

# 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.

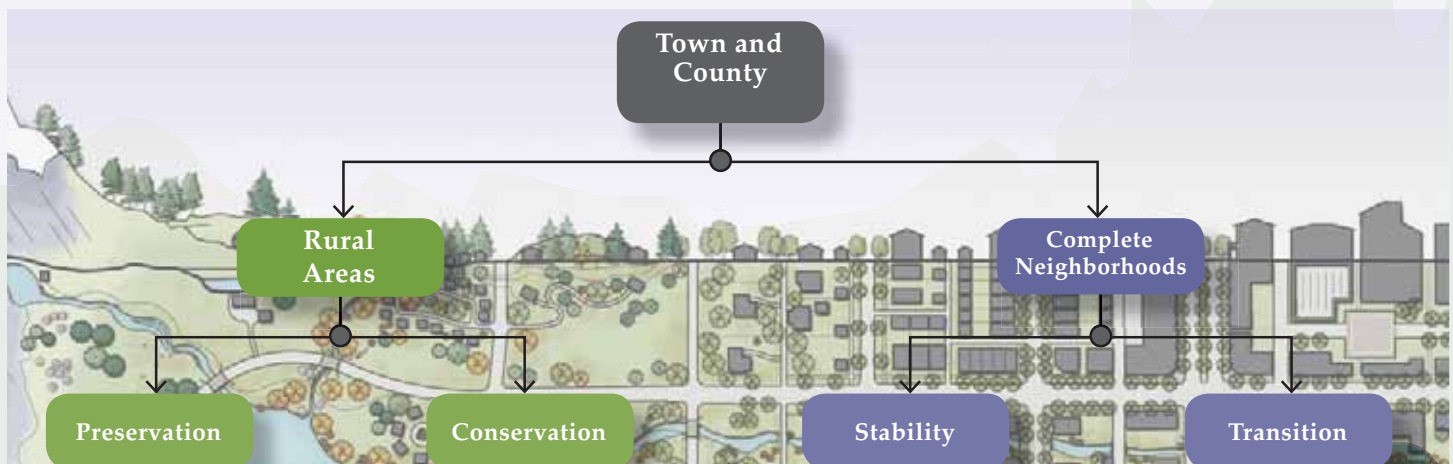
The community is committed to continually adapting our implementation strategies to ensure preservation and development occurs in the desired amount, location, and type. This can only be realized if we define desired location and character for the preservation and development. Adapting our implementation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

