

COMPREHENSIVE
PLAN
LOS ALAMOS COUNTY 2016



DRAFT REPORT
September 9, 2016

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Utilities

Introduction

Public utility services represent a substantial resource in terms of the community’s ability to promote and foster growth and development and can serve as a tool to guide growth. Public policy can direct growth to appropriate areas of the community by the installation of appropriately sized utilities.

Providers

The urban areas of Los Alamos County have access to all major utility services including water, wastewater, natural gas, electricity, and telecommunication. Los Alamos County owns and operates the water distribution, wastewater collection, natural gas distribution and electric distribution utilities within Los Alamos County. Los Alamos County also administers solid waste and recycling services. Telecommunication services are provided by Qwest and Comcast®.

The Los Alamos County Department of Public Utilities (DPU) is funded by rates paid for electric, gas, water, wastewater services and auxiliary fees and has provided the community with these services for more than 45 years. The utility is accountable to the citizens of Los Alamos County through the local Board of Public Utilities.

Water

Los Alamos County owns and operates the water production facilities and distribution system in Los Alamos County through the DPU. DPU provides water service to the residents and businesses of Los Alamos and White Rock and to Bandelier National Monument. Water is delivered in bulk to LANL under a service agreement with DOE, which operates its own distribution system.

It is intended that the low-cost water from this system will provide for irrigation of parks and school grounds.

Based on the most current planning assessment, water production and supply capabilities in the County are robust. Nevertheless, there is a need for replacement of aging pipelines and other water infrastructure components. Capital improvement planning with associated funding calculations is ongoing.

Water Rights

Water rights for Los Alamos County total 5,541.3 acre feet per year and are comprised of a combined right of groundwater and surface water. Los Alamos County also has a contract with the Bureau of Reclamation for an additional 1,200 acre-feet of San Juan

Historic Water Rights Use	
Percentage of Water Rights Used: 2006-2015	
2006	75%
2007	76%
2008	80%
2009	73%
2010	73%
2011	79%
2012	82%
2013	72%
2014	66%
2015	61%

Source: Los Alamos County Department of Public Utilities

County Water Rights Quantities

Summary of Los Alamos County Water Rights

Ownership	Quantity
Water Rights Owned by Los Alamos County	3,878.91 acre feet/year (Surface & Groundwater)
Water Rights Owned by LANL	1,662.39 acre feet/year (Surface & Groundwater)
San Juan Chama - Los Alamos County Service Contract	1,200.00 acre feet/year (not yet developed)
Total Water Rights	6,741.30 acre feet/year

Source: Los Alamos County Department of Public Utilities

Chama surface water. This latter source of supply has not yet been developed. Since the late 1960s to the present, total water consumption ranges between 4,000 and 5,000 acre-feet per year. However, on two occasions during this time period, annual consumption exceeded 5,000 acre-feet and encroached upon the permitted water right amount.

Sources of Water and Treatment Processes

Groundwater is extracted from the main aquifer located below Los Alamos via 12 wells located in three well fields: Guaje, Otowi and Pajarito ranging in depth from 1,519 feet to 3,092 feet. Booster pump stations lift the water through transmission lines to reservoir storage tanks for distribution. The entire water supply is disinfected with chlorine prior to distribution. The Long-Range Water Supply Plan is currently being revised. Adequate water is available for growth in the near term. Water conservation efforts are in place to mitigate increasing demands.

While the County's water rights of 5,541.3 acre feet include both surface water and ground water, DPU has supplied its customers solely with groundwater for potable use. Prior to the Cerro Grande fire in May 2000, surface water from the Los Alamos Reservoir was used for irrigation purposes by the Los Alamos Public Schools and by the County. As of spring 2016, the County has not been able to utilize surface water from the Los Alamos reservoir due to damage to the pipeline caused by multiple flooding events since 2000.

DPU completed a preliminary engineering report in 2012 to evaluate alternatives to develop the 1,200 acre-feet of San Juan Chama Project water. The recommended alternative is to drill up to three wells on the canyon rim in White Rock to intercept groundwater prior to reaching the Rio Grande. Development is on hold pending completion of a revised Long Range Water Supply Plan for Los Alamos County to identify when water demand will warrant developing additional water rights based on population growth and operational expansion at Los Alamos National Laboratories.

The Los Alamos Reservoir was built in the 1930s and 1940s, and was the Los Alamos Ranch School's and later the Manhattan Project's first supply of potable water. After potable use was discontinued in the early 1960s, the reservoir was later used for irrigation of sports fields and community parks until 2000. The Cerro Grande Fire in May

2000 severely damaged the reservoir and its watershed. The reservoir was filled in with sediment from post fire flooding and could no longer function as a water supply. Repair and reconstruction of the reservoir was completed in the spring of 2013. However, a catastrophic flood in September of 2013 again filled the newly repaired reservoir with silt. Repair of the transmission pipeline is scheduled for 2017, after which time it will again be used as a non-potable water resource. It is intended that the low-cost water from this system will provide for irrigation of parks and school grounds. Based on the most current planning assessment, there are no existing deficiencies in the Water Utility.

Wastewater

Los Alamos County operates two wastewater treatment plants. The Los Alamos community is served by the Los Alamos Wastewater Treatment Plant located in Pueblo Canyon. The plant was placed into service in 2007 and was designed to accommodate increased flows resulting from planned development. Additional capacity can be provided through a planned system addition. The White Rock community is served by a second treatment plant that is scheduled to be replaced in 2019. The new plant will add capacity for additional planned development. The wastewater system is generally in fair condition with adequate capacity for existing needs, but will require evaluation on a case-by-case basis for all future developments.

Treated Effluent Reuse

Treated effluent from the Los Alamos Wastewater Treatment Plant is used to irrigate four different sites in Los Alamos: North Mesa Soccer Field, North Mesa Ball Fields, Los Alamos Middle School and Los Alamos County Golf Course. Effluent from the White Rock Waste Water Treatment Plant is used to irrigate Overlook Park in White Rock. In total, an estimated 112.37 acres are currently irrigated with treated effluent. DPU has effectively operated effluent distribution facilities, partnered with the county parks division, and administered the required permits for decades. Use of reclaimed water began in 1985 in White Rock at Overlook Park, and in Los Alamos, reclaimed water use began in 1945 when the original golf course was developed. Currently DPU is pursuing expansion of reclaimed water use per the guidance of a comprehensive Non-Potable Master Plan, completed in 2013.

As part of DPU's effort to optimize the use of effluent and surface water for irrigation purposes, Forsgren Associates Inc.

prepared a Non-Potable Water System Master Plan, which was completed in September 2013. The objectives of the Master Plan Study included reviewing existing infrastructure, evaluating existing and potential future irrigated sites, developing realistic demand for system build-out and recommending system improvements. A capital improvement plan was developed as part of the master plan to expand the non-potable water system to spread the use of non-potable water throughout the Los Alamos and White Rock communities to displace use of potable water for irrigation. Expansion of the non-potable system is funded by loan/grant funding from the New Mexico Finance Authority Water Trust Board (WTB). Grant/loan funding is applied for annually from the WTB.

Natural Gas System

Los Alamos County owns and operates the gas distribution system in Los Alamos and White Rock. Gas is delivered to four locations in the County through regional transmission pipelines owned and operated by New Mexico Gas Company.

In 2013, DPU provided service to approximately 7,090 residential customers that included multi-family connections and approximately 397 commercial/municipal customers. The natural gas system is comprised of both steel and plastic distribution mains and service lines ranging in size from 1/2" to 12" in diameter.

There are two sources of supply available for Los Alamos townsite. The rest is the City Gate Station located directly across from Camino Entrada along State Road 502. The second City Gate Station is located in the Quemazon subdivision. The Los Alamos townsite gas distribution system contains approximately 84 miles of mainline pipe and 41 miles of service lines.

The source of supply for the community of White Rock comes from a 4" steel pipeline owned by the NMGC that begins at the New Mexico 502 and State Road 4 interchange. The White Rock system contains approximately 33 miles of mainline pipe and 18 miles of service lines.

Recent improvements made by DPU have increased the capability of providing a sustainable supply of natural gas throughout the system, which is considered to have adequate capacity for the foreseeable future.

