

CHAPTER 3

COMMUNITY CHARACTER

A. ISSUES

The preservation and enhancement of community character is perhaps the most fundamental and pervasive growth and development issue facing Teton County. The natural beauty and sense of community in places like Jackson, Alta, Buffalo Valley, Wilson and other parts of Teton County make them very desirable places to live, work and recreate. Paradoxically, some of the development which is attracted by these very qualities threatens to erode Teton County's special character. As a major destination resort, lying at the gateway of two of the crown jewels of the National Park System and the Bridger-Teton National Forest, it is a particular challenge to protect small town, rural character while providing services for several million visitors a year, some of whom find the community an attractive place not just to visit but in which to settle.

In a purely land planning and urban design sense, community character can be described as a comprehensive and precise representation of an area in terms of the relationships between the natural and built environment. This definition, however, is far too limiting to be of use in any plan for the future of Teton County. For purposes of this comprehensive plan, community character must be a much broader term. It must recognize the value of areas which have **little or no built environment**, such as scenic vistas, or critical habitat which supports wildlife. It must also recognize the **social and economic diversity** of the local population and the types of social interaction which take place in active small town community life as equally important components of character.

This last point is one which is often overlooked in comprehensive planning. Resort communities across the nation are losing their regional differences, their special characteristics and their once-diverse social and economic population bases to an ever more uniform society. A recent study of planning for tourism stated that "It is a joy to encounter places that preserve, enhance and celebrate those things that set them apart and give them a meaning and personality all their own".

Historically, the active, small town atmosphere exists because residents maintain close and intimate contact with their neighbors. Business people have a personal interest in clients and their families; people cross traditional social and economic lines to participate in activities which involve their families and interests, and this sense of belonging radiates to the visitor, creating special memories of not only the place but most importantly of the people.

Working residents are a vital part of this sense of community. Shopkeepers, innkeepers, and restaurateurs have all indicated, through Chamber of Commerce surveys and other sources, that their businesses are best represented to the public by people who are themselves actual members of the community. A resort community needs its chefs, waiters, and maids, as well as its guides and outfitters, but every community needs its teachers, peace officers, and nurses. Clearly then, it is in Teton County's best interests to maintain a high degree of social and economic diversity in the base population.

The unique character of Teton County and its communities has been, and continues to be, compromised by development which is insensitive to character considerations. This has happened, in part, because conventional zoning districts and standards bear little relationship to the components of community character. For example, in the past, commercial development has occurred in an almost continuous strip along Highway 89, making Jackson's critical south entry virtually indistinguishable from commercial strips found in most other communities. There is no uniqueness, no sense of place nor a sense of having arrived at someplace special. This is because conventional zoning, which regulates the use and dimensional limitations of lots, is unable to address the manner in which the use, the intensity of the use, and the arrangement of structures relate to the surroundings and to critical community social values.

Every development, public or private, no matter how large or how small, has the potential to affect community character; the question is how will community character be affected? Will the fourplex complement the neighborhood, or will it be out of scale with surrounding homes? What will a new commercial/office building do for the qualities that make up Wilson? How about a new hotel on Broadway or at Teton Village? The Town shop or the ice rink? What effect will they have? Will people feel the same about their community after projects like these are built?

Lands which have essentially no built environment directly associated with them are also a major character component in Teton County. Such areas include open ranchlands, which often constitute the foreground of the County's broad scenic vistas. They include river and stream corridors, wetlands, woodlands, buttes, and open meadows, all of which together support the County's abundant wildlife. A significant portion of these undeveloped lands are privately owned, i.e., not part of the 97% of Teton County's total land area which is controlled by federal, state, and local governmental agencies. Natural resource issues and strategies are examined from an environmental perspective in Chapter 4; they are, however, examined below with preservation of rural character in mind.

