



# *Los Alamos County* **Downtown Master Plans and Code Update**



# 1. Introduction \_ Team

LOS ALAMOS  
Los Alamos Downtown & White Rock  
Downtown Master Plans

LOS ALAMOS



DEKKER  
PERICH  
SABATINI

Market  
Assessment &  
Economic  
Development

Economic &  
Planning  
Systems, Inc  
(EPS)

Myers,  
McCready &  
Myers

Legal  
Counsel

Bohannon  
Huston  
(BHI)

Transportation &  
Infrastructure



## 1. Introduction \_ Team

LOS ALAMOS  
Los Alamos Downtown & White Rock  
Downtown Master Plans



### Principal-in-Charge

Will Gleason, *AICP, LEED AP*



### Project Manager

Katrina Arndt, *AICP*



### Lead Designer

Dale Dekker, *AIA, AICP*

#### ZONING



#### **Technical Standards / Zoning**

Jessica Lawlis



#### **Land Use Attorney**

Matt Myers, *ESQ.*



#### **Multi-Family Housing**

Jennifer Facio Maddox, *AIA*

#### URBAN DESIGN



#### **Urban Designer**

Gary Scoggins,  
*RLA*



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

Dan Guimond



#### **Transportation Planner**

Aaron Sussman, *AICP*



#### **Civil Engineer**

Amit Pathak, *PE*

Attachment A

#### RESILIENCY



#### **Resiliency Specialist**

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



#### **Smart Cities Specialist**

Aaron Ketner, *WELL AP*



#### **Landscape Architect**

Jitka Dekojova, *ASLA, SITES AP*



Los Alamos/White Rock  
Experience



## 2. Scope

### PHASE 1 & 2 TIMELINE





## 2. Scope

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Downtown Master Plans

### PHASE 1 & 2 TIMELINE

#### PHASE 1 - DOWNTOWN MASTER PLAN



#### PHASE 2 - CHAPTER 16 UPDATE

#### Chapter 16 Update







## 2. Scope



### WHAT THE PROJECT *IS*

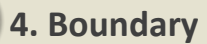
- **Phase 1 creates two distinct master plans for White Rock and Downtown Los Alamos**
  - ✓ *Creates a long-term vision and goals for future growth*
  - ✓ *High-level master planning document*
  - ✓ *Does not create zoning standards but provides guidance on how to update the development code*
  - ✓ *Will be adopted as part of the Comprehensive Plan*
- **Phase 2 is a comprehensive update of the Chapter 16 Development code**
  - ✓ *Addresses existing challenges with Chapter 16*
  - ✓ *Revises standards and procedures*
  - ✓ *Implements National best Practices*
  - ✓ *Incorporates recommendations from Phase 1*



