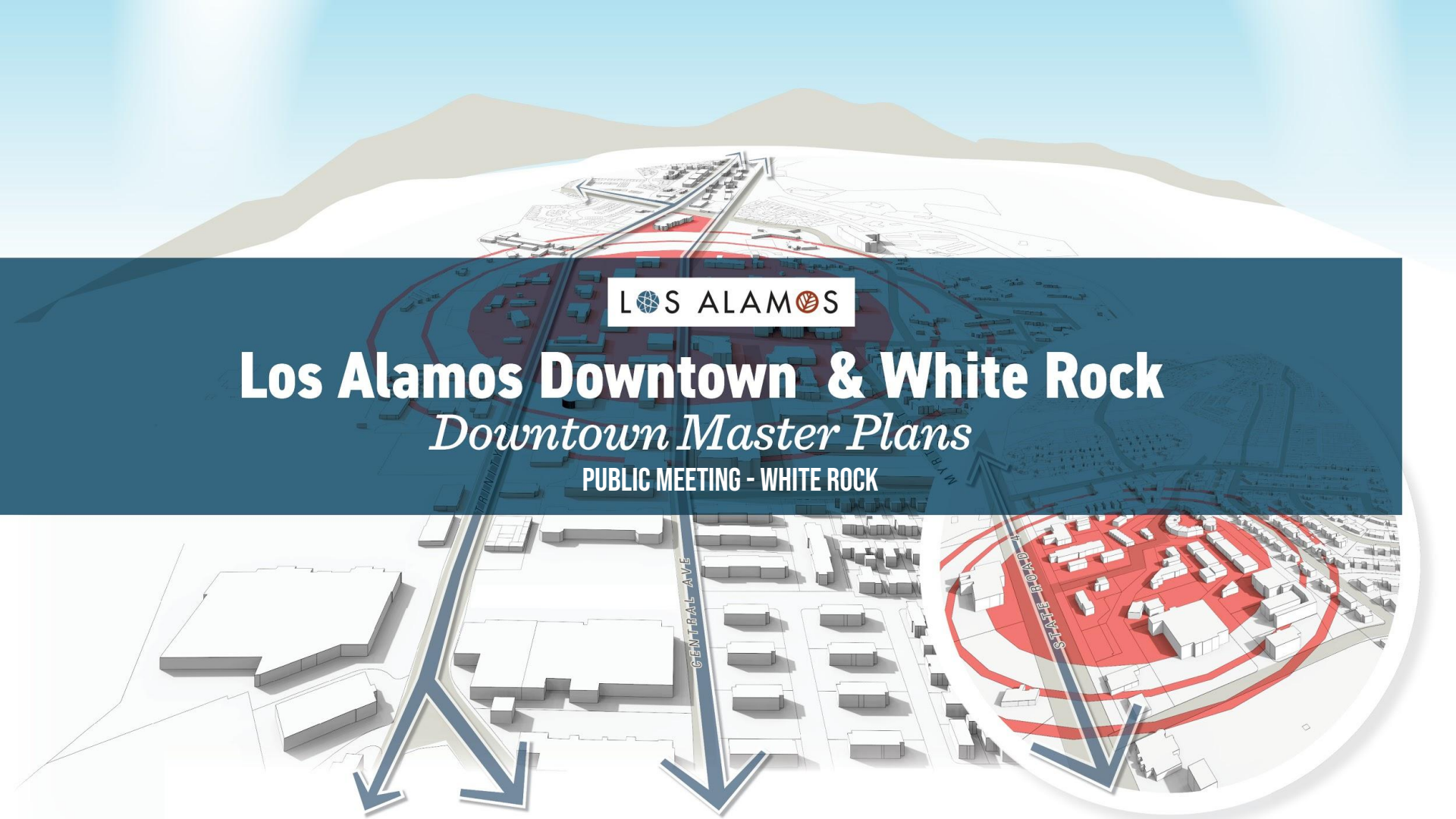




# Los Alamos Downtown & White Rock *Downtown Master Plans*

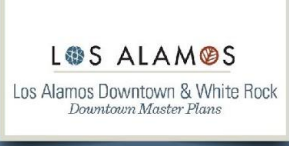
PUBLIC MEETING - WHITE ROCK





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





# DPS Design

Chat window  
to use for  
questions



Mute Start Video Security Participants 1 Chat Share Screen Record Breakout Rooms Reactions End



- 1. Introduction (5 min.)**
  - a) Goals of the Workshop*
  - b) Housekeeping*
  - c) Project Team*
  - d) Project Overview*
  - e) Process*
- 2. Survey ( 5 min.)**
- 3. Goals (15 min.)**
- 4. Alternatives Presentation (10 min.)**
- 5. Open Discussion/Miro Board (25 min.)**



## 1. Introduction - Goals of this Workshop

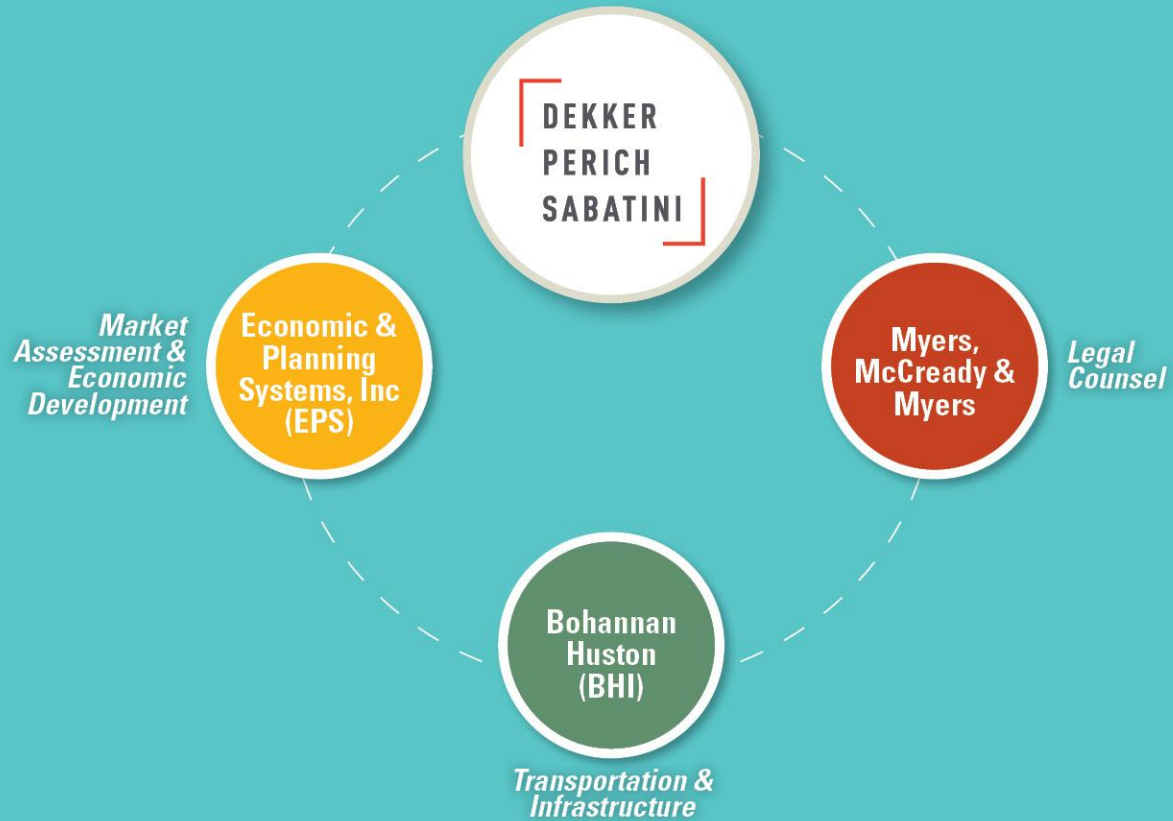
- Learn about the project process to date
- Project goals and strategies
- Identify one preferred alternative
  - ◆ Identify elements that should be part of the preferred alternative
  - ◆ Identify future development concepts for downtown that use the goals as guiding criteria.



