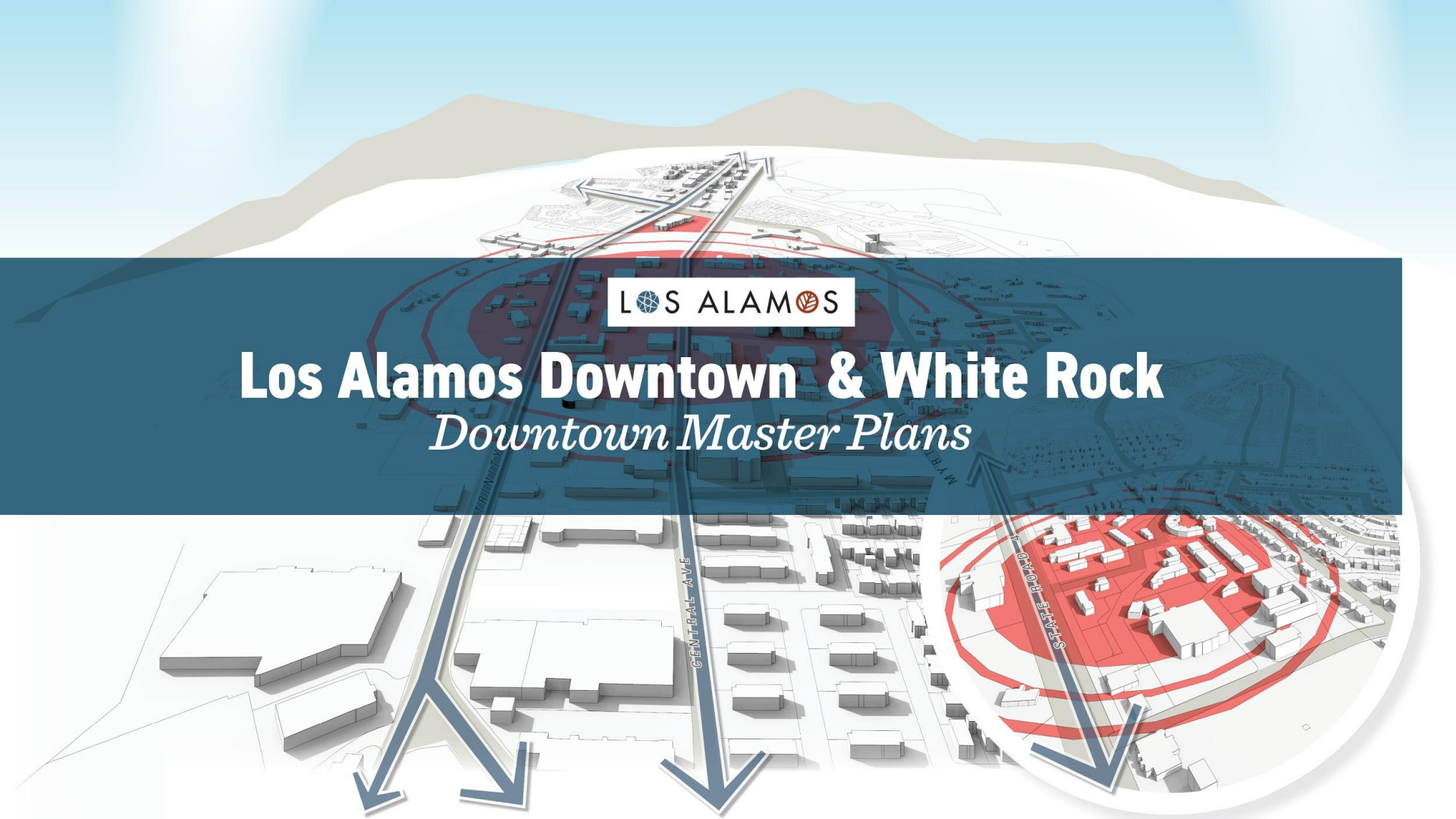




# Los Alamos Downtown & White Rock *Downtown Master Plans*





- 1. Introduction (5 min.)**
  - a) Goals of the meeting
  - b) Housekeeping
  - c) Project Team
  - d) Project Overview
- 2. Survey (5 min.)**
- 3. Previous Planning Efforts (5 min.)**
- 4. Retail Store Requirements (5 min.)**
- 5. Precedent Examples – Development Types (5 min.)**
- 6. Outcomes from Visioning Workshop (15 min.)**
- 7. Breakout Groups (80 min.)**
- 8. Report Back (40 min.)**
- 9. Next Steps**



## 1. Introduction - Goals

- Identify future development concepts for downtown that use the goals as guiding criteria.
- Each development concept will be judged by its ability to address various goals.
- The outcomes of this workshop will further inform the overall goals which will subsequently be refined.
- Development concepts created during this workshop will guide the creation of one preferred concept.



- You are muted during the presentation during the first part of the workshop
- If you have questions, use the chat function



