

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.

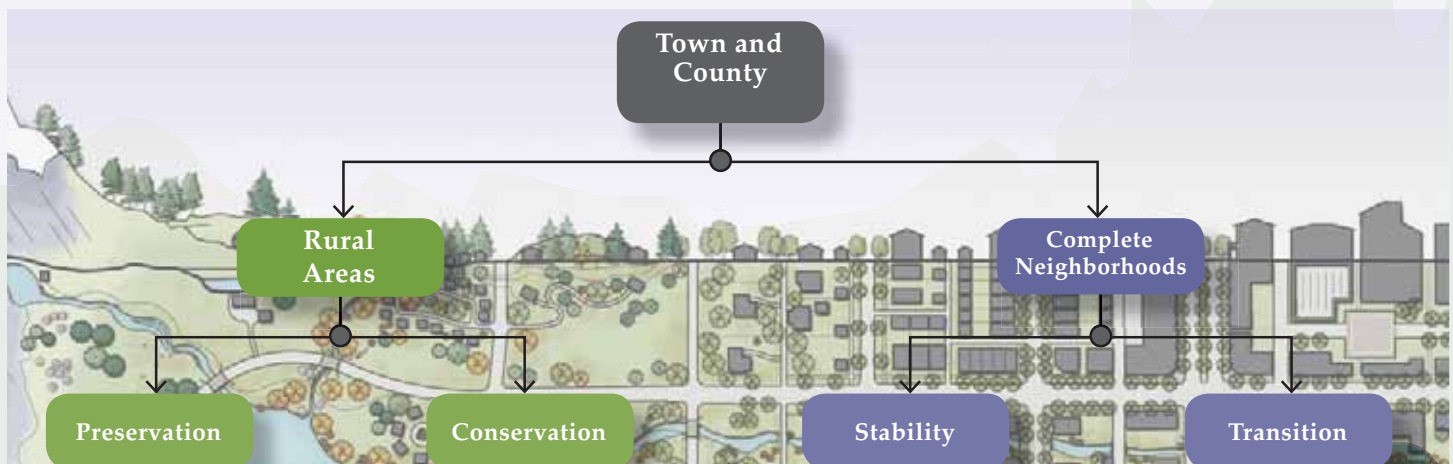
The community is committed to continually adapting our implementation strategies to ensure preservation and development occurs in the desired amount, location, and type. This can only be realized if we define desired location and character for the preservation and development. Adapting our implementation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

