

## District 10: Aspens

### Priority: Manage Growth Responsibly

The Aspens district—located within walking distance (~1/4 mile) of the Aspens commercial core—is a County Node appropriate for town-level densities. The priorities in the district are responsible growth and the provision of housing opportunities to benefit the community.

Providing community housing in this node allows for protection of the community’s wildlife, natural, and scenic resources, while enhancing the vibrancy and sustainability of the Aspens district. Parts of the Aspens district are already developed in a clustered multi-family character with a gross density of about nine units per acre. In addition, the district contains provisions for local convenience commercial, sewer, emergency services, recreation, and transit. The Aspens district is an appropriate place for the use of density bonuses and other tools to provide workforce housing. In the existing multi-family area, the county will promote use of units as year-round housing and will pursue restriction of the units. Redevelopment of the district’s commercial core should include mixed-use buildings that provide variety in housing options.

Any increase in residential development potential above 2009 zoning levels is intended to incentivize workforce housing provision or off-site open space conservation. To the east of the commercial core, redevelopment and infill should be designed in a town-type development pattern generally composed of 50x150 lots that contain detached single family homes and are pedestrian-oriented. Northwest of Highway 390, multi-family housing similar to what exists in the Aspens is also appropriate.

Responsible growth at the Aspens and Teton Village is also dependant upon meeting the transportation goal to increase the percentage of alternative mode trips on Highway 390. Nodes at the Aspens and Teton Village will increase the viability for transit to run more consistently throughout the year along Highway 390. In addition, development of the Aspens node should allow for and encourage pedestrian movement within this district and safe crossing on Highway 390.

Non-residential development in the Aspens district should be primarily locally-oriented and incorporated into mixed-use buildings. Commercial uses should

reduce the need for residents of the district and surrounding areas to travel into Jackson for basic needs but should not attract trips from elsewhere in the county. Some professional offices are appropriate to create daytime vibrancy in the Aspens, but additional lodging is not. The additional residential density will increase the viability, vitality, and sustainability of the commercial uses.

This district may be an appropriate location for a west bank satellite Sheriff’s Office if it cannot be provided in Teton Village. All development should mitigate impacts to wildlife and should allow for wildlife movements and crossings. The Town of Jackson will remain the resort, retail, professional, and civic center of the region.

#### THEME PRIORITIZATION IN THIS DISTRICT

##### RESPONSIBLE GROWTH

- Accommodate development that provides for community needs.

##### WORKFORCE HOUSING

- Appropriate location for density bonuses for workforce housing.
- Redevelop commercial core as mixed-use to provide variety in housing types.
- Encourage use of existing multi-family units as year-round workforce housing.

##### TRANSPORTATION

- Increase viability of alternate transportation modes by developing this node.
- Increase year-round transit frequency and proportion of Hwy 390 trips by alternate modes.

##### BALANCED ECONOMY

- Protect locally-oriented commercial.
- Limited professional office space appropriate.
- Additional lodging not appropriate.

##### WILDLIFE AND NATURAL RESOURCES

- Design development to be permeable by wildlife.

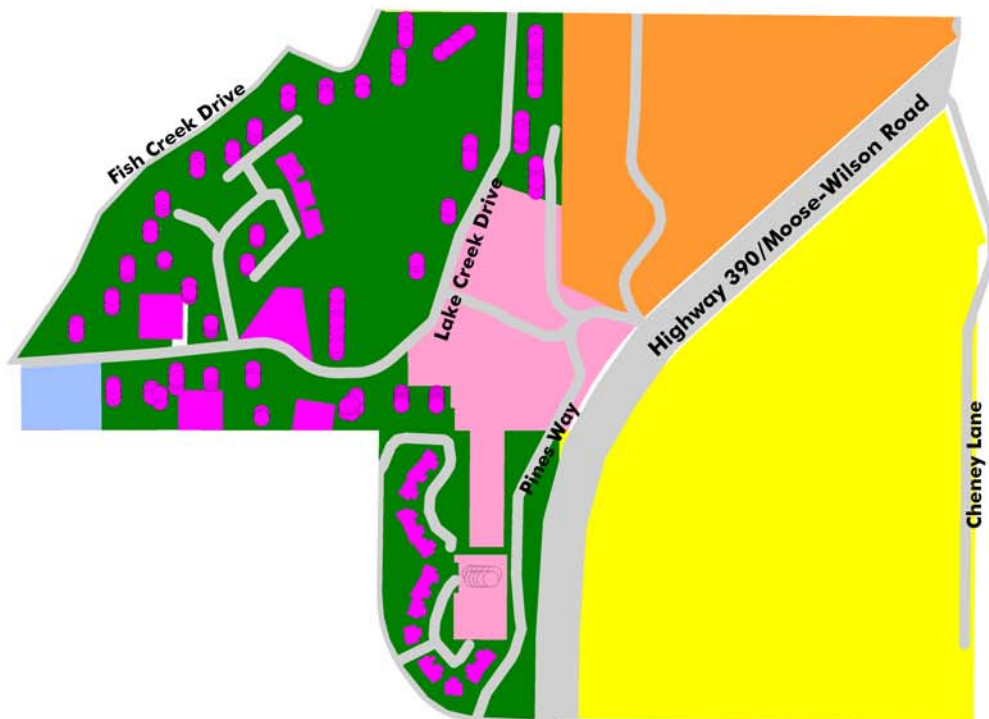
##### COMMUNITY FACILITIES

- Satellite Sheriff’s Office may be appropriate.

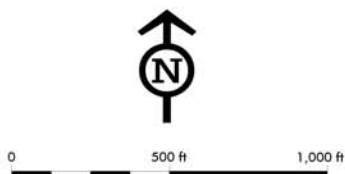
##### TOWN AS HEART

- No additional resort, retail, or civic land uses.

Conceptual Future Land Use Map



- Land Use Classifications**
- Mixed-Use Visitor Orientation
  - Mixed-Use Local Orientation
  - Single Family Mixed-Type
  - Single Family Low
  - Public/Quasi-Public
  - Open Space/Parks



Vicinity Map



Disclaimer  
 Lines and colors do not represent fixed regulatory boundaries and are only to be used as a starting point for more specific future planning