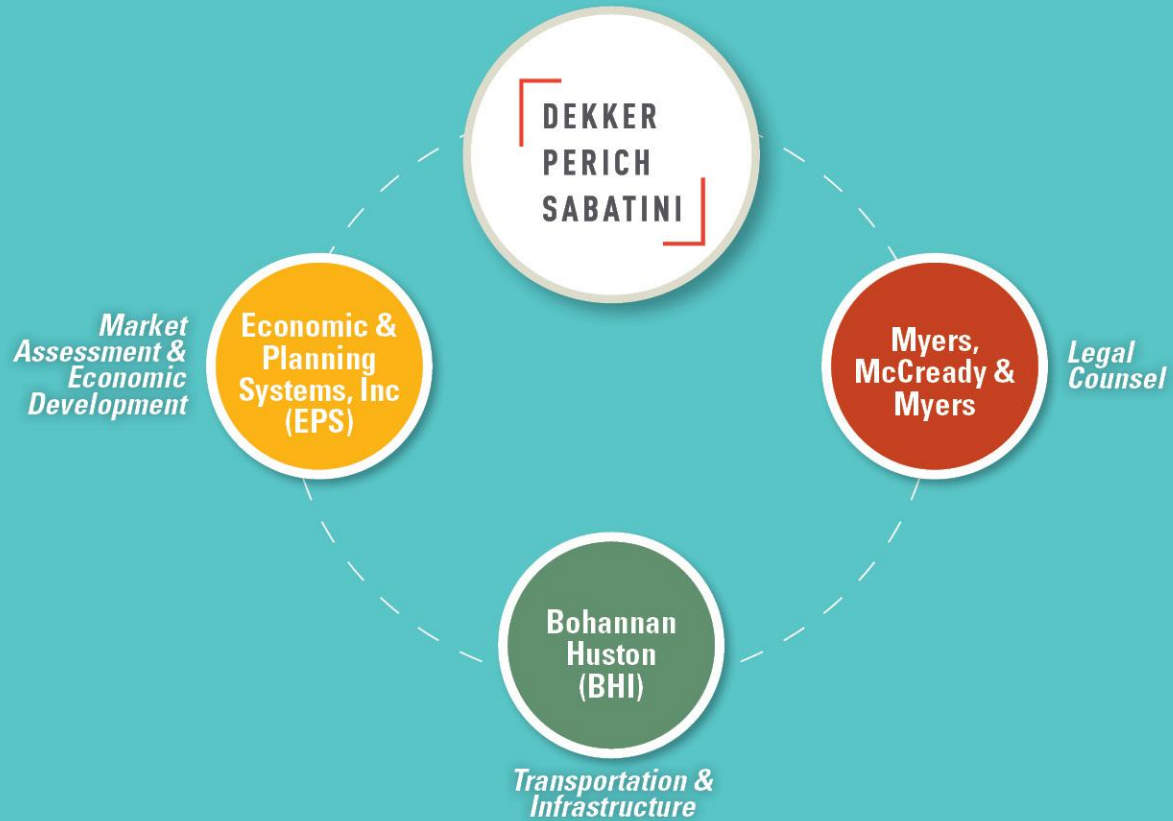




# Project Team

LOS ALAMOS

Downtown Master Plans &  
Development Code updates





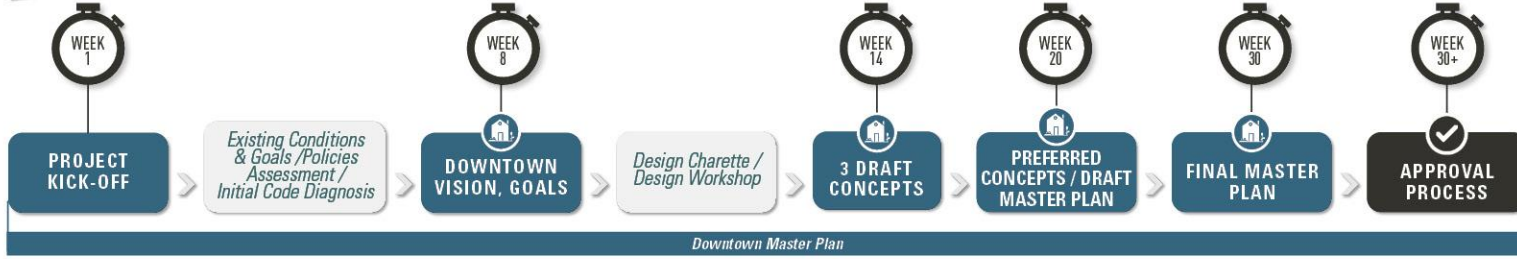
# Project Overview

LOS ALAMOS

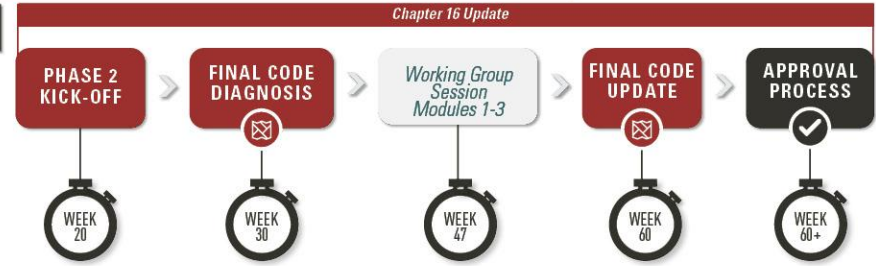
Los Alamos Downtown & White Rock  
Downtown Master Plans