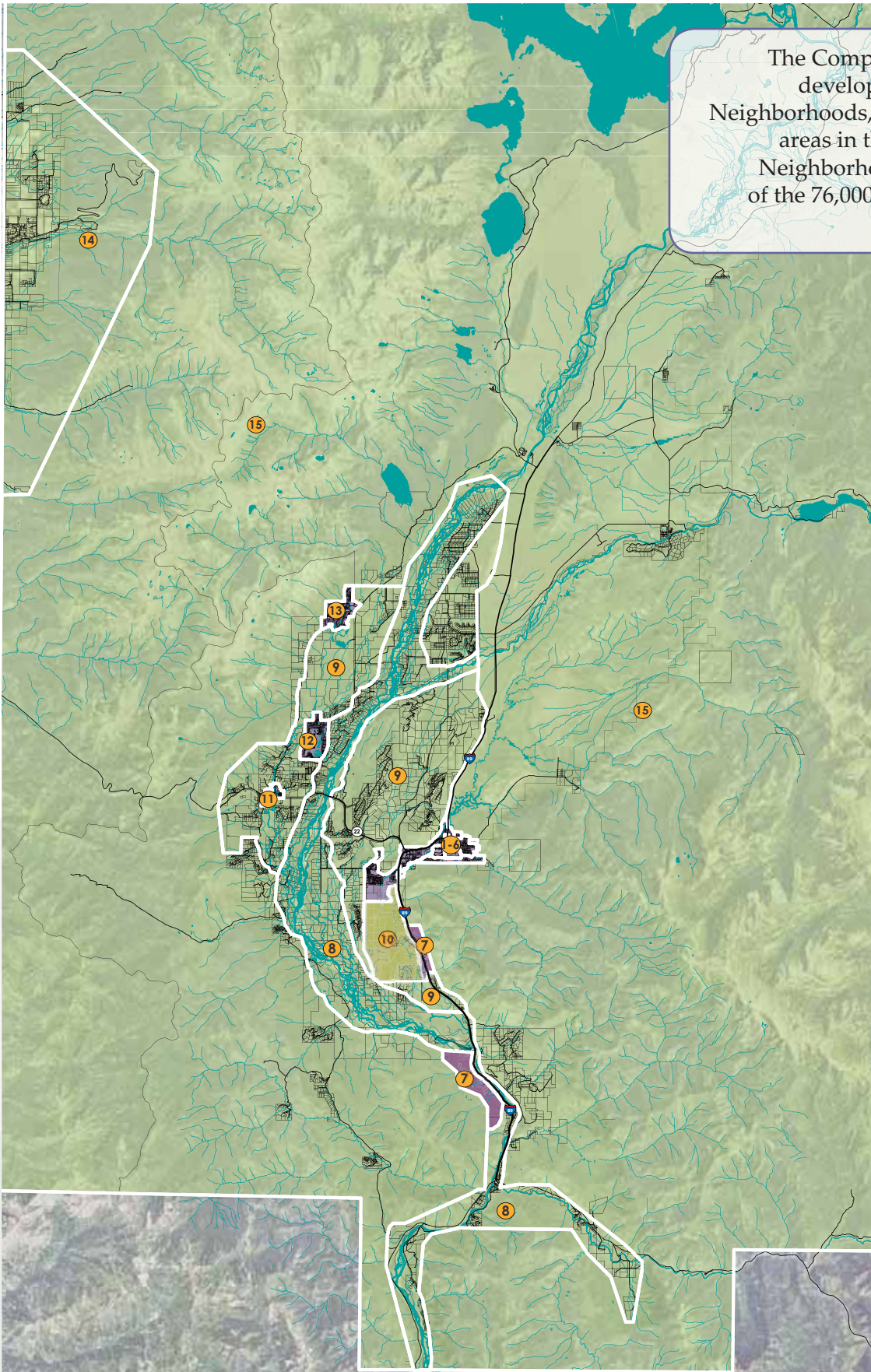
## Rural areas provide:

