

TOWN OF ALPINE Design Review Committee



Preliminary Guidelines

DESIGN REVIEW PURPOSE & FRAMEWORK

Vision:

Alpine's proximity to rivers and public land along with its economic role in the region are defining characteristics. The location of the town is defined by the Grey's River, Snake River, and Salt River in conjunction with public land boundaries. In addition, Alpine, WY was incorporated in 1988 making it one of the younger towns in the region. As a result, Design Guidelines in Alpine are more about shaping future growth. The preservation and improvements of public land access can help Alpine develop its unique location. Long-term planning from within the Town of Alpine that prioritizes a positive pedestrian experience and considers the regional vernacular of the Intermountain West helps Alpine improve the quality of the Town.

Intent:

The design guidelines were created to realize the Town's vision statement. The intent of the guidelines is to direct the physical development of the Town through building design and land planning. These guidelines will act as a tool to coordinate various public and private development proposals and measure how they will further advance the Town's vision. The focus of these guidelines will be on the relationships between private and public spaces, composition, massing, future street walls, and building materials.

Scope:

The purpose of the following guidelines is not to attempt to solve the continuous debate over architectural style, but instead is an attempt to qualify fundamental design principles essential to creating a vibrant Town. Individual architectural style and approach should not be prescribed, but rather encouraged within the fundamental principles described in the following design guidelines. The proposed design guidelines are presented as an aid to property owners, business leaders and designers who wish to make improvements to property in the Town.

Applicability:

All development applications required to follow the currently adopted version of The Town of Alpine Land Use and Development Code are required to comply with the following guidelines

DESIGN REVIEW ELEMENTS

What Alpine
Cares About

BUILDING LOCATION AND ORIENTATION
(view of the development from the street)

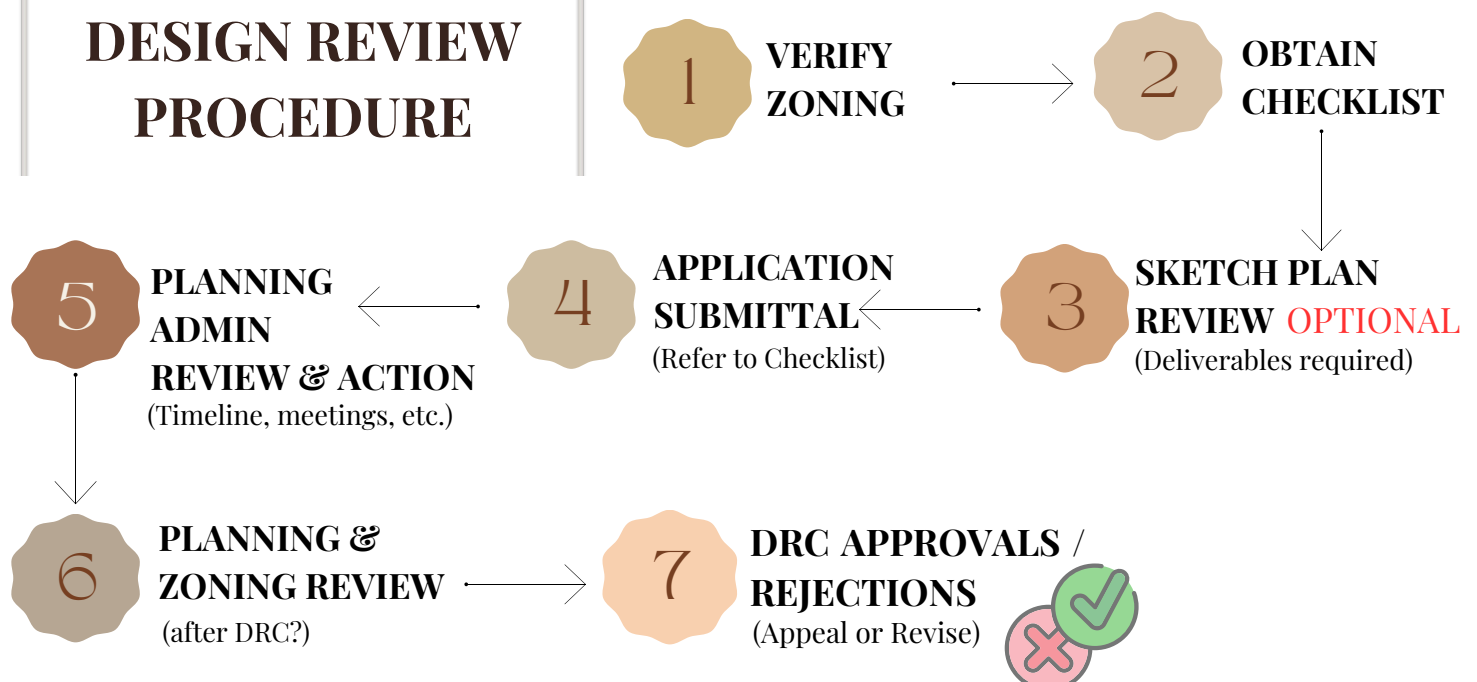
INTERNAL CIRCULATION
(walkways, internal drives, etc.)

