



TETON VILLAGE WORKSHOP
Board of County Commissioners

December 5, 2016





Purpose



To provide background and information on Teton Village Areas 1 & 2



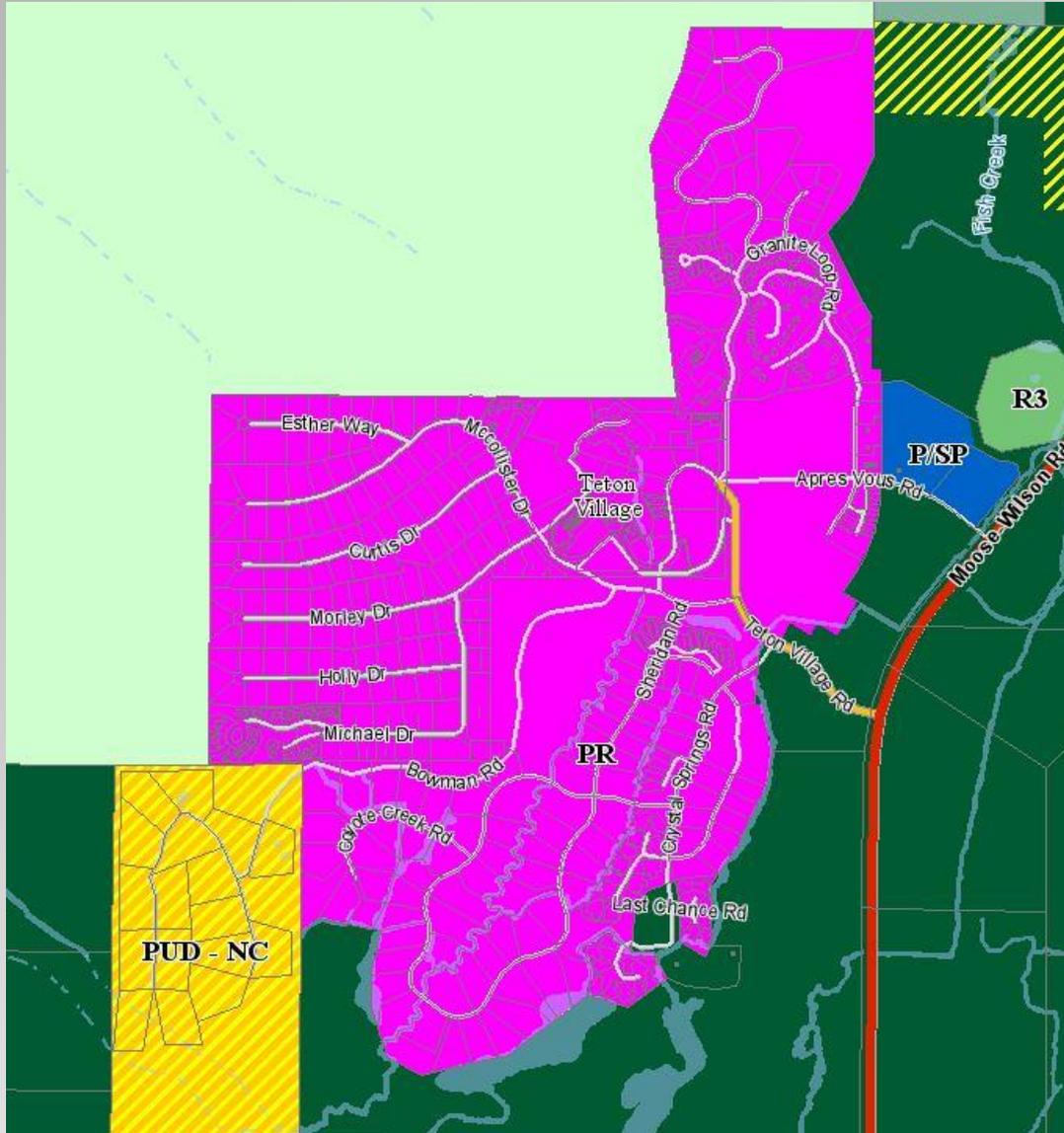
Agenda



- Overview (physical boundary of Areas 1 & 2)
- Area 1 & Area 2
 - Entitlements
 - Obligations
 - Housing
 - Transportation
 - Character
- Governance

