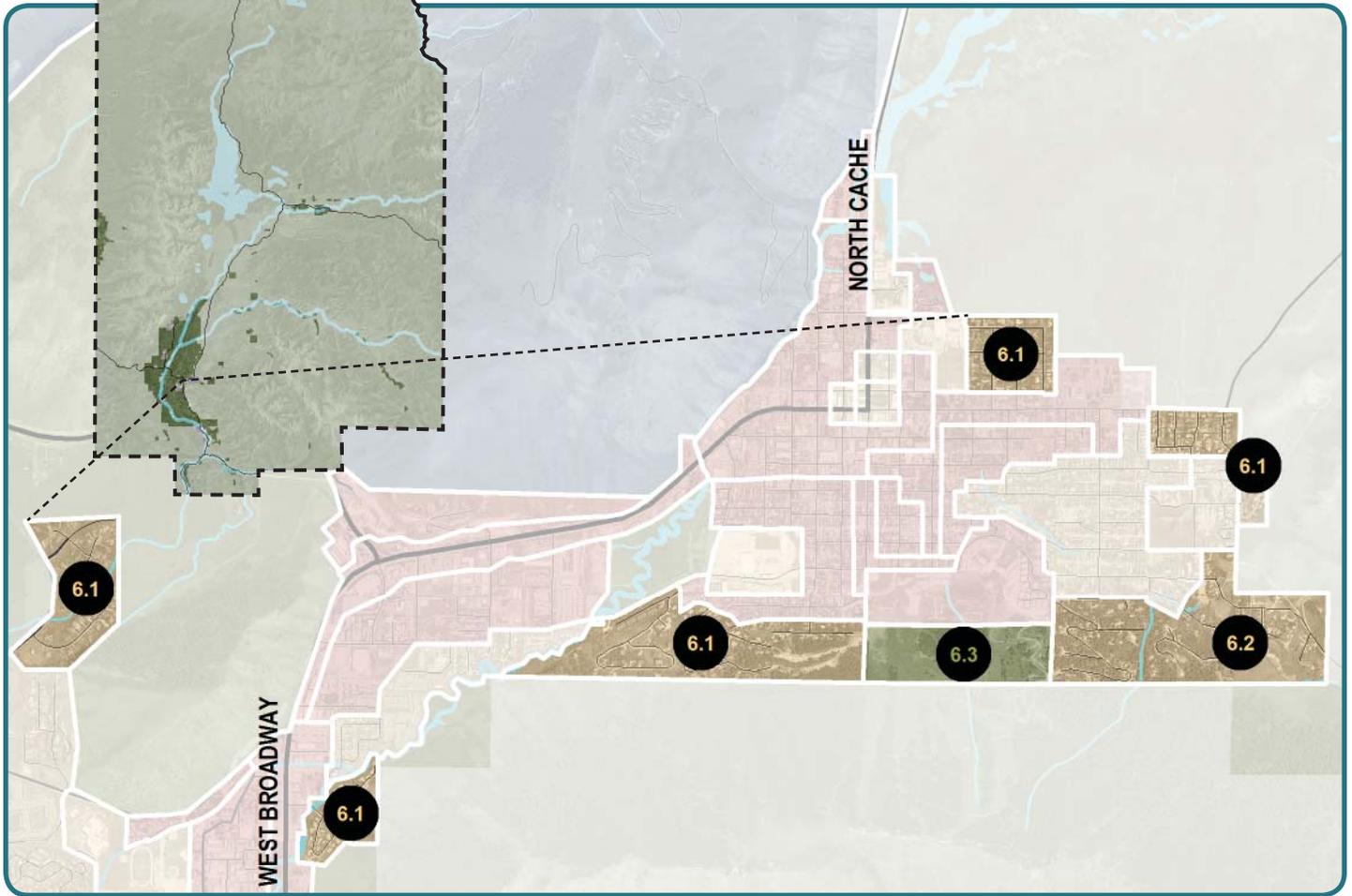


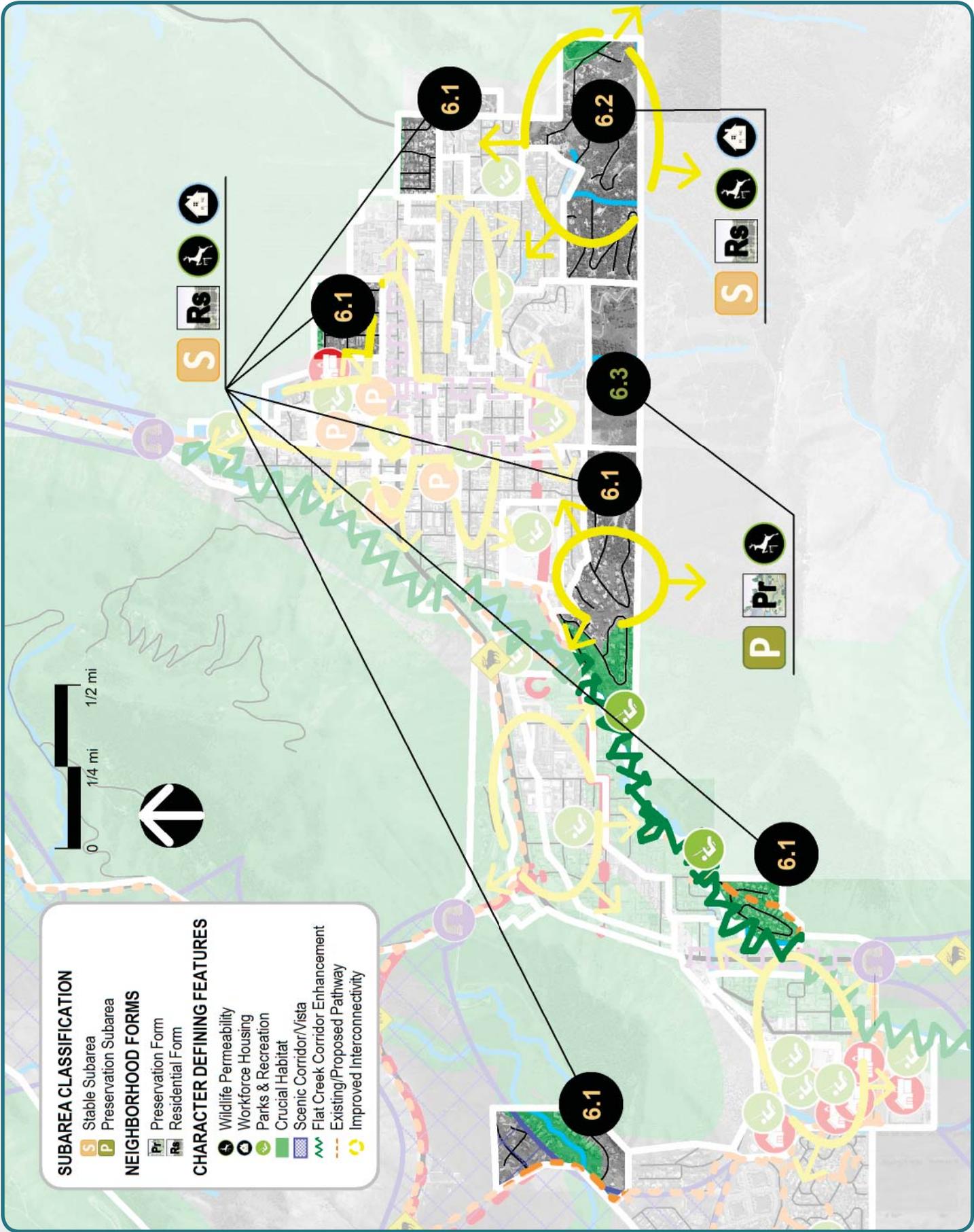
District 6: Town Periphery



Complete Neighborhood + Rural Area Chart

| | DEFINITION | EXST. | FUTURE | |
|---|---|--|--------|---|
| COMPLETE NEIGHBORHOOD | Defined Character/High Quality Design | ○ | ◐ | Single family homes; interface between urban and rural |
| | Public Utilities | ● | ● | Water, sewer, storm sewer |
| | Quality Public Space | ◐ | ◐ | Public lands |
| | Variety of Housing Types | ○ | ○ | Single family detached |
| | Walkable Schools, Commercial + Recreation | ○ | ○ | START, schools, parks, pathways over typical ¼ to ½ mile |
| | Connection by Complete Streets | ○ | ◐ | Alternative transportation a priority on collector streets only |
| | RURAL | Viable Wildlife Habitat + Connectivity | ◐ | ◐ |
| Natural Scenic Vistas | | ○ | ◐ | Forested hillsides |
| Agricultural + Undeveloped Open Space | | ◐ | ◐ | Snow King hillside |
| Abundance of Landscape over Built Form | | ◐ | ◐ | Maintain current character |
| Limited, Detached, Single family Res. Development | | ◐ | ● | |
| Minimal Nonresidential Development | | ● | ● | |

Legend: ● Generally Present; ◐ Partially Present; ○ Generally absent



SUBAREA CLASSIFICATION

- S** Stable Subarea
- P** Preservation Subarea

NEIGHBORHOOD FORMS

- Pr** Preservation Form
- Rs** Residential Form

CHARACTER DEFINING FEATURES

- Wildlife Permeability
- Workforce Housing
- Parks & Recreation
- Crucial Habitat
- Scenic Corridor/Vista
- Flat Creek Corridor Enhancement
- Existing/Proposed Pathway
- Improved Interconnectivity



Existing + Future Desired Characteristics

The Town Periphery District is located at the edges of Town, acting as the interface between the rural land of the unincorporated County and the National Forest. This district is made up of predominantly low density single family residential development. Located at the periphery of the district is a wildlife presence that is part of the defining character of the district. These areas are close to many of the amenities of a Complete Neighborhood located in other Town districts; however, they are often not within the preferred ¼ to ½ mile walking distance. The existing street network primarily consists of low volume residential streets without any pedestrian or other alternative mode accommodations.

In the future, the desired character will remain the same, with low density single family development remaining the principal land use. While further subdivision of this Complete Neighborhood may be necessary to further the Growth Management goals of the plan it should be in keeping with existing character. The establishment of both minimum and maximum lot and house sizes should be developed to preserve the existing character. New buildings should match existing character in size and scale, even when lot combination resulting in a single larger lot would permit construction of a larger home or building. Residents in these areas do not wish to add any significant amenities to become more Complete Neighborhoods. Their close proximity to local convenience commercial, START bus, parks, pathways, and other amenities in adjacent districts is a desirable characteristic and should be maintained.

