On May 24, 2023, the Jackson/Teton County Housing Department held an open house for neighbors surrounding the Virginian RV Park site at 90 Virginian Lane. With direction from the Town of Jackson and Teton County, the Housing Authority Board is currently under contract to purchase this site for future development of Affordable Workforce housing.

This open house was designed for early engagement of the midtown neighborhood in the redevelopment process and provided open outlets for neighbors to share local knowledge and future aspirations for their neighborhood. Feedback gathered will help the Housing Department refine goals for community housing developed at this site.
Existing zoning of the site is **Neighborhood High Density 1 (NH-1)**. The intent of this zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods.

**Physical Standards**
- Up to 3-story buildings
- Buildings must be setback 20’ from primary streets and 10’ from secondary streets

**Allowed Uses**
- Allowed Multifamily Residential Uses = Townhomes, Apartments, Condos, Dorms
- Allowed Non-Residential Uses = Assembly, Utilities, Home Businesses, Home Daycares, Group Home (for example, a nursing home)
La planificación existente del área es la de Zona Residencial de Alta Densidad 1 (NH-1). La intención de esta zona es proporcionar un desarrollo residencial de mayor densidad y promover tipos de viviendas para trabajadores utilizando una amplia gama de viviendas unifamiliares en un entorno orientado a los peatones. Deberá garantizarse que el nuevo desarrollo respete y mejore el carácter y la continuidad de los vecindarios actuales.

Requisitos de la construcción

• Edificios de hasta 3 plantas
• Los edificios deben distanciarse 20' de las calles principales y 10' de las secundarias

Uso Permitido

• Edificios residenciales permitidos: Multifamiliares=apartamentos, condominios, dormitorios
• Usos no residenciales permitidos= Espacios públicos, servicios públicos, negocios en casa, guarderías a domicilio, residencias colectivas (por ejemplo, residencias para ancianos)
BASIC PROCESS

PLANNING
Planning for the future of the site starts with you—this neighborhood meeting helps to establish goals for this new development

DESIGN
In a Request for Proposals, development teams are invited to create a design for the site based on established goals—Town & County will choose a preferred proposal and partner with the selected development team to construct homes.

CONSTRUCTION
Construction of new homes will likely be phased over the course of a few years based on a phasing strategy that makes homes available as soon as possible within a complete neighborhood context.

Closing date on land purchase: August 1, 2023 → Estimated completion of initial homes: 2027
PLANEACIÓN

La planificación de esta zona residencial empieza con su participación: esta reunión vecinal nos ayudará a establecer los objetivos de esta nueva urbanización.

DISEÑO

En una convocatoria pública de propuestas, se invita a los equipos promotores a crear un diseño para el emplazamiento basado en los objetivos establecidos. La ciudad y el condado elegirán la propuesta preferida y se asociarán con el equipo promotor seleccionado para construir las viviendas.

CONSTRUCCIÓN

La construcción de nuevas viviendas se llevará a cabo probablemente de forma progresiva en el transcurso de unos años, basándose en una estrategia por fases que permita disponer de las viviendas lo antes posible.

Fecha de cierre de la compra de terrenos: 1 de agosto de 2023

→ Entrega prevista de las primeras viviendas: 2027
THANK YOU!

Thank you for joining us and sharing your local expertise as a neighbor. Please stay in touch by leaving your contact information on the sign-in sheet up front for email updates from the Housing Department and taking a Housing Department contact card, below, if you need to contact us.

If you have additional questions or comments, please write them on an index card, below, and leave them in the basket.
¡GRACIAS!

Gracias por acompañarnos y compartir su experiencia como vecino local. Por favor, manténgase en contacto dejando su información en la hoja de registro en la entrada para recibir actualizaciones por correo electrónico y tomando una tarjeta de contacto del Departamento de la Vivienda, si necesita ponerse en contacto con nosotros.

Si tiene preguntas o comentarios adicionales, escribálos en una de las tarjetas que encontrará a continuación y déjelos en la canasta.
INFORMATION SHARED BY NEIGHBORS
Where do you live?  
(mark with a pin)
What is special about your neighborhood?
Tell us about the PHYSICAL assets of your neighborhood!

- Density is reasonable
- Access to town trails & stores
- Design of the area is managed
- Parking around perimeter
- Open space/green space: a place to stop and eat lunch, rest after a bike ride
- Pathways
- Flat Creek runs through the neighborhood
- Community garden
- Green space
- Walkability, sidewalks
- Playground

It is NOT crowded!

Library Access
Flat Creek access
Easy access to trails
Playground

Close proximity to playgrounds, parks, bike path, trail access, walkable, green spaces, accessible parking, open spaces for kids.

