

# Alternatives At-A-Glance

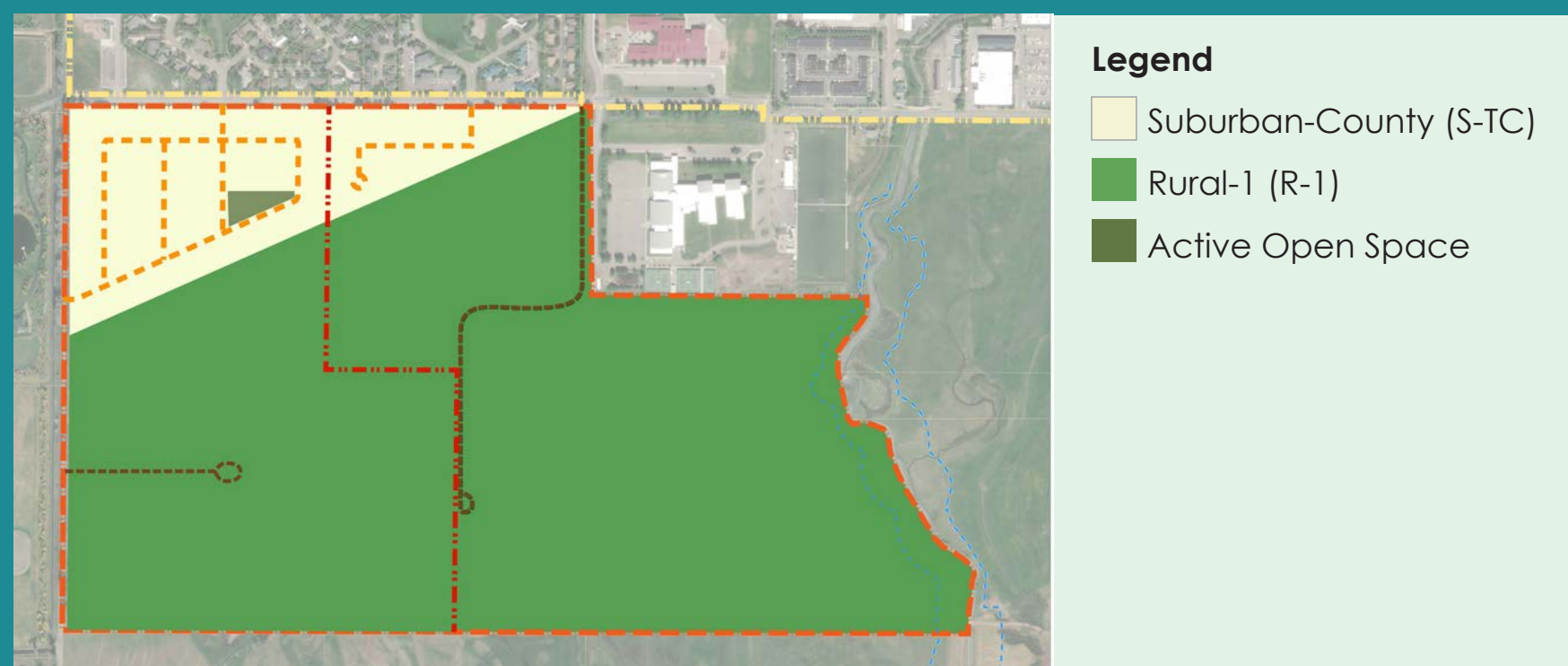
## No Change

Existing Zoning Alternative

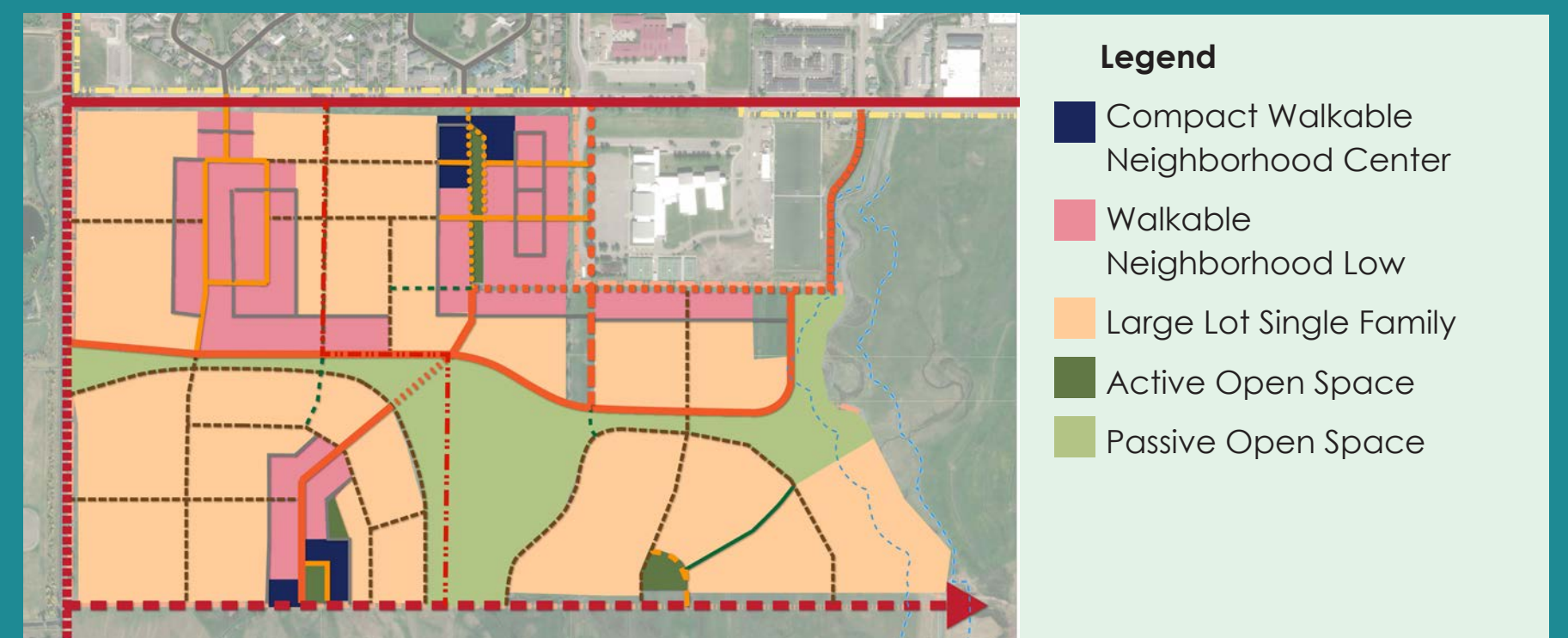
## Alternative A

Estates and Apartments

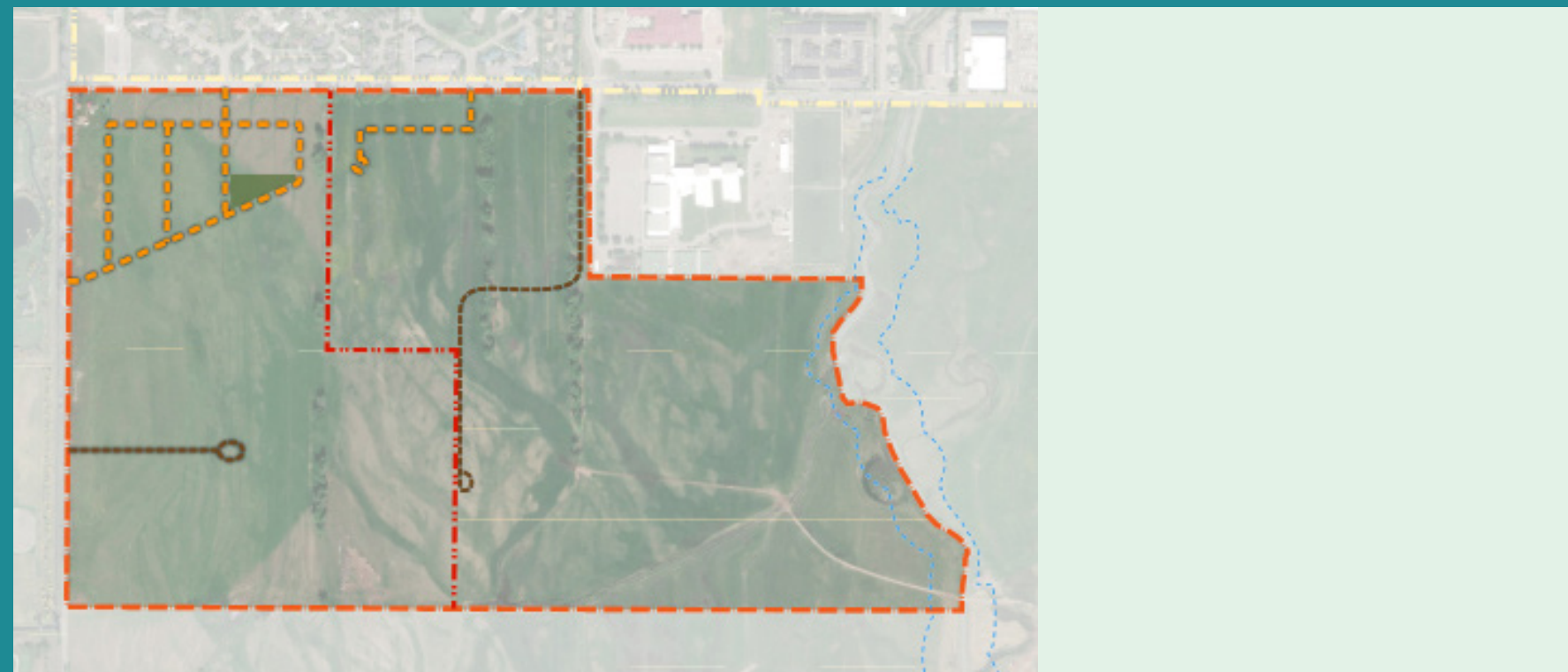
### Character Areas



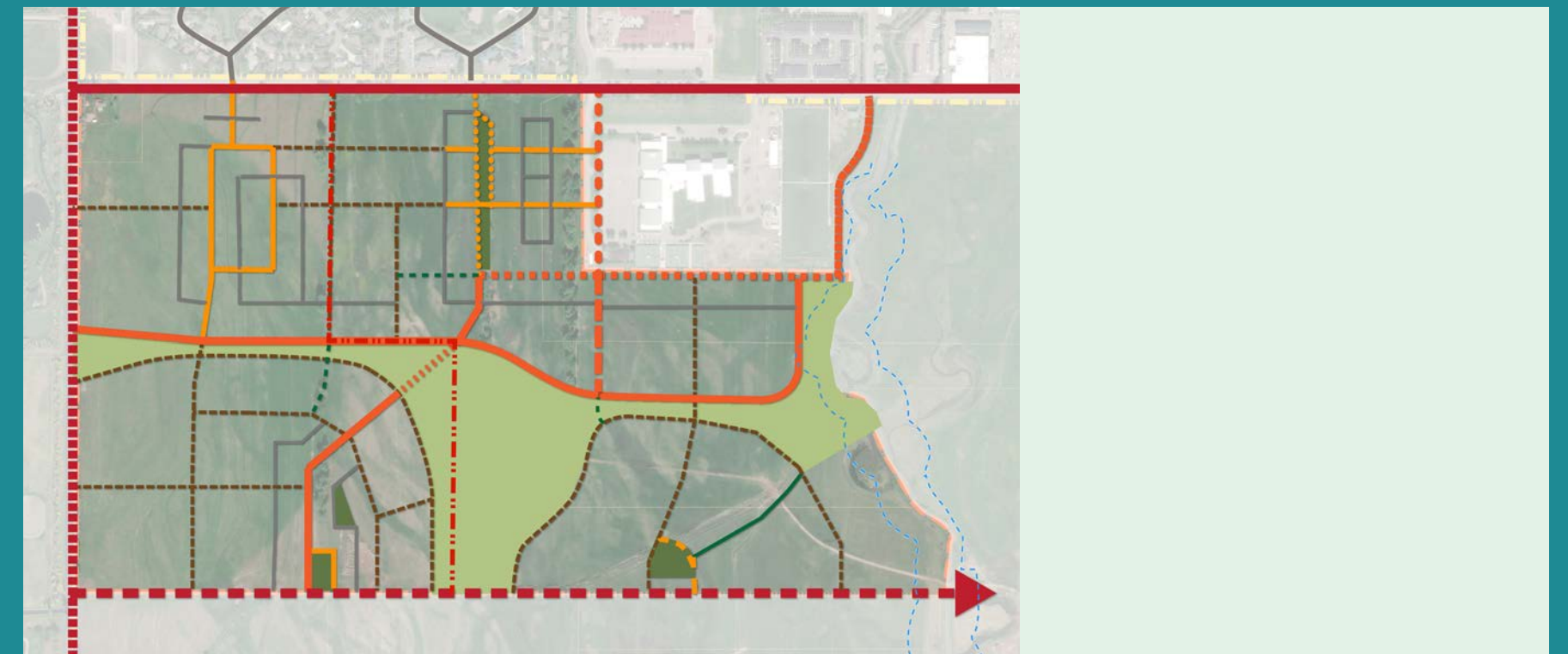
### Character Areas



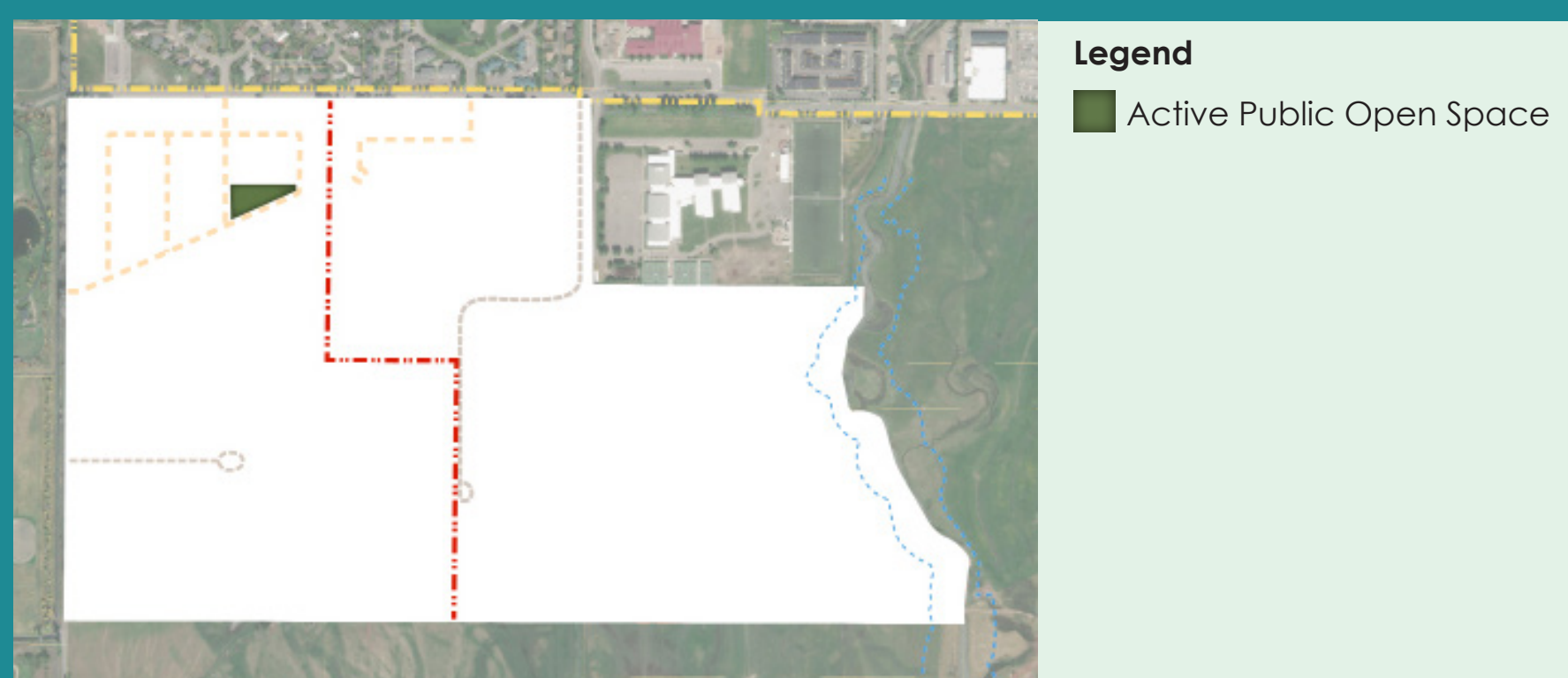
### Street Network



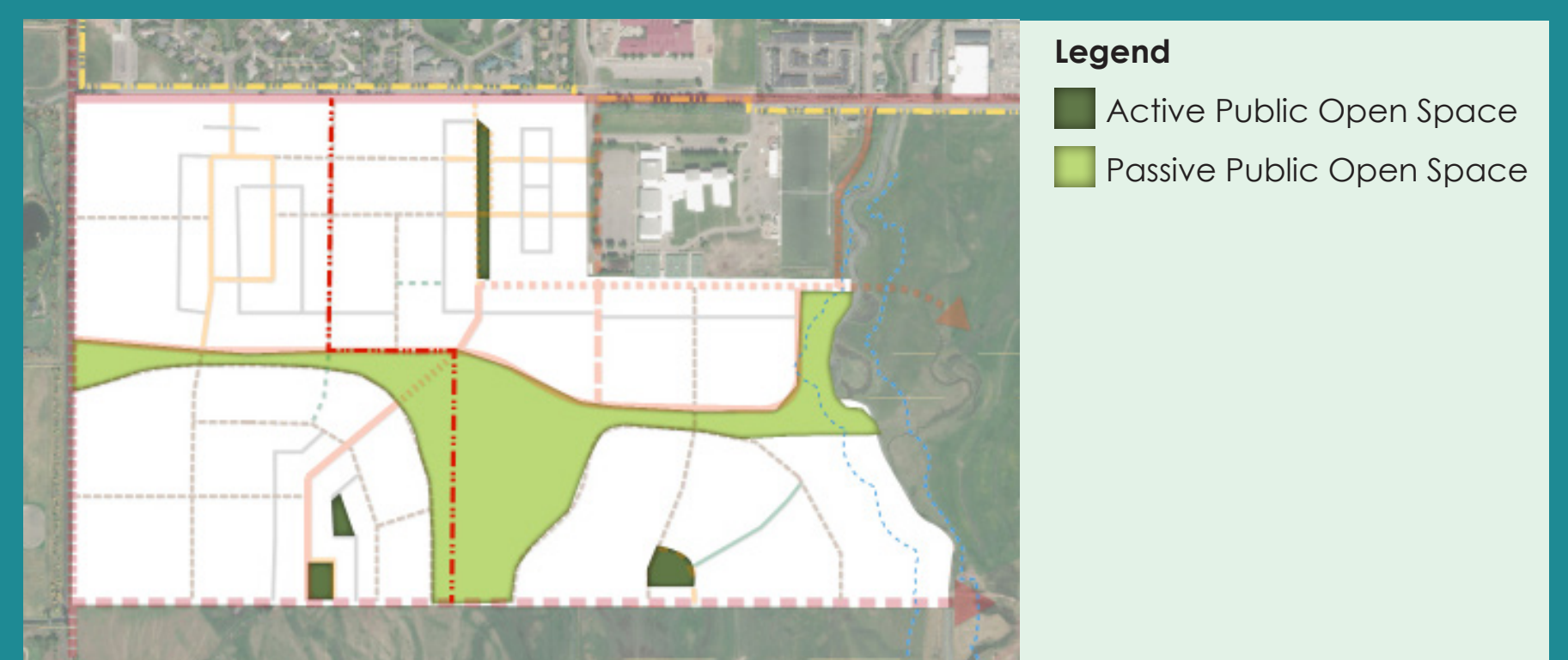
### Street Network



### Public Space Network



### Public Space Network



### Summary

Housing Unit Count by Income Level	
Income Level	Unit Count
Unrestricted, >350% MFI	98
Workforce (Tier 2), 250% - 350% MFI	0
Workforce (Tier 1), 120% - 250% MFI	0
Land Dedicated Affordable, <120% MFI	0
<b>TOTAL UNIT COUNT</b>	<b>98</b>

This alternative shows the current zoning. The northwest portion of the site is zoned Suburban-County. The remainder of the site is zoned Rural-1, which allows a maximum of one housing unit for every 35 acres. The majority of the project area in this alternative would be single-family homes on very large (35 acres or greater) lots.

### Summary

Housing Unit Count by Income Level	
Income Level	Unit Count
Unrestricted, >350% MFI	155
Workforce (Tier 2), 250% - 350% MFI	125
Workforce (Tier 1), 120% - 250% MFI	158
Land Dedicated Affordable, <120% MFI	229
<b>TOTAL UNIT COUNT</b>	<b>668</b>

This alternative shows the majority of the project site designated as Large Lot Single Family, which is the least intense of the potential new character areas. A small amount of Compact Walkable Neighborhood Center areas support apartment units and community-serving uses on the north and south edges of the site, and a limited amount of Walkable Neighborhood Low character areas create pockets of multi-unit housing types, such as duplexes and cottage clusters, that are compatible with Affordable and Workforce units.



