

Illustration of Our Vision



Why Illustrate Our Vision?

Realizing our vision means proactively planning for what we want – rural open spaces and high quality complete neighborhoods – and identifying where we want them. Our Vision and Common Values describe how we will direct development toward suitable areas in order to preserve and protect the ecosystem and design development to enhance our quality of life. The Illustration of Our Vision identifies where those suitable areas are located.

As important as location, is the type of preservation or development desired. Unlike the past, a principle of growth management in this Plan is predictable implementation. By defining the desired character for each area of the community, all community members know what to expect as a result of preservation and development regulations and incentives. In areas suitable for development, the Illustration of Our Vision describes how we will protect the character we love while ensuring that the development contributes to the goals of the Comprehensive Plan. The Illustration of Our Vision also describes how we will preserve and enhance all other areas to provide wildlife habitat, wildlife connectivity, scenery, and open space.

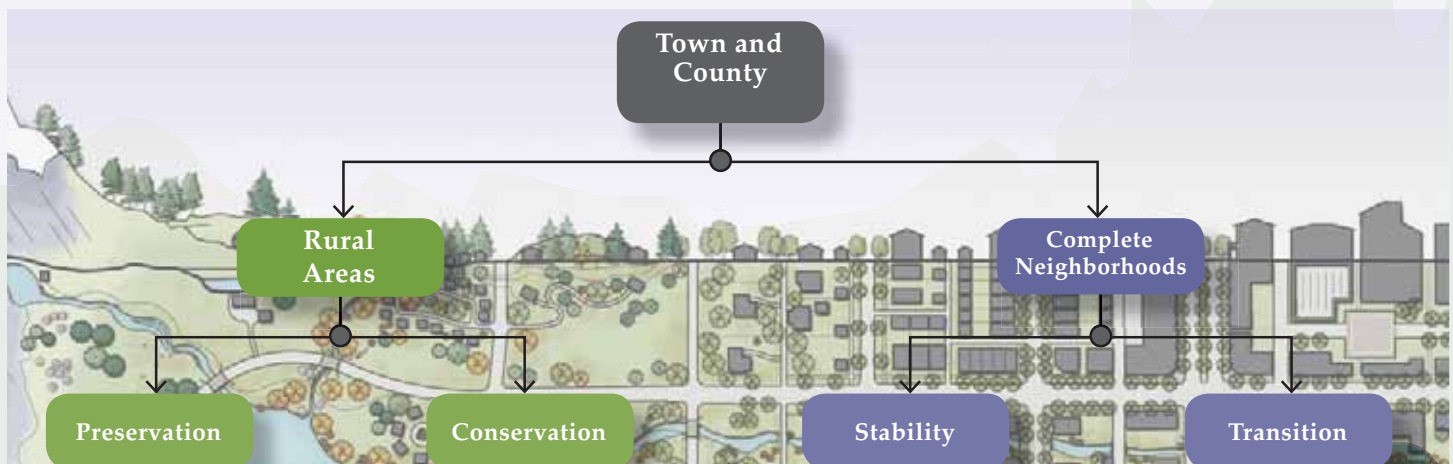
The community is committed to continually adapting our implementation strategies to ensure preservation and development occurs in the desired amount, location, and type. This can only be realized if we define desired location and character for the preservation and development. Adapting our implementation also requires rigorous analysis of our successes and failures. The Illustration of Our Vision defines existing, baseline character in addition to desired future character; allowing implementation strategies to be adapted based on analysis rather than theory.

Our community's many districts share common values, but also have unique identities. While each of our community's policies is important to achieving our Vision, not all policies apply communitywide. Each individual preservation and development project should be a contributing piece in the communitywide plan for achieving our Vision. The Illustration of Our Vision is the communitywide picture of where we will place all the pieces – ensuring that all policies of this Plan are implemented in the context of our Vision and no policies are forgotten.

How is the Vision Illustrated?

The Character Districts that make up the Illustration of Our Vision place the policies of the community's three Common Values on the ground through levels of character classifications and definitions. At the highest level, the private lands of the community are divided into Character Districts – areas with common natural, visual, cultural, and physical attributes, shared values and social interaction. Each Character District is classified as either a Rural Area focused on

ecosystem stewardship; or a Complete Neighborhood focused on enhancement of community character. Within each Character District areas of Stability, Transition, Preservation and Conservation are identified based on the existing character of the specific area and the desired future character for the entire District. For each subarea, Character Defining Features specific to that are described textually and visually to ensure the desired character is achieved.



Complete Neighborhoods + Rural Areas

Character District boundaries are determined by layering the best available quantitative and qualitative data for each of the three Common Values (Ecosystem Stewardship, Managed Growth, Community Character) to identify areas of the community that share similar characteristics. This layering of data also describes the existing character of each District. Based on the presence of Complete Neighborhood and/or Rural Area characteristics each District is classified and issues and opportunities are identified.