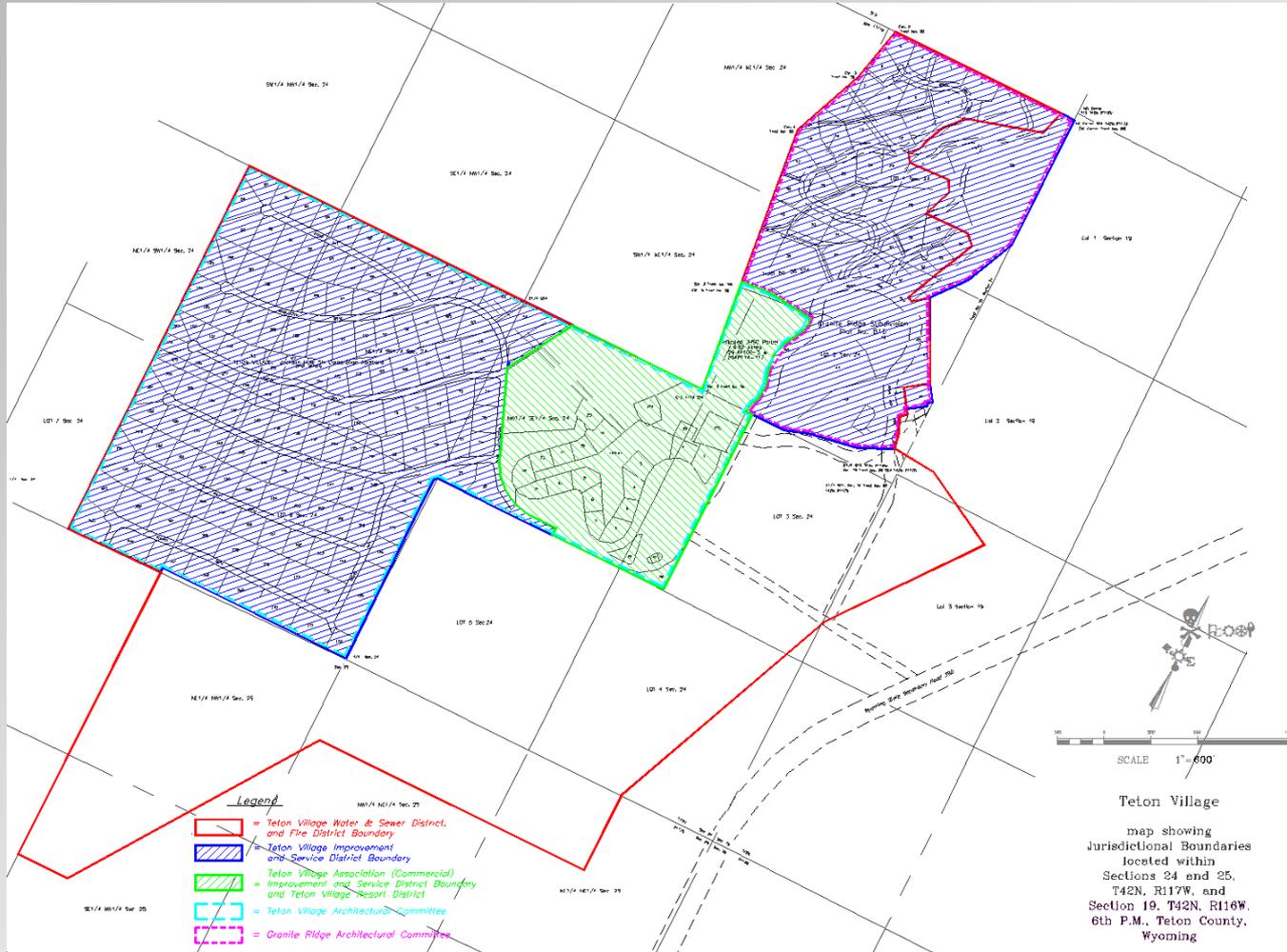


Zoning Map





Area 1





Area 1 Entitlements

Master Plan approval included entitlements based upon an on-mountain “comfortable carrying capacity” (CCC) of about 7,700 skiers or a minimum of 600,000 annual skiers at buildout. Record skier numbers in 14/15 season saw over 563,000 skiers. Last year JHMR saw 546,125 skiers, with a current daily CCC of 7,130.