Nearby
Walkable
Accessibility to services

Millwood
- 10 minutes to Teton Village
- Wildlife
- the loop for kids biking
- I love no fences
What is special about your neighborhood? Tell us about the SOCIAL assets of your neighborhood!

- People of all ages
- Families with kids
- Old people (old timers)
- Temporary workers
- New arrivals
- Sharing, gardening
- Playing in streets, bikes, scooters
- Striders, pogo sticks, yards
- Integration!
- TREES, grassy places

Yes!

Everybody talks to each other and borrows things/shares things.

The PEOPLE!

- There are still affordable places to live
- Families and full-time residents of community
- Kind kids
- The Diversity

It is not (crowded), Room to breathe!

- Diversity of neighborhood
- Humble, giving of others
- Access to food & commercial businesses

The Library

- Library, bike paths

Community Garden

After School Programs

- Library, basketball court

Friendly neighbors, easy access to social community
- Community rents, bike/park areas for kids
- Informal community
- Safe place for kids

I live in the neighborhood and could not be happier with my home and my neighbors.

My friends & neighbors are diverse.

Family, they help with childcare, emergency, we feed each other during our kids take together and play outside in all weather. We share hard work)

I live in the neighborhood and could not be happier with my home and my neighbors.

The people!
What is the one thing you hope can be added to your Neighborhood through this development?

¿Qué te gustaría agregar a tu vecindario a través de esta planeación urbana?

- More parking
- Less traffic
- More green space
- Less trash
- Less noise & light pollution
- Affordable & small business spaces
- Commuter walkers & cyclists
- Residents with a long walk to work
- A mailroom
- A little cafe
- A playground
- More trees
- Less
- A playground + Garden
- Pathways and gardens
- If flat roofs, rooftop gardens
- But what on the snow?!
- Snowman
- HAMILTON
- Housing for families
- Open space / park / play areas
- 3 or more units
- Affordable pathways that access existing bike paths / trails
- Local living locally
- Separate homes for rent / sale
- New town homes
- Local teachers
- Police can patrol
- Families, neighbors
- Parking
- To see the locals
- Community with housing
- Town pool
- Gardens
- Pathway new development
- Affordable homes
- Mix of market rate and affordable
- Modern homes
- Near the beach
- Near HAMILTON
- Near the Bay
- Not too tall
- Co-housing
- No commerical space
- Family Local Homes
- Bicycle Pathway Development
- Modular, mobile, tiny homes
- Parking
- Open / green space / park
- A place to stop and eat lunch after a hike or bike ride
- Manage the density
- Flow of traffic
- Restore access to open spaces
- Affordable MUST be affordable
- Homes for community members that contribute to the fabric of the neighborhood
- Homes for community members that contribute to the fabric of the neighborhood
- Pete friendly spaces?
I am not in favor of this project. This will impact my property in a negative way.

As a lifelong Jackson resident, it has been sad to see yards disappear because land is so valuable.

PLEASE provide open space/park space for this area. The Library Virginian is now squarely in the 'middle of town', we need green space that is inviting and encourages rest and enjoyment. A manicured public green space that is inviting - Mike Ykel park. The current library green area is not inviting.

Encouraging public art would be amazing.

Thank you for considering!

The new neighborhood needs to be dense, the goal should be housing for all (instead of single-family homes with yards for dogs). The Grove was a building mistake with high ceilings, it could have been an extra home for a nurse, school teacher, or EMT/Firefighter. If Jackson is going to stay a cool, walkable location we need balance of true blue collar workers living here (not in Victor, not in Alpine). We need housing for employees who run this town. We have a chance now to make this change and the entire town will benefit.

Thank you for listening, planning for the people! ♡

We Need Parking - Grand Plaza absorbs neighborhood overflow

Consider Commercial
DeadRestricted Residences
for Small Businesses
Coffee Shop/Deli/Hair Studio
Snow King Dr. is already congested. Badly. How will this project contribute to that? Summer? Winter?
Last Winter we had blackouts on E. Jackson, what is being done with our Utilities (Sewer & Electric) to ensure residents will not have service interrupted.
MichaelaDMRGFinearts.com

Please consider workforce housing. Putting housing that costs $1200-$1500 on town land is not a housing solution esp at 6% int rate.
Thank you

I am not in favor of this. Own property all around town is the one thing we don't need is more affordable housing for people who don't want to work or pay the property tax.

Please (please!) consider alternative construction methods for this development. Modular, passive house, other eco-friendly construction methods, tiny homes on foundations... and maybe a good time to revisit zoning for mobile parks?
Thanks for all you do to alleviate this housing crisis.

- Kelsey Yarzab