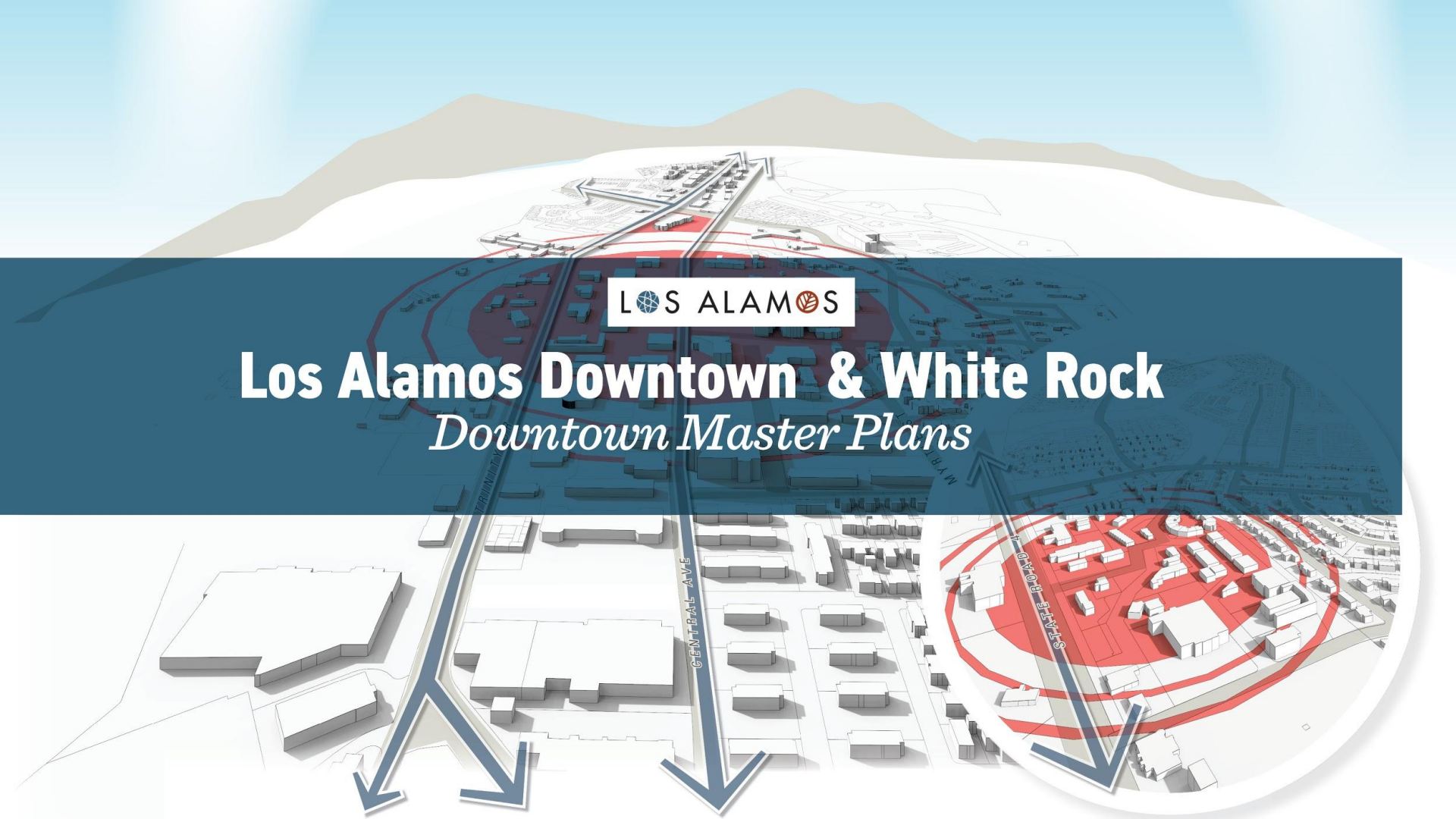




# Los Alamos Downtown & White Rock *Downtown Master Plans*





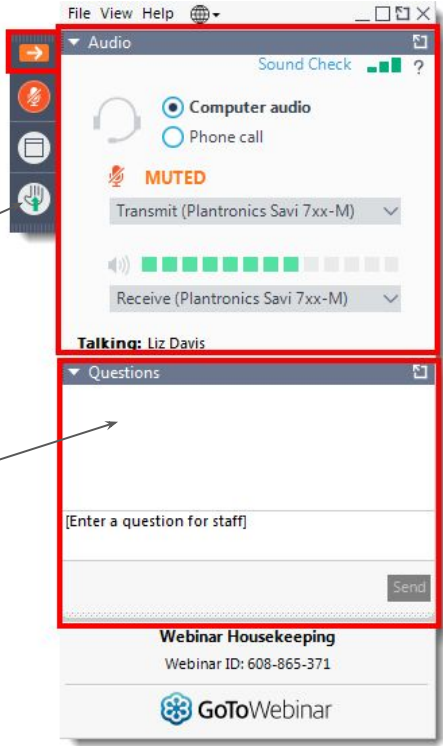
## Virtual Format Instructions

LOS ALAMOS  
Downtown Master Plans &  
Development Code updates

- Everyone is muted and not on camera
- Question can either be asked through the Questions feature, or by “Raising Your Hand”
- When you raise your hand we can unmute you
- When speaking, state your name and where you are from

Raise Your Hand

Ask a question





## Agenda

1. **Introductions**