- CCC of 7,700 skiers assumes:
 - 2,300 local day skiers
 - 3,000 people lodging in Teton Village
 - 2,400 people lodging in Town/County



Area 1 Entitlements



- A maximum of 5,240 APOs (Average Peak Occupancy—average # of people housed at peak occupancy), which can be transferred between properties
- A maximum of 208,000 s.f. of commercial development (not including lodging), which can be transferred between properties



Area 1 Entitlements



- A minimum of 27,000 s.f. of institutional uses
- Unlimited resort support uses



Area 1 Entitlements

Accessory lodging uses, floor area regulated by FAR
Platted lots: 2.5 FAR; Unplatted tracts: FAR of 1





Area 1 Entitlements: Total Floor Area

Development Type	Allowed in Master Plan	Existing as of 2016
Lodging (APOs)	5,240	2,690
Commercial (SF)	208,000	139,410
Total SF	2,656,336	1,282,115

Overall, Teton Village is about ½ built out in the commercial area



Area 1: Exactions/Obligations



- 7.5 acres at Stilson Ranch (met)
- 4.0 acres at Teton Village Commons (met)
- 0.13 acres of land beneath 7,000 s.f. of institutional (may be met with TVA offices, meeting space and wastewater treatment plant)
- 0.50 acres of land for projected future dedication for fire station and P.O. (~ 0.4 ac used for fire station and P.O., via leases)



Area 1: Employee Housing

	Employees Required to be Housed	20% Required to be Housed at TV	Housed at TV	Housed Off-site
Non JHMR	73.05	14.69	45	30
JHMR (mountain improvement s)	62 @ build-out	N/A	12.8	195
JHMR (base area)	40	8		
Total	175.05	22.69	57.8	225



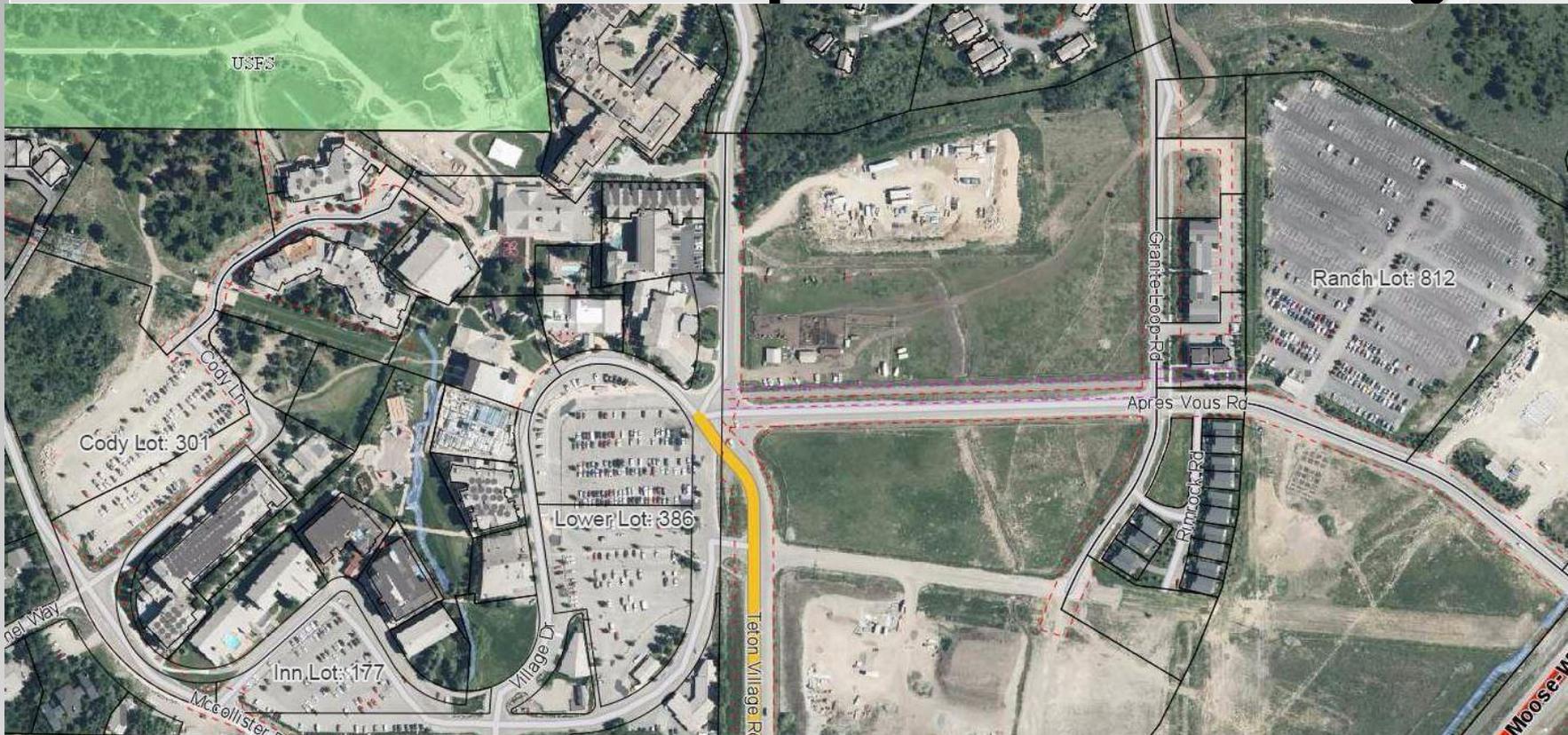
Area 1: Transportation—TDM



- All employers required to provide employees with free bus passes
- Require employees who choose to drive to park at Stilson; provide free parking and bus service at Stilson
- Market alternative travel modes
- TVA responsible for monitoring TDM program through surveys, traffic counts, and transit data



