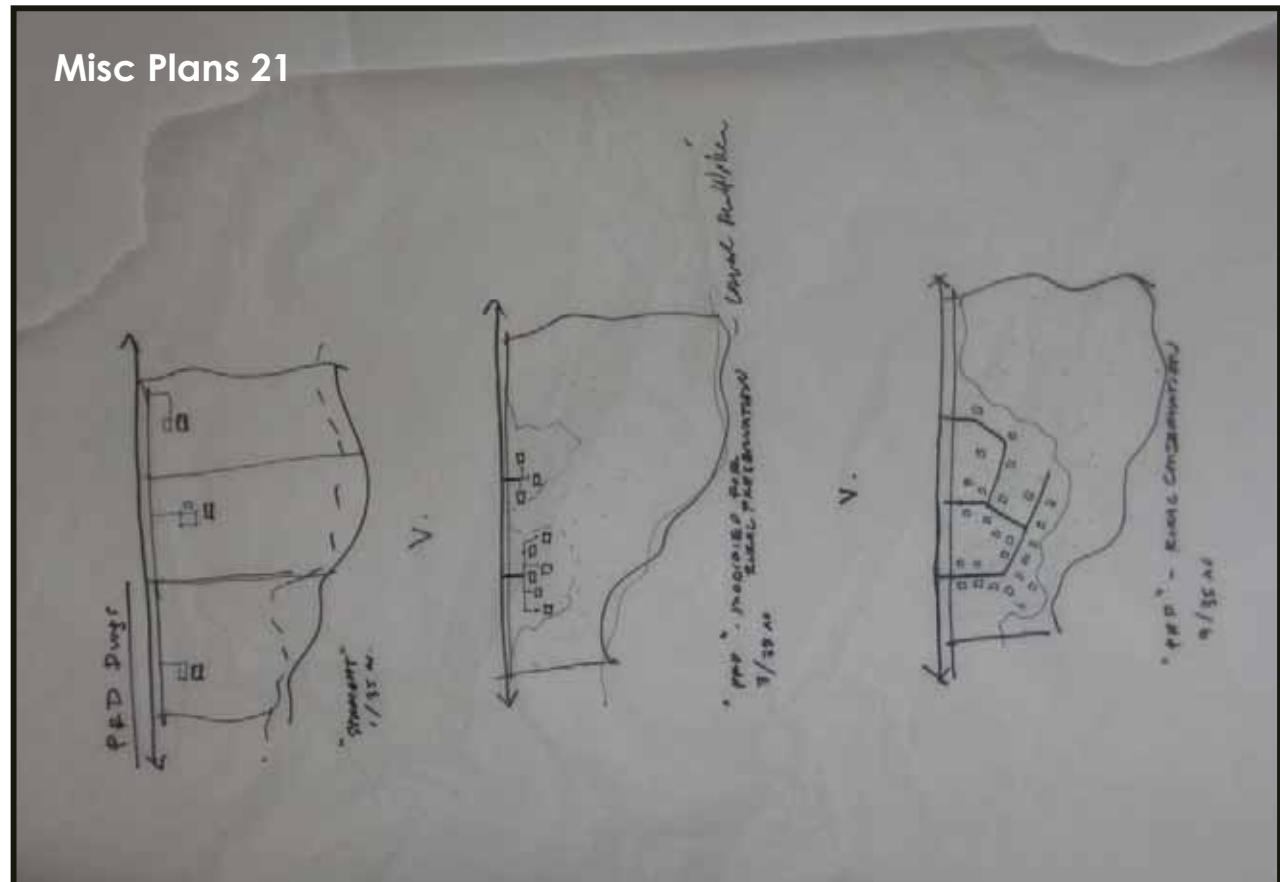
**Misc Plans 19**



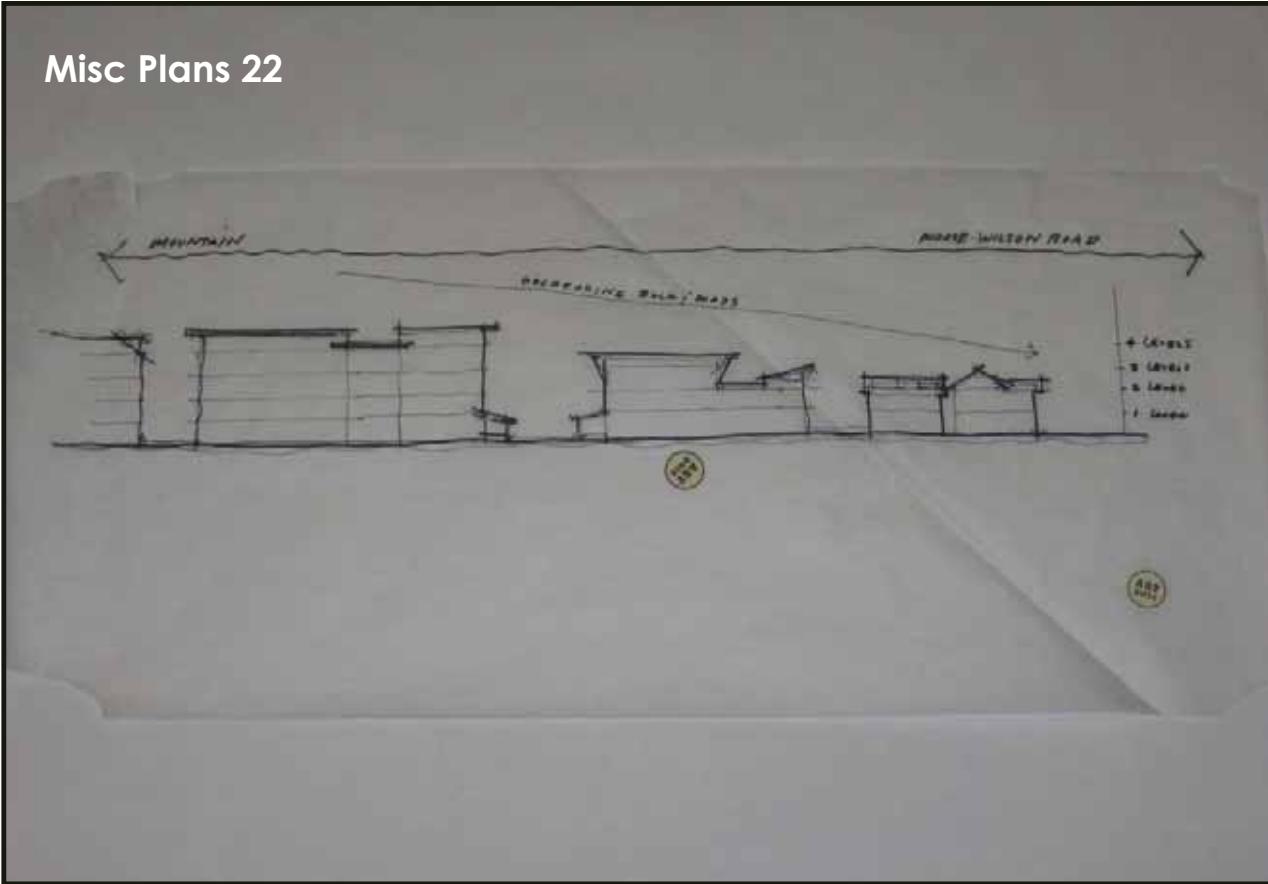
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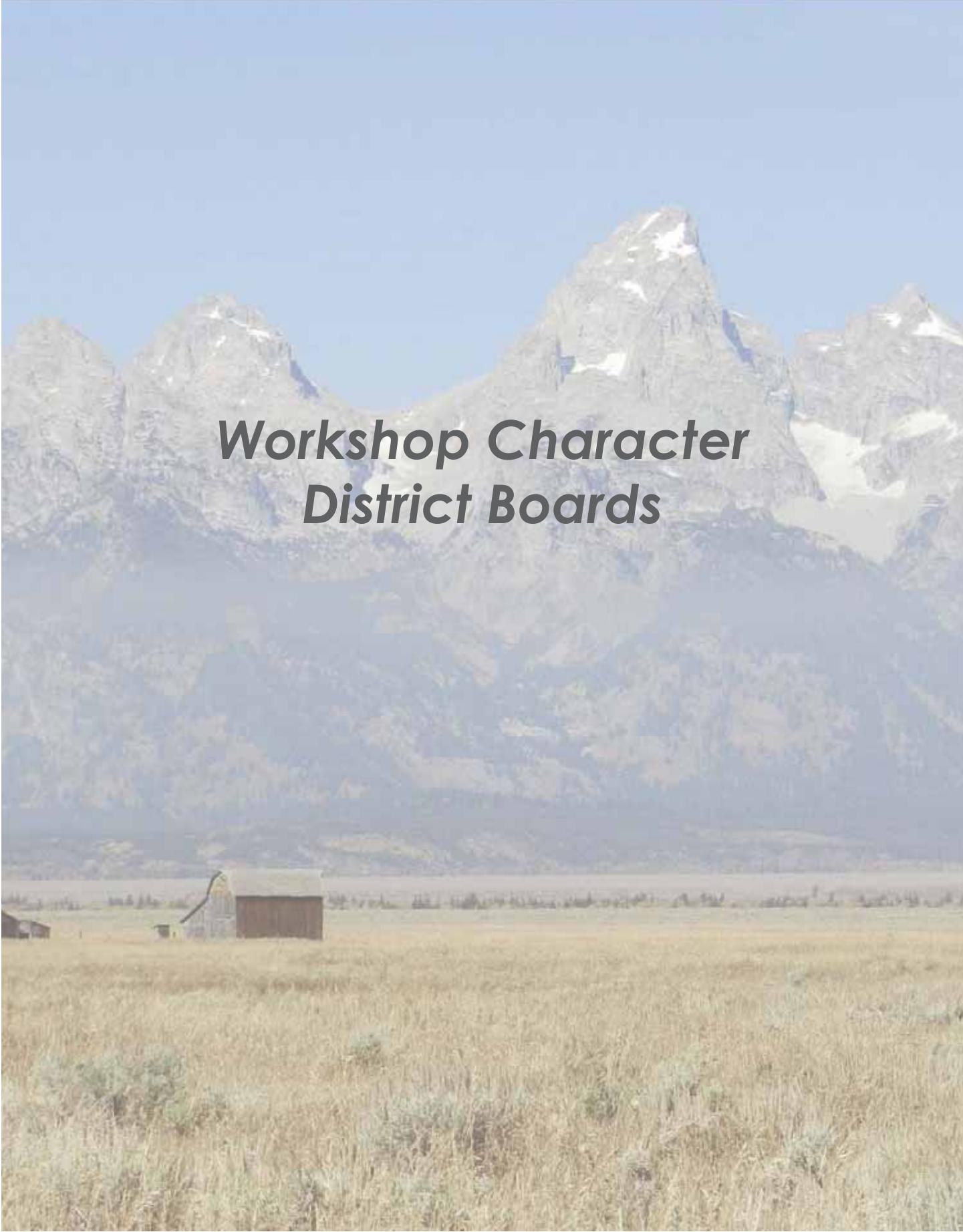
## Misc Plans 21



## Misc Plans 22

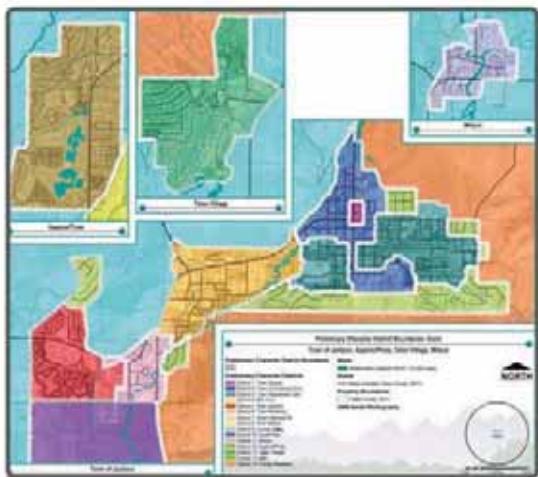






# ***Workshop Character District Boards***

# DISTRICT 1: TOWN SQUARE



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Historic core of Jackson Hole
- High intensity urban built form
- Iconic buildings + public spaces
- Gathering node for community + tourists