### 3. Adopted Goals

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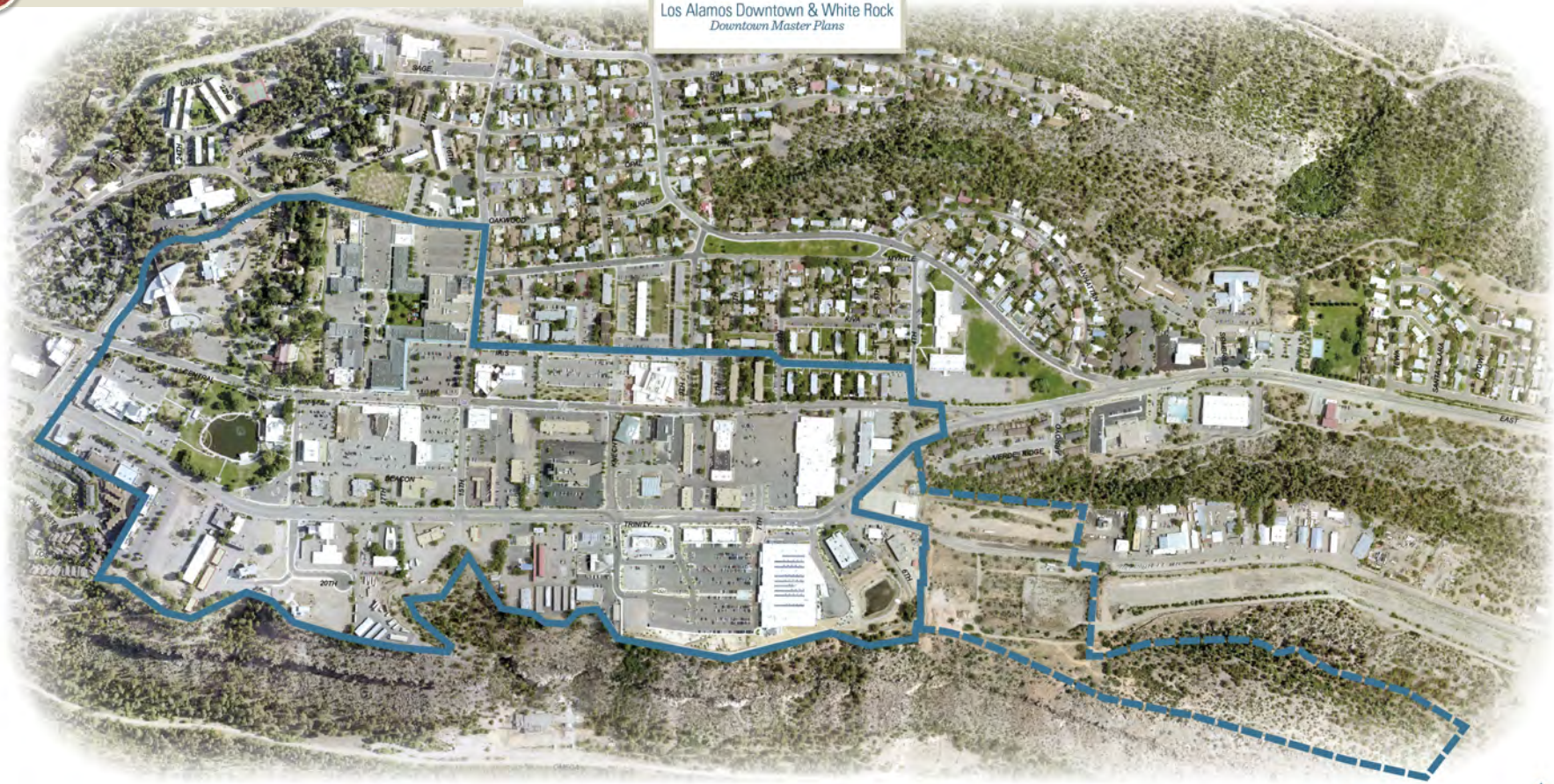