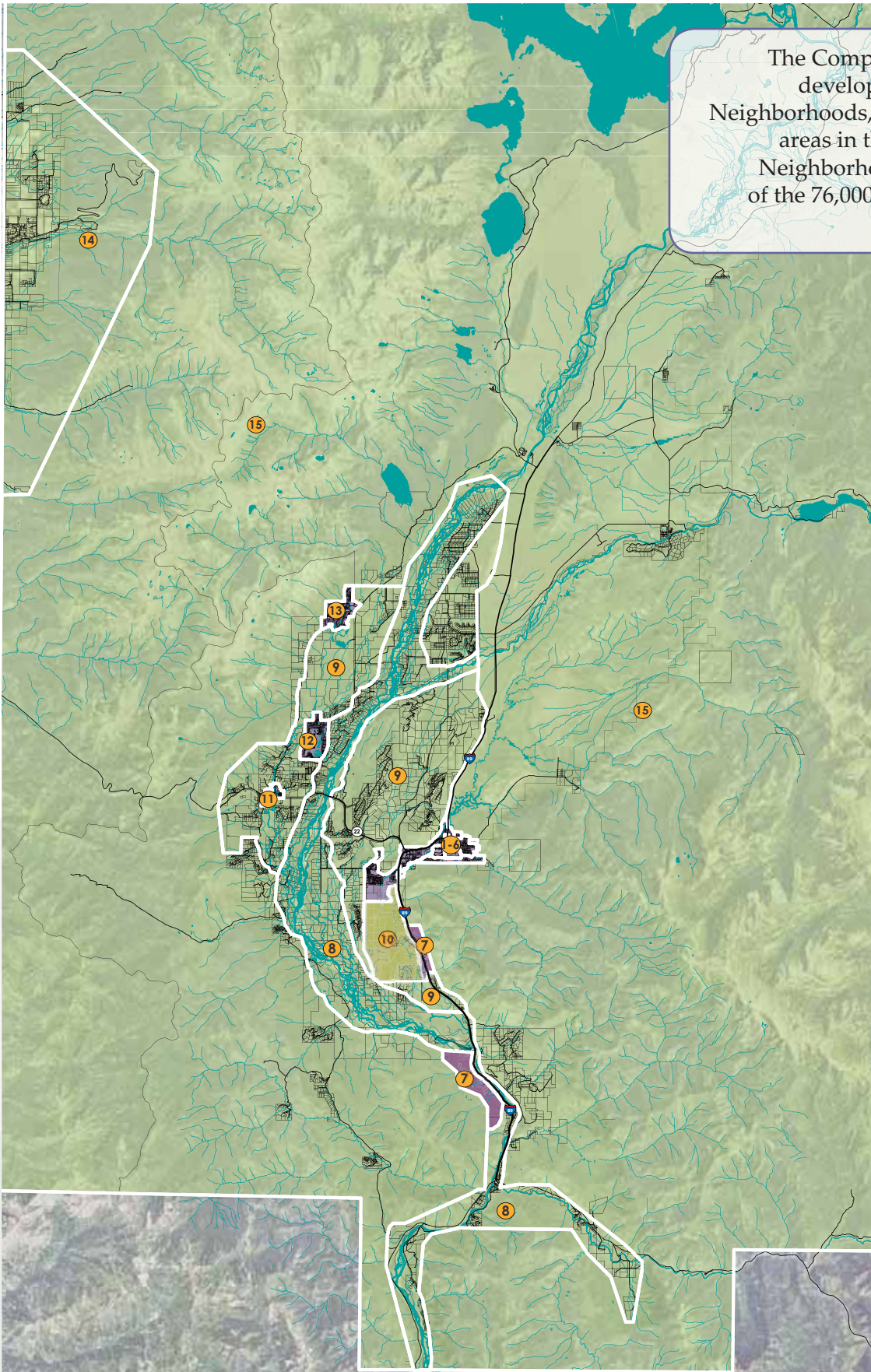
Rural areas provide:

- 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

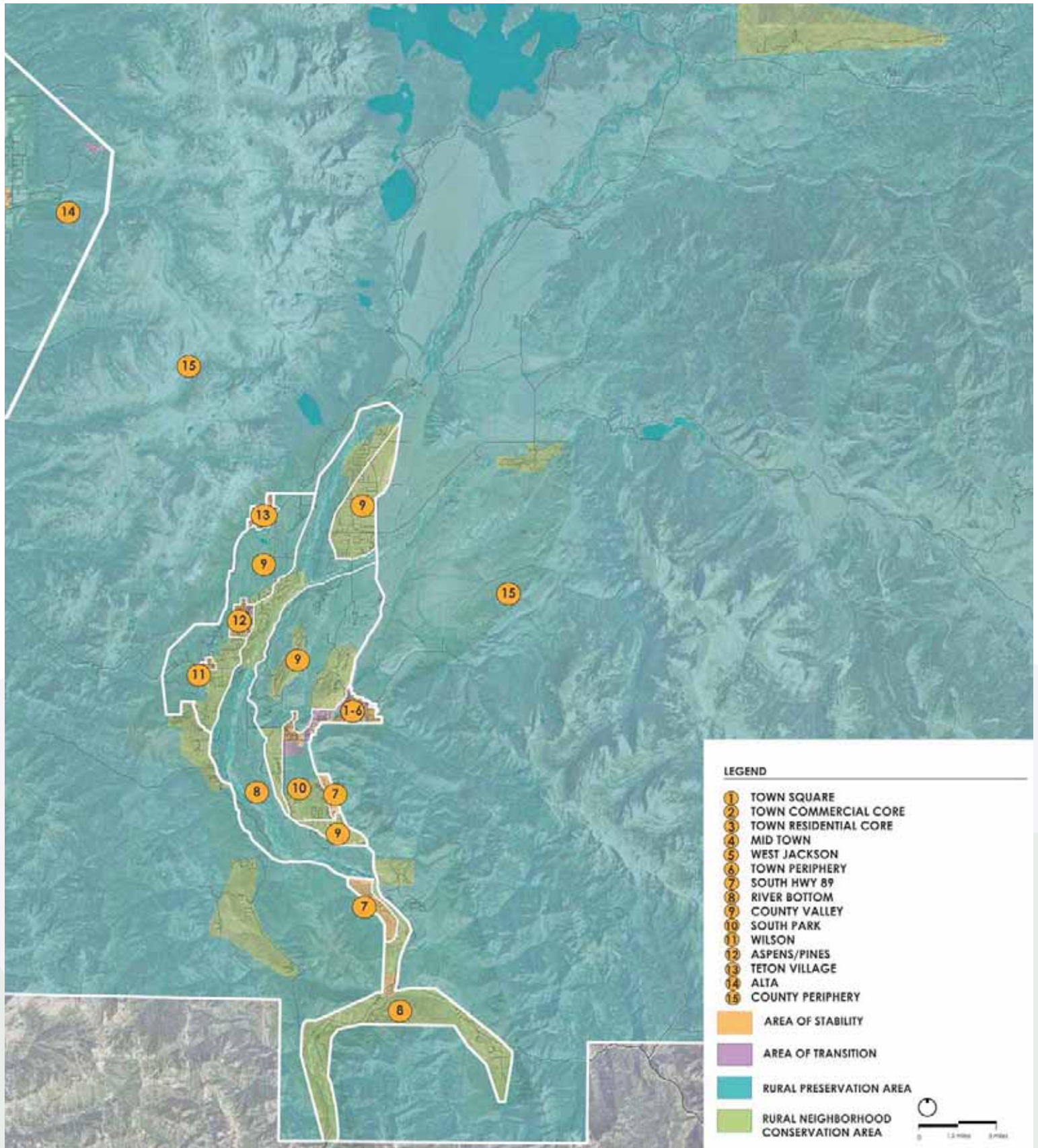
- Areas in which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary
- Additional amenities and infrastructure are inappropriate
- May benefit from some clustered residential development that improves the overall preservation of open space