Area 1: Transportation—Parking



- JHMR parking at building requires 938 spaces
- 21 platted lots allocated 30 spaces each = 630 spaces
- Total on-site parking = 1,676 (1,568 required for above)



Area 1: Architecture & Design





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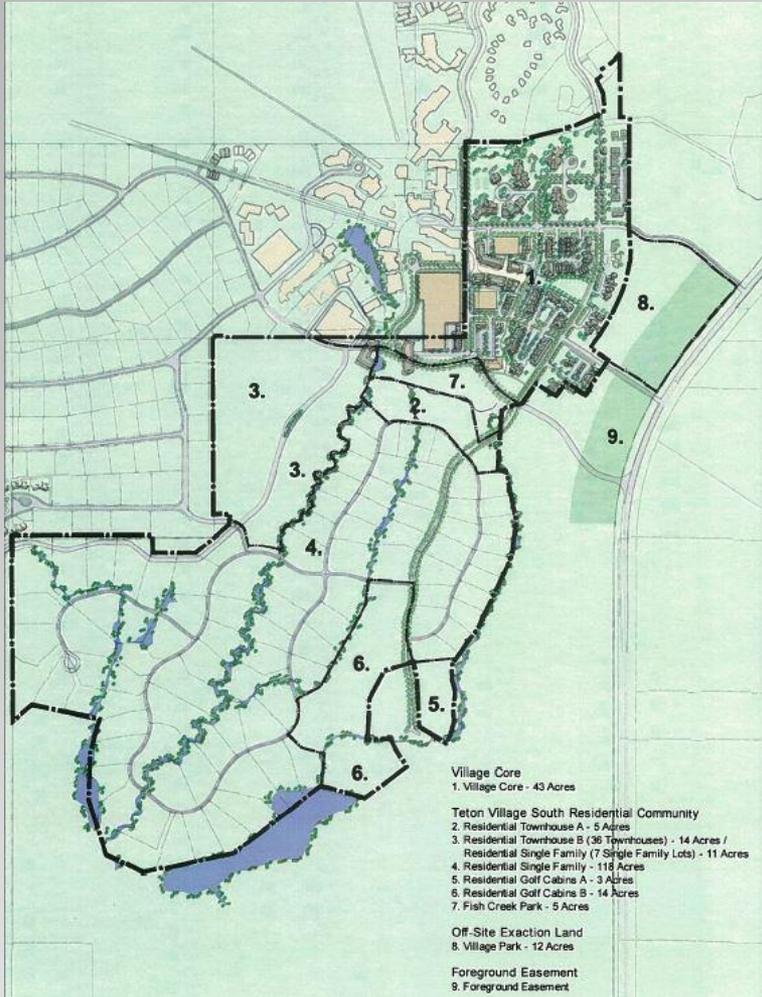
Area 2: Teton Village Expansion



PHOTO BRADLY J. BONER



Area 2: Entitlements



- Village Core: 43 acres
 - 98 units (all short term rental)
 - 10,000 s.f. commercial (can transfer another 60,000 s.f. from Area 1)
- South Residential (Shooting Star): 169 acres
 - 100 single family lots
 - 15 ARUs (guest houses)
 - 82 townhouses (all short term rental)



Area 2: Entitlements

Village Core—Built to date:

- 750 s.f. commercial (Teton Thai)
- 1,000 s.f. office space (currently used by Teton Adaptive Sports)
- 37 workforce housing units (more detail in “Housing” section)





Area 2: Entitlements



South Residential—
Built to date:

- 39 single family units built/under construction out of 84 platted lots
- 46 townhouses built/under construction



Area 2: Exactions/Obligations

- Required exactions: 11.4 ac.
- Proposed: 13.81 ac.
 - 0.5 acre Tram Line Road (0.33 acres for Apres Vous Rd. provided. Tramline Road cannot be constructed due to WYDOT requirements for separation distances between roads)
 - 0.5 acre Sheriff's substation and visitor center
 - 12 acre Village Park (11.7 acres pending approval by BCC. Park includes up to 3 acres for a school and may include up to 1 acre for a fire station)
 - 0.81 Transit Center (needs to be located in Area1)



