

April 2025

Design Guidelines

Town of Alpine, Wyoming

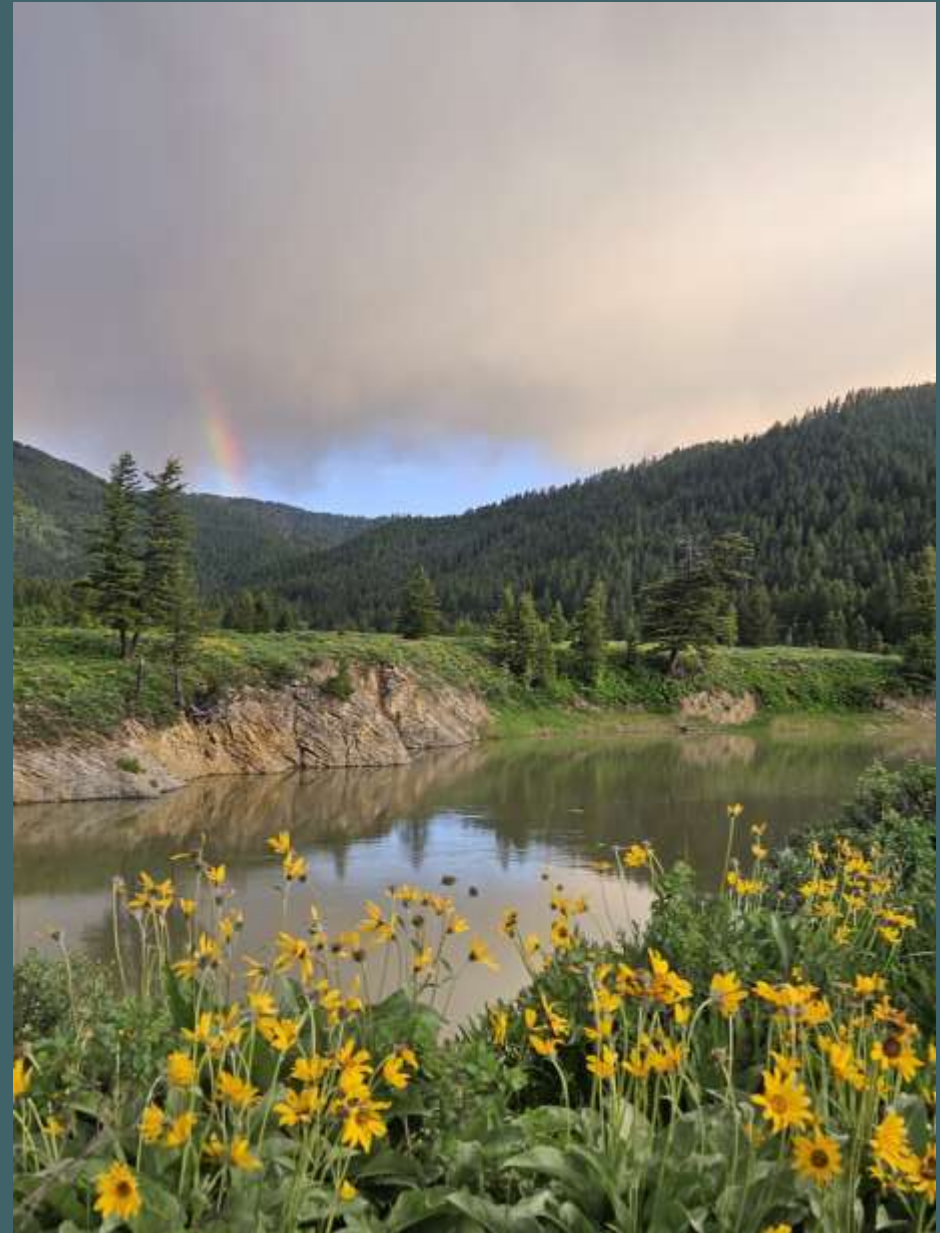


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Vision Statement

Alpine's proximity to rivers and public land along with its economic role in the region are defining characteristics. The town's location is shaped by the Grey's River, Snake River, and Salt River in conjunction with public land. 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 solve the continuous debate over architectural style, but instead 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 are required to follow the currently adopted version of The Town of Alpine Land Use and Development Code and are required to comply with the following guidelines.

