

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.

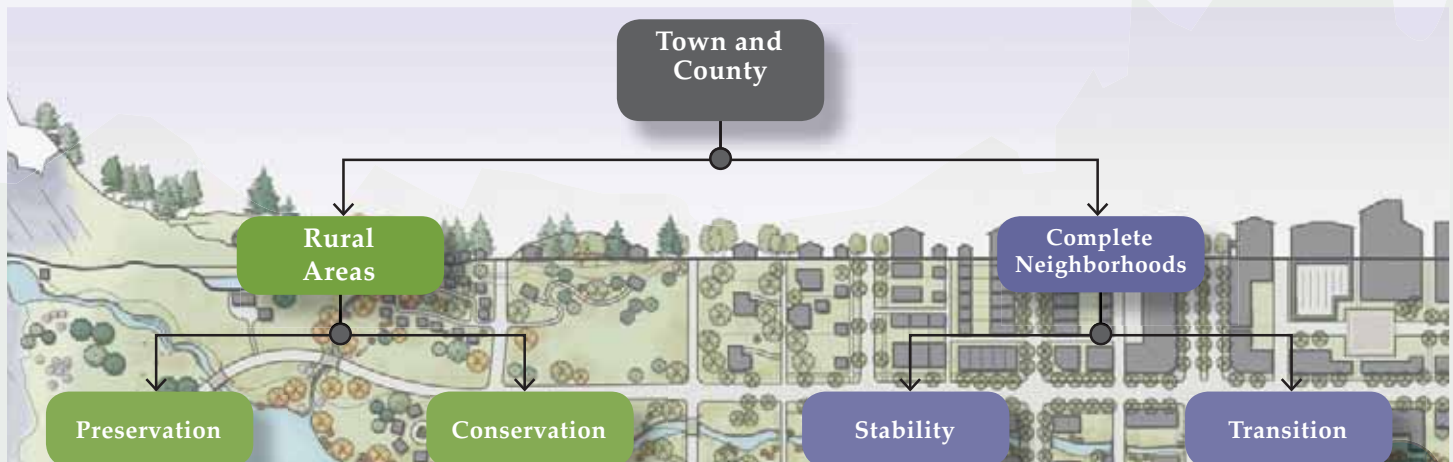
The community is committed to continually adapting our implementation strategies to ensure preservation and development occurs in the desired amount, location, and type. This can only be realized if we define desired location and character for the preservation and development. Adapting our implementation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