# Alternatives At-A-Glance

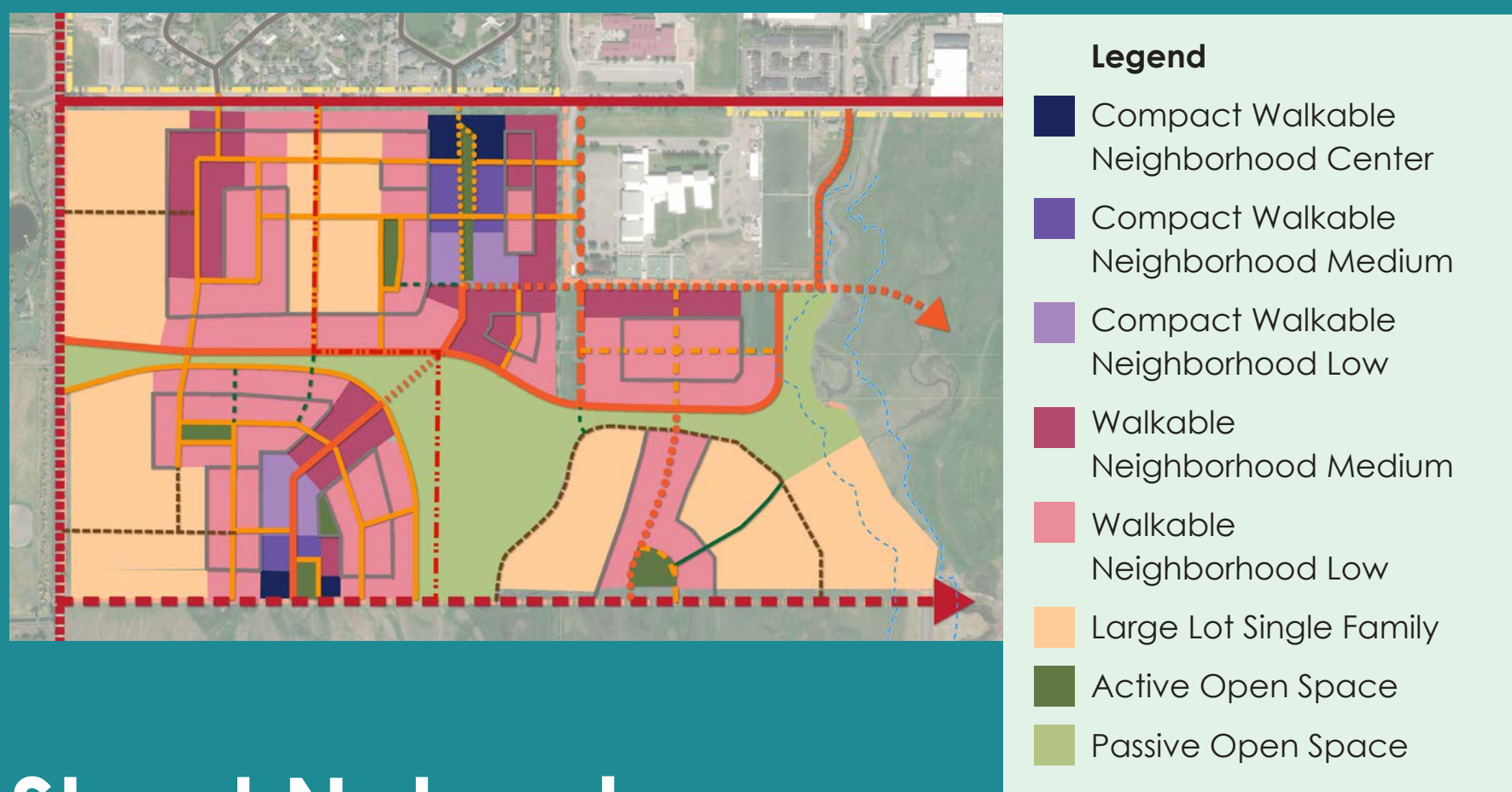
## Alternative B

Neighborhood with Estates

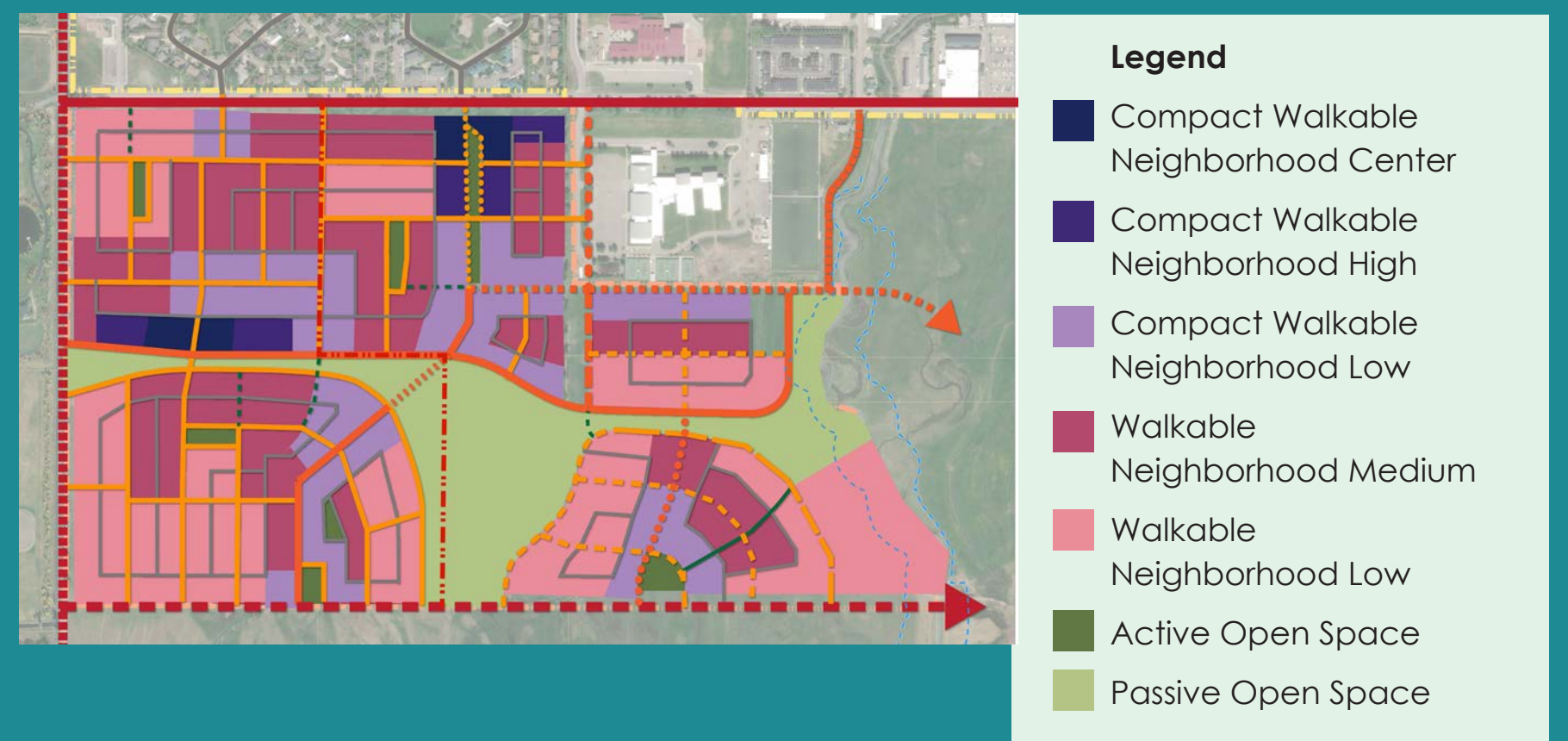
## Alternative C

Mixed-Type Neighborhood

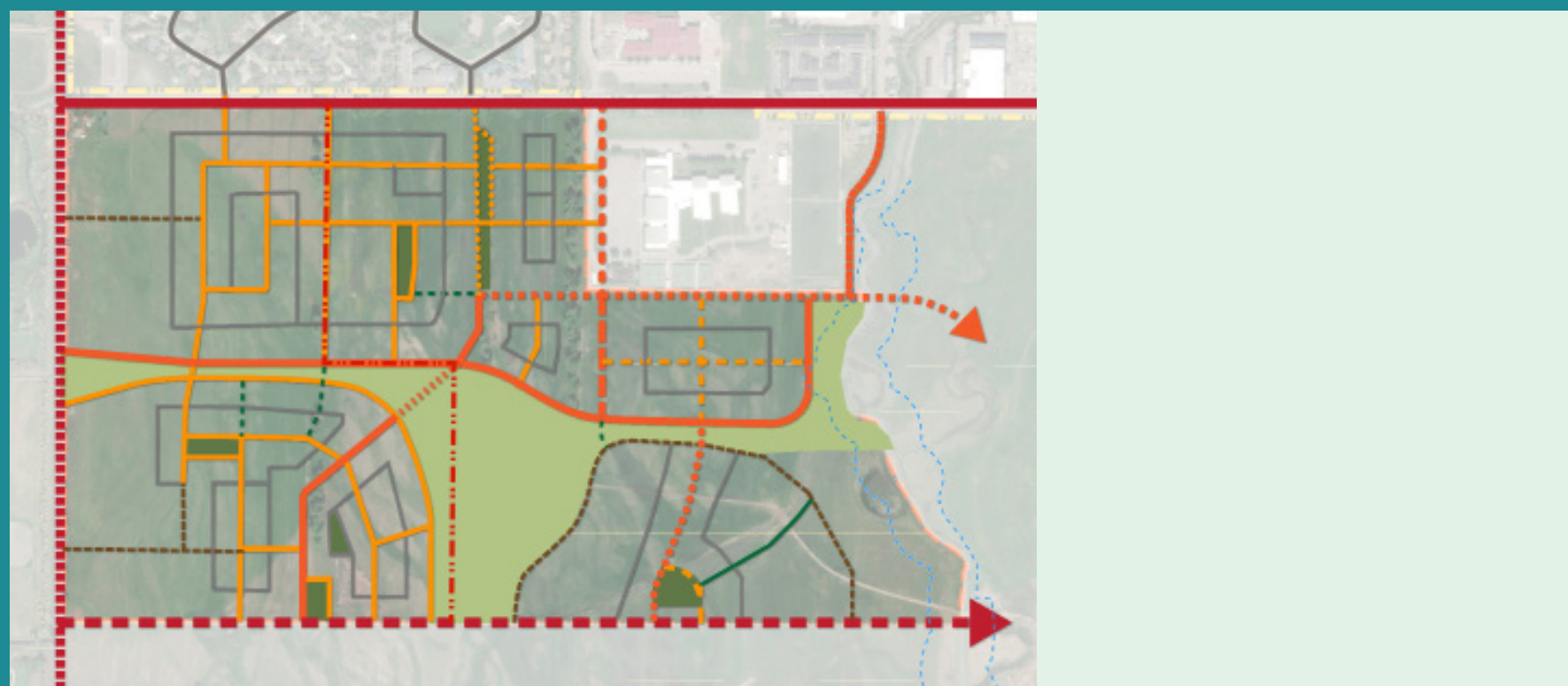
### Character Areas



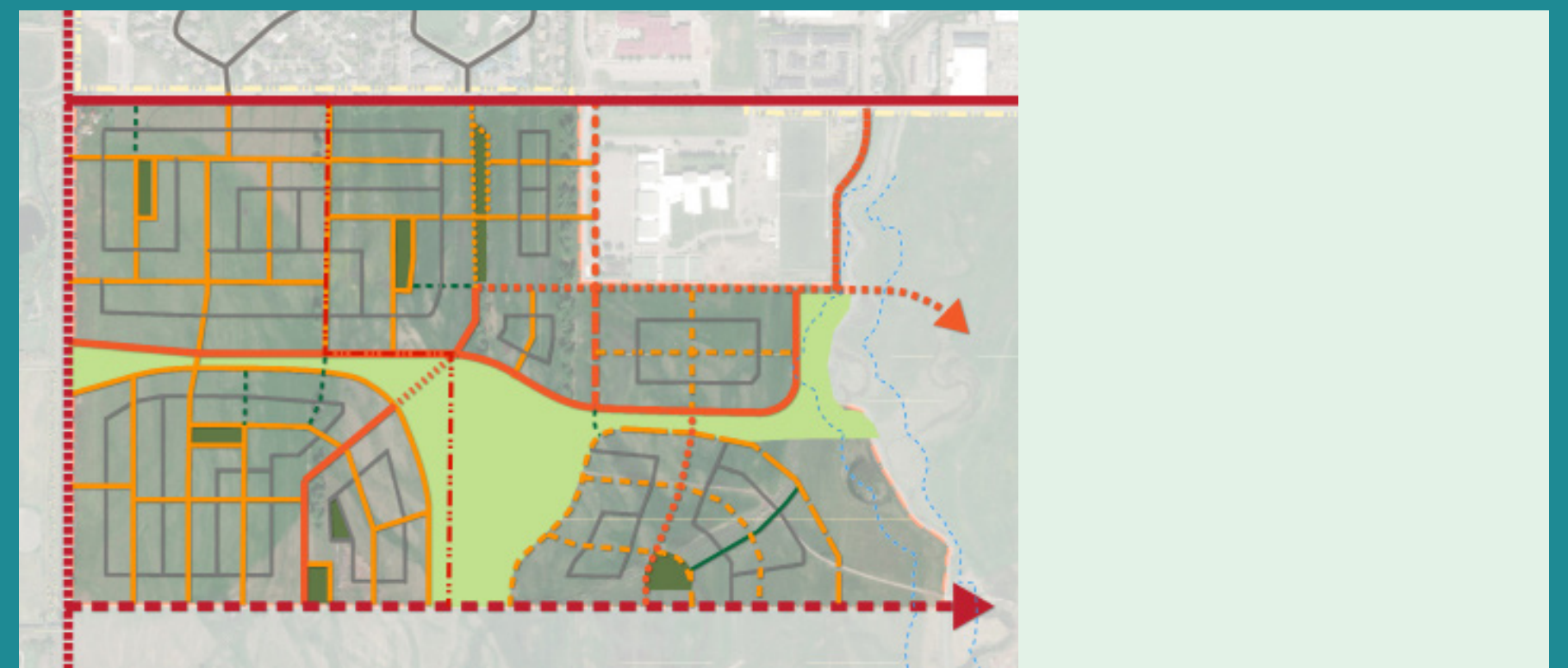
### Character Areas



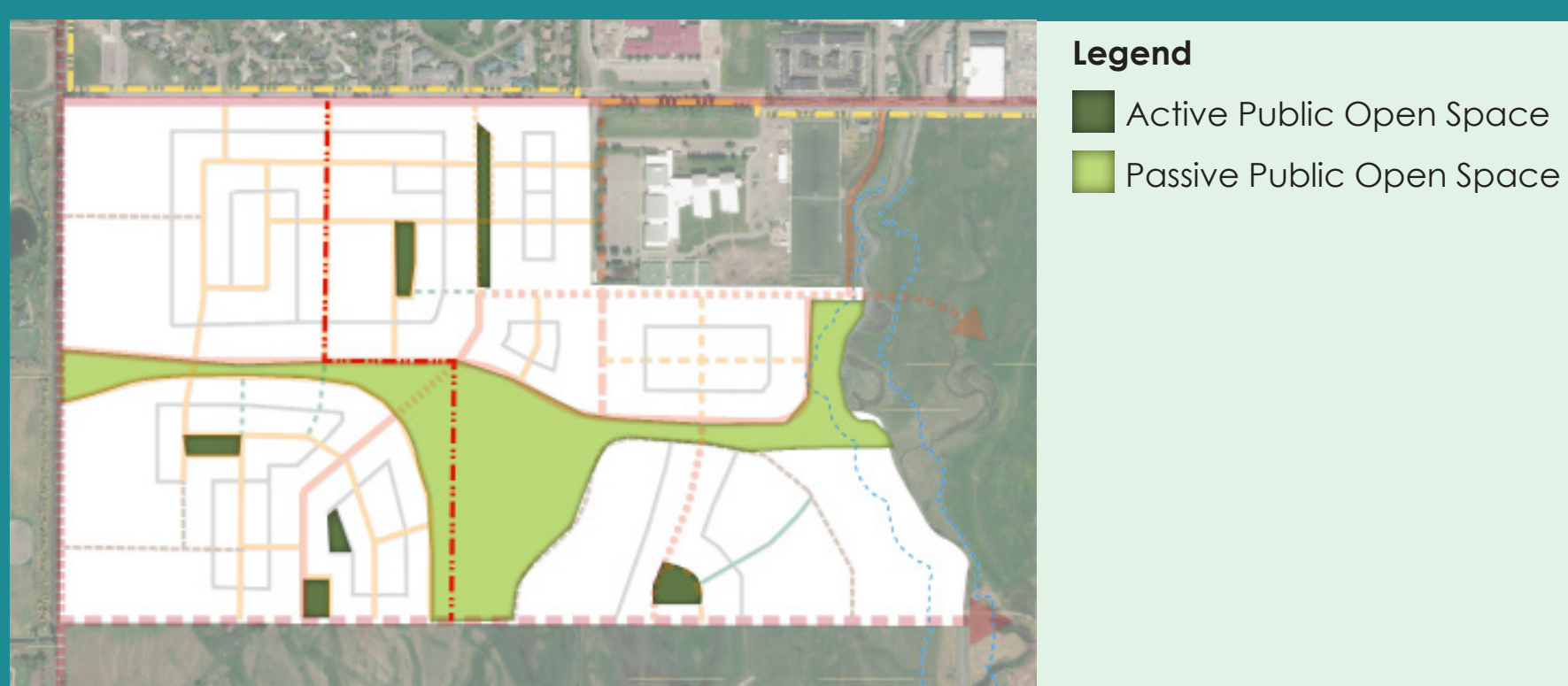
### Street Network



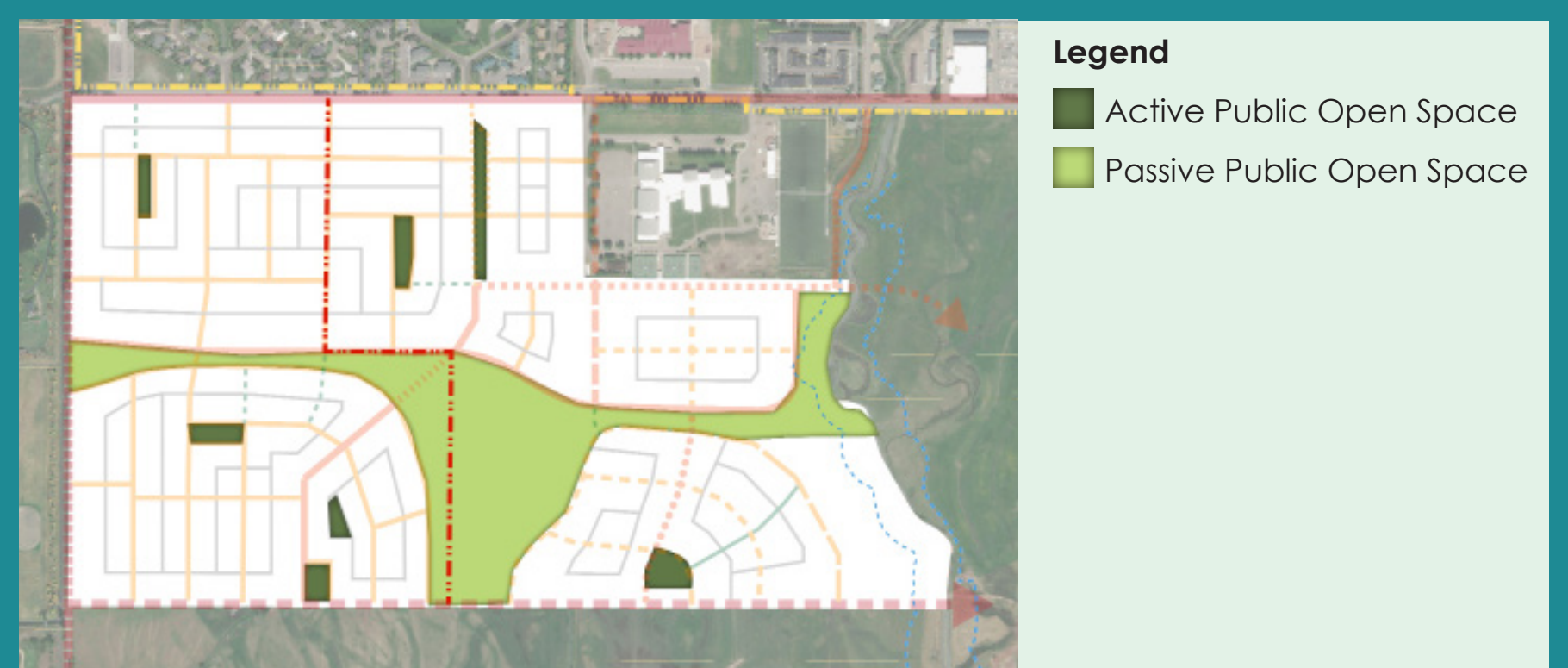
### Street Network



### Public Space Network



### Public Space Network



### Summary

Housing Unit Count by Income Level	
Income Level	Unit Count
Unrestricted, >350% MFI	84
Workforce (Tier 2), 250% - 350% MFI	274
Workforce (Tier 1), 120% - 250% MFI	531
Land Dedicated Affordable, <120% MFI	410
<b>TOTAL UNIT COUNT</b>	<b>1298</b>

This alternative employs three Compact Walkable Neighborhood character types to transition from the higher-intensity Neighborhood Center areas to the less intense Walkable Neighborhood areas. All character areas outside of the Large Lot Single Family areas would support multi-unit housing types, such as duplexes, fourplexes, cottage clusters and apartments, that are compatible with Affordable and Workforce units.

### Summary

Housing Unit Count by Income Level	
Income Level	Unit Count
Unrestricted, >350% MFI	4
Workforce (Tier 2), 250% - 350% MFI	333
Workforce (Tier 1), 120% - 250% MFI	1012
Land Dedicated Affordable, <120% MFI	1031
<b>TOTAL UNIT COUNT</b>	<b>2381</b>

This alternative shows the entire project site designated with Compact Walkable and Walkable Neighborhood character areas, which would all support multi-unit housing types, such as duplexes, fourplexes, cottage clusters and apartments, that are compatible with Affordable and Workforce units.

