

ALPINE MASTER PLAN

RFP RESPONSE
15 OCTOBER 2024



Prepared for: Town of Alpine
Attention: Monica Chenault, Town Clerk

Prepared by: GYDE Architects

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October 15, 2024

Monica Chenault, Town Clerk
Town of Alpine
P.O. Box 307
Alpine, WY 83128
clerk@alpinewy.gov

Dear Ms. Chenault,

GYDE Architects is pleased to submit this response to the Request for Proposals for the Town of Alpine Master Plan. As a Wyoming-based firm with experience in community planning and design, we are excited about the opportunity to work with the Town of Alpine to develop a comprehensive and sustainable Master Plan. Our deep ties to Teton and Sublette County, combined with years of practical experience, position us well to address Alpine's unique challenges and opportunities. On a personal level, our firm is very invested in the development of Alpine as two of our nine staff members are homeowners and one of our junior staff rents in the Town of Alpine. Many of our former employees and neighbors have relocated from Jackson to Alpine for not only housing security and financial reasons but also for the unique recreational access and small town charm. It would be an honor to assist you in the development of the community to serve these friends of the firm as well as the influx of people who are moving to the Town of Alpine and surrounding areas.

GYDE understand the complexities of creating master plans for growing communities that must balance growth, outdoor recreation, and community character. We are committed to helping Alpine navigate these challenges and implement a master plan that reflects its own unique identity and resources.

We propose a designer-led master planning approach to meet Alpine's goals. This methodology ensures a cohesive process, where design and vision drive the integration of technical expertise from engineers, land planners, and civic planners. Given the significance of this project, we are suggesting we first refine the scope in collaboration with town officials and community members and then assemble the right team to address the refined scope.

Thank you for considering GYDE Architects for this important project. We look forward to the opportunity to work with the Town of Alpine and create a lasting, actionable plan for the future.

Sincerely,



John C. Stennis, Nona Yehia, Katherine Koriakin and the GYDE Team



PROJECT AND SERVICES APPROACH

Our approach to master planning, led by designers, aligns with Alpine's objectives. This method secures a unified process, where design serves as the cornerstone for incorporating technical insights from engineers, land planners, and civic planners. We have created great partnerships with local experts throughout our long history in the region and would be able to assemble a team that understands the unique challenges and opportunities Alpine faces. **We believe the key to success is setting a strong vision based on comprehensive due diligence, then using the details to enhance and support this overall vision.**

VISION AND GOALS- *a strong vision rooted in place and people*

We will work collaboratively with the Town of Alpine to define a clear vision for sustainable growth, including zoning strategies, annexation planning, and population density management, while preserving the town's character and enhancing its outdoor recreational assets. **We see Alpine as it's own unique town, not a commuter community to Jackson. A good master plan vision can further enhance the qualities that are unique to Alpine.** We suggest GYDE leads the process but works closely with a land planner and the Town to establish the strategy for creating this vision and goals.

PROJECT RECOMMENDATIONS- *creative ideas based in character*

Through detailed infrastructure analysis and community input, we will provide phased recommendations, including cost estimates and timelines, to ensure that the town has a structured, step-by-step path for implementation. We would propose working closely with a land planner and civil engineer to create realistic recommendations on projects that would contribute to furthering the visions and goals set.