## 4. Boundary

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Downtown Master Plans



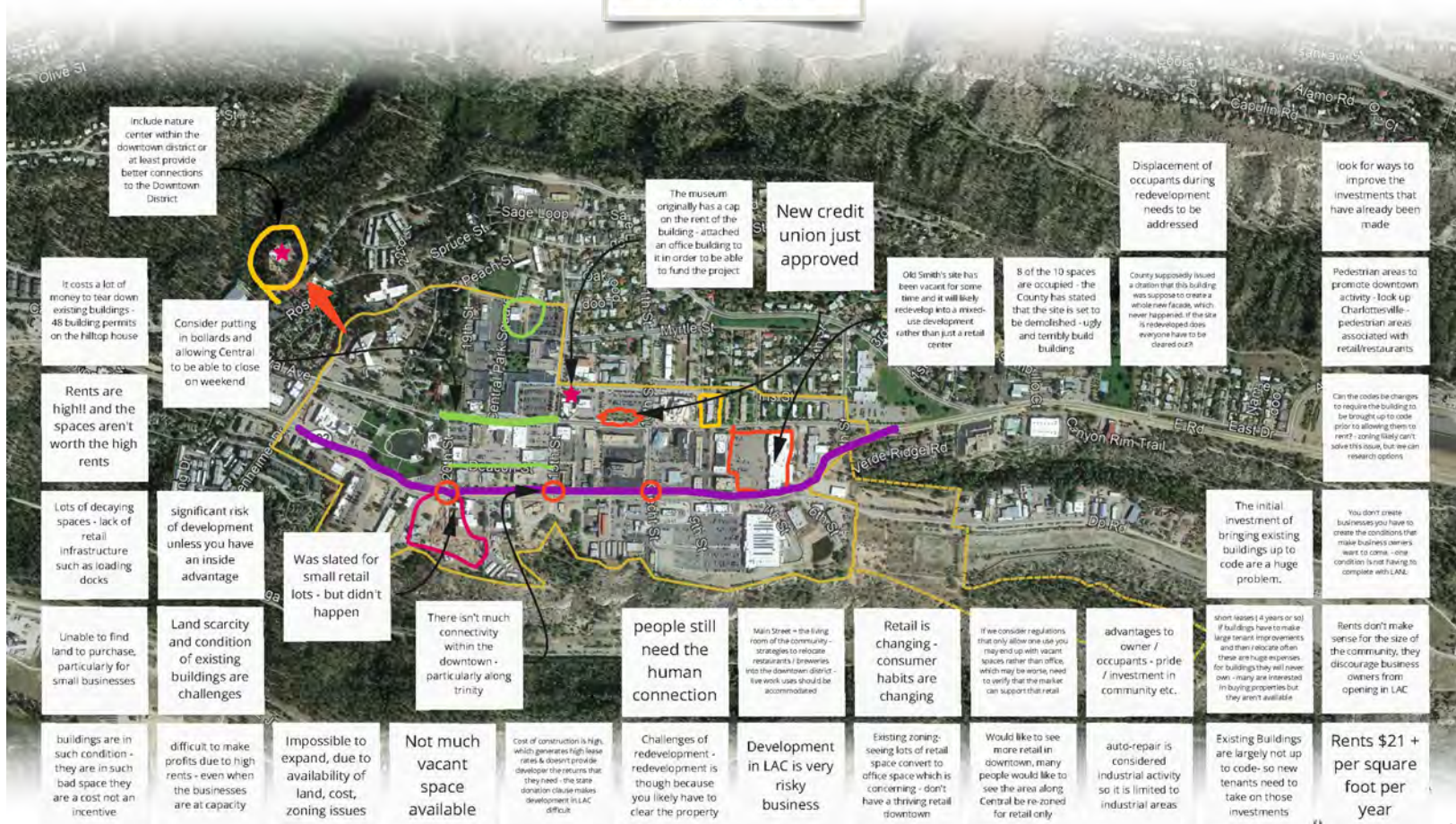




## 5. Existing Conditions

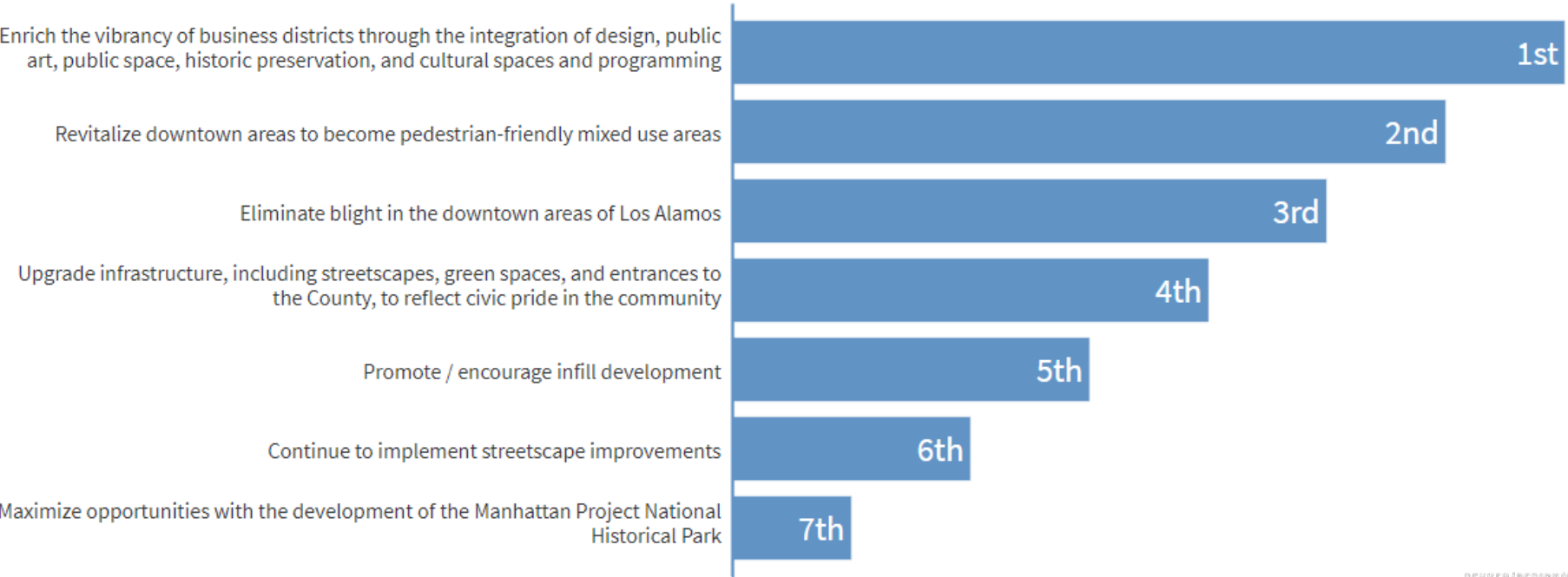
LOS ALAMOS

Los Alamos Downtown & White Rock  
Downtown Master Plans





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







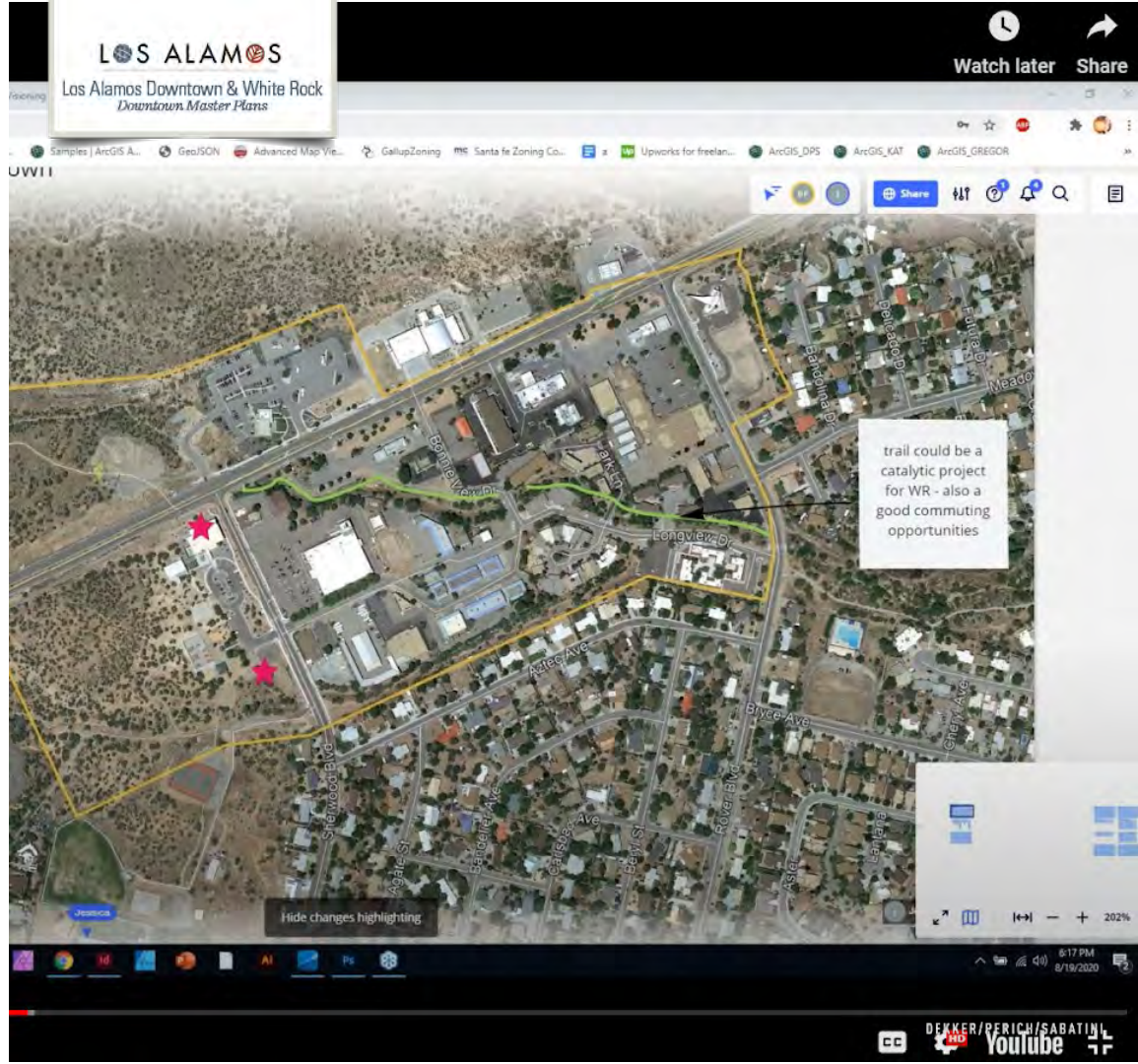
## 6. Visioning Workshop

### Visioning Workshop

- White Rock - 87 participants
- Los Alamos - 104 participants
- Over 5,000 survey responses during / after the meeting

### Follow-Up Survey

- White Rock - 140 participants
- Los Alamos - 270 participants
- Over 10,000 survey responses







## 6. Visioning Workshop – Los Alamos

### 3. Transportation

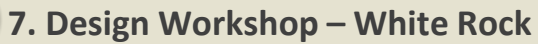
