



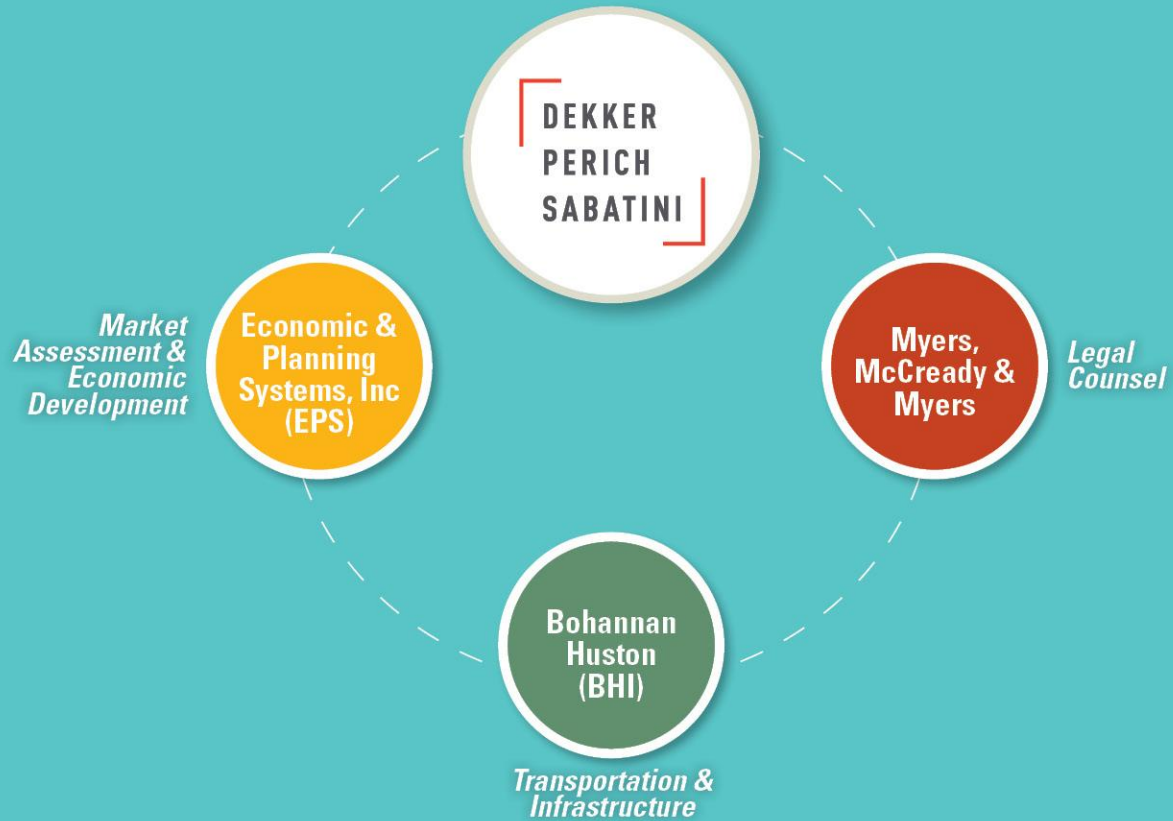
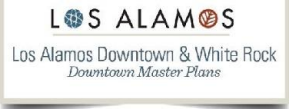
# Los Alamos Downtown & White Rock

## *Downtown Master Plans*

COUNCIL WORK SESSION



**Project Team**





### Meeting Purpose & Goal

- Summarize process to date & feedback received
- Check-in opportunity before starting to draft draft master plan
- Opportunity for Council to give comments, thoughts & direction
- Additional comments to be received within the next 2 weeks





### WHAT THE PROJECT *IS*

- **Phase 1 creates two district master plans** for White Rock and Downtown Los Alamos
- **Creates a long-term vision for future growth**
  - 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
- The project team will coordinate with key stakeholders
- Goals and strategies will be established with the community during the public engagement phase

### WHAT THE PROJECT *IS NOT*

- **Phase 1 does not address the entire County**
  - Only entails downtown areas
  - High-level master planning document,
  - Does not create zoning standards, but provides guidance on how to update the development code (zoning)
  - It is not an engineering report
- **Phase 2 does not address other chapters of the Los Alamos Municipal Code such as Chapter 10 or 18**