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
- Connection by complete streets that are safe for all modes of travel

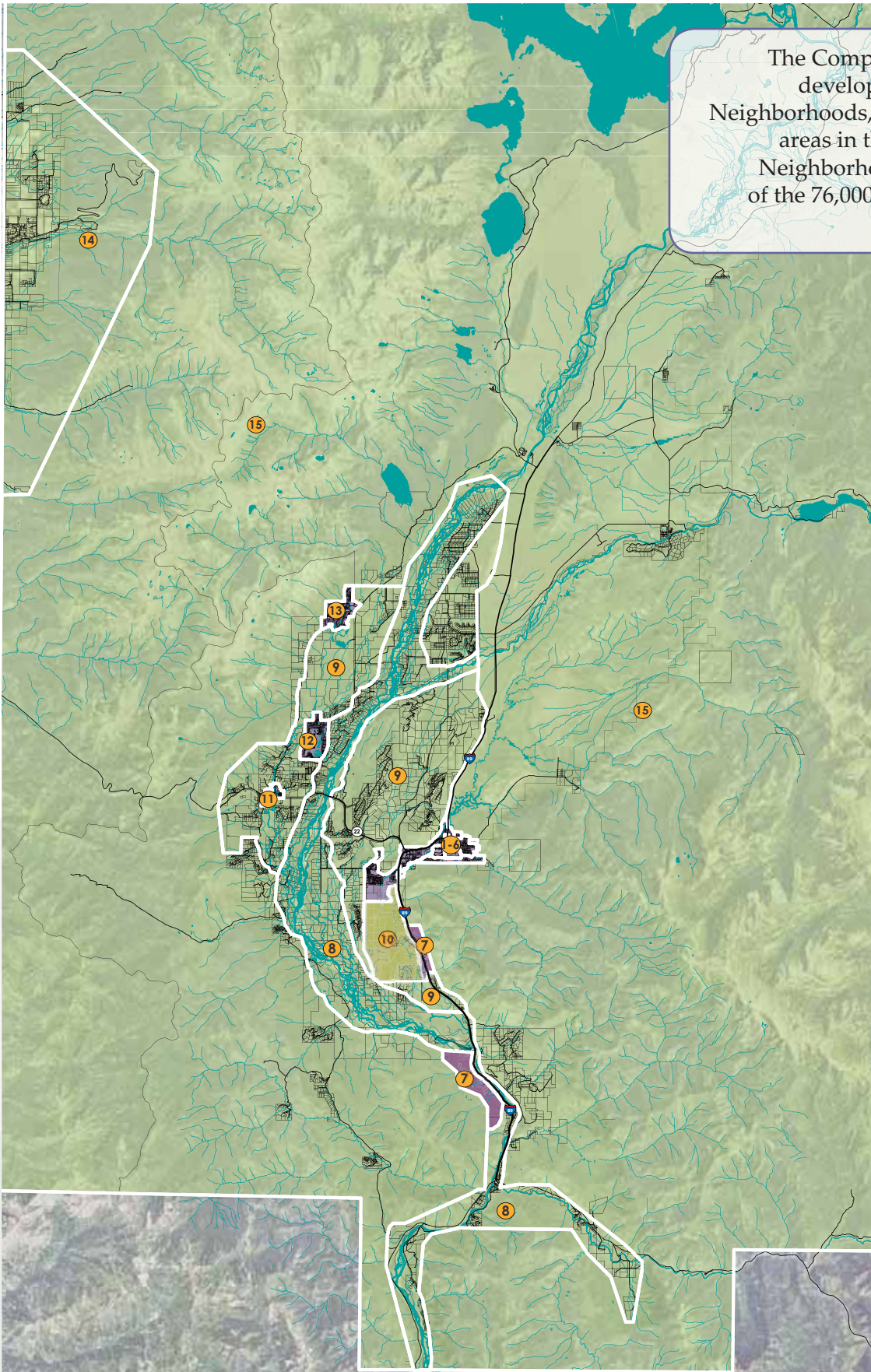
Rural areas provide:

- Viable wildlife habitat and connections between wildlife habitat
- Natural scenic vistas
- Agricultural and undeveloped open space
- Abundance of landscape over built form
- Limited, detached single family residential development
- Minimal additional nonresidential development

Existing Complete Neighborhood + Rural Area Characteristics by Character District