Goal 3.B	Create safe, efficient and convenient pedestrian and bicycle infrastructure	75	10.7	%
Action3.B-2	Examine approaches for safe pedestrian crossings on arterials, including HAWK and pedestrian/ bike-activated flashing lights specifically along Trinity Dr	54	7.7	%
Action3.B-3	Create wider sidewalks that integrate rest areas and shade	40	5.7	%
Action3.B-1	Implement a mode share program and coordinate with LANL (e.g. bike share, scooter share)	30	4.3	%
Goal3.A	Create an accessible, user-friendly and efficient multi-modal system that connects LANL and downtown Los Alamos	45	6.4	%
Action3.A-1	Create a “complete streets” policy for all new and rebuilt roadways	26	3.7	%
Goal 3.C	Create convenient transit options to travel to and from downtown	44	6.3	%
Action3.C-1	Extend public transit schedule, specifically on Thursday, Friday, during the evening and on the weekend	58	8.3	%
Action3.C-4	Develop efficient routes to bring LANL employees to downtown	37	5.3	%
Action3.C-2	Create a downtown circulator bus	32	4.6	%
Action3.C-3	Enhance transit stops	21	3.0	%
Goal 3.D	Create sustainable, accessible, efficient and convenient parking options that support a pedestrian-friendly environment	37	5.3	%
Action3.D-1	Create centralized parking to promote a 'park once' strategy downtown	44	6.3	%
Action3.D-5	Provide bicycle parking	50	7.1	%
Action3.D-4	Add shade through covered parking and/or trees and appropriate landscape to parking areas	43	6.1	%
Action3.D-6	Provide electric vehicle parking stations	27	3.9	%
Action3.D-3	Locate parking behind buildings	24	3.4	%
Action3.D-2	Consider parking reductions and revised parking requirements as appropriate	13	1.9	%



