

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.

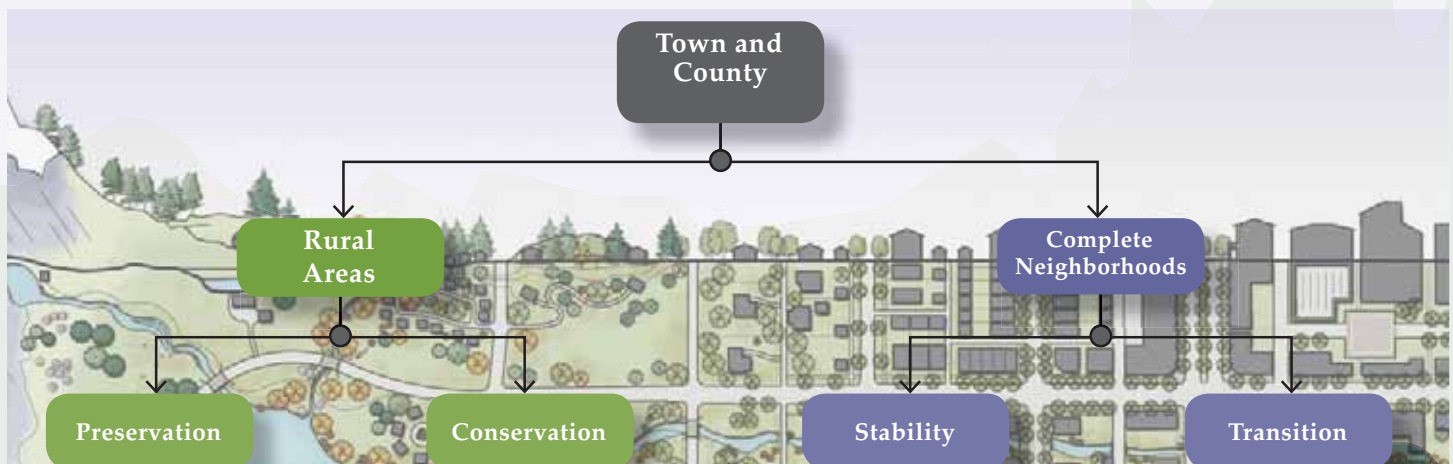
The community is committed to continually adapting our implementation strategies to ensure preservation and development occurs in the desired amount, location, and type. This can only be realized if we define desired location and character for the preservation and development. Adapting our implementation 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