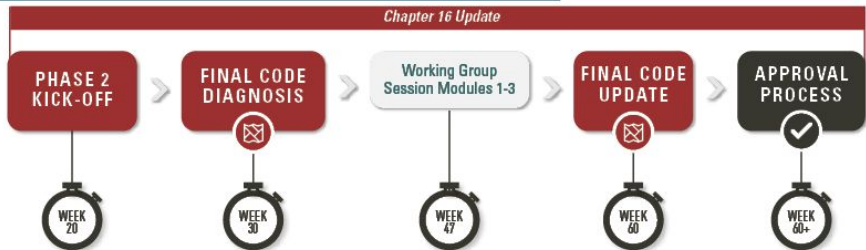


## PHASE 1 & 2 TIMELINE

### PHASE 1 - DOWNTOWN MASTER PLAN

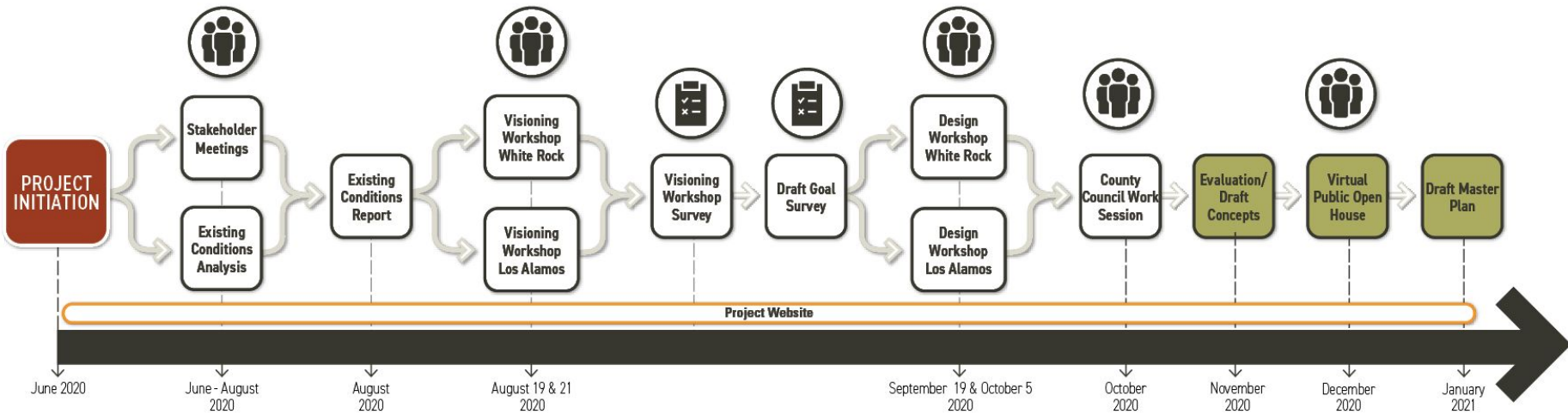


### PHASE 2 - CHAPTER 16 UPDATE





# Downtown Master Process





White Rock Overview





### Permanent Changes for

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

# Visioning Workshop

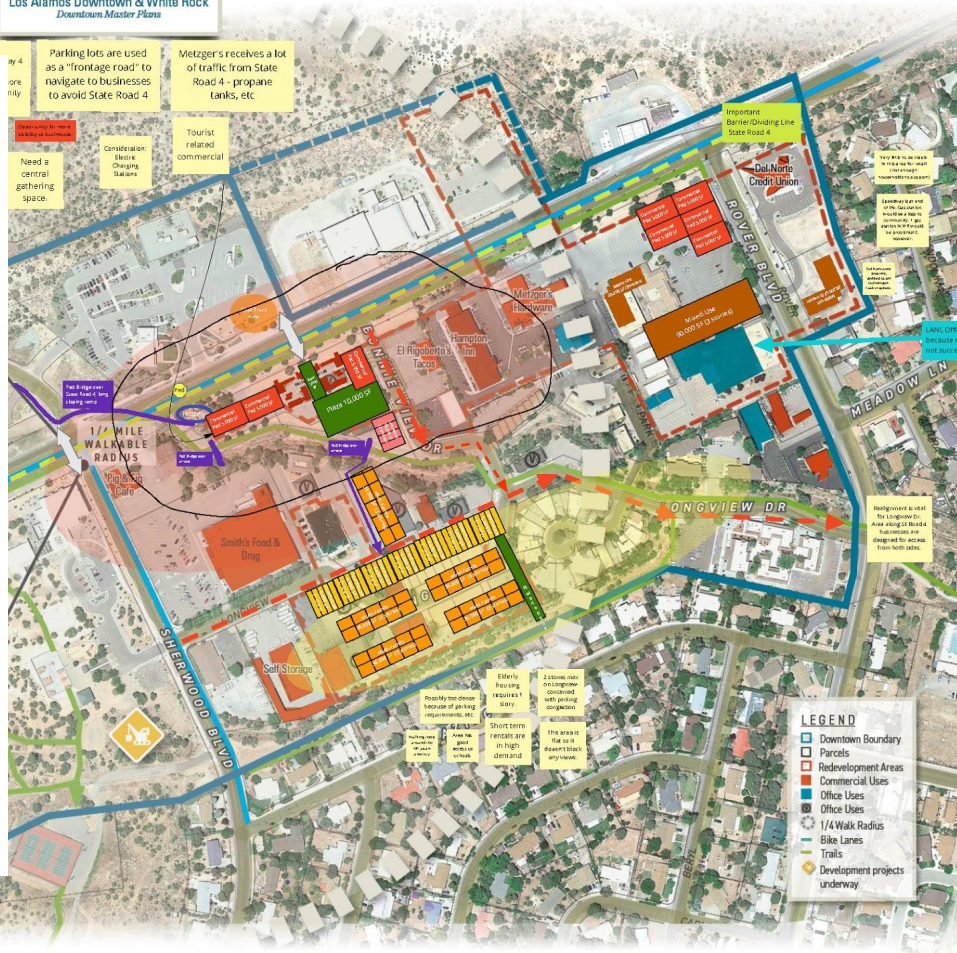
- 87 participants
- Over 2,800 survey responses during / after the meeting

## Follow-Up Survey

- 140 participants
- Over 5,000 survey responses

## Design Workshop

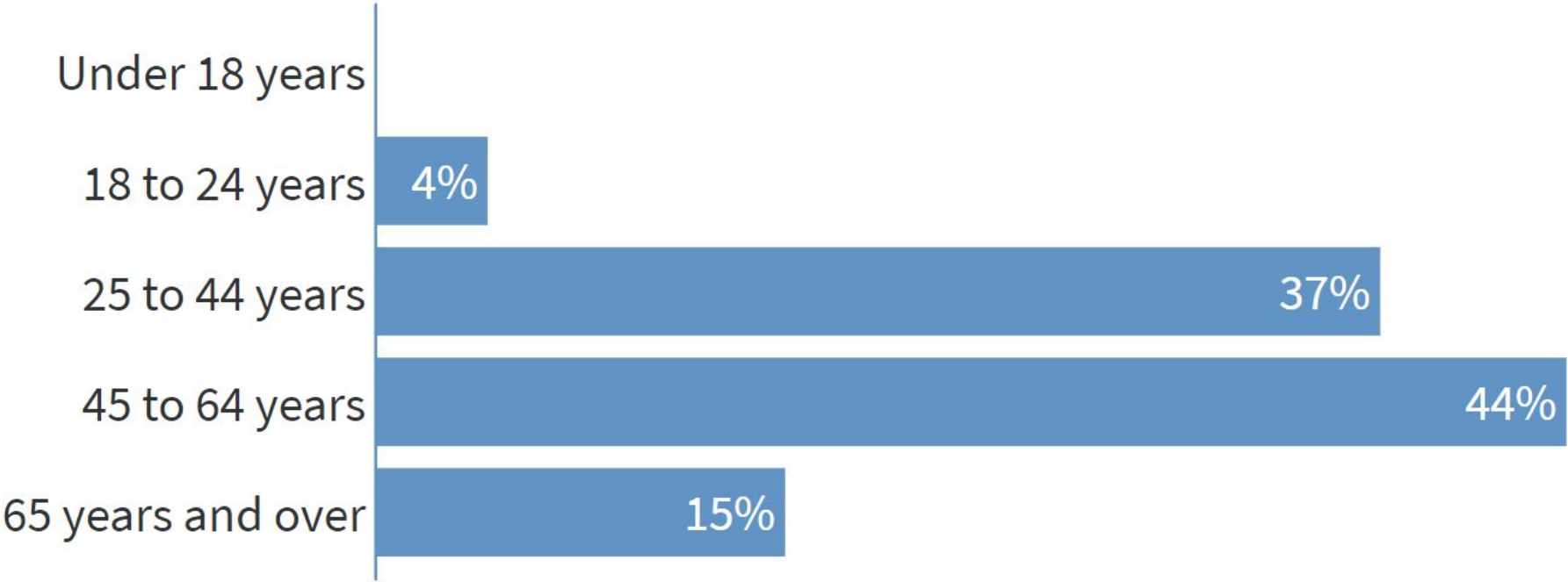
- Over 40 attendees







Age distribution of survey participants





### Goals & Actions

- The following pages present a draft of the goals & actions obtained during the Visioning Workshop and follow-up survey.
- Goals & actions are organized into 7 categories
- Goals & actions are listed in the order they were ranked during the follow-up survey
- Goals & actions are a work in progress and will be refined over the duration of this project
- Goals & actions provide guidance for the development framework





## 1. Urban Form / Identity

<b>Goal 1.A</b>	<b>Revitalize downtown to become a pedestrian-friendly mixed-use area</b>
Action 1.A-1	Encourage businesses, restaurants/ bars, entertainment, and higher density residential uses
Action 1.A-4	Set building heights within downtown White Rock between 3 and 4 stories and reduce setbacks along 'Main Street'
Action 1.A-2	Reduce the amount of pavement and surface parking areas
NEW	Create a Main Street Corridor in White Rock
NEW	Encourage businesses on the ground floor
<b>Goal 1.B</b>	<b>Upgrade infrastructure, including streetscapes, green spaces and entrances to the County, to reflect civic pride in the community</b>
Action 1.B-1	Create a gateway along State Hwy 4
NEW	Revitalize vacant or abandoned buildings and tear down abandoned buildings that are not safe
NEW	Enhance State Route 4 with landscaping, particularly in areas between the ROW and subdivision walls.
<b>Goal 1.C</b>	<b>Enrich the vibrancy of downtown through the integration of design, public art, public space, historic preservation and cultural spaces and programming</b>
Action 1.C-2	Create a central family-centric gathering place
Action 1.C-1	Continue to implement streetscape improvements
Action 1.C-3	Create an attractive and unique resort town vibe
<b>Goal 1.D</b>	<b>Keep small town suburban character of White Rock.</b>
Action 1.D-1	Ensure Downtown White Rock is family friendly
<b>Goal 1.E</b>	<b>Promote Los Alamos County as an "Outdoor Community"</b>



2. Housing	
Goal 2.D	Protect existing White Rock neighborhoods
Goal 2.A	Promote attainable housing for seniors, students, and the workforce to support retention of spending and tax generation in the community
Action 2.A-1	Allow apartments/condos, live/work and missing middle housing options
Action 2.A-2	Promote a variety of senior housing options for those looking to age in place
NEW	Ensure housing affordability in White Rock
Goal 2.B	Promote maintenance and enhancement of housing stock quality
Goal 2.C	Promote increased residential densities particularly in downtown
Action 2.C-1	Promote / encourage infill development





## 3. Transportation

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



## 4. Economic Vitality

<b>Goal4.A</b>	<b>Revitalize downtown White Rock</b>
Action 4.A-1	Develop strategies to fill vacant buildings within downtown White Rock
Action 4.A-2	Redevelop or replace aging buildings in downtown White Rock
Action 4.A-3	Plan for reasonable growth within downtown White Rock
<b>Goal4.B</b>	<b>Significantly improve the quantity and quality of retail business and diversify the community's economic base</b>
Action 4.B-2	Encourage a range of business, restaurant and bars opportunities within downtown White Rock
Action 4.B-1	Protect downtown real estate from becoming LANL office space
Action 4.B-3	Attract businesses geared toward teens and youth
Action 4.B-5	Support construction of new tech facilities to attract new tech businesses
Action 4.B-4	Built on the existing strengths of the community: technology, innovation and information
NEW	Consider opportunities for industrial businesses to support LANL
<b>Goal4.D</b>	<b>Support and retain LANL as the best wealth-producing employer</b>
<b>Goal4.C</b>	<b>Attract new tourism-related business</b>
Action 4.C-1	Create a resort town atmosphere within downtown White Rock that entices tourists to stay in the area
Action 4.C-2	Leverage tourism within downtown White Rock
Action 4.C-3	Provide lodging within downtown White Rock to support nearby tourism
<b>Goal4.C</b>	<b>Attract new tourism-related business</b>