## PHASE 1 & 2 TIMELINE

### PHASE 1 - DOWNTOWN MASTER PLAN



### PHASE 2 - CHAPTER 16 UPDATE





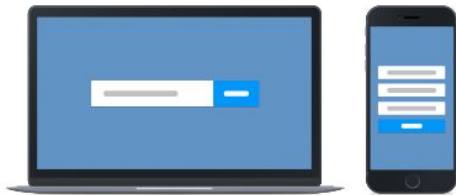
## 2. Survey





## How to join

### Web



- 1 Go to **PollEv.com**
- 2 Enter **DPSDESIGN**

### Text

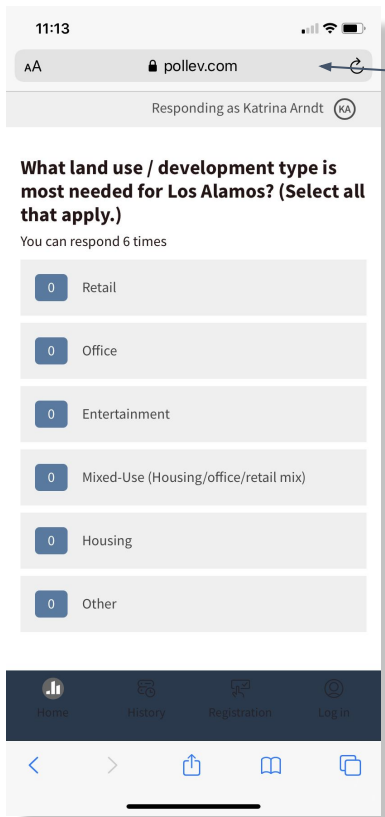


- 1 Text **DPSDESIGN** to **37607**

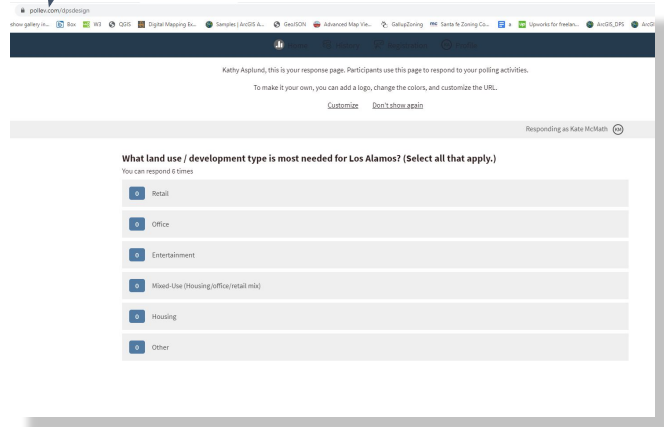
Web



- 1 Go to **PollEv.com**
- 2 Enter **DPSDESIGN**



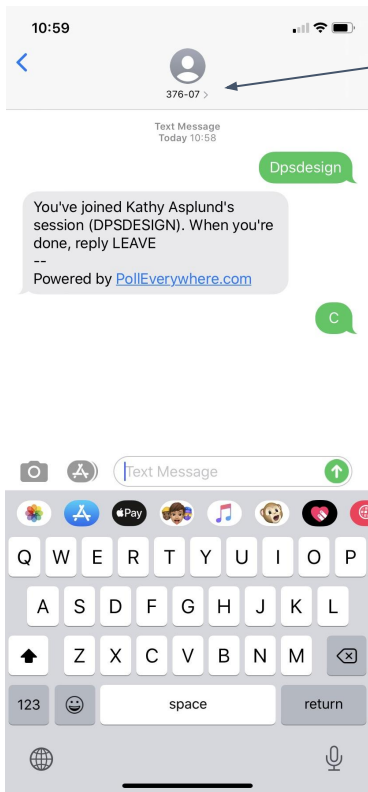
Type the address **pollev.com/dpsdesign** into your internet browser.



# Text



**1** Text **DPSDESIGN** to **37607**



Send a text to **37607 'dpsdesign'**  
You will be able to participate via text message.



Respond at [PollEv.com/dpsdesign](https://PollEv.com/dpsdesign)  
Text **DPSDESIGN** to **37607** once to join, then **A, B, C, D, E...**

**What land use / development type is most needed for Los Alamos? (Select all that apply.)**

|                                       |          |      |
|---------------------------------------|----------|------|
| Retail                                | <b>A</b> |      |
| Office                                | <b>B</b> |      |
| Entertainment                         | <b>C</b> | 100% |
| Mixed-Use (Housing/office/retail mix) | <b>D</b> |      |
| Housing                               | <b>E</b> |      |
| Other                                 | <b>F</b> |      |

# What is your age range?

Under 18 years

18 to 24 years

25 to 44 years

45 to 65 years

Over 65



# Where are you from?



Start the presentation to see live content. For screen share software, share the entire screen. Get help at [polllev.com/app](https://polllev.com/app)



# Where do you see the greatest development opportunities in White Rock ?



# Where do you see the center of Downtown White Rock?





# What do you see as good locations for residential uses?



# What do you see as good locations for commercial uses?







## 4. Previous Planning Efforts

LOS ALAMOS  
Los Alamos Downtown & White Rock  
*Downtown Master Plans*

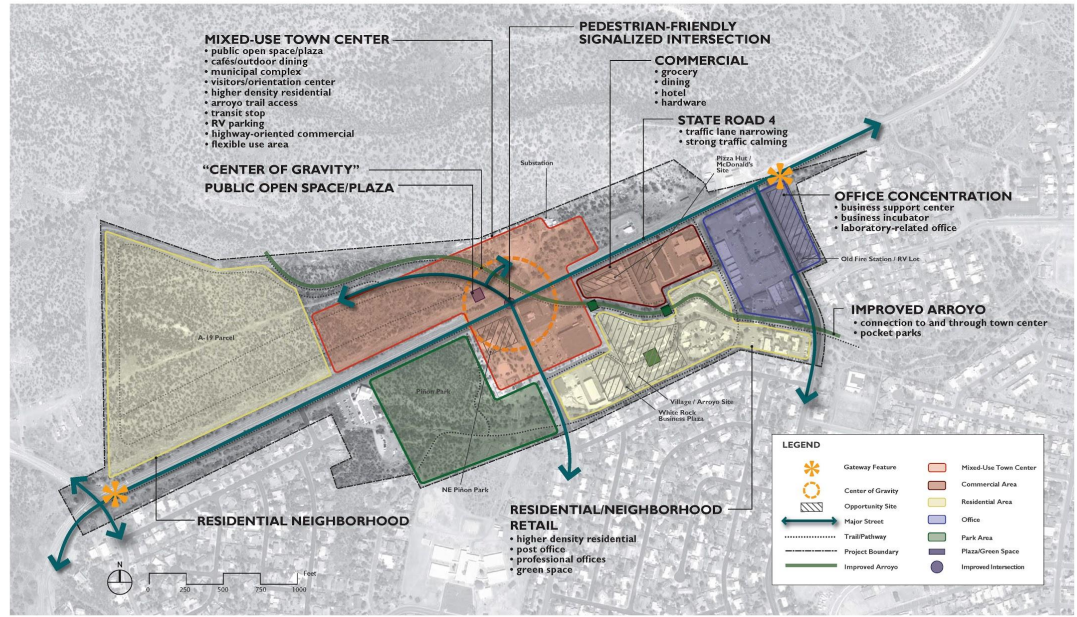




## 4. Previous Planning Efforts

### 2008 Downtown Master Plan

- ➔ Primary aim was to create a vision for the commercial core and identify strategies to revitalize the area
- ➔ (replace this with preferred concept on pg 57)