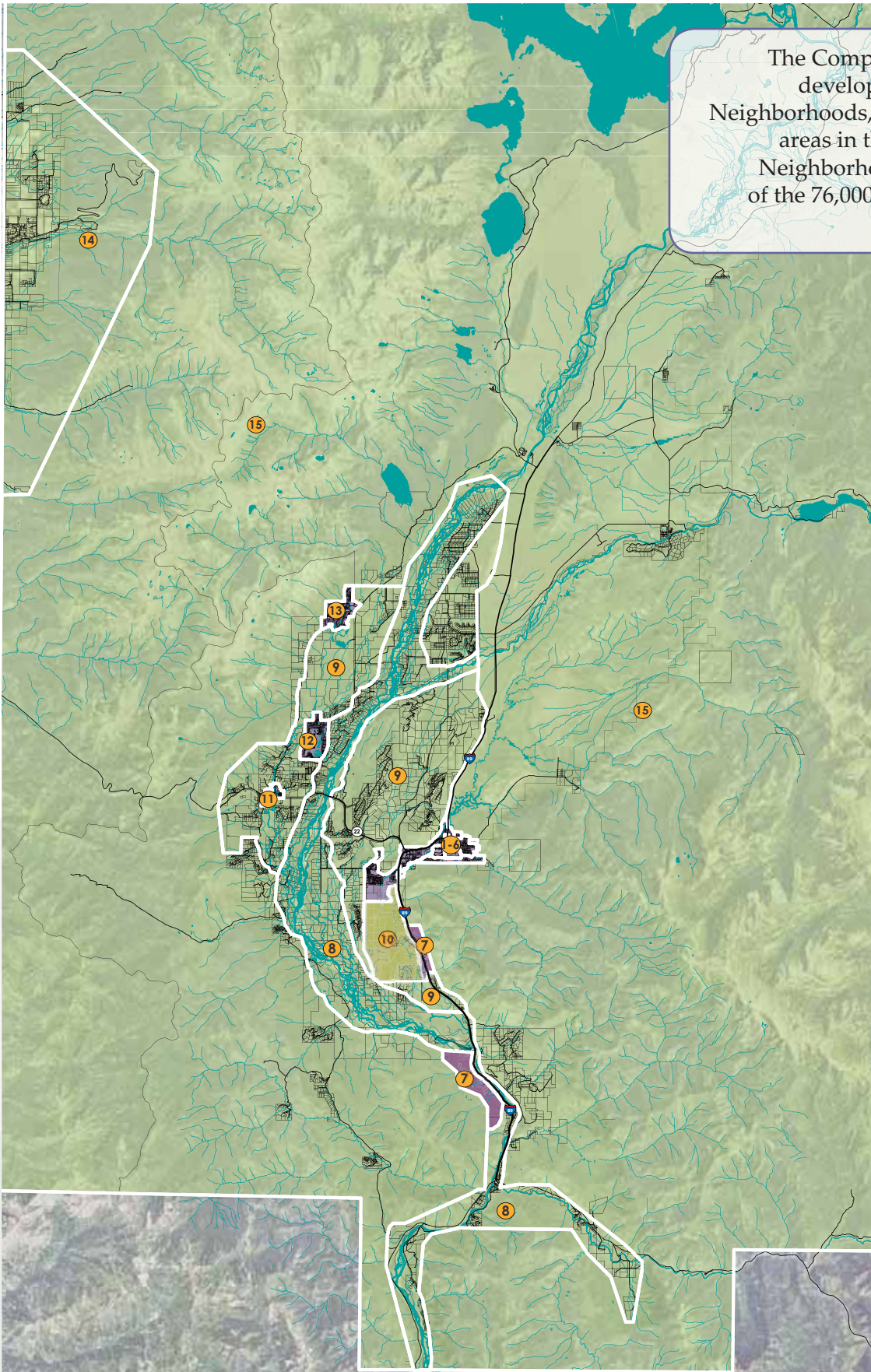
Rural areas provide:

- 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

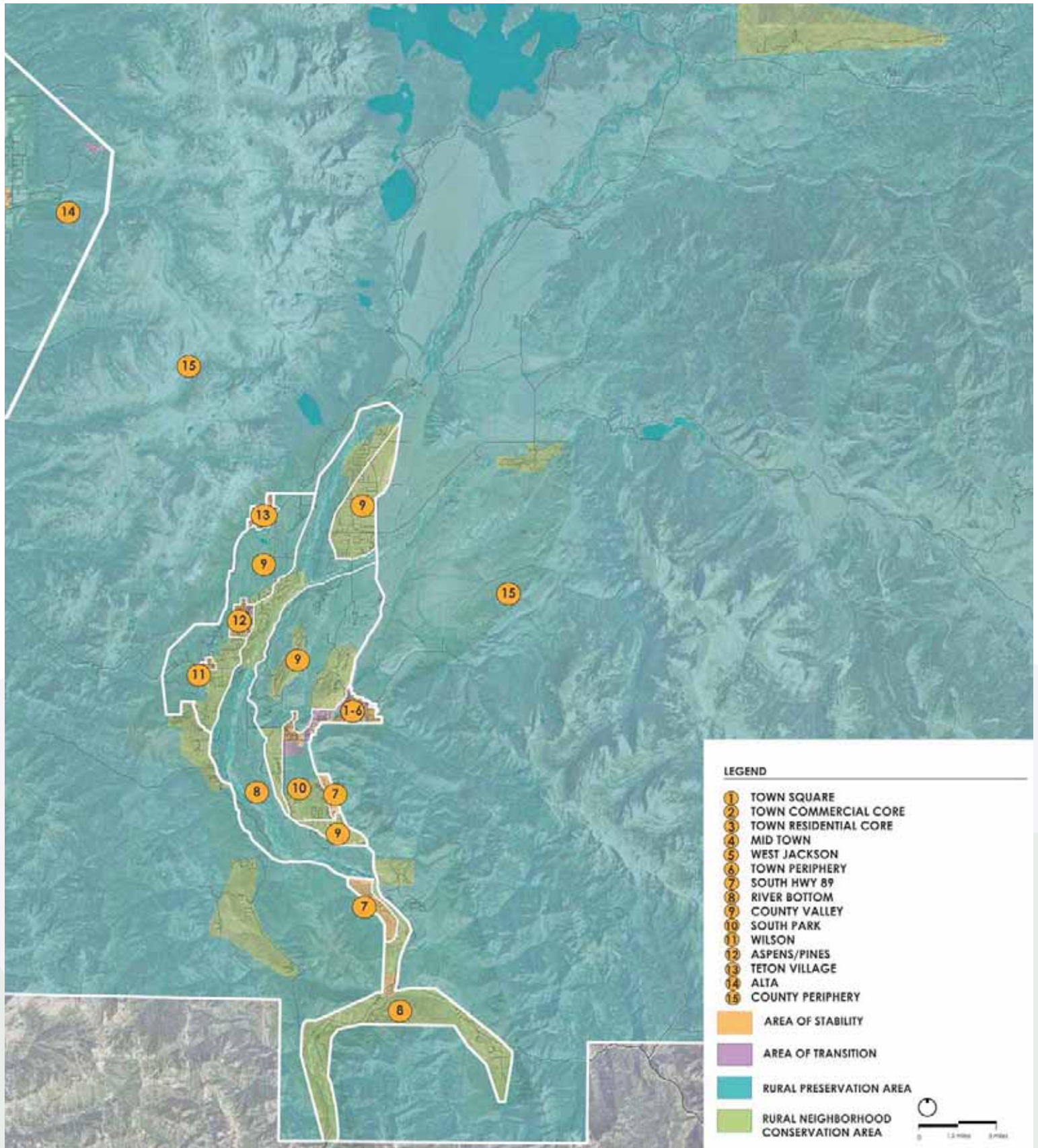
- Areas in which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary
- Additional amenities and infrastructure are inappropriate
- May benefit from some clustered residential development that improves the overall preservation of open space