# Project Team

LOS ALAMOS

Downtown Master Plans &  
Development Code updates





# Project Overview

LOS ALAMOS

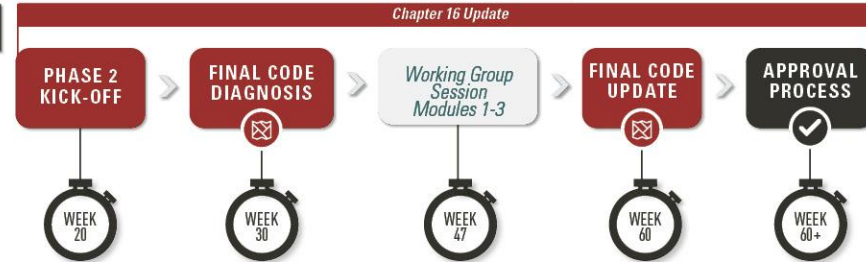
Los Alamos Downtown & White Rock  
Downtown Master Plans

## PHASE 1 & 2 TIMELINE

### PHASE 1 - DOWNTOWN MASTER PLAN

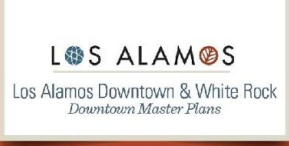


### PHASE 2 - CHAPTER 16 UPDATE





## 2. Survey







## How to join

### Web



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

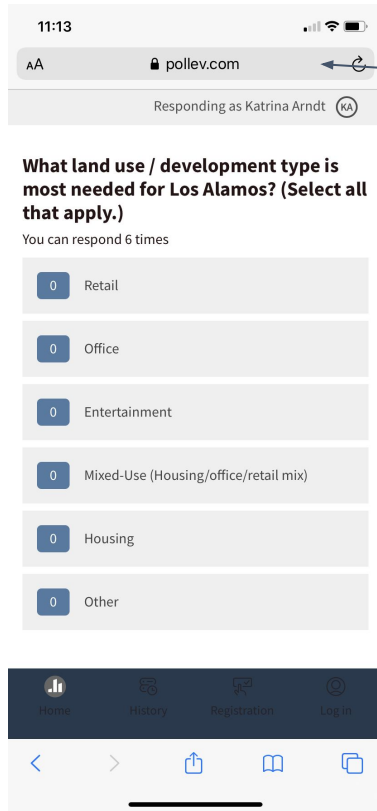


# Survey

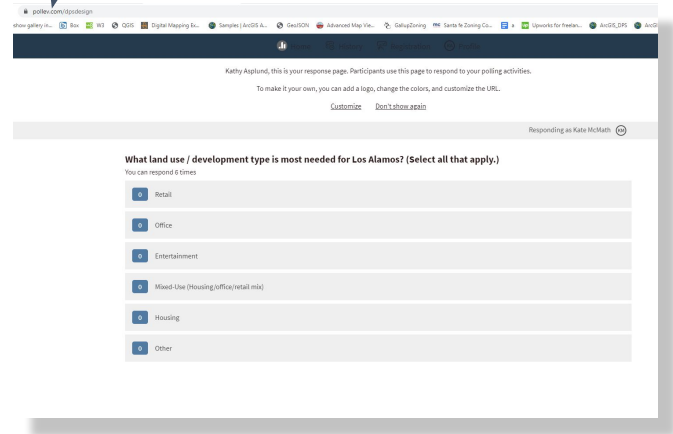
## Web



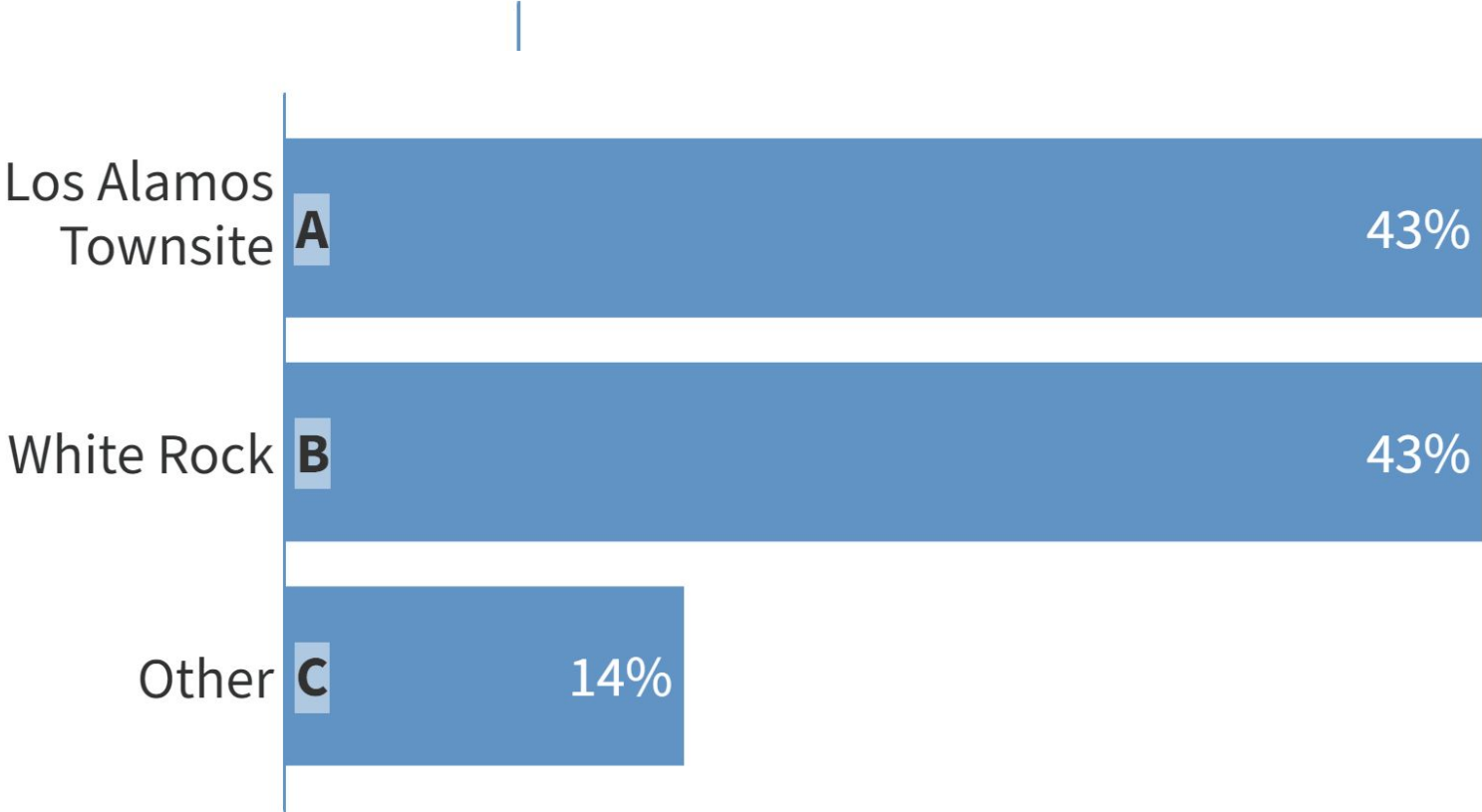