- 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*

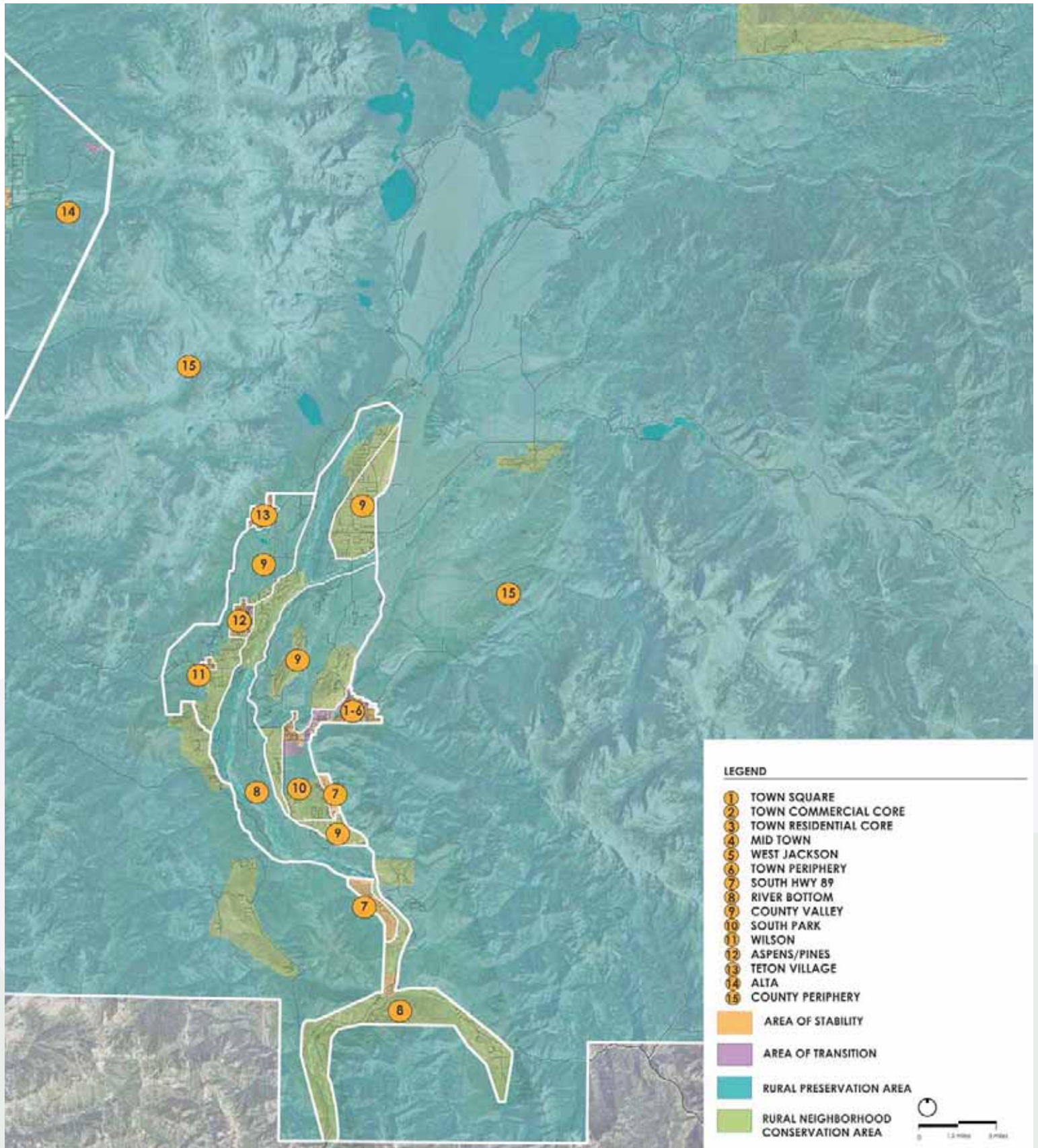
- Areas in which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary
- Additional amenities and infrastructure are inappropriate
- May benefit from some clustered residential development that improves the overall preservation of open space