### 5 Public Space / Streets

<b>Goal 5.A</b>	<b>Create a vibrant, pedestrian-friendly downtown that includes a central gathering space, nighttime entertainment and more retail stores and restaurants</b>
Action 5.A-1	Provide food truck hook up spaces within the central gathering space
Action 5.A-2	Consider the inclusion of misters to create a cool public space
<b>Goal 5.B</b>	<b>Provide a range of public space amenities within downtown White Rock</b>
Action 5.B-1	Provide a multi-use open air space for live performances, farmers' markets , etc. Similar to Ashley Pond near Rocket Park.
Action 5.B-4	Provide multi-use public spaces that meet the needs for both permanent residents and seasonal tourists
Action 5.B-5	Provide outdoor recreation opportunities for people of all ages
Action 5.B-2	Provide community garden spaces
Action 5.B-3	Provide pet-friendly spaces, such as a dog park
NEW	Provide an indoor event center
<b>Goal 5.C</b>	<b>Provide wayfinding signage within downtown White Rock</b>



## 6. Infrastructure

**Goal 6.A** Promote access to broadband and better cellular coverage in downtown White Rock

**Goal 6.C** Update existing utilities in White Rock

Action 6.C-1 Upgrade existing, aging water and waste lines

Action 6.C-2 Provide underground utilities during new construction and move existing utilities underground when renovating

**Goal 6.B** Minimize construction impacts to small businesses

## 7. Sustainability

**Goal 7.B** Support green infrastructure and native species

Action 7.B-1 Promote Xeriscaping

**Goal 7.C** Protect and integrate natural habitats within downtown White Rock

Action 7.C-4 Preserve natural open spaces, such as La Senda and Pajarito Acres

Action 7.C-1 Promote pollinator habitats

Action 7.C-2 Preserve habitats for local migratory bats

Action 7.C-3 Mitigate development impacts on bear habitats

**Goal 7.A** Foster and promote sustainability practices

Action 7.A-5 Promote and encourage recycling and reuse within downtown White Rock

Action 7.A-1 Create development regulations for outdoor lighting fixtures that mitigate light pollution to maintain dark skies

Action 7.A-4 Ensure good stewardship of water resources

Action 7.A-3 Encourage renewable energy integration in new development and County facilities

Action 7.A-2 Incentivize sustainability resources, credits, zero-net carbon and stricter energy-efficient building code etc.





### Development Concepts

- During the Design Workshop, participants created 2 development concepts for the White Rock downtown area





## Permanent Changes for COVID-19

LOS ALAMOS  
Los Alamos Downtown & White Rock  
Downtown Master Plans

### Strengths

- 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

### Weaknesses

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

### LEGEND

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





# White Rock - Design Workshop

## STRENGTHS

More of a Main Street feel along State Rd 4, with the most opportunity along south side with buildings to engage the street  
Two Activity Centers - along Sherwood & Rover  
Commercial activity mainly along Highway 4  
Residential / mixed redevelopment opportunities along Longview  
More landscaping along the north side of state rd 4

Issues along highway 4

the area

consider connections from the visitors center to assets within DT area - draw people across the highway

Get away from getting parking against the street and putting a street wall of buildings along the street

Buildings closer to the street so that it feels more like Main Street

Redevelopment potential on this site if parking for fire station moves behind existing facility

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

Gateway element that is artistic

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

Stated for commercial use

**Weaknesses**  
NM 4 is a barrier - Ped access along the highway

for enhanced landscaping along north side

Bike route similar to the existing one along state rt 4 along Longview - enhanced sidewalks everywhere else

Enhance the existing pots that existing and use landscape to enhance them

Protect views & encourage solar orientations

3-4 buildings along Longview

Bike lanes along Sherwood & Rover, sidewalks are not continuous and need to be completed

Uses within Center of Gravity Coffee / sandwich shop

Bike / ped connections shared roadway along Longview, if this roadway is straightened out it needs to ensure safe bike/peds routes

Senior housing uses - near the existing Beehive facility to enhance the area

Housing or mixed-use development

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

Nederland Colorado development with ice cream shop and family friendly activities

Existing trail is an asset

Heights and densities are a concern in WR.







### Workshop Summary & Common Themes

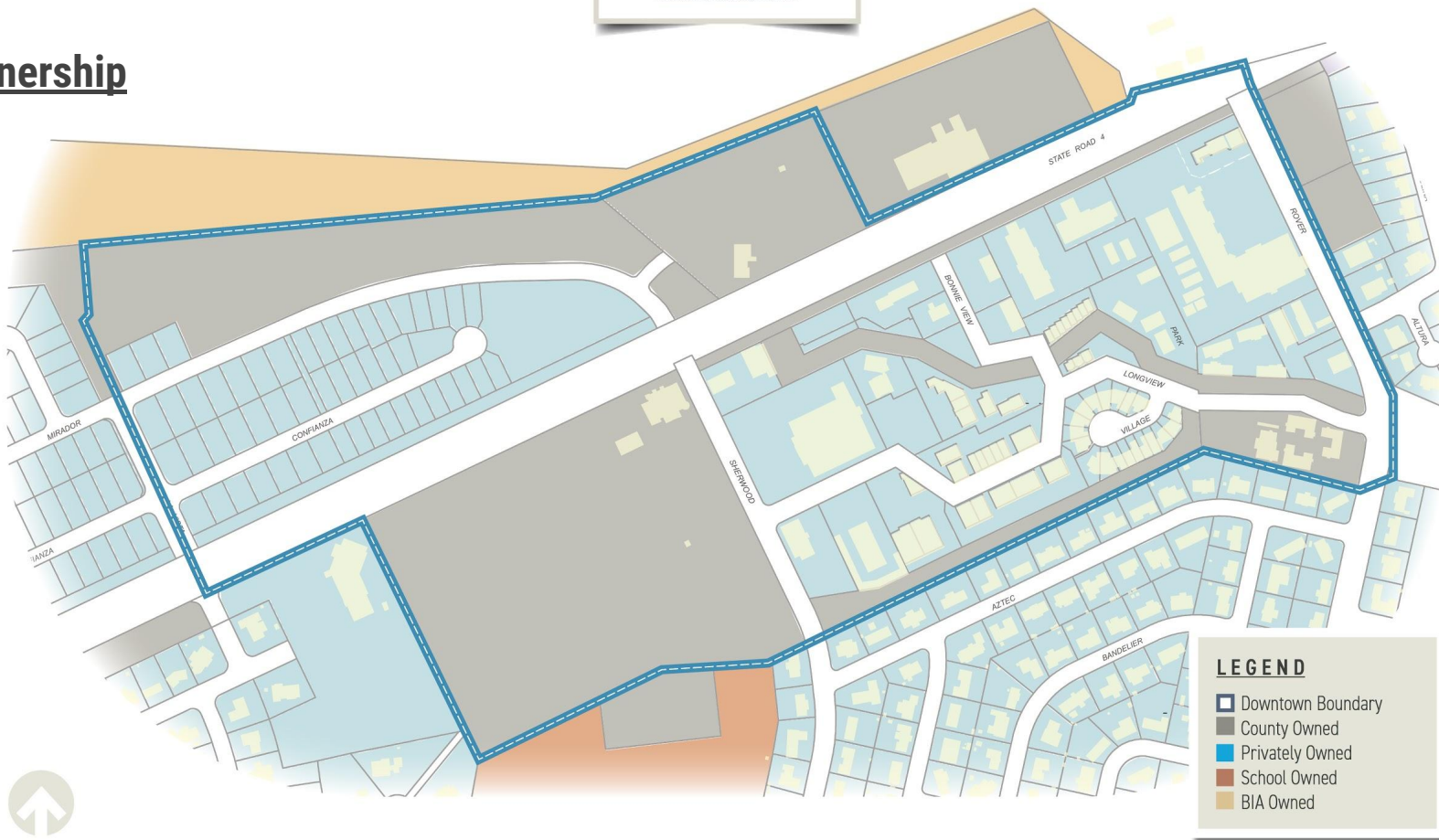
The following list of common themes was identified during the workshop:

- Center of gravity between Sherwood Blvd, Bonnie View Dr and State Road 4
- Central gathering space as organizing feature
- Gathering feature framed by micro-retail, live-work and tourism focused commercial uses
- Realignment of Longview Dr
- Higher density housing along Longview Dr
- Tourism / community focused retail along State Road 4
- Larger box retail along Rover Blvd surrounded by mixed-use
- Added connections to trails and sidewalks