## ISSUES

- Design character; "New West" vs. "Old West"
- Balance between tourist and locally-oriented commercial
- Empty commercial spaces
- Lack of walkability/ bike access

## OPPORTUNITIES

- Expansion of pedestrian areas on the square
- Include outlying historical buildings in the town square area
- Promotion of locally-oriented commercial
- Provision of outdoor seating + street connections
- Traffic re-routing
- More flexibility in providing live/ work + accessory units

### BOUNDARY COMMENTS/ AREAS OF FOCUS:

- Make District larger



## OBJECTIVES

- 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods
- 4.2.c: Create vibrant walkable mixed use districts
- 4.2.d: Create a Downtown Retail Shopping District
- 4.2.e: Protect the image and function of Town Square
- 4.2.f: Maintain lodging as a key component in the downtown
- 4.4.a: Maintain and improve public spaces
- 4.4.e: Continue traditions and community events
- 4.5.a: Identify and preserve historically significant structures and sites
- 6.3.e: Balance housing, nonresidential development, and civic uses
- 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions

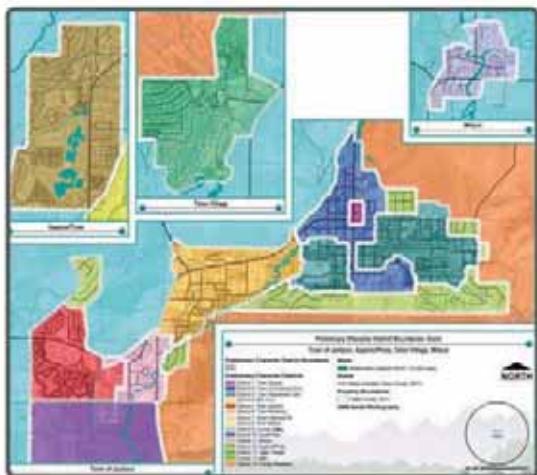
# COMPLETE NEIGHBORHOOD

### 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.



## DISTRICT 2: TOWN COMMERCIAL CORE



### DESCRIPTION & SPECIAL CHARACTERISTICS

- Commercial/ residential mix
- Undefined building form + character
- Well served by complete neighborhood amenities
- Snow King Resort
- Economic center
- Quiet in the off-season
- Walkable/ bike-friendly

### ISSUES

- High rents
- Lack of protection for Flat Creek
- First floor office space/empty spaces
- Connection/transition between Snow King + Downtown
- Aesthetics as a community gateway

### OPPORTUNITIES

- Pedestrian/ bike enhancements
- Strengthen connection between Downtown + Snow King
- Pathway on Flat Creek/Enhance Flat Creek
- Provision of workforce housing
- Small scale convenience commercial at/ near Snow King
- Pedestrian/ visual enhancements on North Cache

### BOUNDARY COMMENTS/ AREAS OF FOCUS:

- Snow King should be its own District
- Include South Cache in this District?
- Certain areas in this District should be included in the Town Square District
- North Cache should be its own district



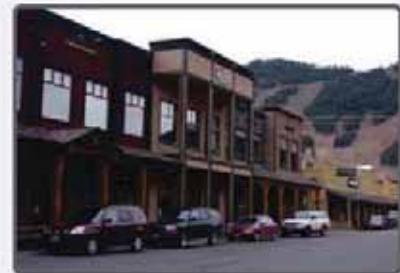
### OBJECTIVES

- 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
- 4.2.c: Create vibrant, walkable mixed use districts
- 4.2.d: Create a Downtown Retail Shopping District
- 4.2.f: Maintain lodging as a key component in the downtown
- 4.4.b: Enhance Jackson gateways
- 4.4.d: Enhance natural features in the built environment
- 5.2.d: Encourage deed-restricted rental units
- 6.3.e: Balance housing, nonresidential development, and civic uses
- 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions

## COMPLETE NEIGHBORHOOD

### complete neighborhoods provide:

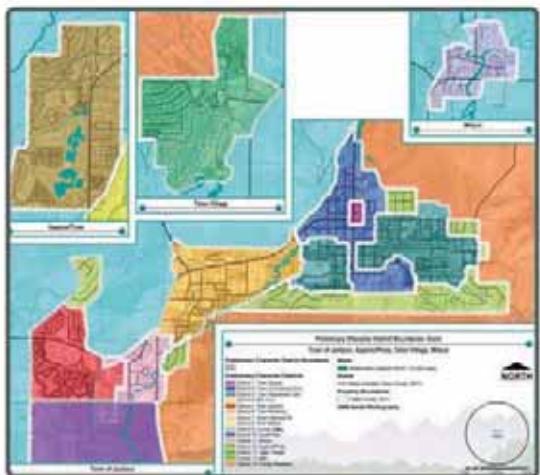
- defined character and high-quality design;
- public utilities (water, sewer, and storm sewer);
- quality public spaces;
- a variety of housing types;
- schools, childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile) of residences; and
- connection by complete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



JACKSON | TETON COUNTY CHARACTER DISTRICTS

PHASE II - NEIGHBORHOOD WORKSHOPS

# DISTRICT 3: TOWN RESIDENTIAL CORE



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Good transit, pedestrian-friendly
- Mix of residential types (single-family, duplex, multi-family)
- Variety of building forms + sizes
- Well served by complete neighborhood amenities
- Old trees
- Some office/ nonresidential uses

## ISSUES

- Traffic
- Commercial/residential balance
- Lack of sidewalks/ complete streets
- Substandard workforce housing
- Enhancement while preserving workforce housing

## OPPORTUNITIES

- Limited convenience commercial
- Variety of housing types
- More sidewalks/ complete streets
- Traffic management/ calming
- Redevelopment in certain areas desirable

## OBJECTIVES

- 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
- 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods
- 4.4.d: Enhance natural features in the built environment
- 4.3.5.2: Identify locations for locally-oriented nonresidential use
- 5.2.d: Encourage deed-restricted rental units
- 5.3.b: Preserve existing workforce housing stock
- 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions

### BOUNDARY COMMENTS/AREAS OF FOCUS:

- Separate the hospital + adjacent office districts from the Town Residential Core
- Include Cowboy Village + the Brew Pub in Commercial Core
- Area between Glenwood + Cache south of Snow King into Town Commercial Core
- Mid-Town should include rodeo grounds
- South Cache Corridor into this district



## COMPLETE NEIGHBORHOOD

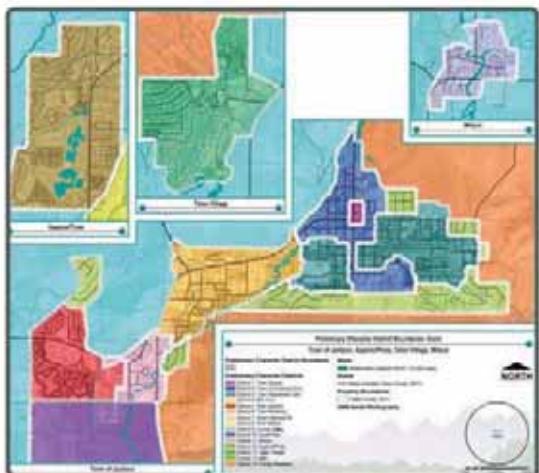


### complete neighborhoods provide:

- 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.



# DISTRICT 4: MID TOWN



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Mix of residential + commercial uses
- Wildlife movement corridor with some crucial habitat
- Karns Meadow
- Well served by complete neighborhood amenities
- Big blocks + highway strip commercial
- Large parking lots + small buildings

## ISSUES

- Limited bike/pedestrian infrastructure
- Limited connection to Town Commercial + Residential Core Districts
- Wildlife vehicle collision hotspot
- Aesthetics as a community gateway
- Protection of Flat Creek/Karns Meadow
- Lack of coherency/ consistency in built environment

## OPPORTUNITIES

- Wildlife crossings
- More bike/ pedestrian connectivity to Town Core
- Infill mixed use redevelopment
- Access/ preservation of public lands
- Flat Creek/ Karns Meadow enhancement

## OBJECTIVES

- 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
- 4.2.c: Create vibrant walkable mixed use districts
- 4.1.b: Enhance Jackson gateways
- 4.4.d: Enhance natural features in the built environment
- 6.2.b: Support businesses located in the community because of our lifestyle
- 6.2.c: Encourage local entrepreneurial opportunities
- 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

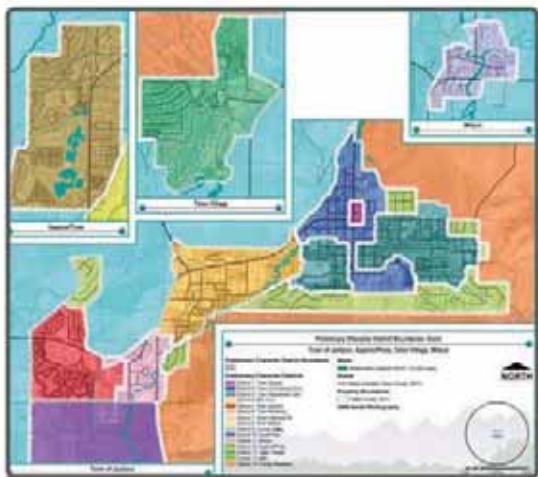
## COMPLETE NEIGHBORHOOD



JACKSON | TETON COUNTY CHARACTER DISTRICTS

PHASE II - NEIGHBORHOOD WORKSHOPS

# DISTRICT 5: WEST JACKSON



## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Consider including northern Indian Trails and northern South Park in District

## DESCRIPTION & SPECIAL CHARACTERISTICS

- Well served by complete neighborhood amenities
- Good transit, pedestrian-friendly
- Family-oriented, sense of community
- Lots of workforce housing
- Variety of residential density

## ISSUES

- Traffic associated with school campus

## OPPORTUNITIES

- Improve multimodal amenities

## OBJECTIVES

- 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
- 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods
- 4.3.a: Preserve and enhance stable neighborhoods
- 5.3.b: Preserve existing workforce housing stock
- 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions



## COMPLETE NEIGHBORHOOD

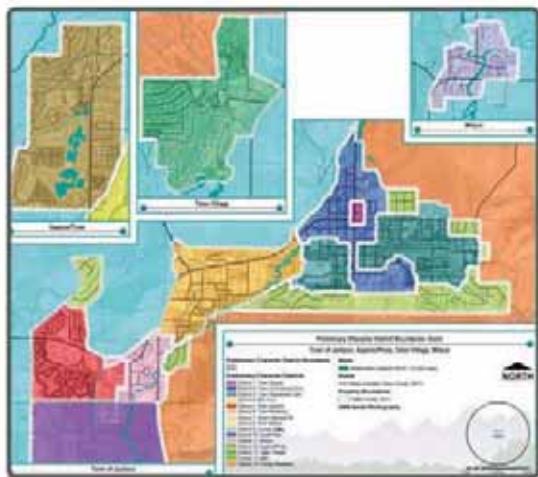


### complete neighborhoods provide:

- 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.



