District 13: Teton Village

Complete Neighborhood + Rural Area Chart

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

Legend: • Generally Present; □ Partially Present; ○ Generally absent
Existing + Future Desired Characteristics

Teton Village is a resort community that serves as a major employment center and economic driver for Teton County, particularly in the winter. The district is organized around the Jackson Hole Mountain Resort and is defined by a high intensity core, dominated by lodging and other visitor-oriented non-residential uses in some of the largest buildings in the community. Outside of the core are lower intensity residential areas surrounded by scenic agricultural open spaces. Teton Village is well-served by public utilities and has access to some locally-oriented services and amenities. However, a lack of pedestrian connectivity between residential and non-residential areas, limited local convenience commercial and a lack of full-time residents prevent Teton Village from feeling like a true village.

In the future, Teton Village’s world class resort character should be enhanced to include a village feel through the addition of a year-round community. Planned restricted workforce housing will provide a base of full-time residents as well as reduce peak traffic on the Moose-Wilson road. Additional units, which would be directed out of Rural Areas and into the existing Teton Village footprint and designed for occupancy by year-round residents, should be encouraged to further enhance the village character in the district and communitywide Growth Management goals. Local convenience commercial, a school, or other amenities that support permanent residency will be needed as a year-round character is developed. A reallocation or increase in amount of commercial allowed in the district may be appropriate to achieve this goal.

Coordination of the two Resort Master Plans that govern the majority of the district will be crucial to enhancing the existing Teton Village resort into a cohesive village resort community. This effort should be focused on reworking the amount, location, and design of allowed development to accommodate a year-round village character while retaining the quality and competitiveness of the existing resort. Intensity of development should 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. As the intensity of development decreases, wildlife permeability should become a greater emphasis of design. In the future the district should benefit from improved circulation for pedestrians and vehicles and enhanced public transit – both within the Village and to key destinations such as Town, the airport and Grand Teton National Park.
## Policy Objectives

<table>
<thead>
<tr>
<th>Common Value 1: Ecosystem Stewardship</th>
<th>1.3.b: Maintain expansive hillside and foreground vistas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Value 2: Growth Management</td>
<td>3.2.a: Enhance the quality, desirability and integrity of Complete Neighborhoods</td>
</tr>
<tr>
<td></td>
<td>3.2.b: Locate nonresidential development to Complete Neighborhoods</td>
</tr>
<tr>
<td></td>
<td>3.2.c: Limit lodging to defined areas</td>
</tr>
<tr>
<td></td>
<td>3.2.d: Emphasize a variety of housing types</td>
</tr>
<tr>
<td></td>
<td>3.2.e: Promote quality public spaces in Complete Neighborhoods</td>
</tr>
<tr>
<td>Common Value 3: Quality of Life</td>
<td>5.2.d: Encourage deed-restricted rental units</td>
</tr>
<tr>
<td></td>
<td>6.2.a: Enhance tourism as the basis of the economy</td>
</tr>
<tr>
<td></td>
<td>6.2.b: Support businesses located in the community because of our lifestyle</td>
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<tr>
<td></td>
<td>6.2.c: Encourage local entrepreneurial opportunities</td>
</tr>
<tr>
<td></td>
<td>6.3.a: Ensure year-round economic viability</td>
</tr>
<tr>
<td></td>
<td>7.1.c: Increase the capacity for the use of alternative transportation modes</td>
</tr>
</tbody>
</table>
Character Defining Features

13.1: Teton Village Commercial Core

The future character of this TRANSITIONAL Subarea is a walkable, urban commercial core. Development of this subarea should occur from the existing Village core toward the highway between the access roads. The location of transit hubs and the layout of the interconnected complete streets will define circulation in the district. A pedestrian mall anchored at one end by the tram and at the other by a future community building should act as the district’s primary mixed use corridor. The subarea should include local and visitor-oriented non-residential uses that enhance our tourist economy and provide an inviting atmosphere for entrepreneurs and business located here because of our lifestyle. Multifamily workforce housing, separated from lodging but with access to amenities, should be located toward the edges of the subarea. Any additional units directed into the subarea from Rural Areas should be integrated in a way that promotes year-round occupation and furthers transportation goals. Buildings should be set close to street corridors with height and bulk decreasing from the core to the periphery, stepping down from multi-story, multi-use buildings near the base of the Mountain Resort 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. Pathways and sidewalks leading out of the commercial core should be implemented to improve connectivity with adjacent residential subareas.