- 1 Go to **PollEv.com**
- 2 Enter **DPSDESIGN**



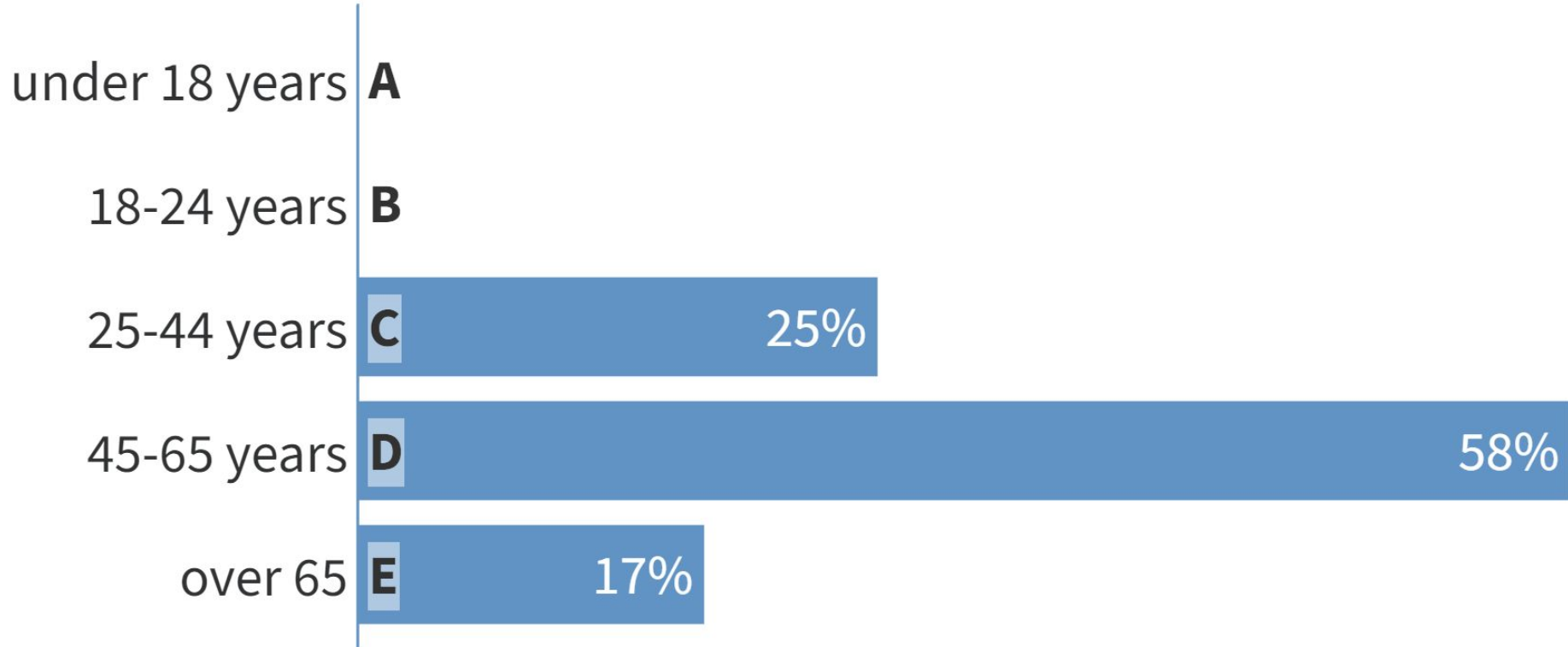
Type the address **pollev.com/dpsdesign** into your internet browser.



# Where do you reside?



# What is your age range?



# Have you participated in one of the Los Alamos County Downtown Master Plans public meetings before?





# Goals / Strategies

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





## 1. Urban Form / Identity

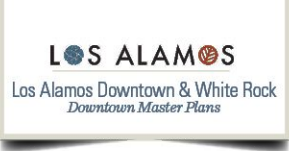
**Intent:** The Downtown district isn't perceived as such and lacks a coherent identity.