Rural Neighborhoods with Conservation Opportunities

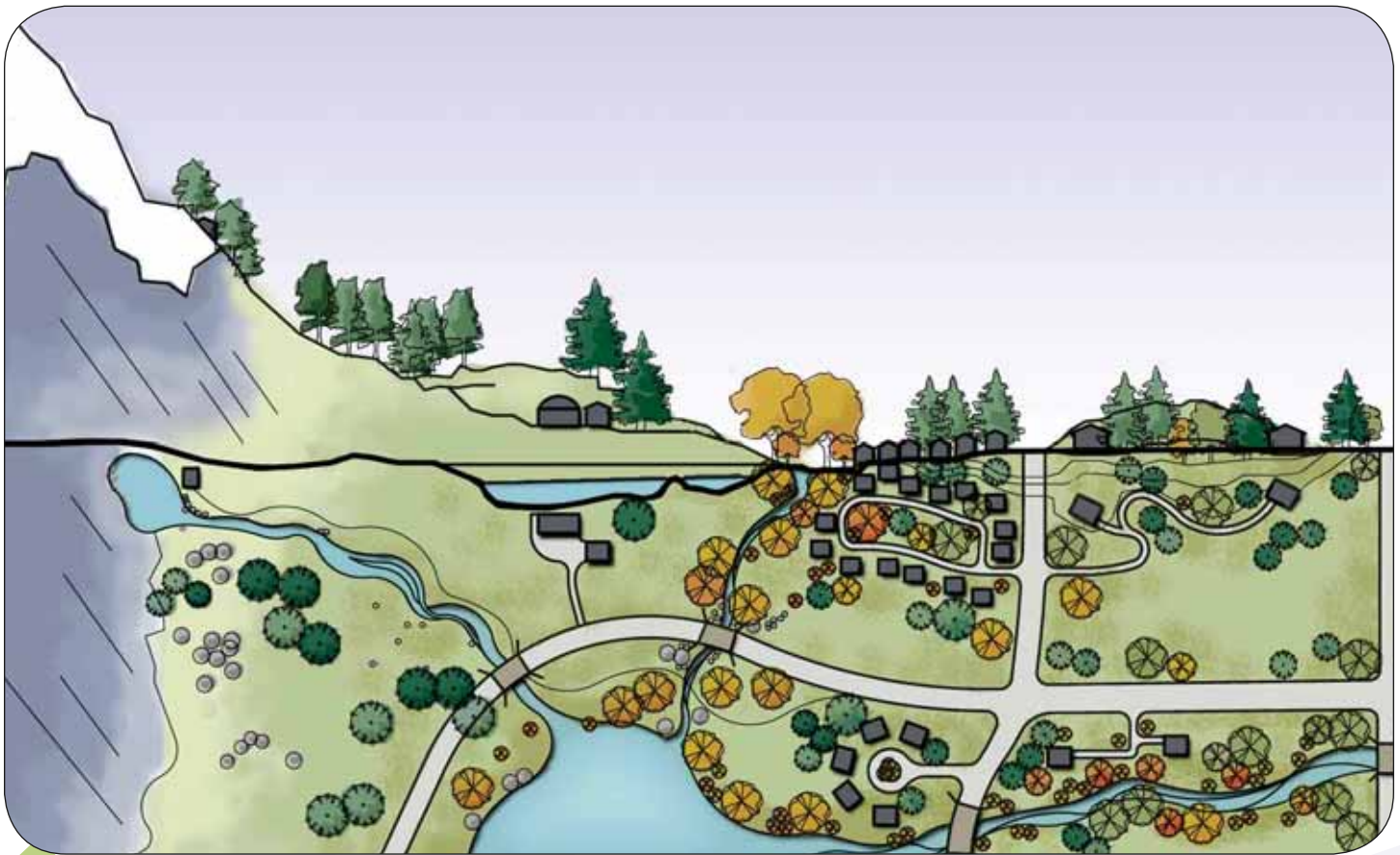
- Areas of existing development and platted neighborhoods with high wildlife values, where development/ redevelopment should focus on improved conservation
- Areas that benefit from an increase in open space, scenic resources, and habitat enhancement
- Goals include balancing existing development with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