2. **General Discussion (15 min.)**
  - a. Precedent examples - successful downtown strategies
  - b. What would make downtown White Rock successful?
3. **Downtown Topic Areas (95 min.)**
  - a. Visual Identity/Urban Form
  - b. Housing
  - c. Economic Vitality
  - d. Public Space / Street Design
  - e. Infrastructure / Utilities
  - f. Sustainability
  - g. Transportation
4. **Next Steps (5 min.)**

LOS ALAMOS

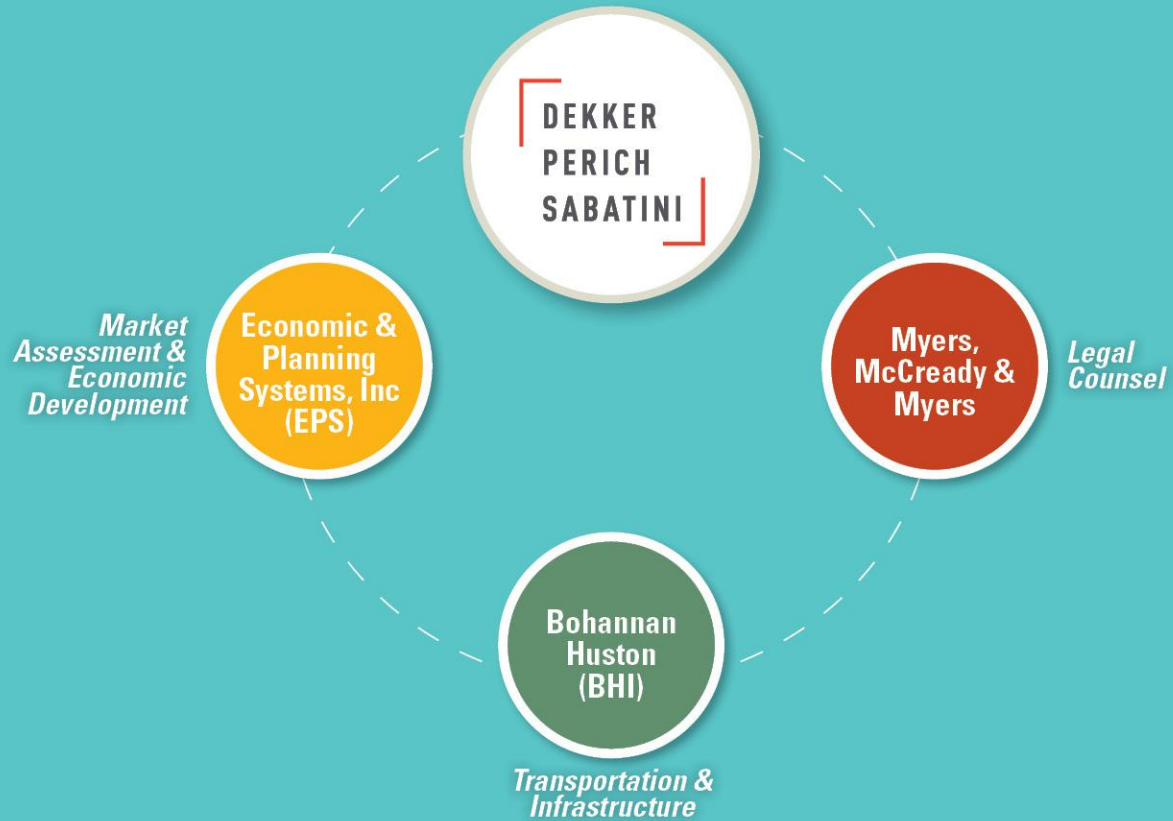
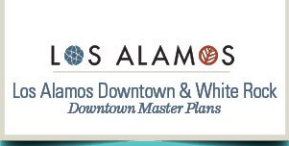
Los Alamos Downtown & White Rock  
*Downtown Master Plans*



