

# Northern South Park Area 1

MSC2024-0037

Board of County Commissioners Presentation

April 8, 2025



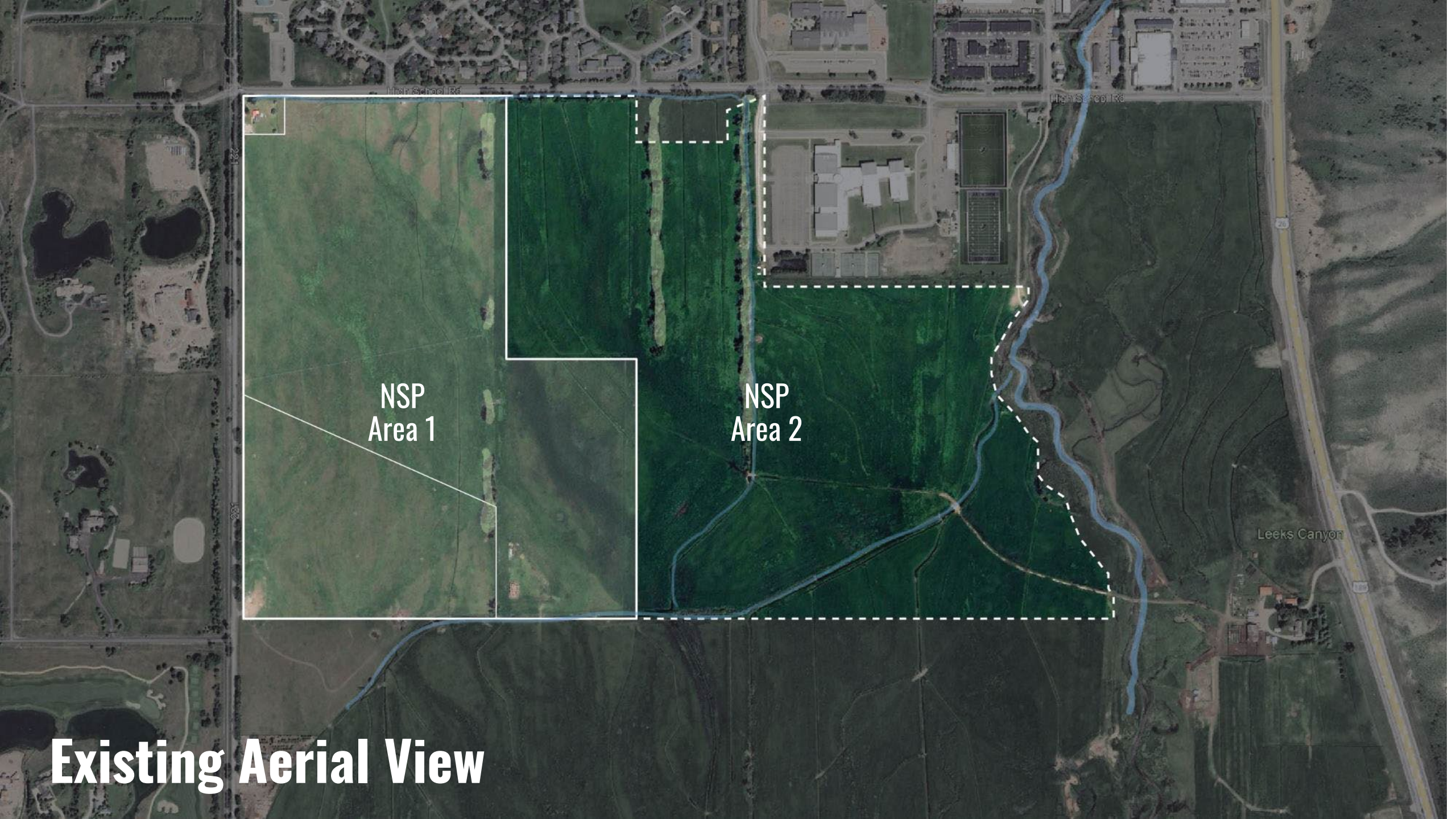
WYLIE | BAKER<sub>LLP</sub>

MONDEGREEN<sub>LLC</sub>



evolve  
environment :: architecture

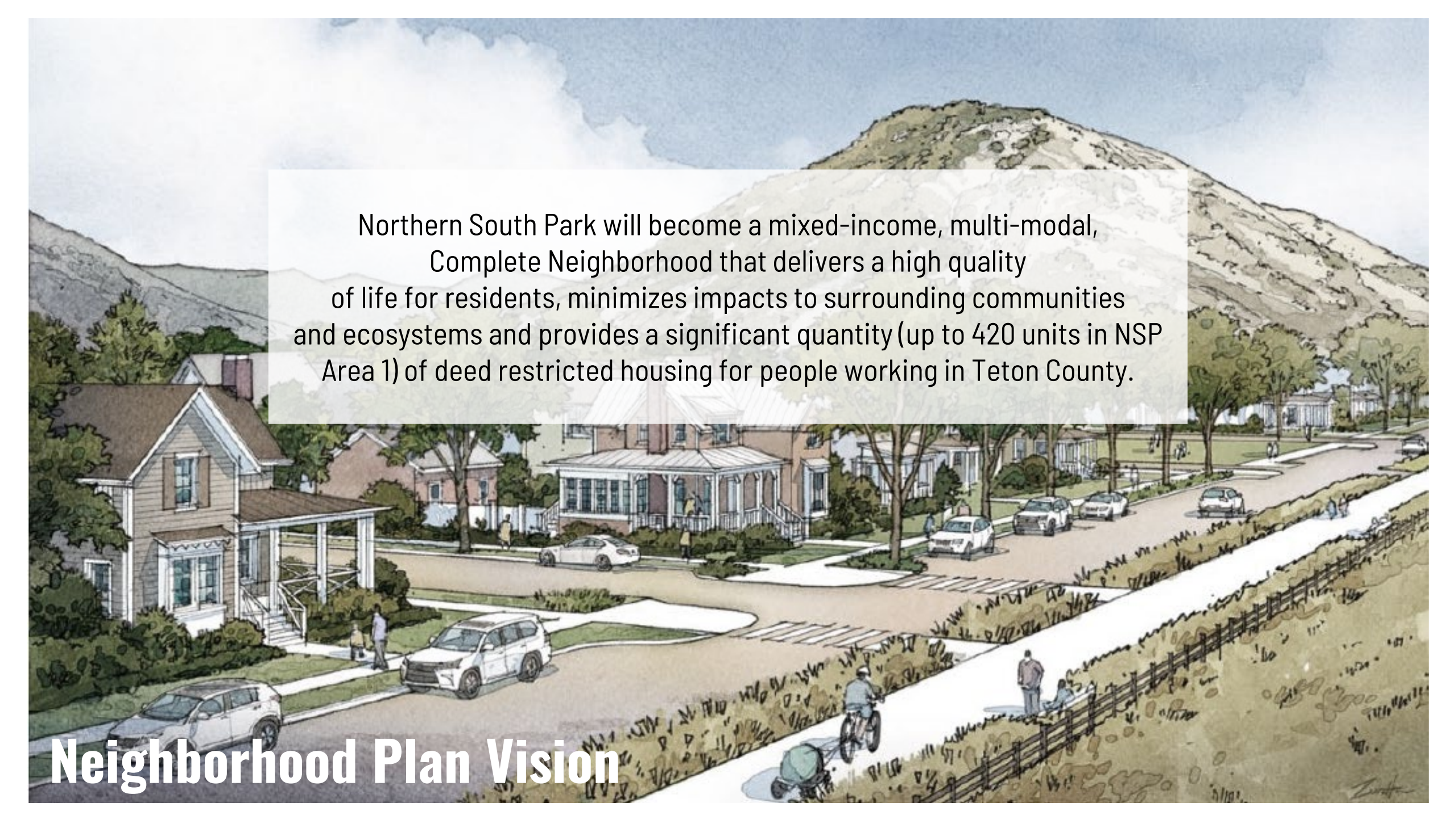




NSP  
Area 1

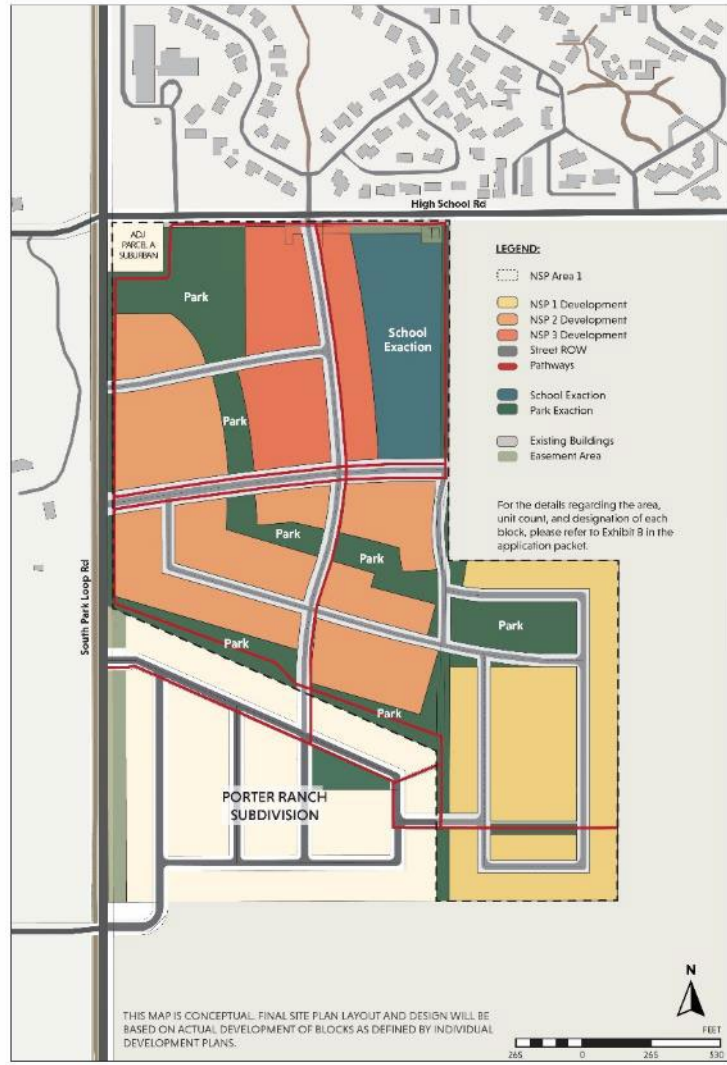
NSP  
Area 2

**Existing Aerial View**



Northern South Park will become a mixed-income, multi-modal, Complete Neighborhood that delivers a high quality of life for residents, minimizes impacts to surrounding communities and ecosystems and provides a significant quantity (up to 420 units in NSP Area 1) of deed restricted housing for people working in Teton County.

**Neighborhood Plan Vision**



- Iterative process at multiple scales of site design
- Teton Habitat and Housing Trust developments and typologies provided the building blocks for the MSP
- Landscape ecosystems and open space configuration were critical to consider
- The development standards from the LDRs provided the law for developing an achievable plan
- The Neighborhood Plan guided the project to ensure alignment with outlined community vision

# Design Process



## Community Housing Trust

Project Name: Daisy Bush

Total Units: 8 townhouses

Housing Typology: Attached townhouses  
in duplex buildings



# Building Blocks



**Community Housing Trust**

Project Name: Redmond Street Rentals  
Total Units: 24 units  
Housing Typology: 9-plex, 6 plex, and detached