# DISTRICT 6: TOWN PERIPHERY



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Low density single family residential development, with pockets of medium density
- Wildlife present
- Minimal complete neighborhood amenities
- Gateway to Bridger-Teton National Forest

## ISSUES

- Development on steep slopes
- Density pressure on neighborhood character

## OPPORTUNITIES

- Connections by complete streets

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.3.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods
- 4.3.a: Preserve and enhance stable neighborhoods
- 4.4.d: Enhance natural features in the built environment
- 5.3.b: Preserve existing workforce housing stock
- 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions



## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Upper Cache Creek/ Snow King Drive is more like Town Residential Core
- Absaroka/ Nelson/ Rancher similar in character to Town Residential Core
- GII Addition similar in character to Town Residential Core
- Southern hillside west of Snow King feels like Town Residential Core

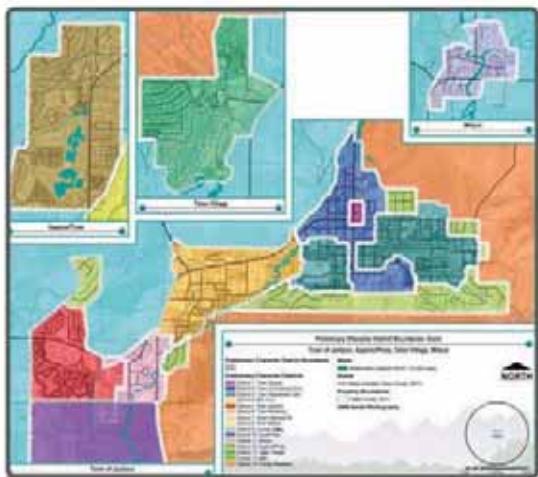
# COMPLETE NEIGHBORHOOD

### 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.



# DISTRICT 7: SOUTH HIGHWAY 89



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial hillside + riparian habitat
- Agricultural scenic foreground with dispersed light industrial home business in Hog Island
- Rural/industrial interface at medium density + intensity
- Variety of housing types (agricultural single family, industrial ARUs, trailer parks)

## ISSUES

- Wildlife vehicle collision hotspot
- Livability of industrial/ residential mix of uses
- Wildlife habitat, industrial use interface
- Aesthetics as a community gateway
- Protecting industrial opportunities

## OPPORTUNITIES

- Protect wildlife movement corridors + habitat
- Improve appearance of corridor as a community gateway
- Preserve residential character of Hog Island
- Additional industrial allowances
- High-tech/research + development light industry
- More flexibility in providing live-work and accessory units

## BOUNDARY COMMENTS/ AREAS OF FOCUS:

- Hog Island as its own district
- South Park Service Center area grouped into a southern South Park district
- Town area grouped with a Town district



## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 4.4.b: Enhance Jackson gateways
- 5.2.e: Allow accessory residential units (ARUs) and County guesthouses
- 6.2.c: Encourage local entrepreneurial opportunities
- 6.2.f: Promote light industry
- 6.3.d: Facilitate viable local businesses
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

# COMPLETE + RURAL

## rural areas provide:

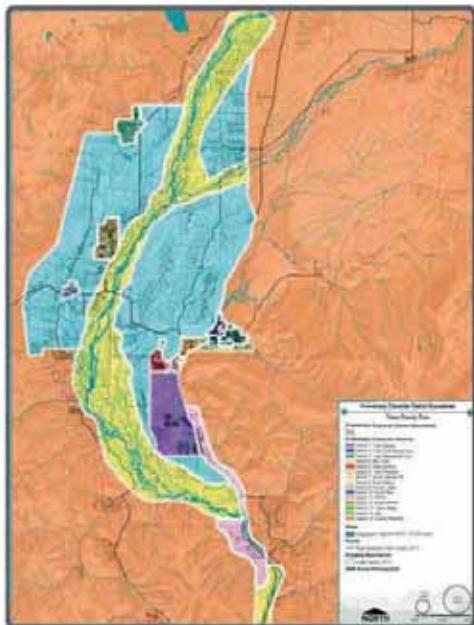
- viable wildlife habitat and connections between wildlife habitat
- natural scenic vistas
- agricultural and undeveloped open space
- abundance of landscape over built form
- limited, detached single family residential development
- minimal additional nonresidential development

## 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.



# DISTRICT 8: RIVER BOTTOM



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial riparian habitat, used consistently by a variety of species
- Agricultural and conserved open space, but not visible from public roads
- Low density single family residential development, with pockets of medium density
- Two planned resorts + one locally-oriented commercial hub (Hoback Junction)
- Minimal services + limited walkable complete neighborhood amenities

## ISSUES

- Impacts of growth on wildlife + nature resource quality
- Wildlife vehicle collisions
- Wildlife unfriendly fencing
- Potential oil and gas development
- Addressing existing platted potential + respecting property rights

## OPPORTUNITIES

- Open space conservation + reduced residential density
- Public access, public amenities + limited commercial use of the River
- Increased access + connectivity by all modes of transportation
- Employee housing at the resorts

## OBJECTIVES

- 1.1.b; Protect wildlife from the impacts of development
- 1.4.a; Encourage non-development conservation of wildlife habitat
- 1.4.c; Encourage rural development to include quality open space
- 3.1.b; Direct development toward suitable areas for complete neighborhoods
- 6.1.b; Promote eco-tourism

## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Distinguish Hoback Junction

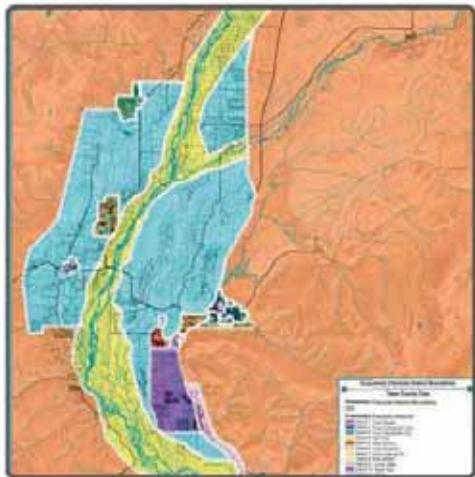
# RURAL AREA

## 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



# DISTRICT 9: COUNTY VALLEY



## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Areas surrounding the Aspens/Pines
- Areas to the west and south of South Park Loop Road
- Areas in Town west of Flat Creek

## DESCRIPTION & SPECIAL CHARACTERISTICS

- Scenic open agricultural foregrounds + butte skylines
- Wildlife movement corridor with some crucial habitat
- Low density residential development with pockets of medium density
- Dispersed, low intensity nonresidential development
- Pockets of public utilities + limited walkable complete neighborhood amenities

## ISSUES

- Development of existing agricultural open space
- Loss of natural skylines + dark skies
- Wildlife vehicle collision hotspot
- Lack of access to transit + pathways
- Lack of housing variety, with second homes + other underutilized housing
- Respect for property rights