A fundamental objective of this Comprehensive Plan is to preserve rural character and enhance it where possible; to allow development, but to make sure that new development is consistent with rural character. Primarily, rural character is defined by large amounts of open space in relationship to the floor area and volume of structures. Therefore, preserving a rural character requires that very large amounts of open space be set aside as development occurs. Open space also results in the preservation of natural resources, wildlife habitat, and scenic vistas, if the regulations are so structured to protect these attributes.

Historically, it is ranchlands that provide the powerful statement for the image and character of the County; they provide some of the area's most popular and spectacular vistas, with grazing cattle and horses, haystacks and weathered barns dotting grassy meadows. Cattle drives and the few remaining horse-drawn hay sleds project images which connect residents and visitors with the western ranching heritage begun in the 1890's, when settlers brought their families to Jackson Hole by wagon to raise hay and cattle. Working ranches and dude ranches are the learning environments for participants in local summertime rodeos and along with holiday parades provide the inspiration for, and the authenticity of, the western character of downtown Jackson.

However, because of a harsh climate, transportation constraints, uncertainties of grazing leases and water rights, and a variety of other factors, ranching is at best a marginal business venture in Teton County. As ranches have been sold for development, agriculture has decreased significantly in its contribution to the local economy, to a current level of less than 2% of the County's gross annual product.

A strong second home market has caused residential property values to skyrocket, making it difficult for landowners to resist selling their land for development, particularly when federal estate taxes make it difficult to pass the ranch on to the next generation intact because taxes are based on development value rather than the use value of the land. Many families have little choice but to sell off at least some of their land to pay these taxes and retain ownership of the remainder. In order to preserve (and enhance) Teton County's rural and western character, a new land development regulation system sensitive to community character components must be structured.

Beyond the physical and socioeconomic components of the built environment, the key components of character in Teton County are natural features such as mountains, buttes, streams forest and wetlands, habitat for the area's abundant wildlife, and ranching and other agricultural pursuits, and scenic vistas. Therefore, regulations must protect scenic vistas and corridors, and set aside contiguous open space in quantities sufficient for wildlife and agriculture. Other means of support for the preservation of open space, rural character and the agricultural base can be derived from encouraging permanent protection of large tracts with flexible regulations for any minimal associated development. Nonregulatory participation and partnerships can further achieve protection of these resources. A particular challenge in creating such regulations, however, is the Wyoming Statute which allows 35 acre tracts to be created without Town or County review

through subdivision regulations. Development of housing in 35 acre grids is not likely to preserve these important components of community character.

An even more fundamental challenge to preserving rural character is that under the land development regulations in effect prior to the adoption of this Plan, most property owners in rural areas had the option of developing "rural subdivisions" with lots ranging in size from 3 to 20 acres. These subdivisions were very inexpensive to develop, and demand for such lots was strong. It is necessary to create flexible regulations which insure that clustered developments, which support preservation of open space, rural character, and the agricultural base, are as successful in the marketplace as conventional subdivisions have been.

Residents and elected officials alike have expressed a growing concern over certain types of development which are out of character with Teton County, regardless of the amount of land they occupy. Until very recently, a gated or "secured" community was unheard of in Teton County. However, the proliferation of gated communities has now become both a physical development issue and a social issue. Most Teton County residents feel very strongly about their community and object when exclusion becomes the object.

An issue of similar nature is the scale of residential and non-residential structures. For the most part, what urban designers refer to as the community fabric has consisted of modest sized structures. Historically, the largest structures in the community were barns. More recently, however, very large single-family homes of 5,000 square feet or more and large commercial structures have been built. In 1990, a 70,000 square foot discount store was built in southwest Jackson. Prior to that, the largest single-tenant retail building was only 33,000 square feet. Although the Town imposed stringent design and architectural conditions on the controversial project, local residents questioned if that was enough. If development is to reflect community values, it must comply with the community's standards.

Important related character issues examined in other chapters of this Plan are:

1. Natural and scenic resources as basis for visitation (Chapter 4);
2. The commercial character of Jackson and Teton County, both in terms of physical development and the function of commercial services in the community (Chapter 6);
3. Resort development and its relationship to the community as a whole (Chapter 6);
4. Affordable housing and the maintenance of local service residents (Chapter 5); and
5. The transportation system and the manner in which roadways can affect character (Chapter 8).