## *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.

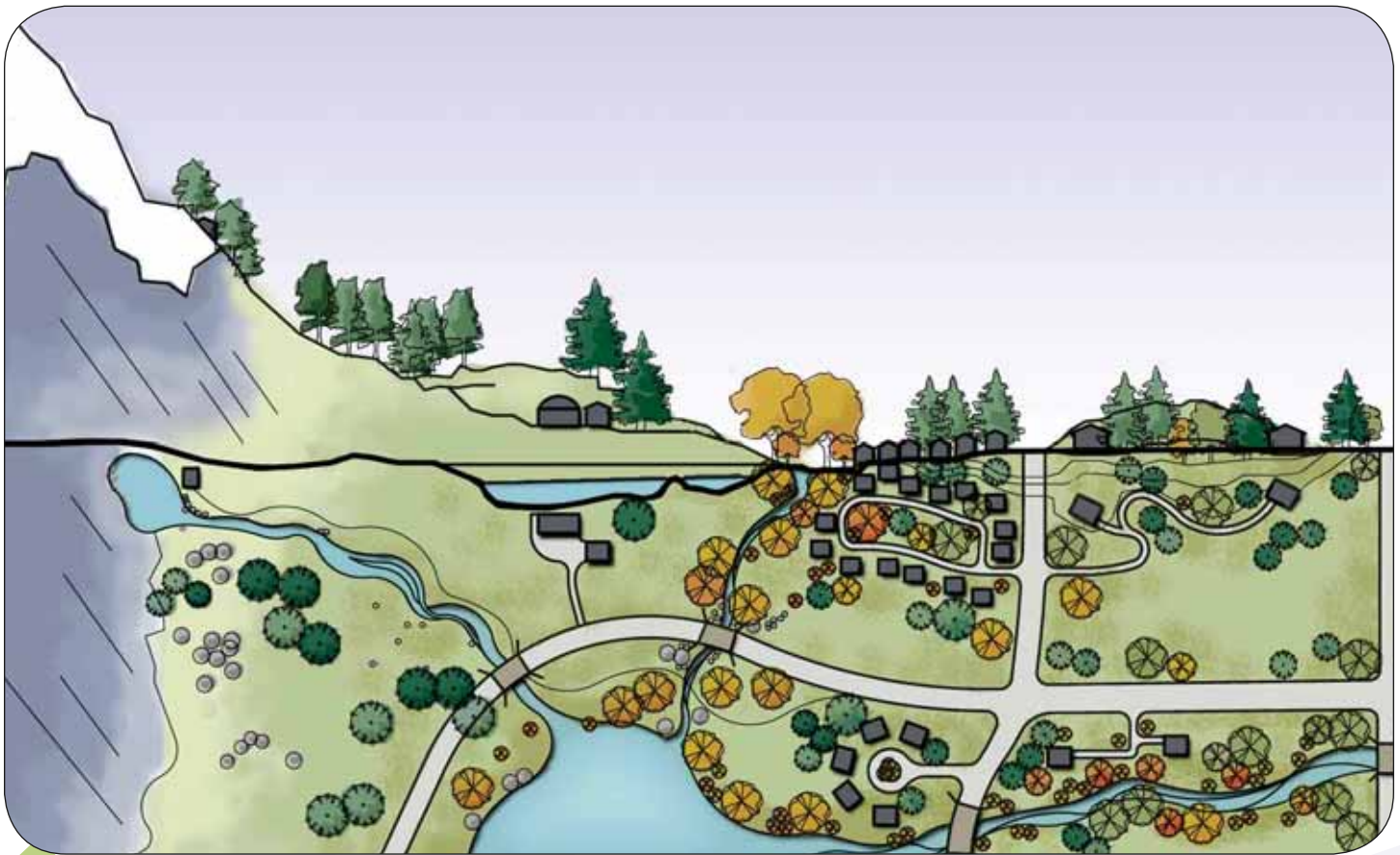






# Character Defining Features

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

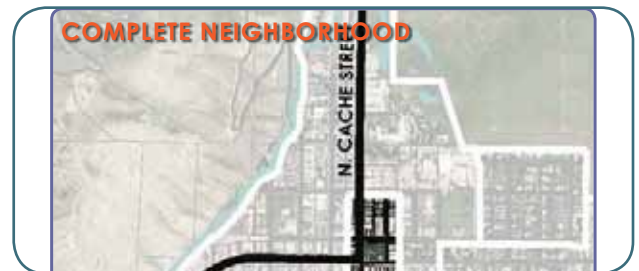
# What Does the Illustration of the Vision Address?