Electric Supply

The electrical distribution system in the communities of Los Alamos and White Rock is owned and operated by DPU. Approximately two-thirds of the electrical distribution system is underground and one-third is overhead. The commercial districts in each area are served by 3 phase, 15KV, underground primary service with sufficient capacity for most commercial business expansions requiring up to 500 KVA each. Larger size transformers can also be accommodated on a case by case basis.

The community of Los Alamos is served by the Townsite substation with a 15MVA capacity, with plans underway for the construction of a second substation called LASS. The LASS substation will greatly increase system reliability and double the electrical system capacity in Los Alamos. Completion of the LASS substation project is planned by 2018. The community of White Rock is served by the White Rock substation consisting of redundant 5MVA substation transformers. There is also 115KV transmission line capacity at the substation for bulk-power electrical capacity needs.

Also by 2018, DPU is planning on installing electric smart meters throughout its service area. The addition of smart meters will free-up additional electrical capacity. Smart meters can help the LACDPU shift load, shed load, and bank load via energy storage for the benefit of all. As the electrical systems evolve into the smart-grid, DPU is ready and capable to implement new smart-grid technologies for the benefit of its customers. Presently, DPU owns and operates 1MW of utility scale photo-voltaic (PV) solar energy generation and 1.8MW of utility scale battery storage with plans to add a second 1MW of PV.

Under the electric coordination agreement with DOE, the County owns and will continue to own the means of energy generation and distribution. LANL is the recipient of 80% of all generated power and pays a proportional share of all capital and operational costs. Los Alamos County anticipates continuing a comparable arrangement with DOE past 2025. Unlike other electric distribution utilities, DPU owns and operates 72 megawatts of power generation capacity, schedules the bulk power and brings it into Los Alamos. This means DPU can purchase, schedule, and bring in additional whole-sale power beyond its current obligations.

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Broadband Services

Los Alamos County is a member of the REDI Net Joint Powers Agreement in Northern New Mexico, and is actively working to improve the availability and cost of high speed broadband service to home and business. REDI Net was a major fiber optic backbone deployed over the past few years between Santa Fe and Taos as well as in the Rio Grande corridor, including the Pojoaque and Espanola Valleys. Los Alamos County currently receives service from this backbone up to the town site through a radio system, which limits traffic. The County and neighboring Pueblos seek to improve their broadband service and have set aside funds to pursue faster service from the Pojoaque Valley to Los Alamos and White Rock. The County is currently completing a funding request to the State of New Mexico (LEDA fund) to assist in deploying "Middle Mile" fiber optic capacity to the Pajarito Mesa through one of three possible routes. While the preferred route is currently underfunded, it is anticipated that the County will develop strategies to realize a significant improvement in the cost and availability of Internet service in the Los Alamos/White Rock area.

3

CORE THEMES





3.1

HOUSING, NEIGHBORHOODS & GROWTH

GOALS, POLICIES &
STRATEGIES

HOUSING

Craig Martin's scholarly and comprehensive study of the history of housing in Los Alamos pinpoints the perennial housing issues, which are still facing Los Alamos today – not enough housing; not enough different kinds of housing to choose from; and not always very high quality construction.

Population Growth and Infill

In two statistically valid comprehensive plan surveys conducted in 2016, the community expressed their support for planning for low to moderate growth of approximately 2,000 additional residents over the next 10 to 20 years. This number should be considered in light of the difficulty of such predictions and the perennial lack of certainty regarding the future expansion or potential contraction of LANL employment. Based on the assumption of some growth, but relatively low growth, the comprehensive plan examines where that growth can and should take place. The current population, based on 2015 census estimates is 17,644 with a distribution of approximately 2/3 in Los Alamos and 1/3 in White Rock.

In April 2016 LANL announced that they expected to hire 2,400 new employees over the next five years. Currently, 43% of LANL employees live in Los Alamos County. Projecting the same percentage for new hires would mean 860 would choose to reside in Los Alamos or White Rock. Based on the historic 2/3 and 1/3 split, and the average household size for each (2.1 in Los Alamos and 2.4 in White Rock) would mean approximately 1203 new residents in Los Alamos and 688 new residents in White Rock; or 1891 total.

An analysis based on known vacancies, both constructed housing and vacant land, and on census data that identified the average household size in Los Alamos as 2.1 persons per household, and in White Rock as 2.4 persons per household, indicated that the County could accommodate a potential population growth of approximately 2,000 people within the existing development boundaries.

By the end of January [1943], the town – not yet even a month old – resounded with the first statement of the recurring theme of the story of housing in Los Alamos: Shelter was in short supply. For the next 50 years, and continuing to the present day, the town rarely had enough suitable housing to meet the needs of all the residents. The lack of housing, the perceived inadequacies of the size and types of units available, and the quality of their construction became a primary cause of concern and conversation in the town. Gripping about housing became a local pastime, and remains so today.

-Craig Martin
Quads, Shoeboxes and Sunken Living Rooms
A History of Los Alamos Housing – 2000
 Reproduced with permission

FUTURE DWELLING UNITS – Planned, Proposed or Potential

Potential New Housing

Capacity for New Housing Development			
Los Alamos		White Rock	
Vacant Homes	55	Vacant Homes	20
Vacant Platted Lots	207	Vacant Platted Lots	22
Ponderosa Estates-36.6 Acres unplatted PD-2, proposed	80	Grand Canyon 4.8 Acres unplatted at R-1-10	15
North Mesa-Arbolada -17 Acres unplatted PD-5, proposed	75	A-19 unplatted at R-1-5	160
DP Road-unplatted 9.6 Acres @ R-3-H-40	261		
Canyon View - planned	24		
Entrada - proposed	15		
LAVN – assisted living, proposed	40		
Quemazon - planned	8		
LASO 7.5 Acres @20 DU/Acre	150		
TOTAL	915	TOTAL	217
COMBINED TOTAL – LOS ALAMOS AND WHITE ROCK: 1132			

Notes:

- 1) In some cases, Entrada and LASO, rezoning would be required in order to allow residential construction.
- 2) Vacant houses were determined by Utility billing information where less than 2,000 gallons of water were used between July and December 2015. Vacancy was field verified in April 2016.

The analysis shows that there is enough land in combination with existing housing to meet a projected demand for 2,000 additional people and that this amount of growth could be accommodated within the existing and already developed boundaries of the County. This finding matches the community's desire, as heard throughout community outreach meetings, to avoid sprawl and avoid development of designated open space areas. The community expressed their support for infill on vacant land and no expansion beyond already developed areas or into land designated as open space, excluding County-owned, residentially zoned parcels, such as A-19.

The projection does not differentiate, however, among different housing types. A full housing demand study and analysis is beyond the scope of the present work. An examination of demographic distribution, information on availability, and certain trending projections indicate that **there is a shortage of rental apartments, a projected shortage of smaller, down-sized units for retirees, including assisted living or continuum of care options, as well as of housing for smaller households, including for students and post-docs at LANL, and for low to moderate income households** that would consider living in the county if affordable housing were available. All of these projected shortfalls will require further study.

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
4. Protect existing residential neighborhoods while using available infill opportunities as appropriate
5. Promote maintenance and enhancement of housing stock quality



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
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

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 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

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



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

NEIGHBORHOODS

Established Neighborhoods

Los Alamos and White Rock have a variety of distinct neighborhoods. They are defined largely by housing type, density, and time of construction. Because so much of the single family housing was originally government built, housing types and patterns of development were consistent and cohesive neighborhoods were created. The houses in a given neighborhood looked the same, were the same size, sometimes with some variation in the number of rooms, for example, had the same setbacks, and were typically contained within a defined, exterior street layout.

Except where homes were destroyed by the Cerro Grande Fire in 2000, there are not many vacant lots within existing neighborhoods. Where such lots do exist, primarily in the townsite and to a lesser extent in White Rock, it is desirable to see new houses constructed in order to make the best and most efficient use of existing infrastructure, including utilities. Infill on vacant lots with new and high quality houses will also be beneficial to preserving both value and quality of life in existing neighborhoods.

prudent and desirable to address the possible nature of such safeguards.

The first line of protection is created through rezoning criteria in the development code. Additional safeguards to protect and preserve the character of existing neighborhoods and to support their stabilization could include: landscape buffers; location of parking; height restrictions; further restrictions to outdoor lighting; setback and step-back requirements; and possibly topographic considerations. For full effectiveness and control all these approaches will require enactment through the development code.

