



TOWN OF ALPINE Work Session Agenda

DATE: June 6, 2023
TIME: 7:00 PM

PLACE: Town Hall
TYPE: Work Session

1 - CALL TO ORDER: Mayor Eric Green

2 - Discussion Items

Convergence Investments – Colby Cox, Managing Partner & CEO

3 - ADJOURN

May 31, 2023

Dear Mayor Green and Members of Council,

Thank you in advance for the opportunity to present a vision for the property adjacent to the Town known commonly as the Clinger Property. We very much look forward to discussing the benefits of potential annexation, as well as our vision for the community. Please see attached some very preliminary concept drawings to use as a baseline for discussion at our meeting on the 6th of June.

Steve Funk and I are still very much in the design/schematic process so nothing attached here represents in any way a conclusive look at the property. We are presenting this to start a conversation and gauge the Town's interest in annexation in the near future, either under current planning and zoning guidelines or perhaps under a zoning ordinance specific to this property.

We see this location as a key corridor to the Town and trust that it must be developed the right way. We believe that this working session is the first step in creating the kind of community that can secure a critical corridor to the Town in the nature that such a unique place like Alpine, WY deserves. There is a lot of work to do from here to align all our interests, but we are confident that we are already in agreement that this property is very important to the smart, properly planned growth of Alpine. We look forward to taking this journey with you. Thank you in advance for your time.

Respectfully,

Stephen Funk & Colby Cox



These Sketch Plan drawings are conceptual and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, development standards and programs shall be determined at time of site plan applications.

Clinger Property

Alpine, Wyoming

Sketch Plan

Clients:

Convergence Investments
172 Center Street, Suite 204
Jackson, WY 83001
Contacts: Colby Cox, Mariah Underhill

Funk Partners

Contacts: Steven Funk, Audine Watson, Morgan Funk, Trevor Funk

Town Planner:

Townscape Design
Contact: David Ager
(301) 704-4404

Attorney:

Architect:

Engineer:

Transportation:

Environmental:

Revisions:

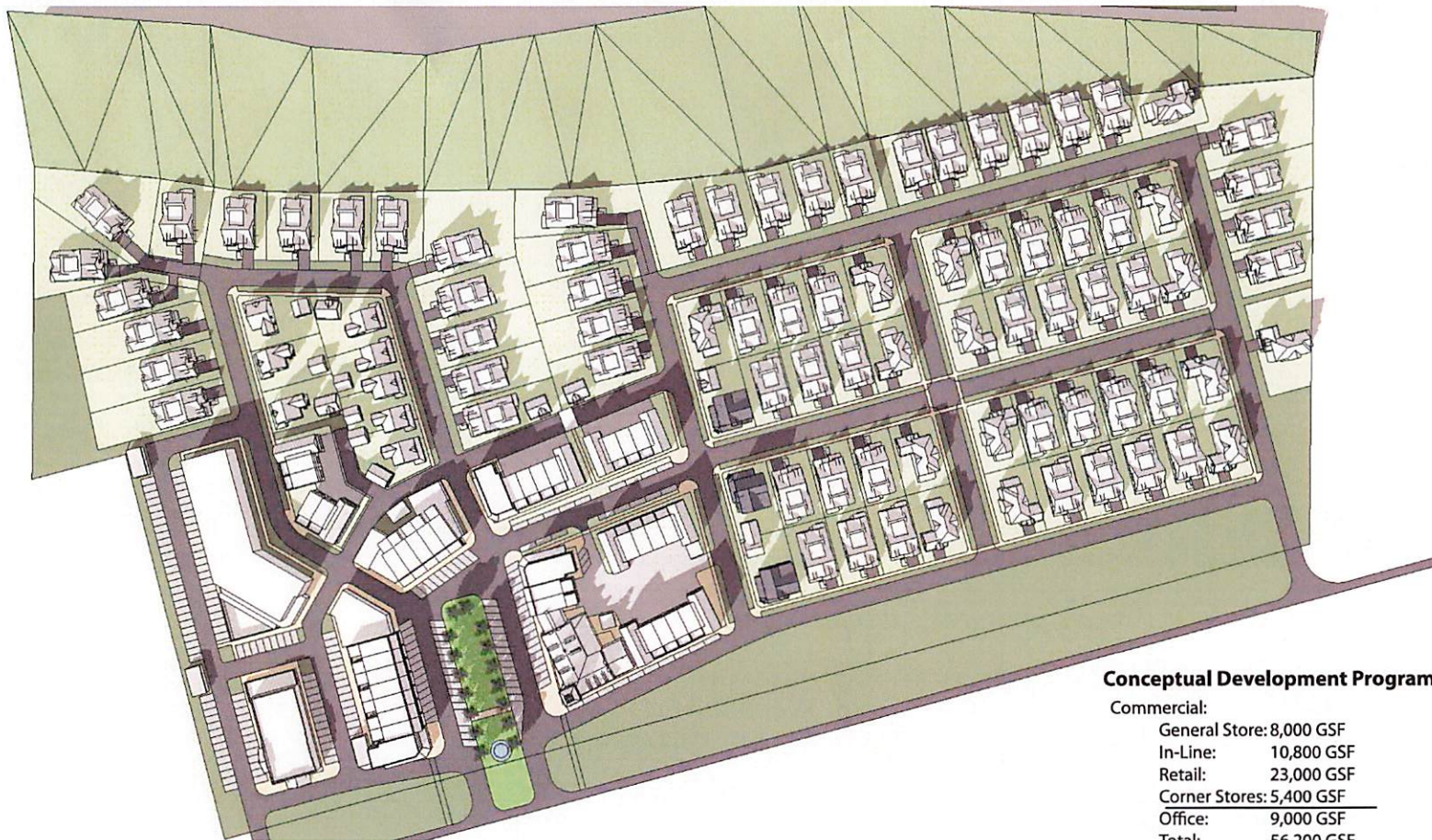
Conceptual Study Option 1

Aerial Photo

Sheet No. **1**

Mixed Use Development

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Conceptual Development Program:

Commercial:

General Store:	8,000 GSF
In-Line:	10,800 GSF
Retail:	23,000 GSF
Corner Stores:	5,400 GSF
Office:	9,000 GSF
Total:	56,200 GSF

Hotel: 120 Keys

Residential:

Single Family:	90 Du
Attached:	30 Du
Stacked Flats:	45 Du
Accessory Du:	10 Adu
Total:	175 Du



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Transportation:

Environmental:

Revisions:

Conceptual Study Option 1

Plan

Sheet No.

2



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Clinger Property

Alpine, Wyoming

Sketch Plan

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Revisions:

Conceptual Study Option 1

Bird's Eye

Sheet No. **3**