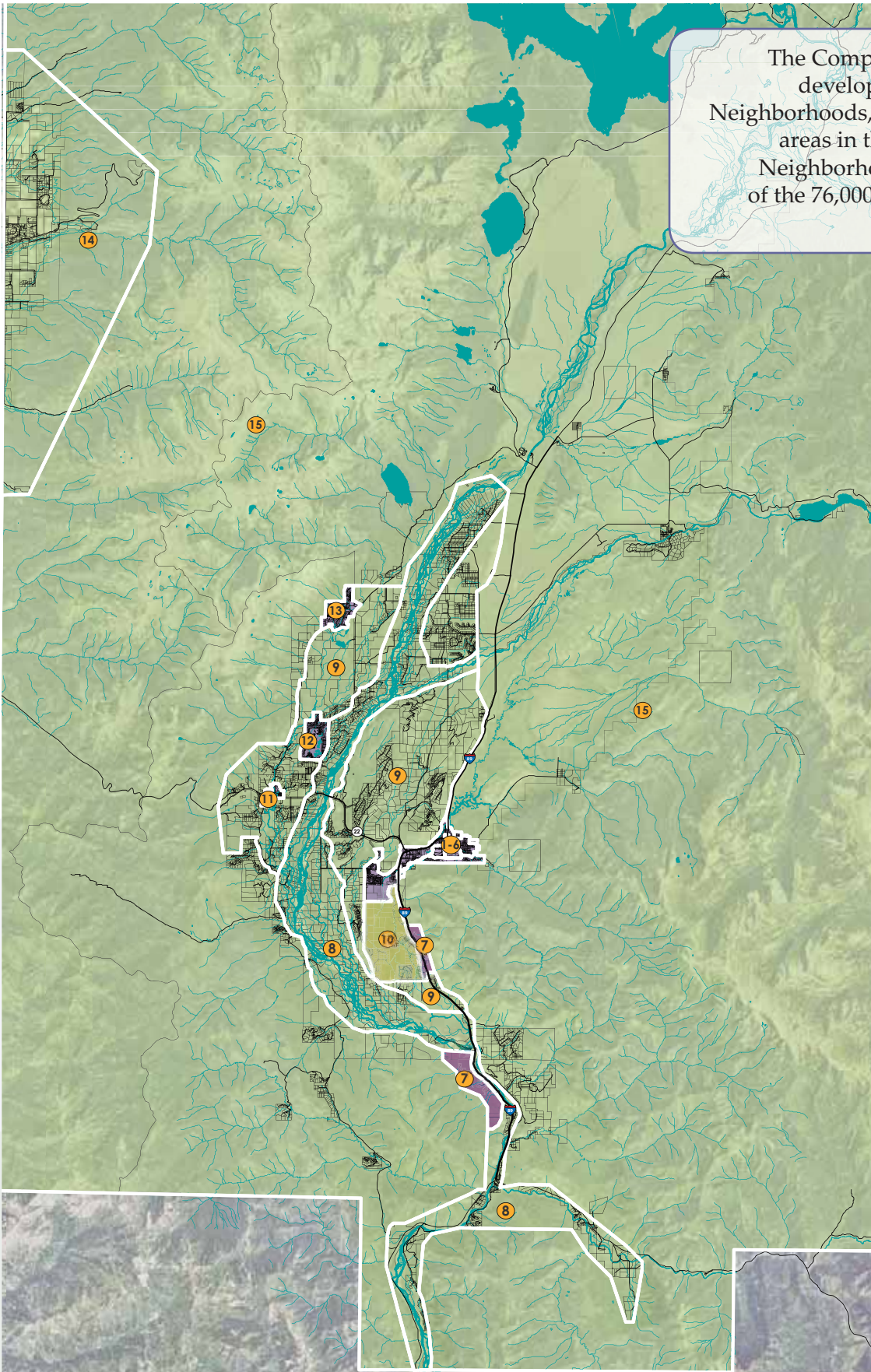
Rural areas provide:

- 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

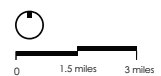
| | Defined character and high quality design | Public utilities (water, sewer) | Quality public space | Variety of housing types | Walkable schools, commercial, rec., etc. | Connection by complete streets | Viable wildlife habitat and connectivity | Natural scenic vistas | Agricultural and undeveloped 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

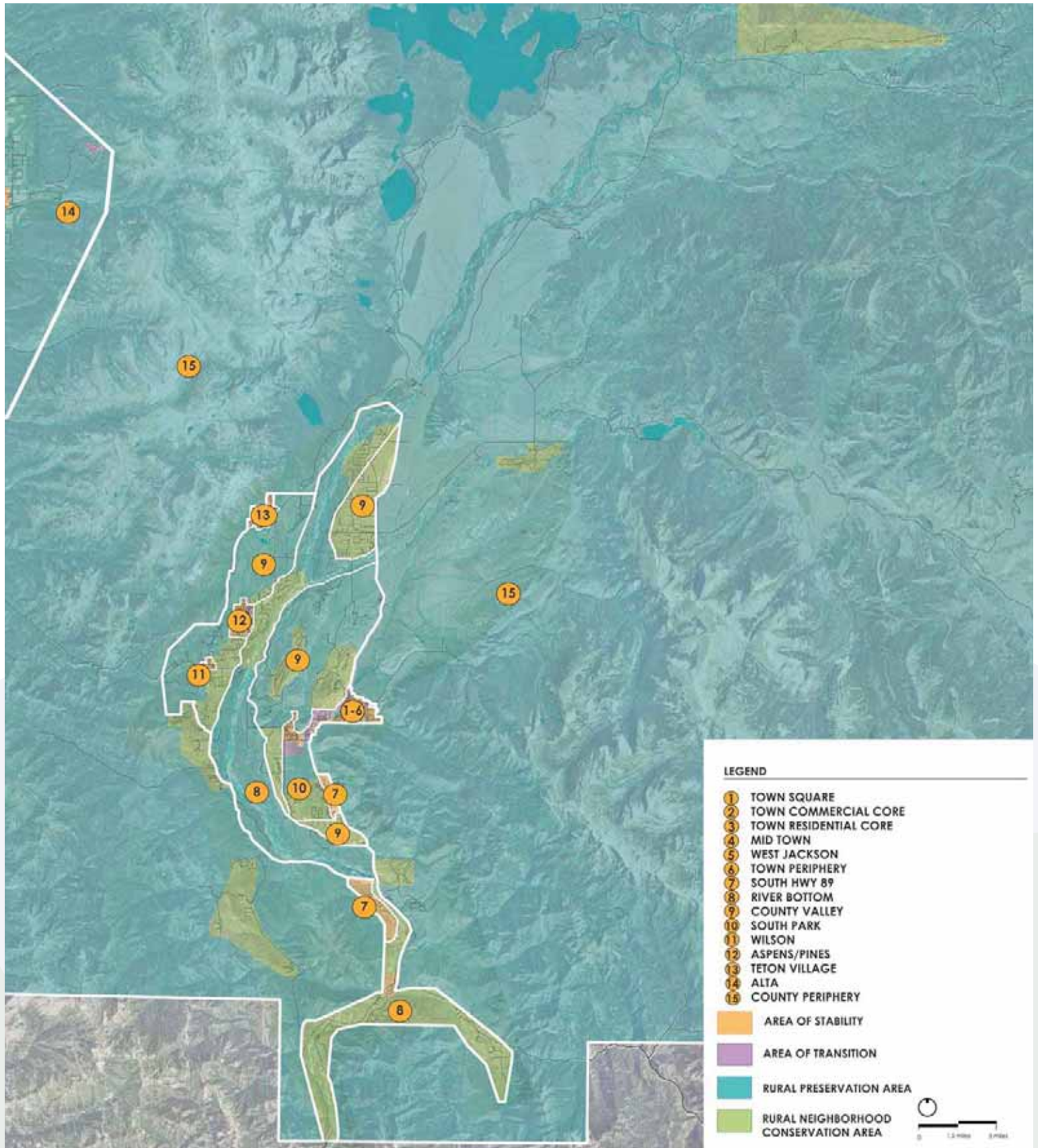
- Areas in which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary
- Additional amenities and infrastructure are inappropriate
- May benefit from some clustered residential development that improves the overall preservation of open space