## OPPORTUNITIES

- Scenic protection – protect foregrounds + skyline, bury power lines
- Cluster + otherwise preserve more open space through development
- Additional Road Projects: Tribal Trails, pave Spring Gulch, north bridge
- Convenience commercial at Jackson Hole Golf & Tennis
- Coordinate alternate transportation opportunities with Park
- Accessory use of agricultural lands to protect ag/open space character

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 1.3.a: Maintain natural skylines
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.4.b: Conserve agricultural lands and agriculture
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

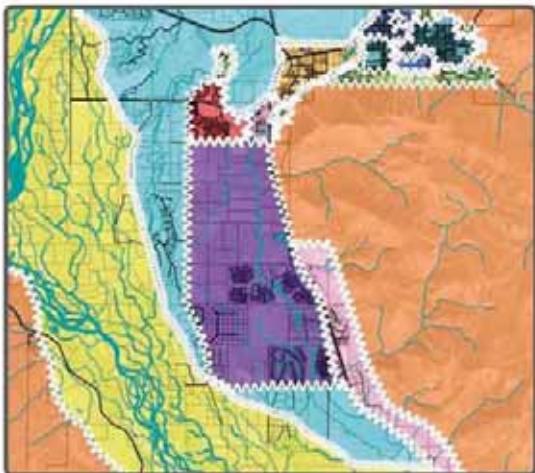
## RURAL AREA

### 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



# DISTRICT 10: SOUTH PARK



## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Northern 1/4-mile as expansion of Town development pattern
- Central mile or so as agricultural open space
- Rafter J, South Park Ranches, Melody, Scherr-Toss area as its own complete neighborhood

## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial wildlife habitat along Flat Creek
- Wildlife movement corridor – wildlife-vehicle collision hotspot
- Scenic agricultural open space
- Variety of housing types at low to medium density with minimal non-residential
- Gateway to Jackson + the Tetons

## ISSUES

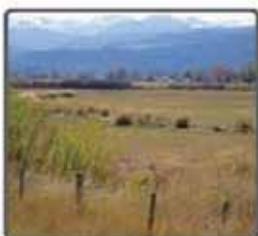
- Lack of connectivity + walkability in dead-end subdivisions
- Limited access to transit + lack of walkable complete neighborhood amenities
- Impacts of development on wildlife, open space + rural character
- Compatibility of commercial + industrial with residential character
- Development of South Park should only occur following infill of already developed areas

## OPPORTUNITIES

- Additional schools, convenience commercial, parks + other amenities
- Additional workforce housing
- Preserve rural character + agricultural open space
- Preserve wildlife movement corridors – Flat Creek corridor
- East - west connector between Highway 89 + South Park Loop south of High School Road
- Improve connectivity between developments by complete streets

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.4.b: Conserve agricultural lands and agriculture
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 5.2.a: Provide a variety of housing options
- 7.3.a: Develop a land use pattern based on transportation connectivity



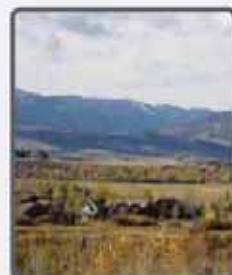
## COMPLETE + RURAL

### rural areas provide:

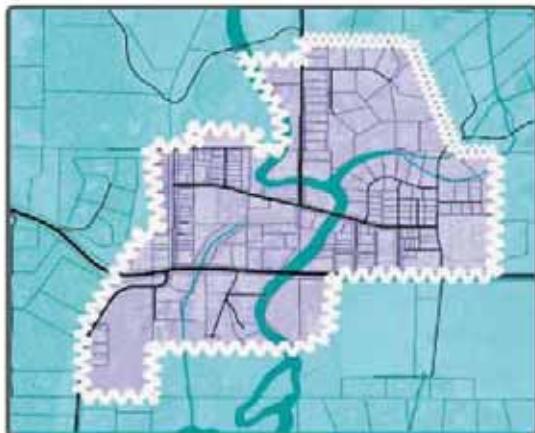
- viable wildlife habitat and connections between wildlife habitat
- natural scenic views
- agricultural and undeveloped open space
- abundance of landscape over built form
- limited, detached single family residential development
- minimal additional nonresidential development

### 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.



# DISTRICT 11: WILSON



## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Include surrounding areas in district
- Large Wilson Meadows lots + Waldron parcel to County Valley

## DESCRIPTION & SPECIAL CHARACTERISTICS

- Strong sense of community + identity
- Crucial riparian habitat
- Variety of housing types at low to medium density surrounded by agricultural open space
- Low intensity, highway, locally oriented nonresidential development
- Well served by complete neighborhood amenities

## ISSUES

- Heavy through traffic
- Wildlife-vehicle collisions
- Inadequate access to transit
- Preservation of existing character/ residential density
- Impacts of growth on wildlife, traffic + character
- Inappropriate for additional housing because of lack of jobs

## OPPORTUNITIES

- Improved pedestrian infrastructure + START service
- Mixed-use redevelopment of a well defined commercial core to add complete neighborhood amenities/ services
- Preserve wetlands, riparian habitat + wildlife movement corridors
- Additional workforce housing
- Implement Highway 22 cross-section from 2001 Charrette

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 3.2.a: Enhance the quality, desirability, and integrity of complete neighborhoods
- 3.2.b: Locate nonresidential development to complete neighborhoods
- 3.2.d: Emphasize a variety of housing types
- 3.2.h: Enhance natural features in the built environment
- 6.2.b: Support businesses located in the community because of our lifestyle
- 6.2.c: Encourage local entrepreneurial opportunities
- 7.1.c: Increase the capacity for use of alternative transportation modes

# COMPLETE NEIGHBORHOOD



## 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.



# DISTRICT 12: ASPENS/PINES



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial riparian habitat
- Variety of housing types primarily at high or low densities with adjacent agricultural open space
- Diverse population of renters, visitors, retirees + workforce
- Variety of nonresidential intensity with both local + visitor orientation
- Services + amenities, but not walkable for entire district

## ISSUES

- Preservation of community character + quality of life
- Preservation of wildlife habitat and movement corridors
- Vehicle-wildlife (especially moose) collisions
- Pedestrian connectivity across highway
- Consistency of residential density
- Lack of walkable jobs/ services/amenities precludes workforce housing