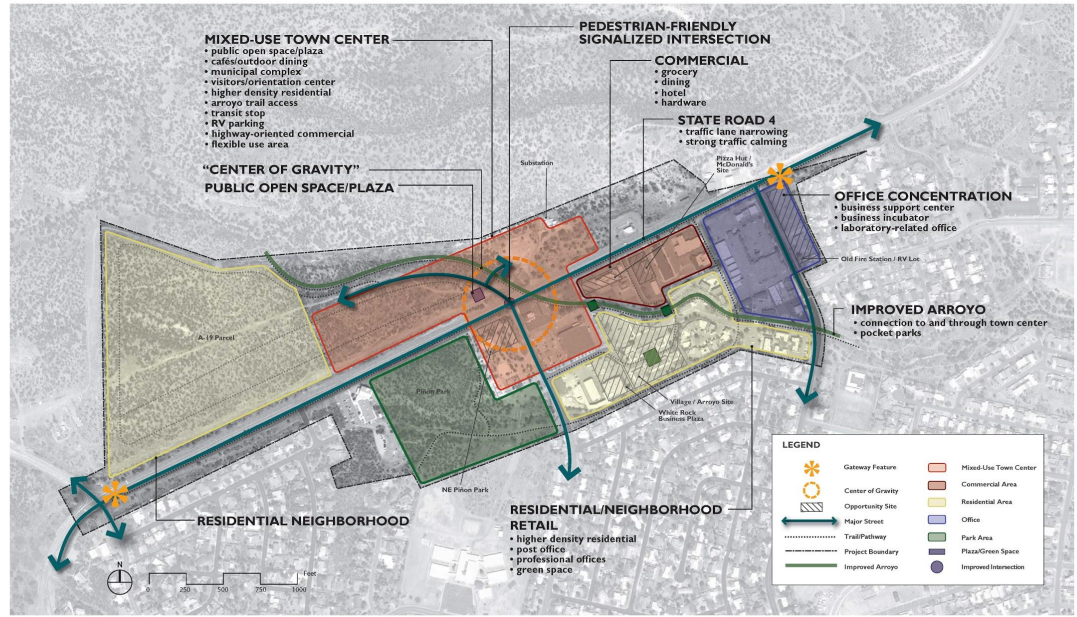




## 4. Previous Planning Efforts

# Economic Development Strategies

- ➔ Create a mixed use town center at Sherwood and SR-4
- ◆ Activate all four corners
- ◆ Add civic use to SWC (new Library)
- ◆ Develop A-19 for housing
- ◆ New mixed use development at Mirador entry (NWC)



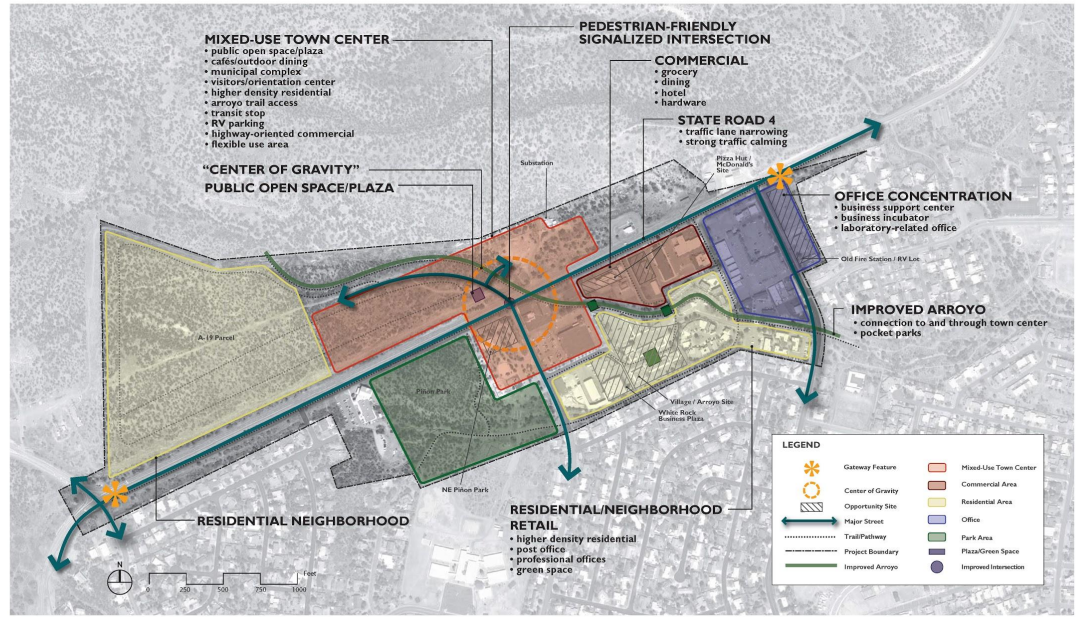


## 4. Previous Planning Efforts

LOS ALAMOS  
Los Alamos Downtown & White Rock  
Downtown Master Plans

# Economic Development Strategies

- ➔ Concentrate office/business uses at Rover Bvd. and SR-4
- ➔ Improve Arroyo trail and add pocket parks
- ➔ Build multifamily housing on opportunity sites along Longview
- ➔ Incentivize redevelopment







# 4. Previous Planning Efforts





## 4. Previous Planning Efforts



# Metropolitan Redevelopment Designation Report 2020

→ Purpose of the MRA is to develop strategies and incentives for redevelopment and new investment





