Town of Jackson Future Growth: Numbers and Character Options

The Comprehensive Plan will include a detailed sub-area plan for the Town of Jackson to provide needed direction for the Town as redevelopment occurs. The purpose of this exercise is to begin to identify unique qualities and aspects of the town's "character." It is also to define the desired physical qualities that should be retained, keeping in mind that current zoning options could allow considerable increases in built structures..

Please work in your group to complete the two exercises described below.

Buildout Exercise

How much growth could occur and where should it go?

Town of Jackson

The Town has approximately 4,100 housing units and 4.9 million square feet of non-residential development (2006). The town has capacity, based on current base zoning, for an additional 1,650 housing units and 710,000 square feet of non-residential development. Adding the existing housing units and square footage to potential new development in the town yields a build out of 5,740 housing units and 5.6 million square feet of non-residential commercial and offices. Zoning options could result in a buildout of almost 9.0 million square feet of commercial and office space.

Under current base zoning, the town's vacant land could not accommodate half of the region's projected population increase through the year 2020; however, with redevelopment lands the town could accommodate about 80% of projected countywide population that might occur in the town.

Teton County (unincorporated)

Adding the built housing units and non-residential uses to potential new development in the county yields a build out capacity of:

- 12,400 housing units, and
- 2.8 million square feet of non-residential commercial and offices.

(See County poster.)

Combined Total Land Capacity

Given current zoning, the county and town together could accommodate a population of 31,620 people (in 13,341 households) and up to 11.8 million square feet of commercial and office space, with most non-residential development occurring in the town.

Consider the potential buildout under the current plan presented by the planning team. As you review the planning areas and discuss community character and consider community goals, consider which parts of the town are appropriate to accommodate future growth and development and which are not.

Mapping Exercise

What is the desired character of future growth in town?

The map of the town highlights four different character areas based on geography and current land use and development patterns.

Please work in your group to complete these three parts of the map exercise as follows:

1. Review/Adjust Character Areas.
Review the general areas outlined on the map. These areas are intending to define areas of similar character for planning purposes. Make any adjustments that you think are appropriate. Do you agree these character areas reflect the different distinct places within the town? Write what you think are important unique qualities about each place in the box at the right.

2. Draw Other "Town as Heart" Features.
Draw additional special areas on the map that you think are important for the comprehensive plan to identify that are important, for example:

a. Pedestrian or scenic "corridors,"
b. Locals or tourist "districts" or
c. Commercial "centers/core" areas.

Provide some notes about how and why these places are important.

3. Select Preferred Character Types.
Using the menu of photo images (a through j) as a guide, select the types of design you think is appropriate for each part of town. Record your choices and any explanation of your choices in the answer sheet to the right.

The photo images are to prompt you to think about types of land use, form and density of development, and general character. Under each photo, write what you like or do not like about the form of development or character type for Jackson. Comments can include additional ideas about design, land use, density and elements of character for different parts of the Town. If none of the design types are appropriate, please suggest alternative ideas, addressing market and political realities.

What are your choices for each Character Area?

Check all that apply.

1 Downtown Commercial/Mixed-
A ☐ B ☐ C ☐ D ☐ E ☐
F ☐ G ☐ H ☐ I ☐ J ☐

2 Corridor Commercial
A ☐ B ☐ C ☐ D ☐ E ☐
F ☐ G ☐ H ☐ I ☐ J ☐

3 Downtown Residential
A ☐ B ☐ C ☐ D ☐ E ☐
F ☐ G ☐ H ☐ I ☐ J ☐

4 Town Residential
A ☐ B ☐ C ☐ D ☐ E ☐
F ☐ G ☐ H ☐ I ☐ J ☐