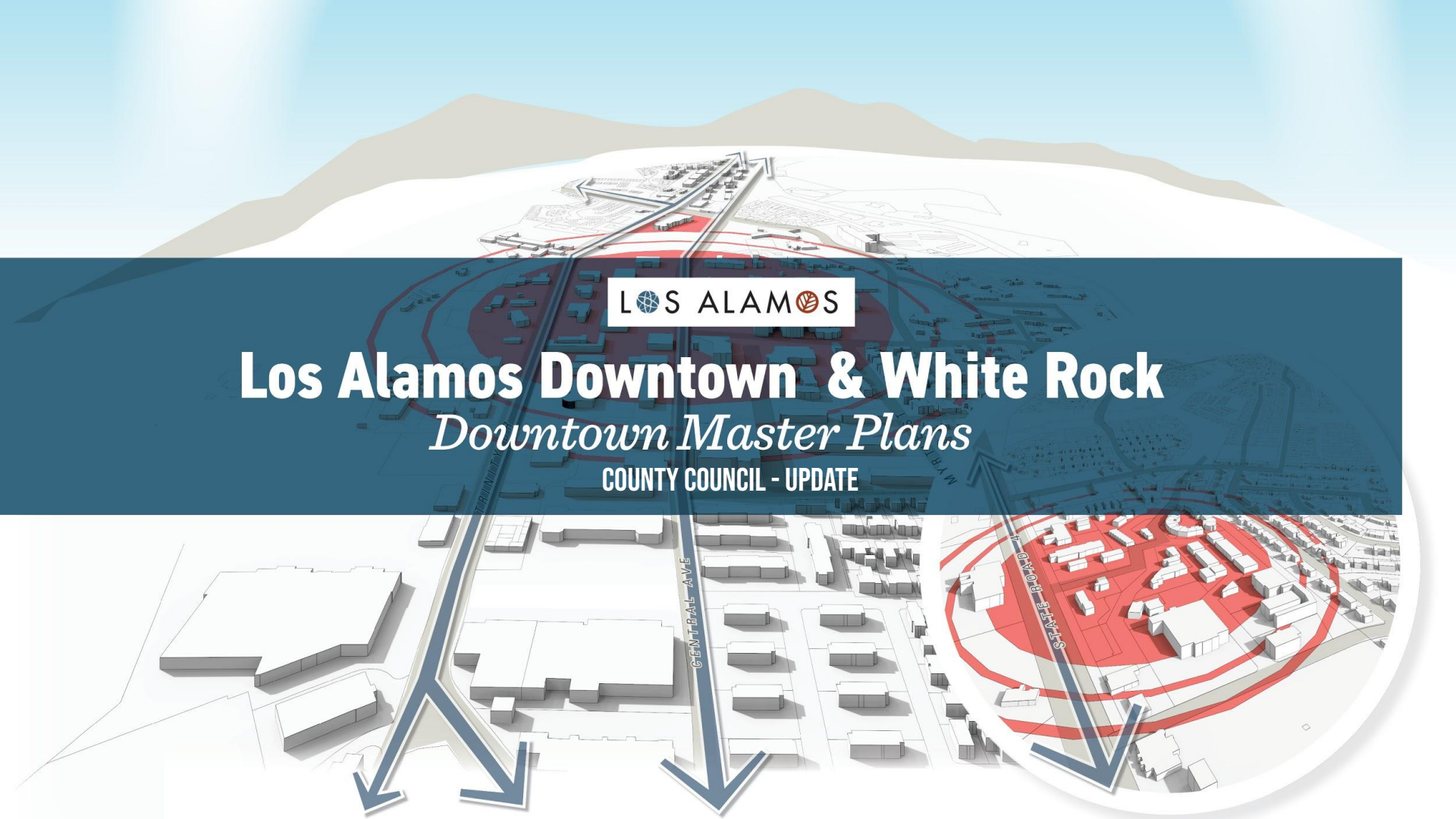


The logo for Los Alamos, featuring the words "LOS ALAMOS" in a sans-serif font. The letter "O" in "LOS" is replaced by a globe icon, and the letter "O" in "AMOS" is replaced by a stylized leaf icon. The logo is centered within a white rectangular box.

LOS ALAMOS

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

COUNTY COUNCIL - UPDATE





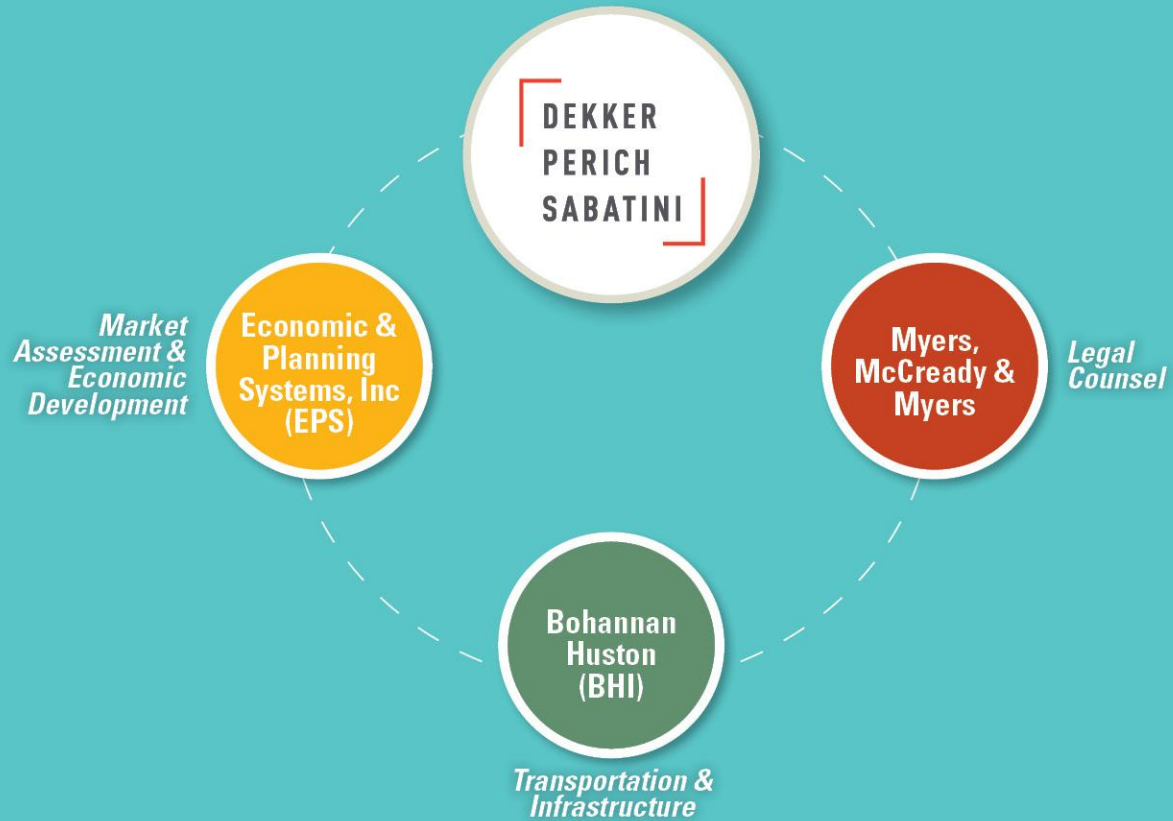
1. **Introduction**
  - a) *Project Team*
  - b) *Project Overview*
  - c) *Process*
2. **Downtown Master Plans**
3. **Next Steps: Code Update**
4. **Discussion**