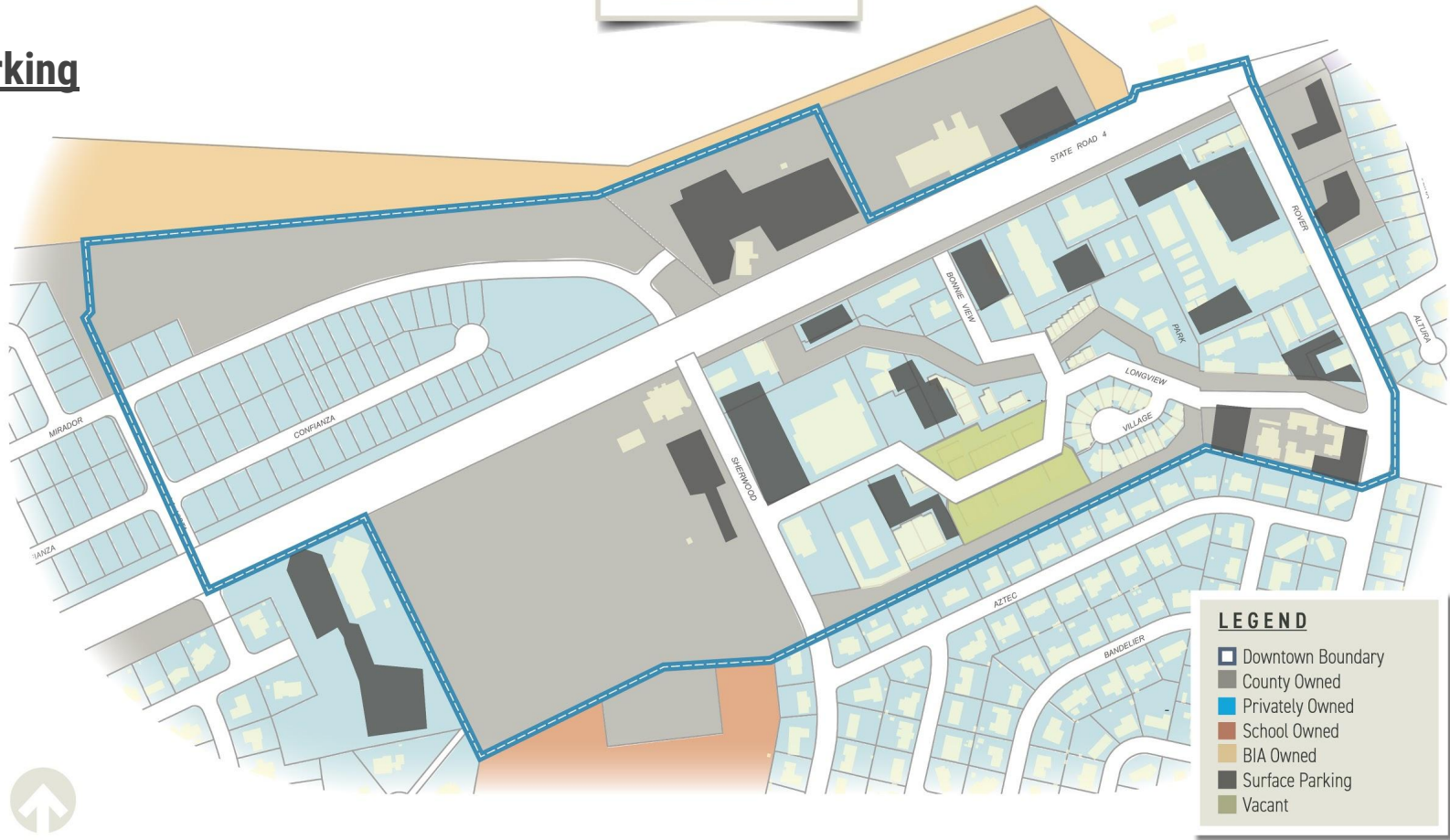


## Ownership





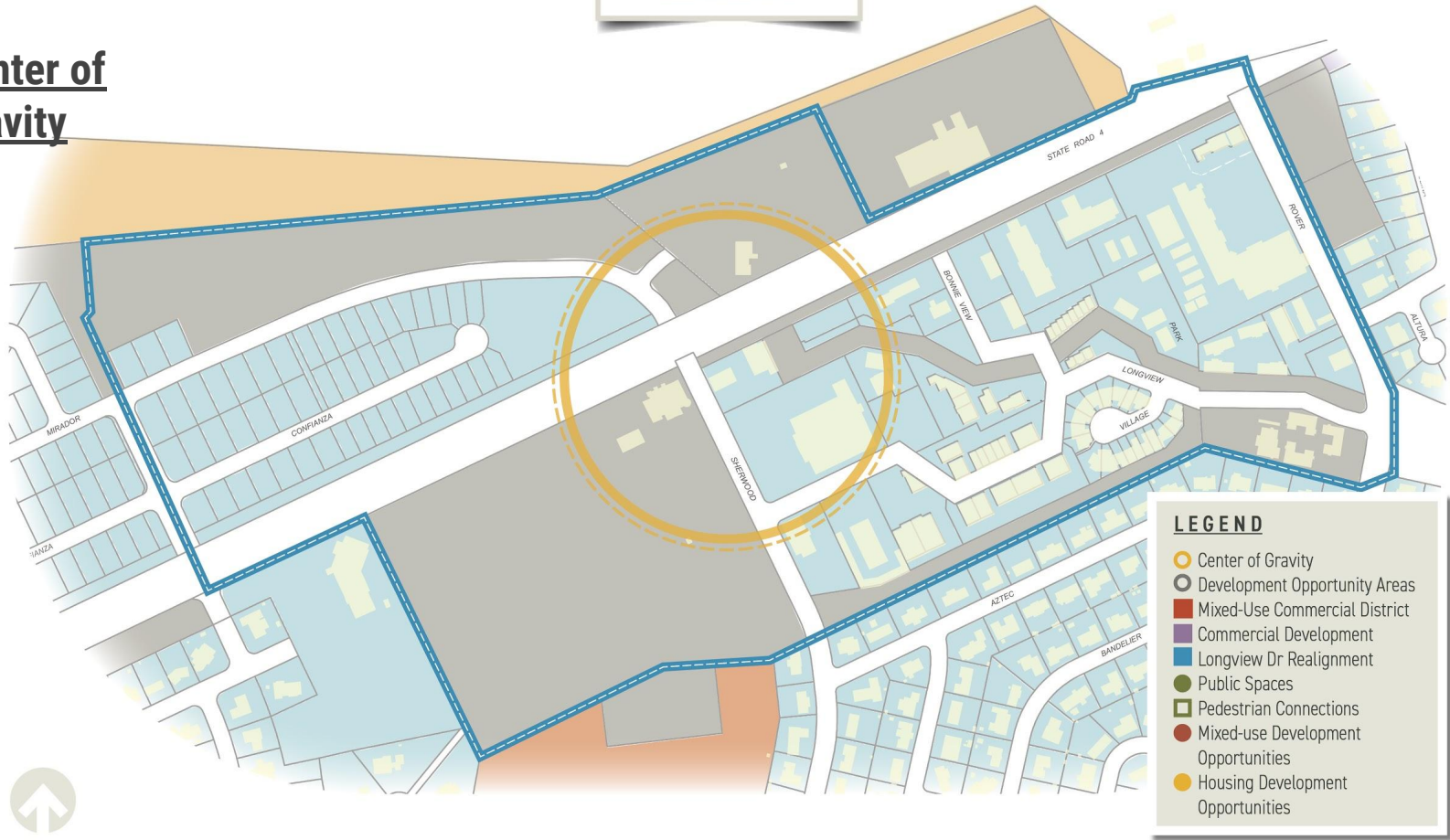
### Parking





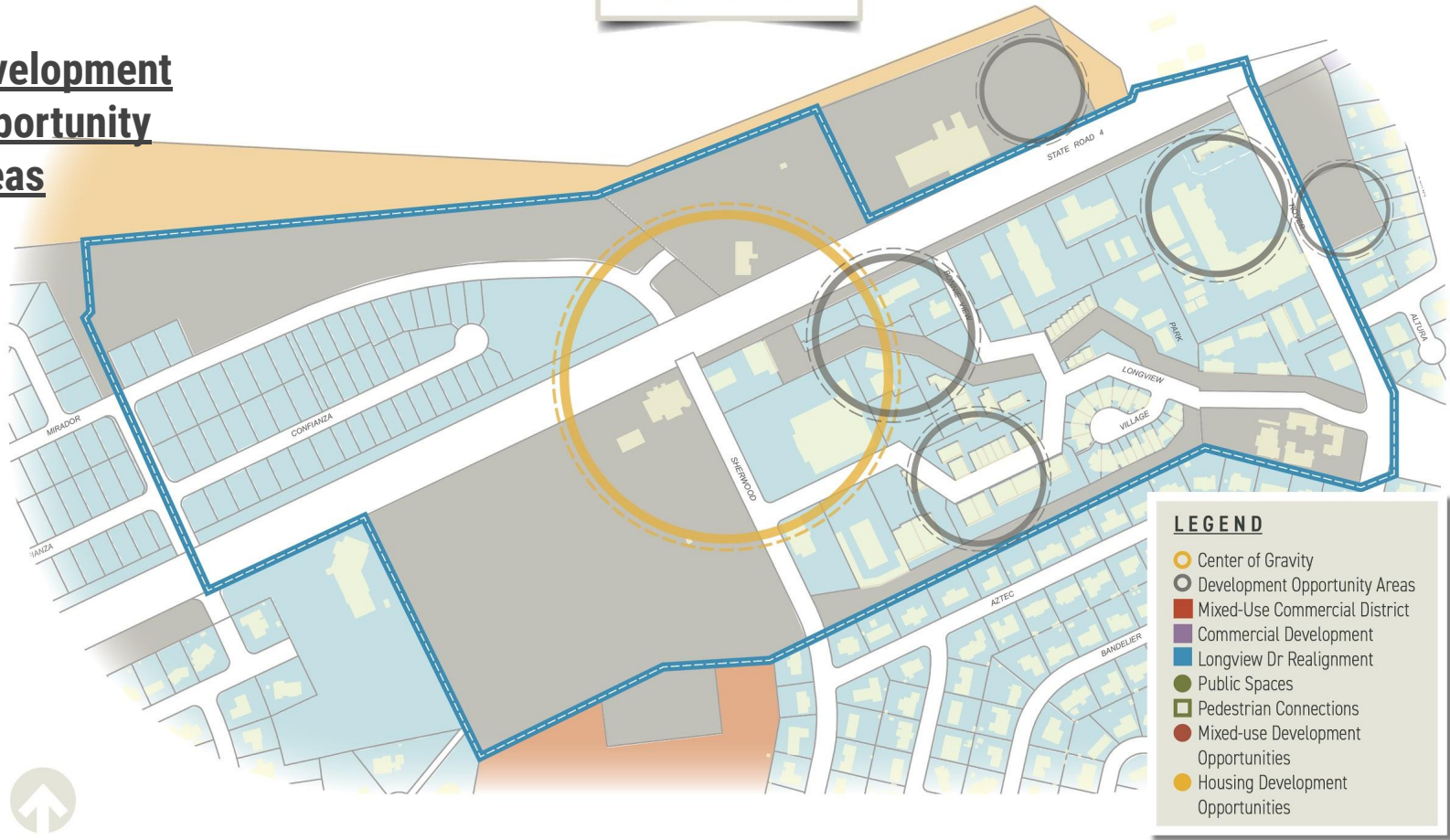


## Center of Gravity



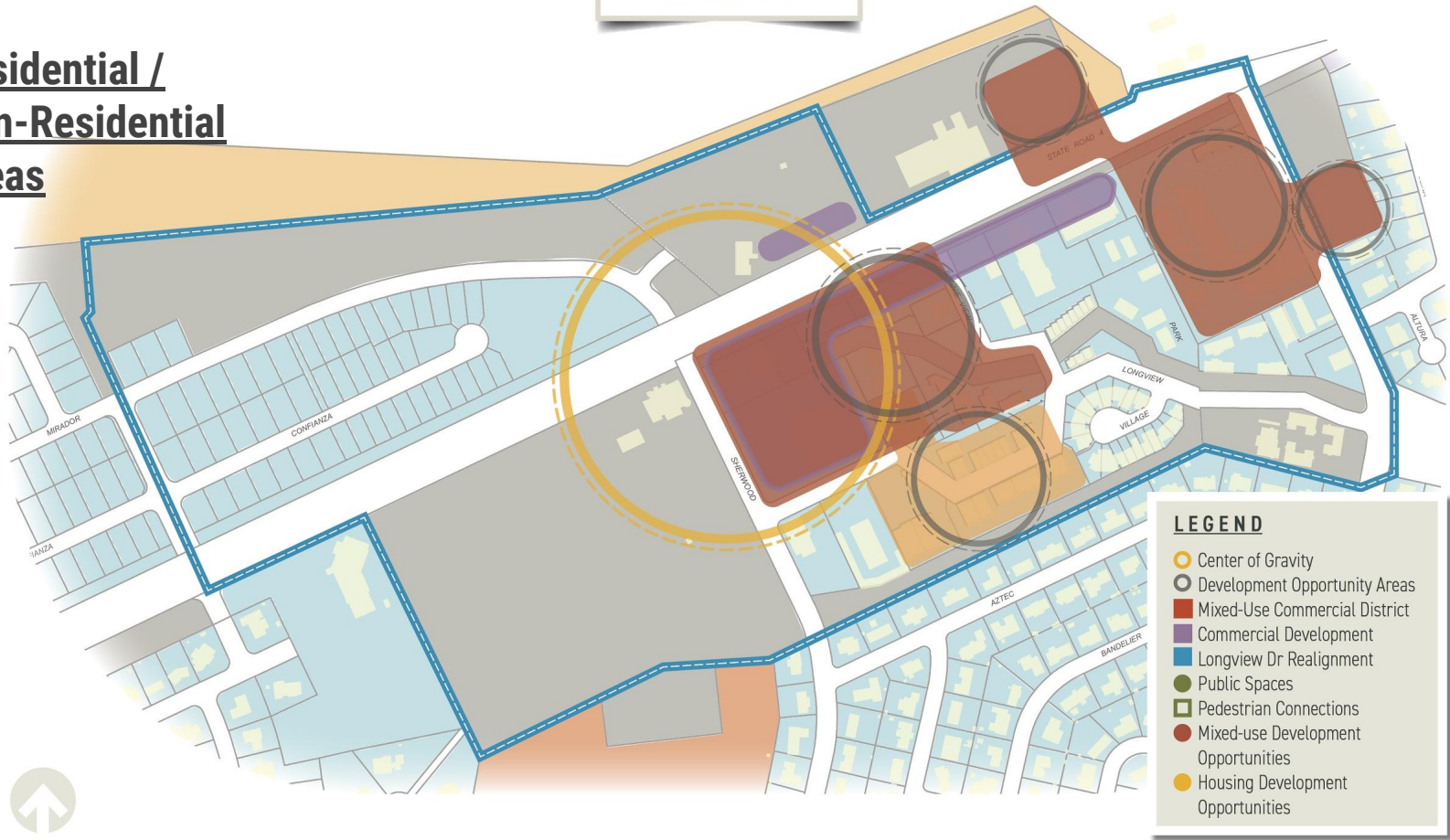


### Development Opportunity Areas





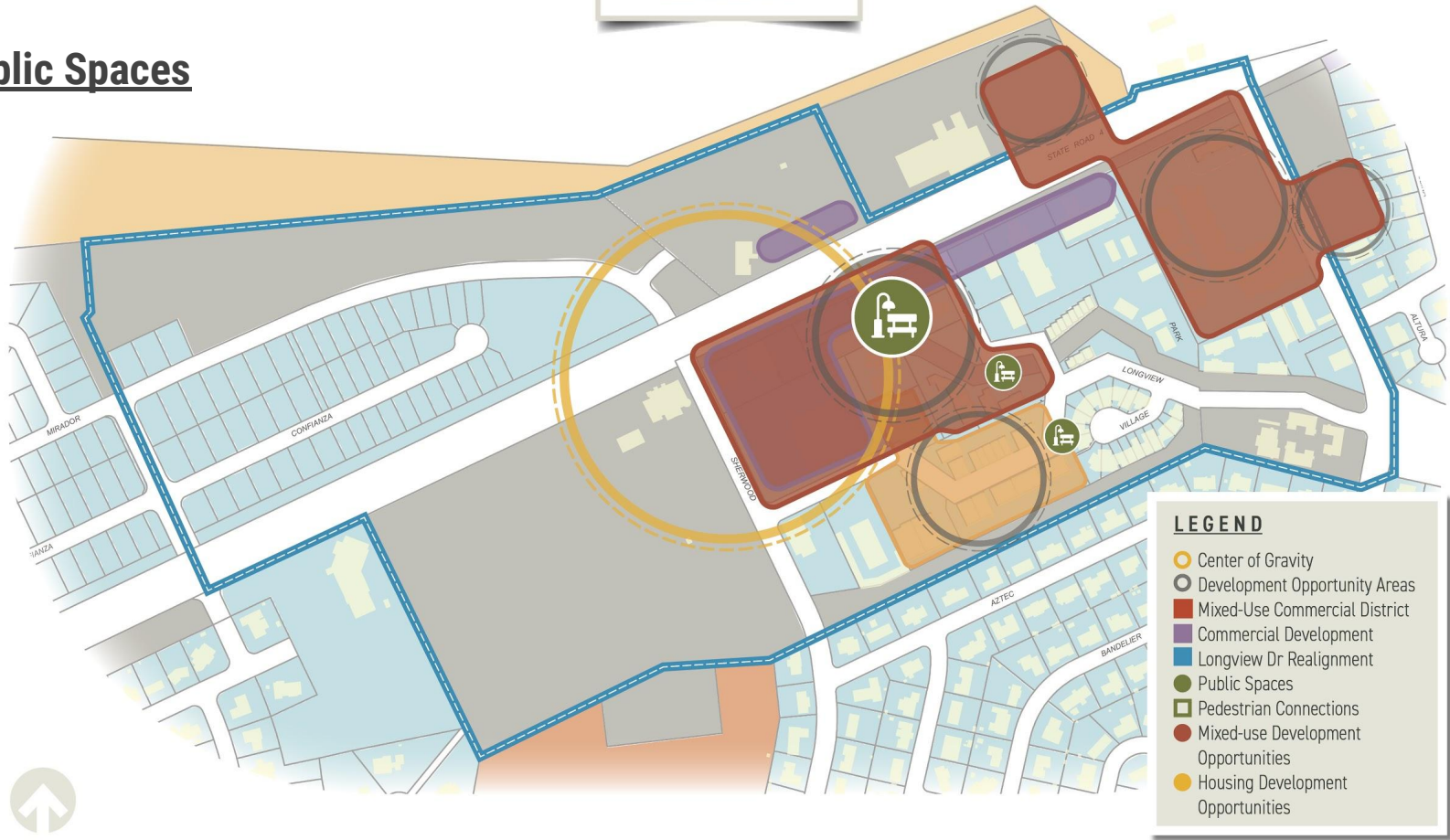
## Residential / Non-Residential Areas





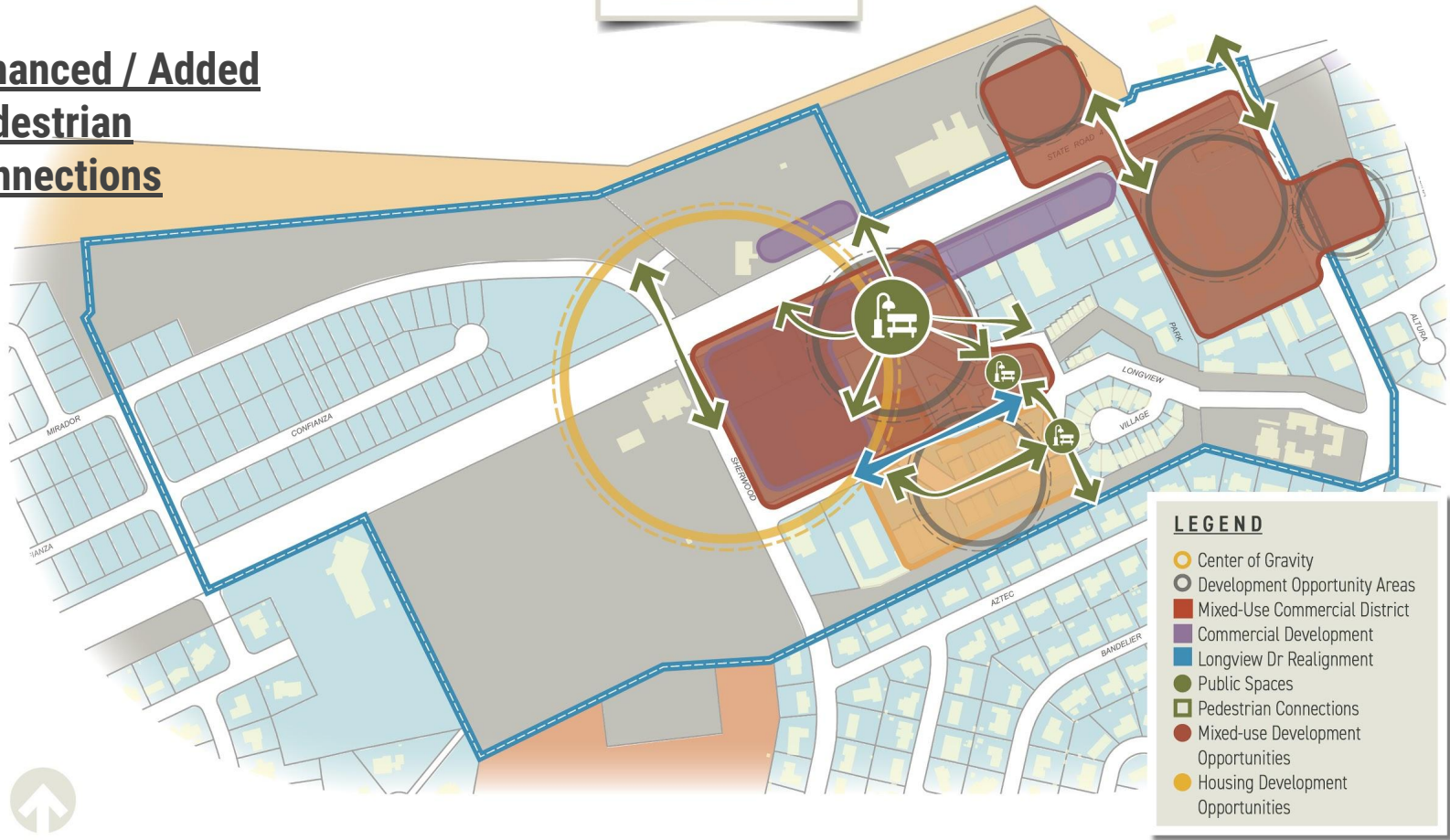


## Public Spaces



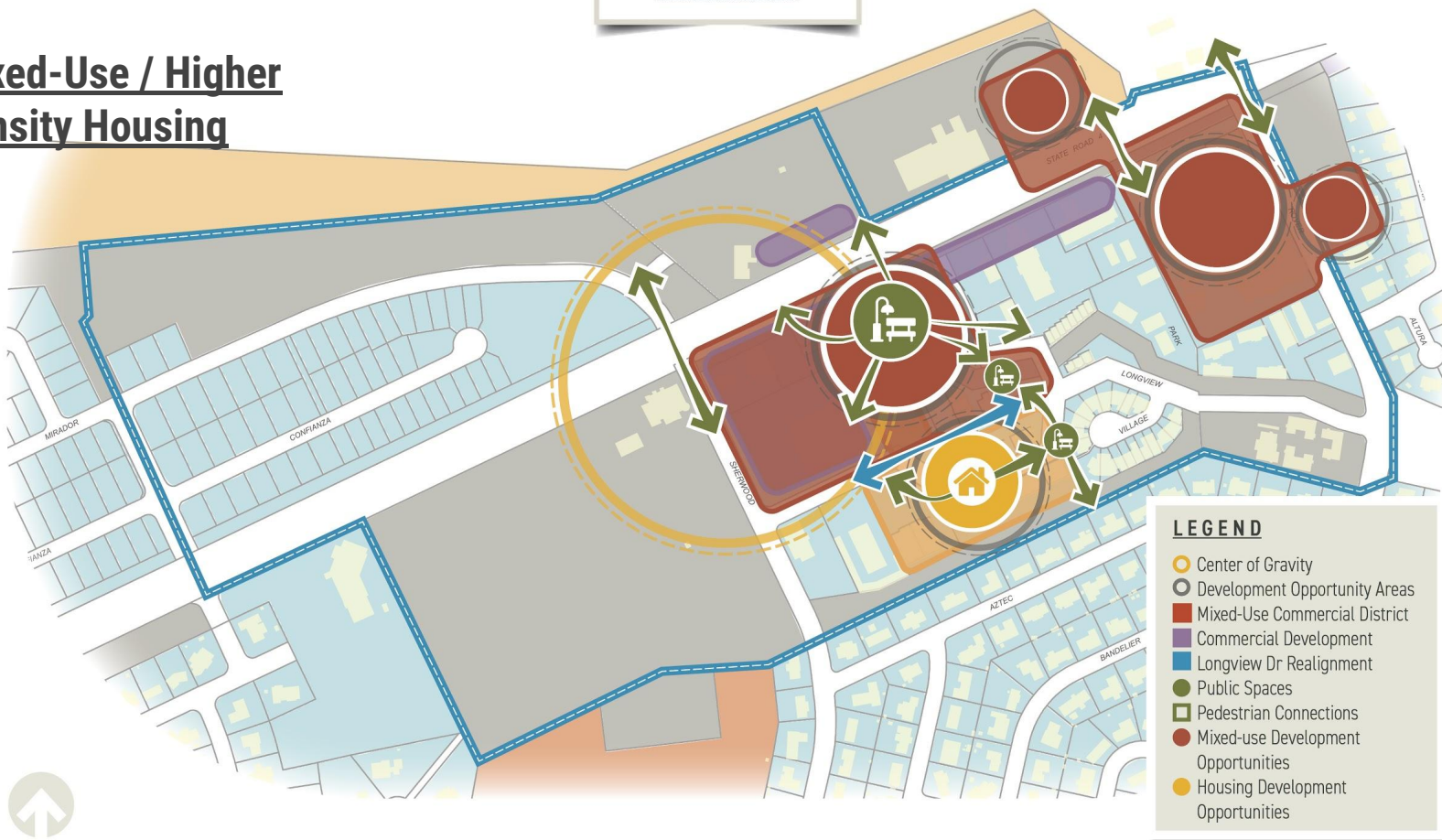


## Enhanced / Added Pedestrian Connections





## Mixed-Use / Higher Density Housing





# Los Alamos Overview



# Visioning Workshop

- 104 participants
- Over 3,500 survey responses during / after the meeting

## Follow-Up Survey

- 270 participants
- Over 10,500 survey responses

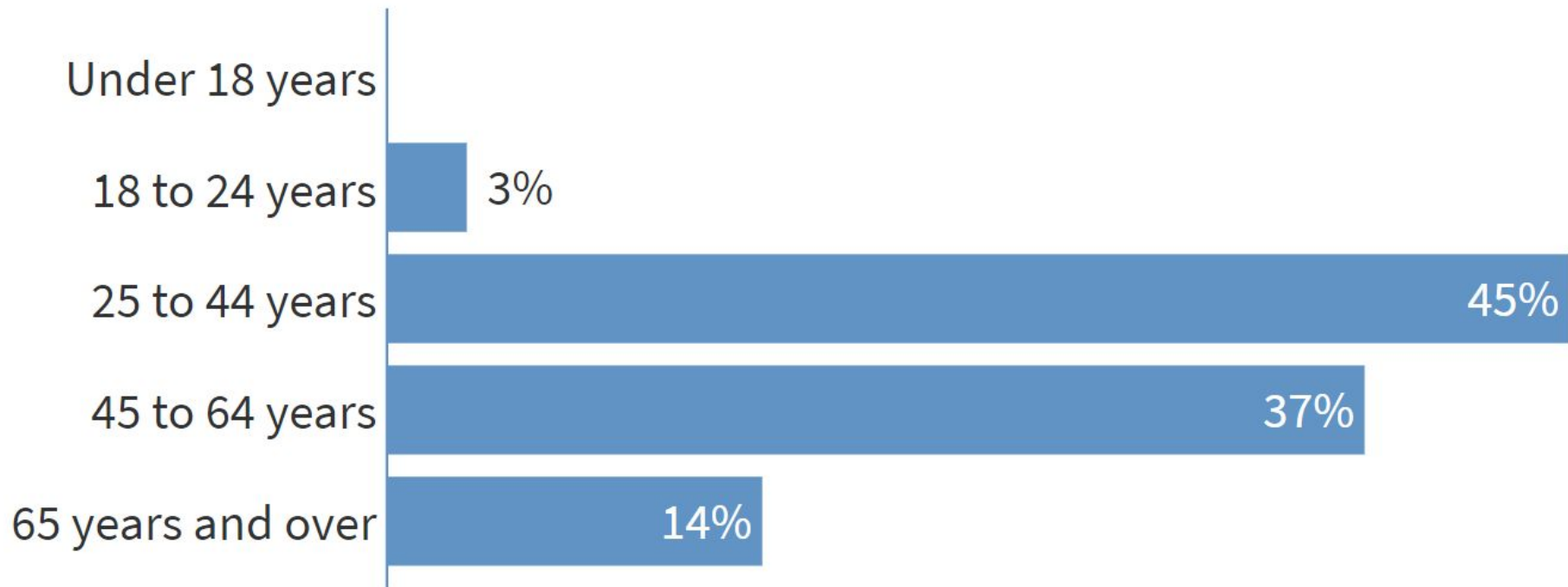
## Design Workshop

- Over 50 attendees





## Age distribution of survey participants







### Goals & Actions

- The following pages present a draft of the goals & actions obtained during the Visioning Workshop and follow-up survey.
- Goals & actions are organized into 7 categories
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- Goals & actions provide guidance for the development framework





## 1. Urban Form / Design

<b>Goal 1.D</b>	<b>Develop Central Ave to serve as a vibrant Main Street</b>
Action1.D-3	Create protected spaces for outdoor dining
Action1.D-1	Study Central Ave to serve as a pedestrian mall during specific periods of time