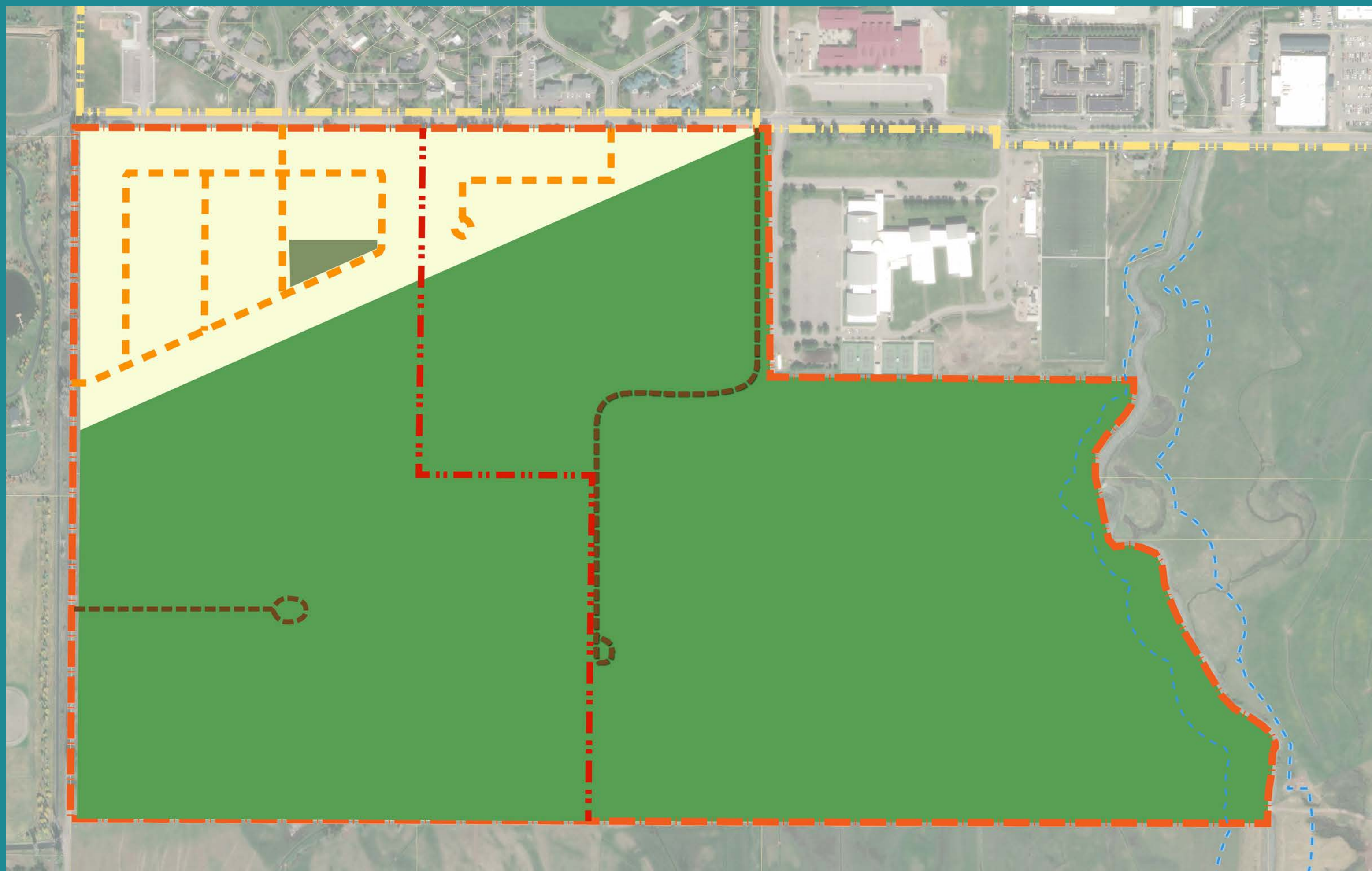


# Existing Zoning Alternative

This alternative represents what is currently entitled in Northern South Park. What do you think about this alternative?

## Conceptual Zoning Map

This alternative shows the current zoning. The northwest portion of the site is zoned Suburban-County. The remainder of the site is zoned Rural-1, which allows a maximum of one housing unit for every 35 acres. The majority of the project area in this alternative would be single-family homes on very large (35 acres or greater) lots.

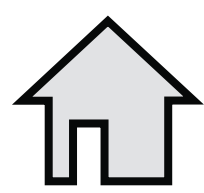


Character areas	% of Site
Suburban-County (S-TC)	14%
Rural-1 (R-1)	85%
Active Open Space	1%

## Alternative Report Card

The outcomes for the Existing Zoning Alternative represents the extent of development that is currently permitted. The 98 total units are entirely made up of large lot single family homes, none of which are deed-restricted.

### Total Units: 98

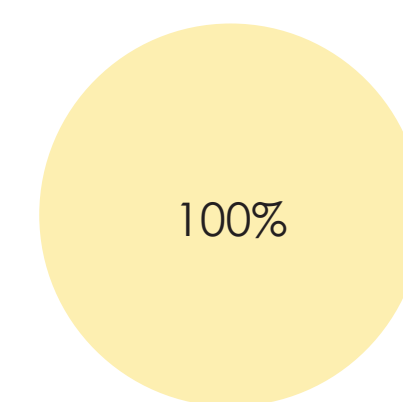


98 Unrestricted Units (Market Rate)



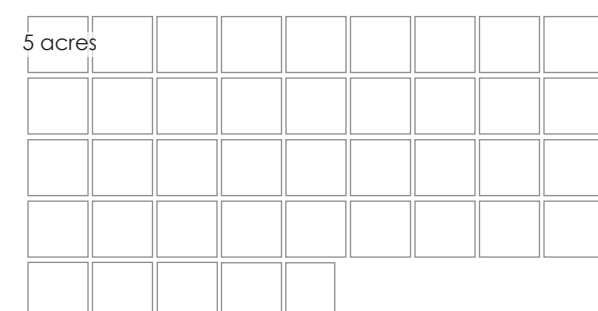
0 Deed-Restricted Units (Workforce & Affordable)

### Share of Housing Types



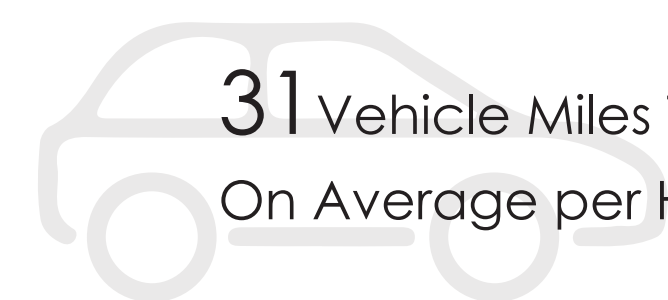
Single Family	Multi Family
Large Lot	Townhouses
Standard Lot	Multi-Unit Houses
Compact	Apartments

### Affordable Housing Land Dedication



0 acres of site donated for affordable housing

### Vehicle Miles Traveled



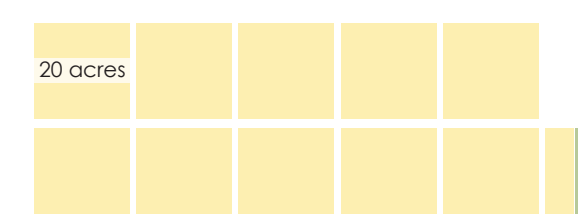
31 Vehicle Miles Travelled On Average per Household

### Public Cost to Build Affordable Housing



\$0 Cost to Public (0 Affordable units)

### Access to Public Open Space



3 acres of public open space (out of 209 total acres of pervious surface)



## Northern South Park Neighborhood Plan

Teton County, WY  
Town of Jackson, WY  
Alternatives Workshop



© 2021 Opticos Design Inc.



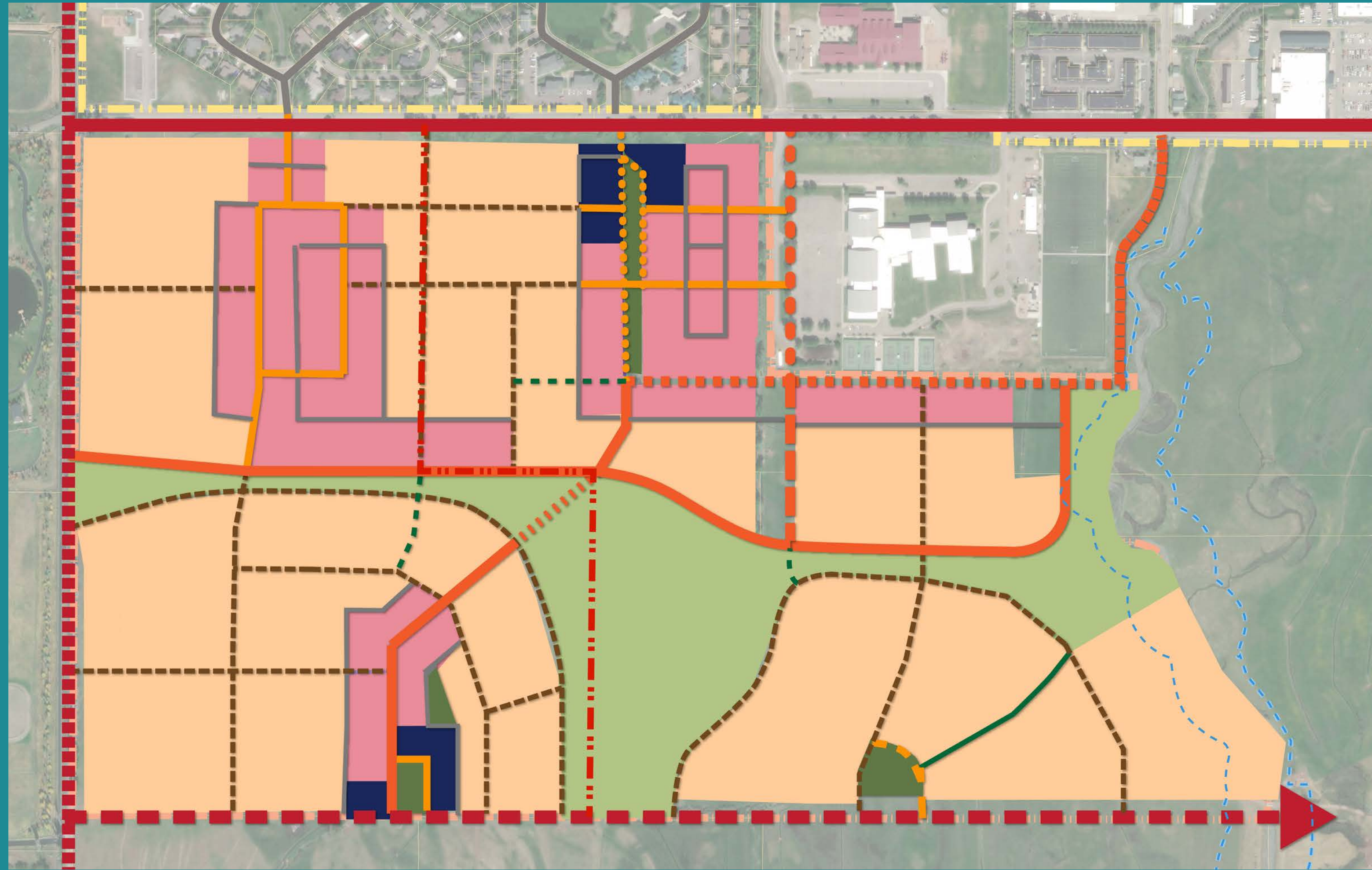
# Alternative A: Estates and Apartments

This is one of three development alternatives analyzed for Northern South Park. What do you think of the outcomes of this alternative?