Image credit: Los Alamos County  
DEKKER/PERICH/SABATINI



# Project Team





## Project Team



### Principal-in-Charge

Will Gleason, *AICP, LEED AP*



### Project Manager

Katrina Arndt, *AICP*



### Lead Designer

Dale Dekker, *AIA, AICP*

#### ZONING



### **Technical Standards / Zoning**

Jessica Lawlis



### **Land Use Attorney**

Matt Myers, *ESQ.*



### **Multi-Family Housing**

Jennifer Facio Maddox, *AIA*

#### URBAN DESIGN



### **Urban Designer**

Gary Scoggins,  
*RLA*



### **Market & Real Estate Analyst**

Dan Guimond



### **Transportation Planner**

Aaron Sussman, *AICP*



### **Civil Engineer**

Amit Pathak, *PE*

#### RESILIENCY



### **Resiliency Specialist**

Mimi Burns, *ASLA, LEED AP, WELL AP, SITES AP*



### **Smart Cities Specialist**

Aaron Ketner, *WELL AP*

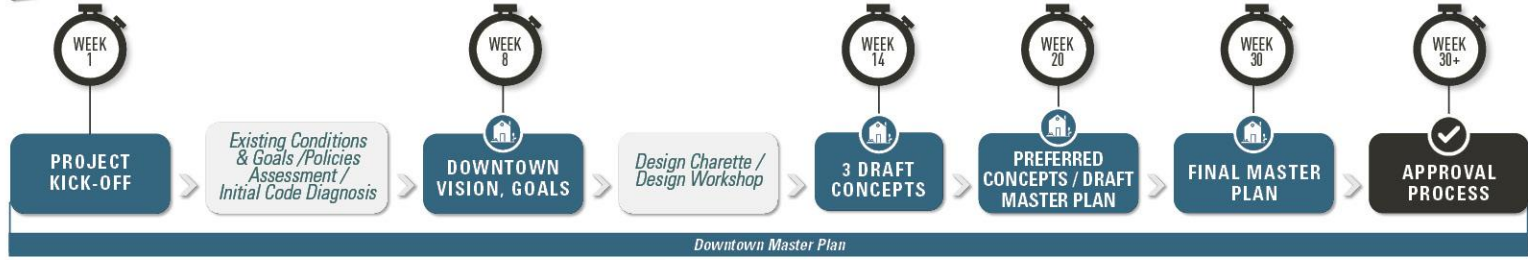


### **Landscape Architect**

Jitka Dekojova, *ASLA, SITES AP*

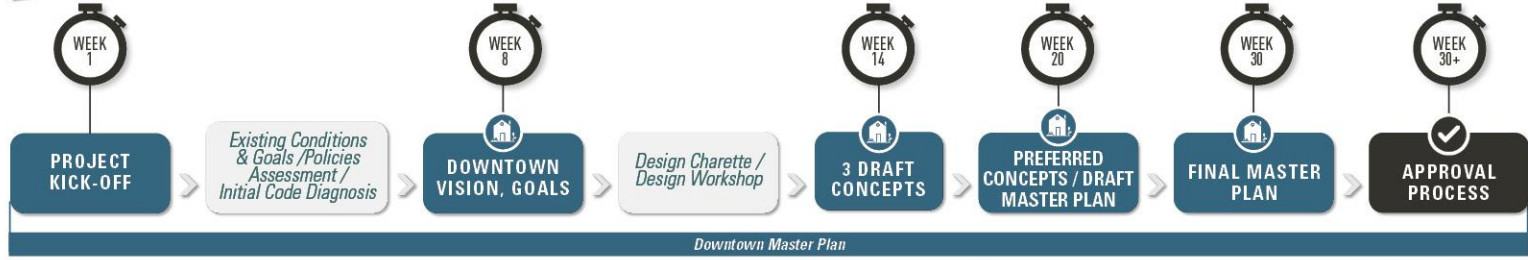
## PHASE 1 & 2 TIMELINE

### PHASE 1 - DOWNTOWN MASTER PLAN

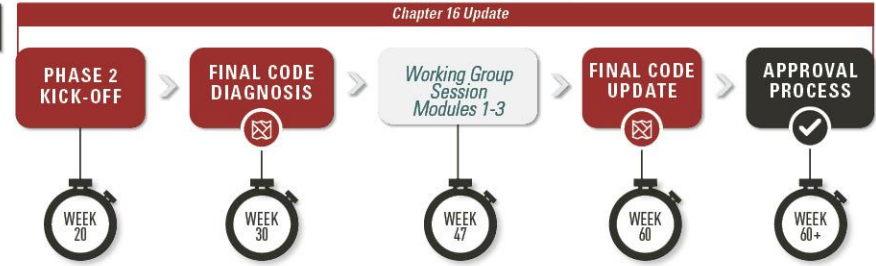


## PHASE 1 & 2 TIMELINE

### PHASE 1 - DOWNTOWN MASTER PLAN



### PHASE 2 - CHAPTER 16 UPDATE



## WHAT THE PROJECT *IS*

- Phase 1 creates two distinct master plans for White Rock and Downtown Los Alamos
- Creates a long-term vision and goals for future growth
- High-level master planning document
- Does not create zoning standards but provides guidance on how to update the development code
- Will be adopted as part of the Comprehensive Plan



## Purpose of this meeting

- Articulate a vision for the downtown areas and prioritize downtown goals