# Building Blocks



## Community Housing Trust

Project Name: 174 N King St

Total Units: 24 units

Housing Typology: Condominiums



# Building Blocks



## **Teton Habitat**

Project Name: The Grove

Total Units: 24 units

Housing Typology: Condominiums and fourplexes



# Building Blocks



## **Teton Habitat**

Project Name: Hall Street

Total Units: 5 townhouses

Housing Typology: Townhomes



# **Building Blocks**



# Building Blocks

## Teton Habitat

Project Name: Parkside

Total Units: 18 units

Housing Typology: Attached townhomes in triplexes



### SITE:

- Layout (development setbacks)
- Access
- Landscape Surface Ratio
- Parking solutions

### BUILDINGS:

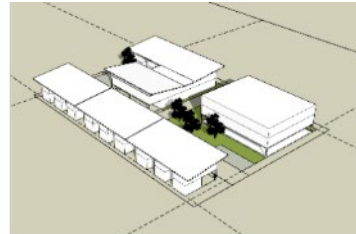
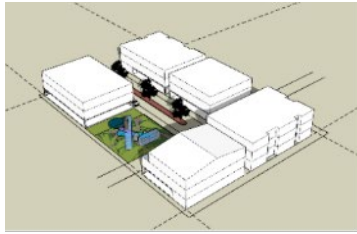
- Building footprints
- Frontages (type and width)
- Heights
- Scale of development

### UNITS:

- Unit sizes and types (1 to 3+ Bedrooms)
- Partner preferences

# Building Blocks

Multiple scenarios for the master site plan were explored with input from the technical team and partners. To ensure that the Master Site Plan is grounded in the community and achievable, we needed to dive deeper into test fitting development based on Teton Habitat and Community Housing Trust building typologies.

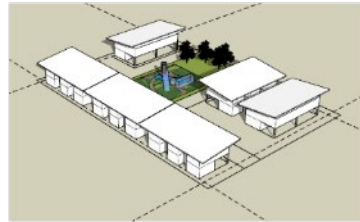
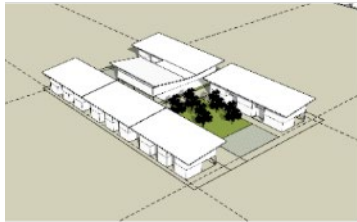


### NSP 3

Density Tests

LDR: Min 17.42 units/acre

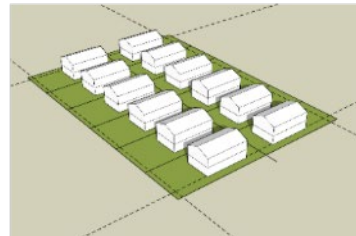
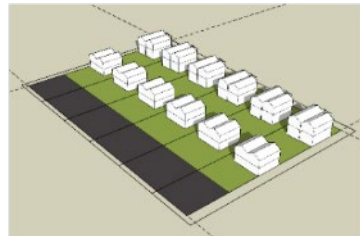
or Min 3 units for sites 7,500 ft<sup>2</sup>