	Defined character and high quality design	Public utilities (water, sewer)	Quality public space	Variety of housing types	Walkable schools, commercial, rec., etc.	Connection by complete streets	Viable wildlife habitat and connectivity	Natural scenic vistas	Agricultural and undeveloped open space	Abundance of landscape over built form	Limited, detached single family res. dev.	Minimal nonres. dev.
District 1: Town Square	●	●	●	●	●	●						
District 2: Town Commercial Core		●	●	●	●	●	●					
District 3: Town Residential Core		●	●	●	●	●	●					●
District 4: Mid-Town		●	●	●	●	●	●	●	●			
District 5: West Jackson		●	●	●	●	●						●
District 6: Town Periphery		●	●	●	●	●	●	●	●	●	●	●
District 7: South Highway 89		●	●	●	●	●	●	●	●	●	●	●
District 8: River Bottom		●	●	●	●	●	●	●	●	●	●	●
District 9: County Valley		●	●	●	●	●	●	●	●	●	●	●
District 10: South Park		●	●	●	●	●	●	●	●	●	●	●
District 11: Wilson	●	●	●	●	●	●	●			●		
District 12: Aspens/Pines	●	●	●	●	●	●	●	●	●	●		
District 13: Teton Village	●	●	●	●	●	●		●				
District 14: Alta		●	●	●	●	●	●	●	●	●	●	●
District 15: County Periphery		●	●	●	●	●	●	●	●	●	●	●
	Complete Neighborhood Elements						Rural Area Elements					

The Comprehensive Plan encourages development to occur in Complete Neighborhoods, rather than in the sensitive areas in the Rural County. Complete Neighborhoods consist of less than 5% of the 76,000 acres of private land in the community.



LEGEND

- ① TOWN SQUARE
- ② TOWN COMMERCIAL CORE
- ③ TOWN RESIDENTIAL CORE
- ④ MID TOWN
- ⑤ WEST JACKSON
- ⑥ TOWN PERIPHERY
- ⑦ SOUTH HWY 89
- ⑧ RIVER BOTTOM
- ⑨ COUNTY VALLEY
- ⑩ SOUTH PARK
- ⑪ WILSON
- ⑫ ASPENS/PINES
- ⑬ TETON VILLAGE
- ⑭ ALTA
- ⑮ COUNTY PERIPHERY
- COMPLETE NEIGHBORHOOD
- RURAL



Areas of Stability, Transition, Preservation + Conservation

Each Character District is divided into areas of Stability, Transition, Preservation or Conservation. The areas appropriate for people to live, work and play are the areas of stability and transition. Those areas where we will focus on ecosystem stewardship are the areas of preservation and conservation. These areas and their classifications are determined based on the existing character of the area in relationship to the desired future character for the District in which the area is located.

Complete Neighborhood Areas of Stability

- Areas in which no change to the existing character is necessary
- Development will be infill that maintains the existing identity or vitality
- Area may benefit from strategic infill or development of non-existing Complete Neighborhood amenities



Complete Neighborhood Areas of Transition

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



Rural Areas of Preservation

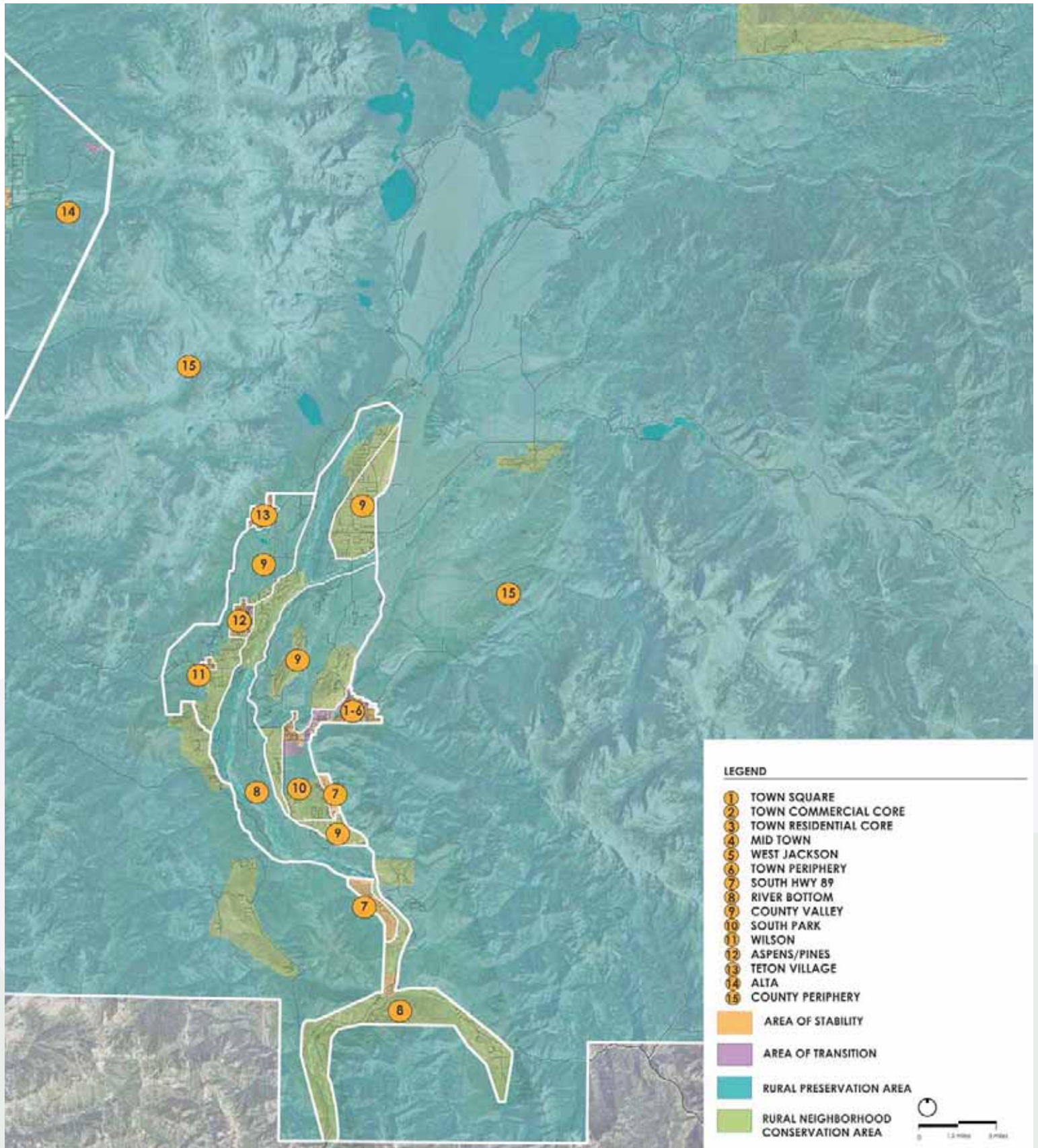
- Areas in which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary
- Additional amenities and infrastructure are inappropriate
- May benefit from some clustered residential development that improves the overall preservation of open space