Additionally, neighborhood preservation will entail addressing vacant or poorly kept properties. The County is assessing and analyzing the locations and extent of the problem as well as the merits of alternative solutions. The community expressed a preference for a "carrot" versus a "stick" approach, but agreed that all possible solutions should be investigated and applied as appropriate in each case.

Neighborhood Preservation and Protections

Because of the availability and potential availability of denser housing on currently undeveloped land, the pressure for development or redevelopment adjacent to or within existing neighborhoods is reduced. Nevertheless, in the interest of creating safeguards for existing neighborhoods, it is both

New Neighborhoods

New neighborhoods will likely develop around new housing areas. Some of the new development patterns will be internally consistent, such as in the A-19, Ponderosa Pines and Arbolada subdivisions. However, as more mixed-use developments are created, which is more likely in the two downtowns and other new mixed-use areas, the development patterns will be varied as housing units are interspersed with other land uses. New kinds of neighborhoods may emerge.

NEIGHBORHOODS

GOALS

1. Protect existing residential neighborhoods while using available infill opportunities as appropriate.
2. Promote the creation of a variety of housing options for all segments of the Los Alamos community.
3. Support neighborhood stabilization



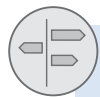
ECONOMIC VITALITY

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 integrated into neighborhoods for affordable housing
2. Provide outreach and infrastructure support to housing developers during the permitting process
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.
5. Protect neighborhood open space and internal trail systems
6. Address outdoor lighting to better protect neighboring residential properties

STRATEGIES

1. Develop buffer techniques and alternatives for new development or re-development adjacent to single-family housing
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
7. Consider implementing a stronger neighborhood notification requirement



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

GROWTH

Based on the supposition of some, but relatively low population growth, the comprehensive plan examines where that growth can and should take place.

The community has expressed support for low to moderate growth of approximately 2,000 additional residents over the next 10 to 20 years. This number should be considered in light of the difficulty of such predictions and the perennial lack of certainty regarding the future expansion or potential contraction of LANL employment.

In April 2016 LANL announced that they expected to hire 2,400 new employees over the next five years.

It is also projected that between 30% and 40% of the current LANL workforce will retire over approximately the same time frame in which new employees will be brought on.

On balance, it is difficult to anticipate population trends. Projections are historically difficult and can vary from year to year depending on changed circumstances.

The County is encouraging new housing development and recognizes the need for more variety in size, type, and price range of housing units, including Senior and assisted care facilities, as well as affordable housing. The comprehensive plan does not project population growth or decline. Rather, the plan plans for how to accommodate low to moderate growth, hoping to achieve a historic high of 20,000 population over the next decade. It is noted that 20,000 is also a population base that has been discussed in the context of economic development, in that it represents a minimal demographic benchmark for certain national retailers.

Growth is a function of expansion in sectors beyond housing. It is strongly expected that the Manhattan Project National Historical Park will bring growth in tourism, and corresponding impetus for economic development. As Los Alamos develops its role as the gateway to three national parks and continues to be known for its desirability as a place to live, it is certainly possible that a synergistic effect will result from a combination of revitalization, new housing development, tourism and an improved economic climate.

GROWTH

GOALS

1. Plan for modest growth of an additional 2,000 residents in the next 20 years
2. Diversify the economic base
3. Maximize our opportunity with respect to the development of the Manhattan Project National Historical Park
4. Support and retain LANL as the best wealth-producing employer
5. Capitalize on Los Alamos County's role as gateway to 3 national parks
6. Expand focus of tourism to include Valle Grande and Bandelier
7. Significantly improve the quantity and quality of retail business
8. Attract new tourism related business
9. Revitalize and eliminate blight in the downtown areas of Los Alamos and White Rock
10. Promote growth in the downtown
11. Increase the percentage of people who work in the County who also live in the County



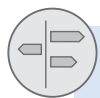
ECONOMIC VITALITY

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

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



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. Collaborate with Los Alamos National Laboratory as the area's #1 employer
4. Support spinoff business opportunities from LANL
5. Maximize the utilization of County-owned land

STRATEGIES

1. Showcase Lab-developed technologies
2. Partner with National Parks, Ski Los Alamos, 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
4. Ensure access to broadband communication to all properties in the County

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



3.2

DEVELOPMENT, REDEVELOPMENT & DOWNTOWN

GOALS, POLICIES &
STRATEGIES

DEVELOPMENT

Development is an overarching goal of the community and a necessary component to achieve economic vitality. The community has expressed broad support for a variety of goals and policies related to these more general goals. Significant among these is support for a growing tourism economy. There is great anticipation for development of the Manhattan Project National Historical Park and related interest in and visitation of Bandelier National Monument and the Valles Caldera National Preserve. Los Alamos will promote itself as the gateway to three national parks and capitalize on other outdoor recreation opportunities that already exist. The County will partner with the Ski Mountain [get proper name] as well as publicize the numerous other outdoor recreation opportunities, including hiking and golf. Other tourism related attractions include the Nature Center, the Bradbury Museum, and numerous special events such as Sciencefest.

New opportunities to attract both residents and visitors alike will be developed as well. Some of these were suggested by residents and include a seasonal slide.

Increased interest in Los Alamos could spur development of additional hotel facilities, a convention center, and possibly even a destination resort.

In keeping with national trends, approximately 60% of current residents expect to retire in Los Alamos County. This suggests the need for more assisted living and continuum of care facilities. Additional health care facilities, either associated with the hospital or not, will also be needed.

Central to all development, actual or anticipated is the need for additional housing of all types and sizes for a variety of income levels and needs.

There is also strong support in the community for keeping development within the current developed boundaries and not developing into any existing open space.

Development of County land, not designated as open space, is also a priority for the community. As the County moves forward in assessing the development potential, recruiting development interests, and divesting itself of publicly held land, it will be important that the process for doing so is open and fair to all.

Not all efforts to spur development and economic growth will be on the part of the County. However, the County could be a partner, or even instigator, in some of these endeavors going forward. The comprehensive plan acknowledges the need for development and suggests a number of potential implementing strategies for consideration.

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



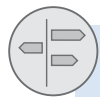
ECONOMIC VITALITY

POLICIES

1. Balance economic development support for growth and sustainability
2. Promote Los Alamos County as a model for emerging technologies
3. Support existing businesses
4. Actively solicit new development opportunities
5. Support spinoff business opportunities from LANL
6. Attract new tourism related business
7. Support County communication with the business community

STRATEGIES

1. Support construction of new tech facilities to attract new tech businesses
2. Consider a County built business incubator
3. Support "makerspace" opportunities
4. Support land use policies and regulations that support business
5. Reestablish commercial air service



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



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. 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

STRATEGIES

1. Bring high speed Internet to Los Alamos County

REDEVELOPMENT

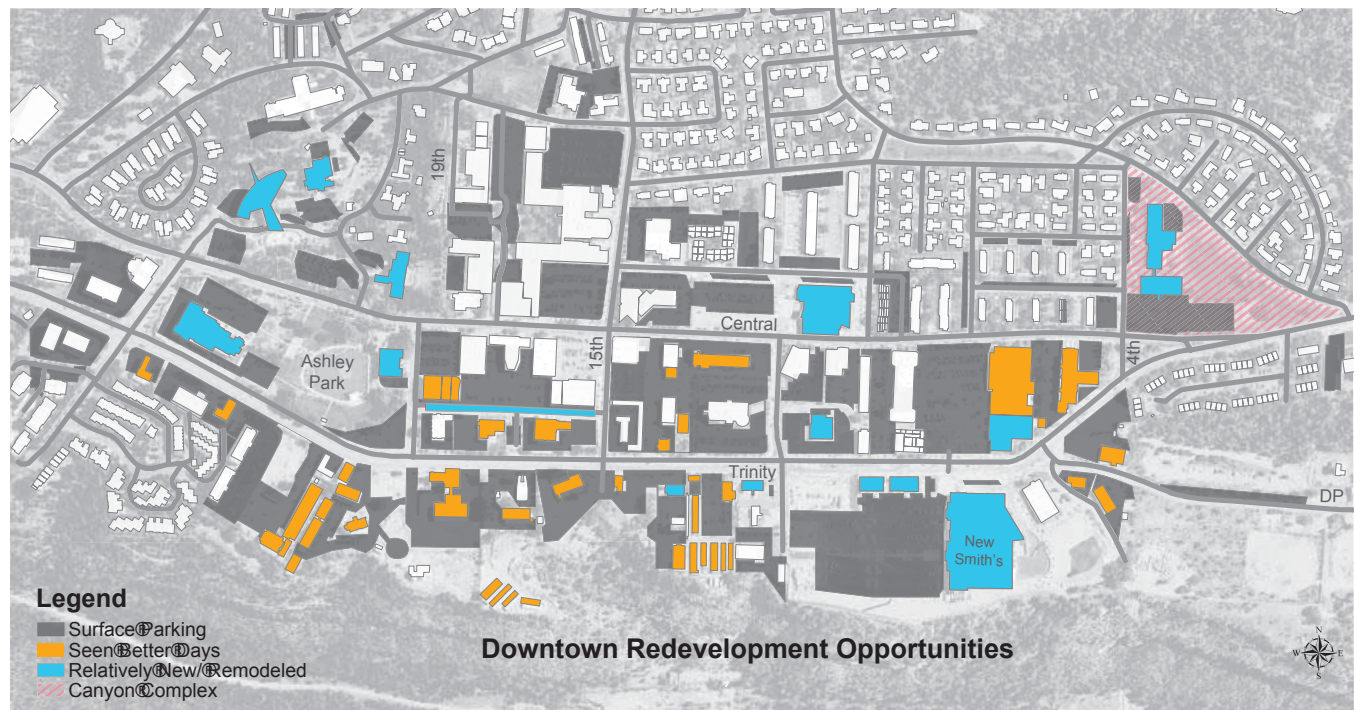
Los Alamos County has focused much of its redevelopment efforts in the two downtowns of White Rock and the townsite and significant progress has been made.