## 4. Retail Store Requirements





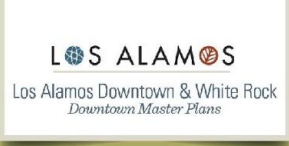
## 4. Retail Store Requirements

| Store Type                           | Avg. Sq. Ft. | Store Sale        |                    | % of total spending | Total spending needed (\$) | Households needed |
|--------------------------------------|--------------|-------------------|--------------------|---------------------|----------------------------|-------------------|
|                                      |              | Sales per Sq. Ft. | Total Annual Sales |                     |                            |                   |
| <b>Supermarkets + Grocery Stores</b> | 60,000       | \$450             | \$27,000,000       | 6.0%                | \$449,050,804              | 5,987             |
| <b>Natural Foods Stores</b>          | 25,000       | \$450             | \$11,250,000       | 2.0%                | \$568,391,940              | 7,579             |
| <b>Super Drug</b>                    | 15,000       | \$400             | \$6,000,000        | 2.7%                | \$220,981,472              | 2,946             |
| <b>Electronics + Appliances</b>      | 30,000       | \$500             | \$15,000,000       | 1.0%                | \$1,544,084,586            | 20,588            |
| <b>Sporting Goods</b>                | 30,000       | \$350             | \$10,500,000       | 0.4%                | \$2,625,000,000            | 35,000            |
| <b>Home Improvement Centers</b>      | 100,000      | \$325             | \$32,500,000       | 2.0%                | \$1,637,835,210            | 21,838            |

Source: Census of Retail & Trade; Economic Planning Systems



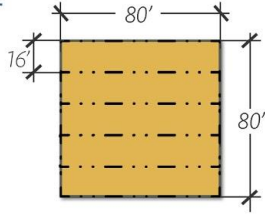
## 5. Precedent Examples





# DEVELOPMENT TYPES TOWNHOUSES

Total: 6,400 SF  
Unit Size: 1,280 SF  
Unit Count: 5



- Development density + intensity vary
- Privately owned or rented, shared walls
- Generally 2+ stories



Fremont6, Seattle, WA: 6 units, 10,700 SF



One Aspen, Aspen, CO: 5 units, 22,500 SF



Shinkle Place SW, Seattle, WA: 3 units, 6,000 SF



Fremont Green, Seattle, WA: 5 units, 7,500 SF



85th & Linden, Seattle, WA: 4 units, 6,800 SF



Block M, Bozeman, MT: 18 units, 63,000 SF

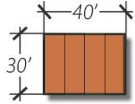
LOS ALAMOS

Los Alamos Downtown & White Rock  
Downtown Master Plans

DEKKER/PERICH/SABATINI

# DEVELOPMENT TYPES MICRO-HOUSING

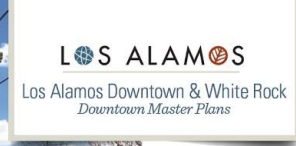
Total: 3,600 SF  
Stories: 3  
Unit Count: 12



Footprint Delridge, Seattle, WA: 16 units, 4,500 SF



Sol Studios, Seattle, WA: 27 units, 7,000 SF



- Development density + intensity vary
- Unit SF ranges from 250-400 SF
- Common areas provide larger kitchens and gathering places



The White Buffalo, Fort Worth, TX: 59 units, 33,000 SF



Y:Cube Mitcham, South London: 36 units, 10,080 SF



Cubix 103, Seattle, WA: 27 units, 6,200 SF



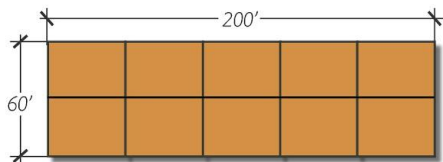
Solana Suites, Seattle, WA: 36 units, 11,100 SF



# DEVELOPMENT TYPES

## MULTI-FAMILY

Total: 36,000 SF  
Unit Size: 1,200 SF  
Stories: 3  
Unit Count: 30



- Development density + intensity vary
- 2+ Stories



Lumien Apartments, Durango: approx. 52,000 SF



Sterling Downtown, Albuquerque: approx. 80,000 SF

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Downtown Master Plans



Platinum Luxury Apartments, Albuquerque: approx. 71,000 SF



Railyard Flats, Santa Fe: approx. 45,000 SF



Creekside Apartments, Stanwood, WA: approx. 52,800 SF



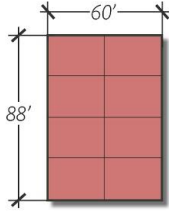
Confluence at Three Springs, Durango: 39,000 SF

DEKKER/PERICH/SABATINI



# DEVELOPMENT TYPES LIVE / WORK

Total: 10,560 SF  
Retail: 5,280 SF  
MF: 5,280 SF  
Stories: 2  
Unit Count: 8



- Development density + intensity vary
- Accommodate spaces for work and areas for living
- Generally, workspace/business on ground floor



The Nations, Nashville, TN: 12,500 SF



Rally, Seattle, WA: 22,500 SF

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Downtown Master Plans



Off Broadway, Boulder, CO: 26,700 SF



Silver Lofts, Albuquerque: 23,800 SF



566 Inca St, Denver, CO: 10,400 SF



Eagle Ranch, Eagle, CO: 16,000 SF



# DEVELOPMENT TYPES

## MIXED-USE

### Mixed-Use (Small)

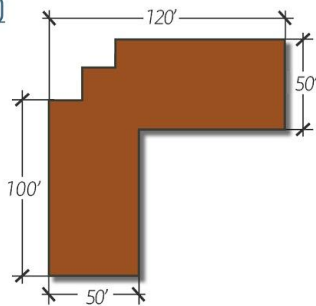
Total: 28,200 SF

Retail: 9,400 SF

MF: 18,800 SF

Stories: 3

Unit Count: 20



The Spring Building, Aspen, CO: MF, retail, office - 11,000 SF



The Spring Building, Aspen, CO: MF, retail, office - 11,000 SF

LOS ALAMOS

Los Alamos Downtown & White Rock  
Downtown Master Plans



Piedmont Walk, Oakland, CA: MF, Retail - 10,000 SF



Bricklight Courtyards, Albuquerque: MF, retail - 42,000 SF



Purple Cliffs at Escalante, Durango, CO: MF, retail, office - 28,000 SF



W Aspen, Aspen, CO: MF, retail, hotel - 88,000 SF

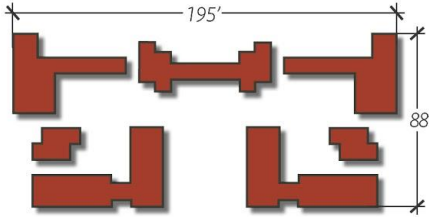
- Development density + intensity vary
- Vertical mix of uses
- Generally, ground floor commercial + upper floors residential