Rural Neighborhoods with Conservation Opportunities

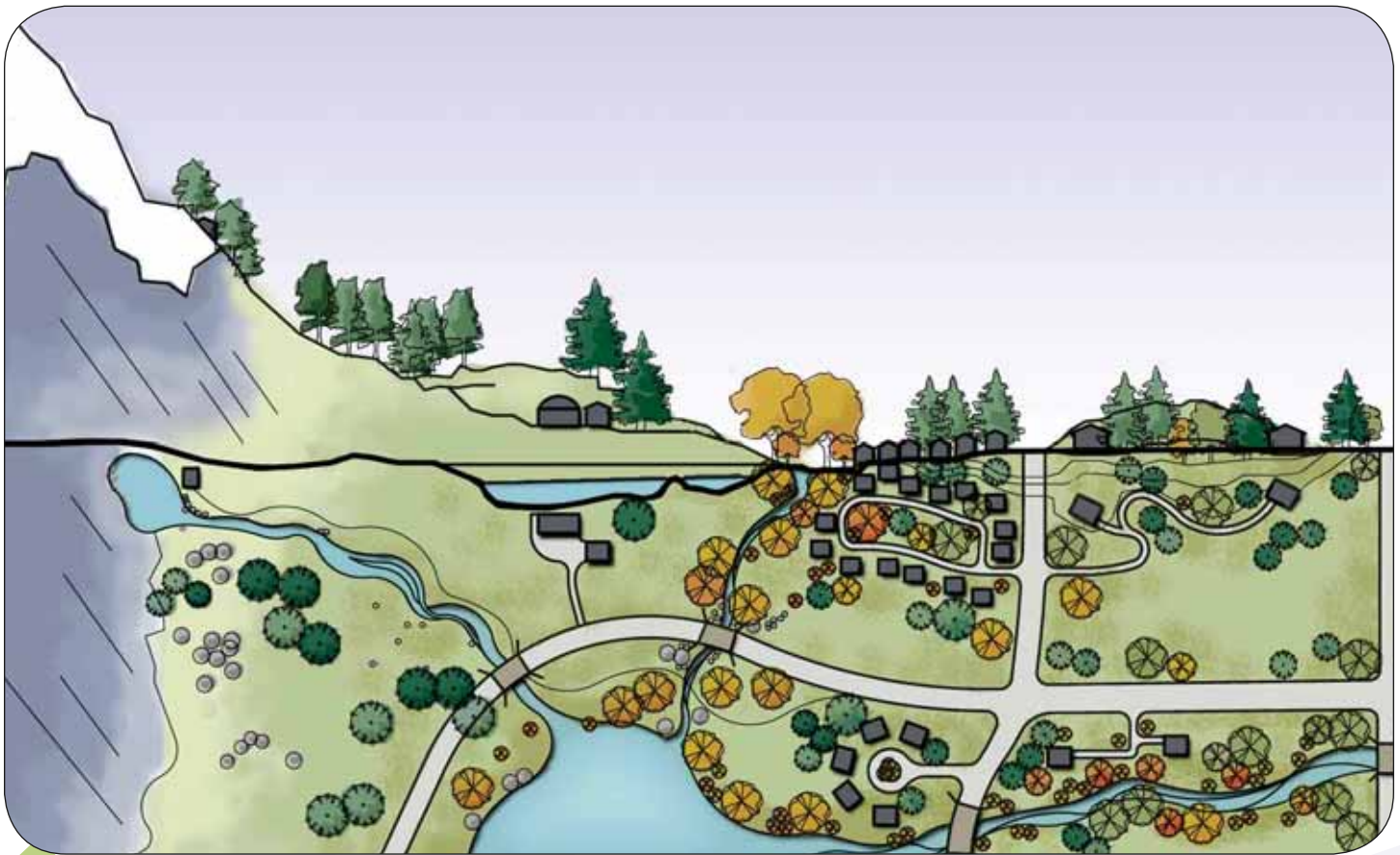
- Areas of existing development and platted neighborhoods with high wildlife values, where development/ redevelopment should focus on improved conservation
- Areas that benefit from an increase in open space, scenic resources, and habitat enhancement
- Goals include balancing existing development with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