### NSP 2

Density Tests

LDR: Min 2 units for sites >4,000 ft<sup>2</sup>



### NSP 1

Density Tests

LDR: Max 2 units for sites <5,000 ft<sup>2</sup>

Max 4 units for sites >5,000 ft<sup>2</sup>

# Building Blocks

### Concept Plan

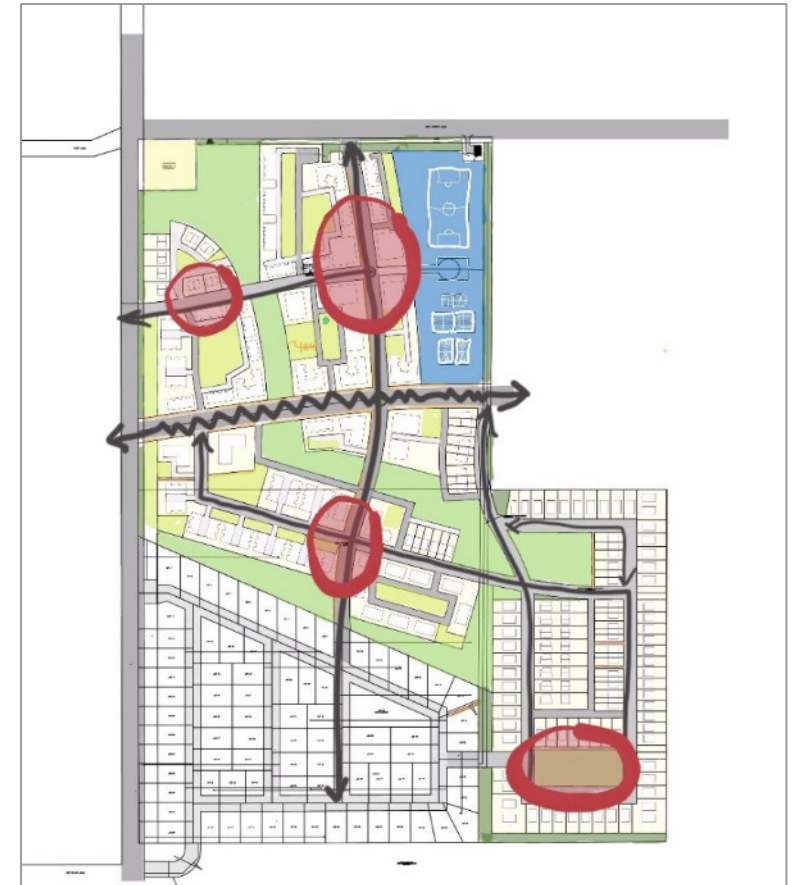


### Parks Concept



Buildings oriented around parks so there are adjacent amenities for the residents of this neighborhood in a modern, fresh approach

### Development Concept



Connected neighborhood centers with different character

# Iterative Process

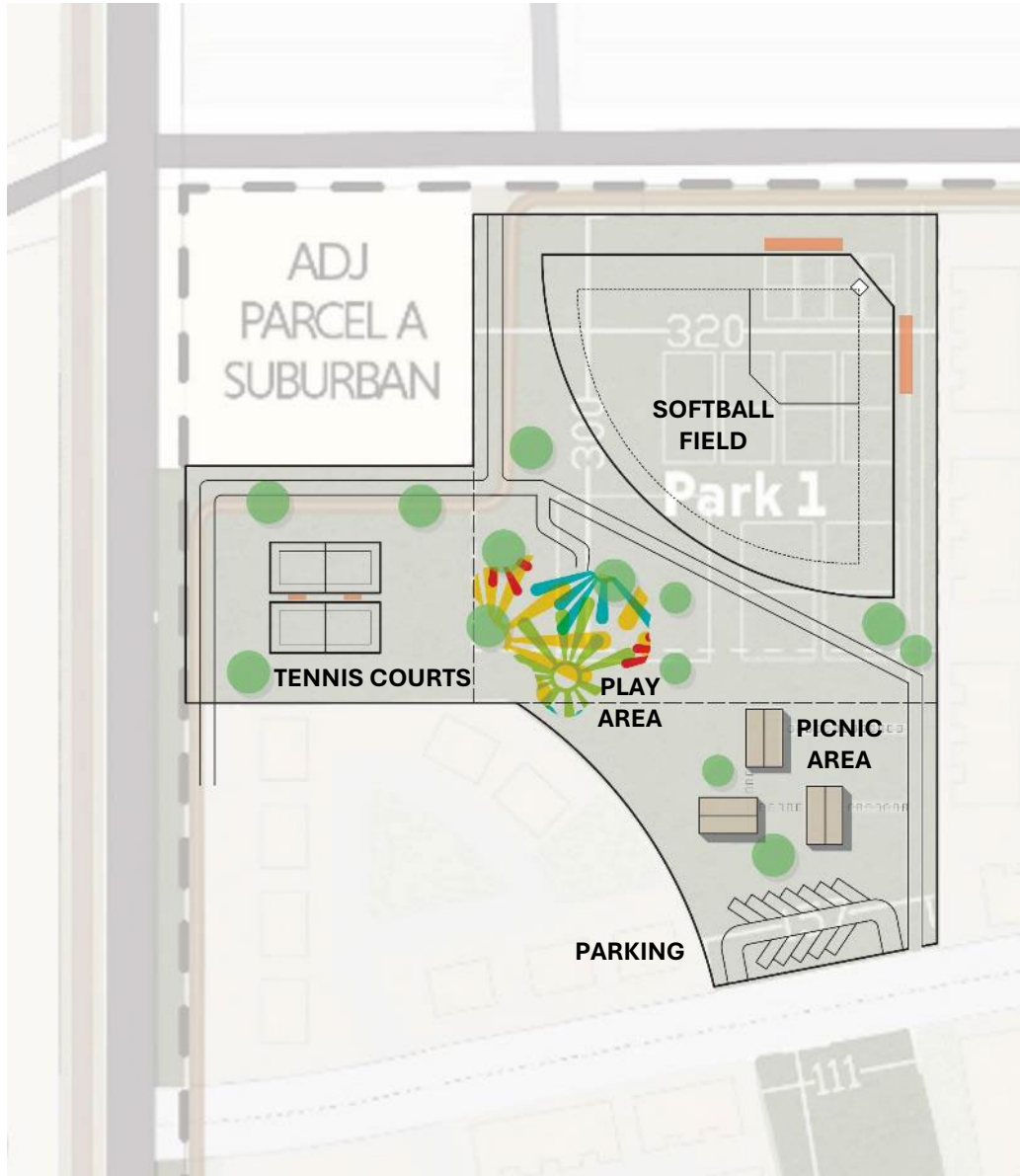
## Design Principles



These principles, directly outlined in the neighborhood plan, have driven our planning:

- 1. Provide a variety of park sizes and activities.**  
Each park types invites different activities and users of all abilities and a diversity of ages and recreational preferences.
- 2. Connect residents to a network of parks and pathways to foster multi-modal accessibility.**  
All residents are within a 5-minute (1/4 mile) walk of a park
- 3. Create neighborhood centers with active streetscapes.**  
Give each part of the neighborhood an identity with design that addresses the street.
- 4. Create safe and inviting park environments.**  
Assure visibility into the parks to ensure users feel safe using the parks, throughout the day.