# DEVELOPMENT TYPES

## COMMERCIAL-MICRO

Commercial-Micro  
6,300 SF



- Development density + intensity vary
- Small commercial units, +/- 350 SF
- Generally, includes shared dining/ common spaces



MSA Annex, Tucson, AZ: 12,600 SF



MSA Annex, Tucson, AZ: 12,600 SF

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Downtown Master Plans



Green Jeans Farmery, Albuquerque: 6,100 SF



Green Jeans Farmery, Albuquerque: 6,100 SF



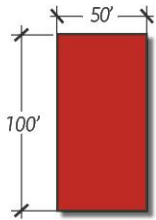
Press Bay Alley, Ithaca, NY: 6,400 SF



The Current, Seaport, Boston, MA: 2,300 SF

# DEVELOPMENT TYPES COMMERCIAL PADS

Total: 5,000 SF  
Unit Count: 1



- Development density + intensity vary
- Individual development sites
- Generally developed with adjacent parking



*Slice Parlor, Albuquerque, NM: 12,500 SF*



*Las Estancias, Bernalillo County, NM*



*The Colony, Phoenix, AZ: 9,111 SF*



*Starbucks Albuquerque, NM*



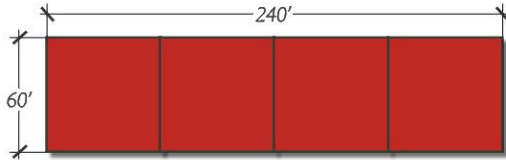
*Star Brothers, Albuquerque, NM*



# DEVELOPMENT TYPES

## COMMERCIAL STRIP

Total: 14,400 SF  
Unit Size: 3,600 SF  
Unit Count: 4



- Development density + intensity vary
- Shared walls
- Generally developed with shared parking



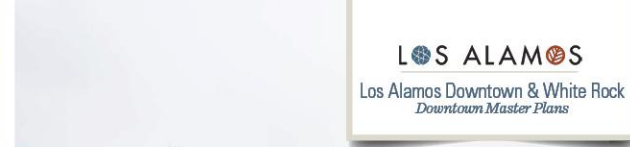
CityLine Market, Richardson, TX



Suburban Square, Ardmore, PA



Ingersoll Retail, Des Moines, IA: 9,258 SF



Steel City Pops, Houston, TX



Listenup Albuquerque Retail Location, Albuquerque, NM



Branson Landing Retail Center, Branson, MO

# DEVELOPMENT TYPES

## COMMERCIAL LIFESTYLE CENTER

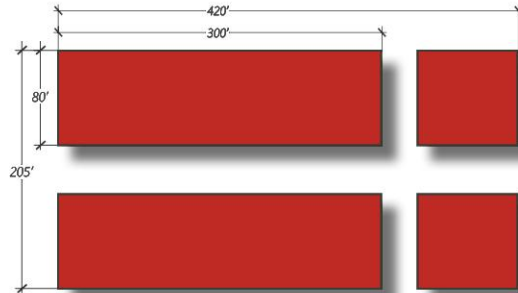
Commercial (Lifestyle Center)

Total: 77,204 SF

Unit Size: 5,000-

10,650 SF

Unit Count: 7



- Development intensity vary
- Shopping center with pedestrian amenities
- Developed with shared parking



Walmart Town Centers, Longmont, CO



King of Prussia Town Center, Upper Merion Township, PA



Walmart Reimagined Center



CitySet, Glendale/Cherry Creek, AZ



Marcel Town Center, Conroe, TX: 70,000 SF





## 6. Visioning Workshop Outcomes





## 6. Visioning Workshop Outcomes

| Urban Form - 1 |            |                              |   |
|----------------|------------|------------------------------|---|
| <b>Goal</b>    | <b>1.A</b> | <b>Urban Form / Identity</b> | <b>Revitalize downtown to become a pedestrian-friendly mixed-use area</b>   |
| Action         | 1.A-1      | Urban Form / Identity        | Encourage businesses, restaurants/ bars and higher density residential uses   |
| Action         | 1.A-2      | Urban Form / Identity        | Reduce the amount of pavement and surface parking areas   |
| Action         | 1.A-3      | Urban Form / Identity        | Reduced setbacks for buildings along "main street" corridors  |
| Action         | 1.A-4      | Urban Form / Identity        | Set building heights within downtown White Rock between 3 and 4 stories   |
| <b>Goal</b>    | <b>1.B</b> | <b>Urban Form / Identity</b> | <b>Upgrade infrastructure, including streetscapes, green spaces and entrances to the County, to reflect civic pride in the community</b>                      |
| Action         | 1.B-1      | Urban Form / Identity        | Create a gateway to nearby tourism along State Hwy 4  |
| <b>Goal</b>    | <b>1.C</b> | <b>Urban Form / Identity</b> | <b>Enrich the vibrancy of downtown through the integration of design, public art, public space, historic preservation and cultural spaces and programming</b> |
| Action         | 1.C-1      | Urban Form / Identity        | Continue to implement streetscape improvements  |
| Action         | 1.C-2      | Urban Form / Identity        | Create a central family-centric gathering place   |
| Action         | 1.C-3      | Urban Form / Identity        | Create an attractive and unique resort town vibe  |
| <b>Goal</b>    | <b>1.D</b> | <b>Urban Form / Identity</b> | <b>Keep small town suburban character of White Rock.</b>  |
| Action         | 1.D-1      | Urban Form / Identity        | Ensure Downtown White Rock is family friendly   |
| <b>Goal</b>    | <b>1.E</b> | <b>Urban Form / Identity</b> | <b>Promote Los Alamos County as an "Outdoor Community"</b>  |