- Discuss various downtown elements that make a downtown successful: great public spaces, thriving businesses, contemporary housing and walkable districts





# What are Successful Downtown Strategies

LOS ALAMOS  
Los Alamos Downtown & White Rock  
Downtown Master Plans

## Downtown Placemaking

- Placemaking entails the transformation of the physical environment to enhance its visual appeal and improve the quality of the downtown experience.
- Implementation Strategies
  - Improving streetscapes,
  - Creation and enhancement of gateway,
  - Integration of extensive public art programs,
  - Provision of public gathering places and destination points,
  - Programming of events such as markets,
  - Provision of pedestrian amenities, and
  - Provision of cohesive landscaping improvements.





# What are Successful Downtown Strategies

## Downtown Housing

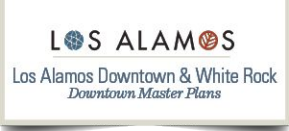
- Around the country there has been a resurgence of people wanting to live downtown
- Largely attributed to changing housing preference among specific demographic groups
- Implementation Strategies
  - Zoning strategies for mixed use zones, adaptive reuse to a wider range of uses, housing incentive zones, reduced or eliminated minimum parking requirements for housing, density bonuses for downtown housing, and expedited development review
  - Incentivizing affordable housing can be accomplished through offering gap funding programs, modifying zoning ordinances, and providing incentives to decrease housing development costs