**Vision:** A vibrant, walkable Downtown with a mix of uses with a small-town character

Code	Ordinance	Other		
			<b>Goal 1:</b> Create a Downtown district that provides a mix of uses, including housing, commercial <u>uses</u> and public spaces.	
X			<b>Strategy 1:</b> a) Create an Overlay Zone that permits higher density residential and commercial uses	
X			<b>Strategy 2:</b> Encourage vertical mixed uses through development standards and incentives.	
X			<b>Strategy 3:</b> Reduce setbacks along the Main Street corridor.	
X	X		<b>Strategy 4:</b> Address prolonged vacancies through ordinance or zoning	
			<b>Goal 2:</b> Create a unique Downtown's identity, image, and sense of place.	
		X	<b>Strategy 1:</b> Add a primary public space to serve as a community node. Connect this public space with existing and future trails and public spaces.	See Exhibit X
		X	<b>Strategy 2:</b> Enhance gateways at the intersection of Rover Blvd and State Route 4 and Sherwood Blvd and State Route 4	
X			<b>Strategy 3:</b> Create enforceable landscape standards, specifically along the main corridors.	
X		X	<b>Strategy 5:</b> Integrate placemaking strategies to create a district Downtown experience (e.g. gateways, public art, lighting, landscape/streetscape treatments, public spaces)	
			<b>Goal 3:</b> Create a Downtown District that retains the small town feel and built on the historic and cultural heritage of Los Alamos County	
X			<b>Strategy 1:</b> Develop design standards that create a distinct Downtown area with a small-town feel	
X		X	<b>Strategy 2:</b> Select an architectural style that <u>is supported</u> by the community and creates a unique look and feel for Downtown White Rock	See Exhibit X



# White Rock - Goals/Strategies



## 2. Housing

**Intent:** Housing is one of the main concerns of the community. The lack of affordable housing options inflated housing prices and led people working in the County to reside elsewhere.

**Vision:** Quality housing options that are attainable to all residents while protecting existing neighborhoods

Code	Ordinance	Other	
			<b>Goal 1:</b> Create quality housing options that are attainable to residents and the workforce, all age groups and abilities
X			<b>Strategy 1:</b> Allow apartments/condos, live/work and missing middle housing options within the Downtown Overlay District
			<b>Goal 2:</b> Protect existing residential neighborhoods surrounding the Downtown
X			<b>Strategy 1:</b> Create neighborhood protection standards that required development to scale down at the periphery of Downtown



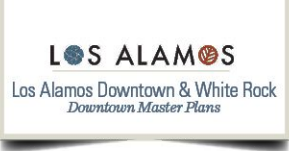


## 3. Transportation

**Intent:** Downtown exhibits ineffective street layouts and lacks a convenient and safe multi-modal system within, to and from Downtown

**Vision:** A safe and efficient multi-modal system that connects Downtown with adjacent neighborhoods, accommodating a variety of transportation options and connecting Downtown to LANL and Los Alamos

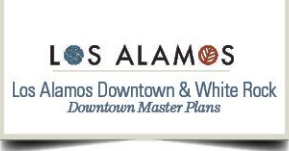
Code	Ordinance	Other		
			<b>Goal 1:</b> Enhance and improve the physical connection within and between Downtown and the surrounding neighborhoods and destinations	
		X	<b>Strategy 1:</b> Provide multi-modal links between primary Downtown destinations and assets such as the library, trails and restaurants	See Exhibit X
		X	<b>Strategy 2:</b> Provide multi-modal connections between Downtown and outside destinations and assets such as established neighborhoods, Los Alamos, LANL, Bandelier National Monument and the Valles Caldera National Preserve.	See Exhibit X
		X	<b>Strategy 3:</b> Maintain and improve existing transportation to ensure system efficiencies.	
X	X		<b>Strategy 4:</b> Develop a comprehensive Downtown wayfinding system.	
—			<b>Goal 2:</b> Prioritize mobility for pedestrians and cyclists throughout the Downtown	
	X		<b>Strategy 1:</b> Improve pedestrian connectivity and safety on all Downtown street, but particularly along State Route 4.	
	X		<b>Strategy 2:</b> Update the Los Alamos Bicycle Transportation Plan to develop a comprehensive Downtown bicycle network that connects to the larger county-wide network, based on the guidance of this Master Plan.	Exhibit X
		X	<b>Strategy 3:</b> Create safe pedestrian and bicycle crossings at the intersections of State Route 4 and Sherwood and State Route 4 and Rover.	Exhibit X



<b>4. Economic Vitality</b>			
<b>Intent:</b> Blight is one of the main concerns within Downtown White Rock. Contributing factors to blight in the area are attributed to low levels of commercial activity, the deterioration of existing structures and sites, and ineffective street layouts and platting.			
<b>Vision:</b> A vibrant Downtown area with an environment in which local businesses can thrive.			
Code	Ordinance	Other	
			<b>Goal 1:</b> Diversify, <u>revitalize</u> and promote the Downtown economy.
			<b>Strategy 1:</b> Utilize the MRA to develop strategies to fill vacant buildings within Downtown.
			<b>Strategy 2:</b> Utilize the MRA to redevelop or replace aging buildings in Downtown



<b>5. Public Space / Streets</b>			
<b>Intent:</b> The Downtown environment isn't pedestrian oriented and lacks public space amenities.			
<b>Vision:</b> A vibrant, pedestrian-oriented Downtown area that provides variety of pedestrian amenities.			
Code	Ordinance	Other	
			<b>Goal 1:</b> Create a vibrant, pedestrian-oriented Downtown environment
	X	X	<b>Strategy 1:</b> Develop a Downtown streetscape plan that encourages coordinated streetscape improvements such as streetscaping and site furnishing to enhance the pedestrian experience.
			<b>Goal 2:</b> Increase the number and diversity of public spaces Downtown.
		X	<b>Strategy 1:</b> Create/identify a series of public plaza including parklets and mini plazas that provide spaces for outdoor dining, food trucks, pop-up businesses and entertainment events through Downtown.
X			<b>Strategy 2:</b> Create Downtown public space standards within the Development Code
X			<b>Strategy 3:</b> Require new development in Downtown to provide public spaces
		X	<b>Strategy 4:</b> Actively pursue the funding for development of public spaces to host activities and events and attract residents, employees and visitors throughout the year.

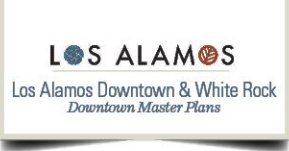


## 6. Infrastructure

**Intent:** Infrastructure improvements such as broadband can contribute to the revitalization and quality of life within Downtown.

**Vision:** Reliable public infrastructure including broadband and streetscape, transportation, recreational trails, and open space that enhance the overall quality of life

Code	Ordinance	Other	Goal 1: Implement public infrastructure improvements such as broadband streetscape improvements, transportation, recreational trails, and open space improvements that will aid in Downtown revitalization and general quality of life
		X	<b>Strategy 1:</b> Seek funding for priority infrastructure improvements identified within the Downtown vision
		X	<b>Strategy 2:</b> Maintain and improve existing and aging infrastructure within Downtown
		X	<b>Strategy 3:</b> Establish strategies and programs through the Main Street program to minimize construction impacts to small businesses



## 7. Sustainability

**Intent:** Sustainable development practices within the Downtown are currently lacking and could be increased and incentivized.

