

HOUSING

GOALS

1. Provide a variety of housing types, sizes and densities, especially downtown
2. Support development of affordable workforce housing
3. Promote development of smaller housing units appropriate for downsizing households



ECONOMIC VITALITY

POLICIES

1. Promote expanding housing supply to meet the demand from employment growth and support economic diversification
2. Promote housing for seniors, students, and workforce to support retention of spending and tax generation in the community

STRATEGIES

1. Consider inclusionary housing fund rather than requiring a percentage of new housing to be affordable
2. Create a dedicated revenue source for mortgage assistance
3. Preserve existing rental housing stock through incentives



LAND USE

POLICIES

1. Encourage the creation and retention of a variety of housing options for all segments of the Los Alamos community, including but not limited housing for residents who are low income, students/postdocs, workforce, high end income and seniors
2. Provide workforce and other market rate housing at a variety of price ranges, for both rental and ownership markets
3. Preserve historic housing stock
4. Support design standards for high quality and good design of new housing
5. Promote stabilization of rental areas



INFRASTRUCTURE

POLICIES

1. Provide infrastructure to support new housing creation

STRATEGIES

1. Investigate cost/benefits of County-built structured parking downtown
2. Expand housing program to include all user and ownership types; e.g. apt rentals
3. Periodically update Affordable Housing Plan including detailed goals and policies
4. Consider County support to build fire walls in quads and duplexes

HOUSING

CONTINUED



ECONOMIC VITALITY

STRATEGIES

4. Investigate public/private funding options
5. Work with owners of vacant houses to assist in identifying opportunities for sale, rent and improving building condition



LAND USE

STRATEGIES

1. Provide incentives and flexibility through zoning
2. Examine increased density options
3. Consider density bonuses for small units in downtown
4. Use public vacant or under-developed land for housing
5. Consider adoption of an inclusionary housing ordinance

NEIGHBORHOODS

GOALS

1. Protect existing residential neighborhoods
2. Promote the maintenance and enhancement of housing stock quality while utilizing available infill opportunities as appropriate.
3. Promote the creation of a variety of housing options for all segments of the Los Alamos community.
4. Support neighborhood stabilization



ECONOMIC VITALITY

POLICIES

1. Consider creation of a Short-Term-Rental (STR) ordinance in terms of potential economic benefit to Los Alamos County

STRATEGIES

1. Create a design manual to help property owners upgrade or redevelop existing housing for increased value and improved appearance
2. Ensure collection of lodgers tax for short-term rentals
3. Re-examine bed & breakfast regulations vis-a-vis STRs



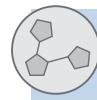
LAND USE

POLICIES

1. Support small lot development and neighborhood integration for affordable housing
2. Provide outreach and process support to housing developers
3. Encourage developers to notify and conduct meetings early in the development review process with the neighborhood and to be responsive to neighborhood concerns
4. Strenuously apply property maintenance and code enforcement requirements to vacant or blighted properties.

STRATEGIES

1. Develop buffer techniques and alternatives for new development or re-development adjacent to single-family housing



INFRASTRUCTURE

POLICIES

1. Maximize the utilization of County-owned land
2. Make strategic extensions of utilities

STRATEGIES

1. Provide early public notification and engagement with the neighborhood regarding changes to parks, streets, and utilities
2. Provide green building and new technology how-to information for rebuilding or upgrades
3. Provide incentives for energy efficiency upgrades
4. Educate builders and public to use storm-water as a resource
5. Underground utilities in existing neighborhoods

NEIGHBORHOODS

CONTINUED



LAND USE

STRATEGIES

2. Consider code changes to ensure upgrades are not precluded
3. Consider refinements to current County property maintenance ordinance
4. Prioritize code enforcement efforts
5. Study possibility of limiting accessory dwelling units per development Code
6. Consider easing parking requirements in areas with limited on-site feasibility



INFRASTRUCTURE

STRATEGIES

6. Examine existing easements & options for expansion to allow under-grounding
7. Enhance internet service

GROWTH

GOALS

1. Plan for modest growth
2. Maximize our opportunity with respect to the development of the Manhattan Project National Historical Park
3. Expand focus of tourism to include Valle Grande and Bandelier
4. Significantly improve the quantity and quality of retail business
5. Attract new tourism related business
6. Revitalize and eliminate blight in the downtown areas of Los Alamos and White Rock
7. Capitalize Los Alamos County's role as gateway to 3 national parks
8. Promote growth in the downtown

ECONOMIC
VITALITY

POLICIES

1. Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants
2. Promote eco- and education based tourism
3. Promote Los Alamos as venue for athletic events and competitions
4. Attract new tourism related business
5. Market and brand Los Alamos as a scenic destination featuring recreation, science and history
6. Improve County communication with the business community