Only development applications considered R2 and above need to submit to the Design Review Committee. R1, or Single-Family Residential, applications are exempt from DRC Guidelines.

A Design Review Committee has been established to evaluate development applications and to advise and provide technical assistance to the Planning Director, Planning and Zoning Commission/Board of Adjustment and Town Council regarding compliance with these design guidelines. The Design Review Committee was established with Ord. 2025-005



1. Public Space

Introduction

Public Space is a critical component in the future growth and development of the Town of Alpine. As the Town becomes a more densely built environment, there is a greater need for a symbiotic relationship between buildings and open space.

Public space should be usable and diverse in size and function.

Development of these spaces should strive to enhance the experience of existing natural resources.

Effective public space will create a more diverse and enjoyable pedestrian experience throughout the Town, ultimately benefiting both residents and visitors.



1. Public Space Cont.

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:

- A. 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.
- B. Relationships - public space should engage the interior of a building and relate to the adjacent building's function and use.
- C. Detail - details of lighting, signage, benches, paving, planting, canopies, etc. should relate to the overall function of the space.



2. 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.

Definitions:

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.

- A. 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
- B. Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- C. To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

3. Massing

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.

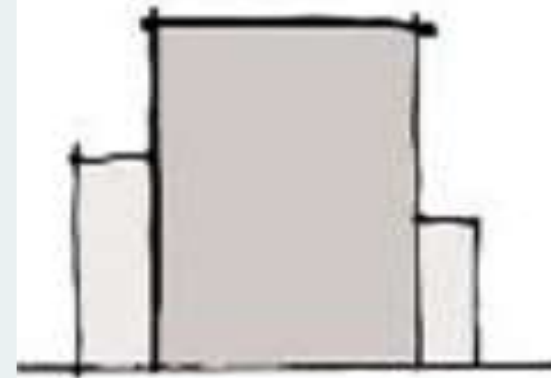
Massing refers to the size of buildings and how they meet the street. Consequently, massing affects the experience of pedestrians. The way in which a particular building 'meets the street' can produce an exciting and vital experience for the person on the street: it is not overbearing, rather it is engaging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



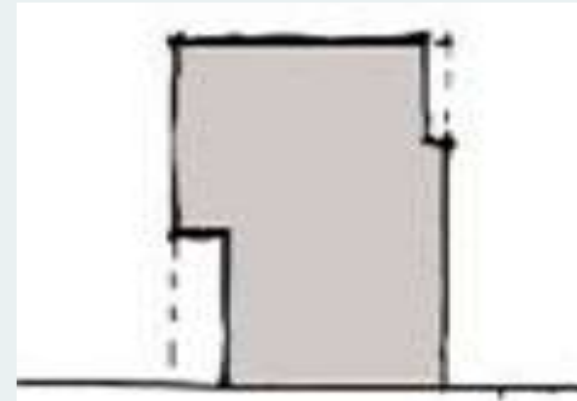
3. Massing Cont.

- A. 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.
- B. Canopies: Canopies should be utilized over sidewalks or property lines to give buildings a human scale. (This should work in concert with guideline 3. C, Additive & Subtractive Massing.)
- C. 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.

Examples of Additive and Subtractive Massing



ADDITIVE



SUBTRACTIVE

4. 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.

- A. **Application of Materials:** These guidelines strongly encourage applicants to consider the inherent nature of materials and their appropriate application.
- B. 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).



4. Materials Cont.

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.



5. 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 these guiding principles.