Rural Neighborhoods with Conservation Opportunities

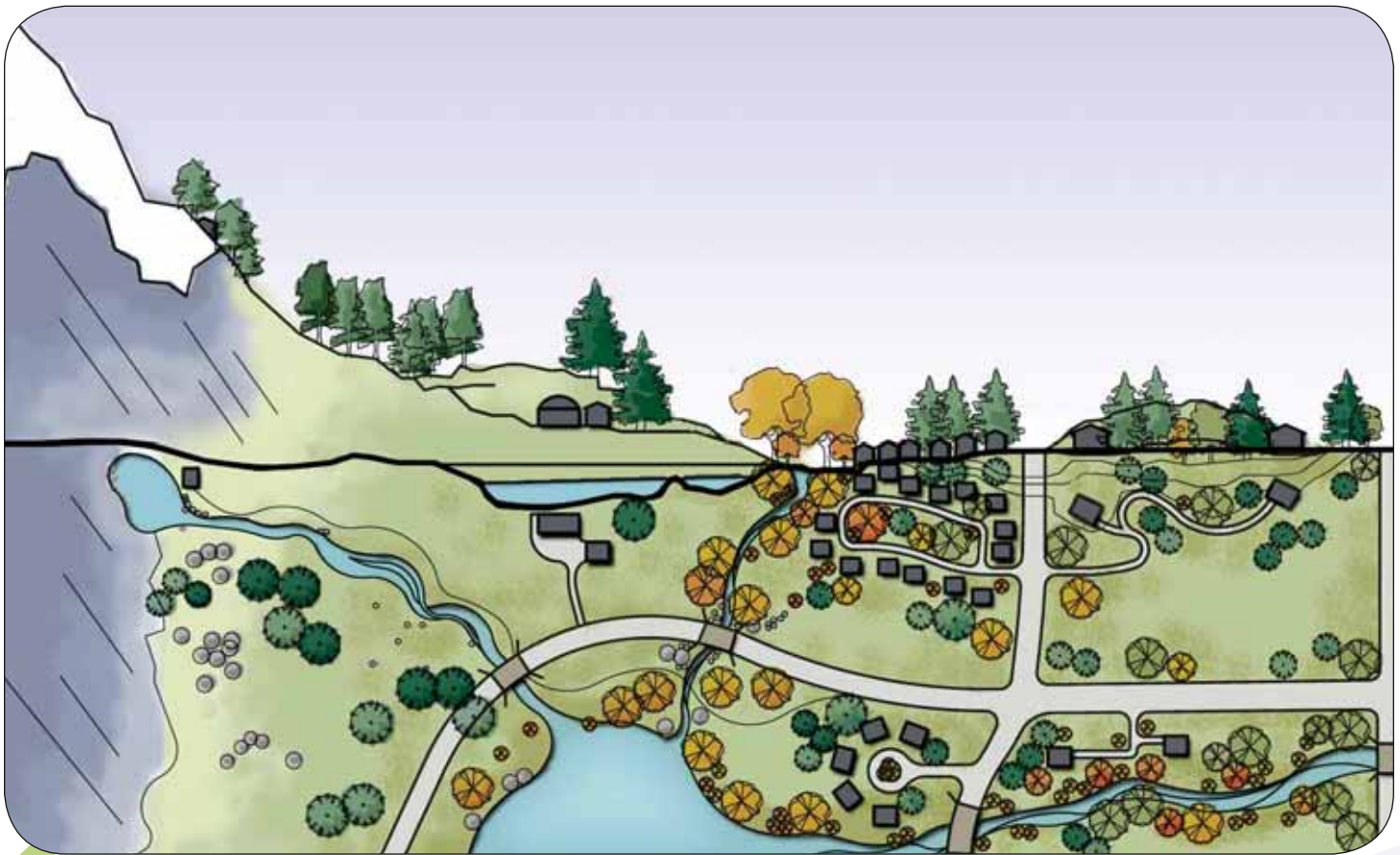
- Areas of existing development and platted neighborhoods with high wildlife values, where development/ redevelopment should focus on improved conservation
- Areas that benefit from an increase in open space, scenic resources, and habitat enhancement
- Goals include balancing existing development with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