## 6. Visioning Workshop Outcomes

| <b>Housing</b> |            |                |   |
|----------------|------------|----------------|---|
| <b>2</b>       |            |                |   |
| <b>Goal</b>    | <b>2.A</b> | <b>Housing</b> | <b>Promote attainable housing for seniors, students, and the workforce to support retention of spending and tax generation in the community</b> |
| <i>Action</i>  | 2.A-1      | <i>Housing</i> | <i>Allow apartments/condos, live/work and missing middle housing options</i>  |
| <i>Action</i>  | 2.A-2      | <i>Housing</i> | <i>Promote a variety of senior housing options for those looking to age in place</i>  |
| <b>Goal</b>    | <b>2.B</b> | <b>Housing</b> | <b>Promote maintenance and enhancement of housing stock quality</b>   |
| <i>Action</i>  | 2.B-1      | <i>Housing</i> | <i>Revitalize existing housing</i>  |
| <b>Goal</b>    | <b>2.C</b> | <b>Housing</b> | <b>Promote increased residential densities particularly in downtown</b>   |
| <i>Action</i>  | 2.C-1      | <i>Housing</i> | <i>Promote / encourage infill development</i>   |
| <b>Goal</b>    | <b>2.D</b> | <b>Housing</b> | <b>Protect existing White Rock neighborhoods</b>  |



## 6. Visioning Workshop Outcomes

| Transportation |            |                       |   |
|----------------|------------|-----------------------|---|
| <b>Goal</b>    | <b>3.A</b> | <b>Transportation</b> | <b>Create an accessible, user-friendly, efficient, multi-modal system that connects LANL and downtown White Rock</b>            |
| Action         | 3.A-1      | Transportation        | Support a “complete streets” policy for all new and rebuilt roadways  |
| Action         | 3.A-2      | Transportation        | Provide links between community assets such as the library, fire station, teen center and restaurants                           |
| Action         | 3.A-3      | Transportation        | Develop and expand trails connecting downtown, surrounding open space and the Los Alamos townsite                               |
| Action         | 3.A-4      | Transportation        | Accommodate equestrian users in White Rock  |
| Action         | 3.A-5      | Transportation        | Ensure fire evacuation routes are provided within White Rock  |
| <b>Goal</b>    | <b>3.B</b> | <b>Transportation</b> | <b>Create convenient transit options to travel to and from downtown</b>   |
| Action         | 3.B-1      | Transportation        | Provide free bus transport to LANL  |
| Action         | 3.B-2      | Transportation        | Add a transit route from the Townsite to Bandelier National Monument and the Valles Caldera National Preserve                   |
| <b>Goal</b>    | <b>3.C</b> | <b>Transportation</b> | <b>Maintain and improve transportation and mobility for pedestrians and cyclists</b>  |
| Action         | 3.C-1      | Transportation        | Prioritize walking and biking options within downtown White Rock  |
| Action         | 3.C-2      | Transportation        | Provide safe routes for kids within downtown White Rock   |
| Action         | 3.C-3      | Transportation        | Provide buffered bike and pedestrian paths along State Road 4   |
| Action         | 3.C-4      | Transportation        | Examine approaches for safe pedestrian crossings on State Road 4, including HAWK and pedestrian/ bike-activated flashing lights |
| Action         | 3.C-5      | Transportation        | Encourage bike share program within downtown White Rock   |
| <b>Goal</b>    | <b>3.D</b> | <b>Transportation</b> | <b>Study current and anticipated parking demand and develop alternative approaches to meet that demand</b>                      |
| Action         | 3.D-1      | Transportation        | Minimize surface parking lots in downtown White Rock  |
| Action         | 3.D-2      | Transportation        | Integrate parking with transit  |
| Action         | 3.D-3      | Transportation        | Consider parking structures for high density housing downtown   |
| Action         | 3.D-4      | Transportation        | Provide additional parking for tourists   |
| Action         | 3.D-5      | Transportation        | Provide RV parking  |
| <b>Goal</b>    | <b>3.E</b> | <b>Transportation</b> | <b>Develop strategies to address vehicular traffic along State Road 4</b>   |
| Action         | 3.D-1      | Transportation        | Provide a park and ride lot(s) for LANL workers   |
| Action         | 3.D-2      | Transportation        | Add an additional traffic lane northbound on SR 4 from White Rock to E Jemez traffic light to reduce rush hour congestion.      |
| Action         | 3.D-3      | Transportation        | Improve the intersection of SR 4 and truck route  |
| Action         | 3.D-4      | Transportation        | Add a traffic light at Sherwood Blvd  |
| Action         | 3.D-5      | Transportation        | Consider the creation of alternative routes to LANL   |



## 6. Visioning Workshop Outcomes

| <b>Economic Vitality</b> |            |                          |  |
|--------------------------|------------|--------------------------|--|
| <b>Goal</b>              | <b>4.A</b> | <b>Economic Vitality</b> | <b>Revitalize downtown White Rock</b>  |
| Action                   | 4.A-1      | Economic Vitality        | Develop strategies to fill vacant buildings within downtown White Rock   |
| Action                   | 4.A-2      | Economic Vitality        | Redevelop or replace aging buildings in downtown White Rock  |
| Action                   | 4.A-3      | Economic Vitality        | Plan for reasonable growth within downtown White Rock  |
| <b>Goal</b>              | <b>4.B</b> | <b>Economic Vitality</b> | <b>Significantly improve the quantity and quality of retail business and diversify the community's economic base</b> |
| Action                   | 4.B-1      | Economic Vitality        | Protect downtown real estate from becoming LANL office space   |
| Action                   | 4.B-2      | Economic Vitality        | Encourage a range of business, restaurant and bars opportunities within downtown White Rock                          |
| Action                   | 4.B-3      | Economic Vitality        | Attract businesses geared toward teens and youth   |
| Action                   | 4.B-4      | Economic Vitality        | Built on the existing strengths of the community: technology, innovation and information                             |
| Action                   | 4.B-5      | Economic Vitality        | Support construction of new tech facilities to attract new tech businesses   |
| <b>Goal</b>              | <b>4.C</b> | <b>Economic Vitality</b> | <b>Attract new tourism-related business</b>  |
| Action                   | 4.C-1      | Economic Vitality        | Create a resort town atmosphere within downtown White Rock that entices tourists to stay in the area                 |
| Action                   | 4.C-2      | Economic Vitality        | Leverage tourism within downtown White Rock  |
| Action                   | 4.C-3      | Economic Vitality        | Provide lodging within downtown White Rock to support nearby tourism   |
| <b>Goal</b>              | <b>4.D</b> | <b>Economic Vitality</b> | <b>Support and retain LANL as the best wealth-producing employer</b>   |