## Park Typologies

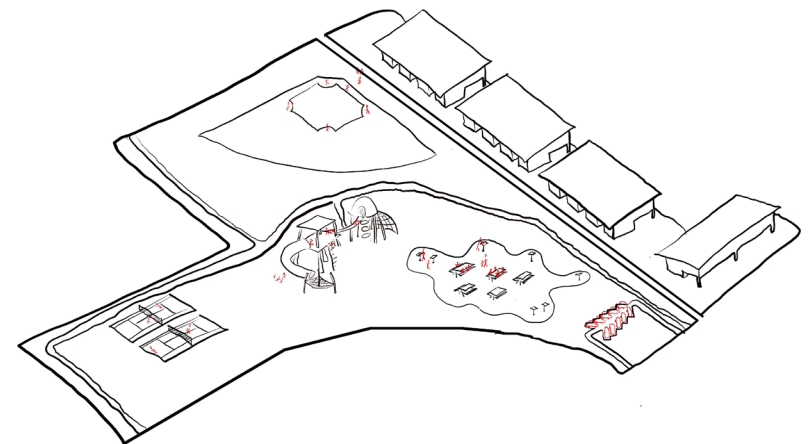


In NSP Area 1, parks include:

### Neighborhood Parks

Include active recreational uses such as sports fields, community gathering areas, playgrounds, and on-site parking. They are destination parks within the community, such as the proposed Park 1 (4.1 Acres), Miller Park, and Mike Yokel Park (3.4 Acres)

Neighborhood parks are intended to serve the surrounding neighborhood. They typically contain picnic areas, playground, seating, and often an active recreational elements. (Parks and Recreation Strategic Plan 2018)

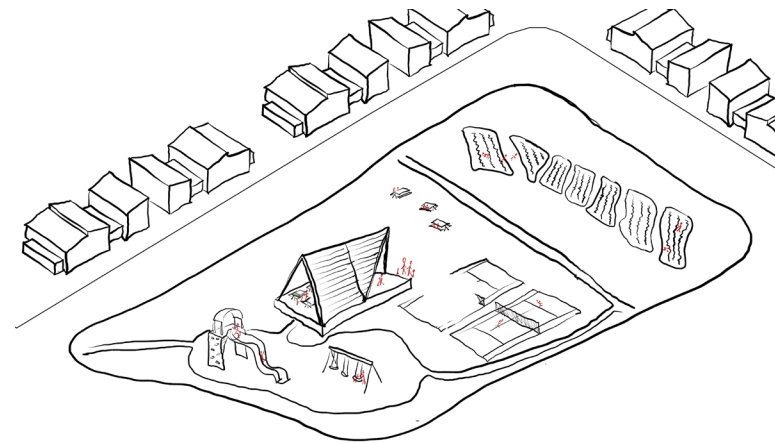


## Park Typologies

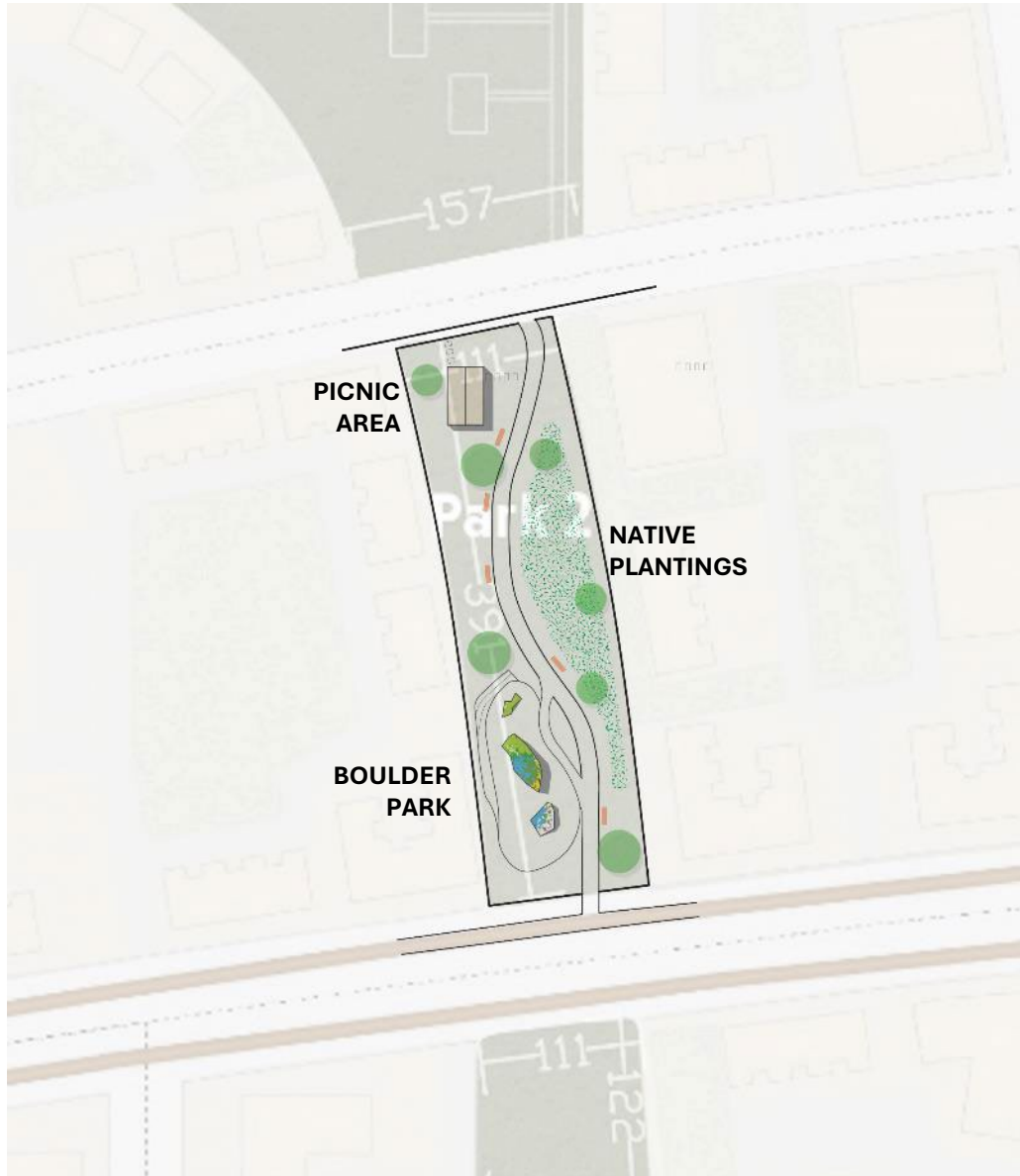


### Community Parks

Include passive recreational uses such as rectangular lawn, pavilions, natural play areas, and minimal on-site parking. They are local use parks within the community, such as the proposed Park 5 (2.1 Acres).

