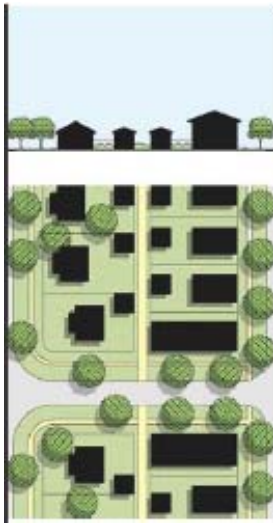


## District 20: Southeast Jackson

### Priority: Manage Growth Responsibly

Southeast Jackson is identified as a Town Targeted Growth District in the Future Land Use Plan. It is an appropriate area for residential growth and office space, and it has been classified for future Multi-family, Single Family Mixed-Type, and Mixed-Use Office.



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The Multi-family classified areas currently have a mix of single family homes with accessory residential units, multi-family structures, lodging, and mobile home parks. Due to their close proximity to the Central Business District and Snow King Resort, these areas are appropriate for higher density residential development. For the same reasons, this is a suitable area for workforce housing. Greater levels of housing, combined with the close

proximity to downtown Jackson is consistent with the community's goal to maintain "Town as Heart". The future development pattern is expected to include a mix of duplex and triplex structures with the potential for multi-story apartment buildings. Single use and one-story structures are discouraged in this area. Existing land uses in the Multi-Family area will change to accommodate higher housing densities.

Areas classified as Single Family Mixed-Type will continue to allow up to three units per 7,500 square foot lot and two units per lot where no alley access is available. Appropriate residential types include single family, duplex, and multi-family dwellings. Multi-story apartment type buildings are not appropriate in the Single Family Mixed-Type area.



Bear Creek Capital Office Building, King & Simpson Streets

#### THEME PRIORITIZATION IN THIS DISTRICT

##### RESPONSIBLE GROWTH

- Support a variety of residential types along with transitional office uses.

##### TOWN AS HEART

- Provide essential housing in an area strategically located adjacent to downtown.

##### WORKFORCE HOUSING

- Appropriate location for workforce housing.
- Consider density bonuses for workforce housing in Multi-Family area.

##### TRANSPORTATION

- Maintain Kelly Avenue and Willow Street as primary local transportation corridors.

##### BALANCED COMMUNITY/ECONOMY

- Mixed-use office and residential development will provide a buffer area between the downtown core and residential neighborhoods.

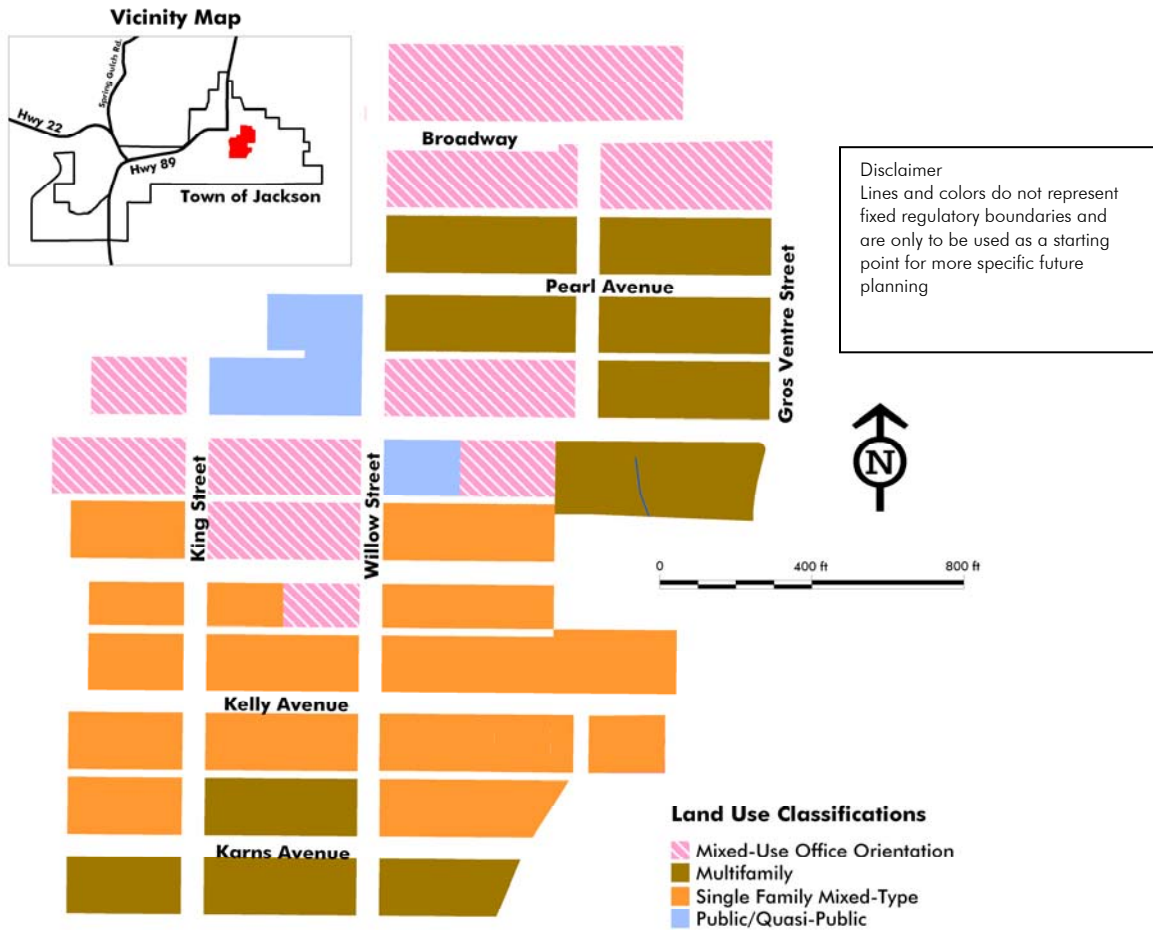
##### COMMUNITY FACILITIES

- Consider additional community facilities for this central location in the town.

##### WILDLIFE AND NATURAL RESOURCES

- Will have little impact on the community's natural and wildlife resources.
- Provide sensitivity to partially buried Cache Creek.

**Conceptual Future Land Use Map**



The third area in this district is classified as Mixed-Use Office. Structures that front the street should be two stories, although the town may consider three stories to provide incentives for workforce housing. The town will encourage office uses on the first floor of structures with residential uses on the upper floors and parking located behind buildings and screened from public streets. The town will also consider reducing parking requirements to encourage a shift away from single occupancy vehicles as primary transportation to alternative modes of transportation.

The existing transportation grid system, including alleys, provides good connectivity for all modes. It should be maintained and enhanced where appropriate. Continued efforts should be made to improve pedestrian connectivity between neighborhoods, parks, schools, and other amenities in the district through the addition of sidewalks and other alternative mode improvements.



**Small Office Building, East Simpson Street**