## 6. Visioning Workshop – White Rock

3. Transportation				
<b>Goal3.A</b>	<b>Create an accessible, user-friendly, efficient, multi-modal system that connects LANL and downtown White Rock</b>		<b>5.9 %</b>	
Action 3.A-3	Develop and expand trails connecting downtown, surrounding open space and the Los Alamos townsite		6.4 %	
Action 3.A-5	Ensure fire evacuation routes are provided within White Rock		6 %	
Action 3.A-2	Provide links between community assets such as the library, fire station, teen center and restaurants		3.1 %	
Action 3.A-1	Support a “complete streets” policy for all new and rebuilt roadways		2.3 %	
Action 3.A-4	Accommodate equestrian users in White Rock		2 %	
<b>Goal3.B</b>	<b>Create convenient transit options to travel to and from downtown</b>		<b>4.1 %</b>	
Action 3.B-1	Provide free bus transport to LANL		4.1 %	
Action 3.B-2	Add a transit route from the Townsite to Bandelier National Monument and the Valles Caldera National Preserve		3.4 %	
<b>Goal3.C</b>	<b>Maintain and improve transportation and mobility for pedestrians and cyclists</b>		<b>4.9 %</b>	
Action 3.C-2	Provide safe routes for kids within downtown White Rock		5.3 %	
Action 3.C-1	Prioritize walking and biking options within downtown White Rock		4.9 %	
Action 3.C-3	Provide buffered bike and pedestrian paths along State Road 4		4.7 %	
Action 3.C-4	Examine approaches for safe pedestrian crossings on State Road 4, including HAWK and pedestrian/ bike-activated flashing lights		3.4 %	
Action 3.C-5	Encourage bike share program within downtown White Rock		1 %	
<b>Goal3.D</b>	<b>Study current and anticipated parking demand and develop alternative approaches to meet that demand</b>		<b>1.9 %</b>	
Action 3.D-5	Provide RV parking		2.7 %	
Action 3.D-2	Integrate parking with transit		1.9 %	
Action 3.D-3	Consider parking structures for high density housing downtown		1.9 %	
Action 3.D-1	Minimize surface parking lots in downtown White Rock		1.6 %	
Action 3.D-4	Provide additional parking for tourists		1.4 %	
<b>Goal 3.E</b>	<b>Develop strategies to address vehicular traffic along State Road 4</b>		<b>4.6 %</b>	
Action 3.D-3	Improve the intersection of SR 4 and truck route		8.7 %	
Action 3.D-2	Add an additional traffic lane northbound on SR 4 from White Rock to E Jemez traffic light to reduce rush hour congestion.		6.4 %	
Action 3.D-5	Consider the creation of alternative routes to LANL		3.1 %	
Action 3.D-4	Add a traffic light at Sherwood Blvd		2.6 %	
Action 3.D-1	Provide a park and ride lot(s) for LANL workers		1.7 %	





Bonnie View could lead to more  
ity

navigate to b  
to avoid Stat

# Rock

afternoon's rubble,  
activating with  
signal an entire  
consequent

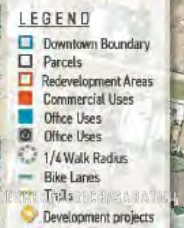
communities  
with Main  
Streets along  
State Roads.

responsibility for more  
ability to sustain

Need a  
central  
gathering  
space.

- Strong residential component
- Interesting mix along State Road 4
- Created a space for people to meet - placemaking anchor
- Uses land more efficiently
- Bring more potential commercial, more visibility to commercial along State Road 4
- Plaza supporting commercial surrounding it, traditional NM form
- Increased viability for businesses along State Road 4
- Takes advantage of ped crossings of State Road 4
- Pedestrian bridges along arroyos consider potential and existing residents
- Compatible with high speed Internet

- Very little addressed on north side of State Road 4
- It's too perfect







## 7. Design Workshop – White Rock

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STRENGTHS  
Street feel along State Rd  
at opportunity along south  
sings to engage the street  
enters - along Sherwood &  
Rover  
al activity mainly along  
Highway 4  
mixed redevelopment  
ities along Longview  
ing along the north side  
of state rd 4