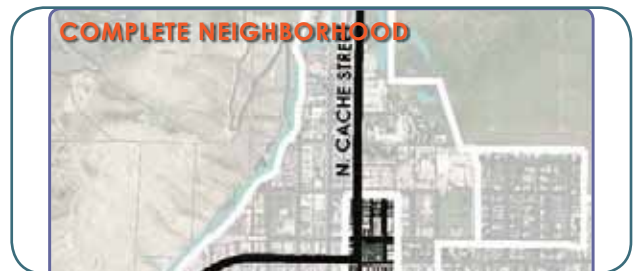
What Does the Illustration of the Vision Address?

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



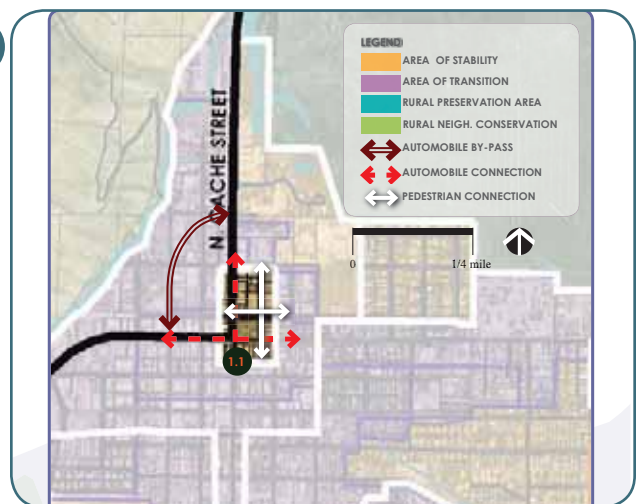
Mixed Use



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

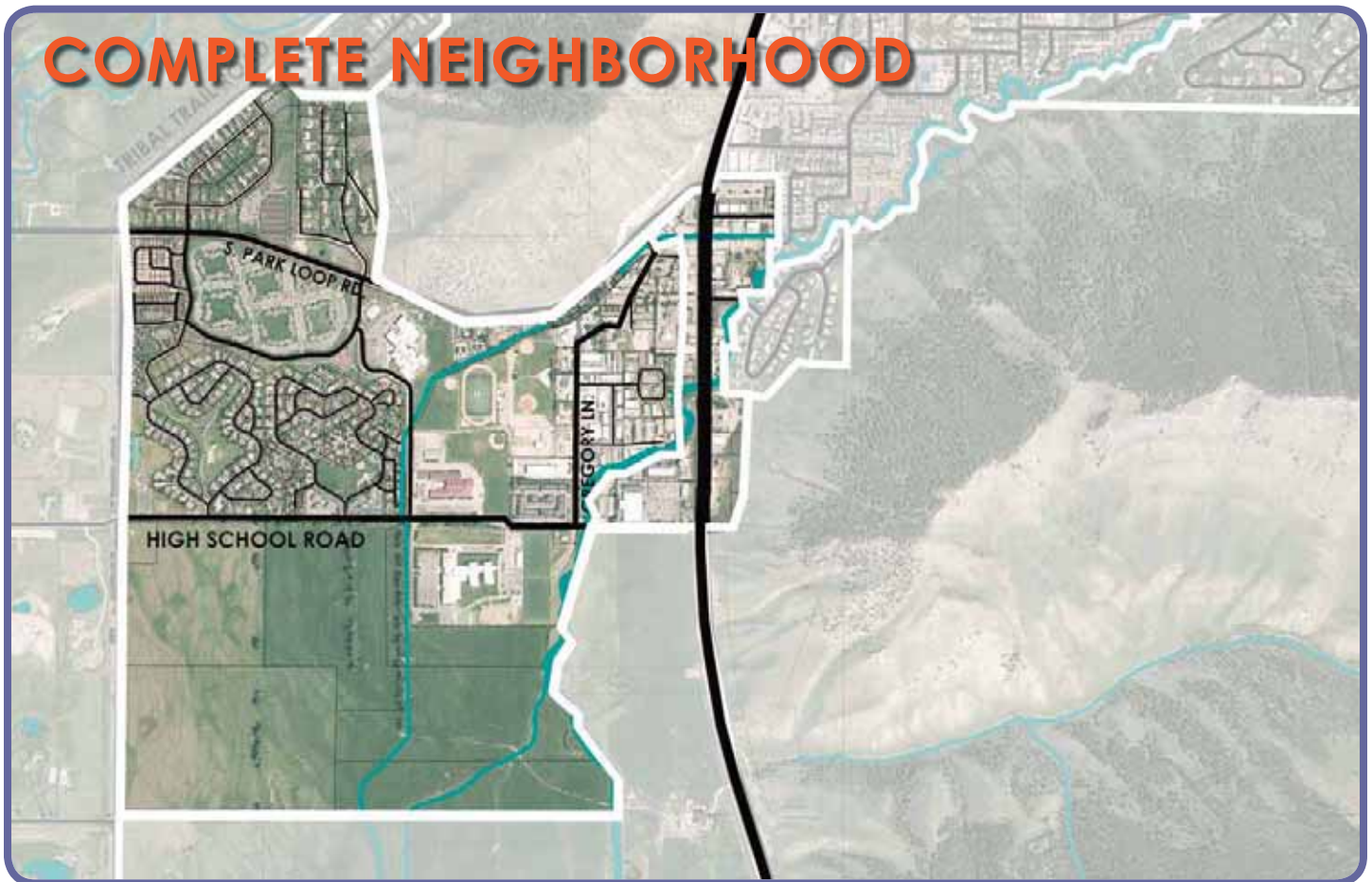
Character Defining Features

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 5: West Jackson



| DEFINITION | | EXISTING | FUTURE | |
|-----------------------|--|----------|---------|--|
| COMPLETE NEIGHBORHOOD | Defined Character/High Quality Design | | | Variety of residential, non-residential and industrial buildings and land use patterns |
| | Public Utilities | | | Water, sewer, storm sewer |
| | Quality Public Space | | | Rangeview Park, school playgrounds and fields, pathways |
| | 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 | | | |
| | Agricultural + Undeveloped Open Space | | | |
| | Abundance of Landscape over Built Form | | | |
| | Limited, Detached Single Family Res. Development | | | |
| | Minimal Nonresidential Development | | | |
| | | Full | Partial | Absent |

Existing + Future Desired Characteristics, con't.

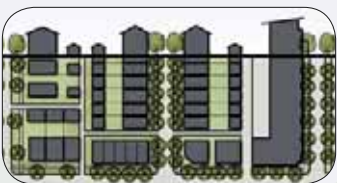
West Jackson currently exists as one of the most complete neighborhoods within the community with its most significant characteristic being its wide variety of land uses. This diverse district is highly automobile oriented and contains a variety of non-residential uses, a variety of residential types and sizes, light industrial, and the majority of the community's public schools. It also contains a large undeveloped agricultural area south of High School Road, while Flat Creek also serves as a prominent natural feature throughout the district.