Action1.D-2	Orient buildings along Central frontage to create a street-wall that enhances the pedestrian experience
NEW	Ensure access to vital services like the post office
<b>Goal 1.A</b>	<b>Enrich the vibrancy of downtown through design, public art, public spaces, historic preservation and cultural spaces and programming</b>
Action1.A-6	Coordinate downtown-related actions with local businesses
Action1.A-1	Implement cohesive signage, wayfinding, arts and streetscape treatments that visually unify downtown and celebrate the history of Los Alamos
Action1.A-3	Consider the history of Tewa
Action1.A-4	Integrate community art into public spaces
Action1.A-5	Create gateway features
Action1.A-2	Consider displays to distribute information and art
NEW	Revisit the Creative District Plan and establish versatile programming for Downtown year-round
<b>Goal 1.C</b>	<b>Revitalize downtown to become a pedestrian-friendly mixed-use area</b>
Action1.C-1	Integrate accessible mixed-use, live/work spaces into the downtown
<b>Goal 1.B</b>	<b>Promote Los Alamos County as an “Outdoor Community”</b>



2. Housing	
Goal 2.A	Increase density downtown and promote accessible/attainable housing for seniors, students, and the workforce in close
Action2.A-5	Encourage a mix of housing types including live / work, residential micro-units and multi-family housing
Action2.A-1	Analyze existing height requirements to accommodate increased density where appropriate
Action2.A-2	Develop strategies for more short-term and/or temporary housing options