# 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



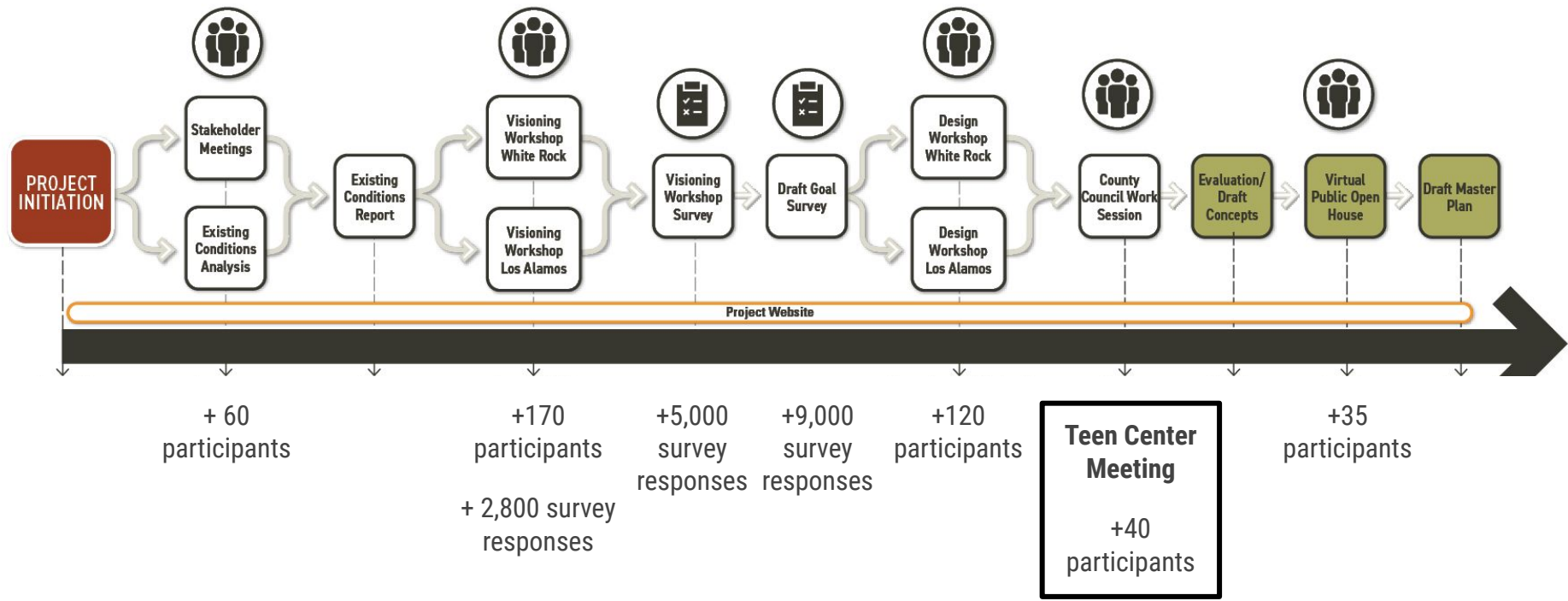
### PHASE 2 - CHAPTER 16 UPDATE







# Project Overview





# Goals / Strategies

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





## Goals/Strategies

<u>White Rock</u>	<u>Los Alamos</u>
<b><u>1. Urban Form / Identity</u></b>	
<b>Intent:</b> The Downtown district isn't perceived as such and lacks a coherent identity	<b>Intent:</b> Build on the existing assets and create a vibrant, walkable, mixed-use Downtown District.
<b>Vision:</b> A vibrant, walkable Downtown with a mix of uses and small-town character	<b>Vision:</b> A vibrant, walkable Downtown District with a mix of uses and a vibrant Main Street catering to all ages, tying together existing assets and honoring the unique culture and history of Los Alamos.
<b>Goal 1:</b> Create a Downtown district that provides a mix of uses, including housing, commercial <u>uses</u> and public spaces	<b>Goal 1:</b> Create a pedestrian-oriented, mixed-use Downtown District
<b>Goal 2:</b> Create a unique Downtown identity, image, and sense of place	<b>Goal 2:</b> Enhance the Downtown identity, image, and sense of place
<b>Goal 3:</b> Create a Downtown District that retains the small town feel and builds on the historic and cultural heritage of Los Alamos County	<b>Goal 3:</b> Create a Downtown District that retains the small town feel and builds on the historic and cultural heritage of Los Alamos County
<b><u>2. Housing</u></b>	
<b>Intent:</b> The lack of affordable housing options in the County is one of the main concerns of the community.	<b>Intent:</b> The lack of affordable housing options in the County is one of the main concerns of the community.
<b>Vision:</b> Quality housing options that are attainable to all residents while protecting existing neighborhoods	<b>Vision:</b> Quality housing options that are attainable to all residents while protecting existing neighborhoods.
<b>Goal 1:</b> Create quality housing options that are attainable to residents, the workforce, all age <u>groups</u> and abilities	<b>Goal 1:</b> Create quality housing options that are attainable to residents and the workforce, within all age groups and abilities
<b>Goal 2:</b> Protect existing residential neighborhoods surrounding the Downtown District	<b>Goal 2:</b> Protect existing residential neighborhoods surrounding the Downtown District



## Vision / Goals

### White Rock

### Los Alamos

#### 3. Transportation

**Intent:** Downtown exhibits an ineffective street layout and lacks convenient and safe transportation options within, to and from Downtown

**Intent:** The downtown areas lack connectivity specifically across Trinity Dr. A cohesive parking management system should be implemented to reduce the number of underutilized surface parking lots.

**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

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

**Goal 1:** Enhance and improve the physical connection within and between Downtown and the surrounding neighborhoods and destinations

**Goal 1:** Create safe, efficient, and convenient pedestrian and bicycle infrastructure

**Goal 2:** Prioritize mobility for pedestrians and cyclists throughout the Downtown District

**Goal 2:** Create a safe, efficient, and convenient transit and vehicular transportation system

**Goal 2:** Create sustainable, accessible, efficient, and convenient parking options that support a pedestrian-friendly environment

#### 4. Economic Vitality

**Intent:** Blight is one of the main concerns within Downtown White Rock. Blight in the area is attributed to low levels of commercial activity, the deterioration of existing structures and sites, and ineffective street layouts and platting.

**Intent:** Vacant and underutilized properties are one of the main concerns within Downtown Los Alamos. The deterioration of existing structures and sites that inhibit the development of desired uses is also a concern.

**Vision:** A vibrant Downtown District with an environment in which local businesses can thrive.

**Vision:** A vibrant Downtown area with an environment in which local businesses can thrive.

**Goal 1:** Diversify, revitalize, and promote the Downtown economy

**Goal 1:** Foster and promote sustainability practices

**Goal 2:** Create a downtown area in which local businesses can thrive



## Vision / Goals

### White Rock

### Los Alamos

#### 5. Public Space / Streets

**Intent:** The Downtown environment isn't pedestrian-oriented and lacks public spaces and amenities.

**Intent:** Downtown has a number of existing assets that are not connected, and lacks space for food trucks, outdoor dining, and pop-up businesses.

**Vision:** A vibrant, pedestrian-oriented Downtown District that provides a variety of public spaces and amenities.

**Vision:** A vibrant, pedestrian-oriented Downtown District that connects the existing assets and provides a variety of pedestrian amenities.

**Goal 1:** Create a vibrant, pedestrian-oriented Downtown environment

**Goal 1:** Create an inclusive, vibrant, pedestrian-friendly downtown that includes a central gathering space, nighttime entertainment and more retail and restaurants

**Goal 2:** Increase the number and diversity of public spaces Downtown.

#### 6. Infrastructure

**Intent:** The County lacks reliable public infrastructure to serve residents and the workforce.

**Intent:** The County lacks reliable public infrastructure to serve residents and the workforce.

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

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

**Goal 1:** Implement public infrastructure improvements such as broadband and streetscape improvements, transportation, recreational trails, and open space improvements that will aid in Downtown revitalization and general quality of life.

**Goal 1:** Promote access to utilities and broadband throughout the County.





## Vision / Goals

### White Rock

### Los Alamos

#### 7. Sustainability

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

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

**Vision:** A Downtown District that integrates sustainable practices throughout.

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

**Goal 1:** Foster and promote sustainability practices in the Downtown District.

**Goal 1:** Foster and promote sustainability practices in the Downtown District.

#### 8. Youth-Centered

**Intent:** Youth-centered activities are currently lacking in the Downtown and should be considered when development occurs.

**Intent:** Youth-centered activities are currently lacking in the Downtown and should be considered when development occurs.

**Vision:** A Downtown District that integrates youth-centered activities.

**Vision:** A Downtown District that integrates youth-centered activities.

**Goal 1:** Foster and promote entertainment/ hang out venues for youth

**Goal 1:** Foster and promote entertainment/ hang out venues for youth









# Vision / Goals - Youth Discussion

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

Favorite Places

Arcade and bowling at old Smith's site. Fun place to hang out with friends.