## Conceptual Zoning Map

This alternative shows the majority of the project site designated as Large Lot Single Family, which is the least intense of the potential new character areas. A small amount of Compact Walkable Neighborhood Center areas support apartment units and community-serving uses on the north and south edges of the site. A limited amount of Walkable Neighborhood Low character areas support apartment units and community-serving uses on the north and south edges of the site. A limited amount of Walkable Neighborhood Low character areas create pockets of multi-unit housing types, such as duplexes and cottage clusters, that are compatible with Affordable and Workforce units.

Character Areas	% of Site
Compact Walkable Neighborhood Center	2%
Walkable Neighborhood Low	19%
Large Lot Single Family	61%
Active Open Space	2%
Passive Open Space	16%



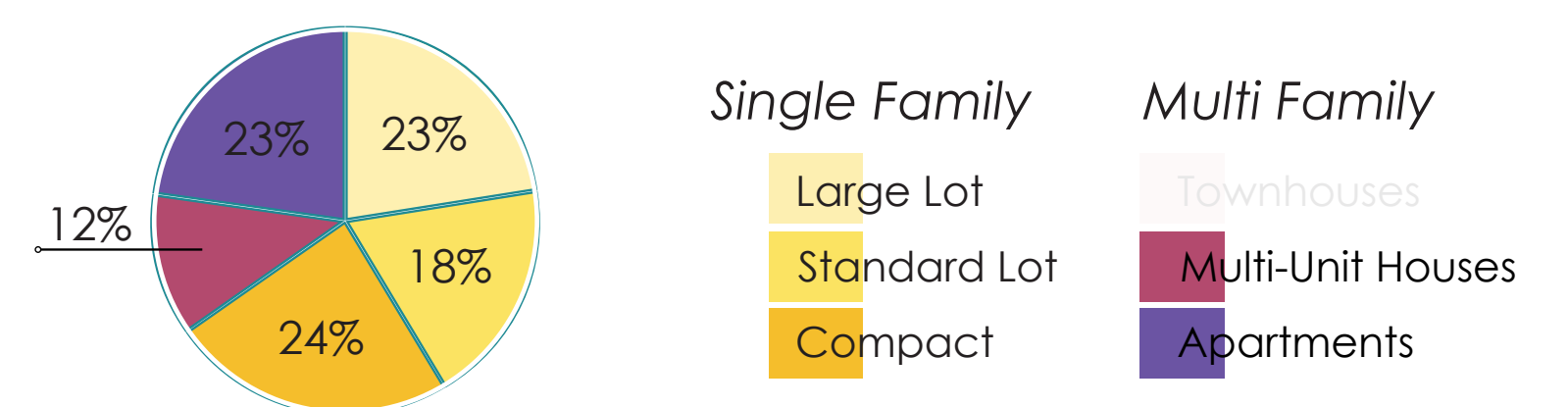
## Alternative Report Card

Alternative A has a total of 668 units and includes approximately 6 acres of land donated to the County that will be dedicated for deed-restricted Affordable housing. Despite the fact that the majority housing type is single family, over 75% of total units are deed-restricted. This is largely due to the high share of apartment units that are compatible with Affordable units and multi-unit houses and compact small single family homes that are compatible with Workforce units.

### Total Units: 668



### Share of Housing Types



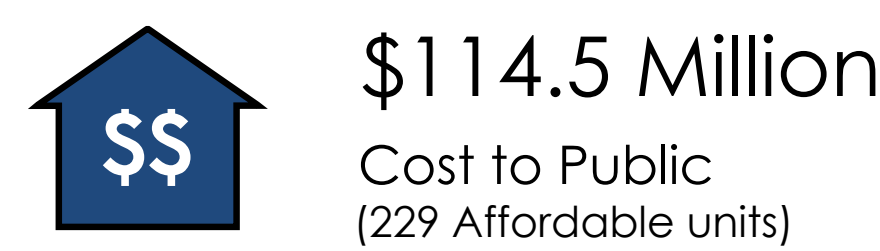
### Affordable Housing Land Dedication



### Vehicle Miles Traveled



### Public Cost to Build Affordable Housing



### Access to Public Open Space





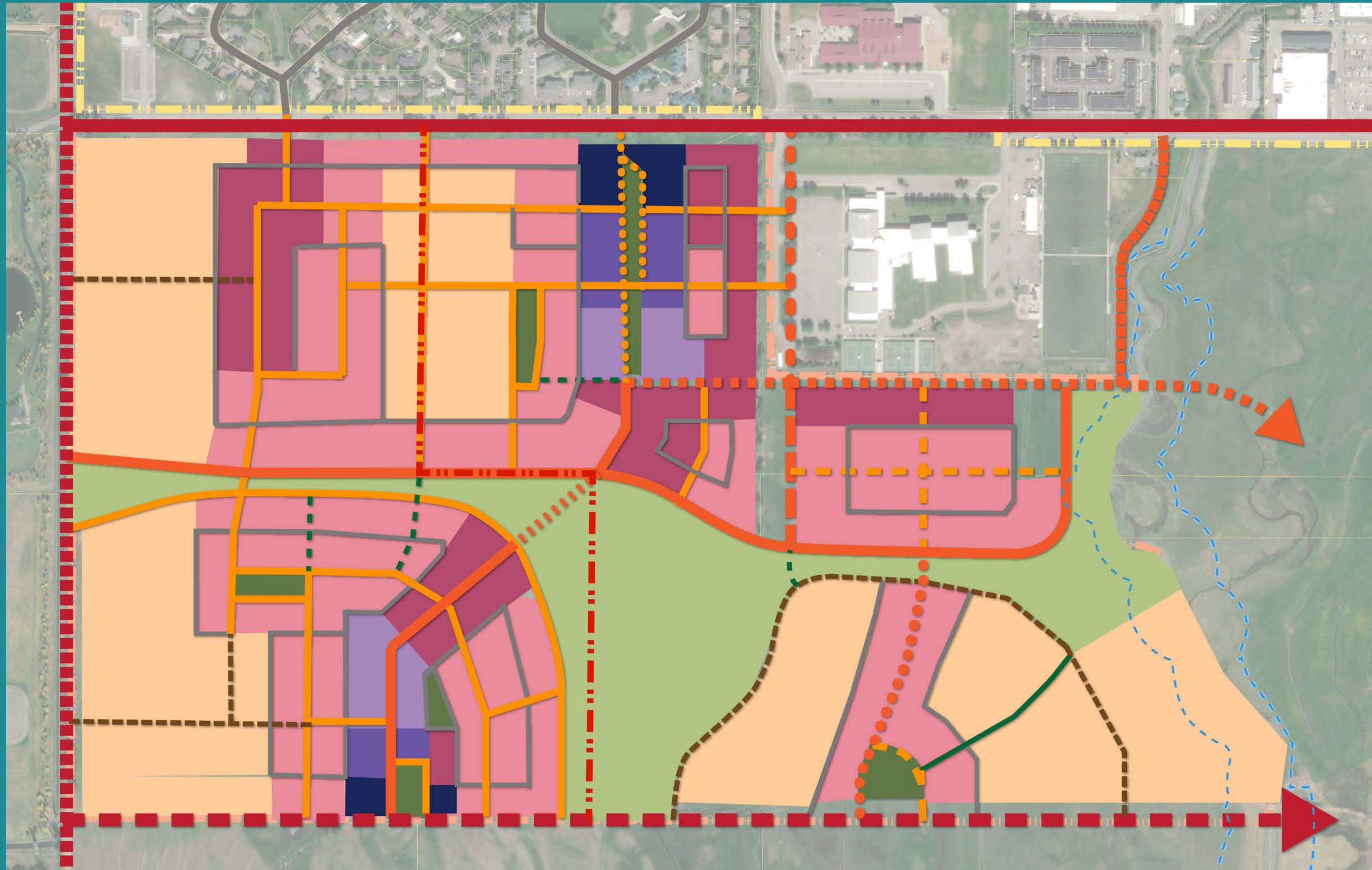
# Alternative B: Neighborhood with Estates

This is one of three development alternatives analyzed for Northern South Park. What do you think of the outcomes of this alternative?

### Conceptual Zoning Map

This alternative employs three Compact Walkable Neighborhood character types to transition from the higher-intensity Neighborhood Center areas to the less intense Walkable Neighborhood areas. All character areas outside of the Large Lot Single Family areas would support multi-unit housing types, such as duplexes, fourplexes, cottage clusters and apartments, that are compatible with Affordable and Workforce units.

Character Areas	% of Site
Compact Walkable Neighborhood Center	1%
Compact Walkable Neighborhood Medium	2%
Compact Walkable Neighborhood Low	2%
Walkable Neighborhood Medium	11%
Walkable Neighborhood Low	31%
Large Lot Single Family	34%
Active Open Space	3%
Passive Open Space	16%



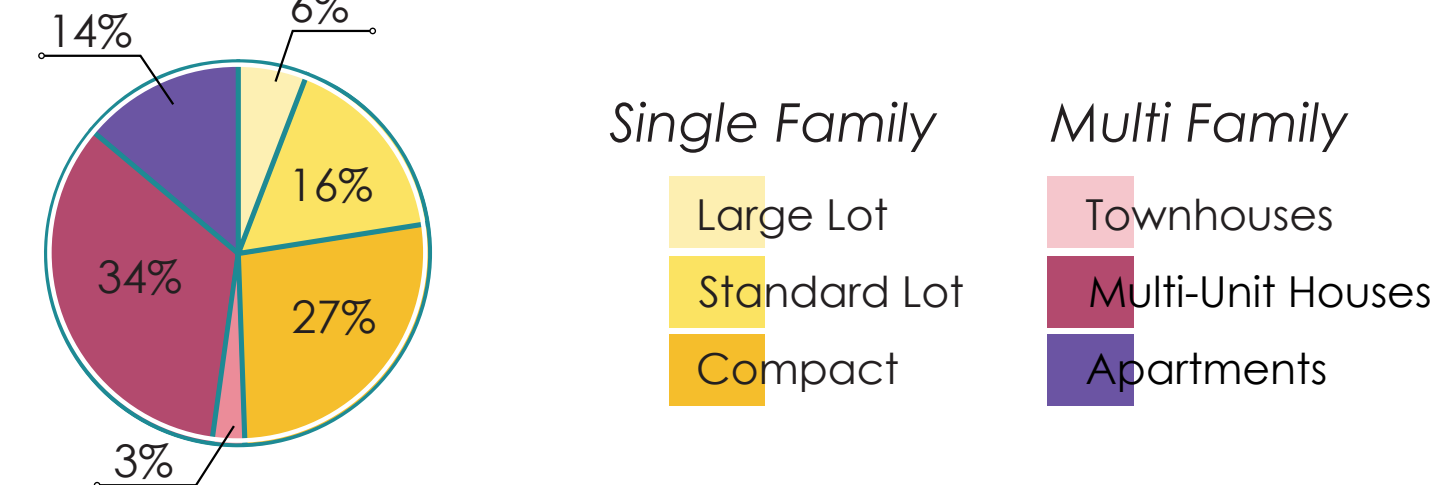
### Alternative Report Card

Alternative B is made up of over 90% deed-restricted units, a portion of which will be built on approximately 14 acres of land donated to the County that will be dedicated for deed-restricted Affordable housing. The share of housing types is split almost 50/50 between single family and multifamily units.