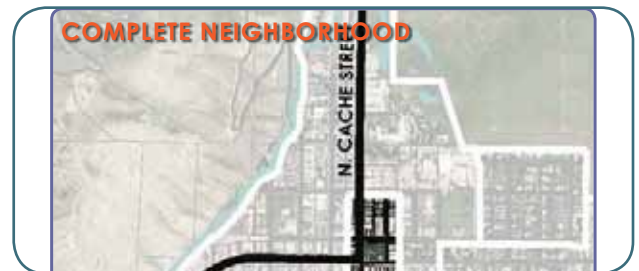
What Does the Illustration of the Vision Address?

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.

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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



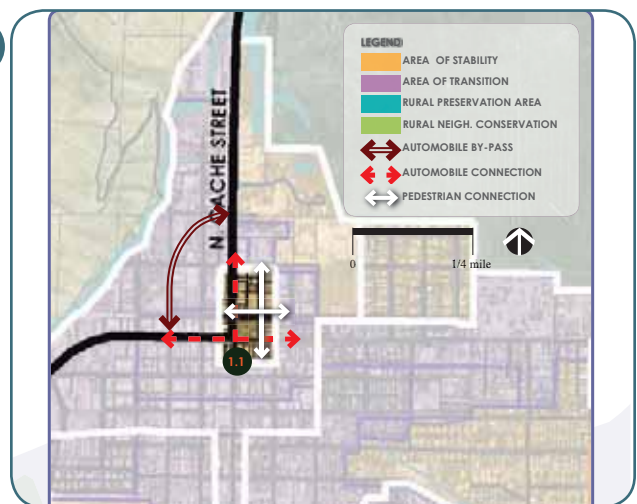
Mixed Use



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.

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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.

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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 13: Teton Village



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	<div></div>	<div></div>	Bavarian/mountain modern resort community
	Public Utilities	<div></div>	<div></div>	Water and sewer
	Quality Public Space	<div></div>	<div></div>	Expand village commons as core expands
	Variety of Housing Types	<div></div>	<div></div>	Continue to develop a variety of housing types
	Walkable Schools, Commercial + Recreation	<div></div>	<div></div>	Add amenities and pedestrian connectivity
	Connection by Complete Streets	<div></div>	<div></div>	Improve transportation network for all modes
RURAL	Viable Wildlife Habitat + Connectivity	<div></div>	<div></div>	
	Natural Scenic Vistas	<div></div>	<div></div>	
	Agricultural + Undeveloped Open Space	<div></div>	<div></div>	
	Abundance of Landscape over Built Form	<div></div>	<div></div>	
	Limited, Detached Single Family Res. Development	<div></div>	<div></div>	
	Minimal Nonresidential Development	<div></div>	<div></div>	
		<div></div> Full	<div></div> Partial	<div></div> Absent