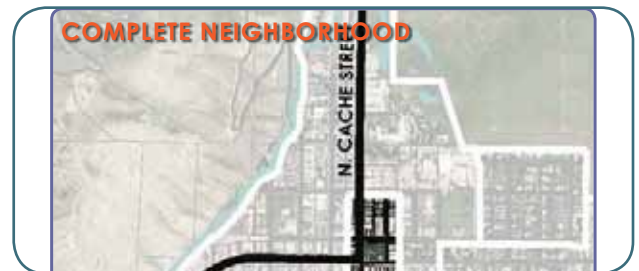
What Does the Illustration of the Vision Address?

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



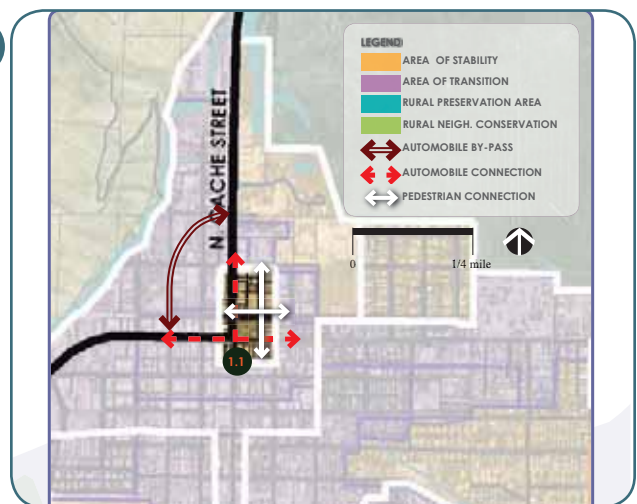
Mixed Use



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

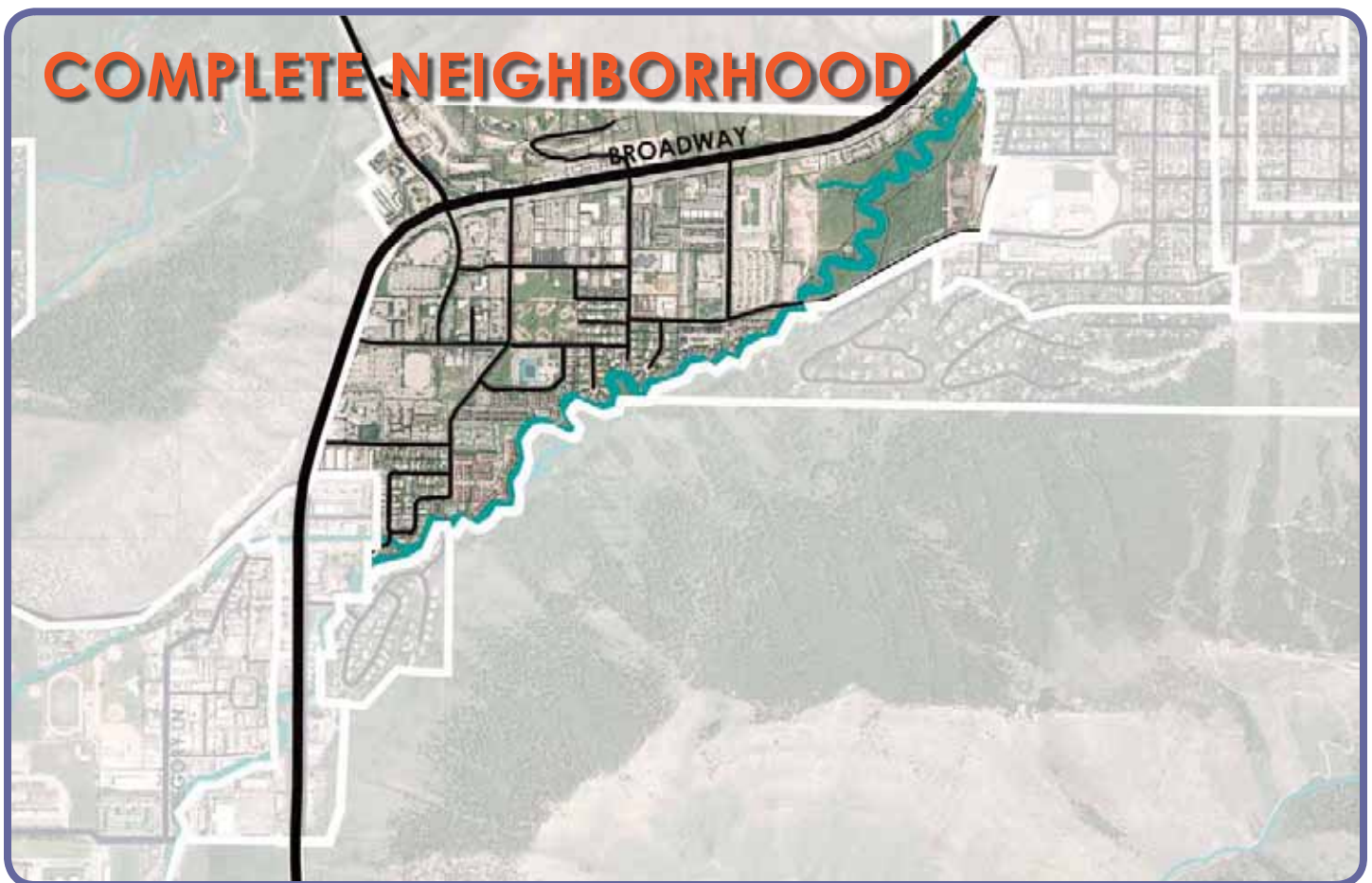
Character Defining Features

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 4: Mid Town



| DEFINITION | | EXISTING | FUTURE | |
|-----------------------|--------------------------------------------------|----------|-----------|---------------------------------------------------------------------------------------------------------------|
| COMPLETE NEIGHBORHOOD | Defined Character/High Quality Design | ● | ● | Two- to three-story buildings, street wall with landscape buffer creating a vibrant pedestrian mixed use area |
| | Public Utilities | ● | ● | Water, sewer, storm sewer |
| | Quality Public Space | ● | ● | Powderhorn Park, Karns Meadow and Garaman Park Pathway |
| | Variety of Housing Types | ● | ● | Single family, duplex, condominiums, townhomes, apartments, multi-family |
| | Walkable Schools, Commercial + Recreation | ● | ● | Post office, 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 enhancement, wildlife crossings |
| | Natural Scenic Vistas | ● | ● | Maintain forested and undisturbed hillsides |
| | Agricultural + Undeveloped Open Space | ● | ● | Karns Meadow and Snow King hillsides |
| | Abundance of Landscape over Built Form | ● | ● | |
| | Limited, Detached Single Family Res. Development | ● | ● | |
| | Minimal Nonresidential Development | ● | ● | |
| | | ● Full | ● Partial | ● Absent |