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



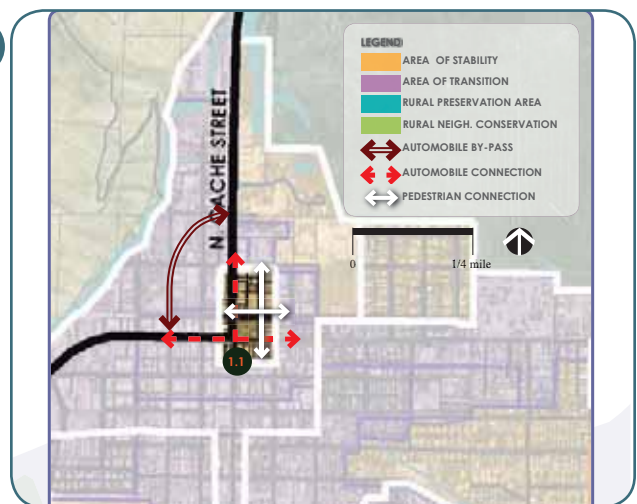
Mixed Use



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

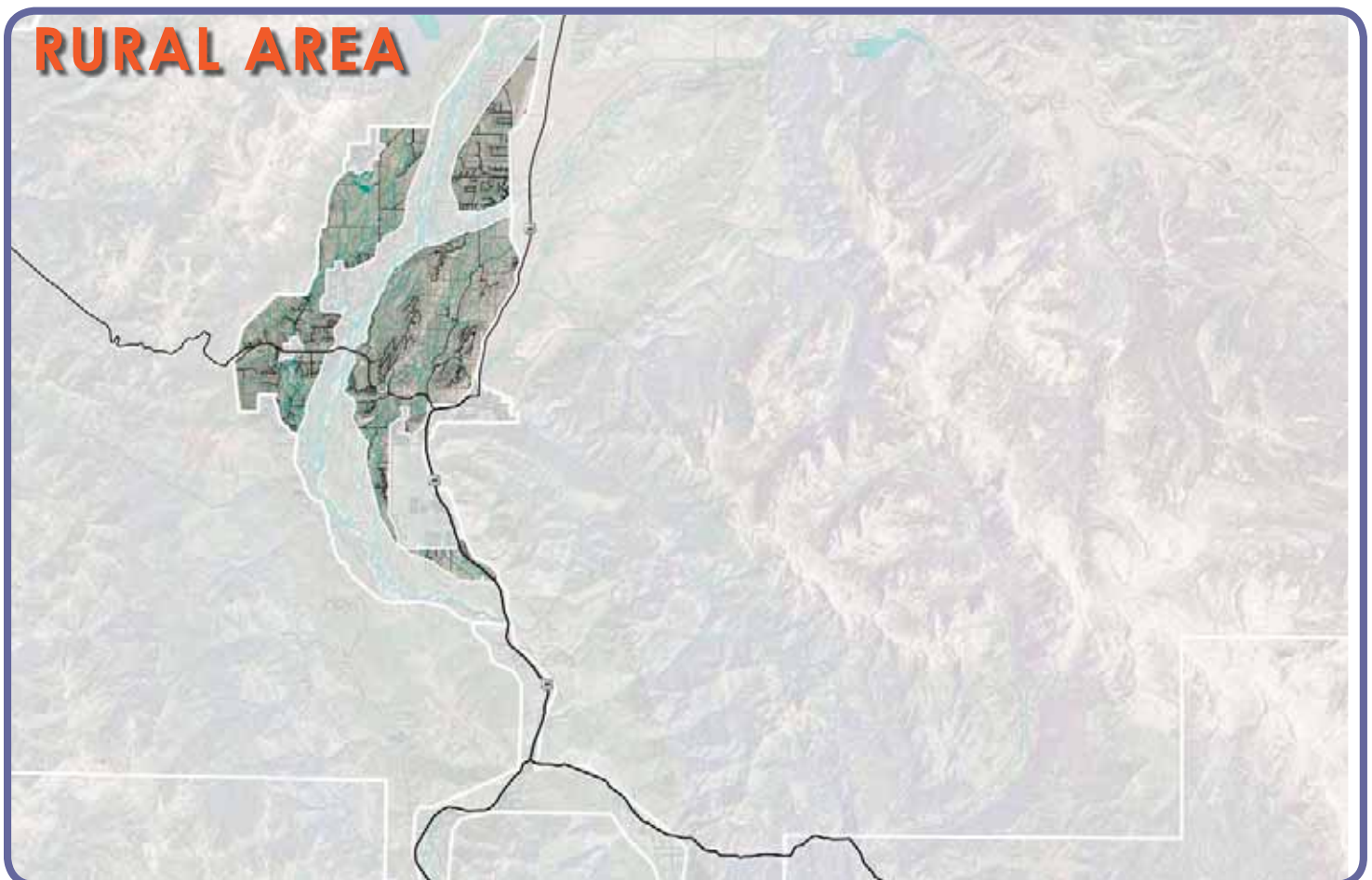
#### Character Defining Features

##### 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 9: County Valley



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	○	○	
	Public Utilities	◐	◐	Water/sewer in some areas
	Quality Public Space	○	○	
	Variety of Housing Types	○	○	
	Walkable Schools, Commercial + Recreation	○	○	
	Connection by Complete Streets	○	◐	Design transportation network projects for all modes
RURAL	Viable Wildlife Habitat + Connectivity	◐	◐	Protect existing habitat and connectivity
	Natural Scenic Vistas	●	●	Preserve iconic scenic vistas
	Agricultural + Undeveloped Open Space	●	●	Conserve agricultural open space
	Abundance of Landscape over Built Form	●	●	Cluster built form and preserve open space
	Limited, Detached Single Family Res. Development	●	●	Detached single family
	Minimal Nonresidential Development	●	●	No additional nonresidential development

● Full ◐ Partial ○ Absent



## Existing + Future Desired Characteristics

This rural district is the location of the majority of the community's iconic scenic vistas. The agricultural open spaces of Spring Gulch, Walton, Hardeman, Poodle, Snake River and Melody ranches along with the skyline of the Gros Ventre Buttes define the character of this district. Large areas have been preserved from development by conservation easement and development that has occurred has been well clustered in most cases. Much of the clustering occurs around Spring Creek Ranch and the three golf courses in the district. There are also older developments adjacent to the river bottom that have historically provided workforce housing.