All future development, including improvements to existing properties, should be designed to improve wildlife permeability by providing wildlife friendly fencing, keeping development setback from riparian areas/wetlands, and implementing other solutions known to increase permeability. The existing street networks will be maintained with limited alternative mode improvements on collector roadways. Pedestrian/bike amenities such as pathways will be added to connect this district to surrounding districts with Complete Neighborhood amenities and to connect our community to adjacent public lands. A challenge in this district will be maintaining its workforce housing demographic in the future. Maintenance of the expansive forested hillsides is also necessary to achieve the goal of preserving its scenic value, which is enjoyed from many areas outside of the district.

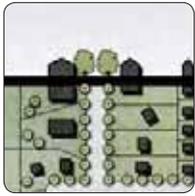
Policy Objectives

| | |
|--|--|
| <i>Common Value 1: Ecosystem Stewardship</i> | 1.1.c: Design for wildlife permeability |
| | 1.3.b: Maintain expansive hillside and foreground vistas |
| <i>Common Value 2: Growth Management</i> | 4.3.a: Preserve and enhance stable subareas |
| | 4.4.d: Enhance natural features in the built environment |
| <i>Common Value 3: Quality of Life</i> | 5.3.b: Preserve existing workforce housing stock |



Character Defining Features

6.1: Low to Medium Density Neighborhoods

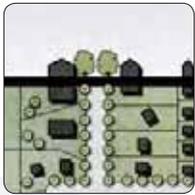


Residential Form

This residential, STABLE Subarea is defined by low to medium density platted single family homes with some pockets of multifamily development which should be maintained in the future. Consideration of clustered/multifamily development to preserve large portions of open space and/or wildlife habitat/movement corridors will also remain an option. In the future, building size should maintain the existing bulk and scale to avoid the construction of much larger homes than currently exist today. Development should be sensitive to the steep slopes, avalanche terrain and other natural features found in the subarea. Portions of this subarea also function as a wildlife movement corridor between the National Forest, Karns Meadow and the Southern hillsides of East Gros Ventre Butte. Wildlife permeability should be maintained or improved.



6.2: Upper Cache



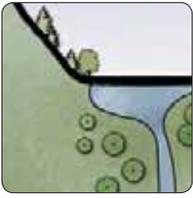
Residential Form

This residential, STABLE Subarea is defined as low density single family with a prevalence of landscape over the built environment. Future subdivision will be in keeping with the traditional development pattern with no increase in density beyond what exists on the ground today. On each lot, only a single family home will be allowed. In the future, building size should

maintain the existing predominance of landscape over the built environment to avoid the construction of much larger homes than currently exist today. Wildlife permeability should be maintained or improved. Development should also occur in a manner that is sensitive to the steep slopes, avalanche terrain and other natural features found in the subarea. Commercial and recreational equestrian uses will be allowed, while other commercial uses producing large amounts of traffic and high impacts should be reduced. The addition of other Complete Neighborhood amenities is not desirable. Local residential streets will continue to be low volume with limited alternative mode improvements. Consideration of alternative mode improvements will be made on collector streets such as Cache Creek Drive.