Existing + Future Desired Characteristics

Midtown is one of the most complete neighborhoods in the community. It contains many of the service, office, and retail establishments that meet Teton County resident's daily needs. It also contains a significant amount of workforce housing in a variety of housing types including single family, duplex and multi-family structures. Another important characteristic of the district is the "Y," the intersection of the community's two main highways, U.S. 89 and Wyoming 22. Midtown is a highly visible District that is experienced on a daily basis by most residents. It is also the location of a significant amount of existing lodging facilities developed prior to the 1994 plan. Today, the land use pattern is automobile oriented made up of large blocks containing low intensity single use structures (both residential or non-residential uses) surrounded by significant surface parking, with little connectivity between blocks and lots. Flat Creek also is a prominent feature in this district.

The future vision for the district is to create a walkable mixed-use local's downtown with improved connectivity and an increase in residential population. Key to achieving this vision will be the creation of a concentrated and connected land use pattern that continues to meet the daily needs of the local community and provide workforce housing. 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. Whether it is enhancing the gateway to Town at the Y intersection, redeveloping under-utilized properties with mixed use structures, or improving alternative transportation infrastructure and connectivity throughout the district, the community believes that change in this district is desirable.

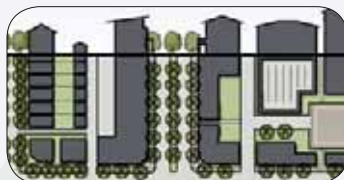
Policy Objectives

- 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
- 4.2.c: Create vibrant walkable mixed use districts
- 4.4.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