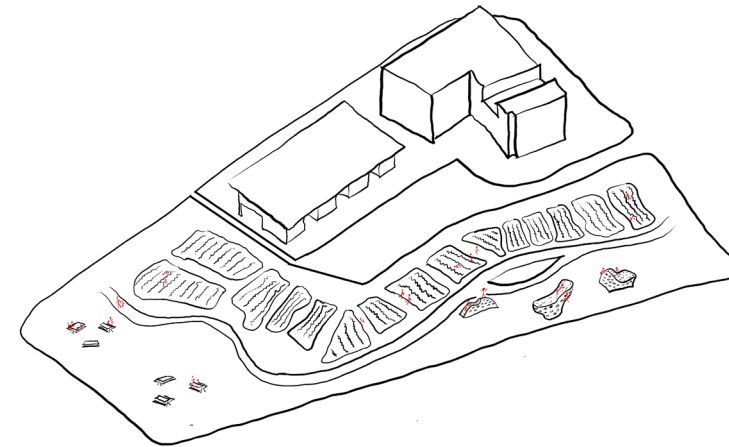


## Park Typologies

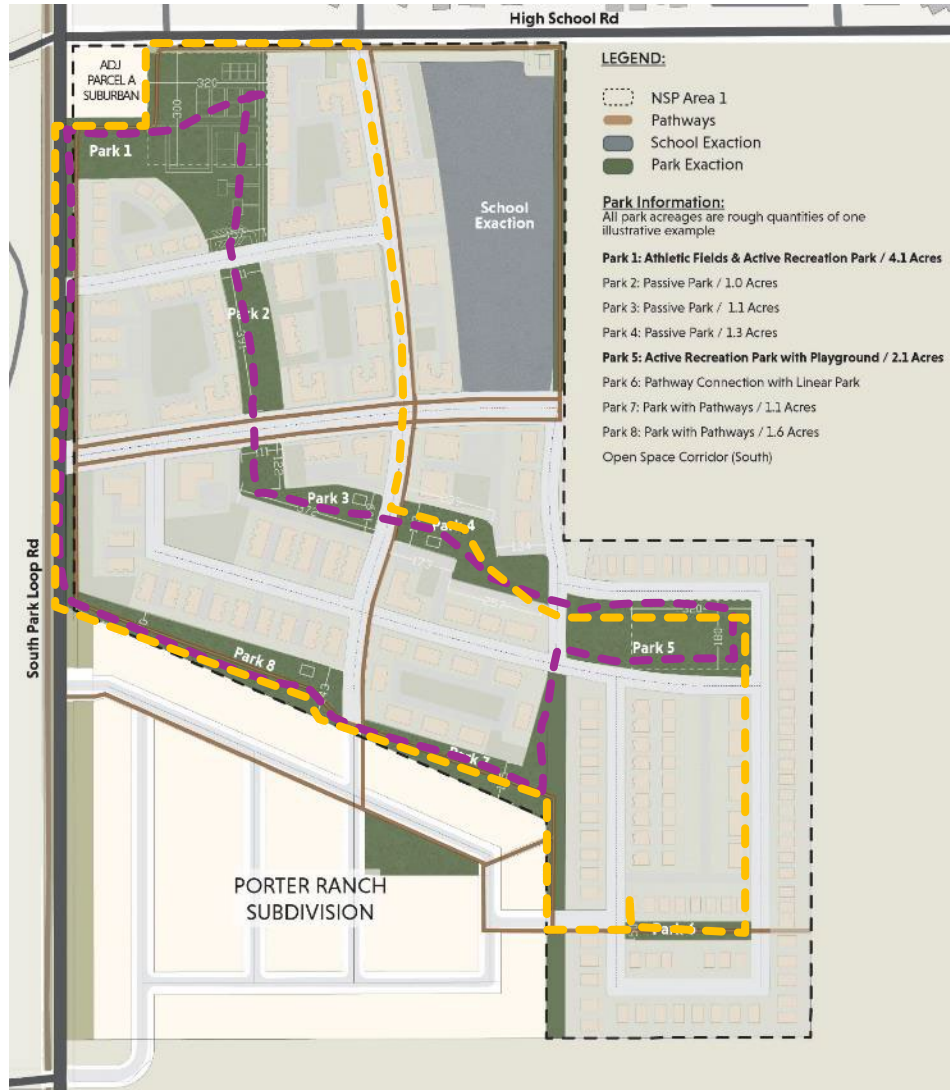


### Pathway Parks

Include passive recreational uses such as hardscape and softscape paths for walking, running, skiing, to connect activities such as picnic areas, climbing stones and bouldering (such as Teton Boulder Park), community gardens, native planting areas. These include Parks 2, 3, 7 and 8.

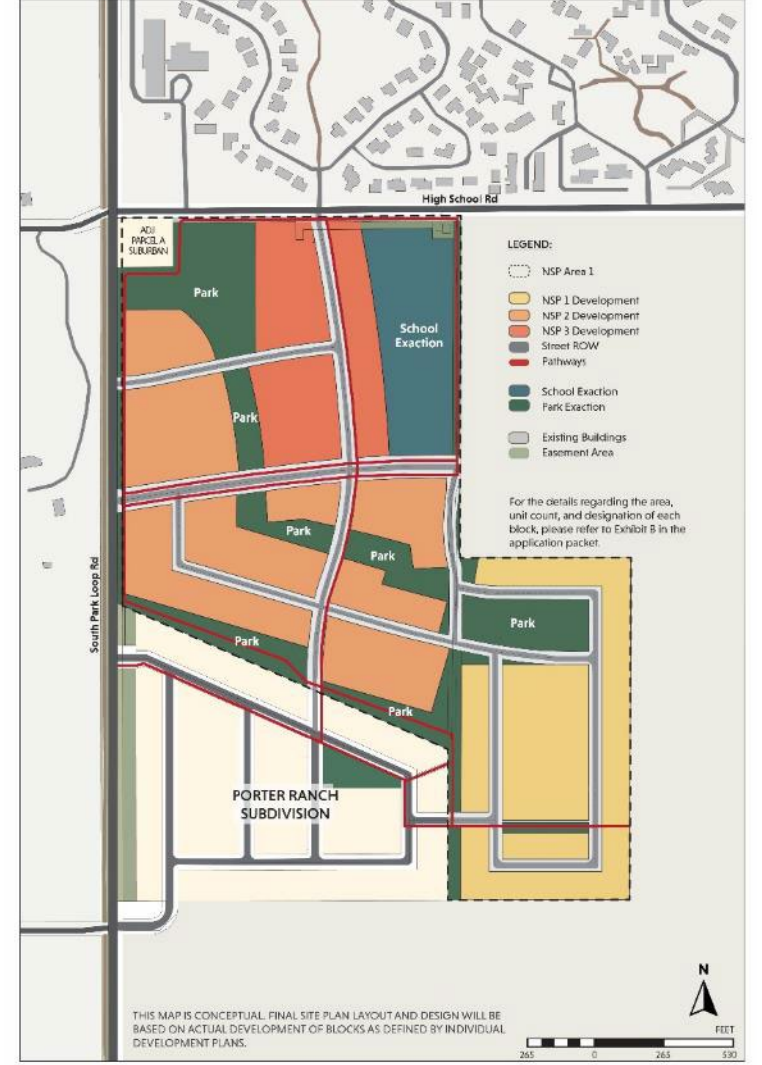
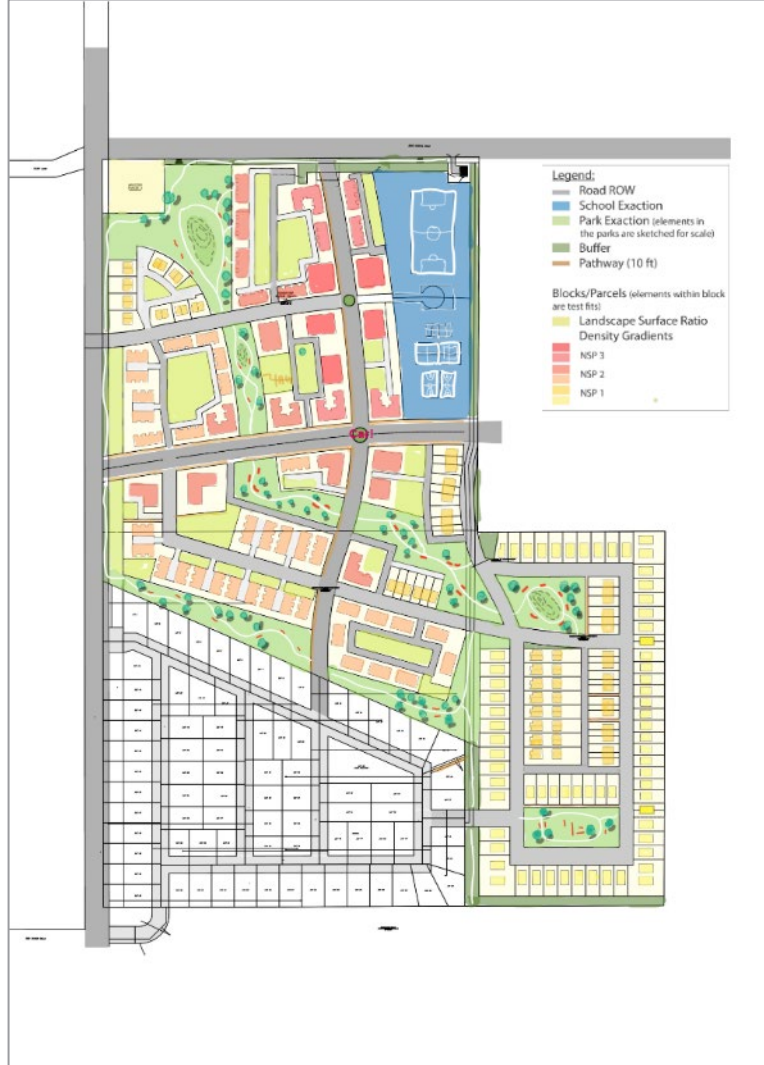