LOS ALAMOS  
Los Alamos Downtown & White Rock  
Downtown Master Plans





# What are Successful Downtown Strategies



## Livable Downtown Centers

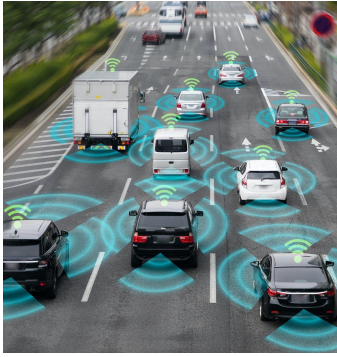
- Livable Centers are defined as diverse and balanced mixed-use pedestrian-oriented environments that allow residents to “work, live, shop, and play”
- Complementary, yet diverse mix of land uses
- Easily accessible by people of all age groups, abilities and income levels
- Implementation Strategies
  - Policy changes intended to activate ground-level uses
  - Targeted residential development
  - Specific project recommendations for elements like pedestrian and bicycle facilities
  - The completion of catalytic projects built by public or private entities.





## Mobility

- Shift away from automobile ownership, instead choosing to hire modes of transportation as needed
- Resulted in increased ridesharing and shared micromobility services throughout the US
- Autonomous Vehicles (AV)
- Impacts on Downtown Environments
  - Bike or scooter share programs
  - Reduced or eliminated parking standards
  - Downtown rideshare hubs
  - Rideshare drop-off / pick-up areas





## Downtown Las Cruces

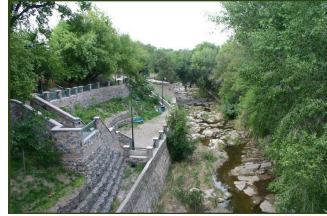
- Urban Renewal in the 1950s
- 2004 Downtown Revitalization Plan
- 2013 Master Plan Update
- 2016 Downtown Master Plan
- Tools & Takeaways
  - Used City-owned properties to develop as catalytic projects
  - Created TIF (Tax Increment Financing District)
  - Reconfigured streets
  - Revisions to Zoning & subdivision ordinance
  - Conducted market study
  - Construction of a plaza





## Downtown Silver City

- Downtown saw some stagnation and decline in the 1980-90s
- Silver City Downtown Action Plan, developed in 2010
- Tools & Takeaways
  - Close collaboration with Main Street program
  - City / Main Street-led catalytic project - revitalization of theater
  - Historic Preservation
  - Wayfinding and signage program
  - Key gateways into the Historic Downtown
  - Public space
    - Construction of a plaza
    - Big Ditch Park





## Downtown Bozeman, Montana

- Disinvestment due to growing competition from suburban commercial development
- 1995 Downtown Urban Renewal Plan
- 1998 Downtown Bozeman Improvement Plan
- 2009 Downtown Bozeman Improvement Plan
- 2019 Downtown Bozeman Improvement Plan

### Tools & Takeaways

- Formation of Downtown Urban Renewal District
- Creation of Tax Increment Financing (TIF) District
- Housing Grant Program to incentivize housing development
- Streetscape Assistance Program
- Code revisions to parking requirements
- Downtown Hotel Incentive Program
- Yearly Progress Reports
- Plan Update every 10 years