Lack of activities like car shows, drag strip, place to show off cars. Both exhibiting and driving them.

Shops, walk everywhere, to the beach

to eat, well-rounded

beach, nice and busy all the time

Denver, so pretty with the lights and so many coffee places and outlet malls (x2)

Shops, ice cream shops, restaurants, Ouray, CO

Old buildings could be used for new shops with outdoor seating.

Vintage coffee shops are nice. Provide outdoor seating.

bowling Alley, coffee shops, movie theater, laser tag

Electric scooter-share that are solar-paneled, but may not be necessary because it's easy to walk. Insurance issues a problem?

Park/ local community garden with benches.

Movie theatre to come back.

Skate Park: Not secure from younger kids.

**Vision for Downtown:**

- Accessible for people, more shops and restaurants. More festivals like food truck.
- String lights to create ambiance
- More places to hang out, more activities for youth (there is currently no movie theatres, skate park is not well-protected from non-skaters and gets crowded)
- Better places to eat (better pizza) and local coffee shops.
- Public arts studio in an alleyway.
- Shop for food allergy friendly people
- Lots of small shops that provide outdoor seating, places to hang out and/or do homework

**LEGEND**

- Downtown Boundary
- Parcels
- Vacant
- Trails
- Future Trails
- Development Projects
- Underway

Around Ashley Pond we could put a couple of food carts. Smoothie bar, hot dog stands.

would like a parking garage

Would like to protect nature, housing should be more downtown

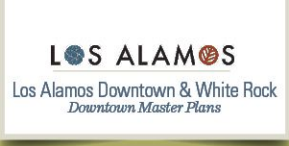
Skatepark in LAC is in wrong location

Empty shops could host food establishments near an arcade in the Smith's

More housing



# Alternatives - White Rock

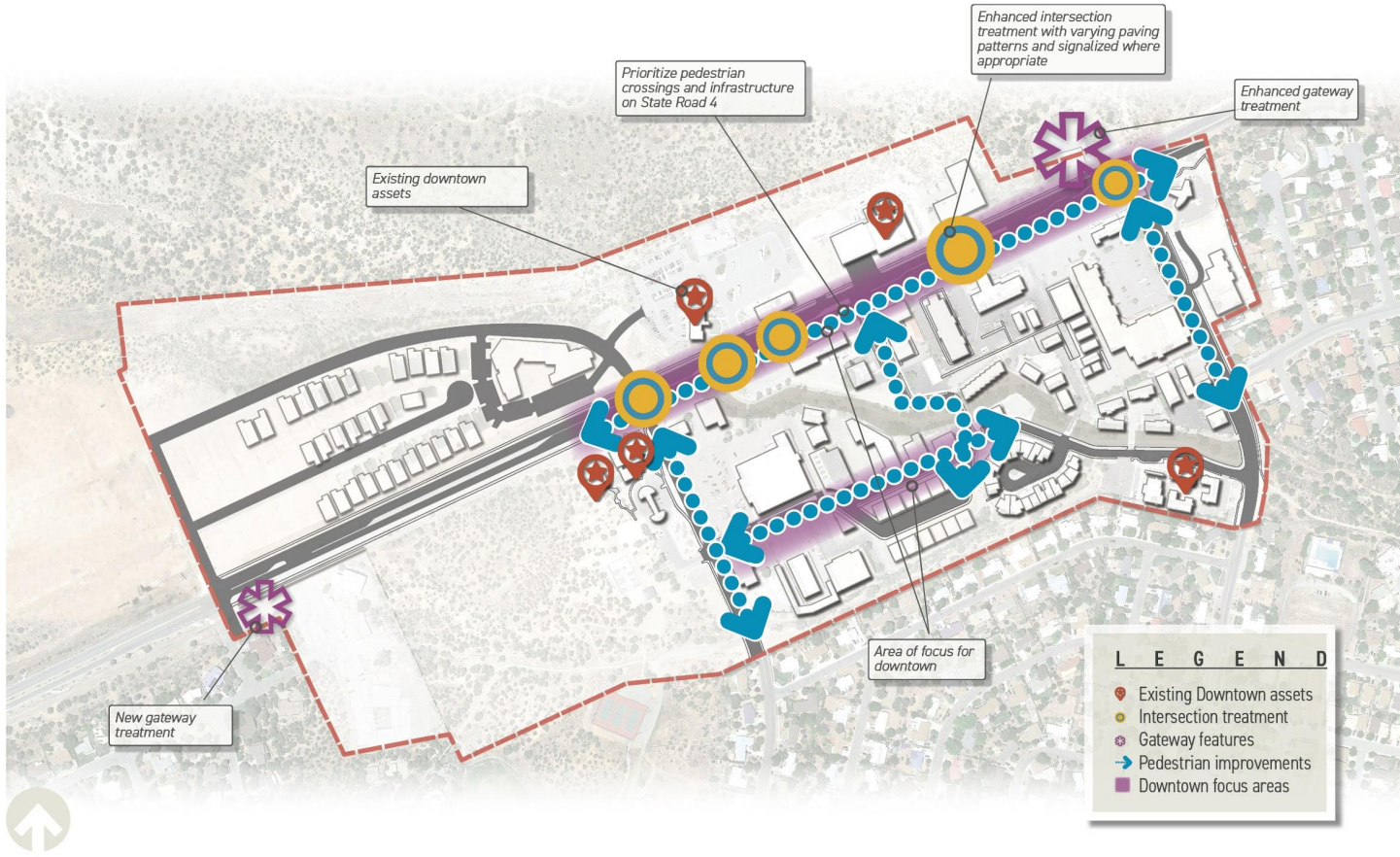






# Alternative 1 - Placemaking

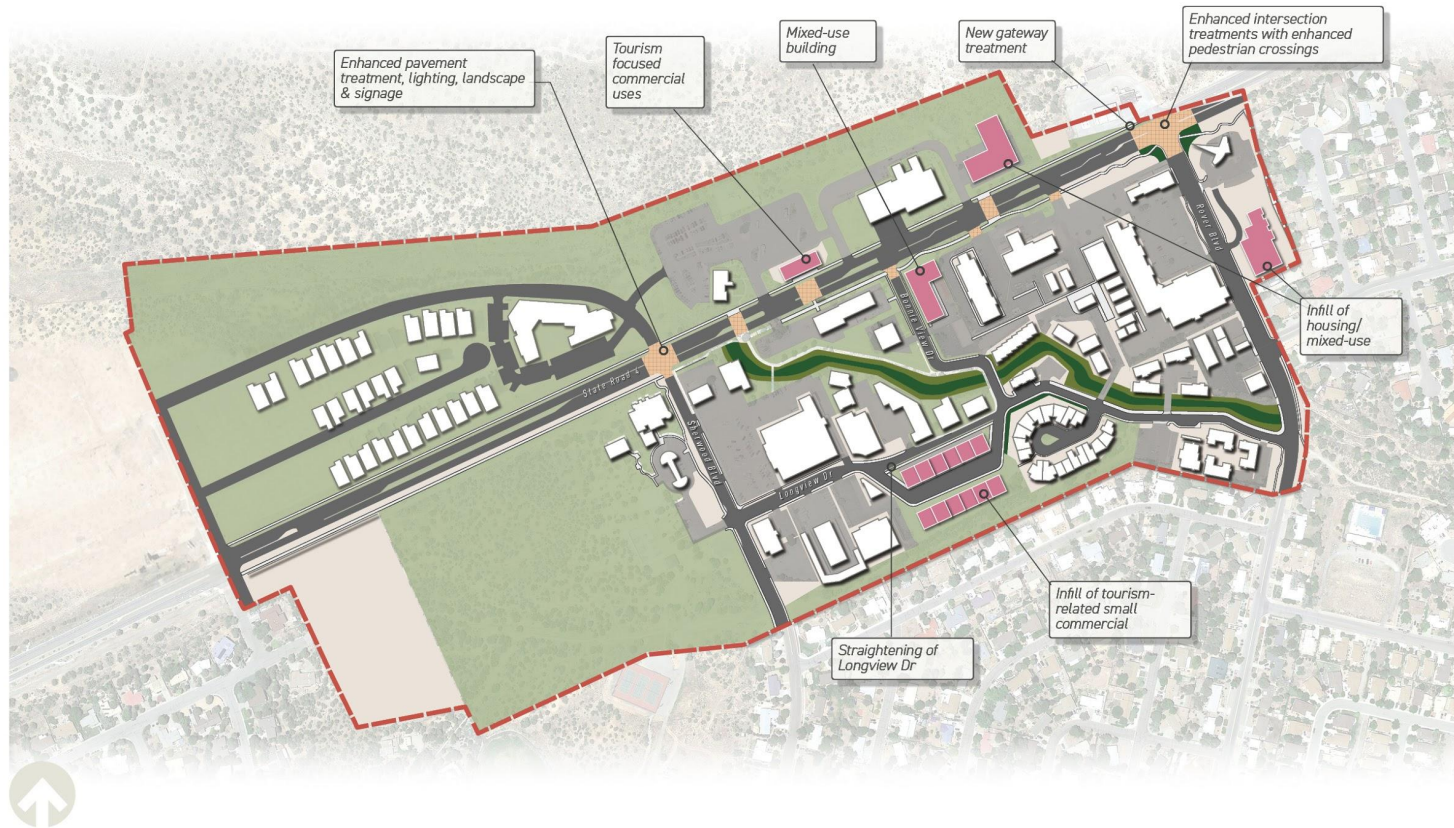
- Predominantly County investment in public right-of-way
- Prioritize pedestrian crossings and infrastructure on State Road 4
- Integrate placemaking strategies
- Infill of housing/mixed-use and tourism-oriented small commercial
- Straightening of Longview Dr