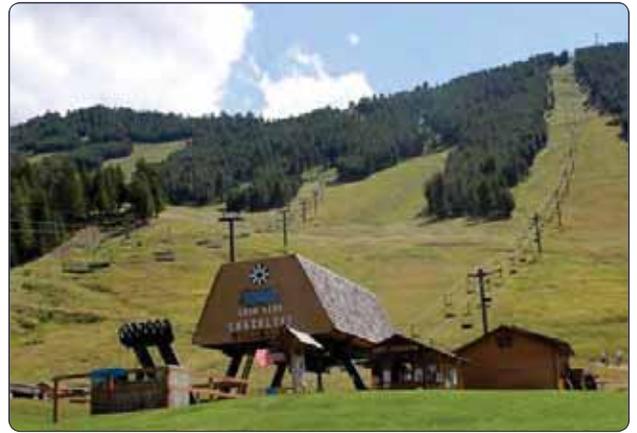


6.3: Snow King Slope



Preservation
Form

This PRESERVATION Subarea will continue to serve its role as the “Town Hill”, providing a variety of summer and winter recreational amenities to the community. In addition, the subarea has wildlife habitat and scenic values that will need to be balanced with recreational uses. Future development should be limited to recreational amenities and supporting structures allowed under the Snow King Master Plan, including but not limited to, multi-purpose pathways, terrain parks, up-hill transportation, ski terrain and amenities.



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Why Illustrate Our Vision?

Realizing our Vision requires proactively planning for what we want - rural open spaces and high quality Complete Neighborhoods - by identifying where we want them and what we want them to look like. Our Vision is that development be designed to enhance our community character and located in suitable areas in order to preserve and protect the ecosystem and western, rural character. The Illustration of Our Vision defines the type of preservation or development in each area of the community that will allow us to realize our Vision. In areas suitable for development, the Illustration of Our Vision describes how we will protect the character we love while ensuring that development enhances our Quality of Life. In all other areas, the Illustration of Our Vision describes how we will preserve and enhance wildlife habitat, wildlife connectivity, scenic vistas, and open space.

Defining desired character for all areas of the community provides predictability in planning and development, which has been absent in the past. Incremental, site-specific determinations of policy applicability that are emotionally, politically

and legally tied to a specific development plan are no longer the community's growth management principle. The Illustration of Our Vision bridges the gap between our Vision and the development of an individual site so that all community members can understand how an individual preservation or development project should contribute to the achievement of our Vision. The Illustration of Our Vision will inform land development regulations that ensure no policy of this Plan is forgotten and that all policies are implemented within the proper context.

The Illustration of Our Vision also provides accountability and measurability. By defining the existing and desired character of each area of the community, we can quantify our progress toward achieving our Common Values of Community Character. With this information we can determine what policies and strategies are appropriate in which locations. The Illustration of Our Vision will enable the rigorous analysis needed to continually adapt our implementation strategies to ensure that preservation and development occur in the desired amount, location and type.



How is the Vision Illustrated?

The Illustration of Our Vision depicts the policies of the community's three Common Values of Community Character through four levels of character classification.

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. Character District boundaries are based on a layering of the best available quantitative and qualitative data for each of the three Common Values of Community Character (Ecosystem Stewardship, Growth Management, Quality of Life) in order to identify areas that share similar characteristics (see Appendix B Framework Maps).

While our community's 15 Character Districts share Common Values, each has a unique identity, based upon the presence or absence of specific characteristics, each Character District is classified as either a Rural Area focused on ecosystem stewardship or a Complete Neighborhood focused on enhancing Quality of Life. The map on pages IV-4 and IV-5 shows the Character District boundaries, defines Complete Neighborhood and Rural Area characteristics and identifies the classification of each Character District.

At the next level, each Character District is divided into subareas. Each subarea is categorized as Stable, Transitional, Preservation or Conservation based upon the existing character of the subarea and the desired future character for the entire Character District. Stable and Transitional Subareas are the most suitable locations for people to live, work and play. Subareas focused on Ecosystem Stewardship are designated as Preservation or Conservation. The map on pages IV-6 and IV-7 shows the subareas and defines the subarea classifications.

Finally, for each subarea, Character Defining Features are described to ensure the desired character is illustrated. The Character Defining Features provide the greatest level of site specific detail; however the characteristics are still conceptual and will inform specific regulations, incentives and programs. The characteristics valued by the community within a subarea are mapped, described and illustrated. On pages IV-8 and IV-9 is a legend that describes the symbols and graphics used on the Character Defining Features Maps. An appropriate Neighborhood Form(s) is also identified for each subarea. A Neighborhood Form identifies the general pattern and intensity of development that meets the desired character. On pages IV-10 and IV-11 is a transect that depicts the continuum of Neighborhood Forms that make up our community and shows the relationship between the various patterns and intensities.