The actions recommended in the 2009 Downtown Plan have been actively pursued, including Main Street redevelopment of Central Ave. Streetscape work on Central was completed from Oppenheimer to 15th Street, with the next portion, from 15th St. to Knecht completed in the fall of 2016. A new Teen Center was constructed in the Community Building adjacent to Ashley Pond. Ashley Pond was completely redeveloped with walking paths, a music pavilion, and gardens, including a Master Gardeners' demonstration garden at Central and Oppenheimer. Fuller Lodge renovations were also completed in June 2016. Another major renovation was construction of the new Smith's Marketplace on Trinity, along with development of two other buildings on the site, with a third currently under development in 2016.

Redevelopment of Trinity Drive was on the list of work to be done in 2009 and continues to be a community goal today. The County is currently creating lots for development south of Trinity as an extension of 20th Street. Land on DP Road continues to be transferred to the County and will be the subject of further discussion, in terms of development opportunities and land uses.

The empty former Smith's store has been the subject of much discussion as well, in terms of the community's desire to see all of the Merrimac site, including the empty former Smith's store and the parking lot, upgraded and rehabilitated.

An analysis of redeveloped properties versus those that have not been remodeled, are vacant or underused, showed an approximately equal amount of each, as measured in square footage of footprint. A "birds-eye" view of the downtown area shows the extent of redevelopment that has happened in the relatively recent past. The same graphic shows the areas still in need of development or reconstruction.



REDEVELOPMENT

Revitalization and redevelopment needs in White Rock are twofold. First, there are numerous vacant houses, many of which are in a deteriorated condition.

Second, the former commercial area around Longview is largely vacant and has been in decline since the 1990s. Major County investment has happened along both sides of State Road 4 and has done much to improve civic pride and encourage private investment. Evidence of the latter is the new construction of the Del Norte Credit Union to be completed in the summer of 2016, as well as reinvestment in Metzger's and other potential projects under consideration also along State Road 4. The County is also currently redeveloping the old Town Hall into a Senior Center complex on Rover.

Much has been done and the results of the County's investments are visible and growing. A major opportunity for new commercial activity in White Rock Center is tourism-oriented retail and services. With more than 250,000 visitors to Bandelier National Monument traveling through White Rock each year, there is an untapped market for visitor amenities and services, supported by retailers such as outdoor gear and specialty retail stores. In addition to tourism related to Bandelier there are now two additional major tourist and visitor attractions in the area and which should create a synergy of opportunities for recreation and economic development. These are the Valles Caldera National Preserve and the Manhattan Project National Historical Park. There is ongoing discussion of how the County will market and brand itself as a major tourist and recreation destination.

The County has made significant public investments in White Rock including the new Visitors Center, Fire Station, a new, award-winning library, teen center, and is currently reconstructing a 10,000 square foot Senior Center. Private investment has followed public, with a new credit union constructed in a prominent and visible location at Route 4 and Rover Boulevard. It is anticipated that as many as 160 new dwellings units will also be built at the site on Route 4 known as A-19, along with other new development as envisioned in the A-19 conceptual master plan.

The synergy that the County has worked hard to develop, and in which it has made major investments, will also create the need for workforce and other housing, which in turn should

drive the establishment of new businesses to serve both the local residents and tourists. A greater variety of higher density, moderately priced housing options will be needed in order to expand both ownership and rental opportunities in White Rock.

Going forward, another focus of redevelopment will be the elimination of blighted and vacant properties, both commercial and residential. The County is investigating various strategies to address both issues, blight and vacancy, which are neither mutually exclusive nor entirely coincident. These could include incentives for development and redevelopment, as well as possible dis-incentives for continued blight.

The importance of housing redevelopment is twofold – first, for aesthetic reasons and to preserve neighborhood values, and second, to increase the supply of available housing, both rental and for sale.

There continues to be general agreement on where further improvement is needed: more and better local shopping opportunities; Trinity Drive, including a solution to the deteriorating service clubs; affordable housing; and opportunities for development on DP Road. The idea of extending the paved multiuse Rim Trail into the heart of Los Alamos has garnered broad support at the Council, the Transportation Board, and with the public. A similar multi-use trail in White Rock should also be considered. There is interest in additional dog parks within neighborhoods. The anticipated increase in tourism will increase the need for more hotel and conference space. Finally, there continues to be the need and support for improved and rehabilitated infrastructure, as well as strategic expansion of infrastructure to support new construction and as a driver for economic development.

REDEVELOPMENT

GOALS

1. Redevelop vacant and blighted areas



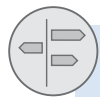
ECONOMIC VITALITY

POLICIES

1. Provide flexibility for uses in redeveloped areas
2. Use 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
5. "Clean and lien;" County-contracted renewal and rental to income-qualified residents; Tax dis-incentives for vacant properties; Vacant property registry



LAND USE

POLICIES

1. Establish a vacant house policy
2. Rely on incentives in making land use changes (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
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

The downtown areas of the townsite and in White Rock are key to development and redevelopment in the County. Significant improvements have already been achieved in these areas and more will be done. A short list of significant construction and improvements includes: two public libraries, a new municipal building, fire station, visitor center, teen centers, Main Street reconstruction, and senior center. The community recognizes and appreciates the work done to date. The vast majority of responses in the first comprehensive plan Survey, at a rate of approximately 4:1, believed that recent changes in Los Alamos, in the built environment (buildings, street improvements, access to trails and open space) have been for the better.

There is broad community consensus regarding the need to address blighted properties as a means of improving the appearance of the community and promoting enhanced economic development.

One of the Council's strategic goals is to maximize use of County land. This goal is especially applicable in the townsite downtown where a number of opportunities exist for major development and redevelopment. These are A-13, the 7.5 acre LASO site; A-9, 4.2 acres on the north side of DP Road; A-8, 24 acres on the south side of DP Road; the County's 3+ acre site on 20th Street, south of Trinity; and Deacon Alley. In White Rock, the County is pursuing development of the 60 acre A-19 site, following recent development on former County property at State Road 4 and Rover.

On the private side, the County is examining ways to address remaining vacant and blighted properties such as the Merrimac Center and the old "Black Hole" in the townsite and the Longview area in White Rock.

The comprehensive plan introduces the "Mixed-Use" land use category as a means to simplify and encourage private development by allowing either residential or commercial, or a combination of land uses on designated mixed-use tracts. The County is also encouraging housing development in the downtowns, with the A-8 tract already having been zoned for high density housing. Other support for increased activity in the townsite downtown includes expansion of the Rim Trail, support for a historic district and for the Historic Society's museum campus, Main Street expansion, and subdivision of the 20th Street property in preparation for sale and development. The County also recognizes the need to improve the use and appearance of Trinity Drive and to support new development through installation of utility infrastructure on DP Road, 20th Street, and into A-19 in White Rock.