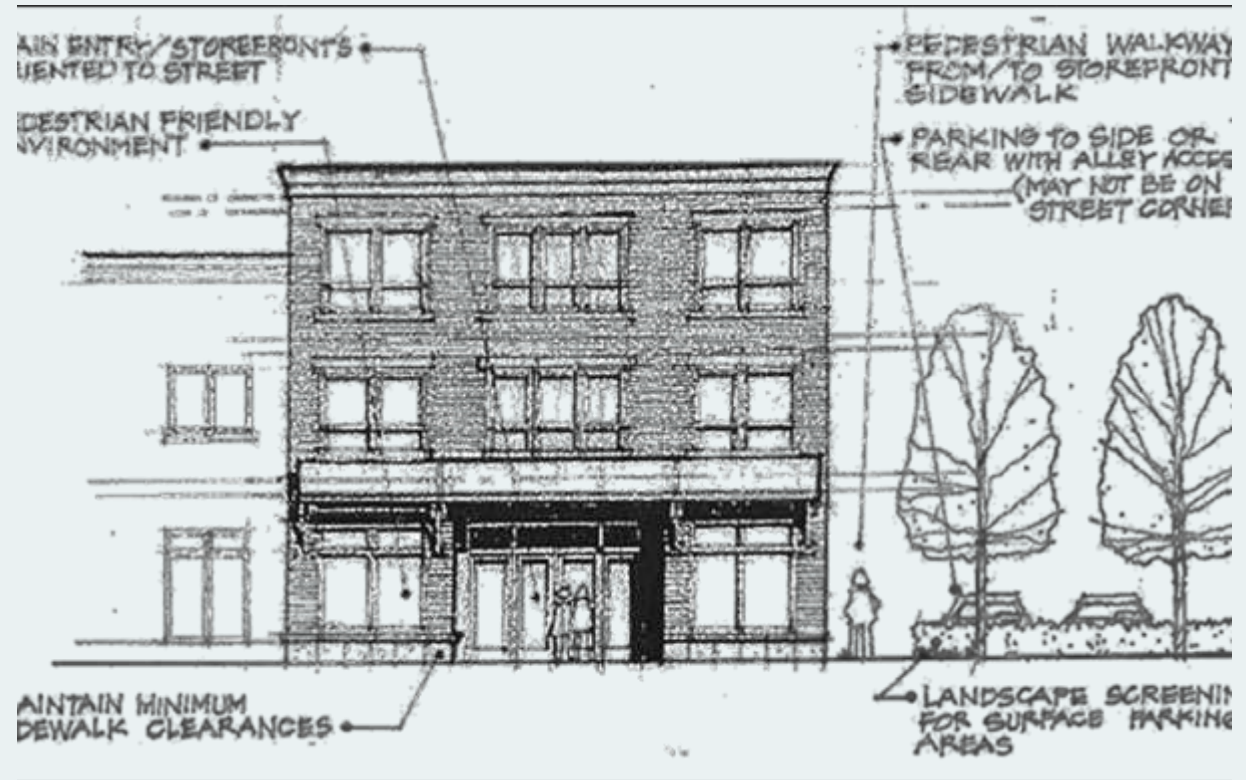
5. Landscaping Cont.

- A. Mature Landscaping: Incorporate any existing, mature vegetation into project designs.
- B. Volume Landscaping and Screening: Large trees and/or shrub planting may be required to mitigate the appearance of large blank walls.
- C. All off-street parking and vehicular use areas (including driveways and loading docks) shall have perimeter landscaping.
- D. All plant material shall be either vegetation native to Star Valley or species suitable for the Star Valley climate.