SITE DESIGN ELEMENTS
(internal open space, service areas, pedestrian amenities, etc.)

BUILDING DESIGN
(character, scale, details, and materials)

LANDSCAPING SCREENING

DESIGN REVIEW PROCEDURE



DESIGN GUIDELINES

1.0 Public Space:

Public space shall be usable. Public space should be considered as a vital component of every development. It is important to treat the un-built portion of a site as designed, functioning space. Consider all appropriate uses for public space as it relates to:

1.1. Human scale – develop public space that is desirable and comfortable to inhabit. Use trees, canopies or other building elements to break the perceived height of adjacent façades to create a more human scale.

1.2. Relationships – public space should engage the interior of a building and relate to the adjacent building's function and use.

1.3. Detail – details of lighting, signage, benches, paving, planting, canopies, etc. should relate to the overall function of the space.

2.0 Composition:

This guideline addresses the elemental design tools of composition, proportion, and rhythm. These are important tools for achieving a balance between unity and complexity in design.

Composition is defined as the organization of parts of a project to achieve a unified whole.

Proportion is the relation of one part to another or to the whole.

Rhythm is a vocabulary of regular and repetitive elements or the relative variation of such elements.

2.1. Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian

2.2. Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.

2.3. To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

3.0 Massing:

A building's mass is defined by its component parts, including the size of its footprint and number of stories. Building mass is also determined by building form, roof shape, and orientation.

A building's form can be a simple rectangular box or a more complex combination of volumes.

(3.0 Continued) Massing refers to the size of buildings and how they meet the street. Consequently, massing affects the experience of pedestrians. The way in which a particular building 'meets the street' can produce an exciting and vital experience for the person on the street: it is not overbearing, rather it is engaging and stimulating. To ensure this experience, building massing should address the relationship between the size of the proposed building and the scale of the pedestrian.

Appropriate massing will also create a gentle transition between adjacent zoning areas with no abrupt changes in height or mass of adjacent structures.

3.1. Mass & Height:

The architectural form of development should have a human-scale, pedestrian orientation; the height of buildings should not overwhelm people walking in the vicinity of the buildings.

3.1.1. Canopies:

Canopies should be utilized over sidewalks or property lines to give buildings a human scale. (This should work in concert with guideline 3.2, Additive & Subtractive Massing.)

3.2. Additive And Subtractive Massing:

Both additive and subtractive massing approaches are encouraged to reduce the visual impact of large building masses. The additive massing approach increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. A simple building with additions is an example. The subtractive massing approach is to take a building as a large mass, and then reduce it by taking parts of it away, in a logical manner. This approach is especially useful when buildings are built on the property line.

Utilize both additive and subtractive massing, including sky plane techniques (define sky plane ????) to reduce the visual impact of building masses. Balconies that partially step into the building and partially cantilever out away from the building face achieve this.



ADDITIVE



SUBTRACTIVE

4.0 STREET WALL:

Reserved for future master plan language.

5.0 MATERIALS:

Exterior materials function as the outer layer of the building envelope and may also serve a structural function. Issues such as weather protection, durability, and maintenance affect the functional aspect of visible exterior materials. These, in turn, affect the long-term performance of the building.

5.1. Application of Materials

These guidelines strongly encourage applicants to consider the inherent nature of materials and their appropriate application.

5.2. Application of materials is at least as important as the materials themselves. Lack of attention to how materials are used can lead to concerns, including, but not limited to, how a material or a surface begins and ends (termination), how a switch from one material to another occurs (transition), and viewing the building as a whole or from many angles (continuity).

Paying attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

To support the continued development of unique architecture, these guidelines do not specifically restrict the use of any materials. Review of proposed materials will consider the positive and negative impacts on the surrounding buildings, natural environment and culture. Proposed materials will be evaluated on this basis.

DRC to discuss vinyl, slum, stucco, plastic, etc.

6.0 LANDSCAPING:

At a minimum, applicants for Design Review shall address the following criteria. The Planning Commission or Design Review Committee may impose additional requirements or conditions of approval to ensure a project's conformance with the above guiding principles.

6.1. Mature Landscaping Incorporate any existing, mature vegetation into project designs.

6.2. Volume Landscaping and Screening: Large trees and/or shrub planting may be required to mitigate the appearance of large blank walls and/or to mitigate the loss of mature trees as described under subsection 6.1.

6.3. All off-street parking and vehicular use areas (including driveways and loading docks) shall have perimeter landscaping of not less than four (4) feet in depth.

DRC to verify (4) feet min dimension.

6.4. All plant material shall be either vegetation native to Star Valley, or species recommended by a licensed nursery as being suitable for the Star Valley climate.