Future character will continue to be one of scenic open space. Through agriculture or other means, development will be avoided in this district. Where development does occur, it will be directed into or adjacent to existing development, most ideally being directed toward a Complete Neighborhood. Additional nonresidential development is inappropriate; however provision of convenience commercial within existing resort development may provide an amenity for surrounding residents. Both residential and nonresidential redevelopment will reduce building size and development footprint, provide additional clustering, and otherwise reduce scenic and wildlife impacts while preserving existing workforce housing.

The other primary characteristics of this district are the transportation corridors that run through it. State Highways 22 and 390, North Highway 89 and Spring Gulch Road traverse this district. These scenic arterial roads serve as our transportation backbone to the north and west. The future character of these roadways will include additional capacity for alternate modes as well as wildlife crossings and mitigations.

### Policy Objectives

- 1.1.c: Design for wildlife permeability
- 1.3.a: Maintain natural skylines
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.3.c: Maintain natural landforms
- 1.4.b: Conserve agricultural lands and agriculture
- 1.4.c: Encourage rural development to include quality open space
- 3.1.a: Reduce development potential in the Rural County
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 5.3.b: Preserve existing workforce housing stock
- 7.2.d: Complete key Transportation Network Projects to improve connectivity
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

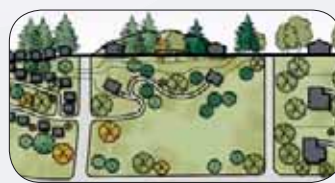
### Neighborhood Form



Agriculture



Clustering

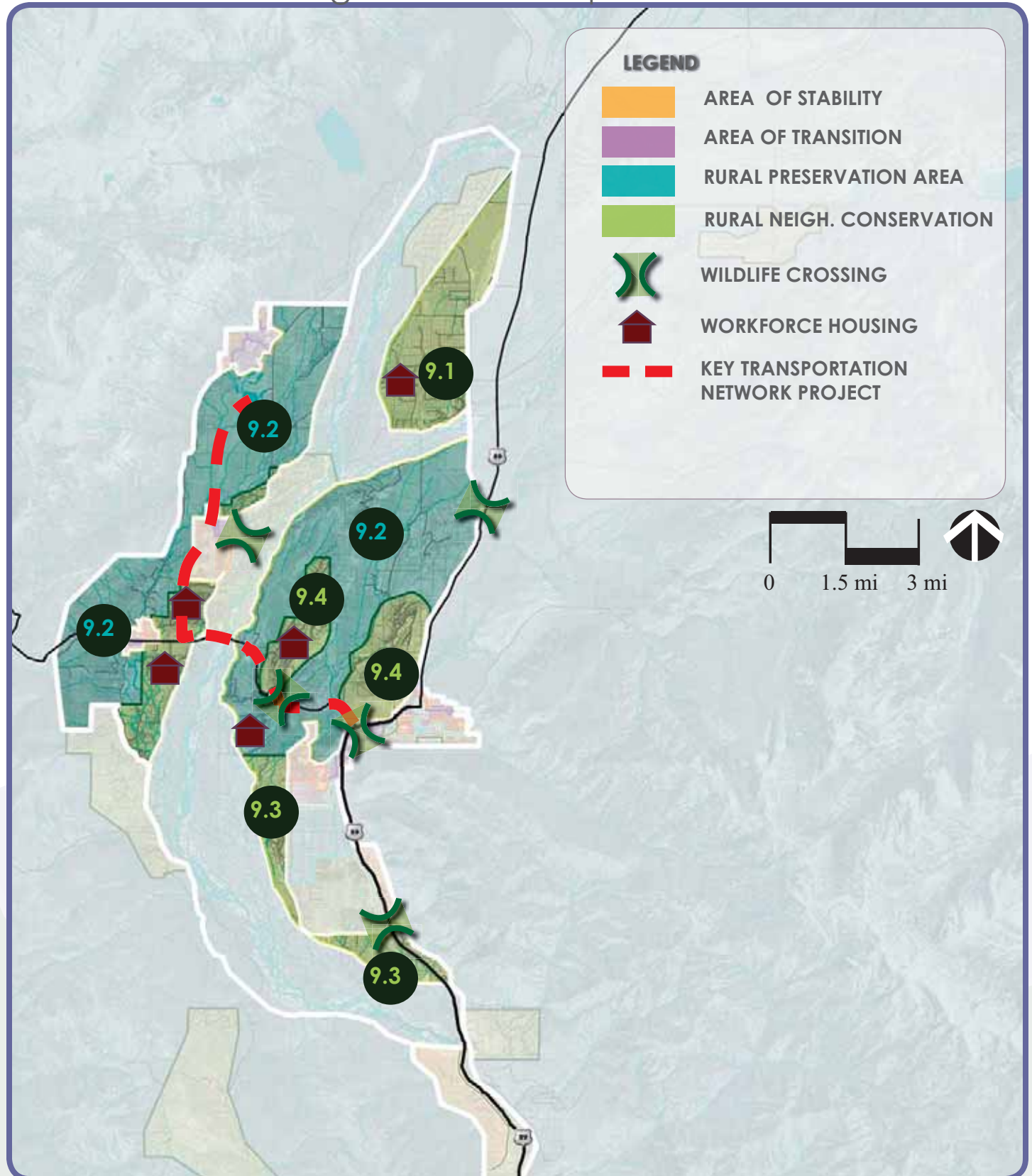


Habitat/Scenic



Conservation

## Character Defining Features Map





## Character Defining Features

### *9.1: Jackson Hole Golf & Tennis*

This CONSERVATION area is characterized by medium to low density golf resort and workforce housing development in the elbow between the Snake and Gros Ventre Rivers. The existing development is visually buffered from the highway by Grand Teton National Park. The future character of this area will be more natural than it is today. Redevelopment will focus on restoring natural landforms and vegetation. It will incorporate clustering, reduction in building size and other methods to increase wildlife permeability. The workforce housing stock that exists in the areas of older development will be preserved, however overall development in the area should decrease. Nonresidential development will not increase but provision of locally oriented services at Jackson Hole Golf and Tennis resort would benefit the residents of the area. An additional amenity to the area will be START service from Town to the airport