Rural Neighborhoods with Conservation Opportunities

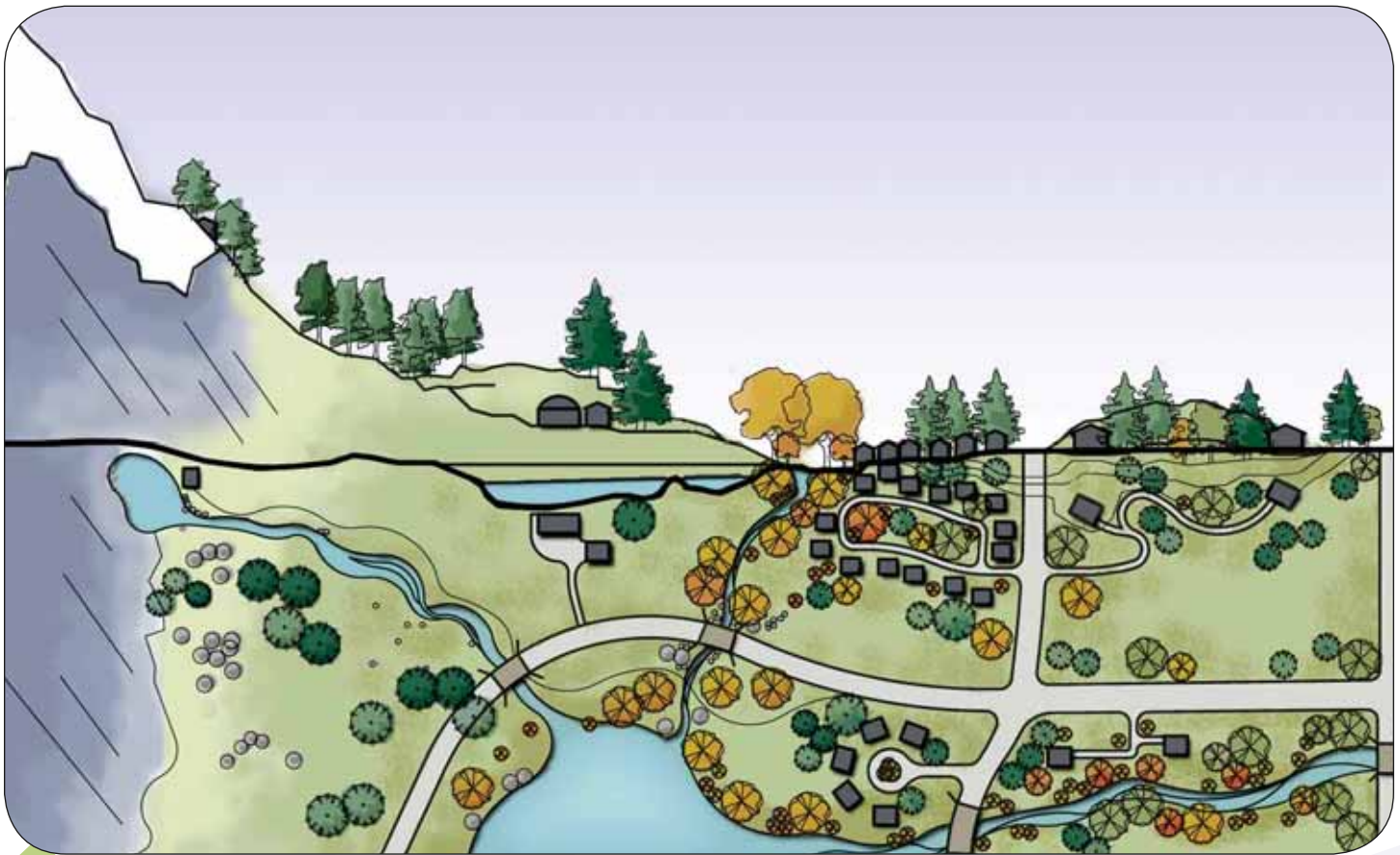
- Areas of existing development and platted neighborhoods with high wildlife values, where development/ redevelopment should focus on improved conservation
- Areas that benefit from an increase in open space, scenic resources, and habitat enhancement
- Goals include balancing existing development with improved wildlife permeability and scenic enhancements.