LAND USE

POLICIES

1. Encourage the retention of existing businesses and assist in their opportunities for growth
2. Support infill development over expansion of current developed areas
3. Support spinoff business opportunities from LANL
4. Maximize the utilization of County-owned land

STRATEGIES

1. Showcase Lab-developed technologies
2. Collaborate with Los Alamos National Laboratory as the area's #1 employer
3. Partner with National Parks, Ski Los Alamos, Sierra Club, and others to promote Los Alamos County as an outdoor recreation destination



INFRASTRUCTURE

POLICIES

1. Maximize the utilization of County-owned land
2. Promote public/private partnerships of utility extensions
3. Explore and promote County/private development strategies to extend utilities

STRATEGIES

1. Promote public-private partnership strategy for the extension of utilities
2. Continue to pursue grant funding for infrastructure improvements such as Main Street

GROWTH

CONTINUED



ECONOMIC VITALITY

STRATEGIES

1. Develop and implement a Tourism Plan, including Wayfinding
2. Provide sufficient land for growth areas, including for industrial and manufacturing uses
3. Consider County built business incubator
4. Support food trucks, which could turn into brick & mortar restaurants

DEVELOPMENT

GOALS

1. Significantly improve the quantity and quality of retail business
2. Enhance and maintain a vibrant downtown while keeping a small town character and feel
3. Continue to maximize open space



ECONOMIC VITALITY

POLICIES

1. Balance economic development support for growth and sustainability
2. Support existing businesses.
3. Actively solicit new development opportunities
4. Support spinoff business opportunities from LANL
5. Attract new tourism related business
6. Support County communication with the business community

STRATEGIES

1. Consider a County built business incubator
2. Support "makerspace" opportunities
3. Support land use policies and regulations that support business



LAND USE

POLICIES

1. Maximize the utilization of County-owned land
2. Generally keep development contained within current development boundaries (prevent sprawl)
3. Do not develop or allow development in open space
4. Increase residential density in the downtown area
5. Delay development of areas that require environmental remediation before they are safe and suitable

STRATEGIES

1. Adopt a new mixed-use zoning district
2. Streamline development review process, especially for Site Plans
3. Consider lowered threshold for building permit only
4. Develop DP Road Sector Plan



INFRASTRUCTURE

POLICIES

1. Maximize the utilization of County-owned land
2. Provide streetscape improvements
3. Support County utilities extensions
4. Ensure energy-efficient County buildings

STRATEGIES

1. Bring high speed internet to Los Alamos County

REDEVELOPMENT

GOALS

1. Redevelop vacant and blighted areas



ECONOMIC VITALITY

POLICIES

1. Provide flexibility for uses in redeveloped areas
2. Examine potential policies for County resources and authority to put vacant properties back into use

STRATEGIES

1. Consider tax financing incentives for redevelopment of blighted areas
2. Consider Metropolitan Redevelopment Area approach.
3. Use Local Economic Development Act (LEDA) funds to stimulate economic development & create private sector jobs
4. Consider Tax Increment District or other special financing mechanisms



LAND USE

POLICIES

1. Establish a vacant house policy
2. Approach problems with solutions before penalties (carrot not stick)
3. Prioritize health and safety violations for code enforcement

STRATEGIES

1. Conduct a study to determine best approach & practice to eliminate blight
2. Develop a manual for property owners for improving/updating exteriors and landscapes
3. Incentivize property owners to upgrade or redevelop
4. Add new zoning categories to allow mix of uses in more districts, and/or expand list of permitted uses



LAND USE

STRATEGIES

5. Increase flexibility in Downtown overlay uses to allow added residential use
6. Create a community service network to help homeowners remedy violations



INFRASTRUCTURE

POLICIES

1. Develop standards for street sections by street type
2. Foster and promote sustainability practices

STRATEGIES

1. Provide incentives for energy efficiency upgrades
2. Incorporate transportation system into economic development planning and for increased housing downtown

DOWNTOWN

GOALS

1. Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants
2. Focus development priorities downtown
3. Focus increased residential densities in the downtown
4. Enhance the vibrant, historic, small-town character of Los Alamos by focusing commercial density increases in the downtown area



ECONOMIC VITALITY

POLICIES

1. Support a range of retail and service uses that complement one another
2. Support small businesses in the downtown
3. Provide flexibility for uses to change over time as market conditions change

STRATEGIES

1. Consider public/private partnerships
2. Expand Main Street program improvements



LAND USE

POLICIES

1. Support more, and different types of housing downtown
2. Limit residential density increases to downtown
3. Support Historical Society Museum campus

STRATEGIES

1. Establish a historic district in the downtown
2. Revisit parking requirements
3. Revisit code restrictions to height



INFRASTRUCTURE

POLICIES

1. Continue to support infrastructure construction downtown

STRATEGIES

1. Bring high speed internet to Los Alamos County

OPEN SPACE

GOALS

1. Protect all existing County-designated open space
2. Enhance environmental quality and sustainability balancing costs and benefits including County services and utilities