15 Character Districts

Rural Areas

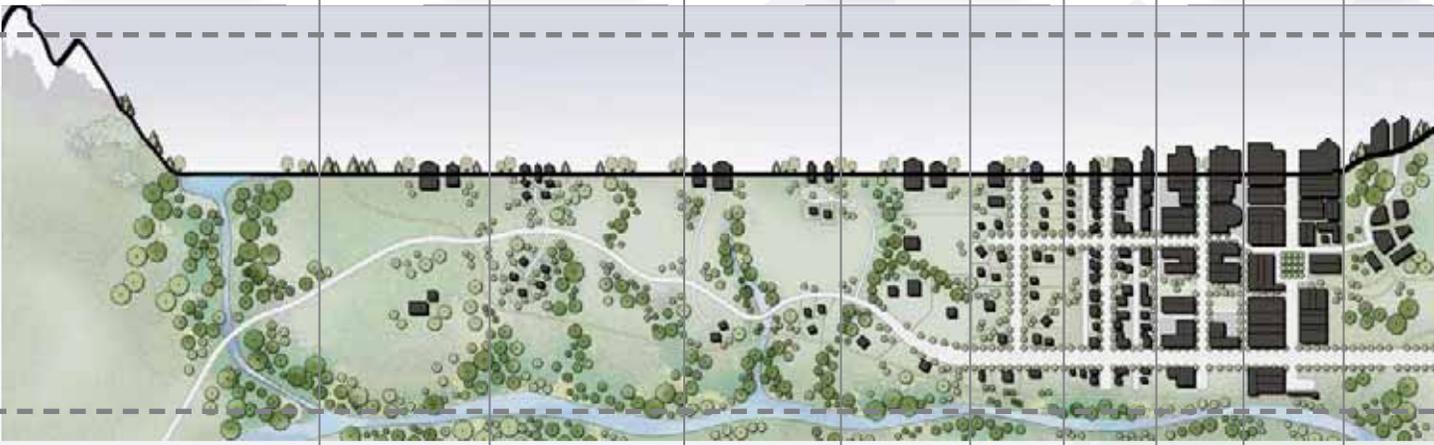
Complete Neighborhoods

Preservation

Conservation

Stable

Transitional



Preservation

Agriculture

Clustering

Habitat/
Scenic

Conser-
vation

Resi-
dential

Village

Village
Center

Town

Resort/
Civic

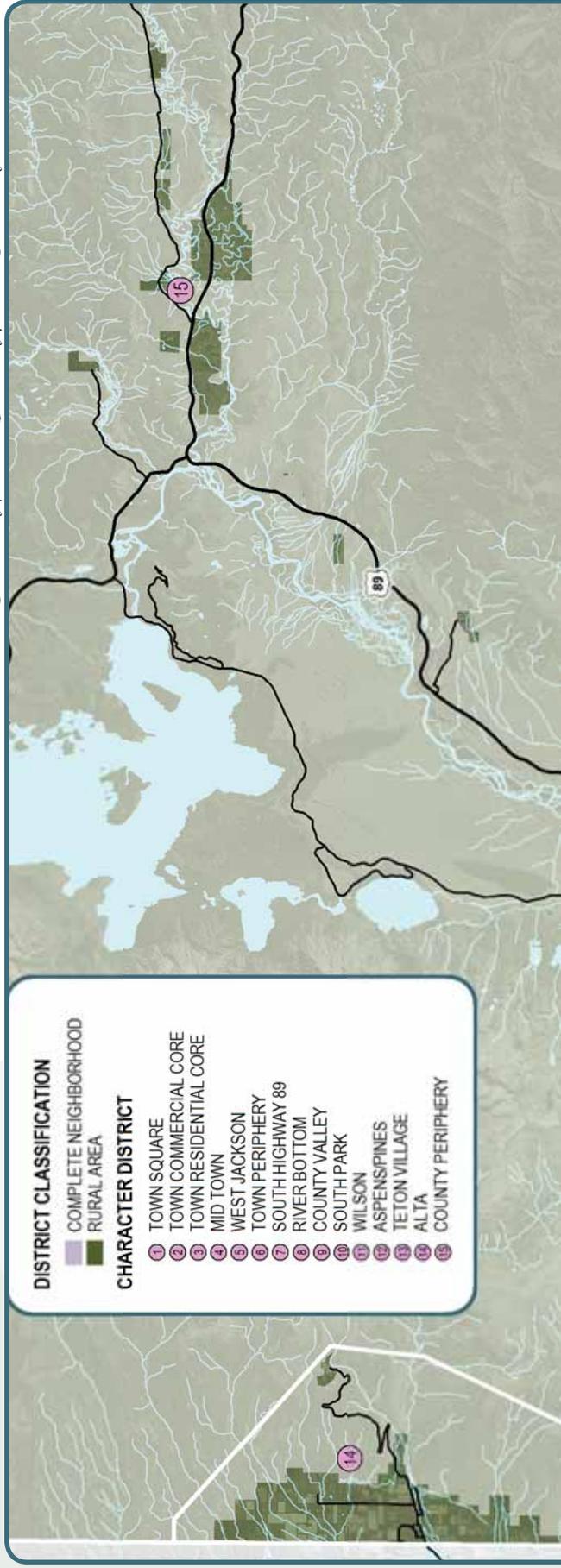


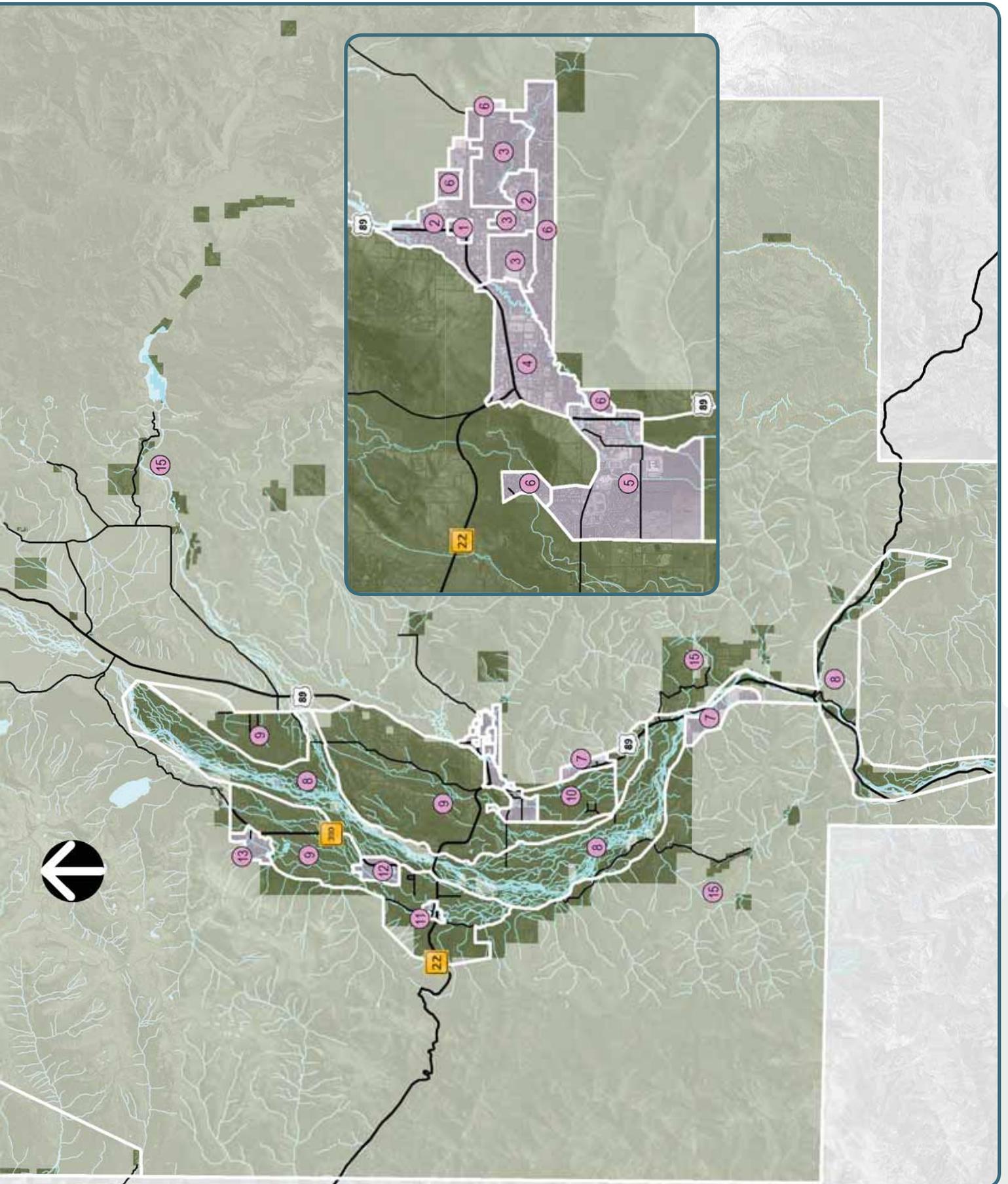
Complete Neighborhoods + Rural Areas

Character Districts

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| 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 | ◐ | ◐ | ◐ | ◐ | ◐ | ◐ | ◐ | | | | ◐ | | | | |
| 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 | | | ◐ | | | | | ● | ● | ● | ● | ● | ● | ● | ● |

