



Site Improvement FAQ's

What is Teton Raptor Center Planning for the Hardeman Barns?

Teton Raptor Center purchased the Hardeman Barns property from the Jackson Hole Land Trust in April, 2017 to create a permanent home for raptor conservation in Teton County. In July, 2017 TRC submitted a proposal to Teton County for site improvements to enhance our ability to care for injured raptors, provide a homebase for our research team as well as dedicated space to engage the public with compelling educational experiences. A combination of new construction and renovation of existing structures, the centerpiece of these improvements will be the renovation of the historic "North Barn" with its iconic windproof gothic roofline. After sitting vacant for almost 30 years, the public will finally be able to do more than just look at this wonderful structure.

Will you use all of the historic buildings?

Six of the eight structures on the property date to the 1940s. Of those, three have either fallen too far into disrepair or are structurally unsound, and simply cannot be cost effectively renovated to be a healthy work environment or space to care for birds. The Jackson Hole Land Trust identified the iconic "North Barn" with its unmistakable windproof gothic roofline as the highest preservation value and included a long-term maintenance covenant on this structure as a condition of sale. While our contractual obligation is to the North Barn alone, we have included rehabilitation of two more of the six original structures from the 1940s (the Pump House and the Horse Barn) as part of our site improvements.

What will happen to the buildings you can't re-use?

The "South Barn" will be given new life at a new home within Teton County. The structures in disrepair (Bull Barn and Bunk House) as well as the non-historic structure (1990) that currently houses our clinic and team of education raptors will be taken down and the materials re-used.

Is this what was intended when the Jackson Hole Land Trust preserved the property?

Yes. When purchase in 1989 and protected with a conservation easement, the intention for the property was to create a central space that would be used by local nonprofit organizations with educational components to their work. According to Jackson Hole Land Trust President, Laurie Andrews, "the ultimate vision was to utilize the iconic space as a hub for nonprofit organizations that give back to the local community through education and research. The Teton Raptor Center fulfills that vision completely..."

How much development is proposed?

We are proposing an increase of 2,837 sf over what is currently on the property (16,687 sf) for a total of 19,524 sf. This is the maximum allowed by Teton County for our parcel and includes 2,000 sf of exempt floor area dedicated to deed restricted employee housing. This is under the limit of 20,000 sf allowed under the conservation easement held by the Jackson Hole Land Trust.

Isn't that a tremendous increase over what you use now?

Teton Raptor Center has functioned in a little over 8,500 sf combining on-site facilities for program and storage, some temporary education space that we put up in the summer, and off-site offices leased for our research team. While our proposed 19,524 sf more than doubles what we have been using, our facilities to care for and house raptors are increasing from 2,407 sf to 8,817 sf, our employee housing from 573 sf to 1700 sf, and we are opening over 4,200 sf to the public by renovating the North Barn.

Is this permitted under the Jackson Hole Land Trust Conservation Easement?

Yes. The easement on the property is very restrictive, and limits development to 20,000 sf within a 2.85 acre building envelope for "specific charitable, educational and/or community functions." Within the overall total, there are additional limits on habitable space (10,000 sf), residential space (2,000 sf), and the amount of space dedicated to a nature shop (4% of habitable). There are other restrictions on building height, lighting, exterior surfaces, and parking, all of which have been carefully met in our proposal.

Is this envisioned under the Town of Jackson/Teton County Comprehensive Plan?

Yes. The Hardeman Barns parcel is split between two comprehensive plan character districts. The open space and meadows are designated "Rural" and included in District 9: County Valley while our building envelope and campus core fall within the "Complete Neighborhood" of District 11: Wilson. Our proposed site improvements fall within the complete neighborhood character district which the Comprehensive Plan identifies as "the most appropriate location for nonresidential development."

Is this allowed under the Teton County land development regulations?

Yes. Since taking up residence at the Hardeman Barns in 2008, Teton Raptor Center has worked with Teton County to secure the necessary permissions for any site improvements and ensure that they conform to the allowances and limits provided under Teton County LDRs.

Will this add to the traffic challenges along Hwy 22?

Hwy 22 is Wyoming's busiest road. Based on a 2013 report, an average of about 6,100 pass through Wilson each day. With our on-site parking limited by our conservation easement to a maximum of 38 vehicles for staff and visitors, any impact would be minimal.

As limited as that impact would be, we are committed to minimizing vehicle use by both our staff and visitors. Increasing our employee housing will minimize staff vehicle trips, and providing a direct tie-in to the proposed bike path into Wilson will encourage both staff and visitor alike to leave their cars behind.

Won't more people be coming to the Teton Raptor Center?

While we are seeking an increase in staff allowed on-site from three to twelve, our parking will remain unchanged at 38 as will the total of 100 staff and visitors allowed onsite. These limits have been in effect since 2008, and even at the height of tourist season, we have seldom - if ever - reached these limits.

What we expect is that the addition of dedicated indoor program space in the North Barn will allow us to welcome more visitors in the fall, winter and spring seasons where capacity is now severely limited. There would be more people visiting overall, but on a daily basis, the number would be proportional to seasonal populations of locals and visitors.

What is going to happen to the open space?

Nothing. Our proposed site improvements are constrained a 2.85 acre building envelope in the northwest corner of the parcel where the ranch buildings have been in place since 1941. This limited footprint represents about 10% of the overall acreage (26.82 acres) and there will be no changes to the remaining 90% of the parcel or to the conservation easement held by the Jackson Hole Land Trust that protects this open space.

Is TRC Commercial?

No. Teton Raptor Center is not a commercial entity. Most of our use is agricultural in nature - bird care and husbandry plus maintenance of the open space hay fields. We do engage the public in educational programming. This is generally classified as "assembly" use according to Teton County regulations. It is an "institutional" use that provides a public or semi-public service and is characterized by a public or semi-public gathering area. Entities that fall into this category are cemeteries, churches, community centers, hospitals, museums, libraries and reception halls.



Did
You
Know?



Our Work

- Teton Raptor Center is a nonprofit organization dedicated to keeping wild birds wild.
- We advance raptor conservation through education, research, and rehabilitation.
- We have cared for 832 injured, ill, and orphaned raptors in our clinic since 2010.
- We conduct field research to assist public land managers with critical data.
- In 2017, Teton Raptor Center conducted 417 live raptor education programs throughout the region.

Our Home

- Teton Raptor Center has operated from the Hardeman Barns since 2008. We purchased the property in 2017.
- The property is strongly protected by a conservation easement held by the Jackson Hole Land Trust.
- 90 percent of the property is permanently protected open space.

Our Proposal

- Teton Raptor Center's plan conserves barns and birds.
- The restoration and improvements to the property will add 17 percent more square feet than exist today (16,687 sf to 19,524 sf), all within the existing building envelope.
- We will restore three of the six historic barns giving them new purpose on-site; a fourth will live on in a new location within Teton County.
- There will be no increase in on-site parking; it will remain unchanged at 38 spaces.
- The restoration of the iconic "North Barn" will create a space for sharing our community's conservation stories, including the preservation of open space and the role of birds of prey.
- Over half of the space will be dedicated to bird care and rehabilitation.
- We are voluntarily creating deed-restricted housing for four employees on-site to help care for the birds and steward the property.

Teton Raptor Center's Commitment

- We are committed to being a good neighbor.
- We are committed to being the best in raptor conservation.
- We are committed to a future for the barns and the birds that will make our community proud.



Teton Raptor Center invites you to connect with us, get the facts, and help keep wild birds wild!

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