

OLYMPIC PERFORMANCE AND CULTURAL CENTER

Narrative Plan

January 2010

1. Project Conceptual Vision

The location of this proposed project utilizes the empty business park located along 1000 East south. Grant funding and stimulus money has been targeted to provide acquisition of the business park and provide a community based asset on this empty subdivision. The first project will utilize Lot 52 of the property, this encompasses just over five-acres of property. It is the vision and conception to construct a Sports Performance and Cultural Center on Lot 52, with the surrounding Lots 49 through 51 becoming playing fields and possibly Lots 53 through 55 being incorporated as access and parking in the future phases. Lot 52 would house the first phase of the project which will consist of a community Recreation Center, a community indoor pool, a gymnastics building (Teton Indoor Sports Academy), a field house, and a future Nordic center. With successes of this recreation center, the larger vision is to incorporate the gravel pit and landfill blemished landscape with a full community recreation area.

The Olympic Performance Sports and Cultural Center will provide capital for improvements to the project currently without the resources to do so for themselves. Matched by the efforts of volunteers running programs in our communities, our investments will look to improve the quality of the skiing experience at the area in a way that creates the least possible financial operating burden. We will support our investments in these community programs by helping to create programs that get the local people of Teton Valley on skis - school programs, in the pool, in the gymnastics center, corporate wellness programs and family programs, and allow for winter training opportunities in the field house.

2. Conformance with the comprehensive plan

This property is located along County Road 1000 East and intersects the 500 South block. The zoning district is M-1. The purpose of this district is to designate and provide opportunity for development of industrial and manufacturing uses. The intent is to provide small increment light industrial activities as the primary use. This district is encouraged within and adjoining the city impact areas. The industry of manufacturing we are proposing is athletes based from family recreation. This property is located at the edge of the current impact area for the City of Driggs. All land uses in the M district requires Conditional Use Permit or a Permitted use for the project being proposed. The proposed permitted use is a recreation center. Recreation facilities are not currently identified in the county zoning plan. The development does not fall within any of the Overlay Areas.

3. Public Services

Public services are currently handled by the existing 1000 East right-of-way. Driggs Centre has already invested over \$2 Million in infrastructure including roads, water, and sewer mains. The entire road system has been completed onsite and has been paved. The completion of the onsite ribbon curb is expected this spring. The Driggs Centre project has already provided impact fees for completion of the pathway bridge across Teton Creek and will continue to assist in the connectivity of the Pathway from the proposed Performance Center to the City. Access to Driggs Centre is from the local collector 1000 East road.

4. Capital Improvements conformity

The proposed Performance Center would encompass Lot 52 of the currently Platted Driggs Centre project. The water, sewer and road improvements have been completed and are expected to have approval this winter from IDEQ. The water system is provided by onsite wells and an onsite storage tank. Acceptance by the IDEQ is expected this winter. This system will provide fire suppression to the transfer station when completed. The 10" diameter sewer main was installed from 4th Street along Ski Hill Road to Cemetery Road to 1000 East and collects the onsite system of Driggs Centre.

5. **Public Financial Support of the Development**

Currently Funding Partners International, LLC have identified and submitted for grant and stimulus funding that has a main interest in providing humanitarian funding to projects like the community Performance Center.

6. **General Concerns**

The following guidelines will be followed.

- a) **Water Rights** - All flood irrigation shall be managed so that no private property conflicts occur. Existing Rock Road Irrigation system surrounds the property and will not be altered in order to continue irrigation of lands designated under current water rights. Currently no irrigation takes place on the property.
- b) **Native Vegetation** - All existing native vegetation shall be maintained to eliminate erosion, siltation, and to promote re-growth of the native plant communities and associated wildlife populations. The non-occupied will be prepared and seeded with a native grass to encourage this re-growth and provide weed control.
- c) **Noxious Weed Management** – Driggs Centre will be actively involved in noxious weed control. This includes monitoring any weed growth and various techniques required to minimize weed growth on the property. It is planned that a yearly harvest of the hay that grows without irrigation will continue.
- d) **Ownership** – when finished the project will be 50% owned by community foundations, 20% by third party interest, and 30% by the funding organization. The grant and stimulus money does not require reimbursement, however the project must be independently sustainable.

7. **Recreational Use**

The following specific connectivity guidelines will be implemented:

- a) **Permitted Trail along 1000 East** – A pedestrian/bike path considered between the Cemetery Road and Driggs Centre ROW. The coordination to provide connectivity from the Performance Center and the City of Driggs is important and will be guided during this process.

With the current economic crisis as the backdrop, time was taken to develop a comprehensive and integrated community-based economic and cultural development model for the rural communities of Teton County. We did a thorough review of programs from around the world and found some common threads running through the programs that had success and missing where there was failure.

This list was distilled into 5 Critical Success Factors that have framed the focus of our efforts at the Teton Valley Performance Sports Center.

1. Inspired leadership

A pied piper, capable of inspiring passion and skilled in creating a common vision within a community. Someone who is steadfast and doesn't get mired in all the reasons things won't work, but who finds a way to make things work - a master of the possible.

2. Strong Community Support

Teton Valley and the surrounding communities will be invested in the success of something it helps build. A sense of ownership is critical to the volunteer support upon which we depend for programs and events as well as labor to reduce the costs of infrastructure development.

3. World Class Facilities and Programs

Because we are asking people to travel great distances - in some cases around the world - to events held in our facilities, it is critical they be world class.

4. Olympic Aspirations

Modern Olympic founder Baron de Coubertin's assertion that "it is not the triumph but the struggle", is even more relevant to people today than in was in 1900. In fact, we believe the attributes critical to success as an Olympic athlete - commitment, discipline and personal responsibility are also a solid foundation for success in life.

5. Adequate and Continued Funding.

The record is clear, when programs are funded, they survive - when the funding ended so do the programs. We are looking to have a permanent impact on the quality of the lives of people in Teton County and it will take a sustained effort to do so.

With the presentation of our findings to the Funding Partners International, LLC we received our first possibility of funding. Complete Grant and Stimulus funding to construct this first phase of world class recreation facilities will be known in February 2010. Once funding is awarded we will have 356 days to complete these facilities with the grant monies. We now propose this project with a mission to reawaken the rich outdoor tradition of our past and re-establish recreational opportunity as the dominant lifestyle in the Tetons. With sustained support from outdoor foundations we continue to aggressively pursue our mission and make a difference in Teton County.

In addition to our indoor and playing field interests we have the vision of permanent Nordic interests, this to accompany the two community-based alpine ski areas, Grand Targhee Resort and Jackson Hole Mountain Resort. As with the Nordic center, our goal is to create a new economic model for our communities, create healthier lifestyles for the youth and develop a foundation for a quality of life that will inspire people to build their futures in these communities.

We look to reassert the viability of the local ski area as a community based, family oriented and affordable model - skiing the way it used to be. The result will be not only an economic and cultural reinvigoration for our three rural communities, but it will also replace a missing lifeline for the entire Alpine industry to our community.

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