● Generally present; ◐ Partially present; ○ Generally absent





Stable, Transitional, Preservation, + Conservation Subareas

Stable Subarea

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

Transitional Subarea

- Subareas where most of the community would agree that development/ redevelopment or a change in character would be beneficial
- Subareas 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

Preservation Subarea

- Subareas 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

Conservation Subarea

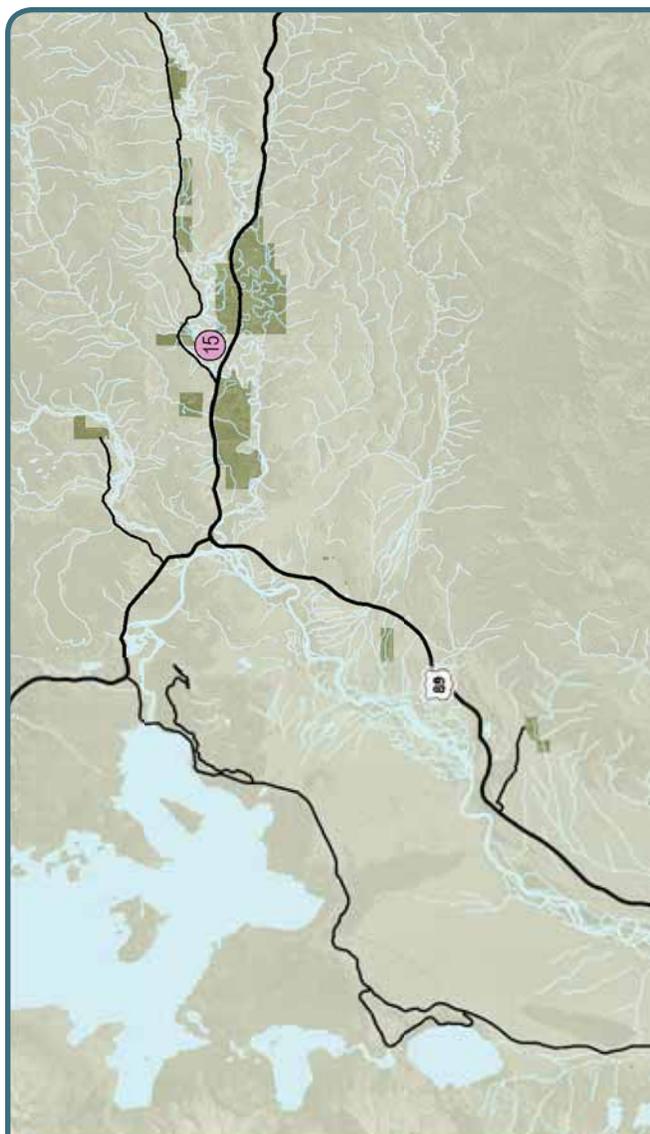
- Areas of existing development and platted neighborhoods with high wildlife values, where development/ redevelopment should focus on improved conservation
- Areas that benefit from an increase in open space, scenic resources, and habitat enhancement
- Goals include balancing existing development with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