Character Defining Features

Character Defining Features are identified for each Character District as a whole as well as each specific subarea within the Districts. The character defining features for the District as a whole include identification of the appropriate types of development in the range land use patterns that exist in the community. Each type begins to identify the appropriate pattern and intensity of the desired development in the District, however the specifics of desired character are described through text, photos, and drawings for each subarea that illustrate and emphasize the most important aspects of the character to be preserved or achieved in that particular area.



	Preservation	Agriculture	Clustering	Habitat/Scenic
Size	n/a	70+	± 160	35
Height	n/a	n/a	2 story	2 story
Use	Preservation	Residential, Conservation	Residential, Conservation	Residential, Conservation
Special Considerations	Preserved open space, wildlife habitat	Barns biggest structures, agricultural exemptions + incentives	Better wildlife/scenic protection than 1 per 35	Design for wildlife and/or scenery, limit house size



Conservation	Residential	Village	Mixed Use	Town	Resort/Civic
1-5	± 1	n/a	n/a	n/a	n/a
2 story	2 story	2-3 story	2-3 story	2-3 story	n/a
Residential	Residential	Residential, Local Convenience Commercial, Civic	Residential, Commercial, Industrial, Civic	Residential, Commercial, Civic	Resort, Civic
Design for wildlife and/or scenery, limit house size	Design for wildlife and/or scenery, limit house size	Variety of housing types, complete streets, workforce housing	Mixed use, pedestrian oriented, workforce housing, complete streets	Pedestrian oriented, public spaces, complete streets, employment center, workforce housing	Master Planned, more intense development

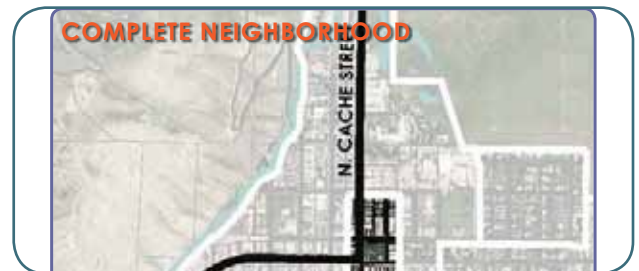
What Does the Illustration of the Vision Address?

The community's Vision is illustrated through 15 Character Districts. A character district is an area with common natural, visual, cultural, and physical attributes, shared values and social interaction. Although we are one community, each Character District has unique issues and opportunities in Achieving Our Vision and therefore different objectives. Each Character District is part of the overall implementation of the approved policies of the Comprehensive Plan and will ensure that preservation and development occurs in the desired amount, location, and type.

Each Character District is composed of 7 parts:

1. The Vicinity Map identifies the location and size of the Character District in relation to the rest of the community.
2. The District Complete Neighborhood/Rural Table indicates whether the district currently contains the characteristics of Complete Neighborhoods and Rural Areas. It also indicates and whether those characteristics will be maintained or enhanced in the future. This serves to explain the classification of the district and identify the district's broad focus and basic issues and opportunities.
3. Existing + Future Characteristics describes in words the existing and future character for the district as a whole focusing on the elements of elements of character that should be preserved, enhanced and introduced in the future. This section provides the overall goals and vision for the district.
4. The Policy Objectives are the policies from the Common Values that are particularly relevant in this district. There are many other policies that apply to the district but these are the key objectives to be met in the District in order for the community to achieve its Vision as a whole.