13.2: Teton Village Residential Core

This TRANSITIONAL Subarea is comprised of existing multifamily housing and the area planned for future development of a variety of housing types. Its future character will be as a residential subarea with a mix of housing densities and types, workforce housing opportunities. Density should decrease from the areas adjacent to the Teton Village Commercial Core (Subarea 13.1) to the south. Development along the northern edge could consist of multifamily housing to blend the bulk of the Teton Village Commercial Core (Subarea 13.1) into the subarea. Development along the western edge will be of a style and scale compatible with adjacent existing residential development. Farther south, density will decrease to large existing single family lots and be designed to be more permeable for wildlife. Any additional units directed into the subarea from Rural Areas should be integrated in a way that promotes year-round occupation and furthers transportation goals. Pathways, trails and transit service connecting this residential subarea to the Teton Village Commercial Core (Subarea 13.1) should be designed to provide access to amenities.
13.3: Teton Village Single Family

This STABLE Subarea is characterized by an existing, lower density residential development pattern. The pattern of single family lots should 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 grading and protect the forested hillside views. Houses should be designed to allow wildlife movement through the subarea. Additional residential potential may be directed into this subarea from Rural Areas if it can be incorporated into the existing character as year-round workforce housing. Increased pedestrian and shuttle connections into the Teton Village Commercial Core (Subarea 13.1) should be encouraged in order to provide enhanced access to amenities and recreation.
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.
### Complete Neighborhoods + Rural Areas

#### Complete neighborhoods characteristics:
- 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 characteristics:
- 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

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**Character Districts**

<table>
<thead>
<tr>
<th>Character Districts</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
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<th>10</th>
<th>11</th>
<th>12</th>
<th>13</th>
<th>14</th>
<th>15</th>
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<tbody>
<tr>
<td>COMPLETE NEIGHBORHOOD</td>
<td>•</td>
<td>•</td>
<td>•</td>
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<td>•</td>
<td></td>
</tr>
<tr>
<td>RURAL AREA</td>
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<td>•</td>
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<td>•</td>
<td>•</td>
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</tr>
</tbody>
</table>

- **DISTRICT CLASSIFICATION**
  - COMPLETE NEIGHBORHOOD: •
  - RURAL AREA: •

- **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

- **Legend**
  - • Generally present
  - • Partially present
  - • Generally absent
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.
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.

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**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.

<table>
<thead>
<tr>
<th></th>
<th>Preservation</th>
<th>Agriculture</th>
<th>Clustering</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>n/a</td>
<td>70+</td>
<td>35+</td>
</tr>
<tr>
<td>Height</td>
<td>n/a</td>
<td>n/a</td>
<td>2 story</td>
</tr>
<tr>
<td>Use</td>
<td>Preservation</td>
<td>Residential, Conservation</td>
<td>Residential, Conservation</td>
</tr>
<tr>
<td>Special Considerations</td>
<td>Preserved open space, wildlife habitat</td>
<td>Agricultural exemptions + incentives, scale of historic agricultural compounds</td>
<td>Improved wildlife habitat, open space and scenic protection with respect for private property rights, integrated transportation planning, scale of historic agricultural compounds</td>
</tr>
<tr>
<td>Habitat/Scenic</td>
<td>Conservation</td>
<td>Residential</td>
<td>Village</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------</td>
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<td>---------</td>
</tr>
<tr>
<td>+/- 35</td>
<td>1-5</td>
<td>± 1</td>
<td>n/a</td>
</tr>
<tr>
<td>2 story</td>
<td>2 story</td>
<td>2 story</td>
<td>2 story</td>
</tr>
<tr>
<td>Residential, Conservation</td>
<td>Residential</td>
<td>Residential, Local Convenience Commercial, Civic</td>
<td>Residential, Commercial, Industrial, Civic</td>
</tr>
<tr>
<td>Design for wildlife and/or scenery, scale of historic agricultural compounds</td>
<td>Design for wildlife and/or scenery, predominance of landscape over built form</td>
<td>Design for wildlife and/or scenery, predominance of landscape over built form</td>
<td>Variety of housing types, complete streets, workforce housing</td>
</tr>
</tbody>
</table>
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.
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.

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.

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.