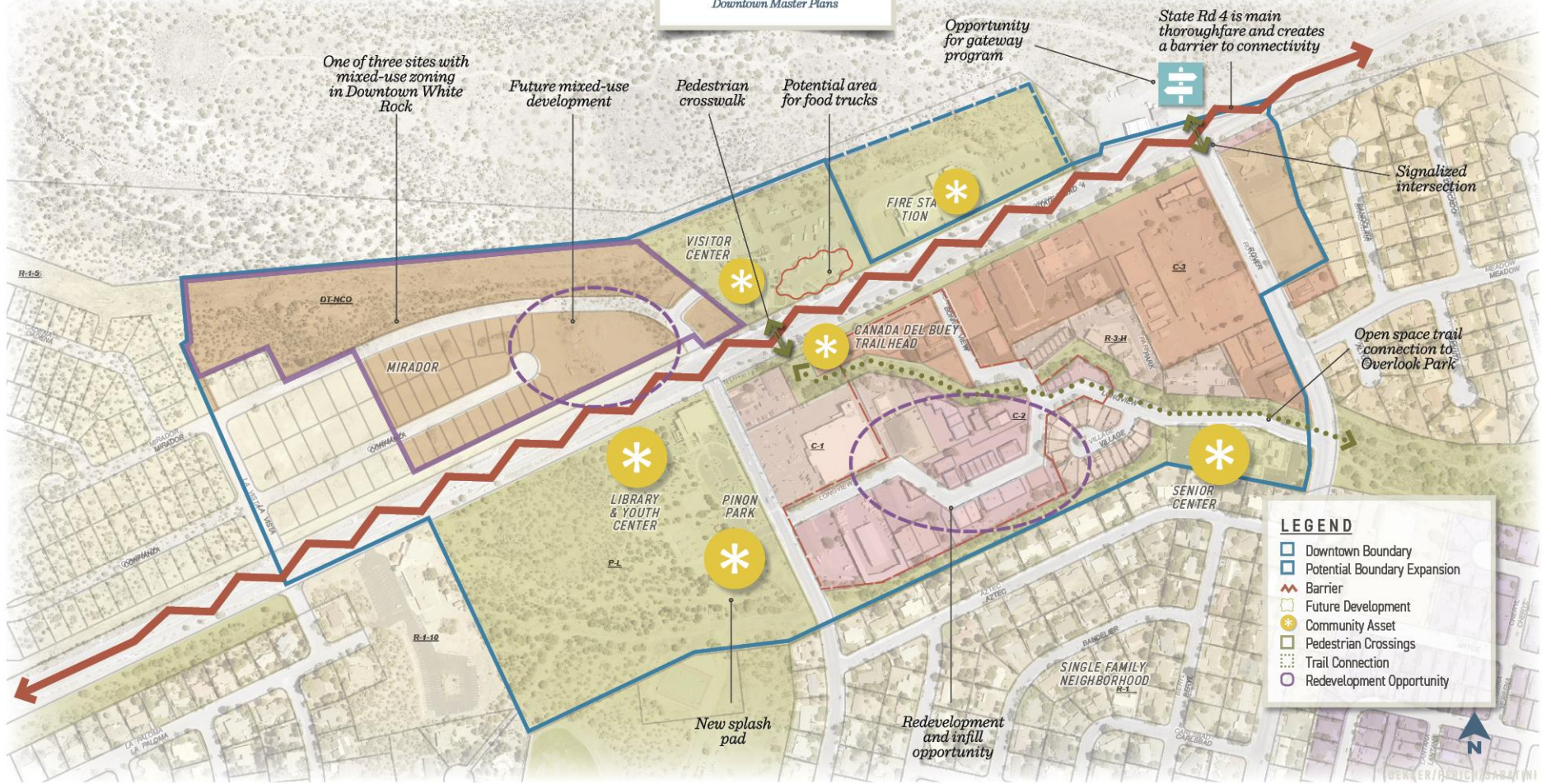






# What would make downtown successful?

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



One of three sites with mixed-use zoning in Downtown White Rock

Future mixed-use development

Pedestrian crosswalk

Potential area for food trucks

Opportunity for gateway program

State Rd 4 is main thoroughfare and creates a barrier to connectivity

Signalized intersection

Open space trail connection to Overlook Park

New splash pad

Redevelopment and infill opportunity

**LEGEND**

- Downtown Boundary
- Potential Boundary Expansion
- Barrier
- Future Development
- Community Asset
- Pedestrian Crossings
- Trail Connection
- Redevelopment Opportunity