### 9.2: Agricultural Foreground

This PRESERVATION area is and will continue to be characterized by agricultural open space. Agriculture and other non-development methods of preserving the existing open space will be pursued. Agriculture will be encouraged through regulatory exemptions and allowances in order to avoid development of this area. Accessory uses that do not detract from the agricultural character of the area but facilitate the continued viability of agriculture may be incorporated. Development that does occur should be directed into or adjacent to the Complete Neighborhoods that border this area. It should be limited in bulk and designed for wildlife permeability and preservation of scenic foregrounds. Historic barns should continue to be largest structures in this area. Wildlife habitat will be protected and wildlife habitat connections will be enhanced through highway wildlife crossings and clustering of development. Identified road projects through this area will increase the connectivity for all modes travel.



### 9.3: Nethercott/Wenzel/3 Creek/Lower Melody

This CONSERVATION area borders the River Bottom District, and while it is currently characterized by older, low density, single family workforce housing development, it is important for wildlife movement. Redevelopment of this area will reduce building size, fencing, and development footprint and employ other methods to improve wildlife permeability and enhance wildlife habitat connections. The workforce character of this area will also be preserved. Redevelopment will include improved screening of development using natural vegetation and landforms that draw attention away from the development and toward the adjacent scenic foregrounds.





#### 9.4: Gros Ventre Buttes

This CONSERVATION area is characterized by scenic skylines and existing residential and resort development as well as slope habitat for wildlife. Redevelopment of this area will reduce skylining potential and improved location, design and mitigation of development. Wildlife habitat and habitat connections will be protected and enhanced by reducing the size and footprint of development and locating development out of the most crucial areas. Highway nonresidential character in this district will be eliminated or reduced.