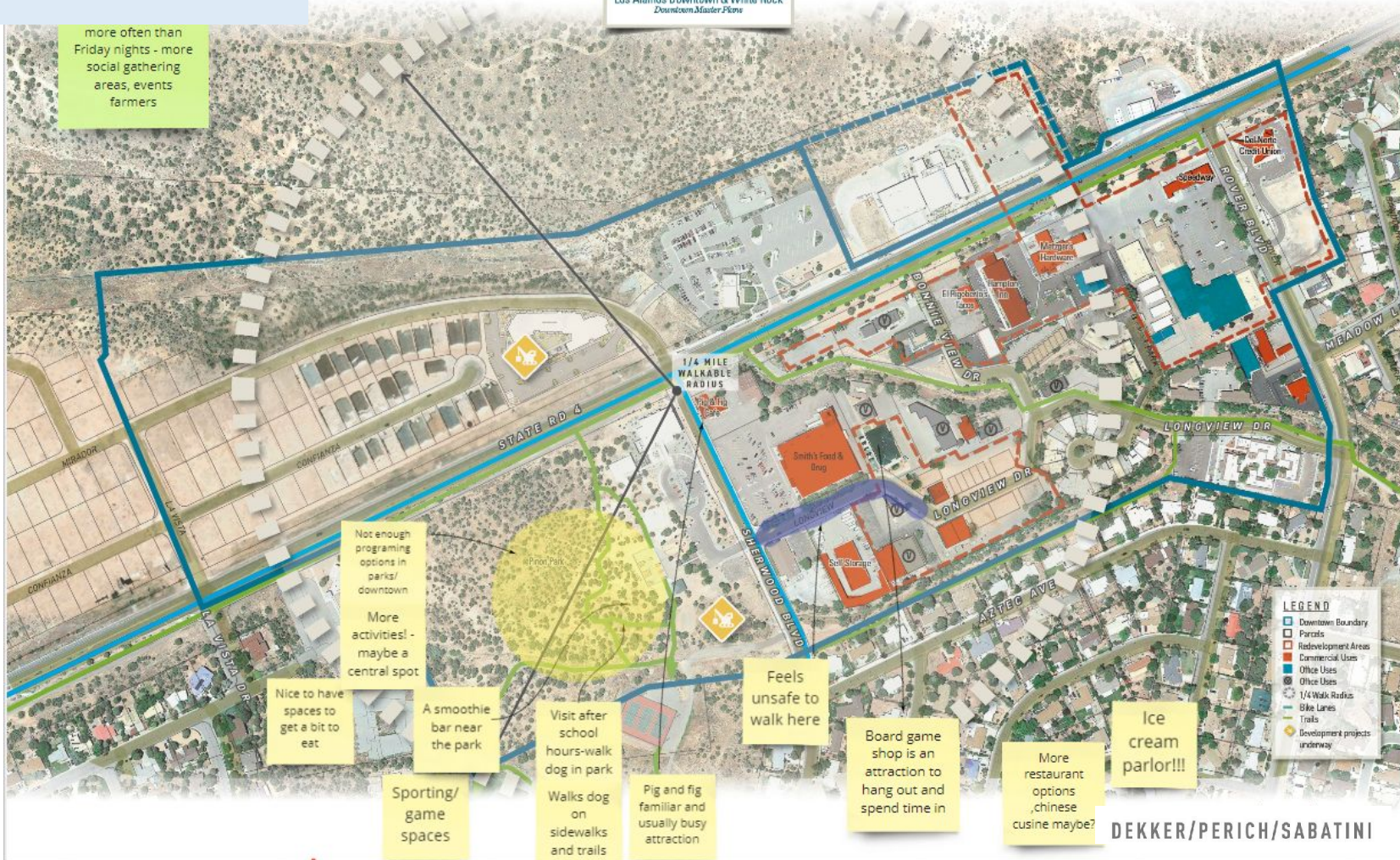
**Vision:** A Downtown area that integrates sustainable practices throughout

Code	Ordinance	Other	
			<b>Goal 1:</b> Foster and promote sustainability practices Downtown
X			<b>Strategy 1:</b> Create standards that protect natural habitats within Downtown, such as La Senda and Pajarito Acres
X	X		<b>Strategy 2:</b> Develop and integrate standards into the zoning code that require and incentivize the application of Low Impact Development (LIDs), solar covered parking, electric car charging stations amongst others.
X			<b>Strategy 3:</b> Create development regulations for outdoor lighting fixtures that mitigate light pollution to maintain dark skies.



# Process

more often than Friday nights - more social gathering areas, events farmers



**LEGEND**

- Downtown Boundary
- Parcels
- Redevelopment Areas
- Commercial Uses
- Office Uses
- Office Uses
- 1/4 Walk Radius
- Bike Lanes
- Trails
- Development projects underway



# Alternatives

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





## Alternative 1 - Placemaking

- Predominantly County investment in public right-of-way
- Prioritize pedestrian crossings and infrastructure on State Road 4
- Integrate placemaking strategies
- Infill of housing/mixed-use and tourism-oriented small commercial
- Straightening of Longview Dr