## Park System



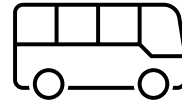
These parks work as a system within the neighborhood, to:

- **Provide alternative routes of travel through the neighborhood.** Residents can access the whole neighborhood from any part of NSP Area 1 through the parks system or on street pathways.
- **Create multiple walking/running/biking /skiing loops of ~ 1 mile.** Residents can access these loop from their homes thus increasing access to wellness and fitness opportunities without having to leave the neighborhood.
- **Parks as community gathering spaces and community identity.** Residents can meet and connect with their neighbors and create a sense of community and identity through the different parks.



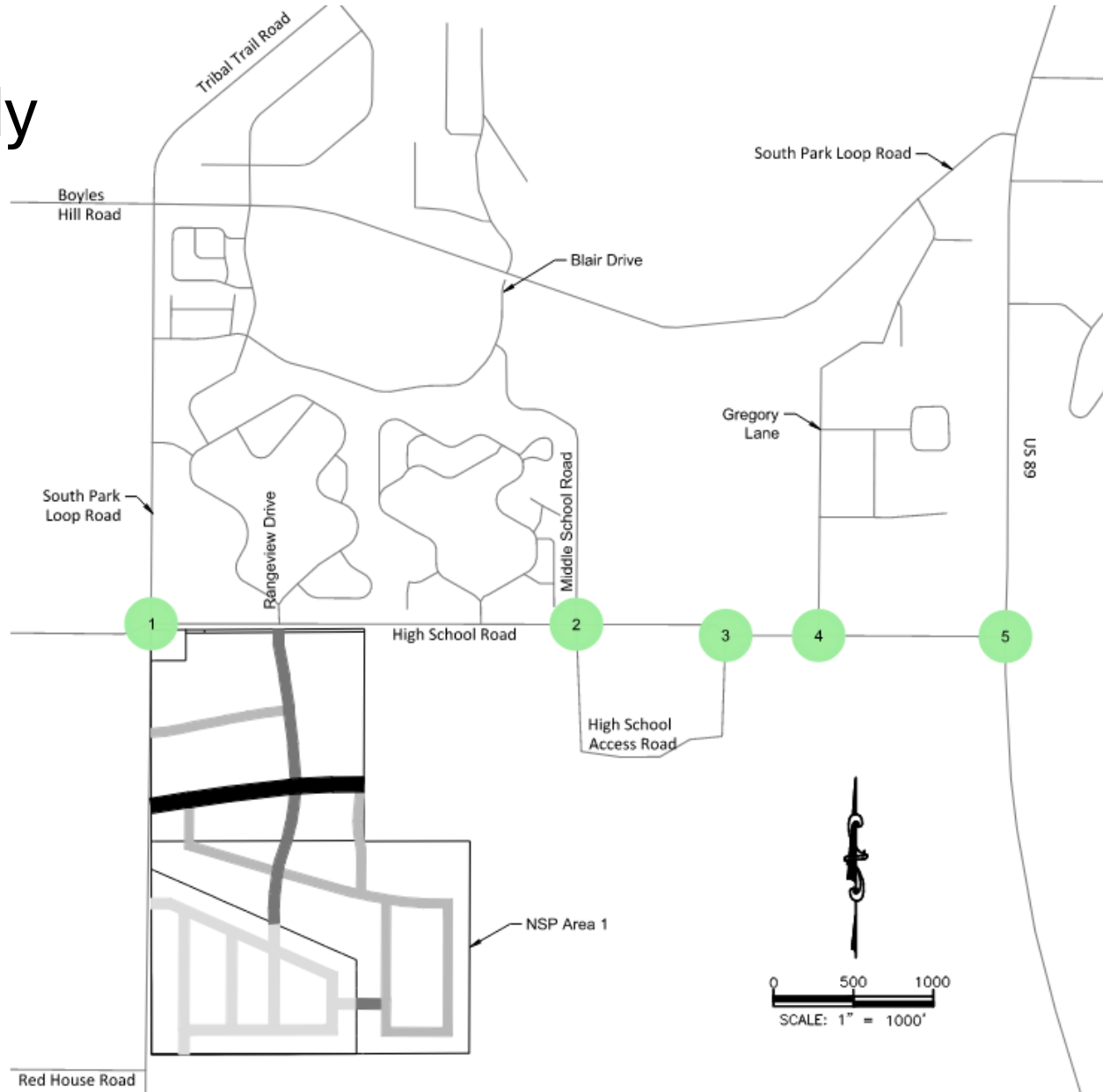
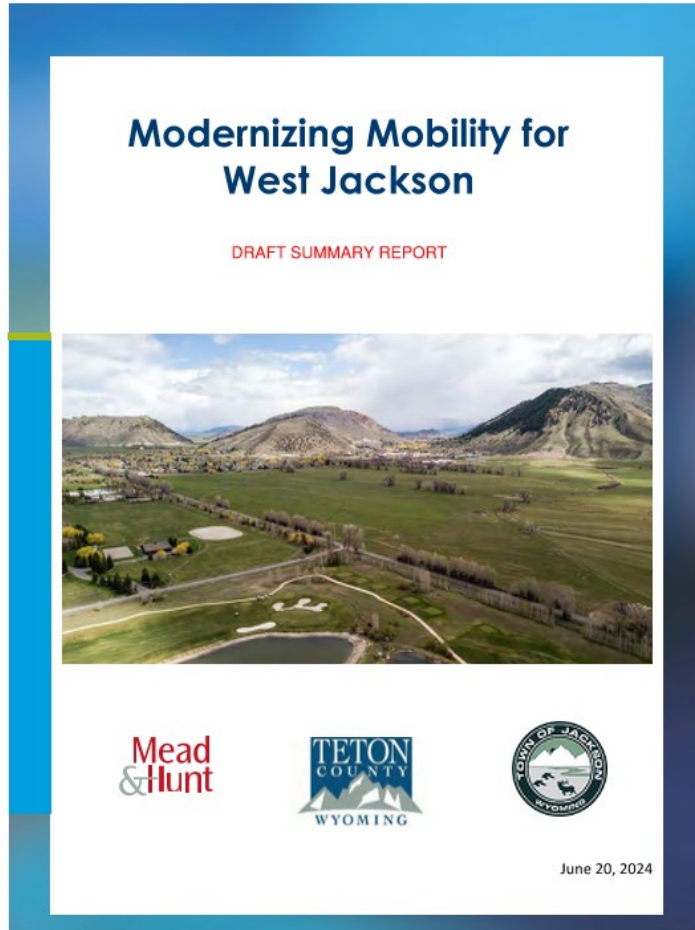
# Distilling the Plan