B. SUMMARY STATEMENT OF GOALS AND OBJECTIVES

At the numerous meetings and workshops that led to the formulation of this Plan, one theme was echoed time and again: "Preserve the character of Teton County. Keep what we like about the County, and improve or change the things we don't like." The following goals and objectives reflect that concern, and address the issues examined in the previous section of this chapter.

Goals:

1. To maintain a sense of place and of community, and a way of life based upon Teton County's western heritage.
2. To protect Teton County's natural and scenic resources, including wildlife, as a primary element of community character.
3. To maintain social and economic diversity.
4. To maintain a balance between visitation and community life.
5. To preserve the character of some existing neighborhoods and commercial centers and to enhance others through redevelopment.

6. To guide the development of “mixed-use villages”. (AMD 03-0007)

In pursuit of the goals listed above, Jackson and Teton County hereby formulate a land development regulatory system which protects the health, safety, and general welfare of the citizens of Teton County by responding to the components of community character.

Objectives:

1. Maintain open space in continuous tracts, to allow the continuation of agricultural options and to protect rural character where appropriate.
2. Protect key natural resources and features.
3. Identify and protect critical wildlife habitat and migration corridors.
4. Protect key scenic vistas and scenic areas.
5. Establish the spatial and functional relationships of structures to a site as the basis for regulating development.
6. Facilitate the protection of important natural, scenic and agricultural areas through conservation easements to the extent that minimum development may be allowed on sensitive parcels to facilitate protection of large parcels.
7. Guide planned development in areas identified to be suitable for “mixed-use villages” that contain a combination of commercial and residential land uses, with the commercial element designed to provide basic services to the occupants of the residential elements. (AMD 03-0007)

C. IMPLEMENTATION STRATEGIES

The Community Character Approach

Once community character goals have been set and reasonable, quantifiable objectives established, then values can be attached. It is these values, what is desirable and what is undesirable, which become the basis for land development regulations. For example, if the objective is to preserve a scenic vista and land development spoils the scenic qualities of that vista, then the result is clearly undesirable. However, if development were planned in such a way that visual impacts were avoided or effectively mitigated, and the scenic qualities of the vista remained intact, then the result is desirable.

The first step in character-based planning is to define present character. The character associated with the built portion of a community or neighborhood can be generally described as urban, suburban or rural; finer distinctions can be described within each general group. Each group has a spectrum of development intensity that it represents. Distinctions can be made within each broad grouping in order to identify whether a particular area's character is on the more highly developed side of the spectrum, or on the low side.

Urban areas are places for commerce that bring people into close contact with one another, and in which buildings define and enclose space. Urban character can be subdivided into character types of "urban" and "auto-urban." These two types represent the more intense and less intense end of the Urban character spectrum, respectively. The town Square is an example of urban character and the commercial uses along Broadway, such as the Powderhorn Mall, are examples of auto-urban character.

Mixed-use Village areas are a sub-portion of the **Urban** areas and are places that contain a combination of commercial and residential land uses with the commercial element designed to provide basic services to the occupants of the residential element. They include components such as pedestrian-friendly core areas, a multi-modal transportation network, community service facilities, a mix of housing types and residential and commercial uses in close proximity. These features are mutually beneficial and result in healthier communities by affording residents and employees the opportunity to live, work and conduct business within

the village area, with the effect of promoting the use of alternative transportation modes and reducing dependency on the automobile. Areas that may be suitable for “mixed-use villages” are areas such as Wilson, the Aspens, Teton Village and Hoback Junction. (AMD 03-0007)

Suburban areas are places with social, rather than commercial interaction, where there is enough open space and sufficient lot size to provide contrast and balance between buildings and the landscape. The broad category of Suburban can be subdivided into finer distinctions--estate, which is the lowest density development that can still be considered Suburban, and suburban, which is a higher density, but is not so high that it would be considered Urban (or auto-urban.) Most of the subdivisions that have occurred in the County over the past ten years, i.e., John Dodge Homestead, Owl Creek, Willowbrook, etc., have an estate character. Developments such as Rafter J and many of the larger lot subdivisions in the Town of Jackson have a suburban character.