web: **[pollev.com/dpsdesign](http://pollev.com/dpsdesign)**

phone: text 'DPSDESIGN' to 37607



# Visual Identity / Urban Form



Image credit: Los Alamos County

**What image appears in your head when you think about  
downtown White Rock?**



# Select the most appropriate pedestrian facilities for downtown



# Select a preferred placemaking strategy for the downtown district



# Select an appropriate level of ground-floor activation



**RETAIL**



**LIVING** Change to housing



**OFFICE**





# Select an appropriate branding measures for the downtown district



# What's the appropriate development type for downtown White Rock? Mark all that apply.

Retail

Office

Entertainment

Mixed-Use

Housing

Other



# Which is the most important improvement to create an active downtown center?

- Improved Pedestrian Infrastructure **A**
- Clarified circulation (e.g. realignment of roads) **B**
- Branding **C**
- Residential uses **D**
- Businesses (Office, retail, restaurants) **E**
- Programming (e.g. farmers market, community events) **F**
- Other **G**



# Goals



# Rank the existing Visual Identity / Urban Form goals in order of importance

Revitalize downtown areas to become pedestrian-friendly mixed use areas

Promote / encourage infill development

Eliminate blight in the downtown areas of White Rock

Continue to implement streetscape improvements

Enrich the vibrancy of business districts through the integration of design, public art, public space, historic preservation, and cultural spaces and programming

Upgrade infrastructure, including streetscapes, green spaces, and entrances to the County, to reflect civic pride in the community



**Are there any new Identity / Urban Form goals that need to be considered?**





# Housing



Image credit: dekker/perich/Sabatini

# Rank in order of importance which of the following housing types are most appropriate for downtown White Rock

Single Family

Duplex

Townhouse/Condo

Apartment

Live / Work

Cottage

Mixed-Use (Commercial uses on the ground floor/residential on the upper floors)

Other





# What would it take for you to consider moving Downtown? (Rank in order of importance)

Downtown employment

Retail / commercial / personal services (e.g.  
barbers, nails salons, dry cleaners etc.)

Restaurants / bars

Outdoor spaces / trails / parks

Civic / cultural / entertainment



# Goals



# Rank the existing Housing goals in order of importance

Promote increased residential densities  
particularly in downtown

Promote housing for seniors, students, and the  
workforce to support retention of spending  
and tax generation in the community

Promote maintenance and enhancement of  
housing stock quality



**Are there any new transportation goals that need to be considered?**





When poll is active, respond at [PollEv.com/dpsdesign](https://PollEv.com/dpsdesign)

Text **DPSDESIGN** to **37607** once to join

## How do you get to downtown? Pick the top three

Walking

Biking

Driving

Public Transit

Other



# On a regular basis, how do you get around in downtown White Rock?

Walking

Biking

Driving

Public Transit

Other



# Rank the transportation modes that should be prioritized in downtown in order of importance.

Walking

Biking

Driving

Public Transit

Other





# Are there any innovative ideas to improve connectivity / transportation downtown?



# On a regular basis, how far would you comfortably walk from a parking lot to a business?

1 min. walk **A**

5 min. walk **B**

10 min. walk **C**

15 min. walk **D**

More than 15 min. walk **E**



When poll is active, respond at [PollEv.com/dpsdesign](https://PollEv.com/dpsdesign)

Text **DPSDESIGN** to **37607** once to join

# What type of parking management strategy is most appropriate for downtown White Rock?

Parking District, i.e.  
centralized parking structure

Park and Ride

On-site Parking

On-street Parking

Frequent bus service



**Would you use any of the following transit options if they were available downtown? Mark all that apply.**

Circulator  
bus

Bike share

Scooter  
share



# Are there opportunities to add/extend trails?



# Are there opportunities to add / extend sidewalks?



# What measures would you support to improve safety along State Route 4?



# Goals





# Rank the existing Transportation goals in order of importance:

Maintain and improve transportation and mobility, particularly for pedestrians and cyclists

Design for accessibility

Make Los Alamos County a bicycle-friendly community

Revisit parking requirements in relation to transit access

Integrate parking with transit

Study current and anticipated parking demand and develop alternative approaches to meet that demand

Develop and expand trails connecting downtown to surrounding open space

Consider alternate means of circulation, especially for the purpose of accessibility

Consider expanded opportunities for off-site parking

Support a downtown circulator seven days per week and for extended hours, especially on weekends

Support a “complete streets” policy for all new and rebuilt roadways

Add a transit route from the Townsite to Bandelier and Valles Caldera

Create a user-friendly, efficient, multi-modal system that connects the Laboratory, downtown, and White Rock

Examine approaches for safe pedestrian crossings on arterials, including HAWK and pedestrian/ bike-activated flashing lights







# Economic Development



# What brings you downtown?

Employment

Personal services, i.e. barbers,  
nail salons, dry cleaners etc.