5. Landscaping Cont.

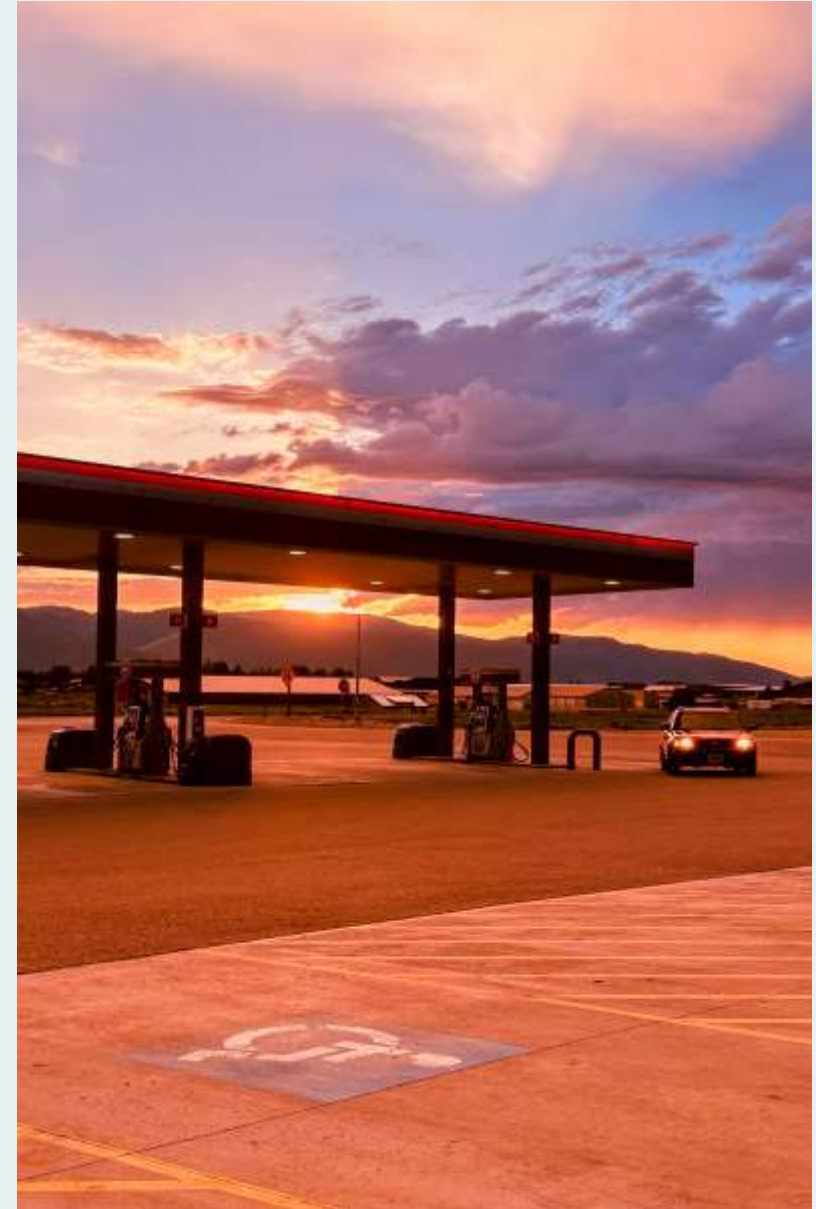
Example of Screening of
Parking Area



6. Franchise and Repetitive Corporate Designs

Guidelines

The Design Review Committee will discourage generic or formulaic designs that are transplanted from other communities without regard for local context. Our ordinances are intentionally crafted to discourage uncoordinated growth and sprawl as to enhance the pedestrian experience. Each development project must contribute meaningfully to the overall vision, character, and long-term well-being of our community.



6. Franchise and Repetitive Corporate Designs

- A. Promote original high-quality design
- B. Enhance the character and function of the Town
- C. Promote sustainable design principles



Submission Review Requirements and Process

Design Review Elements

- A. Building Location and Orientation
- B. Internal Circulation
- C. Site Design Elements
- D. Building Design
- E. Landscaping / Screening



Design Review Procedure