## OPPORTUNITIES

- Additional workforce housing at a variety of densities
- Regular START service
- Additional local amenities + convenience commercial
- Wildlife crossings on Moose-Wilson Road
- Improve access to Moose-Wilson Road + connectivity to adjacent districts

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 3.2.b: Locate nonresidential development to complete neighborhoods
- 3.2.d: Emphasize a variety of housing types
- 3.2.e: Promote quality public spaces in complete neighborhoods
- 6.2.b: Support businesses located in the community because of our lifestyle
- 6.2.c: Encourage local entrepreneurial opportunities
- 7.1.c: Increase the capacity for use of alternative transportation modes
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

### BOUNDARY COMMENTS/AREAS OF FOCUS:

- East of highway in River Bottom or County Valley
- West of Aspens subdivision, north of road in County Valley
- Pines in County Valley
- Include adjacent areas to the south + northeast



## COMPLETE NEIGHBORHOOD

### complete neighborhoods provide:

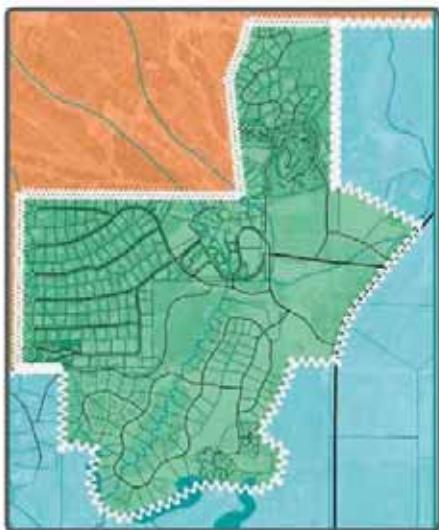
- defined character and high-quality design;
- public utilities (water, sewer, and storm sewer);
- quality public spaces;
- a variety of housing types;
- schools, childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile) of residences; and
- connection by complete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



JACKSON | TETON COUNTY CHARACTER DISTRICTS

PHASE II - NEIGHBORHOOD WORKSHOPS

# DISTRICT 13: TETON VILLAGE



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Seasonal resort on its way to become a complete neighborhood
- High intensity nonresidential, especially lodging, employment center
- Development surrounded by scenic agricultural open space
- Mix of housing all housing types at all densities with great affordable/employee housing
- Public utilities, but limited walkable complete neighborhood services/amenities for residents

## ISSUES

- Expansion of resort area or entitlements
- Walkability from outlying areas in the district
- Workforce housing proportional to growth
- Balance of residential and commercial for both visitors and residents
- Lack of full-time residents and supporting commercial
- Moose-Wilson Road traffic

## OPPORTUNITIES

- Better pedestrian access from outside the mall into the mall
- Regular START service
- Additional workforce housing
- Additional or reallocated commercial floor area to become a sustainable community center
- Coordinate and combine the two master plans

## OBJECTIVES

- 3.2.a: Enhance the quality, desirability, and integrity of complete neighborhoods
- 3.2.b: Locate nonresidential development to complete neighborhoods
- 3.2.c: Limit lodging in defined areas
- 3.2.d: Emphasize a variety of housing types
- 3.2.e: Promote quality public spaces in complete neighborhoods
- 6.2.b: Support businesses located in the community because of our lifestyle
- 6.2.c: Encourage local entrepreneurial opportunities
- 7.1.c: Increase the capacity for use of alternative transportation modes

## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Areas not under master plan: Shooting Star clubhouse, Granite Ridge triangle



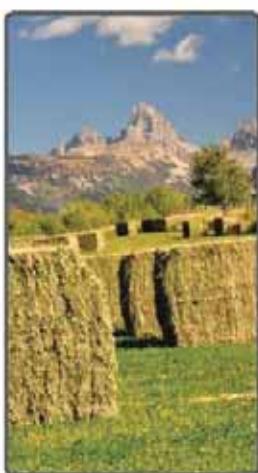
# COMPLETE NEIGHBORHOOD

## 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.



# DISTRICT 14: ALTA



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Intertwined with neighboring Idaho communities
- Good public facilities with school, library, park, but not walkable
- Strong sense of community
- Crucial habitat for multiple species especially in drainages
- Agricultural open space with low density residential development
- Dispersed nonresidential development with more intense concentration at Grand Targhee

## ISSUES

- Lack of commercial allowance
- Access to public services + amenities
- Road connectivity to the Leigh Creek area
- Continued viability of agriculture

## OPPORTUNITIES

- Conservation of agricultural open space
- Small commercial area for small businesses/convenience commercial
- Improved alternate mode capacity
- Coordinated service provision + connection with Idaho jurisdictions

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 1.4.b: Conserve agricultural lands and agriculture
- 1.4.c: Encourage rural development to include quality open space
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 3.5.a: Cooperate with regional communities and agencies to implement this plan
- 6.3.d: Facilitate viable local businesses

## BOUNDARY COMMENTS/ AREA OF FOCUS:

- Distinguish Targhee
- Leigh Canyon - south of Perimeter Drive to County Periphery

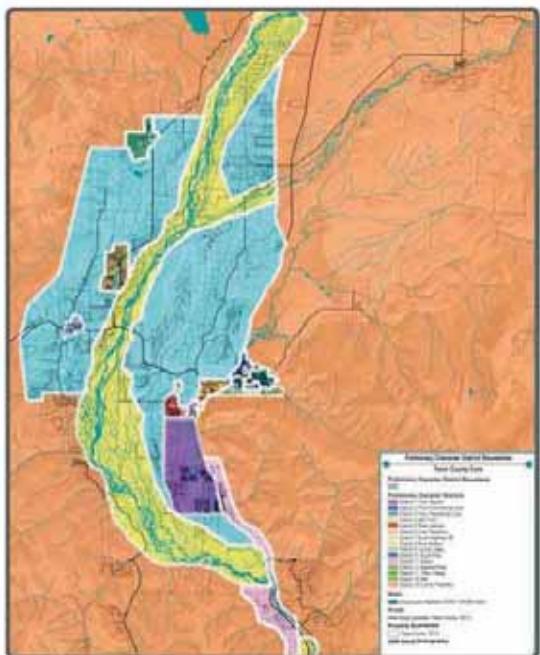
# RURAL AREA

### rural areas provide:

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



# DISTRICT 15: COUNTY PERIPHERY



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial migration corridors + habitat at interface with federal land
- Scenic foregrounds in Buffalo Valley
- Low density residential on large lots
- Dispersed nonresidential uses
- Small, remote communities with strong identity + limited complete neighborhood amenities: Buffalo Valley, Red Top, Kelly