## Alternative 1 - Placemaking

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







# Alternative - White Rock

## TOURISM FOCUSED SMALL COMMERCIAL



Small commercial shops and restaurants allow for a mixture of tourism-related small businesses adjacent to the Visitor Center



## PLACEMAKING FEATURES



Speed-table or material changes at intersections for placemaking and pedestrian safety and string lights to create a sense of place



## MIXED-USE HOUSING



Vertical mixed-use buildings with space for small commercial uses on the ground-floor

## TOWNHOUSES



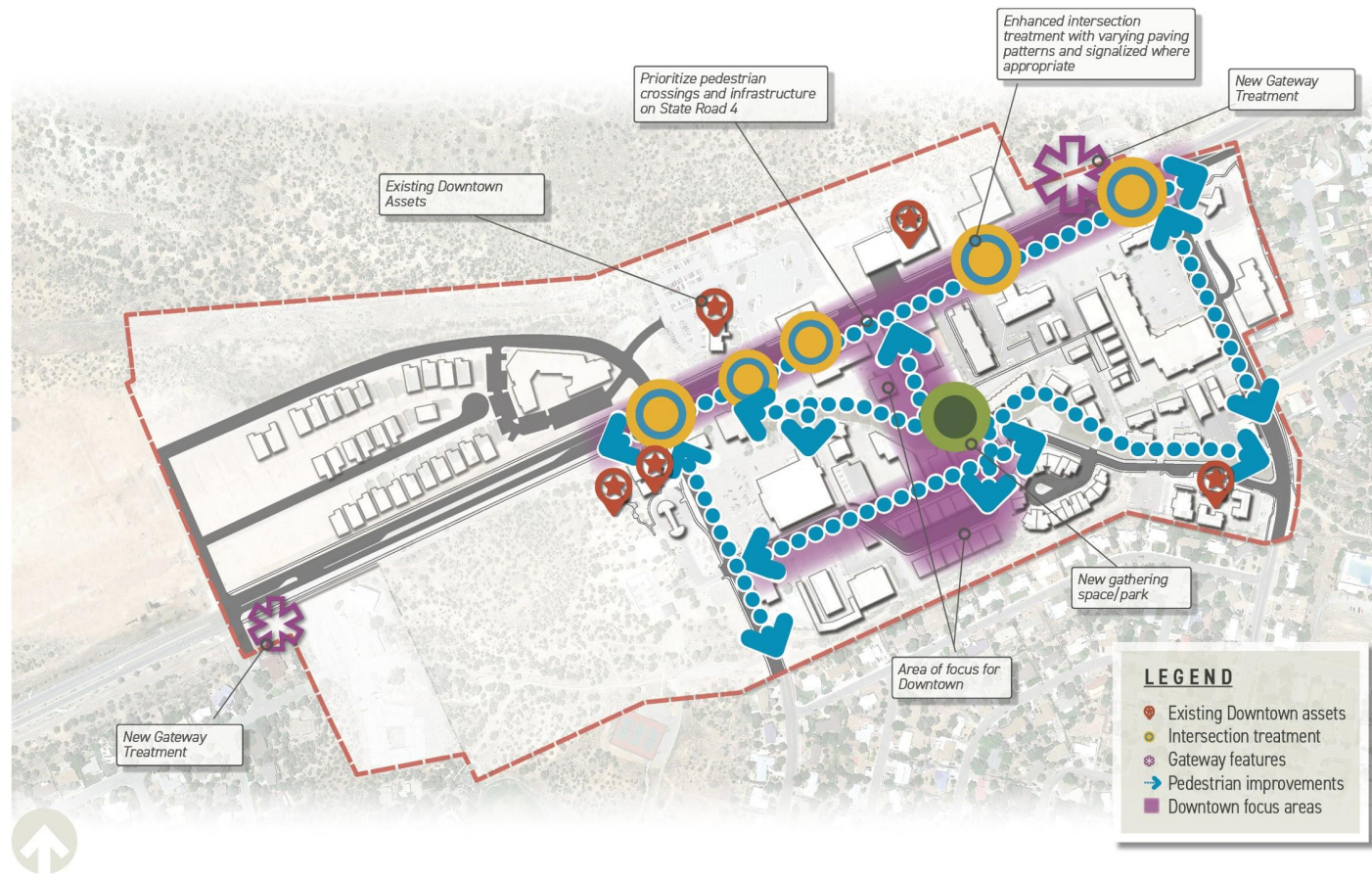
Townhouses to serve as a transition to single family neighborhoods