"I grew up here but have been gone the past 15 years. I couldn't believe how great it looked when I came back!"

Los Alamos Resident

All the accomplished and anticipated improvements will enable revitalization of both downtown areas, including attracting new retail businesses and restaurants, especially in response to increased tourism.

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
3. Foster the historic importance of Los Alamos County in tourism promotion
4. Continue to preserve and maintain Fuller Lodge and other historic buildings, grounds and archeological resources
5. Support construction of a new hotel and conference center



LAND USE

POLICIES

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



INFRASTRUCTURE

POLICIES

1. Continue to support infrastructure construction downtown

STRATEGIES

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

STRATEGIES

1. Bring high speed Internet to Los Alamos County



3.3

OPEN SPACE, TRAILS & MOBILITY

GOALS, POLICIES &
STRATEGIES

OPEN SPACE

Los Alamos County has over 4,000 acres of open space. 95% of County residents live within a seven minute walk of County open space, and, as reported in the 2012 Community Survey, 20% of residents use their neighborhood open space or trails at least five times a week.

Much of the open space acreage was deeded by the Atomic Energy Commission (AEC) to the County in the late 1960s as part of a general divestiture of AEC land, housing and infrastructure. Certain of the land parcels were deed restricted to recreational use only. These included recreation areas on North and Kwage mesas, and the North Mesa Horse Stable Area.

Deed restrictions, while binding, are not impossible to change or remove. Deed restrictions have been renegotiated for a number of parcels in the County over the past several decades. Expanded uses have included a new lift station, RV parking and the Sheriff's Posse land.

In the 1970s two zoning overlay districts, W-1 and W-2, were added to certain lands already zoned PL, Public Land. The overlay districts established the types of uses that would be permitted in the W overlay zones, differentiating between the two in intensity of permitted uses. W-1, the "Scenic open lands district, is intended to maintain, protect and preserve the scenic and environmental quality, open character and the natural recreational value of undeveloped land." While W-2, the "recreation wilderness district, is intended to maintain, protect and preserve the scenic and environmental quality, open character and natural recreational value of undeveloped land; and to accommodate public and private recreational uses of an open nature." W-2 allows the more intensive recreational uses.

Not all Public Land has the "W" overlay. Land zoned only PL includes most of the open space in White Rock, as well as the golf course, certain utility locations, the airport, schools, including UNM-LA, and other publicly held parcels. The PL district is described in code as land "intended to accommodate local government and school district uses and structures, designed to support community needs and the public health, safety and welfare." However, no specific uses are included in code for PL land.

The Future Land Use Map of the comprehensive plan adopts land use categories for open space that establish three levels of open space, based on intensity of use. Parks are the most developed and support the most intense level of uses. The Parks category includes Ashley Pond and the adjacent Master Gardeners [check for correct designation] demonstration garden and all other developed parks and playgrounds. Other open space is designated as Active or Passive Use Open Space, with these categories corresponding to the zoning district categories described above. In addition, the comprehensive plan adopts as land use categories the recommendations of the Open Space Management Plan, adopted by Council in 2015, and which categories were supported by the Parks and Recreation Board in 2016.

By designating open space lands as Active or Passive on the FLUM, the comprehensive plan adds another layer of protection to those lands. As a stated strategy in the plan, it is also expected that the zoning designations will be changed through a rezoning action in the near future.

The Open Space Management Plan and the Parks and Recreation Board recommend adding the W-1 Overlay to the following lands, all currently zoned PL, except Lower Bayo

The random sample survey conducted in May 2016 showed overwhelming support for keeping all or most currently undeveloped public land as open space, agreed to by 79% of all respondents. Participants in Round One visioning meetings held in March 2016 also expressed enthusiastic support for open space ("sacred places" mapped by participants) and neighborhood connections to county open space trails – some needing improvement or signage. The majority of survey respondents (59%) did not favor development of public land for industrial or manufacturing uses, but were more divided regarding: housing (evenly split 47% yes/maybe yes and 47% no/maybe no) and dog parks (43% no/maybe no). Note: the survey question did not differentiate public land that is current open space from County-owned vacant land; and this may have led to confusion, as shown regarding housing. Respondents favored active recreation (63%) and playgrounds and tot lots use of public lands (61%).

OPEN SPACE

Canyon, which is zoned PL/W-2:

- Lower Bayo Canyon, currently zoned PL/W-2
- White Rock Canyon, currently zoned PL
- Graduation Canyon, currently zoned PL
- Range Road Tract, currently zoned PL
- Upper Walnut Canyon, west fork, currently zoned PL
- Upper Walnut Canyon, east fork, currently zoned PL
- Several small drainage easements in North Community, currently zoned PL

The same sources recommend that several parcels zoned PL/W-2, but having split uses on the same parcel, be rezoned to reflect those different uses, as PL/W-1 and PL/W-2. These are illustrated in the map titled, "Current Zoning and Recommended Changes for Open Space." Again, if approved through the comprehensive plan review process, these changes would be reflected in the Future Land Use Map, and would provide direction for rezoning actions.

Other proposed changes are to the following tracts adjacent to the Golf Course:

- Two tracts adjacent to the golf course, currently zoned PD-5, change to PL/W-2
- The Woodland Trail, north of the Golf Course, currently zoned PL, change to PL/W-2
- The south section of the Golf Course containing the Walnut Canyon Rim Trail, currently zoned PD-5, change to PL/W-2

In addition, these changes are recommended in the Open Space Plan and by the Board:

- Kwage Mesa parcel, with Stables on the west half and open land including the Kwage Mesa Trail on the east half, currently zoned W-2, keep west half (stables, indoor arena, playground, tennis courts, and the North Mesa Pathway (circular walking trail)) PL/W-2, and change east half to PL/W-1

- Open space area in Overlook Park containing several trails, currently zoned P-L, change to PL/W-2

All the land use categories corresponding to the proposed zoning changes are illustrated and adopted in the Future Land Use Map.

By mapping open space in the Future Land Use Map the comprehensive plan illustrates an open space network for the County, and suggests strategies –where possible- for closing or minimizing any gaps.

Many earlier goals and aspirations related to open space and recreation have been achieved. These include construction of a new Nature Center, skateboard park, and the current project extending the Rim Trail. The comprehensive plan adopts policies that will guide future development, help establish priorities for new construction, and determine or confirm levels of use and protection in various open space tracts.

Conclusion

Many earlier goals and aspirations related to open space and recreation have been achieved. These include construction of a new Nature Center, skateboard park, and the current project extending the Rim Trail. The comprehensive plan will adopt policies that will guide future development, help establish priorities for new construction, and determine or confirm levels of use and protection in various open space tracts.

The Strategic Leadership Plan goal of maintaining quality essential services and supporting infrastructure will guide the levels of service to be provided moving forward and the extent to which infrastructure will be maintained and expanded. Safety will continue to be a priority for all modes of transport, both for every day mobility and in the event of emergency evacuation needs.

Many goals related to the use of open space and trails intersect with those related to recreation and transportation. It is hoped that policies adopted as part of the comprehensive plan can acknowledge the interface and interrelated goals of all.

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



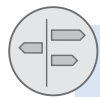
ECONOMIC VITALITY

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
3. Eradicate invasive species
4. Continue to provide maintenance and development support for demonstration gardens



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
6. Preserve and protect neighborhood open space

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

Along with the open space system, the County also has approximately 60 miles of maintained trails. By mapping these trails, it is possible to see the overlap with open space and to identify the gaps in that network. The comprehensive plan supports the maintenance, improvement and enhancement of the trial system.

In addition, the plan identifies four main trail connection gaps. These are illustrated on the Needed Trail Connections Map. They are: East Road crossing from Entrada to the Rim Trail trailhead; connection of the two parts of the existing Rim Trail (this connection project is funded and is currently in construction); extension of the western end of the Rim Trail across Trinity; and connection of the trail networks west of Quemazon and west of the Western area (this connection will require a pedestrian bridge).

Currently, there are two paved multi-use trails in Los Alamos, the Canyon Rim Trail and the Los Alamos Mesa Trail. There is discussion of and support for expansion of the Rim Trail to loop through downtown, with an extension to the Aquatic Center, PEEC, and eventually establishing a complete loop within the larger context of bicycle and pedestrian systems to the eastern edge of the County and perhaps even farther.

In White Rock the multi-use Canada de Buey Trail is paved from State Road 4 to Rover; from Rover to the entrance to Overlook Park the trail has a crusher fine surface.