Action2.A-6	Explore strategies within the zoning code to increase the supply of attainable housing downtown
Action2.A-4	Increase residential density downtown
Action2.A-3	Analyze existing accessory dwelling unit regulations
NEW	Consider remodeling the Hilltop House near the new roundabout for temporary student housing
NEW	Consider developing housing on the south side of Trinity
NEW	Consider redeveloping the old Motel, the Mari-Mac shopping center and western parking lot of Smith to developed higher density housing.
NEW	In collaboration with LANL, consider developing student housing with easy access to transit and downtown
Goal 2.B	Promote maintenance, redevelopment and enhancement of housing stock quality
Action2.B-1	Develop standards to ensure newly constructed housing is of high quality, visually appealing and appropriate for Los Alamos
NEW	Consider exploring incentives to encourage the redevelopment of older buildings into higher density housing





## 3. Transportation

<b>Goal 3.B</b>	<b>Create safe, efficient and convenient pedestrian and bicycle infrastructure</b>
Action3.B-2	Examine approaches for safe pedestrian crossings on arterials, including HAWK and pedestrian/ bike-activated flashing lights specifically along Trinity Dr
Action3.B-3	Create wider sidewalks that integrate rest areas and shade
Action3.B-1	Implement a mode share program and coordinate with LANL (e.g. bike share, scooter share)
NEW	Analyze existing bike and pedestrian infrastructure and implement measure to make them safe and convenient