# Alternative 2 - Infill

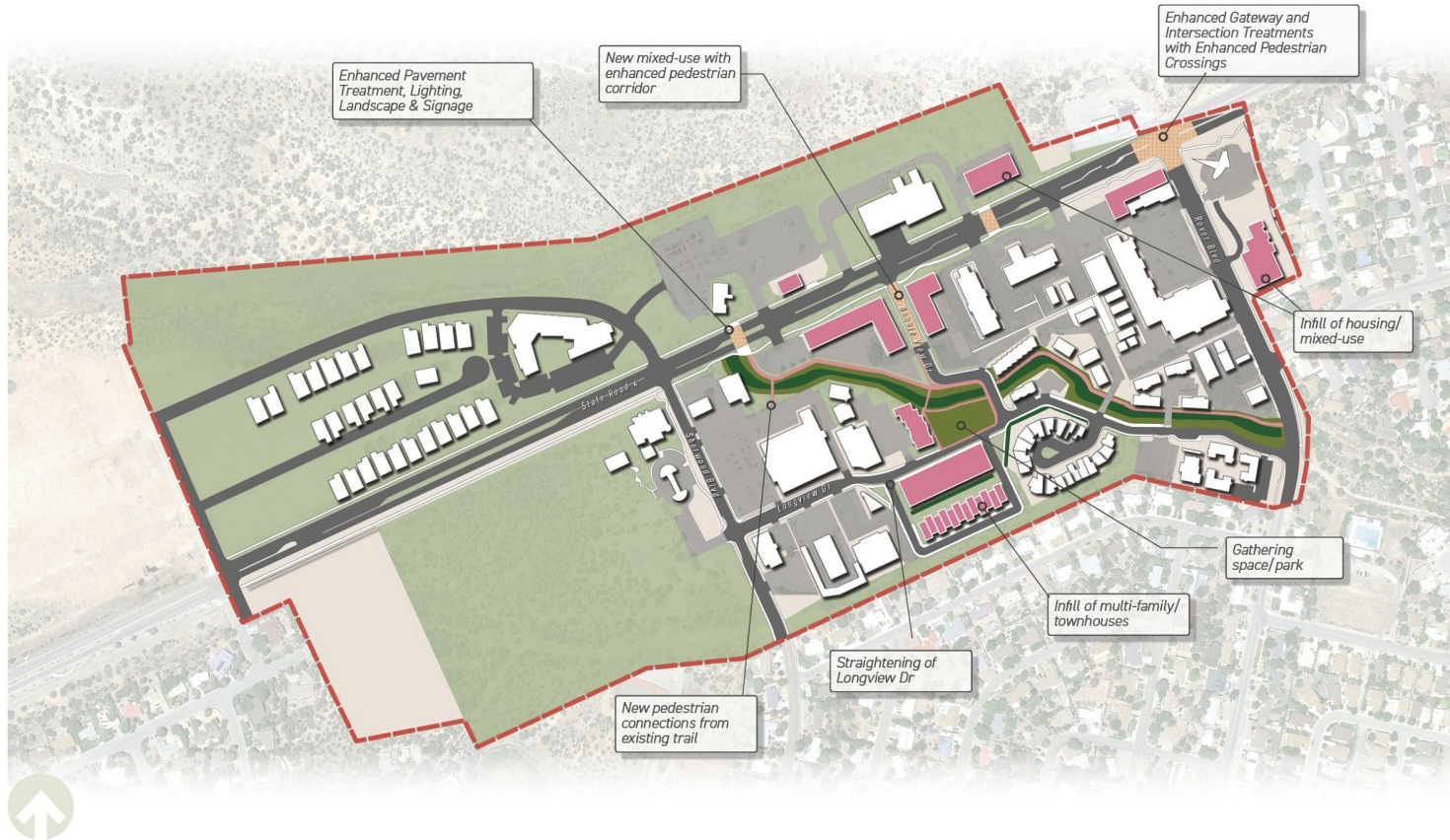
- County and private investment
- Prioritize pedestrian crossings and infrastructure along State Road 4
- Additional pedestrian connection to existing trails
- Addition of gathering space/park
- Additional multi-family and townhouses along Longview Dr





## Alternative 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



Vertical mixed-use buildings with commercial spaces on the ground-floor

## PLACEMAKING FEATURES



Speed-table or material changes at intersections for placemaking and pedestrian safety and string lights to create a sense of place



## MULTI-FAMILY AND TOWNHOUSE INFILL



## PARK & ENHANCED TRAIL CONNECTIONS



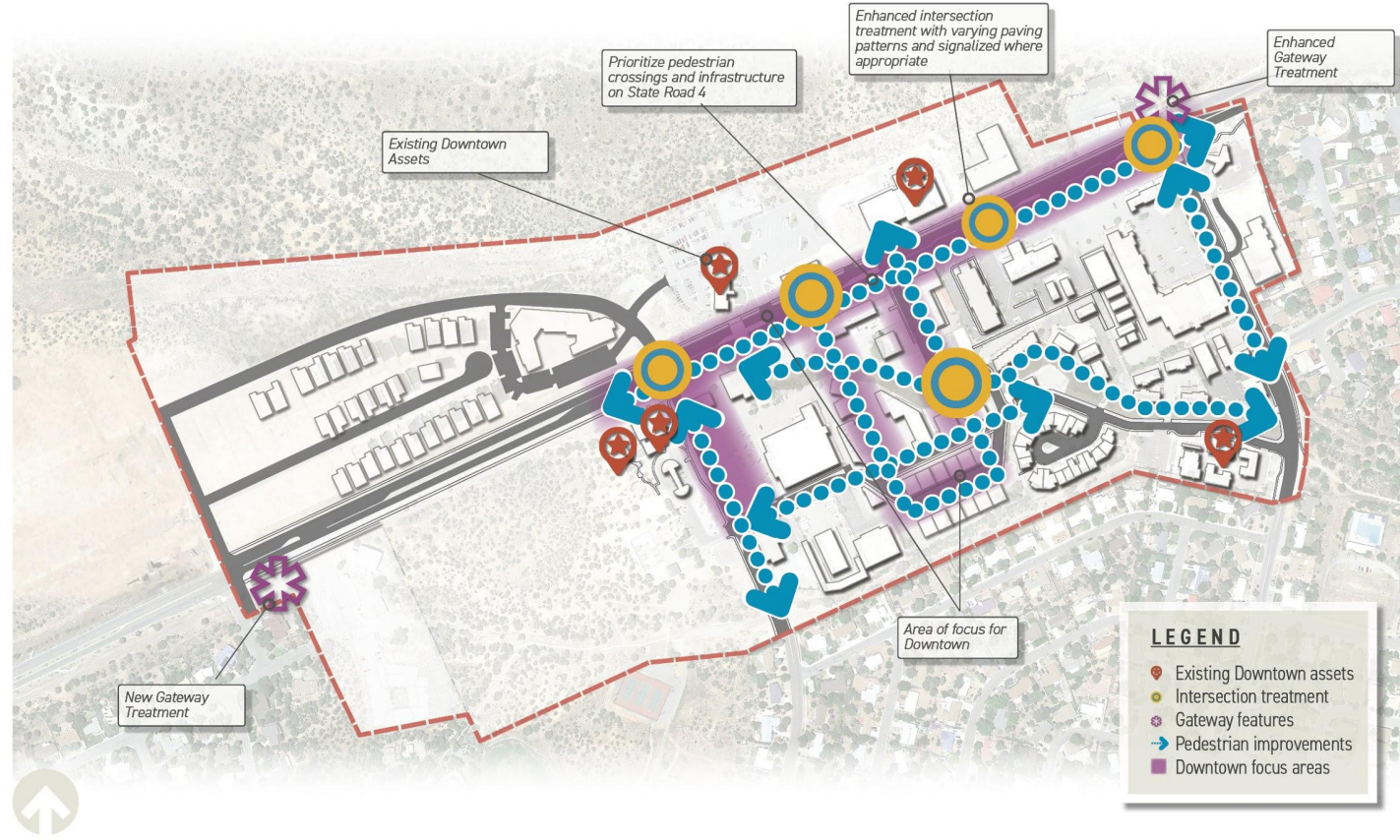
A centralized park feature to provide space for events, recreation and social gatherings