Rural areas are places with the qualities of a landscape, including expansive open space featured as natural areas and ranchlands, and panoramic mountain vistas, with buildings typically dwarfed by the surrounding amount of open land and by the vastness of the vista or horizon. Different types of Rural character can be identified by "countryside" and "rural" subcharacters. Countryside is the more developed end of the Rural spectrum, where ranches are also operated as dude ranches and low density residential development has begun to occur. The rural subcharacter is the lowest density character described in this Plan; it represents true agricultural character or large open spaces.

There is nothing inherently good or bad in any particular character type. Areas of each type play a role in society and the terms used are merely descriptive of the built environment. Urban character is no better nor worse than rural character, although the scrambling together of different character types will usually lead to the loss of desired character. The relative merits of the different character types will depend upon the community's vision of where existing character should be preserved or enhanced, and which areas are appropriate for a shift in character to meet stated objectives of the comprehensive plan, such as provision of affordable housing.

Maps illustrating the existing character of the Town of Jackson and Teton County are presented as "Existing Character Maps." The Town of Jackson is presented on one Existing Character Map. Teton County is presented on five Existing Character Maps; one for the Jackson Valley and Hoback, and one each for Alta, Buffalo Valley, Upper Gros Ventre and Lower Gros Ventre (including Kelly.) these maps are incorporated herein by reference. A description of this character and some examples of how it has evolved follows.

The present character of lands in Jackson and Teton County runs the spectrum from natural wilderness areas to small town urban. The predominant character type in unincorporated Teton County is rural, comprised primarily of natural features, wildlife habitat and ranchlands, which combine to produce some of the most spectacular vistas in North America.

In proportion to the vast landscape of rural character areas, existing structures tend to be quite modest. Historically, the main structures in rural areas were ranch houses and farm houses, barns, out buildings and fences. Since ranches were generally 1,000 acres or more and farms were 200 to 400 acres in size, the structures were surrounded by open land. The only resort influence was in the form of scattered dude ranches, and there was no suburban encroachment. While these lands were unquestionably in private ownership, access to open and developed lands was relatively unrestricted.

More recently, however, conventional subdivisions with lots of three to five acres in size have brought more of an estate character to parts of the rural landscape. Some of the residences in these subdivisions are second homes, owned by people who reside elsewhere for most of the year. These subdivisions introduce at least two elements which are breaks from traditional rural character.

1. One element is the changed spatial relationship between structures and the landscape. Homes are now surrounded by five acres of land, rather than five hundred. Fences partition fields into

separate ownerships, continuous meadows no longer function as agricultural units, and access to public land is restricted.

2. The second element is the introduction of a population not directly participating in agriculture, some of whom are only part-time residents of the community.

Another important element of the County's traditional rural character is the small, free-standing rural community. Wilson, Buffalo Valley, Alta and Kelly are all distinctly different from one another. Wilson is a compact "village" surrounded by agricultural lands on three sides, and bordered by the mountains on the west. This setting helps to define Wilson's character and to create a special sense of arrival for anyone entering Wilson. Wilson offers limited commercial services for travelers and residents of Wilson and surrounding areas. The unique character of these commercial establishments helps to define Wilson's distinct community identity.

Alta and Kelly are not as compact as Wilson, have smaller populations, and offer fewer commercial services. Of the three communities, Kelly is the least influenced by any resort presence.

By contrast, Alta has limited lodging in the community and is impacted by vehicle traffic generated by the Grand Targhee Resort. Alta is unique in that it is separated from the majority of Teton County, Wyoming by a high, rugged mountain range. Alta remains a rural farming community, tied to Idaho for many local commercial conveniences. Buffalo Valley area and Moran lie at the northeastern entrance to Teton County, access again through a mountain pass. These are small area communities, historically rural with little commercial development and spectacular sweeping panoramic views of the Teton mountain range to the west. Moran is impacted by traffic to and from the south entrance of Yellowstone National Park.