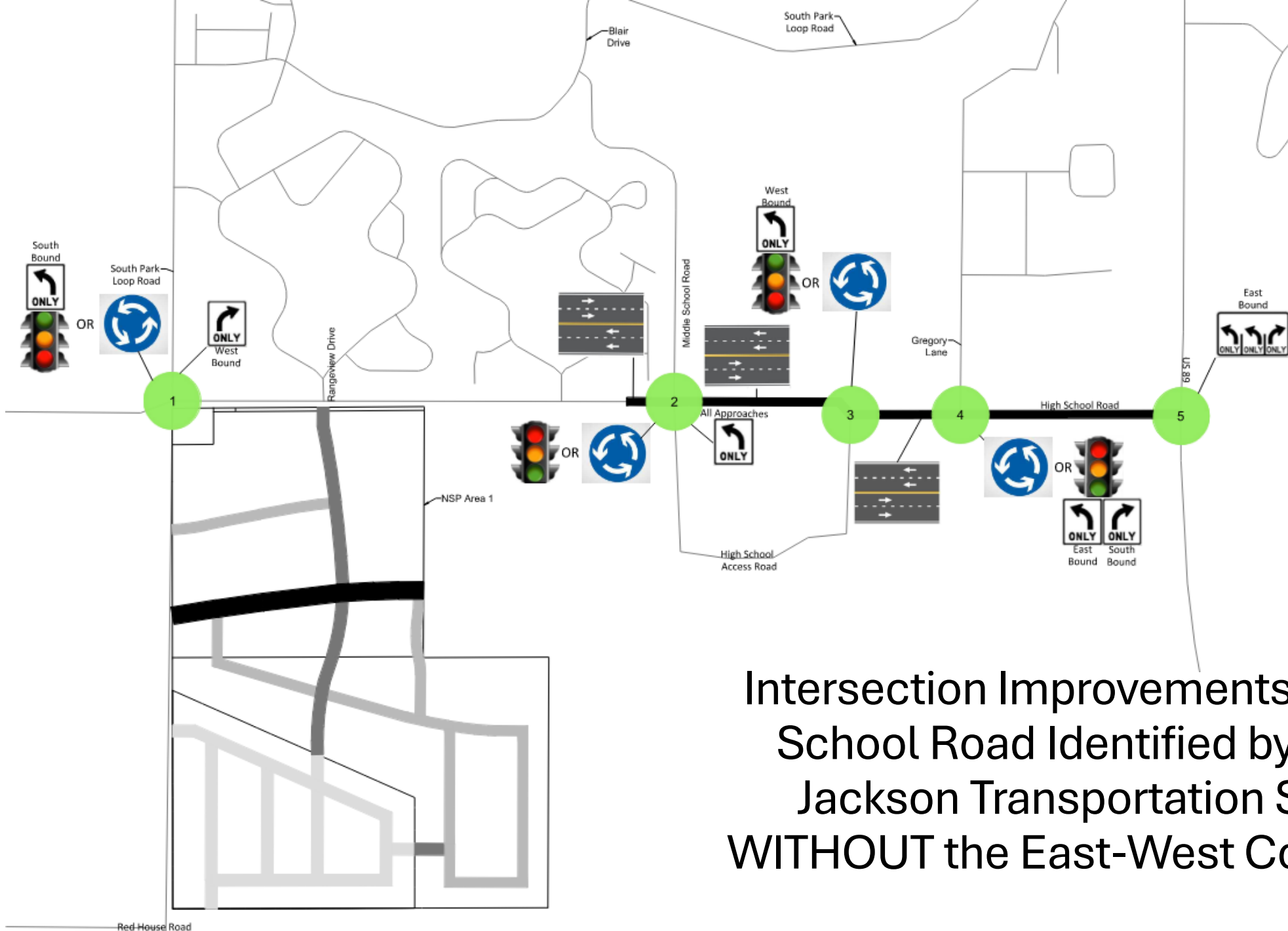
# NSP Area 1 Traffic Study Facts



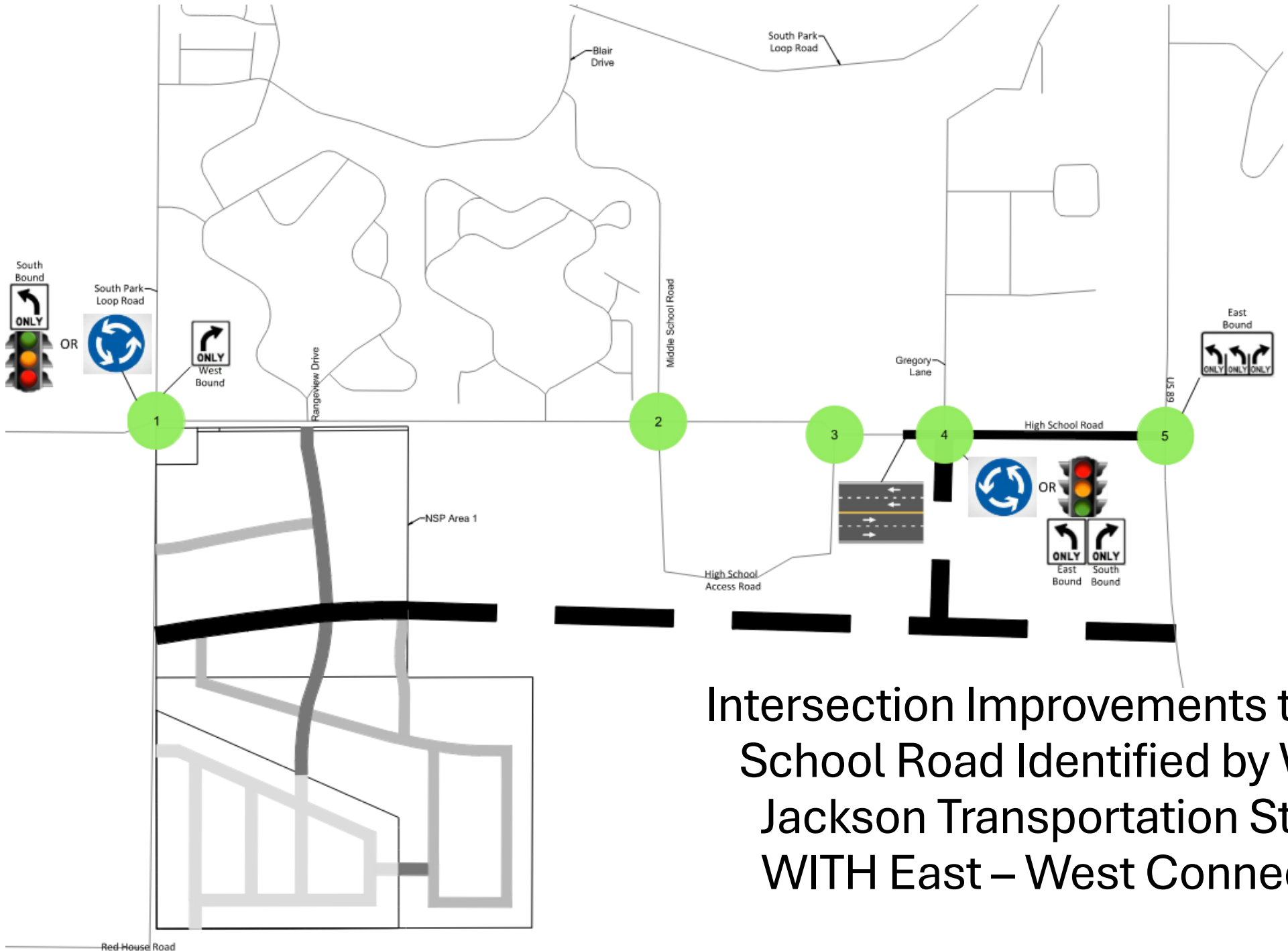
1. High School Road delays (Level F) are only observed during the AM and PM periods, approximately 20 minutes around the Middle School (**8:55 am, 3:45 pm**) and High School bell times (**9:00 am, 3:50 pm**).
2. The 500 – 600 housing units in NSP Area 1 do **not trigger** any improvements to the High School Road Intersections or the full East West Connector
3. The Area 1 East West Connector easement will be conveyed to Teton County upon Master Site Plan approval.

