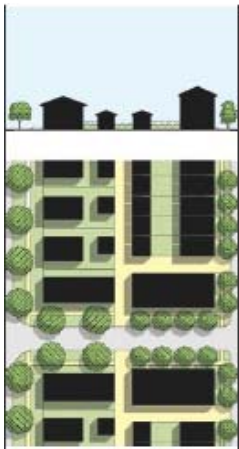


# District 17: The “Y”

## Priority: Manage Growth Responsibly

The “Y” is identified as a Town Targeted Growth District and is an area appropriate for residential and mixed-use development. The district is fortunate to already have the building blocks of a mixed-use neighborhood including a mixture of residential types and densities, local convenience commercial (Albertson’s, Kmart), the library, recreational amenities, and multi model transportation options.

The vision for this district is to create a vibrant pedestrian-oriented mixed-use neighborhood. A key component of this vision will be to significantly increase residential uses while maintaining a mix of locally-oriented commercial and service uses. It will also be essential to break up the current land use pattern, which is dominated by large lots and blocks.



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Land Use classifications identified to support this future vision include: Single Family Low, Single Family Mixed-Type, Multi-family, and Mixed-use Local Orientation.

Redevelopment of two-story buildings is anticipated fronting the street, with the consideration of three-stories as an opportunity to incentivize workforce housing. Single use and one-story structures are

discouraged. In future developments, parking should be located behind buildings and screened from public streets. The town will reduce parking requirements to encourage alternative modes of transportation and the shift away from single occupancy vehicles as the primary means of transportation. Although a significant portion of this district is classified Mixed Use Local with a projected 50/50 non-residential/residential mix, 100% residential projects would also be appropriate.

### THEME PRIORITIZATION IN THIS DISTRICT

#### RESPONSIBLE GROWTH

- Create a community-oriented vibrant mixed-use neighborhood.
- Support a variety of residential types and densities.

#### TOWN AS HEART

- Provide a key component of Town as Heart by creating a mixed-use, locally-oriented area.

#### WORKFORCE HOUSING

- Appropriate location for workforce housing.
- Consider density bonuses for workforce housing.

#### TRANSPORTATION

- Improve the existing transportation network to create “Complete Streets”.
- Reconstruct the “Y” intersection with enhanced bicycle and pedestrian facilities.
- Seek additional transportation corridor connections to break up the current large lot and block land use pattern.
- Maintain and upgrade Snow King Avenue as a solution to local transportation issues.

#### BALANCED COMMUNITY/ECONOMY

- Support community-oriented retail and service uses supporting our local economy and workforce.

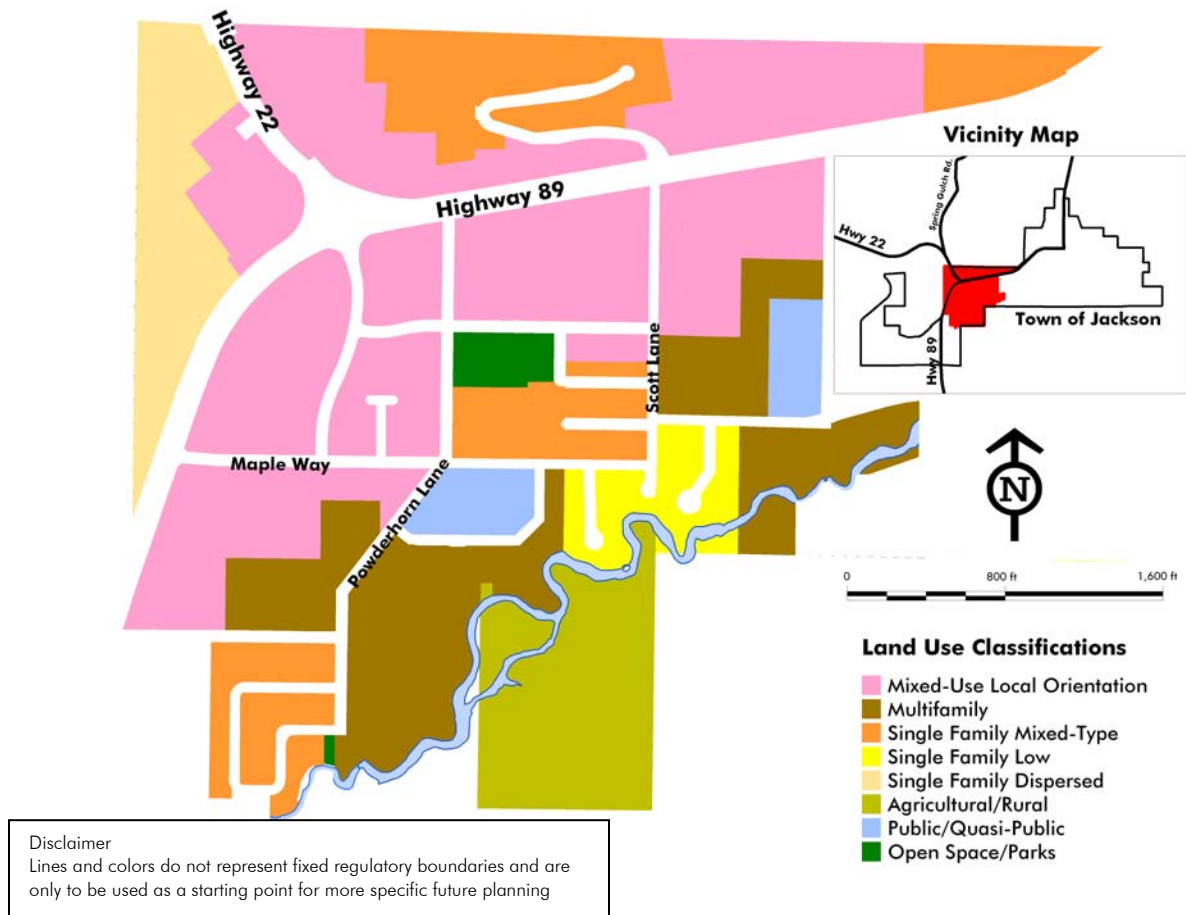
#### WILDLIFE AND NATURAL RESOURCES

- Ensure development is sensitive to wildlife permeability at the periphery of the district.
- Development will be sensitive to Flat Creek and Hillside areas within.

#### COMMUNITY FACILITIES

- Consider locating additional community facilities in this district.

**Conceptual Future Land Use Map**



Building design sensitivity will be high along West Broadway and more moderate in other areas. Due to this district’s central location in the community and location away from existing stable neighborhoods, it is identified as appropriate for significant increases in workforce housing.

The community will consider the area located on the north side of West Broadway for additional residential emphasis in the future. Some of the area is currently located in Teton County. The density allowed should be suitable for the existing steep slopes and limited transportation redundancy in the area. Improved pedestrian connections across West Broadway and within this area will be required in order to accommodate new development.

Overall, this district has the best transportation access in the valley from all directions. Reconstruction of the “Y” intersection to better accommodate all modes of travel and increase vehicular capacity is one of the key transportation projects identified in the Transportation theme. In addition, improvements to east/west

vehicular and pedestrian connections, including the Maple Way and Snow King redesign, are necessary. Such improvements will improve traffic flow, break up the existing large blocks, and create a more pedestrian-oriented neighborhood.



**“7/10 Split” Building, 1110 Maple Way**