



Stilson Park Update

To the Jackson Hole Chamber of Commerce Membership,

We invite you to attend the open house events where JHMR and Teton County will share design and use options for Stilson Park. The open house events are scheduled for November 6, at the Presbyterian Church of Jackson Hole at 5 p.m. and November 7, at the Wilson Elementary School at 5 p.m.

We are writing to share some important news: the Jackson Hole Mountain Resort (JHMR) and Teton County are jointly proposing an initiative to redesign the parcel of land at Stilson Park to create amenities that serve the Jackson Hole community. The amenities under consideration include employee housing, wildlife migration corridors, recreational ball fields, a day care center and playground, additional parking spaces and more.

Background

In 1998, with the commercial owners of Teton Village, the Kemmerer family created a master plan, which, among other things, envisioned the commercial development in the Teton Village base area. Teton County wanted Moose-Wilson Road to remain as two lanes and thus restricted the number of parking spaces in Teton Village to a total of 2,014. Any overflow parking beyond these spaces was to be located off-site.

To fulfill the county's parking requirement, the Kemmerer family purchased a 99-acre parcel of land at the intersection of Highways 22 and 390 and divided the majority of the land into the 28-unit Stilson Ranch residential subdivision and retained 43 acres, now known as Stilson Park.

As part of the Teton Village Master Plan approval, Teton County required a one-acre exaction. The Kemmerer family added 7.5 acres for a total of 8.5 acres that they donated to the county to be developed as unlit recreational ball and soccer fields to benefit the community. A total of 1,325 parking spaces were approved, of which 925 have already been built. The current lot at Stilson has been an essential resource for public transportation to and from Teton Village, as well as in promoting other lower-impact modes of transportation such as carpooling and cycling. In

addition to the approved 1,325 parking spaces, the public/semipublic zoning of this parcel allows for outdoor recreation, a day care center, offices and other types of cohesive development when approved through the conditional use process.

Federal Build Grant

In 2020, in partnership with the Town of Jackson, Teton County, Idaho, JHMR and other entities, Teton County applied for and was granted \$25 million in federal money for investments in transportation servicing the route between Teton County, Idaho, and Teton County, Wyoming. Matched locally with cash and in-kind contributions for a total of \$43 million, the Teton Mobility Corridor Improvements BUILD Grant Project will invest in new buses and park-n-ride transit stops, extend and restructure the bike path between Wilson and Driggs, and build a state-of-the-art transit center at Stilson Park.

To secure the Build Grant funds from the federal government, JHMR is donating 5.4 acres of its Stilson Park parcel to Teton County, Wyoming, on which the transit center and dedicated park-n-ride spaces will be located. These co-investments by Teton County and JHMR will improve public bus service and take cars off Highways 22 and 390.

Stilson Park Potential Development

With the Build Grant projects underway, we are now focused on developing Stilson to take advantage of its central location and functioning transit center.

- JHMR has proposed investing in additional employee housing at Stilson. The Urban Planning Authority supports our belief that the optimal location for employee housing is adjacent to a transit center so that employees can rely on a public bus system. In 2022, Teton County residents voted to approve investing \$80 million of taxpayer SPET dollars to add to the workforce housing supply. JHMR has proven to be a committed supporter of alleviating the housing crisis in Teton County and this year will add to the housing supply with the completion of three new buildings at Powderhorn. We believe that the private sector should contribute to employee housing and that Stilson will be a step in the right direction that others can follow.
- Teton County Parks has not developed the 8.5 acres contributed by the Kemmerer family, but the Parks and Recreation department has identified demand for several ball fields and other recreational activities at Stilson Park.
- JHMR is additionally proposing a day care center and playground with priority given to residents who use public transit or carpool at Stilson Park.
- Approximately 400 parking spaces will be reconfigured and paved to accommodate the realignment of Beckley Park way and the installation of the new transit center.
- Working with the Wyoming Game and Fish department and other important stakeholders, JHMR has identified land for wildlife corridors on each of the east and west sides of Stilson Park that may be dedicated to accommodating safe wildlife passage in this important migration zone.

- A bike rental shop is also being considered to accommodate transit riders who may ride the bus as far as Stilson and then rent a bike for the remaining leg of their trip.

As a reminder, the open house events are scheduled for November 6, at the Presbyterian Church of Jackson Hole at 5 p.m. and November 7, at the Wilson Elementary School at 5 p.m.

The vision matches that of the county and state by approving wildlife and bike underpasses that are visible and under construction today, and provides a great location for unsubsidized housing. Our objective is to optimize Stilson Park to benefit the residents (including wildlife) of Teton County, Wyoming and Idaho, who make this valley such a special place.

Thank you for your interest in learning more about this project and supporting JHMR's further intended contributions to our community.

All the Best,

Rick Howe / Jackson Hole Chamber of Commerce