1



2

DEFINITION	EXISTING	FUTURE	
Defined Character/High Quality Design	●	●	One and two-story buildings with western character, street wall creating a vibrant pedestrian mixed use area
Public Utilities	●	●	Water, sewer, storm sewer
Quality Public Space	●	●	George Washington Memorial Park
Variety of Housing Types	●	●	Condominiums, lofts, apartments
Walkable Schools, Commercial + Recreation	●	●	Post Office, START, Limited Convenience Commercial, Schools, Parks
Connection by Complete Streets	●	●	accommodations for alternative transportation modes a priority
Viable Wildlife Habitat + Connectivity	●	●	
Natural Scenic Views	●	●	
Agricultural + Undeveloped Open Space	●	●	
Abundance of Landscape over Built Form	●	●	
Limited, Detached Single Family Res. Development	●	●	
Minimal Nonresidential Development	●	●	
● Full ● Partial ● Absent			

IV-10

3

Existing + Future Desired Characteristics

The Town Square district is the historic core of Jackson Hole and the central gathering space for residents and visitors alike. The district is home to iconic buildings and public spaces, including the Cowboy Bar, George Washington Memorial Park (the "Town Square"), and the sawtooth building profiles along the Square. The community has strongly expressed a desire to preserve the existing western character and heritage found in the buildings and public spaces in this district. The district is the center of the visitor experience in town and plays an important role in defining our community's western heritage and community character.

In the future, the district will focus on maintaining a western character by retaining or replicating the existing built environment. Building heights should not exceed two stories and buildings should be located near the street to create an attractive street front. A desired western Architectural style and approach will be consistently defined. The continuation of covered wooden boardwalks is vital to maintaining the desired western character. Parking will be provided predominantly in public lots and on street as a way to create a vibrant walkable area not dominated by the automobile.

A future goal of the district is to have visitors and residents visit the area more often and stay longer increasing the vitality of the area and supporting the local economy. To support this goal, commercial uses that create an active and engaging pedestrian experience including restaurants, bars, a variety of retail shops and commercial amusement supported by both visitors and locals will be located on the first and second floors of buildings. As the center of a Downtown Retail Shopping District, office, residential and lodging uses will be located on upper floors.

4

Policy Objectives

- 4.1.d: Maintain Jackson as the economic center of the region
- 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
- 4.4.a: Maintain and improve public spaces
- 4.4.c: Continue traditions and community events
- 4.5.a: Identify and preserve historically significant structures and sites
- 6.2.a: Enhance tourism as the basis of the economy

5. The Neighborhood Forms are the land use patterns from the range of land use patterns that exist in the community that are appropriate in the district. They begin to identify the appropriate type, location, and intensity of development for the district.

5

Neighborhood Form



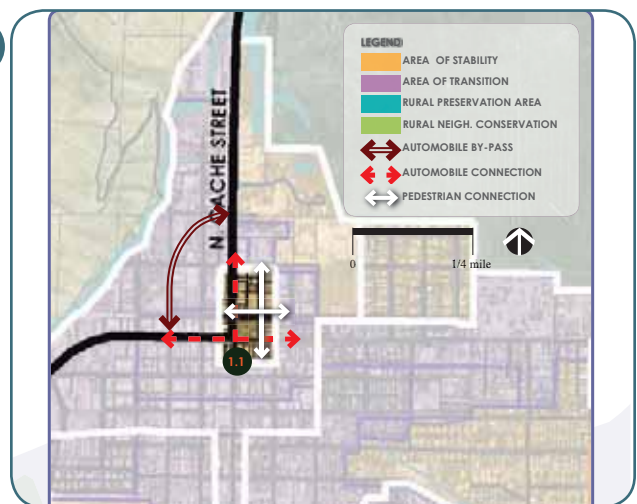
Mixed Use



Town

6. The Character Defining Features Map identifies the areas of stability, transition, preservation, and conservation within the district. Other key character defining features that are best described through mapping are also included; however the map not intended to represent the specific location or extent of these characteristics.

6



7. The Character Defining Features section of the district describes each area of stability, transition, preservation and conservation through text and photos or drawings. The focus of the description is the character priorities for that area that will allow the future character of the District, and consequently the community Vision, to be achieved.

7

Character Defining Features

1.1: Town Square

This STABLE district has a two story height limit with buildings fronting the street to create a pedestrian atmosphere. Pedestrian amenities are an important focus, with focus on automobiles secondary. The district features a western character and style.



District 3: Town Residential Core



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			Variety of residential building sizes and forms; two to three story buildings
	Public Utilities			Water, sewer, storm sewer
	Quality Public Space			Mike Yokel Park, May Park, Rodeo Grounds
	Variety of Housing Types			Single-family, duplex, tri-plex and multi-family
	Walkable Schools, Commercial + Recreation			START, limited convenience commercial, schools, parks, pathways
	Connection by Complete Streets			Accommodations for alternative transportation modes a priority
RURAL	Viable Wildlife Habitat + Connectivity			Flat Creek and Cache Creek enhancement
	Natural Scenic Vistas			
	Agricultural + Undeveloped Open Space			
	Abundance of Landscape over Built Form			
	Limited, Detached Single Family Res. Development			
	Minimal Nonresidential Development			Limited convenience commercial

Full Partial Absent

Existing + Future Desired Characteristics

Town Residential Core is comprised of a variety of housing types and forms including single family, duplex, tri-plex and multi-family occupied primarily by the local workforce. Some of the districts key strengths are its proximity to the Commercial Core with employment and complete neighborhood amenities, its existing gridded transportation network and a mix of low to high density residential development. The district is in need of redevelopment and reinvestment in order to ensure it is a highly desirable residential neighborhood with a strong sense of ownership in the future.