# 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

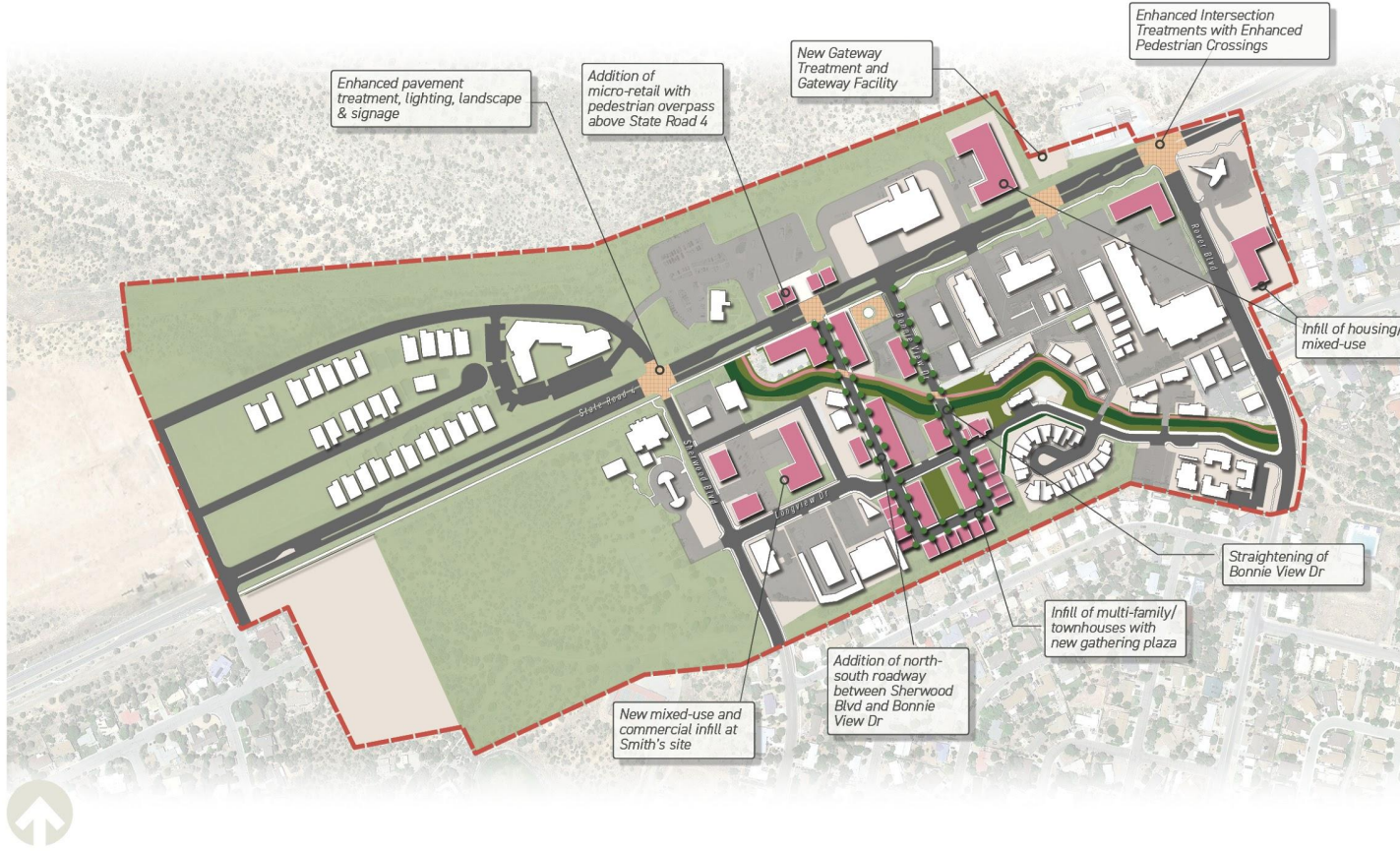






# Alternative 3 - Hybrid

- 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





# Alternative - White Rock

## COMMERCIAL INFILL



## PLACEMAKING FEATURES



Speed-table at intersections for placemaking and pedestrian safety



## PEDESTRIAN OVERPASS



## MICRO-RETAIL



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





# Alternatives - Los Alamos











# Alternative - Los Alamos

## PLAZA



Plaza with interim parking and food truck staging options.



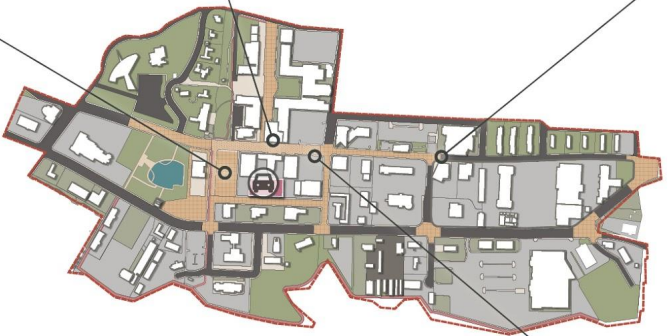
## (TEMPORARY) PEDESTRIAN MALL



Pearl Street Mall, Boulder, CO



Church Street Marketplace, Burlington, VA



## PLACEMAKING



String-lights along Central Ave to create a sense of place



## INTERSECTION TREATMENT, PAVEMENT, ENHANCED PUBLIC SPACES



Speed-tables or varying materials at intersections as placemaking and to enhance pedestrian safety

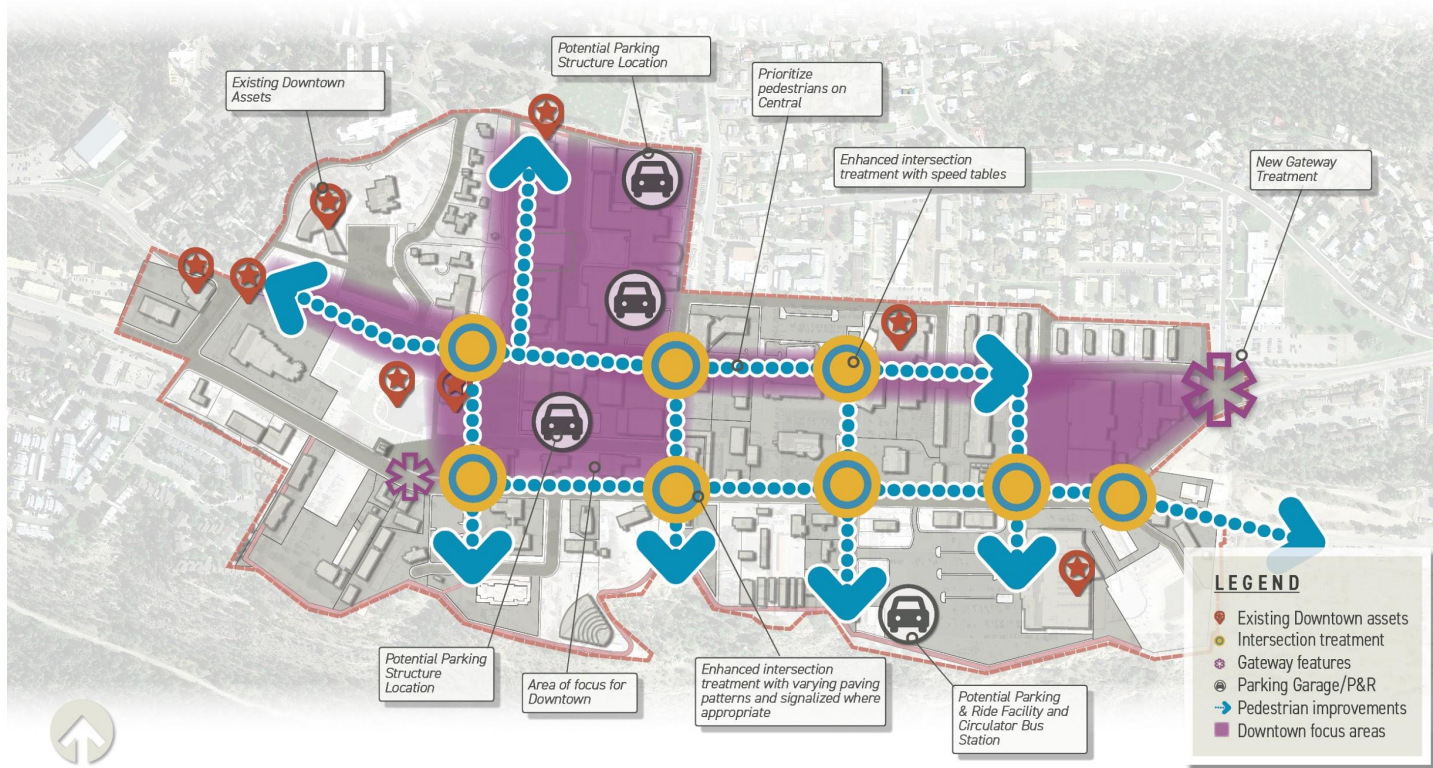


Wider sidewalks to accommodate outdoor dining and food truck staging



# Alternative 2 - Infill

- County investment and private investment
- Prioritize pedestrians on Central, pedestrian improvements along Trinity
- Enhancing connections of existing assets
- Improving east-west connections
- Integrated parking management

