

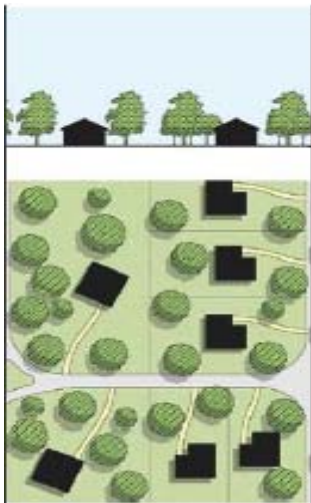
District 13: West Jackson

Priority: Manage Growth Responsibly

West Jackson is identified as a Town Stable District that will not experience significant development over the life of this Plan. The district has all the components of a mixed-use neighborhood, which this Plan supports as the model form of development for the future. West Jackson is fortunate to have a mixture of residential types and densities, nearby local convenience commercial (Smith’s Plaza), schools, recreational amenities, and multi-modal transportation options. Any development that does occur should conform to the existing development pattern and densities present today.

Classifications on the Future Land Use Plan in the district are consistent with current uses including: Single Family Low, Single Family Mixed-Type, and Multi-family.

Improving connectivity between the existing land uses in West Jackson is essential to creating a more desirable mixed-use neighborhood in the future. Improvements



to local and collector roadways need to focus on implementation of the Complete Streets concept to reduce trips made by single occupancy vehicles. Specifically, pedestrian and bicycle safety improvements are necessary to increase use of alternative transportation modes, which is a goal identified in the Transportation theme.

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THEME PRIORITIZATION IN THIS DISTRICT

RESPONSIBLE GROWTH

- Continue to support the existing mixed-use neighborhood as the preferred model for development.

TOWN AS HEART

- Continue to support the existing mixed-use neighborhood as a strong component of Town as Heart.

TRANSPORTATION

- Design and construct the Tribal Trails connector to relieve congestion at the “Y”.
- Balance the needs of the existing neighborhoods with those of the entire community in addressing regional transportation projects.

WORKFORCE HOUSING

- Appropriate location for workforce housing.

COMMUNITY FACILITIES

- Continue district’s role as home for most of the School District and Parks and Recreation facilities.
- Consider and address traffic and other neighborhood impacts with future siting of amenities.

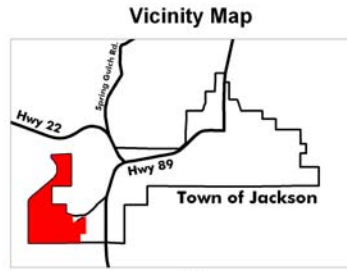
WILDLIFE AND NATURAL RESOURCES

- Ensure development is sensitive to wildlife permeability at the periphery of the district.

BALANCED COMMUNITY/ECONOMY

- Maintain the existing residential neighborhoods as attractive places for our local workforce to live.

Conceptual Future Land Use Map



Land Use Classifications

- Multifamily
- Single Family Mixed-Type
- Single Family Low
- Public/Quasi-Public
- Open Space/Parks

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

Addressing regional transportation issues in the future will be a major emphasis in the district. Specifically, construction of the Tribal Trails connector has been identified as a solution to reduce traffic at the “Y” intersection. Prior to construction, the community will need to undertake a detailed transportation study of the entire district to understand the impacts and opportunities associated with this improvement, not only regionally but on the existing neighborhoods. In particular, the analysis will need to identify potential impacts on High School Road and South Park Loop Road and how to mitigate them.

The district is currently home to a mix of market rate and workforce housing developments. This Plan supports a continuation of this development mix when it is compatible with the existing pattern of development.



Colter Elementary School