Existing + Future Desired Characteristics

The Teton Village district is a resort community and a major economic driver for Teton County, particularly in the winter season. The existing character of the Village is defined by a high intensity core, dominated by lodging and other nonresidential uses, surrounded by a lower intensity residential area. Adjacent to the district are scenic agricultural open spaces. Existing development in the Village is well-served by public utilities and has access to some Complete Neighborhood services and amenities. However, a lack of pedestrian connectivity between residential and nonresidential areas, limited local convenience commercial and a lack of full-time residents prevent Teton Village from functioning as a fully Complete Neighborhood.

In the future, the Teton Village district will become a year-round community that feels like a village. Additional employee and workforce housing will provide a base of full-time residents as well as reduce peak traffic. Local convenience commercial, a school, and other amenities will serve permanent residents. Intensity of development will step down from an expanded commercial core to lower density residential areas at the edges of the district where it interfaces with adjacent agricultural lands and open space. In the future the district will benefit from improved circulation for pedestrians and vehicles, better physical integration and enhanced public transit – both within the Village and to key destinations such as Town, the airport and Grand Teton National Park. Coordination of the two Teton Village master plans will enhance the development of the Village into a year-round Complete Neighborhood. A reallocation or increase in amount of commercial allowed in the district may be appropriate to achieve this goal.

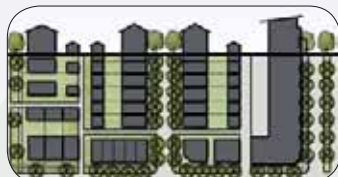
Policy Objectives

- 1.3.b Maintain expansive hillside and foreground vistas
- 3.2.a Enhance the quality, desirability and integrity of Complete Neighborhoods
- 3.2.b Locate nonresidential development to Complete Neighborhoods
- 3.2.c Limit lodging to defined areas
- 3.2.d Emphasize a variety of housing types
- 3.2.e Promote quality public spaces in Complete Neighborhoods
- 6.2.a Enhance tourism as the basis of the economy
- 6.2.b Support businesses located in the community because of our lifestyle
- 6.2.c Encourage local entrepreneurial opportunities
- 7.1.c Increase the capacity for the use of alternative transportation modes