IMPLEMENTATION STRATEGY- *details that support the vision and goals*

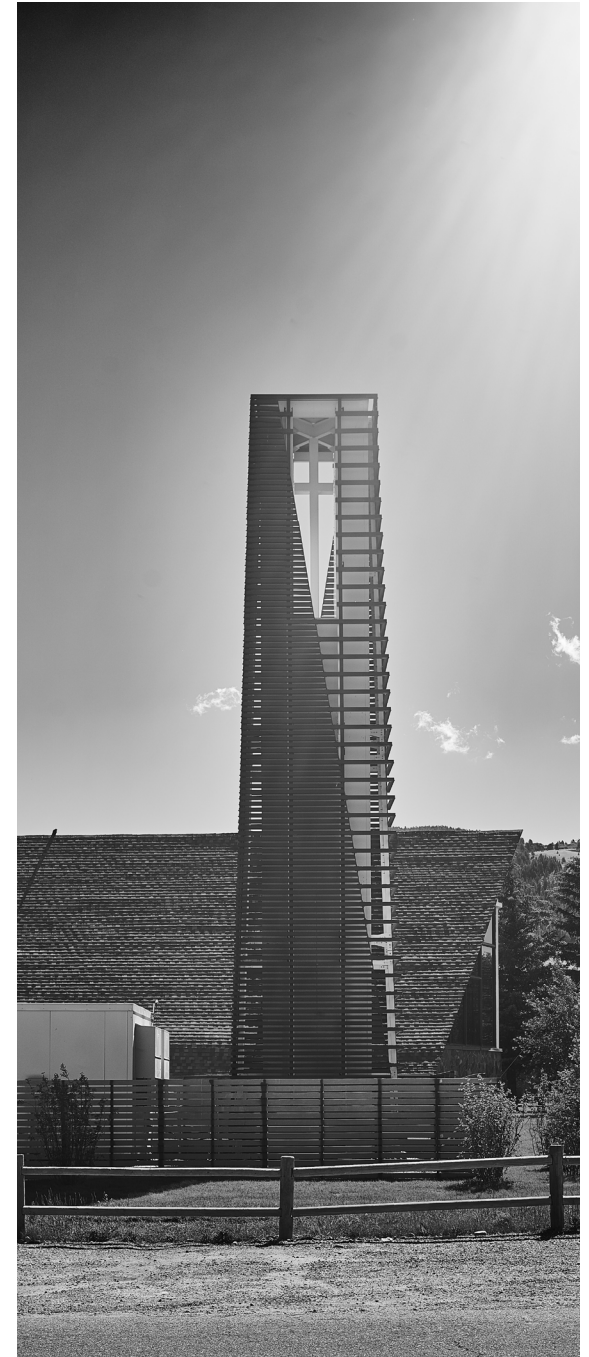
We will develop a detailed implementation strategy, including responsibilities, timelines, and resource allocations, to ensure the Master Plan is actionable and fully aligned with Alpine's staffing and budgetary capabilities.

INFRASTRUCTURE INVENTORY- *solid infrastructure as a bedrock for the town*

Our team will conduct an in-depth infrastructure assessment, integrating ongoing efforts from the Safe Streets for All (SS4A) and Water Master Plan projects. This will ensure that our plan builds on these initiatives and provides a cohesive strategy for Alpine's infrastructure development. We propose bringing on a local civil engineer firm to assess and document.

PUBLIC ENGAGEMENT- *an important base for impactful vision*

We will design a public engagement plan that ensures transparency and robust community involvement throughout the process, ensuring the Master Plan reflects the aspirations and needs of Alpine's residents and stakeholders. There are many tools and process that GYDE has implemented on past projects, from focused workshops, community forums, online surveys to collaborative charrettes and more. GYDE would review options and ideas with the Town of Alpine to then craft the methods and timeline that would achieve the best engagement and diverse viewpoints.



PROJECT APPROACH

NEXT STEPS AND TIMELINE

The current RFP provides a broad overview of the project scope, and we are prepared to work closely with the Town of Alpine to further define the goals, timeline, and budget in more detail. We understand the importance of meeting project deadlines and are committed to ensuring that the Master Plan can be completed in a timely manner, aligned with both the town's goals and upcoming infrastructure planning efforts.

Our approach is flexible and adaptable, allowing us to adjust as new information becomes available and ensuring that the Master Plan remains aligned with Alpine's specific needs. As mentioned before, we believe that the due diligence of listening, assessment, and public engagement sets the groundwork for creating a strong vision statement with specific goals. We propose after this foundation is set, we help you envision what is possible. We would then work with the Town of Alpine to collaborate and assemble the team with the expertise to support the vision and goals as we understand and define them further. Our past experience makes us strong creative problem solvers that think big and holistically, which will be vital for this master plan to be successful in the long-term.