In addition to their importance for recreation purposes and connectivity, trails also support Safe Routes to School. The plan supports expansion of additional trail extensions, especially in places where such extensions would make connections to and create loops with other trails.

TRAILS

GOALS

1. Improve and expand the trails system
2. Fully implement the 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
3. Connect County trails to non-County owned trails adjacent to or near County land

STRATEGIES

1. Pursue federal and state transportation grant funding for multi-modal circulation
2. Pursue bicycle trail certification
3. Develop policies for off-trail foot, bicycle and equestrian travel



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, especially 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

One of Council's 2016 Strategic Leadership Plan goals is maintaining and improving transportation and mobility. All modes of circulation are an aspect of mobility. The comprehensive plan supports the development and maintenance of a multi-modal transportation system.

The plan recognizes the dual aspects and purposes of mobility and circulation – transportation and recreation. Where unpaved open space and trails networks pertain primarily to recreation, streets and other paved pathways are central to both recreational and transportation purposes. The key to a successful system for all users is convenience and connectivity.

Pedestrians

Walking is perhaps the most basic form of recreation, exercise, relaxation and of transportation. While the geographic layout of the townsite does not lend itself to easy walking access to shopping and for other errands, Los Alamos' relatively small size and the distribution of elementary schools throughout neighborhoods facilitates a Safe Routes to School program for both pedestrians and bicyclists. Safe access to schools is further aided by a comprehensive transit system, as well as by an established system of paths through and around neighborhoods that was created at the time the neighborhoods were originally laid out. Informal trails are also well established through the extensive open space and trail network. White Rock has an extensive interconnected path and trail system enhanced by the lack of dividing canyons, typical in the townsite.

"Walkability" is an unscientific measure of public pedestrian access to various destinations, including schools, parks, libraries and businesses. Overall, Los Alamos townsite has a poor "walk score" of 13 out of a possible 100 points, which means most errands require the use of a car. White Rock fares better, with a "walk score" of 47, which still means that most errands require a car.

The comprehensive plan anticipates improved walkability by supporting more housing in both the townsite and White Rock downtowns, as well supporting improved pedestrian and bicycling facilities on new and redeveloped streets.

Buses

In 2016 the County completed a comprehensive transit study and service plan, which evaluated the existing Atomic City Transit bus service and made recommendations based on projected demand for the next five years. The free and extensive bus service currently operates throughout the townsite and White Rock, however, there is no service on weekends or late into the evening. Analyses, discussions and responses to changing needs are ongoing. However, there is general support to keep transit service free to the public. Expanded usage to serve tourism needs could include a downtown "circulator" and service to Bandelier from the townsite.

Bicycles

Bicycling has expanded significantly as a mode of transportation both nationally and internationally. Bicycle travel is supported by dedicated infrastructure including designated bicycle lanes on streets, protected intersections, requirements for bicycle parking, and the growing trend of bike-share programs in cities, including Albuquerque. The latter may become of greater interest in Los Alamos, especially with the projected growth in tourism. The relative proximity of LANL to the location of most housing, both in Los Alamos and in White Rock, also suggests that bicycling to work could become increasingly popular. While not within the scope of the comprehensive plan, further investigation and planning for bicycle travel, was an interest expressed in the first round of community meetings. In 2005 the Transportation Board recommended to Council that a list of roads be adopted as a Bicycle Transportation System, and that certain improvements, appropriate to each facility,

MOBILITY

be implemented in conjunction with major maintenance, reconstruction, or construction is performed at that facility. The County is currently in the process of updating the Bicycle Transportation Plan.

Los Alamos also has an extensive network of mountain bike trails, which are more an element of recreation and tourism than transportation. Related to tourism, the Los Alamos region presents numerous opportunities for tapping into bicycle touring. The County is currently working with the International Mountain Bicycling Association (IMBA), having identified projects in 2013, to achieve Bronze level status for Los Alamos. The Parks and Recreation department has considered locations for mountain bike parks, including on DP mesa and at the end of Olive Street in the Denver Steels area. The Department of Energy is currently developing a bicycling map for their properties.

Many goals related to the use of open space and trails intersect with those related to recreation and transportation. The policies adopted as part of the comprehensive plan acknowledge the interface and interrelated goals of all.

Streets

For a long time, the focus of streets has been to serve motorized vehicles. However, both nationally and in communities across New Mexico, that focus has been expanding to accommodate all potential users, and has developed into the concept known as “complete streets.” At its most basic, “complete streets” means streets designed and built for all users, including pedestrians, bicyclists, and transit users of all ages and abilities, as well as for motorized vehicles.

The fundamental goals of a “complete streets” approach have been separately expressed throughout various County documents. These goals include Mobility and Environmental Stewardship, and incorporate Economic Vitality and Financial Sustainability.

There is no single approach or design solution to achieve the accommodation envisioned by the complete streets concept. Rather, each community and each project in the community must be individually tailored to find the right balance of safety, service, convenience and aesthetics.

The comprehensive plan and the Transportation Policy Board advocate adoption of a complete streets policy [\[need to confirm w T- Board\]](#) for all future transportation projects.

Again due to geographic constraints, it is unlikely that any major new roads will be developed in Los Alamos or White Rock. There is certainly interest, as expressed during the community outreach planning portion of the comprehensive plan update, in re-examining access on East Jemez Road, improving the condition of State Road 4 between the townsite and White Rock, as well as reconfiguring the intersection in front of the Los Alamos Medical Center. These and other road issues could be addressed in a Transportation Master Plan.

Conclusion

The Strategic Leadership Plan goal of maintaining quality essential services and supporting infrastructure will guide the levels of service to be provided moving forward and the extent to which infrastructure will be maintained and expanded. Safety will continue to be a priority for all modes of transport, both for every day mobility and in the event of emergency evacuation needs. Mobility needs related to tourism will also be considered, especially in the two downtowns.

“A nationwide movement launched by the National Complete Streets Coalition in 2004, Complete Streets integrates people and place in the planning, design, construction, operation, and maintenance of our transportation networks. The Coalition promotes the development and implementation of policies and professional practices that ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments. To date, over 730 agencies at the local, regional, and state levels have adopted Complete Streets policies, totaling over 900 policies nationwide.”

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
4. Improve bicycle and pedestrian safety and convenience
5. Support long-range regional transportation planning, including regional transit for commuting to work
6. Maximize connectivity and accessibility



ECONOMIC VITALITY

POLICIES

1. Consider giving the same level of prioritization to non-motorized circulation (bicycle and pedestrian) as to motorized circulation
2. Support and promote viable airport service

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
4. Consider requiring provisions for bicycle parking

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
6. Support enhanced recreation opportunities

STRATEGIES

1. Collect data on transportation modes and patterns.
2. Investigate bike-share program associated with Rim Trail.
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
7. Build a BMX track



4.1

PURPOSE OF THE FUTURE LAND USE MAP

THE FUTURE LAND
USE MAP IS A GRAPHIC
REPRESENTATION
OF THE GOALS AND
POLICIES EXPRESSED IN
AND ADOPTED BY THE
COMPREHENSIVE PLAN

Future Land Use

The goals and policies of the comprehensive plan translate into anticipated land uses. Land use categories are broad and in some cases represent potential overlap of uses. For example, the Mixed Use category allows both or either residential and commercial uses. This category is employed to exhibit flexibility and to encourage a creative approach to development. By contrast, the residential categories, which represent densities, or the number of dwelling units per acre, primarily serve to protect existing neighborhoods by generally representing the current built status and by establishing limits to any new construction on both vacant or redeveloped land. Just as the whole of the comprehensive plan is a guiding policy document, the Future Land Use Map also represents policies to guide future development.

Purpose of the Future Land Use Map

The Future Land Use Map is a graphic representation of the Goals and Policies expressed in and adopted by the comprehensive plan. The map depicts the broad categories and general distribution of land uses. It shows the proximity and relation of uses to one another and is a reflection of both the historic development of the county and its expected and anticipated growth.

The map serves as a guide to land development and preservation decisions. It informs the review and decision making process. By establishing residential densities, it confers protections upon existing neighborhoods and directs new housing to desired areas in the county.

The map directs new development to appropriate areas, while providing flexibility in the type and intensity of potential uses. It does this by creating new Mixed-Use areas that are open and adaptable to various uses and subject to a streamlined review process.