## Alternative 1 - Placemaking

- Predominantly County investment in public right-of-way
- Prioritize pedestrian crossings and infrastructure on State Road 4
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- Infill of housing/mixed-use and tourism-oriented small commercial
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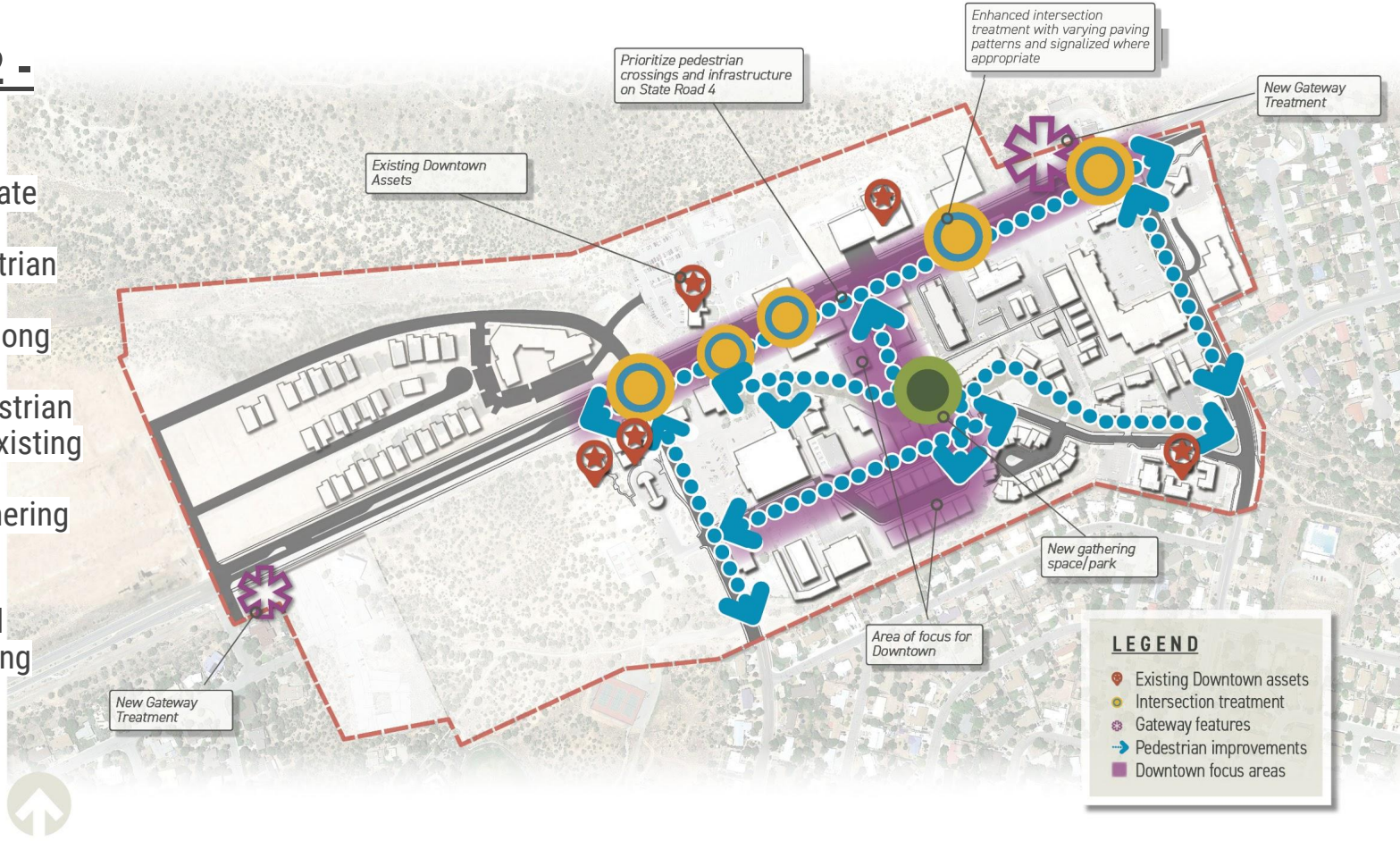


## Alternative - White Rock



# Alternative 2 - Infill

- County and private investment
- Prioritize pedestrian crossings and infrastructure along State Road 4
- Additional pedestrian connection to existing trails
- Addition of gathering space/park
- Additional multi-family and townhouses along Longview Dr



**LEGEND**

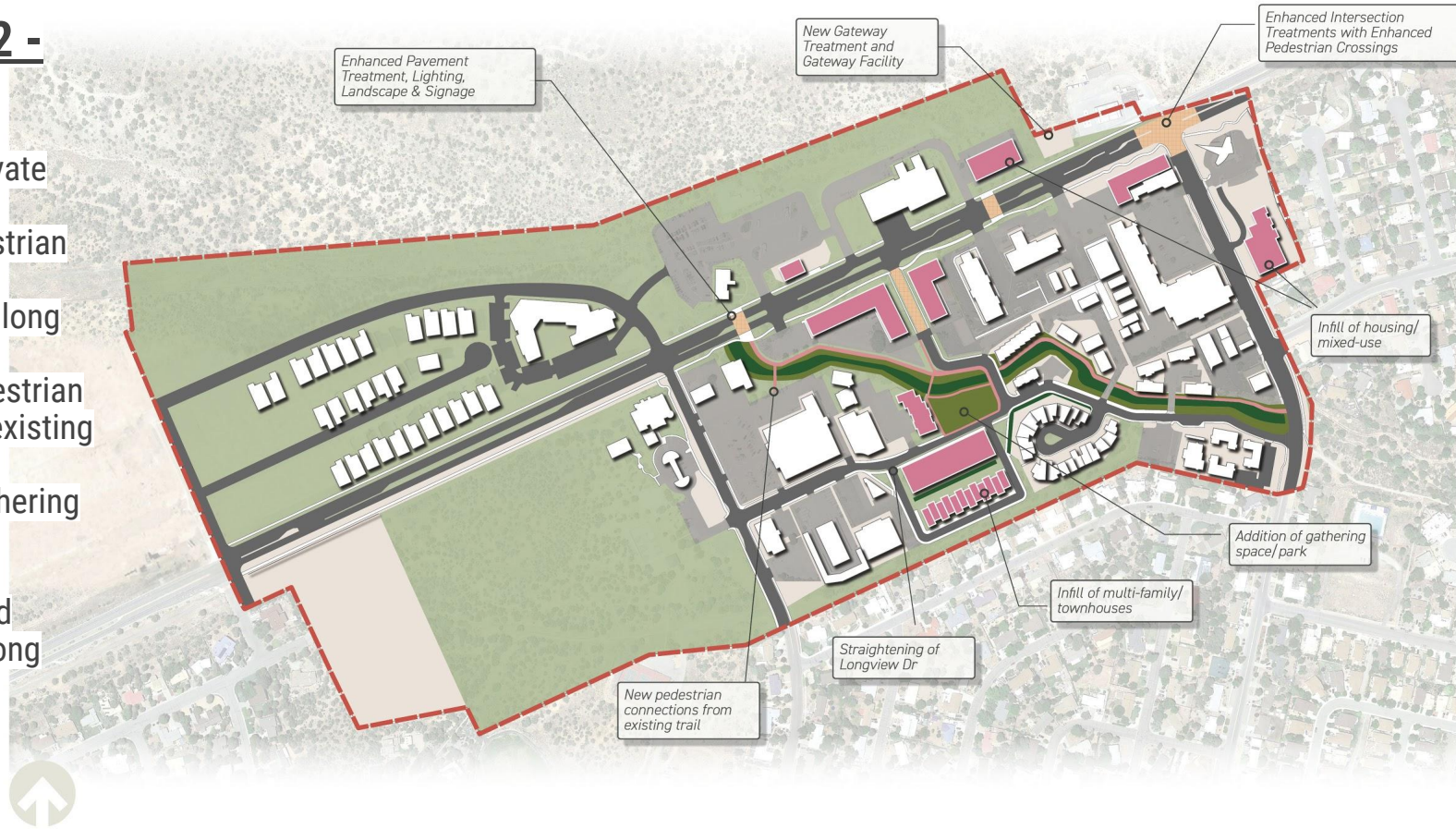
	Existing Downtown assets
	Intersection treatment
	Gateway features
	Pedestrian improvements
	Downtown focus areas





# Alternative 2 - Infill

- County and private investment
- Prioritize pedestrian crossings and infrastructure along State Road 4
- Additional pedestrian connection to existing trails
- Addition of gathering space/park
- Additional multi-family and townhouses along Longview Dr