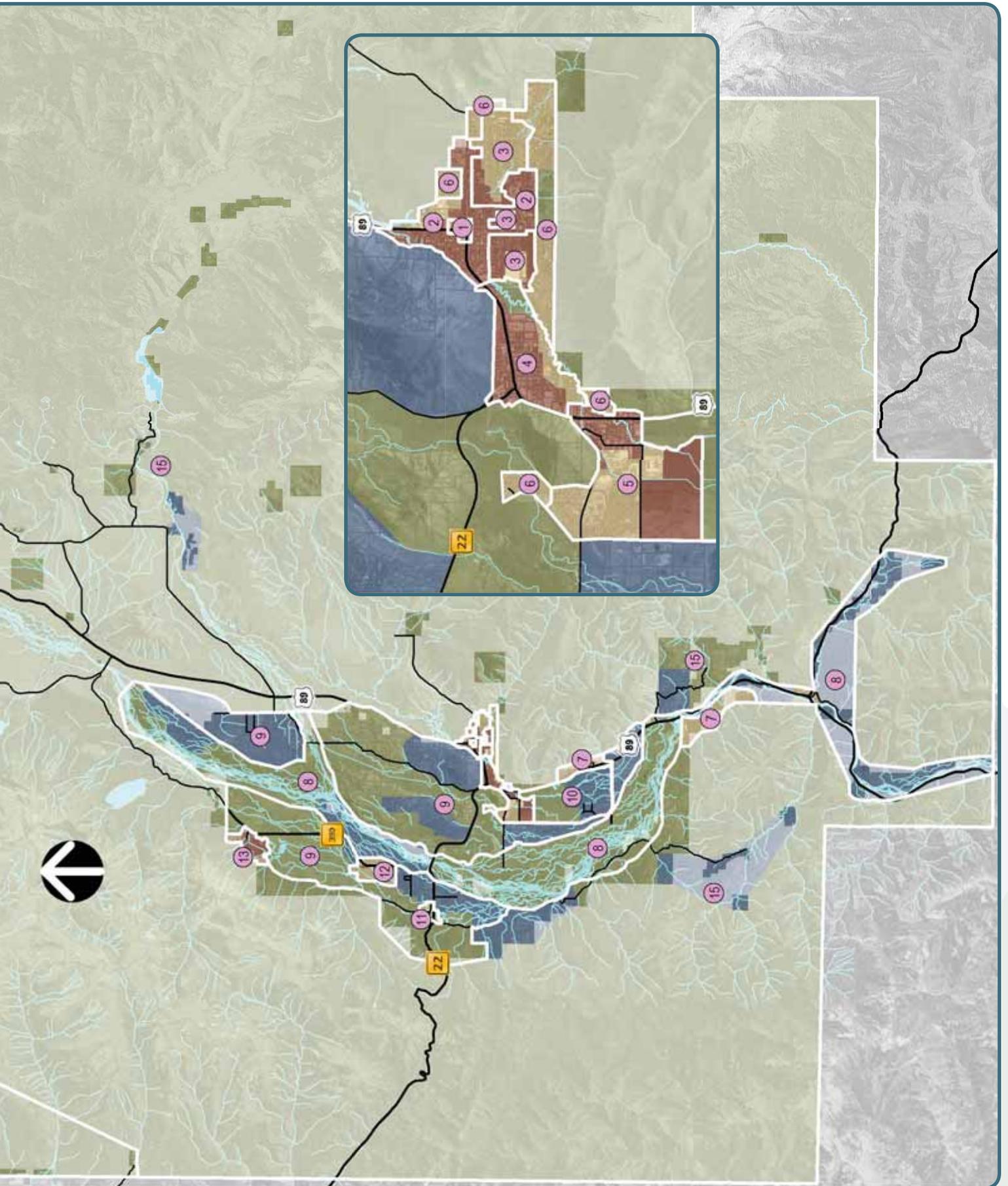
SUBAREA CLASSIFICATION

- STABLE SUBAREA
- TRANSITIONAL SUBAREA
- PRESERVATION SUBAREA
- CONSERVATION SUBAREA

CHARACTER DISTRICT

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





Character Defining Features - Map Symbols

The Character Defining Features Maps depict the characteristics that define each district and subarea. Below is a list of symbols and map attributes that are used on the maps. Characteristics that are locational are shown on the map using colored symbols or map attributes. Other characteristics depicted using black symbols, apply generally to a subarea, but are not location specific. All mapped features are illustrative of the character of an area and do not imply desired regulatory boundaries or specific locations for certain attributes.

Common Value 1 – Ecosystem Stewardship



Wildlife Permeability: Design for wildlife permeability should be a characteristic of the subarea.



Agriculture: Agricultural use should be characteristic of the subarea.



Wildlife Highway Crossing: Wildlife-vehicle collision mitigation emphasis site as identified by the Western Transportation Institute and Montana State University College of Engineering in 2012.



Crucial Habitat: Bald eagle, trumpeter swan, mule deer, elk, and/or moose crucial winter habitat; mule deer and/or elk migration corridor; and/or bald eagle and trumpeter swan nesting area; and/or cutthroat trout spawning area as identified by the Conservation Research Center of Teton Science Schools in 2008.



Scenic Corridor/Vista: Scenic highway corridors and vistas as identified on 1994 Community Issues Maps.

Common Value 2 – Growth Management



Gateway: A gateway into the community.



Public Parking: Existing parking provided by the Town of Jackson.



Road Corridor Enhancement: A roadway corridor that will be characterized in the future by enhanced pedestrian and commercial vitality.



Creek Corridor Enhancement: A creek within a Complete Neighborhood that will be characterized in the future by enhanced recreational opportunities and ecological value.

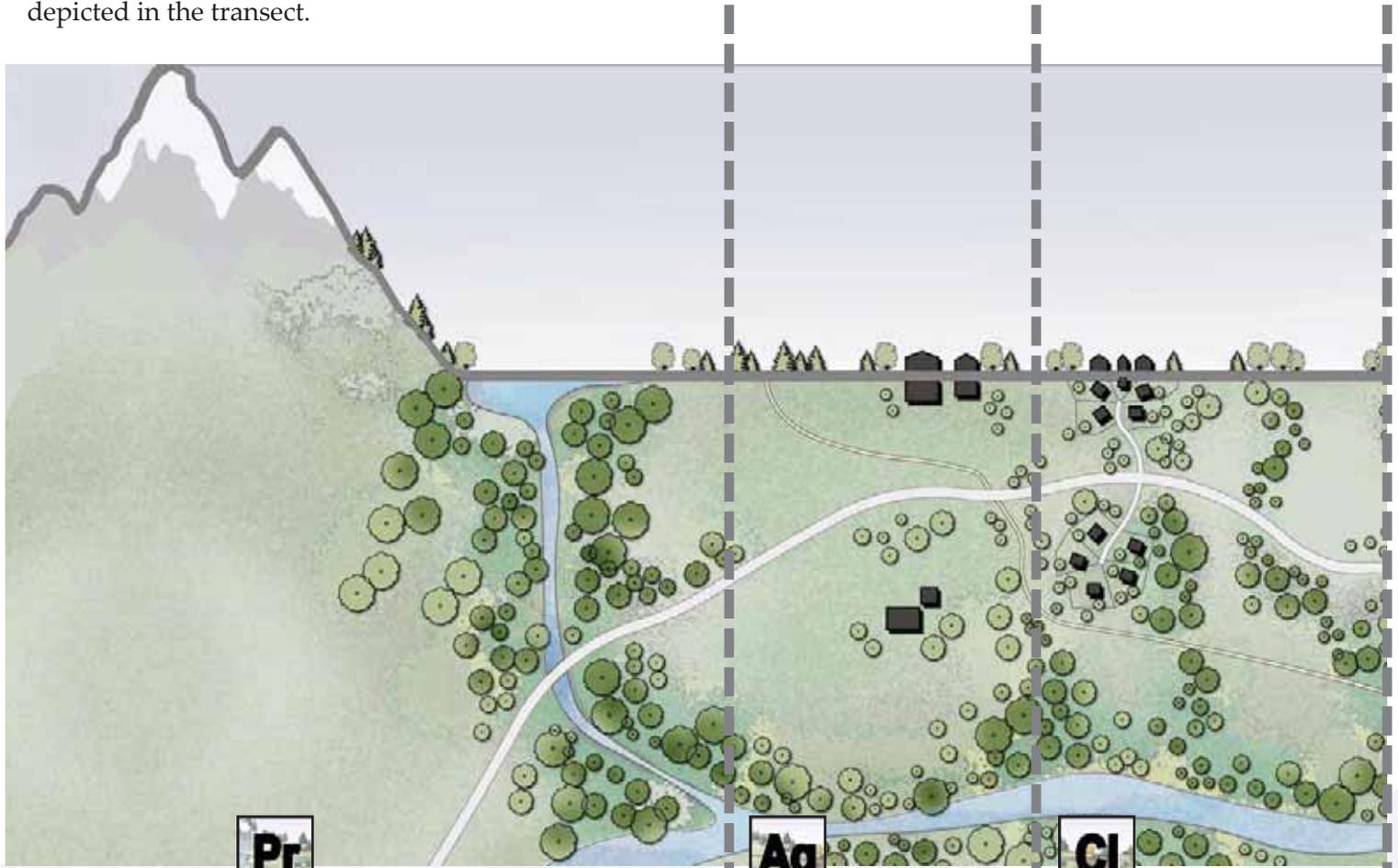
Common Value 3 – Quality of Life

-  Workforce Housing: Housing occupied by the workforce should be a characteristic of the subarea.
-  START Service: START service should be a characteristic of the subarea.
-  Local Convenience Commercial: Local convenience commercial should be located within the subarea.
-  Industrial: Light industrial and heavy retail use should occur in the subarea.
-  Parks and Recreation: Existing parks and recreation facilities.
-  School: Existing schools.
-  Key Transportation Network Project: Transportation network projects identified in Policy 7.2.d.
-  Existing/Proposed Pathways: Existing and proposed pathways identified in the Pathways Master Plan (2007).
-  Improved Interconnectivity: An area that will be characterized in the future by increased interconnectivity.