While the Future Land Use Map is an expression of the goals and policies of the comprehensive plan, the plan provides direction for consideration of changes to the map. Such changes may be the result of changes to goals or policies, or they may result from specific development proposals, which are in line with and promote the plan's goals.

Relation of the Future Land Use Map to Zoning

The comprehensive plan generally, and the Future Land Use Map as a part of the comprehensive plan, is a guiding document. Because the comprehensive plan is adopted by Resolution and the Development Code is adopted by Ordinance, in the event of a conflict between them, the code will prevail.

Changes to zoning should be in conformance with the Future Land Use Map. However, there may not be a direct correspondence between current or existing zoning and future land uses. Additionally, more than one zoning district may be consistent with a FLUM category.

Future Land Use Map Categories

The following land use categories for the Future Land Use Map are established:

- Residential
 - Low Density (0-3 Dwelling Units per Acre)
 - Medium Density (3-7 Dwelling Units per Acre)
 - Medium/High Density (7-15 Dwelling Units per Acre)
 - High Density (15+ Dwelling Units per Acre)
- Institutional
- Commercial
- Office
- Mixed-Use
- Industrial
- Open Space
 - Park
 - Open Space Active (corresponding to W-2)
 - Open Space Passive (corresponding to W-1)
- Federal

Land Use Classifications

The land use classifications are broad categories defined by the preferred or anticipated land use. With one exception, Federal Land, they are not a reflection of ownership. Neither are they necessarily a depiction of existing uses. Additionally, land use classifications do not directly correspond to zoning. They are intended to adopt and graphically convey a pattern of desirable as well as established land use. It is important to understand that the Future Land Use Map can be changed, and that this plan, along with the Development Code, further define the criteria required to approve such changes. However, by adopting the Future Land Use Map as part of the comprehensive plan, the County provides guidance and direction for future growth and change.

- **Residential.** Residential land uses are a depiction of density, or the number of dwelling units per gross acre. Because Los Alamos is relatively small and much of the residential use in the community already exists, the number of categories is limited to four and is based on the general character of existing constructed neighborhoods. Where a subdivision or Planned Development (PD) has been developed, it is placed in the residential category that represents the overall density for entire subdivision or PD. Where open space has been set aside within a subdivision or PD, certain of the lots may be smaller –or larger– than they would be if there were no open space. The land use category reflects the overall density for the development, which includes the open space. Elsewhere, such as in Quemazon, an overall density has been approved, but there is a variety of densities internal to the development. There too, the overall density is reflected in the land use map category.

The following table shows the relationship of residential zoning districts to the residential land use categories in the Future Land Use Map:

Residential Land Use Categories Related to Zoning Districts

Residential Land Use Categories:	Low Density (0-3 Dwelling Units per Acre)	Medium Density (3-7 Dwelling Units per Acre)	Medium/High Density (7-15 Dwelling Units per Acre)	High Density (15+ Dwelling Units per Acre)
Zoning Districts:	RA, RE, PD-2	R-1-12, R-1-10, R-1-8, PD-5, PD-3.5, R-4	R-1-5, R-M, R-M/NC, R-3-L, PD-7, PD-12, R-5, R-6	R-3-H, R-3-H-40, PD-20

- **Institutional.** Institutional uses include schools, museums, hospitals, libraries, fire and police stations, religious assemblies, government offices such as the Municipal Building, and other government facilities such as senior and teen centers, and the Aquatic Center. This category does not include the temporary rentals of privately owned office space by government entities.
- **Commercial.** This designation applies primarily to retail shopping areas, but also to commercial service providers including restaurants. It can also include offices and certain light industrial uses.
- **Office.** The Office land use designation is applied to those areas where there is not generally retail activity, except as an accessory use. Offices may be administrative, medical, business and professional.
- **Mixed-Use.** The Mixed-Use designation applies to all of the Downtown zones. It may include those areas where housing and non-residential uses occur on the same lot, but it does not have to include housing. It is anticipated, and the comprehensive plan supports, that one or more new zoning categories will be created that will allow mixed uses in other parts of the County. For the purposes of the comprehensive plan, the Mixed-Use designation means that either or both residential and non-residential uses may be permitted on a property designated Mixed-Use. It is further intended that this designation will not require a comprehensive plan amendment to another land use category in order for Site Plan or other development approval.
- **Industrial.** Industrial uses correspond to both the light and heavy industrial zoning districts. This land use category is intended to provide areas with sufficient separation from residential areas so as not to negatively impact residences, but also to allow for sufficient land within the County for manufacturing, processing and distribution functions for economic development. The comprehensive plan recognizes that these uses, which may have environmental impacts incompatible with other uses, including truck traffic, need areas in which to operate without having to mitigate their impacts on immediate neighbors. Commercial uses are allowed in the industrial category.
- **Open Space.** Three open space categories identify different intensities of development and use. The Park category encompasses developed parks, both public and private, of various sizes. The Open Space – Active category corresponds to the W-2 zoning designation and includes public and private recreational uses of a generally open nature, with certain structures related to the recreational uses allowed. Open Space – Passive includes those lands that remain primarily in their natural state, but can accommodate various kinds of low impact recreation such as hiking, biking and equestrian trails.
- **Federal.** This is the only category that is based on ownership and not use. It is useful in showing the relationship of federally owned land to land under County jurisdiction. Because the County has no control over federal land and does not zone land that it does not control, there is no corresponding zoning district. This district includes Department of Energy (DOE), Bureau of Indian Affairs (BIA), National Forest Service and National Park Service lands.

NOTE: In adopting the land use categories, the comprehensive plan in no way intends to limit or disallow the installation of public utilities in land designated as open space or in any other land use categories.

Land Use Regulations

The County first adopted a code of ordinances, including a development code establishing zoning to guide the use and intensity of land and structures, in 1985. That code also references and directs the planning and zoning commission to create a comprehensive or master plan for the physical development of the county. The County created zoning districts and has expanded and amended them since that time, and adopted a comprehensive plan in 1987. However, a land use map, while envisioned and anticipated, was never adopted.

Relationship of Land Uses to the Future Land Use Map and Zoning

The Comprehensive Plan establishes the overarching goals of the community and the guiding policies to accomplish those goals. An integral part of the comprehensive plan is the graphic depiction – or translation – of the goals and policies into land uses as shown on a land use map.

Land uses are typically broader categories of use than those defined by zoning. For example, residential districts are described by ranges of density, most often as the number of dwelling units per acre.

The categorization of land uses and traditional zoning have separated uses to protect residential uses from noxious or undesirable uses that could be harmful or bothersome to people in their homes. Such separation is also intended to provide areas for business and manufacturing uses where they can operate as needed without the worry of negatively impacting residential use.

The past 10 to 15 years have seen a growing recognition that not all such separation is necessary or desirable. With the recognition of the value of typically smaller neighborhood commercial uses as an asset for residential areas, many municipalities have loosened their land use regulations to allow for a greater mix of uses, if not immediately adjacent, then closer than was previously thought desirable.

Los Alamos' downtown zoning exhibits this thinking by allowing a broad range of uses, where residences are close and often adjacent to the commercial center of the community, both in the townsite and in White Rock.

Nevertheless, as the community continues to grow, it will be important to provide certain protections for existing neighborhoods as new development or redevelopment collides with them, especially long-standing, low-density residential areas. This plan will address the intensity of uses in relation to each other and offer guidelines for how most appropriately to construct safeguards and design standards to offer that protection and promote the most appropriate urban design.