# Alternative - White Rock

## MIXED-USE INFILL



## INTERSECTION TREATMENT & ENHANCED PAVEMENT



Speed-table at intersections for placemaking and pedestrian safety



## TRAIL/ PARK CONNECTIONS



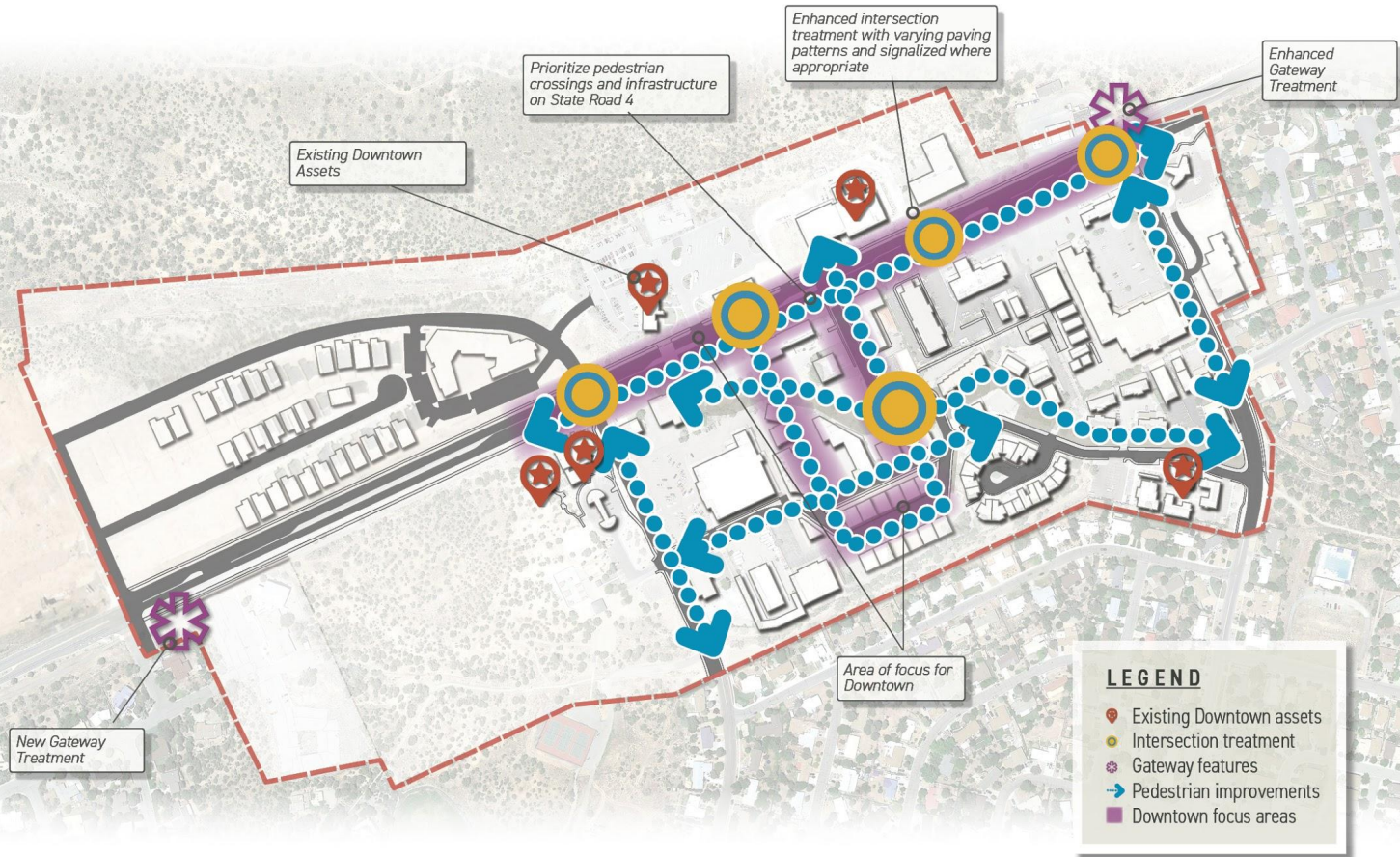
## MULTI-FAMILY AND TOWNHOUSE INFILL





# Alternative 3 - Hybrid

- County and private investment
- Prioritize pedestrian connections and infrastructure on State Road 4
- Addition of roadway between Sherwood Blvd and Bonnie View Dr
- Straightening of Bonnie View Dr
- Addition of micro-retail next to Visitor Center
- Pedestrian overpass at State Road 4



**LEGEND**

	Existing Downtown assets
	Intersection treatment
	Gateway features
	Pedestrian improvements
	Downtown focus areas



# Alternative 3 - Remake

- County and private investment
- Prioritize pedestrian connections and infrastructure on State Road 4
- Addition of roadway between Sherwood Blvd and Bonnie View Dr
- Straightening of Bonnie View Dr
- Addition of micro-retail next to Visitor Center
- Pedestrian overpass at State Road 4





# Alternative - White Rock

## MIXED-USE INFILL



## INTERSECTION TREATMENT & ENHANCED PAVEMENT



Speed-table at intersections for placemaking and pedestrian safety



## MICRO-RETAIL



Micro-retail provides 250-400 sq. ft. footprint spaces for small businesses in the community