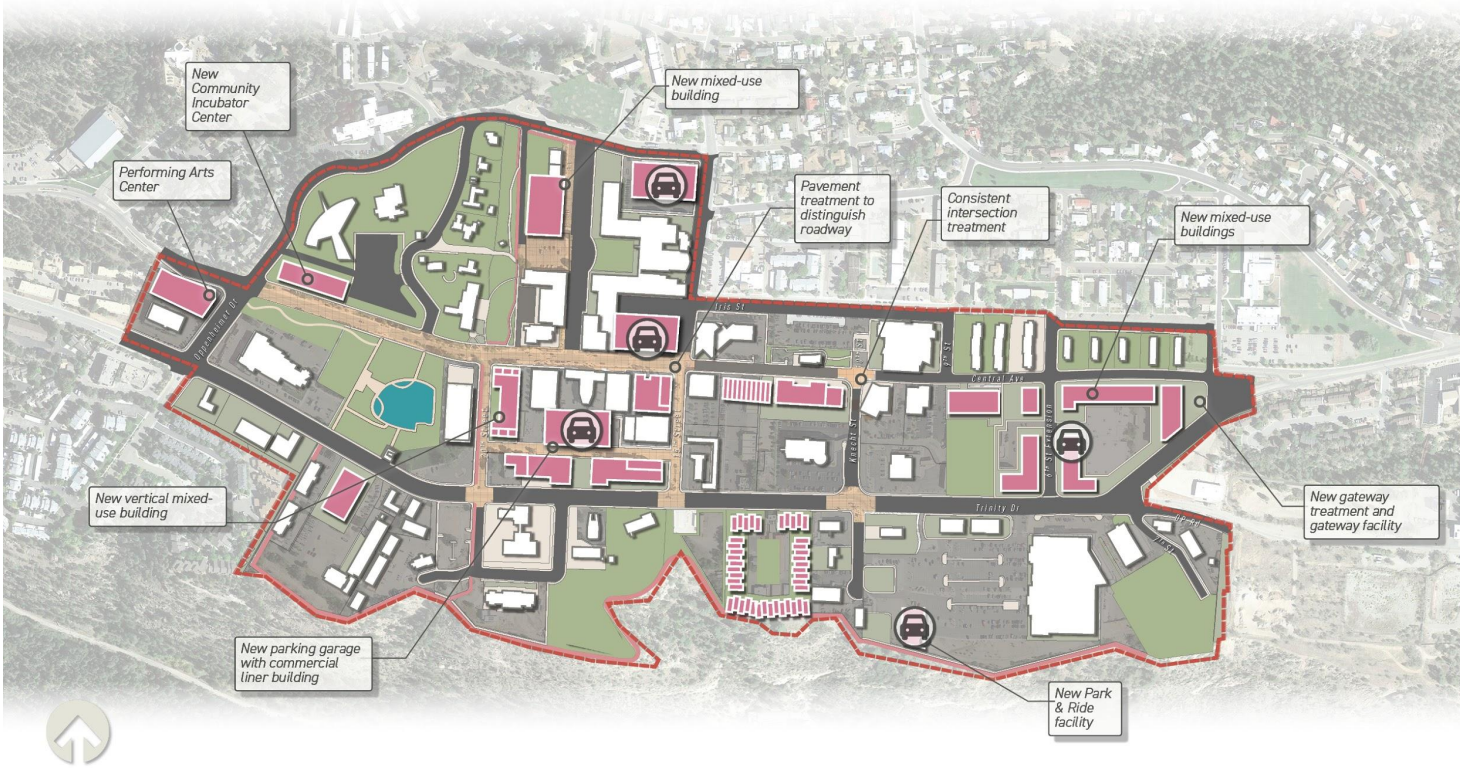






# Alternative 2 - Infill

- County investment and private investment
- Prioritize pedestrians on Central, pedestrian improvements along Trinity
- Infill housing and mixed-use projects
- Performing arts center and incubator space







# Alternative - Los Alamos

## INCUBATOR SPACE



Incubator space - Pennovation Philadelphia



Incubator space - Zocalo Albuquerque

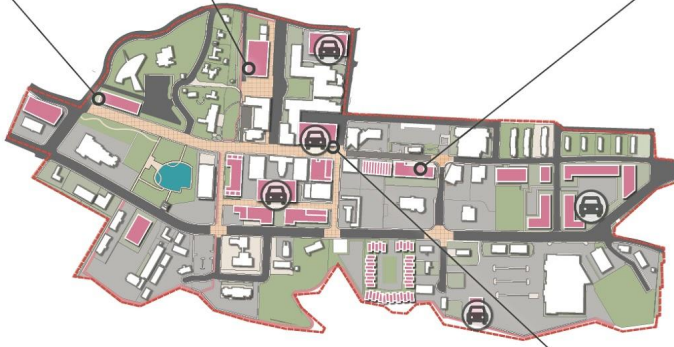
## MIXED-USE BUILDINGS



Mixed-use development



Mixed-use development on N. 2nd St in Philadelphia, PA



## INFILL HIGHER DENSITY HOUSING



New infill housing options with walk-up apartments and townhouses

## PARKING STRUCTURE W/COMMERCIAL LINER



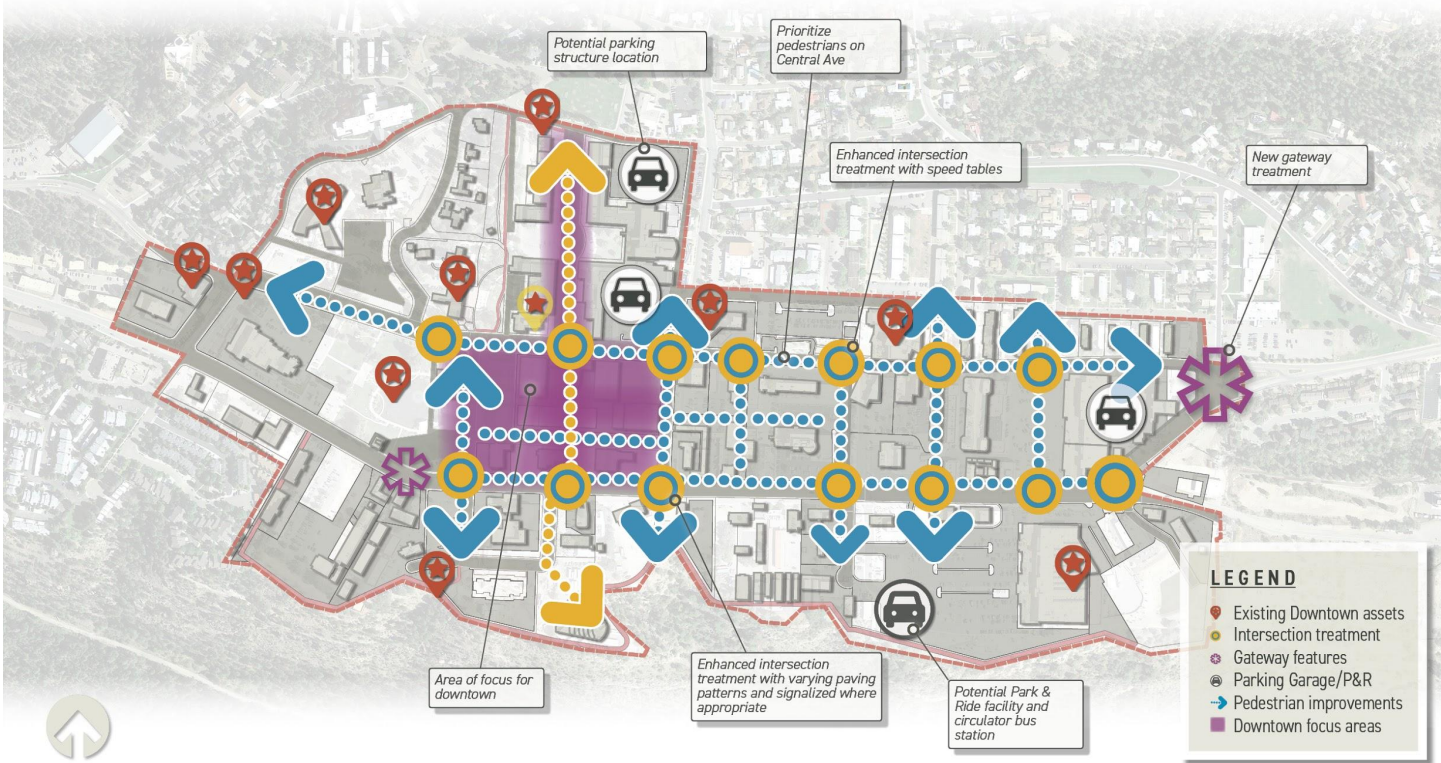
15th and Pearl, Boulder CO, mixed-use structure combined with parking structure with retail and office





# Alternative 3 - Hybrid

- County investment and private investment
- Prioritize pedestrians on Central
- Pedestrian mall as extension of Central Park Square,
- New road alignments
- Enhancing connections of existing assets
- Outdoor amphitheater