ECONOMIC VITALITY

POLICIES

1. Partner with National Parks, Ski Los Alamos, Sierra Club, others to promote Los Alamos as an outdoor recreation destination
2. Implement a comprehensive range of recreational and cultural amenities that enhance the Los Alamos community
3. Promote Los Alamos County as an "Outdoor Community"
4. Promote increased outdoor recreational tourism as a revenue source for open space maintenance

STRATEGIES

1. Improve access to public open space and recreational facilities
2. Use Lodger's Tax & Dept. of Tourism income to promote recreational activities



LAND USE

POLICIES

1. Be stewards of the natural environment, including the existing ecosystems
2. Do not develop in the canyons or on canyon walls
3. Preserve historic, environmental, and cultural landscapes
4. Maintain and improve outdoor recreation for a diverse population
5. Support Open Space Management Plan recommendations for open space zoning

STRATEGIES

1. Adopt three types of open space on the Future Land Use Map in alignment with recommended changes to zoning
2. Rezone areas currently zoned PL to clarify which category they belong in
3. Identify gaps to open space connections. Propose strategies for connections
4. Build more dog parks



INFRASTRUCTURE

POLICIES

1. Support green infrastructure
2. Avoid infrastructure conflicts with open space
3. Minimize infrastructure impacts to open space
4. Require remediation as needed

STRATEGIES

1. Require reclamation or remediation as needed on all projects
2. Develop storm-water management standards

TRAILS

GOALS

1. Improve and expand the trails system
2. Comply with Trails and Bike Plan



ECONOMIC VITALITY

POLICIES

1. Develop and expand trails connecting downtown to surrounding open space
2. Create or improve trails that serve residents of all ages

STRATEGIES

1. Pursue federal and state transportation grant funding for multi-modal circulation
2. Pursue bicycle trail certification



LAND USE

POLICIES

1. Promote safety for pedestrians and cyclists, on paved trails and streets
2. Ensure that private development is required to provide trail connections and may not create impediments to any trail connections

STRATEGIES

1. Map trails and identify gaps in trail connections. Propose strategies for connections
2. Develop strategy for prioritization of gap connections
3. Consider alternate means of circulation, esp. for ADA, including golf carts in historic area
4. Consider signage, or speed controls, to slow bicyclists when on same path as pedestrians



INFRASTRUCTURE

POLICIES

1. Create designated, safe, convenient, and well-maintained bike and pedestrian pathways and sidewalks
2. Incorporate multi-use trails whenever possible
3. Recognize and acknowledge the difference between bicycling for recreation and bicycling for transportation
4. Ensure safe trail crossings, especially at arterials; weigh cost/benefits of underpasses and/or overpasses

STRATEGIES

1. Examine potential to expand paved and accessible Rim Trail from DP Road through historic core and Ashley Pond to Aquatic Center and PEEC, and possible loops
2. Link Rim Trail to the Mesa Trail
3. Consider wider easement requirements for trails

MOBILITY

GOALS

1. Support streets designed for the safety and comfort of all users
2. Maintain and improve transportation and mobility
3. Make improvements to the transportation system that support economic vitality and housing goals



ECONOMIC VITALITY

POLICIES

1. Consider giving the same level of prioritization to non-motorized circulation (bicycle & pedestrian) as to motorized circulation

STRATEGIES

1. Add transit route from the townsite to Bandelier and Valles Caldera



LAND USE

POLICIES

1. Create designated, safe, convenient, and well-maintained bike and pedestrian pathways and sidewalks
2. Design for accessibility
3. Make Los Alamos County a bicycle friendly community

STRATEGIES

1. Integrate parking with transit
2. Revisit parking requirements
3. Consider separation of bikes and pedestrians on paved trails
4. Consider expanded opportunities for off-site parking



INFRASTRUCTURE

POLICIES

1. Create a user-friendly, efficient, multi-modal system that connects the Laboratory, downtown, and White Rock
2. Support a "complete streets" policy for all new and rebuilt roadways
3. Develop and adopt a transportation master plan that incorporates the trails and bike plan and is tied to land use
4. Periodically update transit plan
5. Coordinate transportation on and off the Hill with other systems in the region

STRATEGIES

1. Collect data on transportation modes and patterns.
2. Investigate bike-share program associated with Rim Trail.

MOBILITY

CONTINUED



INFRASTRUCTURE

STRATEGIES

3. Investigate alternate transportation and circulation options
4. Upgrade infrastructure, including streetscapes, green spaces, entrances to Los Alamos, to reflect civic pride in the community
5. Support a downtown circulator 7 days/week and for extended hours, especially on weekends
6. Examine best approaches for safe pedestrian crossings on arterials such as Trinity, Diamond and State Road 4, including hawks and pedestrian /bike-activated flashing lights