Area 2: Exactions/Obligations

Obligations

- 9,500 s.f. Institutional Space
- Resort support is allowed, including a horseback facility
- Fish Creek Park required to be 1 ac. (5 acres)





Area 2: Workforce Housing

Requirements:

- Minimum of 220.5 people housed in 100 affordable housing units (roughly double the LDR housing requirement)
- Minimum of 151.25 people housed in employee housing (LDR requirement is 43.7 persons)





Area 2: Workforce Housing



Built to date:

- 13 3-BR affordable units housing 39 people
- 27 employee units housing 45.25 people



Area 2: Transportation

Funding

- 1% transfer fee on free market residential units to provide money for transit (including pathways) between Jackson and Teton Village (\$1.8 million to date)
- \$5,000 fee assessed for each short-term rental for START (almost \$100,000 to date)
- \$40,000 toward construction of 2 new START bus shelters (paid)
- \$10,000 for START bus promotion (paid)
- \$360 transit impact fee for each residential unit (\$40,000 collected to date)



Area 2: Transportation



Internal circulation

- Pathways
 - 2.3 mi. proposed
 - 1.75 mi. built
- Internal transit/shuttles



Area 2: Architecture & Design





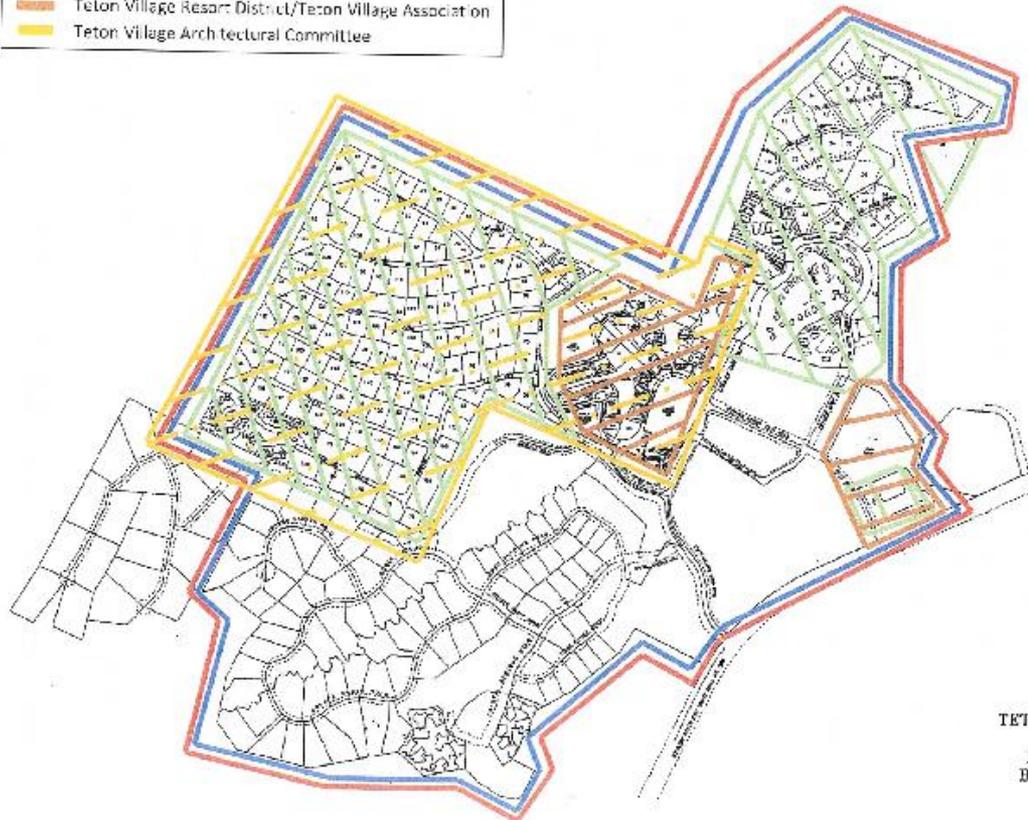
Teton Village Governance

- Teton Village Association/TVAISD
- Teton Village Resort District ISD
- Teton Village Architectural Committee (TVAC)
- Teton Village Water and Sewer District
- Teton Village Fire Teton District
- Teton Village Residential ISD



Teton Village Governance

- Teton Village Special Fire District
- Teton Village Water & Sewer District
- Teton Village Improvement & Service District
- Teton Village Resort District/Teton Village Association
- Teton Village Architectural Committee



TETON VILLAGE
DISTRICT
BOUNDARY



Questions?