Within the Town of Jackson existing development exhibits qualities of urban, auto-urban, auto-urban commercial, and suburban character types. Some areas, such as upper Cache Creek and Snow King Estates, are solidly suburban. The dominant land use in the suburban areas is detached single family residential dwellings. Lots tend to be spacious (by Jackson standards), averaging 12,000 to 15,000 square feet. Homes tend to be 1,500 to 3,000 square feet in floor area, with few accessory structures and no multi-family buildings. Homes are mostly owner-occupied, and there is almost no resort influence in these areas.

Urban commercial areas of Jackson are comprised of structures of modest scale, with storefront windows and entryways situated at street level, adjacent to the canopy-covered boardwalk. The major building materials are generally lumber and log, but always wood of some kind, with rare exceptions (such as the Jackson Drug Store). This urban quality dates back to Jackson's earliest days as a "cow town" and later, as the gateway to Grand Teton and Yellowstone National Parks. By contrast, some areas within three blocks of the Town Square are presently auto-urban (commercial) in character and lead directly out toward the Town's principal entry roads, dominated by a strip commercial form of development.

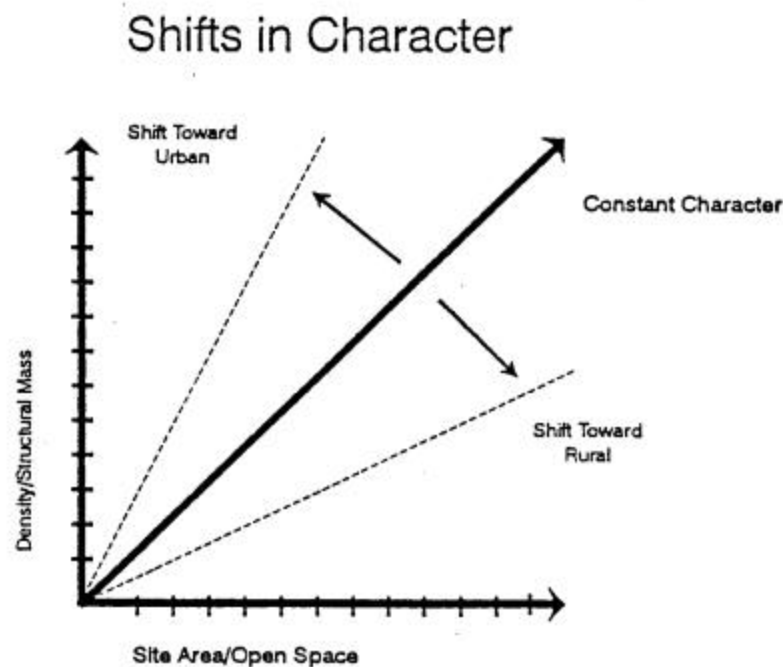
Urban residential areas of central Jackson have also traditionally been comprised of structures of modest scale, consisting primarily of detached dwelling units on lots of approximately 7,500 square feet. Most of these homes were built to a scale well below the maximum allowed by underlying zoning. More recently, these neighborhoods have experienced the development of multi-family housing and larger detached dwellings, built to the maximum size allowed by underlying zoning and which appear to be out of character with surrounding residences.

Downtown Jackson and the centers of the rural communities, including Wilson, Alta, Kelly and Moran, have been the traditional locations for government buildings used regularly by residents, including not only Town and County government offices and services, but equally importantly, the elementary schools and post offices. As the population of Teton County has grown, and schools are built in suburban "campuses" and the Post Office branches out, the traditional places where residents tend to meet and socialize shift, and the way residents travel to such places change from a walk through neighborhoods to a drive along a highway. These social and travel pattern changes are reinforced by the displacement of local-serving commercial uses from the Town Square to the outlying highways.