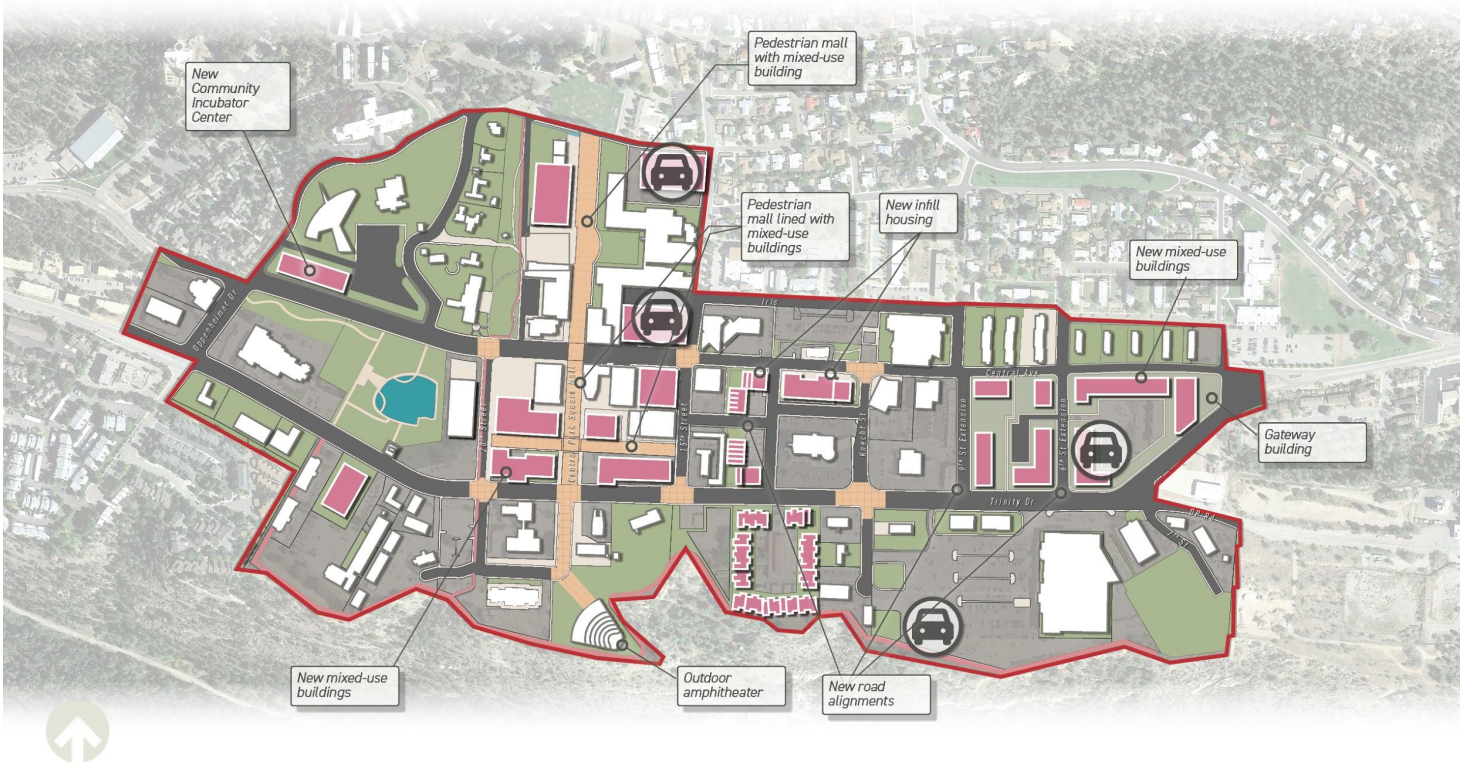






# Alternative 3 - Hybrid

- County investment and private investment
- Prioritize pedestrians on Central
- Pedestrian mall as extension of Central Park Square,
- New road alignments
- Enhancing connections of existing assets
- Outdoor amphitheater





# Alternative - Los Alamos

## MIXED-USE



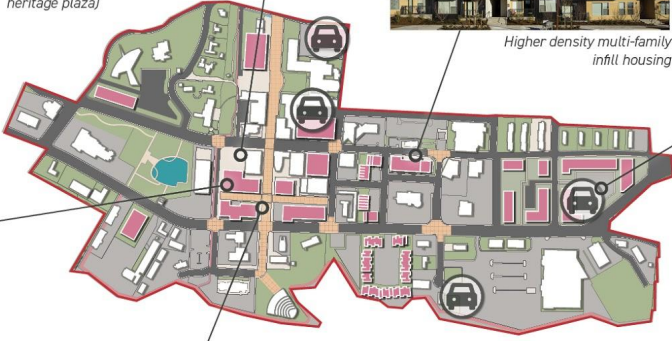
Vertical mixed-use buildings in Albuquerque and Durango



## PLAZA



Plaza to provide space for food trucks, events and other activities (Telluride heritage plaza)



## MULTI-FAMILY



Higher density multi-family infill housing

## PEDESTRIAN MALL



Pedestrian mall allows for a dedicated pedestrian-only walkway with retail and restaurants with outdoor seating

## PARKING STRUCTURE W/ COMMERCIAL LINER

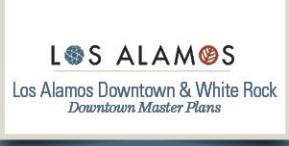


Parking structure with mixed-use liner building in Albuquerque





## Next Steps







## Overall Project Goals:

- Implementing the vision of the Comprehensive Plan & Downtown Master Plans
- Building efficiency and cross-references into the code.
- Enhance the clarity of the code

## Step 1: Technical Code Review

### Goals:

- Identify strengths and weaknesses of the existing Development Code
- Provides preliminary recommendations on pertinent code updates and changes to the organization and structure

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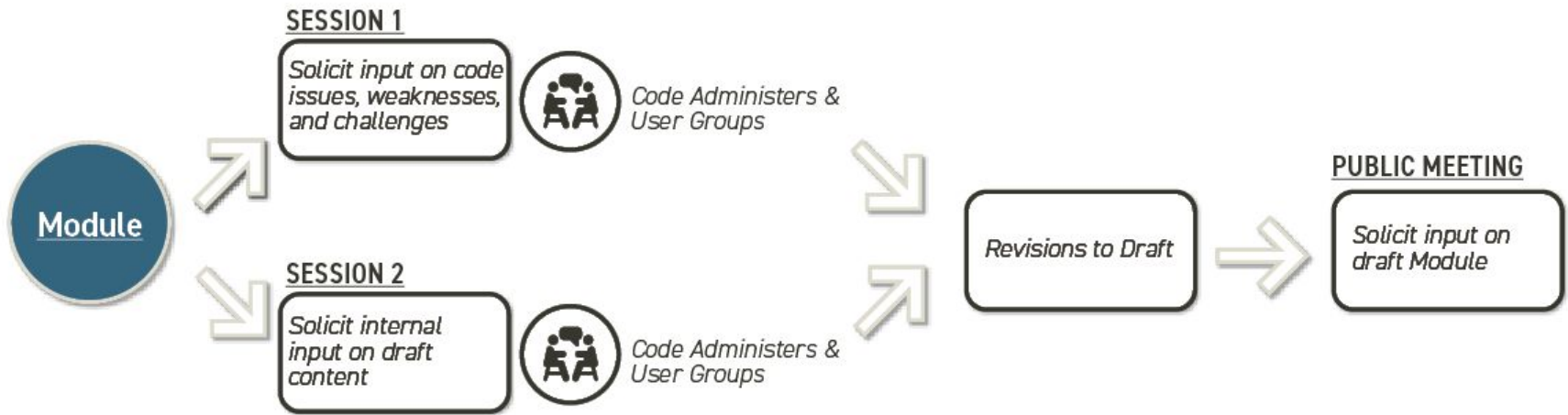
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## Step 2: Code will be Updated in 3 Modules:

- Module 1: Zone Districts and Use Regulations
- Module 2: Development Standards
- Module 3: Administration and Procedures





## 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

Design Workshops

Master Plans



### 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

LOS ALAMOS

Chapter 16  
Development Code Update

## 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*

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*