The future goal of the district will be to take advantage of the existing variety of land uses and complete neighborhood amenities and to develop them into a more attractive and well connected district. The continuation of light industrial uses is necessary to support the local economy. The preservation of existing stable residential areas provides a significant amount of workforce housing, which will be essential in meeting the growth management and workforce housing goals of the community. Enhancement of the southern gateway into Town into a mixed use corridor with improved connectivity and visual appearance will also be important. A key challenge of the district will be to address transportation congestion, safety, and connectivity issues. Possible solutions will come in many forms including consideration of an east/west connector south of High School Road and/or the Tribal Trails connector, complete street improvements to collector roads including High School, Middle School, Gregory Lane and South Park Loop and improved alternative mode connectivity throughout the district.

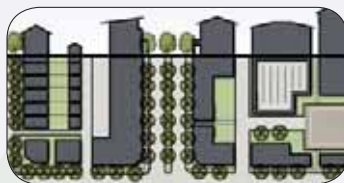
Policy Objectives

- 4.4.b Enhance Jackson Gateways
- 6.2.d Promote light industry
- 5.2.b Housing will be consistent with Character District
- 7.2.d Complete key transportation network projects to improve connectivity

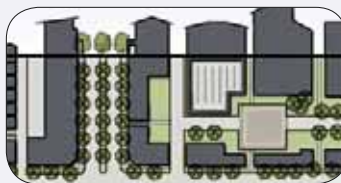
Neighborhood Form



Village



Mixed Use

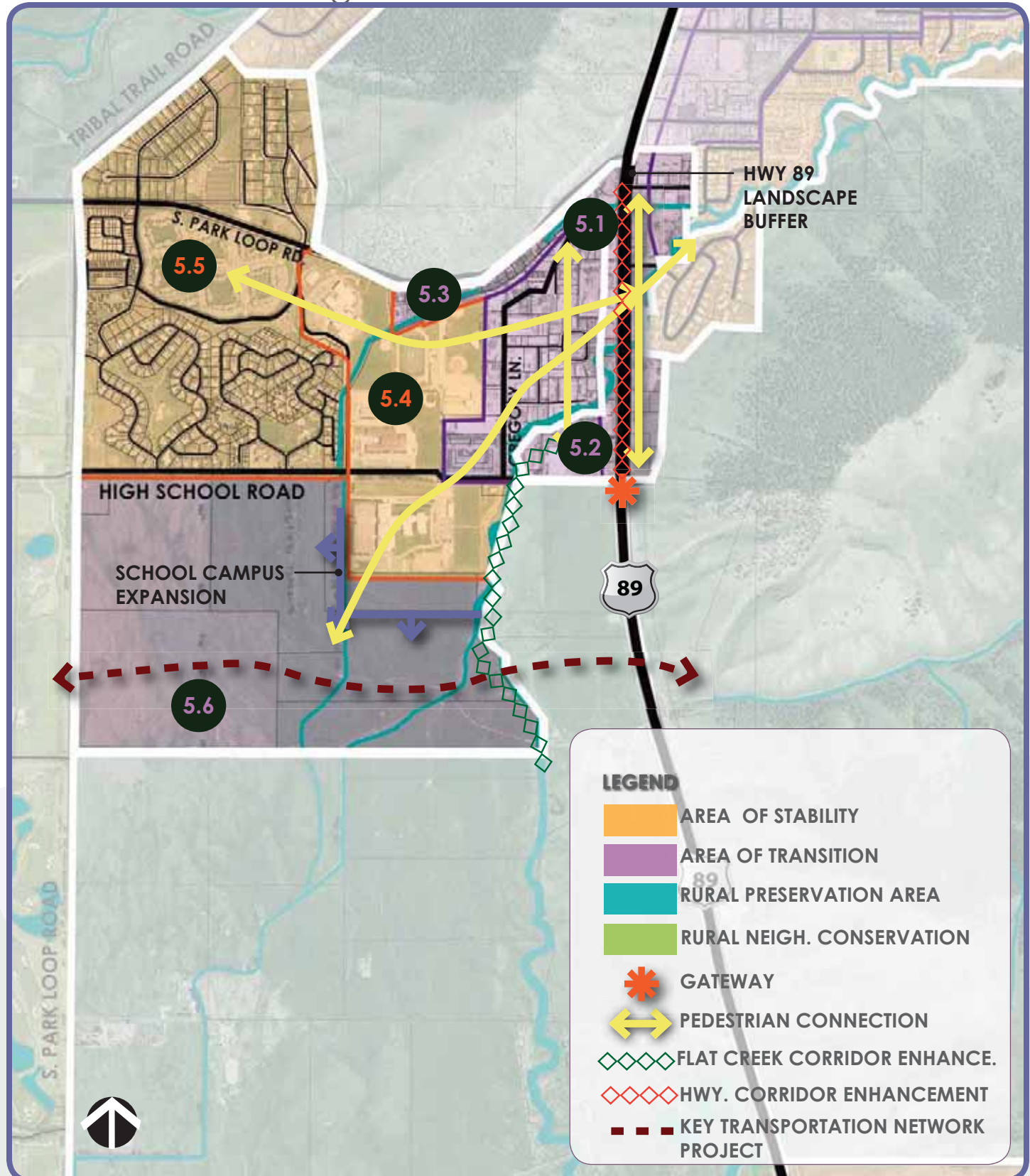


Civic



Agriculture

Character Defining Features



Character Defining Features

5.1: Highway Corridor

This TRANSITIONAL area is dominated by South Highway 89, and acts as the southern gateway to the Town. In the future, enhancement of the Highway 89 corridor will be achieved by high quality mixed-use development with improved internal circulation between lots. Development intensity should be oriented towards the corridor and configured in two and three story, mixed-use buildings with a landscape buffer from the busy highway corridor. Parking areas should be in the rear or screened from view. On lower levels of buildings a variety of non-residential uses catering to locals will be desirable with residential uses located on the upper levels or to the rear of lots, not adjacent to the highway. Some single use and auto-oriented uses generally represented by gas stations and auto dealers will still be needed in the future. They should follow the desired building form and pattern and allow for connectivity by all travel modes to adjacent lots.



5.2 Gregory Lane Area

This TRANSITIONAL area will support the community goal of maintaining and promoting light industry uses to support the local economy while accommodating a significant amount of residential use. The current development pattern will be intensified to accommodate larger structures in more creative land use patterns including live-work development. In the future, complete street improvements are desired but will need to be balanced with the need to accommodate large vehicle traffic. Livability enhancements will be a secondary priority to promoting light industry uses. Providing improved pedestrian/bike amenities to connect the existing and future resident populations with the surrounding complete neighborhood amenities will be a focus of improved livability. A third priority will be future improvements to Flat Creek including the establishment of an appropriate setback to support the health of this natural feature for wildlife and residents.