## 6. Visioning Workshop Outcomes

| <b>Public Space / Streets</b> |            |                     |   |
|-------------------------------|------------|---------------------|---|
| <b>Goal</b>                   | <b>5.A</b> | <b>Public Space</b> | <b>Create a vibrant, pedestrian-friendly downtown that includes a central gathering space, nighttime entertainment and more retail stores and restaurants</b> |
| Action                        | 5.A-1      | Public Space        | Provide food truck hook up spaces within the central gathering space  |
| Action                        | 5.A-2      | Public Space        | Consider the inclusion of misters to create a cool public space   |
| <b>Goal</b>                   | <b>5.B</b> | <b>Public Space</b> | <b>Provide a range of public space amenities within downtown White Rock</b>   |
| Action                        | 5.B-1      | Public Space        | Provide a multi-use open air space for live performances, farmers' markets, etc. Similar to Ashley Pond near Rocket Park.                                     |
| Action                        | 5.B-2      | Public Space        | Provide community garden spaces   |
| Action                        | 5.B-3      | Public Space        | Provide pet-friendly spaces, such as a dog park   |
| Action                        | 5.B-4      | Public Space        | Provide multi-use public spaces that meet the needs for both permanent residents and seasonal tourists  |
| Action                        | 5.B-5      | Public Space        | Provide outdoor recreation opportunities  |
| <b>Goal</b>                   | <b>5.C</b> | <b>Public Space</b> | <b>Provide wayfinding signage within downtown White Rock</b>  |



## 6. Visioning Workshop Outcomes

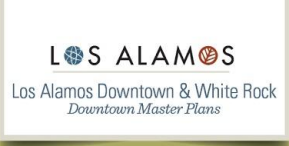
LOS ALAMOS

Los Alamos Downtown & White Rock  
Downtown Master Plans

| <b>Infrastructure</b> |            |                       |  |
|-----------------------|------------|-----------------------|--|
| <b>Goal</b>           | <b>6.A</b> | <b>Infrastructure</b> | <b>Promote access to broadband and better cellular coverage in downtown White Rock</b>                                   |
| <b>Goal</b>           | <b>6.B</b> | <b>Infrastructure</b> | <b>Minimize construction impacts to small businesses</b>   |
| <b>Goal</b>           | <b>6.C</b> | <b>Infrastructure</b> | <b>Update existing utilities in White Rock</b>   |
| <i>Action</i>         | 6.C-1      | <i>Infrastructure</i> | <i>Upgrade existing, aging water and waste lines</i>   |
| <i>Action</i>         | 6.C-3      | <i>Infrastructure</i> | <i>Provide underground utilities during new construction and move existing utilities underground when renovating</i>     |
| <b>Sustainability</b> |            |                       |  |
| <b>Goal</b>           | <b>7.A</b> | <b>Sustainability</b> | <b>Foster and promote sustainability practices</b>   |
| <i>Action</i>         | 7.A-1      | <i>Sustainability</i> | <i>Create development regulations for outdoor lighting fixtures that mitigate light pollution to maintain dark skies</i> |
| <i>Action</i>         | 7.A-2      | <i>Sustainability</i> | <i>Incentivize sustainability resources, credits, zero-net carbon and stricter energy-efficient building code etc.</i>   |
| <i>Action</i>         | 7.A-3      | <i>Sustainability</i> | <i>Encourage renewable energy integration in new development and County facilities</i>                                   |
| <i>Action</i>         | 7.A-4      | <i>Sustainability</i> | <i>Ensure good stewardship of water resources</i>  |
| <i>Action</i>         | 7.A-5      | <i>Sustainability</i> | <i>Promote and encourage recycling and reuse within downtown White Rock</i>  |
| <b>Goal</b>           | <b>7.B</b> | <b>Sustainability</b> | <b>Support green infrastructure and native species</b>   |
| <i>Action</i>         | 7.B-1      | <i>Sustainability</i> | <i>Promote Xeriscaping</i>   |
| <b>Goal</b>           | <b>7.C</b> | <b>Sustainability</b> | <b>Protect and integrate natural habitats within downtown White Rock</b>   |
| <i>Action</i>         | 7.C-1      | <i>Sustainability</i> | <i>Promote pollinator habitats</i>   |
| <i>Action</i>         | 7.C-2      | <i>Sustainability</i> | <i>Preserve habitats for local migratory bats</i>  |
| <i>Action</i>         | 7.C-3      | <i>Sustainability</i> | <i>Mitigate development impacts on bear habitats</i>   |
| <i>Action</i>         | 7.C-4      | <i>Sustainability</i> | <i>Preserve natural open spaces, such as La Senda and Pajarito Acres</i>   |



## 7. Breakout Groups





## 7. Breakout Groups

### Instructions

- Review existing goals
- Create a bubble diagram to identify areas for different uses
- Draw proposed changes to circulation
- Place development units
- Identify strength + weaknesses of each concept
- Report back



**PHASE 1 - DOWNTOWN  
MASTER PLAN**



**May 2020** *Project  
Initiation*



**June 2020** *Existing Conditions  
Assessment*



**August - September 2020**  
*Visioning Workshop: August 19 & 20  
Design Workshop: Target Date September 21 & October 5  
Council Work Session: October 27*

**October 2020** *Draft  
Concepts*

**November 2020** *Draft  
Master Plan*

**December 2020** *Final Master Plan &  
Approval Process*

**PHASE 2 - CHAPTER 16  
UPDATE**

**September 2020** *Project Initiation  
Phase 2*

**January 2020** *Final Code  
Diagnosis*

**January - September 2021** *Working Group Session,  
Module 1 - 3*

**October 2021** *Final Code Update &  
Approval Process*