In the future, a variety of low to high residential densities, a variety of residential types including single family, duplex, tri-plex and multi-family and variety of building sizes will be encouraged in order to maintain and meet our community's workforce housing goals. The community strongly discourages the consolidation of multiple lots to create larger single-family home sites, as they are not consistent with community character and inconsistent with our growth management goals. An important goal of the community will be to reestablish a more neighborhood feel with a strong sense of ownership by all residents. The existing gridded transportation system, including areas with and without alleys, provides great connectivity for all modes and should be maintained and enhanced whenever possible. Complete street amenities are appropriate and should be added with every opportunity in keeping with the existing residential character including continued and expanded START service. It is also important to recognize Snow King Avenue as a primary transportation corridor that will need to be maintained and improved in order to support regional transportation goals. The district is well served by a majority of Complete Neighborhood amenities that should be maintained and enhanced in the future. Some limited local convenience commercial and mixed use office development exists and will continue in the future in order to achieve the complete neighborhood and economic sustainability goals of the plan.

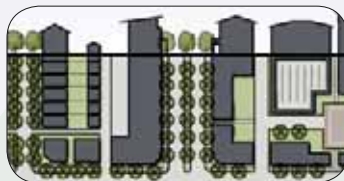
Policy Objectives

- 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.S.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."