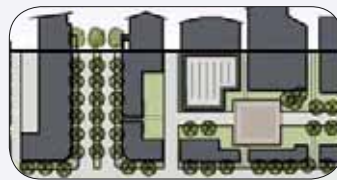
Neighborhood Form



Village

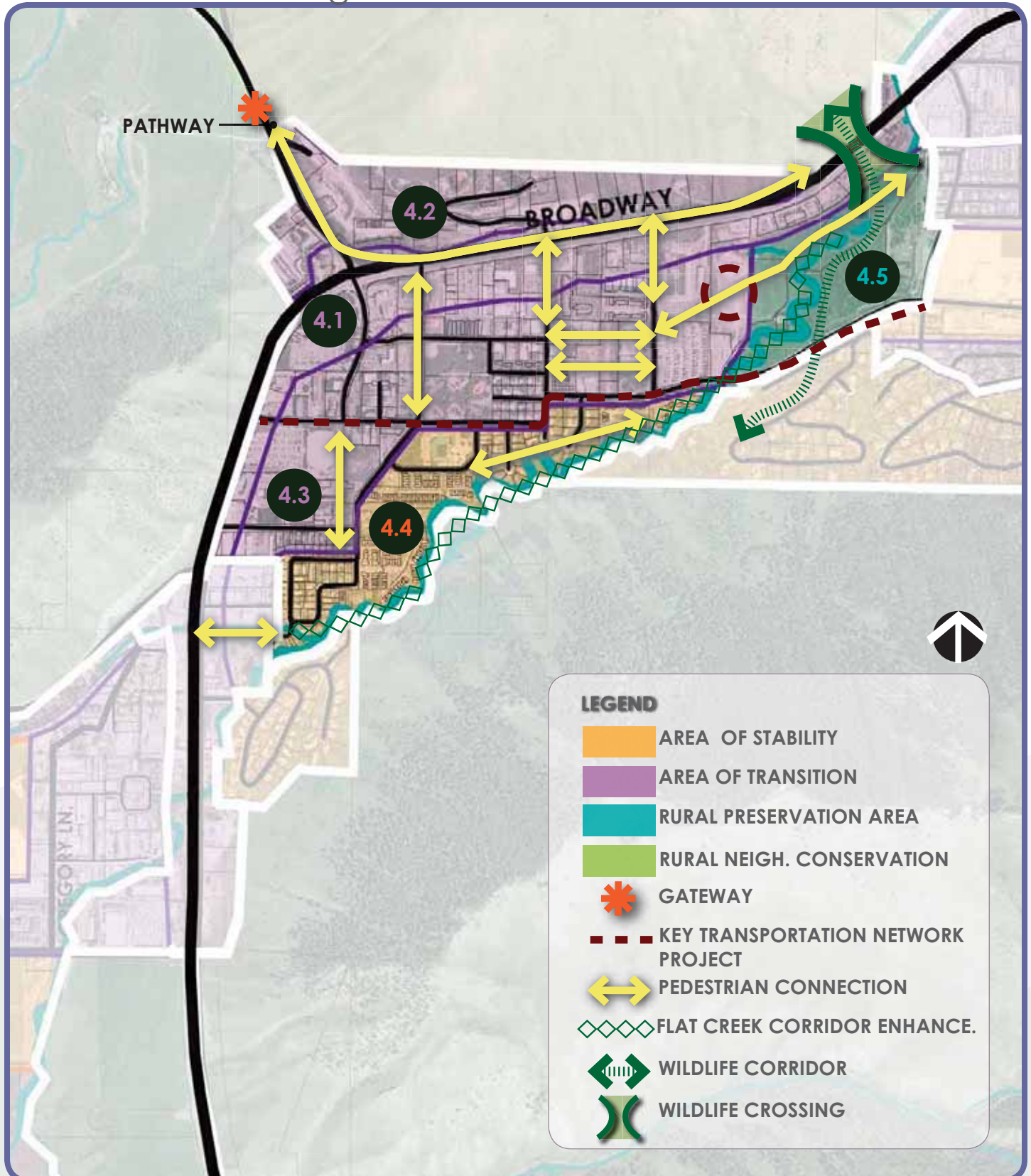


Mixed Use



Civic

Character Defining Features



Existing + Future Desired Characteristics, continued

To support this goal, future land uses will continue to include a variety of non-residential uses serving the needs of the local community and a variety of residential types focusing on workforce housing in multi-family and mixed-use structures.

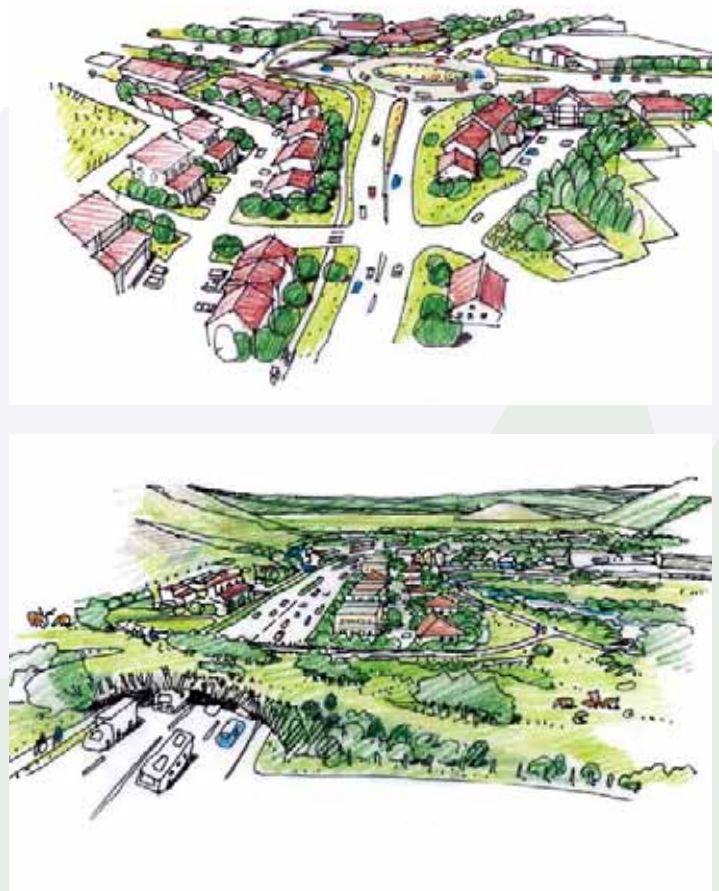
Mixed use, non-residential and multi-family residential buildings should be two to three stories and oriented to the street. In the future, a landscape buffer between buildings and the street with well-designed green space and/or hardscape will be important to create an attractive pedestrian environment becoming of a desirable, walkable, mixed-use district. Parking areas should be located behind buildings or screened from view. The creation of complete streets will be critical to increase connectivity between uses and between blocks and lots by all modes of travel.