Weaknesses  
M 4 is a  
ier - Ped  
ss along  
highway

Weaknesses  
nced  
ping  
orth

Similar to  
g one

Issues along  
highway 4

the area

area - draw people  
across the highway

Coffee shop with  
playground area the  
building has the area  
that would  
accommodate this, it  
just needs the  
playground equipment

Get away from  
getting par  
against the s  
and putting a  
wall of built  
along the st

LOS ALAMOS

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development  
on this  
parking for  
tion moves  
d existing  
facility

Could allow higher  
commercial  
buildings along this  
portion of highway  
4, 1 story units near  
the library

Gateway  
element  
that is  
artistic

Slated for  
commercial  
use.

Existing  
trail is  
an asset

Heights  
densities  
a concern  
WR.

Housing or  
mixed-use  
development

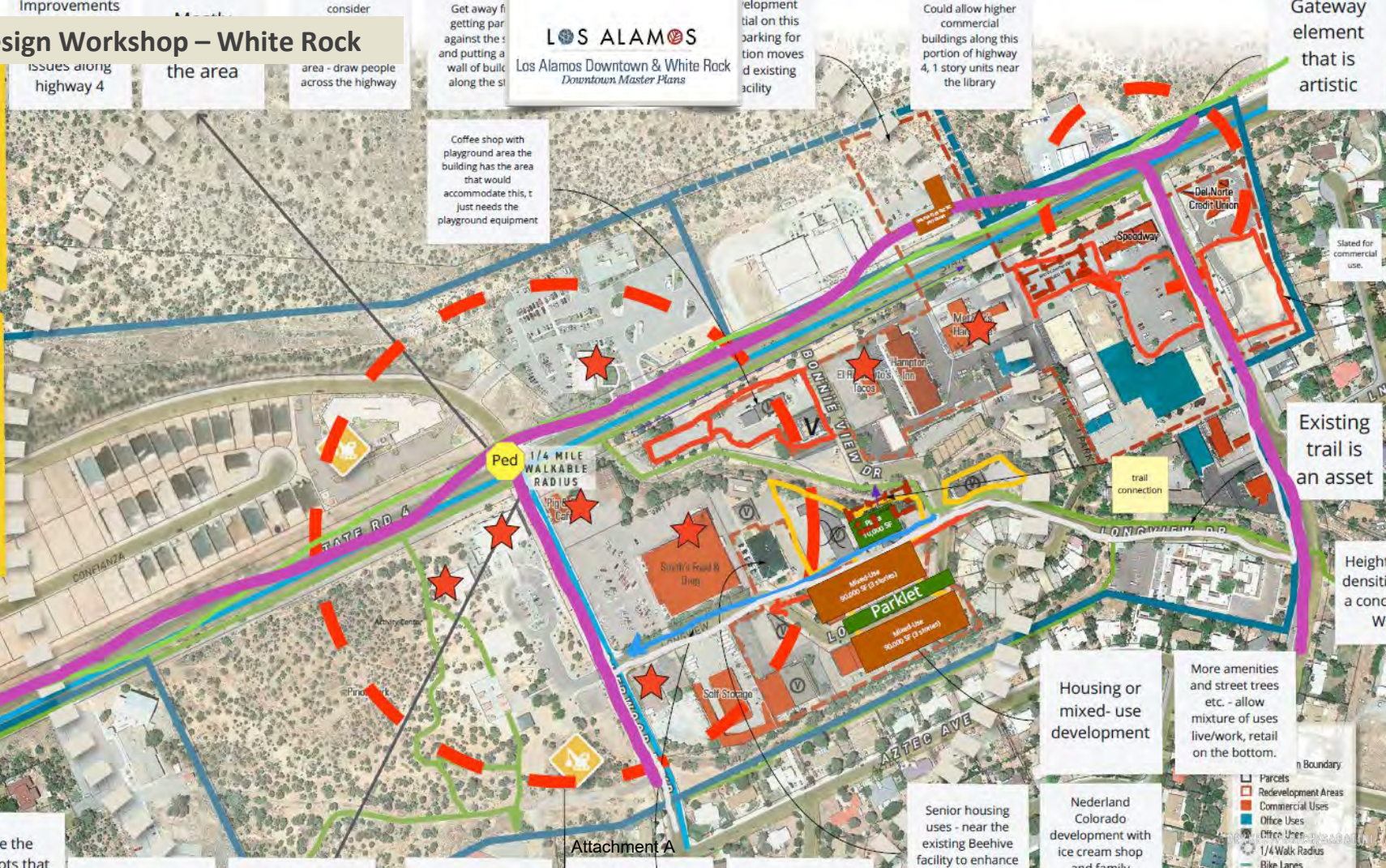
More amenities  
and street trees  
etc. - allow  
mixture of uses  
live/work, retail  
on the bottom.