NEW	Connect existing bike and pedestrian infrastructure and link trails to downtown activity centers
NEW	Consider traffic calming measure in order for the speed limit to be maintained
<b>Goal3.A</b>	<b>Create an accessible, user-friendly and efficient multi-modal system that connects LANL, neighborhoods and downtown Los</b>
Action3.A-1	Create a "complete streets" policy for all new and rebuilt roadways
<b>Goal 3.C</b>	<b>Create convenient transit options to travel to and from downtown</b>
Action3.C-1	Extend public transit schedule, specifically on Thursday, Friday, during the evening and on the weekend
Action3.C-4	Develop efficient routes to bring LANL employees to downtown
Action3.C-2	Create a downtown circulator bus
Action3.C-3	Enhance transit stops
<b>Goal 3.D</b>	<b>Create sustainable, accessible, efficient and convenient parking options that support a pedestrian-friendly environment</b>
Action3.D-1	Create centralized parking to promote a 'park once' strategy downtown
Action3.D-5	Provide bicycle parking
NEW	Consider locating parking structure along Deacon St
Action3.D-4	Add shade through covered parking and/or trees and appropriate landscape to parking areas
Action3.D-6	Provide electric vehicle parking stations
Action3.D-3	Locate parking behind buildings
Action3.D-2	Consider parking reductions and revised parking requirements as appropriate
NEW	Provide accessible and convenient parking for tourists that in close proximity to tourist destinations