# West Jackson Transportation Study



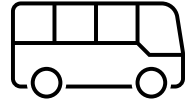


Intersection Improvements to High School Road Identified by West Jackson Transportation Study WITHOUT the East-West Connector



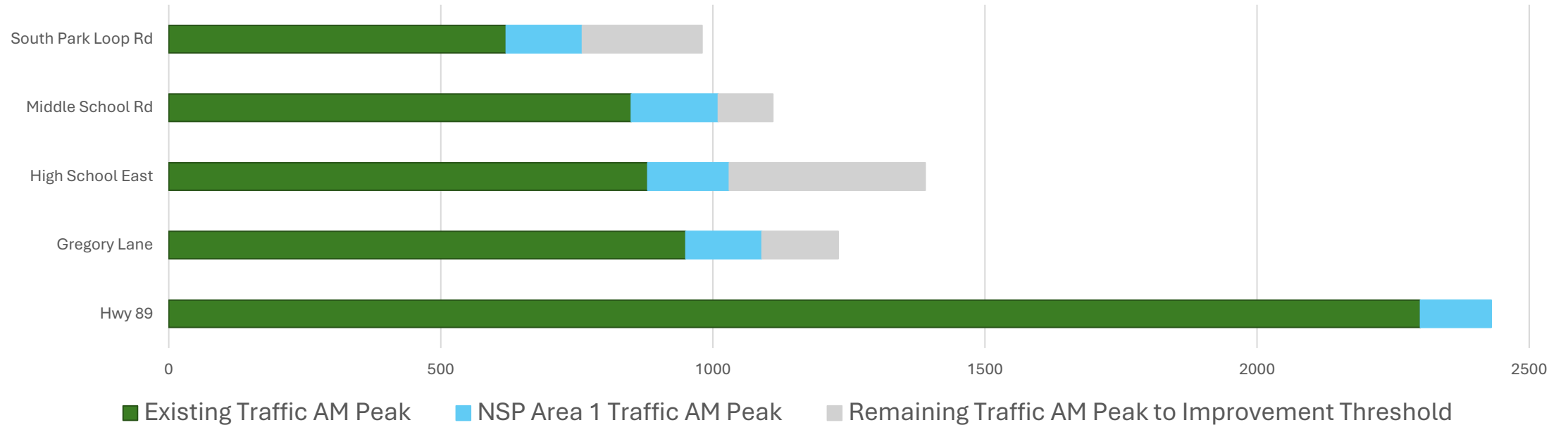
Intersection Improvements to High School Road Identified by West Jackson Transportation Study WITH East – West Connector

# NSP Area 1 Traffic Study Findings

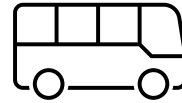


- NSP Area 1 does **not trigger** any improvements to High School Road Intersections
- Daily trips included in traffic study was conservative and does not account for traffic demand management.

High School Rd Intersection Improvement Thresholds (AM Peak)



# NSP Area 1 Traffic Study Facts



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## Consistent with Northern South Park Neighborhood Plan & LDRs



*Figure 1 Illustrates how a mix of housing types, multi-modal streets, and integrated open spaces help to support a Complete Neighborhood in Northern South Park*

- Open Space Vision includes:
- Parks
  - Pathway Networks
  - Wildlife Permeability
  - A variety of Open Space types to provide facilities for community gathering and recreation

## Consistent with Northern South Park Neighborhood Plan & LDRs



*Figure 19 Illustrative vision for a mixed-use Neighborhood Center with a central green space for community gatherings.*

- Programmed Open Space
- Pocket Parks
- Neighborhood gathering spaces
- Linked by pathways to provide easy access to all residents
- Parks within  $\frac{1}{4}$  mile of every home

## Consistent with Northern South Park Neighborhood Plan & LDRs



*Figure 26 Illustrates how open spaces can provide permeability through the site for wildlife.*

### Wildlife

#### Considerations:

- Wildlife Permeability through the southern edge of the site
- Open Space shall be configured contiguously to allow for & promote wildlife permeability

# Consistent with Northern South Park Neighborhood Plan & LDRs



- **Open Space Vision**
- **Variety of open space: programmed parks, pocket parks**
- **Pathway network connections**
- **Wildlife permeability**
- **Use of dedicated land includes parks, trails, pathways, and open space**

## PARKS ALTERNATIVE



Based on the comments received from the Parks and Recreation Staff/Board, we developed an alternative parks plan and assessed the impact.

Updates include:

- Park 1 increased to 5 Acres with street access from N-S connector
- Park 4 increased to 3 Acres with street access on 3 sides and across from the School exaction (proximity requested by Teton County School District)
- Parks 2 and 3 converted to pathways to maintain the alternative pathway connections and contiguous park network.

Impact include:

- 1. Decrease in the overall number of housing units on Blocks B & G.**  
This impacts both deed restricted housing and market rate housing (70% deed restricted housing /30% free market housing).
- 2. Limited development in the North adjacent to HSR.**  
The request for a larger park along High School Road, impacts the neighborhood design, could disconnect residents from the communities to the North, and is misaligned with the Neighborhood Plan.

It is important to note that changes to parks, impacts not only development, but could trigger block boundary and designation changes.

## PARKS PLAN



On the other hand, the current plan:

- **Makes the findings of the LDRs and Neighborhood Plan.**
- **Provides parks of a variety of sizes and recreational opportunities.**
- **Prioritizes housing by maximizing the land for development, while balancing access and open space.**

# Thank you!

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