Neighborhood Form

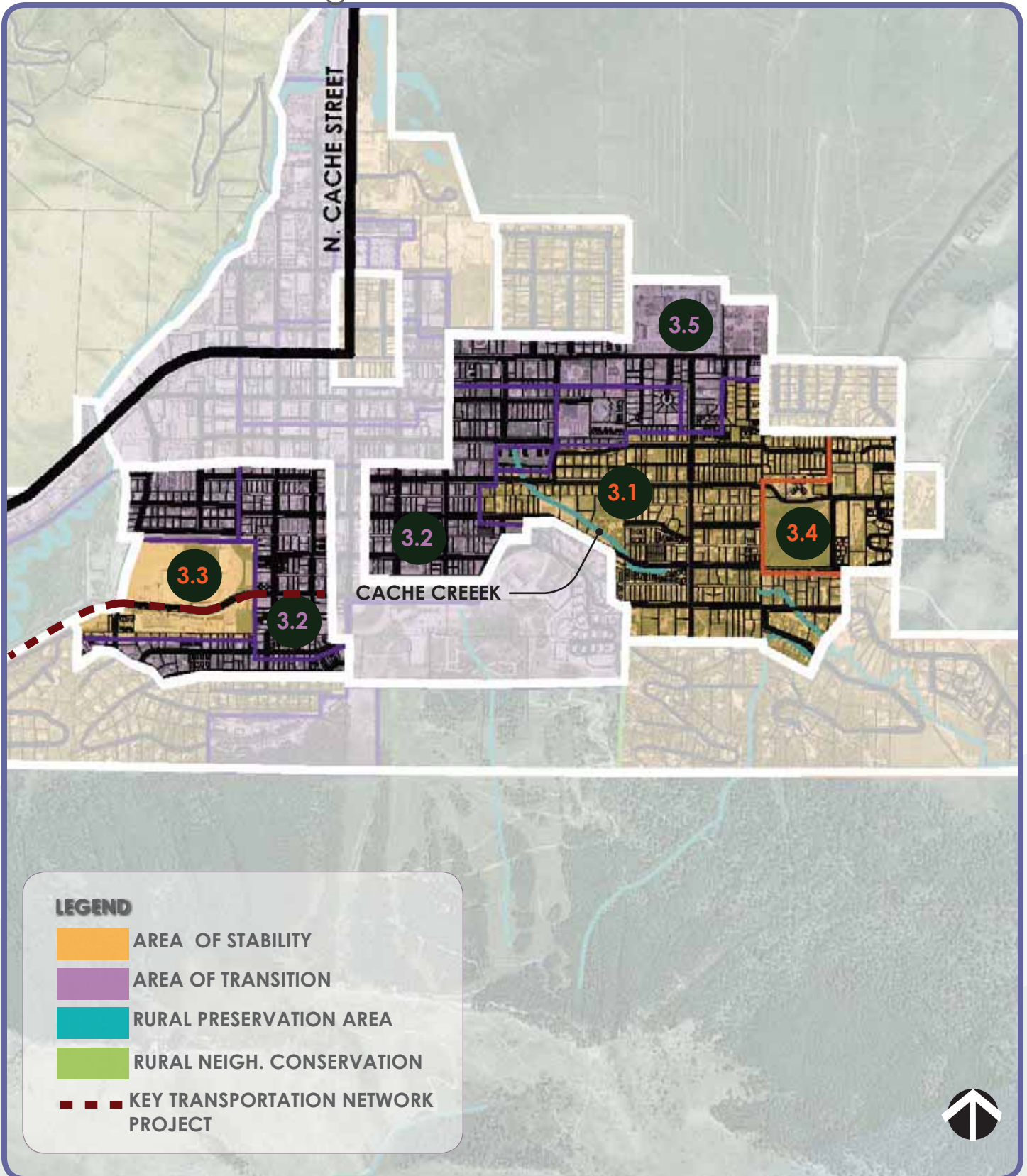


Village



Mixed Use

Character Defining Features



Character Defining Features

3.1: East Jackson

In the future this STABLE area will continue to provide a variety of housing types including single family, duplex, and tri-plex with up to three units per lot when both a street and alley frontage is provided and up to two units when only street or alley access is provided. Multi-family development is not currently found in this area and thus will not be desirable in the future. Being a stable district the size and scale of future buildings will be compatible with the existing character of the area which includes a wide variety of building sizes and scales. Building massing will be minimized and should be pulled to the street where possible. Structures will be of comparable bulk and scale regardless of the number of units provided therein. Structures will be allowed up to two stories and may be configured in a variety of layouts with attached and detached units. Some areas with an existing single family development pattern will maintain this pattern in the future with only one dwelling unit per lot.



3.2: Core Residential

This TRANSITIONAL area is currently made up of a variety of single family and multi-family residential types with some existing larger residential developments and non-conforming commercial uses. Due to its central location in the core of Town and its abundance of nearby employment and complete neighborhood amenities, the future character of this area will include some increased density and larger buildings than the stable East Jackson area. On smaller lots up to three units per lot will be suitable when both a street and alley is provided and up to two units per lot when only street or alley access is provided. Structures on these lots will be of comparable bulk and scale regardless of the number of units provided. Structures will be allowed up to two stories and may be configured in a variety of layouts with attached and detached units with the dominant mass being located on the street.



On larger residential lots and along mixed-use corridors, multi-family residential uses will be encouraged in order to replace existing commercial uses and to blend the borders of the Commercial Core with the Residential Core. The size and scale of multi-family structures may include up to three stories and a density and intensity greater than the allowable three units per lot. For these larger structures the dominant building mass should be located near the street and be broken into multiple smaller buildings when possible. Parking should be minimized and screened from view as much as possible. In the future, in areas where office uses currently exist, consideration should be given to allow a mix of office and residential uses. Future mixed use office development should be of the same bulk, scale and intensity of the residential uses in the area.



3.3: Institutional Area

This STABLE area is characterized by its two existing institutional land uses; the rodeo grounds and the Town Public Works facility. The Town Public Works facility is an essential facility, which should be maintained in its current, central location consistent with the sustainability and community services policies of the plan. The property will maintain similar uses and characteristics into the future, although the actual users may change. Similarly, the location and use of the Rodeo Grounds is supported by the Town as Heart policies of this plan.



3.4: Multi-family Area

This STABLE area currently provides a variety of housing types in a variety of building forms with a mix of rental and ownership units. Existing multi-family structures such as the Pioneer Homestead contain a significant number of units and serve a critical housing need in the community, which should be maintained and supported. The future character of this area will maintain the existing medium to high density development pattern with a mix of small lot single family, duplex, tri-plex, and multi-family structures. For all structures, the dominant building mass should be located near the street with parking to the rear and screened from the view of the public right of way. The size and scale of multi-family structures may include up to three stories and a density and intensity consistent with what exists today. These structures should be broken into multiple smaller buildings when possible. Any opportunity to extend the adjacent gridded street network through this area would be beneficial. The primary characteristic of this area is the currently undeveloped May Park. The future use and development of this park will increase the livability of the area and support the existing and future medium to high density residential development.



3.5: East Broadway Mixed Use

This TRANSITIONAL area currently contains a variety of single- and multi-family residential, standalone office and the large institutional uses of St. John's Hospital and the National Elk Refuge Headquarters. The future use of the private property along Redmond Street and East Broadway Avenue will be mixed use office or multi-family residential. The development pattern should locate buildings on the street with a two-story maximum height. Parking should be minimized and screened from the view of the public right of way. Office, residential and local convenience commercial should be located on the first level with residential above and behind. Some limited local convenience commercial is desirable to serve the surrounding residential areas with the goal of reducing trips outside the neighborhood. The existing institutional uses shall remain as anchors to the local economy providing many jobs and services to the community. The bulk, scale and intensity of the St. John's campus has always been and will continue to be a higher intensity than the surrounding mixed use and residential neighborhoods.