## PEDESTRIAN OVERPASS







## How to join

### Web

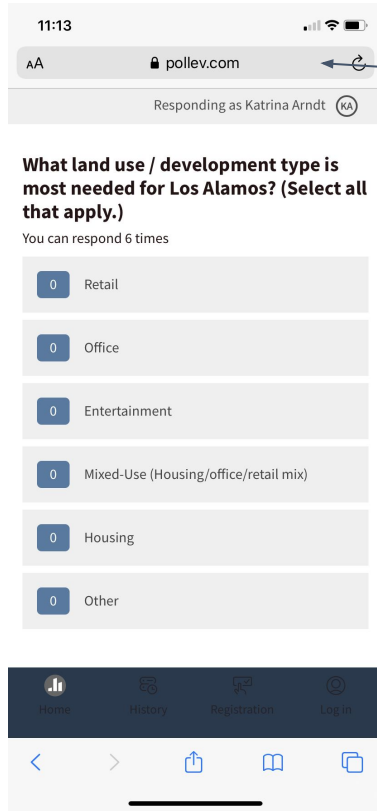


- 1 Go to **PollEv.com**
- 2 Enter **DPSDESIGN**

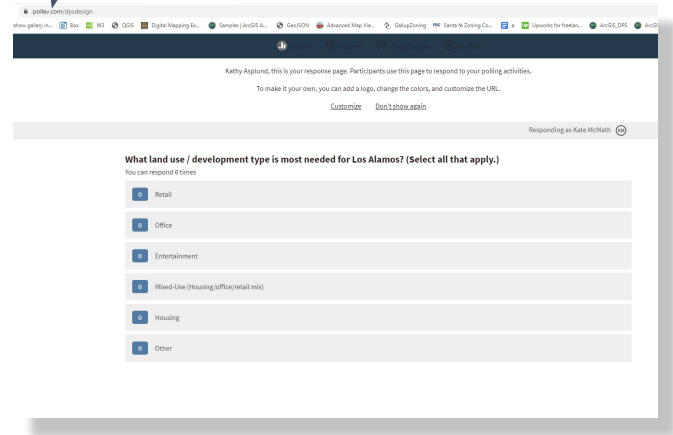
# Web



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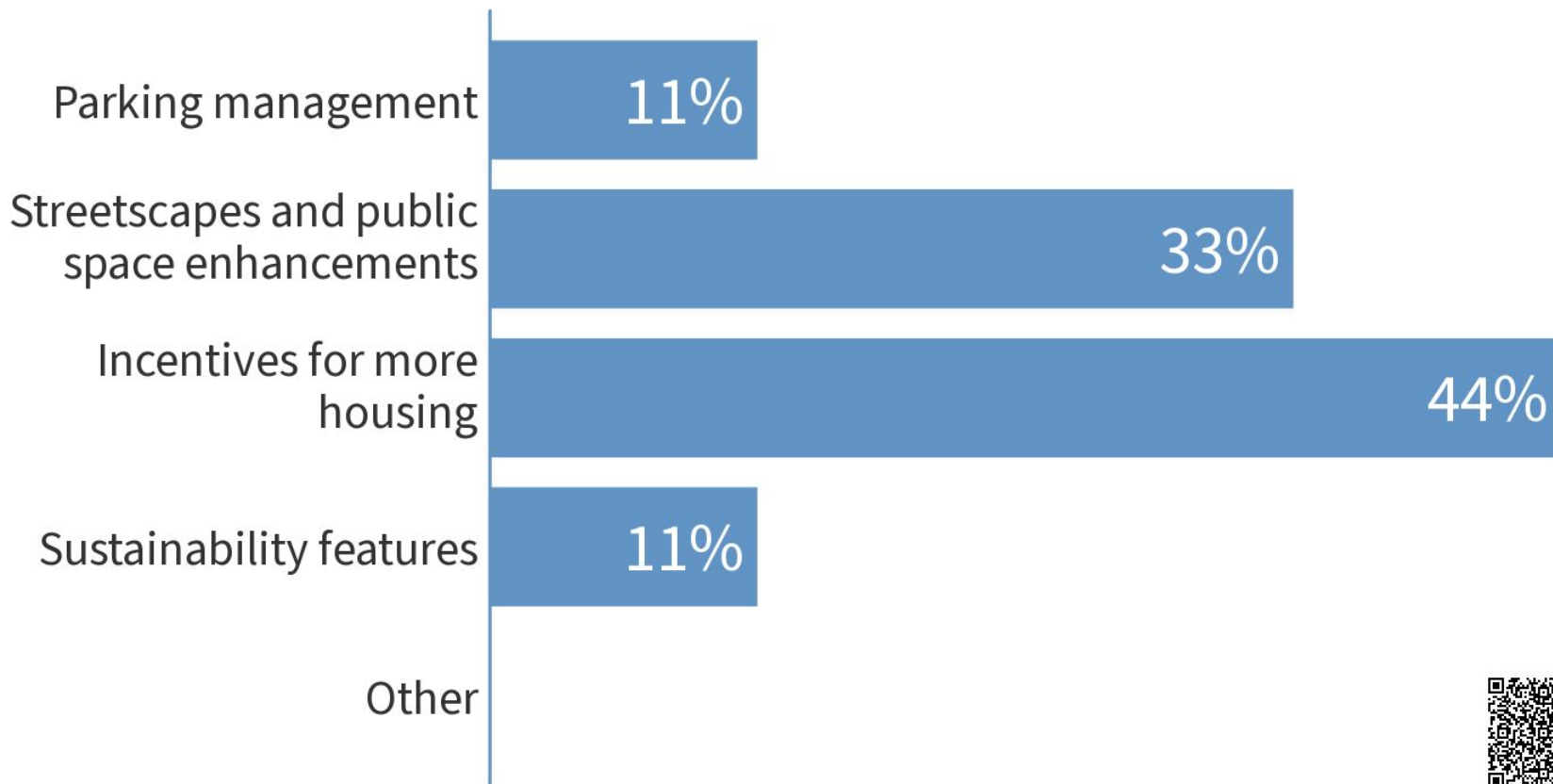
Type the address **pollev.com/dpsdesign** into your internet browser.



# Which concepts of the three Alternatives would you like to prioritize?



# What's the most important strategy to focus on?



## What other elements should also be considered?

“Small business support. A shipping container small business center. Sustainability.”

“food truck park”

“Realistic scenarios driven from the Development Community”





## GET INVOLVED

The outcomes of the Los Alamos County Downtown Master Plans & Code Update project rely heavily on input solicited during public outreach. Both project phases will have a series of outreach events and provide continuous opportunities for input through a variety of outreach channels. Due to the Governor's Public Health Order currently in place for COVID-19, public outreach efforts will focus on virtual outreach events. In the case of a revised order, outreach methods will be adjusted to serve the greatest number of participants in a safe environment.

## PROJECT TASKS / SCHEDULE

The project is divided into two phases: Phase 1 includes the creation of two Downtown Master Plans for White Rock and Los Alamos, while Phase 2 consists of an update of Chapter 16 of the Los Alamos County Development Code. Both phases include several associated sub-tasks.

Phase 1 consists of the following tasks:

- Task 1: Background Research & Existing Conditions Analysis



### UPCOMING EVENTS

[9/21/2020 Design Workshop – White Rock](#)

[10/5/2020 design Workshop – Los Alamos](#)

### PAST EVENTS

[8/19 & 8/20 Visioning Workshop Summary](#)



# Schedule

## PHASE 1 - DOWNTOWN MASTER PLAN



**May 2020** *Project Initiation*

**June 2020** *Existing Conditions Assessment*

**August - October 2020** *Design Charrette/Public Workshop*



**November 2020 - January 2021** *Draft Concepts*

**January - February 2021** *Draft Master Plan* *Upcoming Meetings: Public Open House*

**February - March 2021** *Final Master Plan & Approval Process*

## PHASE 2 - CHAPTER 16 UPDATE

**January 2021** *Project Initiation Phase 2*

**February 2021** *Technical Code Review*

**February - November 2021** *Working Group Session, Module 1 - 3*

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