EXPERIENCE AND BACKGROUND

With over 30 years of experience, GYDE Architects is an award-winning architecture and design firm led by principal architects Nona Yehia, John Stennis, and Katherine Koriakin. As a Jackson-based architecture firm, our team of nine has a deep legacy of work throughout Wyoming. We live, work, and play in this special place and have built our firm around service to our community. Lots of our staff call Alpine home and are invested in seeing this community thrive.

GYDE Architects brings a wealth of experience in planning and design throughout the Mountain West region. Principal, John Stennis, spent six years on the Jackson Town Planning Commission and was directly involved in the 2012 Teton County Comprehensive Plan. This experience has helped him develop a pragmatic approach, understanding that while the best plans are visionary, they must also account for potential unintended consequences.

Our team includes experts like Principals Katherine Koriakin, a current member of the Town of Jackson Design Review Committee, and Nona Yehia, a former member of that same committee, who bring deep knowledge of design standards and community engagement. Our Operations Director, Steph Wise, a current member of the Town of Jackson Planning Commission, further enhances our understanding of municipal planning and land development regulations. Our diverse team is also involved in state and local organizations on many levels. Our work is strengthened through our involvement, and our connections benefit our projects. **We believe deeply in the transformative power of architecture, using our design process to create positive social and environmental change for generations to come.**

Our extensive experience includes a range of projects from infrastructure designs such as a cell phone tower, a town pump house to large scale community parks and collaborative public projects such as the Teton County library. It is our experience that long-term commitment and sustained effort is critical on public projects. Our team collaborates with all stakeholders to ensure dedication throughout the multiple phases of projects, addressing challenges and adapting plans as needed to see the project through to completion. The design of buildings and communities is not just about maintaining, but about enhancing the functionality and existing character for generations to come.

GYDE has experience working with many different complex public, non-profit and private entities to deliver a successful project. Among others, GYDE has worked in the past with the Town of Jackson, Hole Food Rescue, Jackson Hole Land Trust, Teton County Housing Authority and Jackson Hole Community Housing Trust and the Teton County Library. Currently GYDE is working with Jackson Hole Children's Museum on their new flagship museum and the Teton County School District to design a sport training center and learning extension at their current athletic fields.

We are excited about the opportunity to bring our expertise, dedication, and community-centric approach to help facilitate the master plan vision of Alpine, Wyoming.



Nona Yehia
principal



John Stennis
principal



Katherine Koriakin
principal



Jessica Barnhouse
project architect



Steph Wise
operations



Pip Barr
project manager



Ryan Dowgiewicz
designer



Keith Li
designer



Hailey Konen
designer

SELECTED RELEVANT WORK



VERTICAL HARVEST MAINE Westbrooke, ME



Project Location: Westbrook, ME

Client: Vertical Harvest Farms

Year Started: 2022

Scheduled Completion: 2024

Construction Cost: \$62,000,000

Size: 54,000 sf

Vertical Harvest, a leader in hydroponic vertical farming, emphasizes community-driven agriculture and inclusive employment practices. GYDE Architects partnered with them to provide architectural services for their innovative farms across the country. The second Vertical Harvest location, nestled in downtown Westbrook, Maine, spans 54,000 square feet and will yield approximately 2 million pounds of fresh produce annually, creating 50 local jobs and contributing to the area's revitalization efforts. Collaborating with local architects and engineers from Harriman, as well as European equipment vendors, GYDE ensured seamless integration of greenhouse technology through BIM computer modeling, resulting in a successful project from conception to construction. This project required coordination of complex systems and teams as well as strong leadership in the vision and community impact mission.