Clustering

The technique of clustering is based on "linking" open space to development, meaning that open space is dedicated in perpetuity when the clustered development is approved. Setting aside open space retains the key relationships between site and structure. As density and/or structural mass increase, open space must also increase for character to remain constant. An increase in structural mass without a corresponding increase in site area (or open space) results in a character shift toward urban. An increase in site area with constant or decreasing structural mass has the opposite effect, shifting the character toward rural. Figure 3.1 is a simplified illustration of these relationships. A more complete examination of clustering as a community character tool is provided in the Issue Paper on Community Character.

Figure 3.1



Clustering can help ranching and other types of agriculture to remain viable. A rancher only need sell off a relatively small percentage of his land holdings in order to receive an economic return on the development potential of the whole property. Agriculture is established in the regulations as an accepted use of open space which means ranching may continue on the remaining land. This also makes it easier for the rancher to pass the ranch on to his heirs, as the real estate development value will be gone, sold off with the cluster development land. For estate purposes, the remaining ranch land will be taxed on the basis of its agricultural use rather than at its "highest and best" potential.

Establishing open space requirements in the character districts is designed to provide a strong incentive for landowners to cluster development rather than choose to develop 35 acre grids.

Just as clustering is a very powerful planning strategy for maintaining rural character, it can also be effective when applied to other character types. For example, a suburban or auto urban character can be maintained with single-family homes on individual lots so long as the proper relationships between site and structure are maintained. Other housing types, such as townhomes, apartments, and zero lot line patio homes also need to

be developed if social and economic diversity is to be achieved. All of these unit types can be provided through a clustered development approach.

Access To and Scale of Development

As discussed previously, some types of development are considered to be inconsistent with the desired character of Teton County regardless of their relationship to the site or the amount of open space provided. Exclusive, gated communities are one such development type. As a planning strategy, regulations could require unrestricted public access to residential developments (except driveways) regardless of whether the roads are privately maintained. Rafter J is an example where private roads are open to the public.

Regulations will set maximum structure sizes for residential and non-residential development, differentiated according to character district, so that the community's unique character is not compromised by large-scale structures.

Neighborhood Preservation

Many of Jackson and Teton County's neighborhoods are eclectic and do not fit neatly within the parameters of any one character type. These neighborhoods, however, represent stable development with which local residents are generally comfortable. As a regulatory measure, special conservation districts are established which allow these desirable, though somewhat indefinable, development patterns to continue.

Historic Preservation

Much of what can be described as community character is directly reflective of Teton County's history. The importance of the County's ranching and agricultural heritage is apparent. Ranches and farms make a very powerful statement about the community's image and values, and the fact that they are still such a major part of the landscape is appreciated by residents and visitors alike. Many of the county's agricultural buildings are historically significant, dating back to this area's earliest settlers.

In the Town of Jackson the character, quality, and scale of the built environment all reflect the history of Jackson Hole. Jackson began as an agricultural service center, or "cow town," but it quickly gained prominence as a gateway community to Yellowstone National Park. The rustic flavor of the western architecture which has resulted, particularly the use of logs and other natural structural materials, help set Jackson apart from other communities and lend it a uniqueness as a destination resort.

In the mid-1980's, a team of local design professionals, citizen committees and consultants created design guidelines for downtown Jackson. The guidelines present a useful approach to follow in determining a project's design, but have no regulatory status in the Town. The guidelines are also limited in geographic scope, and therefore do not address all of the historic or character-setting areas of Town.

A historic preservation program is recommended as a future strategy for preserving and enhancing community character. Typically, such programs establish guidelines and criteria for what is of historic significance and what is not. They provide a base inventory of historically significant structures and sites, and set standards for their use and rehabilitation. Historic preservation programs are usually implemented through a combination of incentives and regulations, carefully structured to insure they are a benefit not a burden to landowners. The State of Wyoming Historic Preservation Office provides a potential source of funding for historic preservation planning and implementation.