Senior housing  
uses - near  
existing Beehive  
facility to enhance

Nederland  
Colorado  
development with  
ice cream shop  
and family

Enhance the  
existing pots that

Attachment A



- Parcels
- Redevelopment Areas
- Commercial Uses
- Office Uses
- Office Uses
- 1/4 Walk Radius
- Bike Lanes





# 7. Schedule



## PHASE 1 - DOWNTOWN MASTER PLAN



May 2020

Project Initiation



June 2020

Existing Conditions Assessment



August - September 2020

Visioning Workshop: August 19 & 20  
Design Workshop: Target Date September 21 & October 5  
Council Work Session: October 27

October 2020

Draft Concepts

November 2020

Draft Master Plan

December 2020

Final Master Plan & Approval Process

## PHASE 2 - CHAPTER 16 UPDATE

September 2020

Project Initiation Phase 2

January 2020

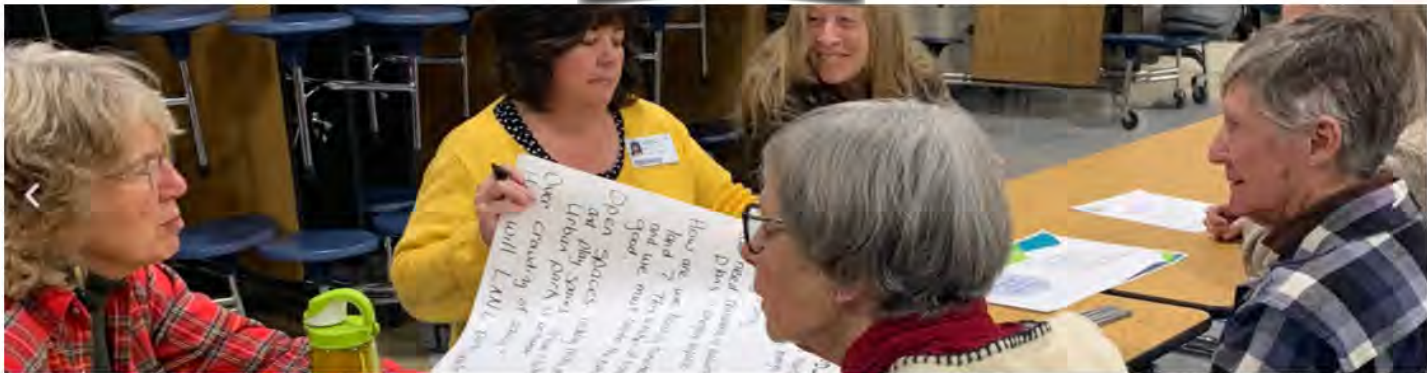
Final Code Diagnosis

January - September 2021

Working Group Session, Module 1 - 3

October 2021

Final Code Update & Approval Process



## GET INVOLVED

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

## PROJECT TASKS / SCHEDULE

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

[losalamosconnect.org](https://losalamosconnect.org)

- Task 1: Background Research & Existing Conditions Analysis

Attachment A



### UPCOMING EVENTS

[8/19/2020 Visioning Workshop – White Rock](#)

[8/20/2020 Visioning Workshop – Los Alamos](#)





## 8. Open Discussion