TETON COUNTY LIBRARY REMODEL AND ADDITION Jackson, WY

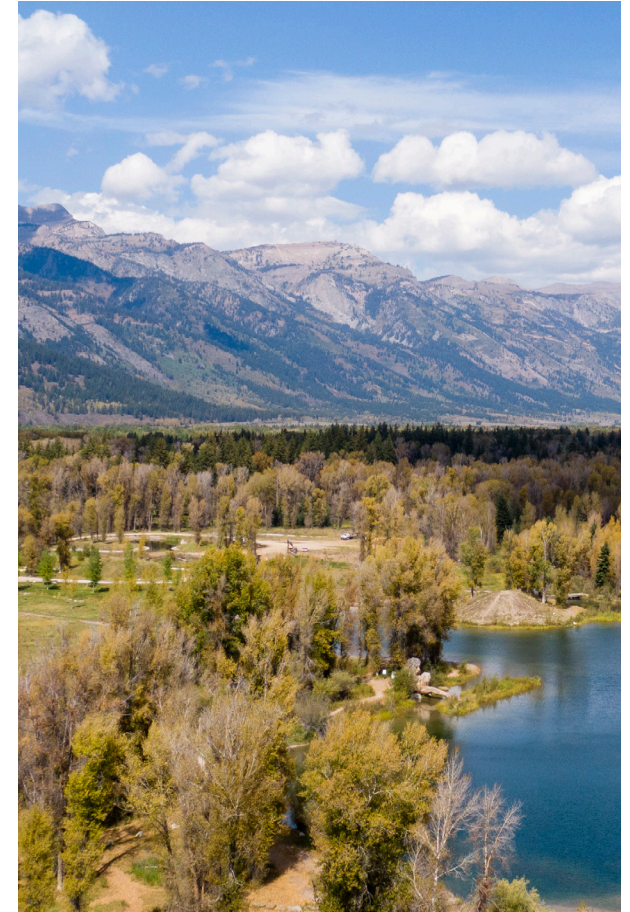


Project Location: Jackson, WY
Client: Dali Barbour
Year Started: 2011
Year Completed: 2013
Construction Cost: \$7,600,000
Size: 23,000 sf

GYDE Architects, collaborating with Humphries Poli Architects since 2009, orchestrated a thorough facilities programming initiative for expanding the 23,000 square foot Teton County Library. This endeavor involved analyzing current facilities and operations, engaging in numerous community meetings, and garnering over 1,000 public comments.

The team crafted persuasive materials to secure Special Purpose Excise Tax (SPET) funding and ensured alignment with budget constraints through strategic cost estimates. Following successful programming and design phases, the project obtained Library Board approval and SPET tax funding, navigating through the Town of Jackson entitlement process. With construction initiated in Fall 2011 and completed within schedule and budget by January 2013, the library now stands as a vibrant community hub, offering extensive services beyond literature to a diverse population.