Neighborhood Form



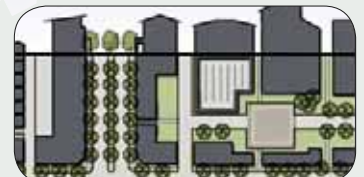
Residential



Village

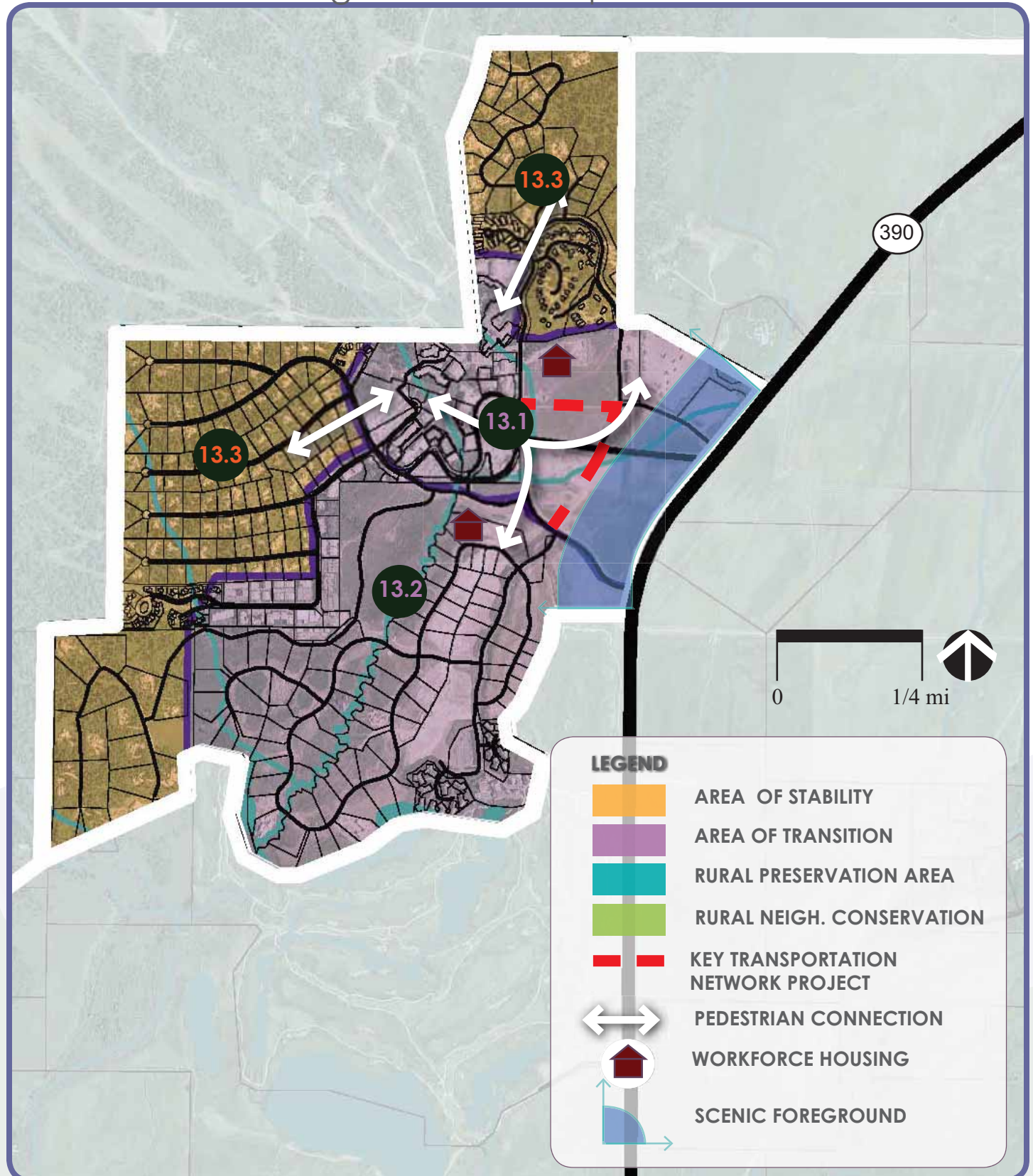


Mixed Use



Resort/Civic

Character Defining Features Map



Character Defining Features

13.1: Teton Village Commercial Core

This TRANSITIONAL area is defined by its future character as a walkable, urban commercial core. Development of this area will occur from west to east between the access roads from the existing Village core toward the highway. The layout of the access roads and the location of a transit hub or hubs will define circulation in the district and the development pattern will be supported by interconnected Complete Streets. A pedestrian mall anchored at one end by the tram and at the other by a future community building will act as the area's primary nonresidential corridor. The area will include local and visitor oriented nonresidential uses that enhance our tourist economy and provide an inviting atmosphere for entrepreneurs and business located here because of our lifestyle. Buildings will be set close to street corridors with height and bulk decreasing as you move from the core to the periphery, stepping down from multi-story, multi-use buildings near the heart of the Village, to two or three-story buildings along the eastern edge, eventually transitioning to a park, recreational fields or open space as a visual buffer along the highway. Multi-family workforce housing, separated from lodging but with access to amenities, will be located toward the edges of the commercial core. Additional pathways and sidewalks will improve connectivity between the commercial core and residential areas.

13.2: Teton Village Residential Core

This TRANSITIONAL area is comprised of existing multi-family housing and the area planned for future development of a variety of housing types south of the commercial core. Its future character will be as a residential area with a mix of housing densities and types. Density will decrease from the areas adjacent to the commercial core to the south. Development along the northern edge will consist of multi-family housing to blend the bulk of the commercial core into the residential area. Development along the western edge will be of a style and scale compatible with existing residential development. Farther south, density will decrease to large single-family lots currently platted in Shooting Star. Workforce housing will be integrated to provide a base of year-round residents. Pathways, trails and transit service connecting this residential area to the commercial core will provide access to amenities.



13.3: Teton Village Single Family

This STABLE area is characterized by an existing, lower density residential development pattern. The pattern of single-family lots will continue to be permitted and preserved in this portion of the district. Development should work with the topography, rather than against it, with buildings constructed into the hillside to avoid significant hillside grading and protect the forested hillside views. Increased pedestrian and shuttle connections into the Village commercial core will provide enhanced access to amenities and recreation.



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