5.3 South Park Loop Road

This TRANSITIONAL area will be comprised of a variety of housing types and forms including single-family, duplex, tri-plex, and multi-family occupied primarily by the local workforce. Mixed use will also be desirable to provide additional opportunities for industrial and service uses. The future development pattern should take advantage of the substantial grade change in this area to allow for two to three story single and mixed use structures screened from view.



5.4 School Campuses

This STABLE area will continue to provide the necessary land for community schools and recreational amenities into the future. The community will continue to support and plan for the possible expansion of the School District Campus in the district. Particular attention needs to be given to addressing the traffic congestion in this area due to the pulse of single occupancy vehicle and school bus traffic associated with the school and recreational uses. Possible solutions will come in many forms including a shift in current behavior away from the use of the single occupancy vehicle, complete street improvements to High School, Middle School, and South Park Loop Roads including improved alternative mode connectivity throughout the area and from surrounding districts to the area.



5.5 West Jackson Residential

This STABLE area provides much of the community's workforce housing in a wide variety of housing types including single family, duplex, tri-plex and multi-family. In the future, effort should be made to ensure that this neighborhood retains its vitality, cohesiveness, and accessibility for the local workforce. An important goal of the area will be to maintain a strong sense of ownership and community in the area.



5.6 Northwest South Park

The future of this TRANSITIONAL area has been identified as a possible location for residential development at a similar density to the adjacent West Jackson neighborhoods. The priority of the community is to first infill and redevelop other existing complete neighborhoods in order to meet the Growth Management goals of the plan, but if necessary, this area has been identified as a possible suitable location to meet these goals due to its close proximity to many existing complete neighborhood amenities. A future east-west connector road between South Park Loop Road and Highway 89 may be appropriate to improve traffic redundancy in the area by providing relief for High School Road traffic, regardless whether the area is subject to future development or not. Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort.