## ISSUES

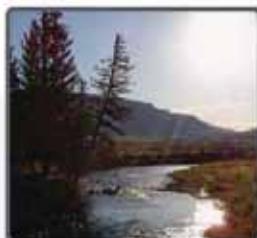
- Poor road systems in many areas
- Lacks connectivity
- Respect for property rights
- Impacts of growth on existing open spaces + wildlife habitat
- Airport traffic + noise generation

## OPPORTUNITIES

- Coordination with other jurisdictions for service provision + housing solutions
- Improve sense of community with minimal, if any, additional housing
- Pathways in areas of heavy bicycle use
- Reduce development potential
- Convenience commercial in remote communities as accessory use

## OBJECTIVES

- 1.1.b: Protect wildlife from the impacts of development
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.4.a: Encourage non-development conservation of wildlife habitat
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 6.3.e: Balance housing, nonresidential development, and civic uses
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

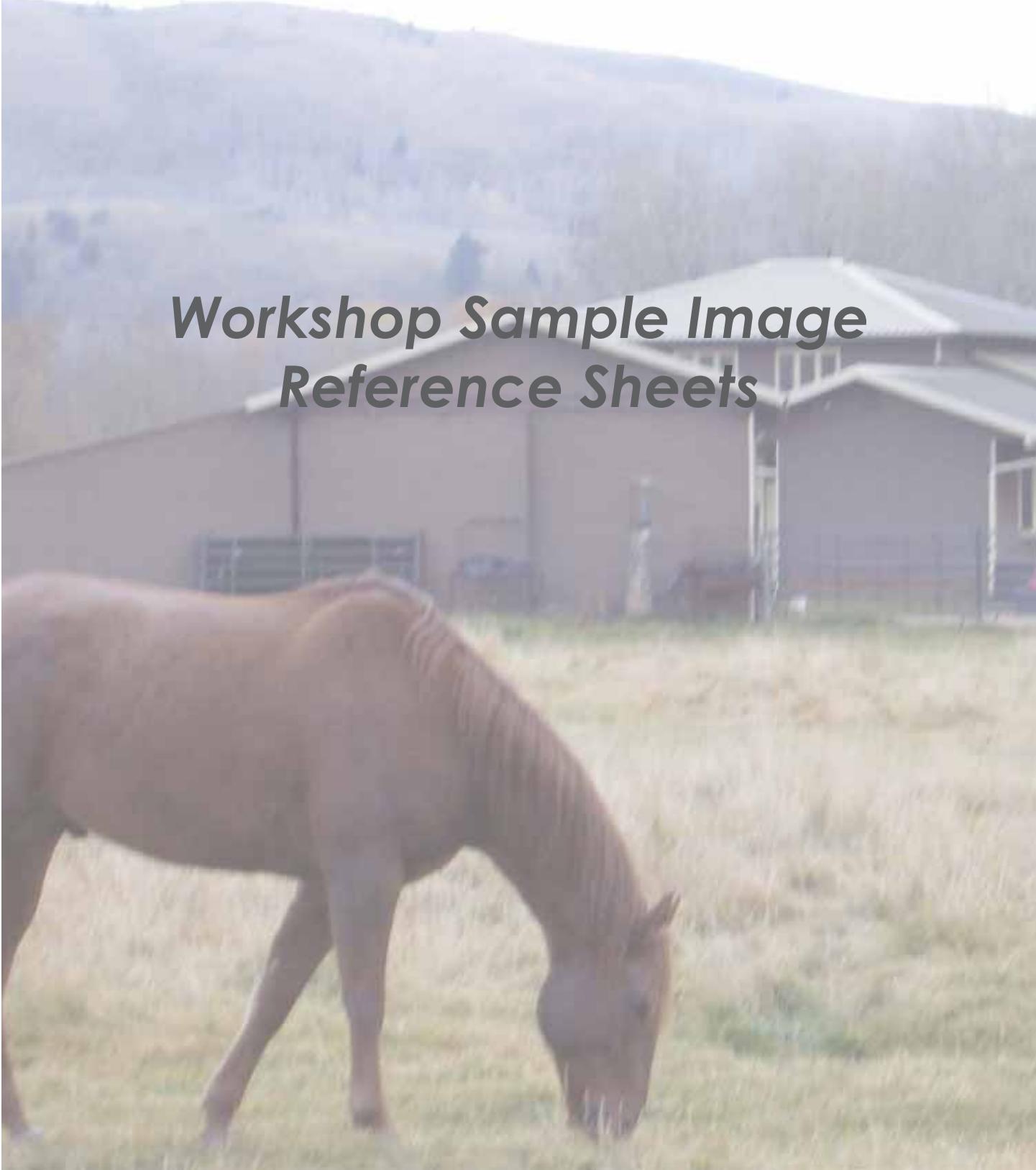


## RURAL AREA

### 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



A photograph of a brown horse grazing in a field of tall, dry grass. In the background, there is a large, light-colored barn with a dark roof and a smaller building next to it. Beyond the buildings, there are rolling hills or mountains under a clear sky.

## *Workshop Sample Image Reference Sheets*

## Future Desired Conditions

## Ecosystem Stewardship



## Future Desired Conditions

## Nonresidential Development/ Mixed Use



## Future Desired Conditions

## Nonresidential Development/ Mixed Use



P20



P25



P30



P19



P24



P29



P18



P23



P28



P17



P22



P27



P16



P21



P26

## Future Desired Conditions

## Housing



## Future Desired Conditions

## Housing