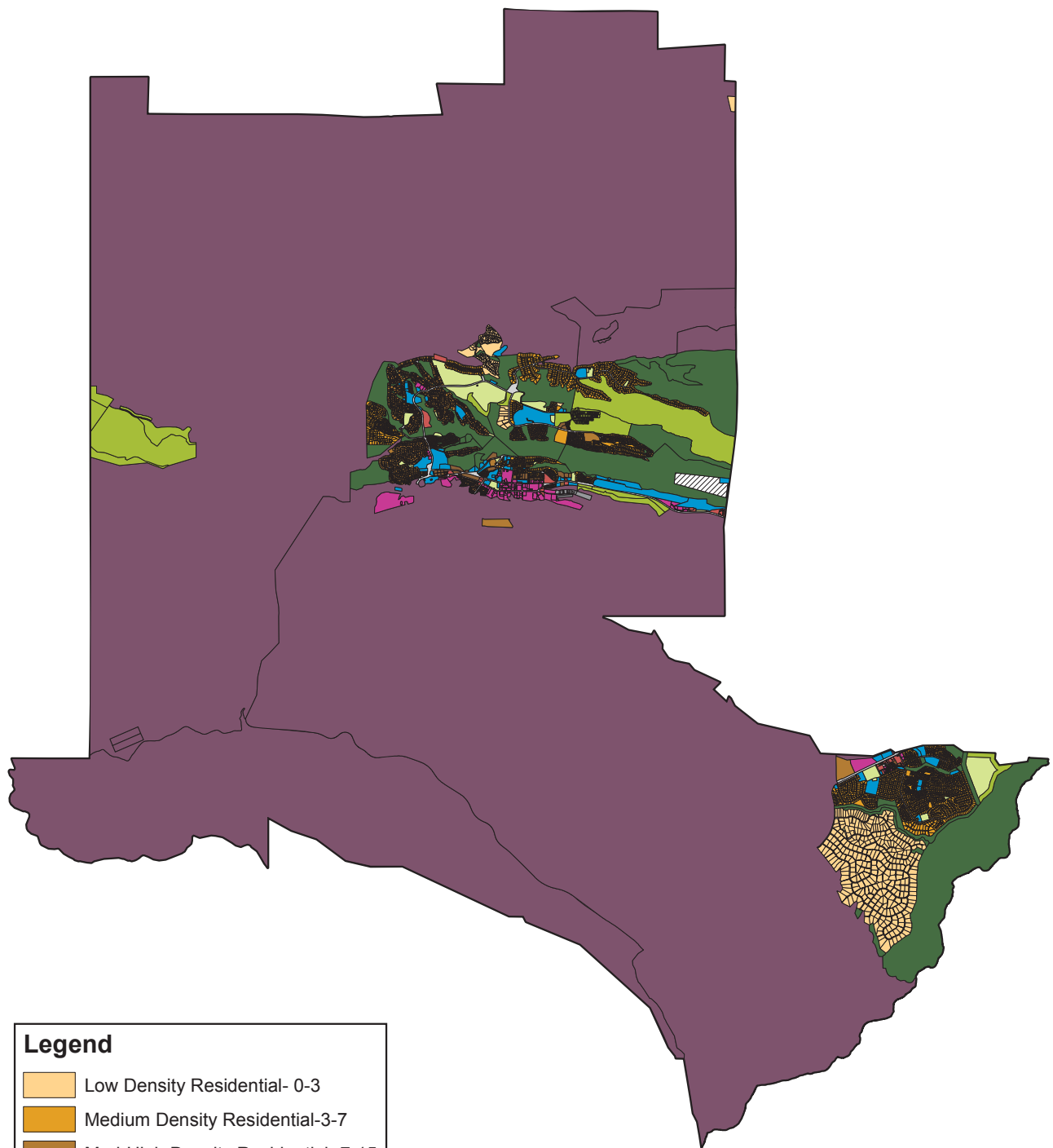
In considering open spaces, the County adopted certain zoning districts in the 1970s to establish different levels of intensity of use in open space, as well as reflect certain restrictions that were put in place when the federal government passed the land on to the County. The future land use map will reflect the different kinds of open space in the county and identify gaps in desirable connectivity, and contribute to the development of a comprehensive system of open space and trails for future use and enjoyment.

The future land use map is a guide for future use and development. It is meant to identify areas to be designated for certain uses. The comprehensive plan and the future land use map adopted as part of the plan are planning tools based on current conditions and community values. As evidenced by past planning efforts, physical condition and values evolve over time, sometimes in unexpected ways. The development code establishes mechanisms that allow for change through a periodic review of the documents, the adoption of area or neighborhood plans, and consideration of individual development proposals.



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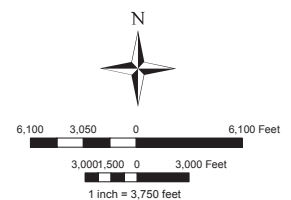
FUTURE LAND USE MAP



Legend

- Low Density Residential- 0-3
- Medium Density Residential-3-7
- Med-High Density Residential- 7-15
- High Density Residential-15+
- Institutional
- Parks
- Open Space- Passive
- Open Space- Active
- Mixed-Use
- Commercial/Office
- Industrial
- Federal
- Undesignated

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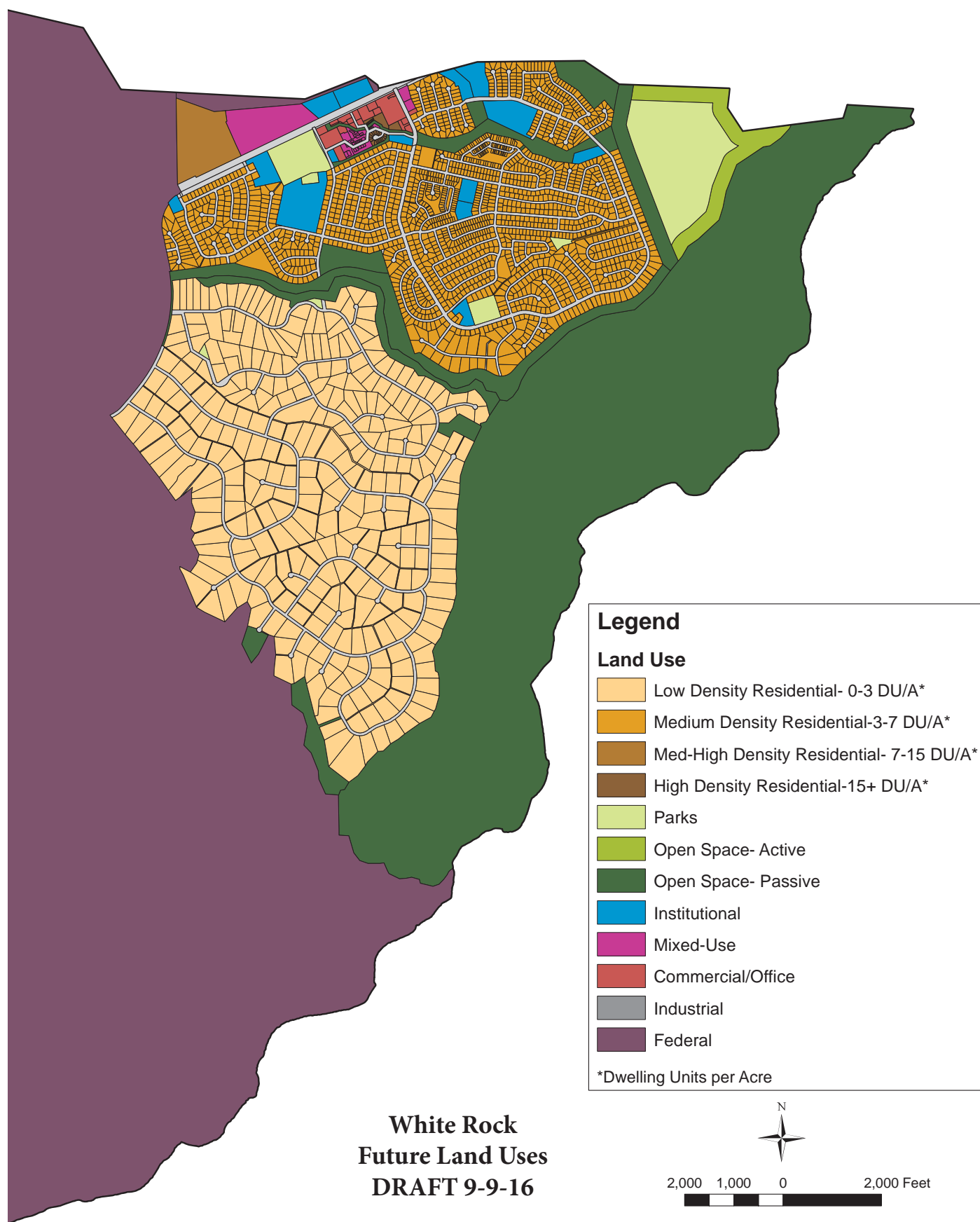


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Legend									
Low Density Residential- 0-3	Parks	Commercial/Office							
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Med-High Density Residential- 7-15	Open Space- Passive	Federal							
High Density Residential-15+	Institutional	ROW							
	Mixed-Use	Undesignated							



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