Character Defining Features - Neighborhood Form Continuum

A Neighborhood Form identifies the general pattern and intensity of development representative of a certain character. One or more Neighborhood Forms are associated with each subarea. Below is a transect that depicts the continuum of Neighborhood Forms that make up our community and shows the relationship between the various patterns and intensities that define our character. The table below the transect describes characteristic acreages, heights, uses, and special considerations for each Neighborhood Form. These general characteristics are not prescriptive and are only meant to help describe the general pattern and intensity depicted in the transect.



Pr
Preservation



Ag
Agriculture



Cl
Clustering

Acres n/a

70+

35+

Height n/a

n/a

2 story

Use Preservation

Residential, Conservation

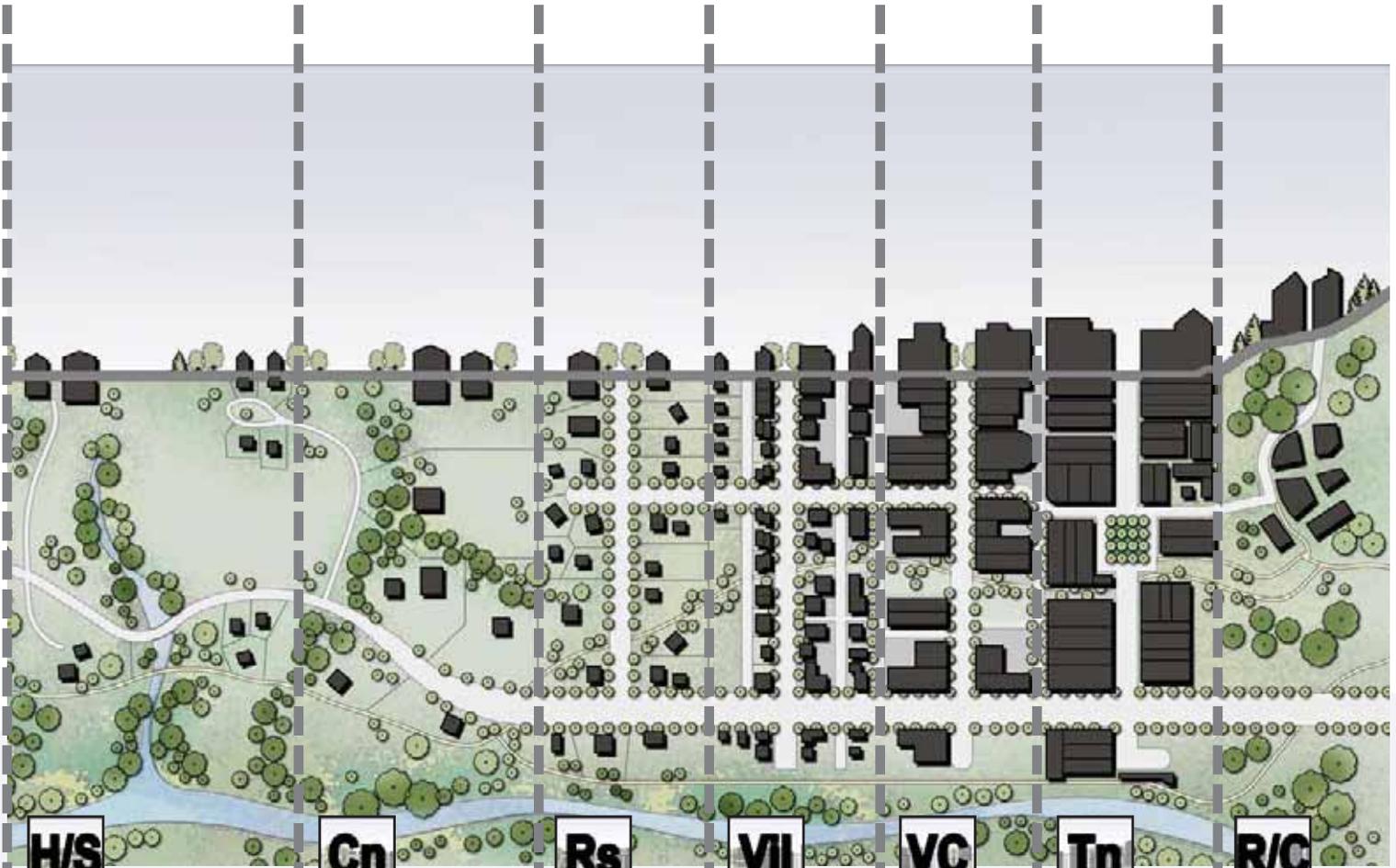
Residential, Conservation

Special Considerations Preserved open space, wildlife habitat

Agricultural exemptions + incentives, scale of historic agricultural compounds

Improved wildlife habitat, open space and scenic protection with respect for private property rights, integrated transportation planning, scale of historic agricultural compounds





H/S

Cn

Rs

VII

VC

Tn

R/C

Habitat/Scenic

Conservation

Residential

Village

Village Center

Town

Resort/Civic

| | | | | | | |
|--|---|---|---|---|--|--|
| +/- 35 | 1-5 | ± 1 | n/a | n/a | n/a | n/a |
| 2 story | 2 story | 2 story | 2 story | 2-3 story | 2-3 story | n/a |
| Residential, Conservation | Residential | Residential | Residential, Local Convenience Commercial, Civic | Residential, Commercial, Industrial, Civic | Residential, Commercial, Civic | Resort, Civic |
| Design for wildlife and/or scenery, scale of historic agricultural compounds | Design for wildlife and/or scenery, predominance of landscape over built form | Design for wildlife and/or scenery, predominance of landscape over built form | Variety of housing types, complete streets, workforce housing | Mixed use, pedestrian oriented, complete streets, workforce housing | Pedestrian oriented, public spaces, complete streets, workforce housing, employment center | Master Planned, more intense development, public, semi-public facilities |