R PARK Jackson, WY



Project Location: Jackson, WY

Client: JH Land Trust

Year Started: 2012

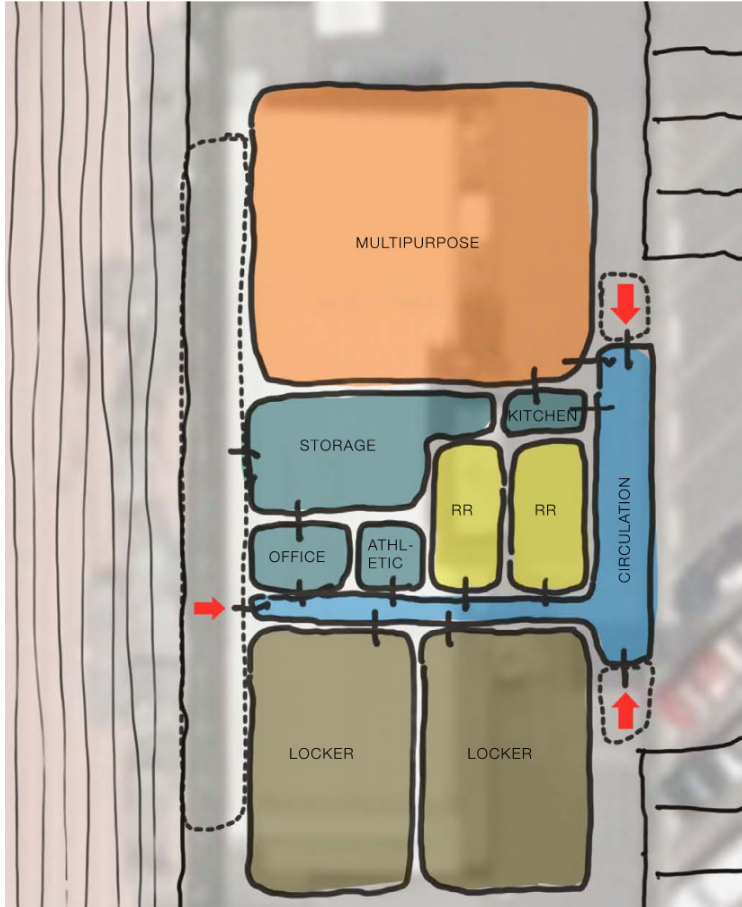
Year Completed: 2016

Size: 40 acres

Since 2012, GYDE Architects has played a significant role in shaping R Park, an innovative public space in Jackson Hole that originated from a rehabilitated gravel pit. GYDE's contributions include designing essential structures such as public restrooms, picnic shelters, and caretaker facilities, working alongside renowned landscape architect Walter Hood and other design collaborators. GYDE worked in tandem with the design team and client to actively engage the public, incorporating community feedback to ensure the park met the broadest range of community needs. In addition, GYDE developed the park's design standards, further contributing to the long-term vision of the project. This 40-acre park, which offers unstructured recreation and vital wildlife habitat, was initially privately funded and later taken over by the Jackson Hole Land Trust. Recently, GYDE partnered with JH Builders to create a bike rack, further enhancing the park's community-focused design. R Park stands as a testament to the collective efforts that transformed private land into a cherished public asset.

STABLE TCSD (in progress)

Jackson, WY



Project Location: Jackson, WY
Client: Teton County School District

Year Started: 2024

Year to be Completed: 2025

Construction Cost: \$6,500,000

Size: 8,500 sf

Anchored on the 50 yard line at the William T. McIntosh Stadium, the STABLE facility will support multiple athletic departments, events and testing for the Teton County School District. This 8,000 SF building is a public/private partnership with the school district and private donors. GYDE was awarded this project through a formal RFP process and is currently in Schematic Design.

This project's current success is attributed to GYDE's commitment to transparency, the cost estimation process, and the team's flexibility to change the design quickly to meet the client's needs and budget. GYDE has supported TCSD with additional fundraising materials and due to the project's success has been hired for multiple small projects around the campus.

JACKSON HOLE CHILDREN'S MUSEUM (in progress) Jackson, WY



Project Location: Jackson, WY

Client: Jackson Hole Children's Museum

Year Started: 2024

Year Completed: Summer 2025

Size: 5,000 sf

The Jackson Hole Children's Museum mission is to provide safe and welcoming play spaces, after-school programs, summer camps, and partnerships with community nonprofits, the museum is more than just a place - it's the heart of a community where relationships are essential for the well-being of children and families. By turning science into exciting experiments, art into expressions of curiosity and joy, and imagination into reality, they give every child the opportunity to be themselves, bring their unique possibilities to life, and realize their full potential.

JHCM partnered with GYDE to strategically design and execute a truly unique space. GYDE is not only designing the museum but coordinating and collaborating with all the stakeholders, exhibit designers, artists, and the community. Through the design process and listening to the Client, GYDE was able to assist the Client in creating a strategy for phasing the museum, acquiring exhibits from third parties and reviewing budget and scope with the fundraising goals. The museum is slated to open to the public in 2025.

THANK YOU FOR REVIEWING OUR SUBMISSION

We look forward to continuing the conversation and working with you to assemble a team and a strategy for Alpine's master plan.