D. ACTIONS

Based upon an examination of community character issues presented earlier in this chapter and upon the goals and objectives presented and implementation strategies outlined, Jackson and Teton County hereby refine and adopt a new land development regulatory system based upon the key elements and components of community character. As a minimum these regulations shall accomplish the following:

1. Establish standards and criteria for regulating land development which will maintain and enhance specific character types (urban, suburban or rural) in appropriately designated locations.
2. Utilize clustered development options as a mechanism to maintain character while allowing a variety of housing types.
3. Preserve contiguous open space in rural areas in order to:
 - a. Encourage the continuation of ranching and other agricultural activities which are consistent with the County's rural character;
 - b. Preserve and protect critical wildlife habitat and migration corridors;
 - c. Preserve scenic vistas, scenic areas, and pathway system and greenway options.
4. Limit the maximum floor area of residential and non-residential structures by character district and by location as appropriate.
5. Require unrestricted access to residential roadways.
6. Establish development review procedures with adequate flexibility for developers to respond to character considerations.
7. Provide for specially designated conservation districts to allow the continuation of desirable development patterns and/or uses.
8. Permit commercial and service uses which are customarily and historically associated with bona fide agriculture, and which are compatible with rural character, as encouragement for the continuation of ranching and farming.
9. Continue to support the efforts of the Land Trust and Scenic Preserve.
10. Initiate a county-wide program to recognize and preserve Teton County's historically significant structures and sites.
11. Adopt design guides and architectural standards to support the character-based regulatory system. These guidelines and standards shall include models for development and redevelopment consistent with character objectives stated in this plan.
12. Develop sub-area plans to guide development of each area designated as suitable for "mixed-use village" designation, applying within the local context design principles applicable to mixed-use village development, including: *(AMD 03-0007)*
 - a. The Village:
 1. Use development patterns to reinforce the pre-existing edges of the village. Encourage infill development over expansion at the edges of the village.
 2. Respect historical patterns, precedents, and boundaries in the design of new development and redevelopment projects.
 3. Site public and private uses in close proximity. Distribute affordable housing throughout the community.
 4. Support the physical organization with a framework of transit, pedestrian, and bicycle systems to maximize access and mobility while reducing automobile dependency.

b. The Neighborhood:

1. Neighborhoods shall be compact, pedestrian-friendly, and mixed-use. Districts generally emphasize a special single use, and should follow the principles of neighborhood design when possible. Corridors connect neighborhoods and districts; they range from highways and pathways to waterways and lanes.
2. Place activities of daily living within walking distance, allowing independence to non-drivers, especially the elderly and the young. Design interconnected networks of streets to encourage walking, reduce automobile trips and conserve energy.
3. Promote a broad range of housing types and price levels within neighborhoods to strengthen the bonds necessary for a functional and sustainable community.
4. Transit corridors shall be planned and coordinated to help organize village structure and revitalize village centers. Highway corridors should not displace investment from existing centers.
5. Appropriate building densities and land uses should be within walking distance of transit stops, permitting public transit to be a viable alternative to the automobile.
6. Embed civic, institutional and commercial activity in neighborhoods and districts, not isolated in remote single-use complexes. Enable children to walk or bicycle to schools.
7. Use conservation areas and open lands to define and connect neighborhoods and districts. Distribute a range of parks, from tot-lots and village greens to ballfields and community gardens within neighborhoods.

c. The Block, The Street and The Building:

1. Physically define streets and public spaces through the use of architectural and landscape design.
2. Individual projects should interrelate seamlessly with their surroundings.
3. Design streets and buildings as safe environments, but not at the expense of accessibility and openness.
4. Adequately accommodate automobiles in ways that respect the pedestrian and the form of public space.
5. Streets and public spaces should be safe, comfortable, and interesting to the pedestrian. Configure them to encourage walking, neighbor interaction and safe community design.
6. Architecture and landscape design should be developed based upon local climate, topography, history and building practices.
7. Civic buildings and public gathering places require important sites and distinctive form to reinforce community identity and the culture of democracy.
8. All buildings should provide their inhabitants with a clear sense of location, weather and time.
9. Preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of the village.