Despite the intensity of human activity within the District, Midtown contains or is adjacent to prominent natural resource lands such as the Karns Meadow, Flat Creek, East Gros Ventre Butte, High School Butte and the northwestern foot of Snow King Mountain. A key characteristic of this area is the mule deer movement corridor between East Gros Ventre Butte and Karns Meadow, and consequently the high rate of wildlife vehicle collisions along West Broadway Avenue. The natural resources found in or adjacent to this district should be considered in the course of future planning, with development being located to protect wildlife habitat and facilitate wildlife movement through the district.

Character Defining Features

4.1: Highway Corridor

This TRANSITIONAL area is dominated by West Broadway Avenue, Highway 22 and the Y intersection. Development intensity should be oriented towards these roadways and configured in two to three story mixed-use buildings with an adequate landscape buffer from these busy highway corridors and intersections. Parking areas should be in the rear or screened from view. The lower levels of buildings should contain a variety of non-residential uses catering to locals, while residential uses should be located on the upper levels of mixed-use buildings or to the rear of a site away from the highway. It will be important to successfully integrate the land uses and patterns in this area with the adjacent core area. Some single use and auto-oriented uses generally represented by gas stations and auto dealers will still be needed in the future. These uses should follow the desired building form and pattern as much as possible including providing connectivity by all travel modes to adjacent lots. Wildlife crossings should be placed in areas where there is significant movement. A key challenge in this area will be to identify a solution to accommodate a wildlife crossing along West Broadway Avenue.



4.2: Northern Hillside

In the future this TRANSITIONAL area must strike a delicate balance between allowing some mixed-use and residential development while maintaining wildlife movement and the natural form of the undeveloped hillsides. A key to successful future development will be to sensitively place development in harmony with the existing terrain in order to minimize land disturbance. Development intensity in this area should be less than that found along the adjacent highway. A variety of residential types including live/work, multi-family, and duplexes may be appropriate in this area depending on the site and existing terrain. Low density single-family housing may continue to be appropriate at the edges of this area, particularly when adjacent to existing undisturbed hillsides. Adequate wildlife buffers should be placed in areas where human/animal conflicts are likely to occur and should guide wildlife movement to roadway crossings.

4.3: Central

This TRANSITIONAL area in the core of the Midtown district will be critical in achieving the overall goal of transforming the area into a walkable mixed-use district. A key to this transformation will be the addition of increased residential intensity in a variety of types and forms to take advantage of the complete neighborhood amenities in the area. Mixed use structures will be encouraged with nonresidential uses located on the street level and residential units above. Multi-family structures in a variety of forms will also be desirable. Mixed use and multi-family residential buildings should be a combination of two and three story structures oriented to the street while incorporating a landscape buffer between buildings and the street with adequate green space and/or hardscaping. Parking areas should be located behind buildings or screened from view. Live-work housing opportunities will be encouraged, as well as any other opportunities to promote local entrepreneurship. Single family residential units are not envisioned for this area. Particular care and attention will need to be given to ensure a successful transition from this mixed use area to the adjacent residential area to the south.



The location of buildings and parking, types of uses and overall intensity of use should be considered to ensure a successful blend of these two generally compatible districts. Opportunities should be taken to expand the currently limited street network to break up large existing blocks and increase connectivity for all transportation modes.

4.4 Residential

This STABLE area should continue as a single family and multi-family residential neighborhood with a mix of ownership and rental units in close proximity to complete neighborhood amenities. Pedestrian and bicycle connections should be enhanced, both in terms of internal destinations and those beyond, particularly to schools in other districts. Portions of this area also function as a wildlife movement corridor. In the future, wildlife permeability to and from Flat Creek will be maintained by limiting fencing and keeping development setback from riparian areas/wetlands. Development should also occur in a manner that is sensitive to hillsides. Future improvements to Flat Creek and the adjacent pathway and park system will be needed to support the health of this natural feature for wildlife and residents.



4.5: Karns Meadow

This PRESERVATION area should continue to serve as wildlife habitat and a key wildlife movement corridor in the future. Moving forward, wildlife needs will need to be carefully balanced with providing recreational amenities for the community in this sensitive location.