#### Total Units: 1,298

- 84 Unrestricted Units (Market Rate)
- 1,214 Deed-Restricted Units (Workforce & Affordable)

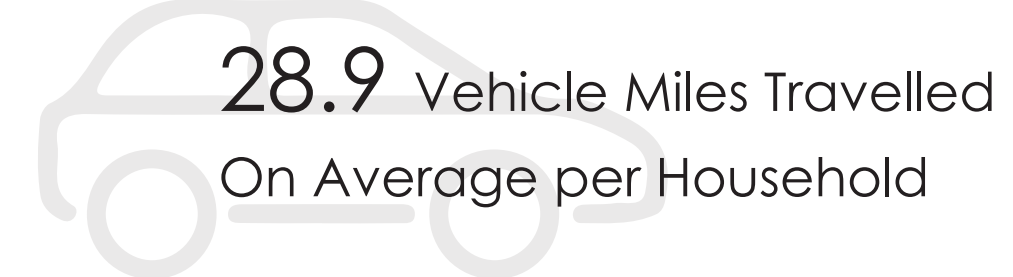
#### Share of Housing Types



#### Affordable Housing Land Dedication



#### Vehicle Miles Traveled



#### Public Cost to Build Affordable Housing



#### Access to Public Open Space



## Northern South Park Neighborhood Plan

Teton County, WY  
Town of Jackson, WY  
Alternatives Workshop





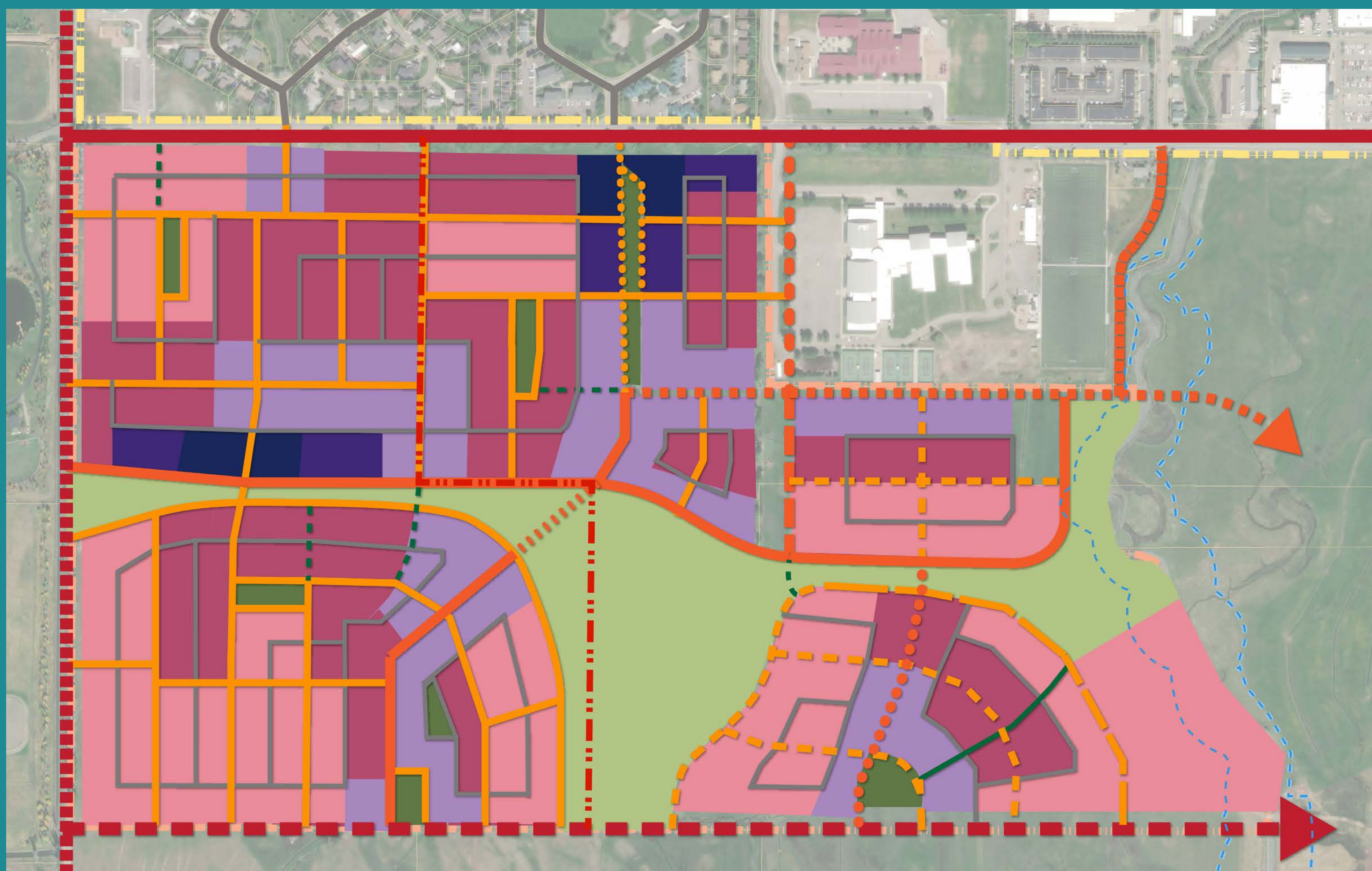
# Alternative C: Mixed-Type Neighborhood

This is one of three development alternatives analyzed for Northern South Park. What do you think of the outcomes of this alternative?

## Conceptual Zoning Map

This alternative shows the entire project site designated with Compact Walkable and Walkable Neighborhood character areas, which would all support multi-unit housing types, such as duplexes, fourplexes, cottage clusters and apartments, that are compatible with Affordable and Workforce units.

Character Areas	% of Site
Compact Walkable Neighborhood Center	2%
Compact Walkable Neighborhood High	3%
Compact Walkable Neighborhood Low	18%
Walkable Neighborhood Medium	26%
Walkable Neighborhood Low	32%
Active Open Space	3%
Passive Open Space	16%



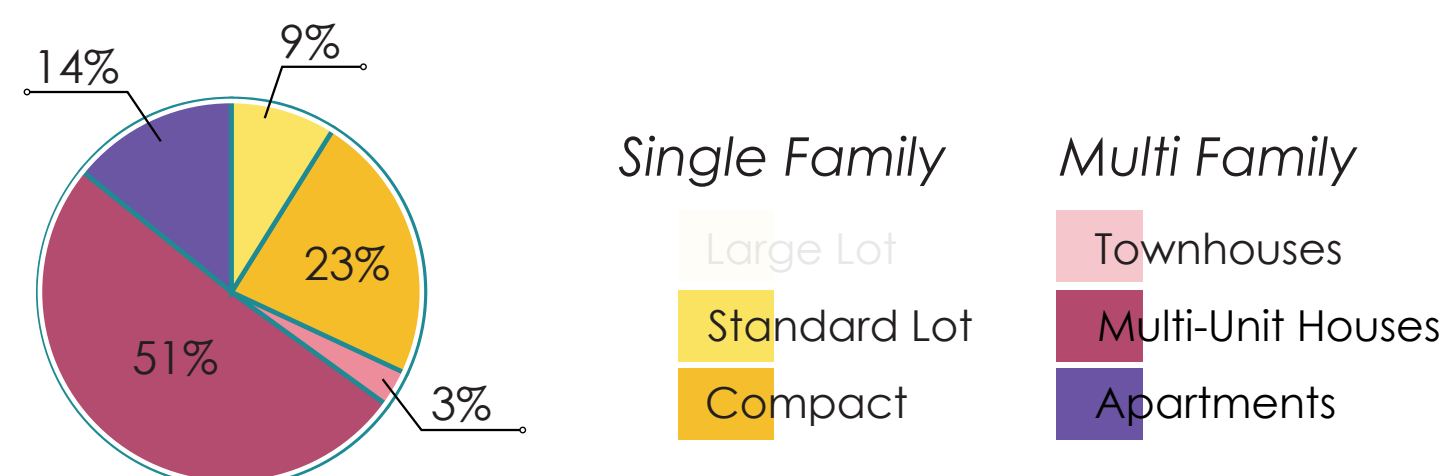
## Alternative Report Card

Alternative C is made up almost entirely of deed-restricted units, a large portion of which will be built on approximately 33 acres of land donated to the County that will be dedicated for deed-restricted Affordable housing. The level of affordability supported in this alternative is largely due to 68% of all units being multifamily compact. With more compact units comes a higher unit count -- Alternative C has almost twice the total amount of units in Alternative B.