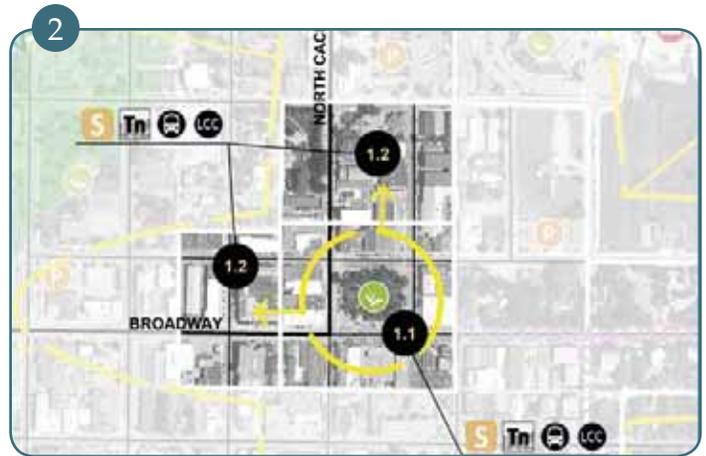
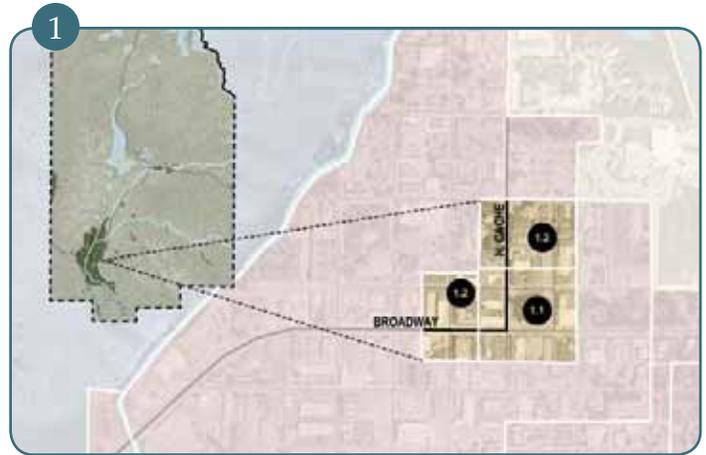


What Does the Illustration of the Vision Address?

Our community's Vision is illustrated in 15 Character Districts. Each Character District has unique issues, opportunities and objectives. Each Character District contributes to the overall implementation of the Comprehensive Plan and will ensure that preservation and development occur in the desired amount, location and type throughout the community.

Each Character District is composed of 6 parts:

1. The Vicinity Map identifies the district boundaries and the size of the district in relation to the entire community. It also depicts the boundaries of the district subareas and their Stable, Transitional, Preservation, or Conservation classification.
2. The Character Defining Features Map depicts the characteristics that define each district and subarea. Characteristics are described through mapping or shown symbolically. Mapped features are illustrative of the character of an area and do not imply desired regulatory boundaries or specific locations of attributes. A complete list of symbols used on the maps can be found on pages IV-8 and IV-9.
3. The Complete Neighborhood/Rural Area Table indicates whether the district currently has the characteristics of a Complete Neighborhood or a Rural Area. It also indicates whether those characteristics will be maintained or enhanced in the future. This table serves to explain the classification of the district and identify the district's broad focus, basic issues, and opportunities.



3

Complete Neighborhood + Rural Area Chart

| | DEFINITION | EXISTING | FUTURE | |
|-----------------------|---|----------|--------|--|
| COMPLETE NEIGHBORHOOD | Distinct Character/High Quality Design | ● | ● | 1-3 story, western character, elegant yet mixed use, street wall |
| | 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 commercial, schools, parks |
| | Connection by Complete Streets | ● | ● | Alternative transportation a priority |
| RURAL | Viable Wildlife Habitat + Connectivity | ○ | ○ | |
| | Natural Scenic Views | ○ | ○ | |
| | Agricultural + Underdeveloped Open Space | ○ | ○ | |
| | Abundance of Landscape over Built Form | ○ | ○ | |
| | Limited, Detached, Single Family Res. Development | ○ | ○ | |
| | Minimal Nonresidential Development | ○ | ○ | |

Legend: ● Generally Present, ◐ Partially Present, ○ Generally Absent

IV-14

4. Existing + Future Characteristics describe in words the existing and future character of the district, focusing on the elements of character that should be preserved or enhanced. This section provides the overall goals and vision for the district.

4

Existing + Future Desired Characteristics

The Town Square District is the historic center 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 surrounding the Town Square. Preserving the existing western character and heritage found in the buildings and public spaces in this district will be key to maintaining the existing character. The district is the center of the visitor experience in Town and plays an important role in defining our community's western heritage and overall community identity.

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, will be located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. In the future, the district will be the center of a Downtown Retail Shopping District, and office, residential and lodging uses will be predominantly located on upper floors.

Future community reinvestment in the district will create great public spaces and amenities for residents and visitors alike. This investment will not only create a positive visitor experience that supports our local economy, but will also continue the tradition of the Town Square as the gathering place for our community. The district will continue to be the center of community life, hosting a variety of events and community celebrations for residents and visitors. The temporary closure of streets, parking lots, parks and other public spaces will be encouraged to support such events. In addition, the community should consider the temporary and permanent closure of some streets to vehicles in order to create a vibrant pedestrian environment. *forward, the community will take great care and consideration in all future planning and redevelopment.*

5. The Policy Objectives are policies from the Common Values of Community Character chapters of the Comprehensive Plan that are particularly relevant and should be implemented in the district. There may be 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 our Vision.

5

Policy Objectives

| | |
|--|--|
| <i>Common Value 1:</i> <i>Ecosystem Stewardship</i> | N/A |
| <i>Common Value 2:</i> <i>Growth Management</i> | 4.1.d: Maintain Jackson as the economic center of the region 4.2.c: Create vibrant walkable mixed-use subareas 4.2.d: Create a Downtown Retail Shopping District 4.2.e: Protect the image and function of Town Square 4.2.f: Maintain lodging as a key component in the downtown 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 |
| <i>Common Value 3:</i> <i>Quality of Life</i> | 6.2.a: Enhance tourism as the basis of the economy 6.3.a: Ensure year-round economic viability 7.1.c: Increase the capacity for use of alternative transportation modes |

6. The Character Defining Features describe each subarea through text, Neighborhood Forms, and photos and/or drawings. The focus of the description is the character priorities that will allow for the desired character of the district, and consequently the community Vision, to be achieved. The Neighborhood Form(s) depict the general pattern and intensity of development that meets the desired character; while the illustrations and/or photos provide a more detailed illustration of the desired built form. The entire continuum of Neighborhood Forms can be found on pages IV-8 and IV-9.

6

Character Defining Features

1.1: Inner Square



Inner Square

This STABLE Subarea will focus on maintaining western character by retaining or replicating the existing built environment. Building heights directly fronting the Town Square should not exceed two stories. Buildings should be located near the street to create an attractive street front. A desired western architectural style and approach will be defined. The continuation of covered wooden boardwalks is vital to maintaining the desired western character. Parking will be provided predominantly in public lots, underground, and on street to create a vibrant, walkable area oriented to pedestrian.