Restaurants / bars

Public spaces – trails/parks

More cultural / entertainment  
venues

Other



# If you don't come downtown, why not?



Goals



# Rank the existing Economic Vitality goals in order of importance:

Revitalize the downtown areas of Los Alamos and White Rock

Support and retain LANL as the best wealth-producing employer

Diversify the community's economic base

Attract new tourism-related business

Significantly improve the quantity and quality of retail business

Support construction of new tech facilities to attract new tech businesses

Promote economic diversification by building on the existing strengths of the community: technology, innovation, and information, as well as natural resource amenities

Promote Los Alamos County as an "Outdoor Community"



**Are there any new Economic Vitality goals that need to be considered?**







## Public Space / Streets



Image credit: Los Alamos County

# What's your favorite public space in downtown White Rock?



# What type of public spaces would do you value most in downtown White Rock?



# What type of improvements would you like to see along roadways in downtown White Rock? (Mark all that apply.)

Crosswalks **A**

Wider sidewalks **B**

Site furnishings (e.g. seating, pedestrian lighting, trash bins etc.) **C**

Art **D**

Landscaping **E**

Traffic calming measures (e.g. on-street parking, land reductions etc.) **F**

Bike lanes **G**

Other **H**



# Goals



# Rank the existing Public Space / Street Design goals in order of importance

Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants

Improve access to public open space and recreational facilities



**Are there any new Public Space / Street Design goals that need to be considered?**





# Infrastructure



Image credit: dekker/perich/Sabatini



# What infrastructure/utilities are missing in downtown?



# What infrastructure is needed to support/spur new development in downtown?



Goals



# Rank the existing Infrastructure / Utilities goals in order of importance:

Promote access to broadband communication throughout the County

Minimize construction impacts to small businesses



**Are there any new Infrastructure goals that need to be considered?**





# Sustainability



# What are the most important sustainability measures to be encouraged downtown? (Mark all that apply.)

Reducing carbon footprint **A**

Reducing impervious surfaces **B**

Increasing tree canopy / green infrastructure **C**

Capture stormwater runoff **D**

Reducing water consumption **E**

Energy efficient buildings **F**

Renewable energies **G**

Energy efficient transportation **H**

Other **I**



# Which other sustainability measures could be implemented to make downtown more resilient?





# Goals



# Rank existing Sustainability goals in order of importance:

Foster and promote  
sustainability  
practices

Support green  
infrastructure



# What other sustainability goals should be considered for downtown?



# In a few words describe your vision for the downtown ?

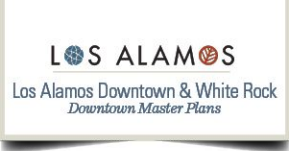




- **Upcoming Meetings**
  - **Visioning Workshop Downtown Los Alamos 8/20**
  - **Design Workshop: 9/21 White Rock, 9/28 Los Alamos**
    - Outcomes of the Visioning Workshop will inform the Design Workshop
- **Website:**
  - Survey from today's workshop will be available on the website  
Video of workshop will be posted to the website:  
**<https://losalamosconnect.org/>**
  - Workshop outcomes will be posted to the website
  - Existing Conditions Report will be posted to the website
- **Physical Displays**
  - Visioning workshop boards will be posted at the Los Alamos County Municipal Building and the Fire Station in White Rock
  - Boards will serve to solicit additional feedback for community members that could not participate in the workshop



# Next Steps



## 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 & 28*  
*Council Meeting Presentation: October 20*

**September 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*