### Total Units: 2,381



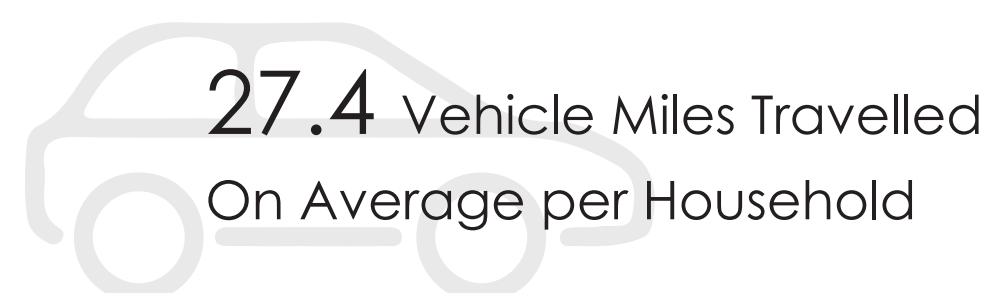
### Share of Housing Types



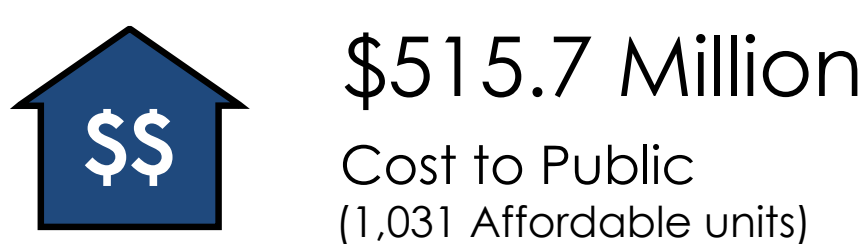
### Affordable Housing Land Dedication



### Vehicle Miles Traveled



### Public Cost to Build Affordable Housing



### Access to Public Open Space





# Alternative Outcomes Comparison

## Existing Zoning Alternative

## Alternative A

## Alternative B

## Alternative C

### Housing & Affordability

#### Total Units

- Unrestricted (Market Rate)
- Deed-Restricted (Affordable & Workforce)

#### Share of housing types

- Single Family**
  - Large Lot
  - Standard Lot
  - Compact
- Multi Family**
  - Townhouses
  - Multi-Unit Houses
  - Apartments

#### Land dedicated for affordable housing

- = 5 acres
- Acres of Land Donated for Affordable Housing

### Fiscal Impact

Public cost to build affordable units on donated land  
(Cost estimate per Affordable unit = \$500,000)

#### Property tax revenue generated per acre

### Transportation Impact

Vehicle miles traveled (VMT) daily per person

### Job Generation

#### Total jobs generated

- = 10 jobs

### Energy & Water Use

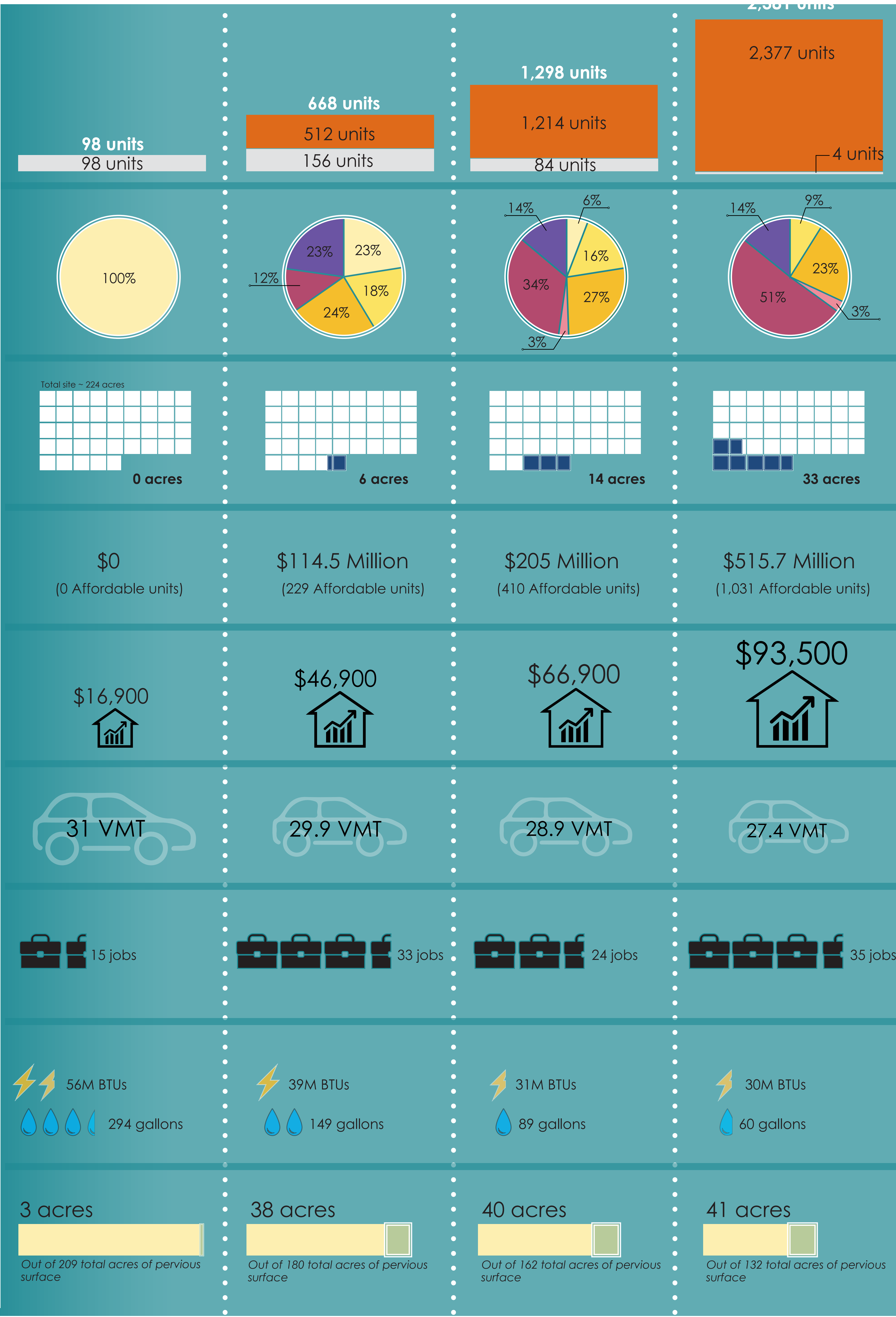
#### Energy & water use per person

- = 38M BTUs\* (Town use per person)
- = 87 Gallons (Town use per person)

### Access to Open Space

#### Total acres of public open space

- Public Open Space
- Private Open Space (ie. private yards)



## Northern South Park Neighborhood Plan

Teton County, WY  
Town of Jackson, WY  
Alternatives Workshop



© 2021 Opticos Design Inc.



# Traffic Analysis

Traffic volumes and traffic impacts are analyzed for each alternative.

## Impacts to Traffic

These maps show how development at Northern South Park could impact traffic conditions such as speed, delay and congestion on area roadways. Thicker lines indicate higher vehicle count, while yellow and red lines indicate greater traffic impacts. Comparing the Existing Zoning map to the Alternative maps shows how the plan alternatives could impact traffic in the area.

## What can be learned from this?

In general, development at Northern South Park could add morning traffic to the stretch of highway between South Park Loop Road and Town, while reducing morning and evening traffic on Teton Pass Highway by decreasing commute traffic headed into and out of Town.

### AM Traffic Volumes

Color indicates how smoothly and freely traffic flows.

- Green = Less traffic congestion
- Red = Greater traffic congestion

Line thickness indicates vehicle count.

- Thinner lines = Lower vehicle volumes
- Thicker lines = Higher vehicle volumes

### PM Traffic Volumes

Color indicates how smoothly and freely traffic flows.

- Green = Less traffic congestion
- Red = Greater traffic congestion

Line thickness indicates vehicle count.

- Thinner lines = Lower vehicle volumes
- Thicker lines = Higher vehicle volumes

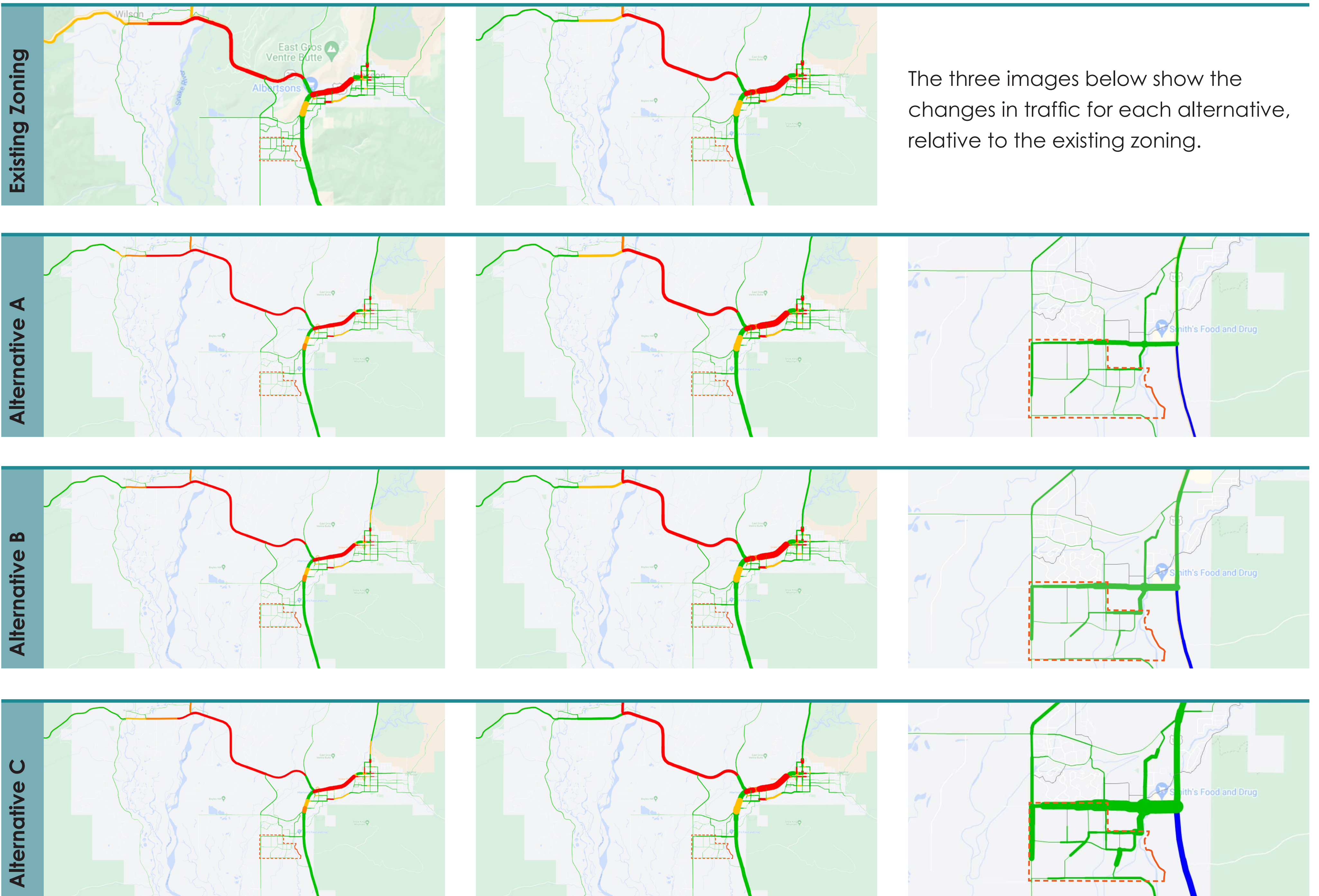
### Traffic Comparison

Color indicates the direction of change relative to existing zoning.

- Green = Increase in volume
- Blue = Decrease in volume

Line thickness indicates the difference in volume from existing zoning.

- Thinner lines = Less difference in volume relative to existing zoning
- Thicker lines = More difference in volume relative to existing zoning



The three images below show the changes in traffic for each alternative, relative to the existing zoning.