## 4. Public Space / Streets

<b>Goal 4.A</b>	<b>Create a vibrant, pedestrian-friendly downtown that includes a central gathering space, nighttime entertainment and more retail and restaurants</b>
Action4.A-3	Create a plaza with designated spaces for food trucks and pop-up businesses
Action4.A-1	Enhance and maintain existing public spaces
Action4.A-2	Integrate coordinated street furnishings throughout downtown
NEW	Require new development in Downtown to provide public spaces
NEW	Create a pavilion on the footprint of the old County Building at Ashley Pond to provide a venue for eating, drinking, and incidental retail activities
NEW	Locate a destination beer garden along the Canyon Rim Trail and promote it as a unique destination in LA
<b>Goal 4.C</b>	<b>Provide inclusive public spaces that are geared toward all age groups</b>
Action4.C-5	Add amenities such as restrooms, drinking water fountains and water features
Action4.C-1	Provide a series of well-lit multi-use outdoor gathering spaces with seating, landscape, shade and recreation/entertainment options
Action4.C-6	Add a shaded gathering space to the Ashley Pond area
Action4.C-3	Add community gardens
Action4.C-4	Create more outdoor performance spaces and add events that are geared towards all age groups
Action4.C-2	Add parklets and mini-plazas
<b>Goal 4.C</b>	<b>Increase tree coverage and enhance streetscapes</b>
Action4.C-1	Add more trees to public spaces and streets, specifically along Trinity
<b>Goal 4.B</b>	<b>Improve access to public open space and recreational facilities</b>



### 5. Infrastructure

<b>Goal 5.A</b>	<b>Promote access to broadband communication throughout the County</b>
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Action 5.A-1	Provide higher speed internet
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<b>Goal 5.B</b>	<b>Minimize construction impacts to small businesses</b>
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<b>Goal 5.D</b>	<b>Support public spaces with utilities and infrastructure</b>
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Action 5.D-2	Provide WIFI in public spaces
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Action 5.D-1	Provide utility access in public spaces for pop-ups businesses
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<b>Goal 5.C</b>	<b>Make electric vehicle charging stations more broadly available</b>
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Action 5.C-1	Consider new locations for charging stations
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## 6. Sustainability

<b>Goal 6.C</b>	<b>Encourage reuse, recycling and composting</b>
NEW	Maintain and expand existing recycling programs and consider a community composting program
<b>Goal 6.B</b>	<b>Maintain dark skies</b>
Action 6.B-1	Create development regulations for outdoor lighting fixtures that mitigate light pollution to maintain dark skies
<b>Goal 6.A</b>	<b>Foster and promote sustainability practices</b>
Action 6.A-2	Encourage water conservation
Action 6.A-4	Encourage renewable energy integration in new development and County facilities
Action 6.A-5	Consider covered solar parking areas
Action 6.A-3	Incentivize sustainability resources, credits, zero-net carbon and stricter energy-efficient building code, including green roofs and in-home battery storage
Action 6.A-1	Add LID and green infrastructure to capture runoff
NEW	Revise land landscape requirements to prohibit the routine use of pesticides and herbicides that endanger pollinators and wildlife and require native plants for new developments and in the public right-of-way
<b>Goal (NEW)</b>	<b>Maintain and increase green spaces and tree coverage</b>



## 7. Economic Development

<b>Goal7.D</b>	<b>Create a downtown area in which local businesses can thrive</b>
Action 7.D-4	Develop strategies to keep commercial rents affordable
Action 7.D-1	Develop strategies to discourage first floor office uses within downtown
Action 7.D-2	Create a business incubator space such as shared kitchens with pop-up restaurants
Action 7.D-5	Consider restricting big box stores and national chains
Action 7.D-6	Promote economic diversification by building on the existing strengths of the community: technology, innovation and information, as well as natural resource amenities
NEW	Clarify development procedures to make them user friendly and transparent
<b>Goal7.A</b>	<b>Revitalize the downtown area of Los Alamos</b>
Action 7.A-1	Develop strategies to fill vacant buildings within downtown Los Alamos
Action 7.A-3	Develop/redevelop restaurants, retail businesses and residential uses along the Canyon Rim Trail
Action 7.A-6	Maximize opportunities with the development of the Manhattan Project National Historical Park
Action 7.A-7	Develop standards to ensure new construction of commercial structures is high quality, visually appealing and appropriate for Los Alamos
Action 7.A-5	Covert CB Fox building back into a theater
Action 7.A-2	Build a 500 seat mid-sized performing arts theater to attract people to stay in Los Alamos
Action 7.A-4	Redevelop in or move fraternal organizations/clubs to (e.g. the Elks club) high traffic areas
NEW	Consider redeveloping the teen center to house tourist related uses
<b>Goal7.C</b>	<b>Support and retain LANL as the best wealth-producing employer</b>
<b>Goal7.B</b>	<b>Diversify the community's economic base</b>
Action 7.B-1	Attract new tourism-related business
Action 7.B-2	Support construction of new tech facilities



### Development Concepts

- During the Design Workshop, participants created 3 development concepts for the Los Alamos downtown area





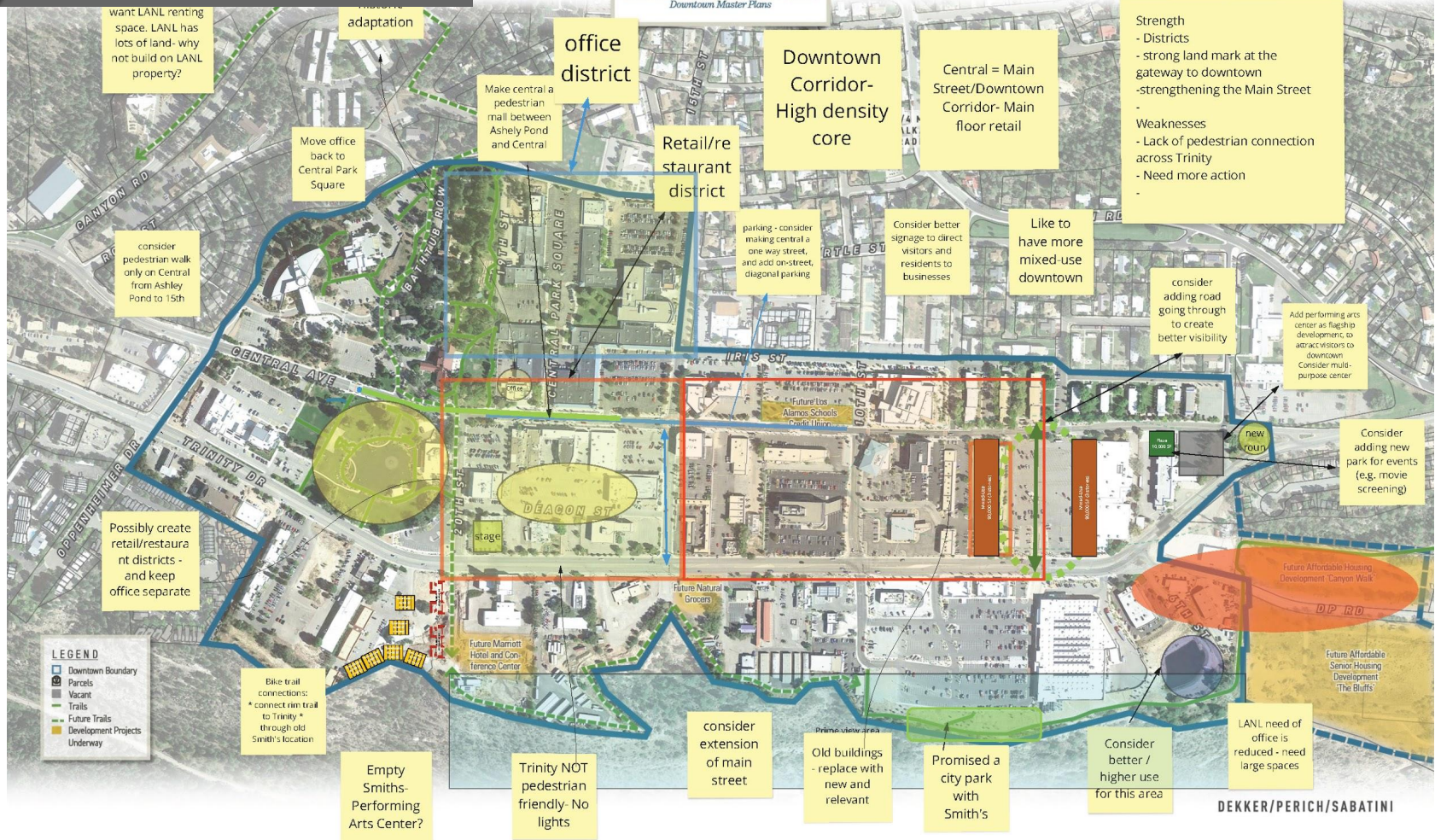






# Los Alamos - Design Workshop

LOS ALAMOS  
Los Alamos Downtown & White Rock  
Downtown Master Plans



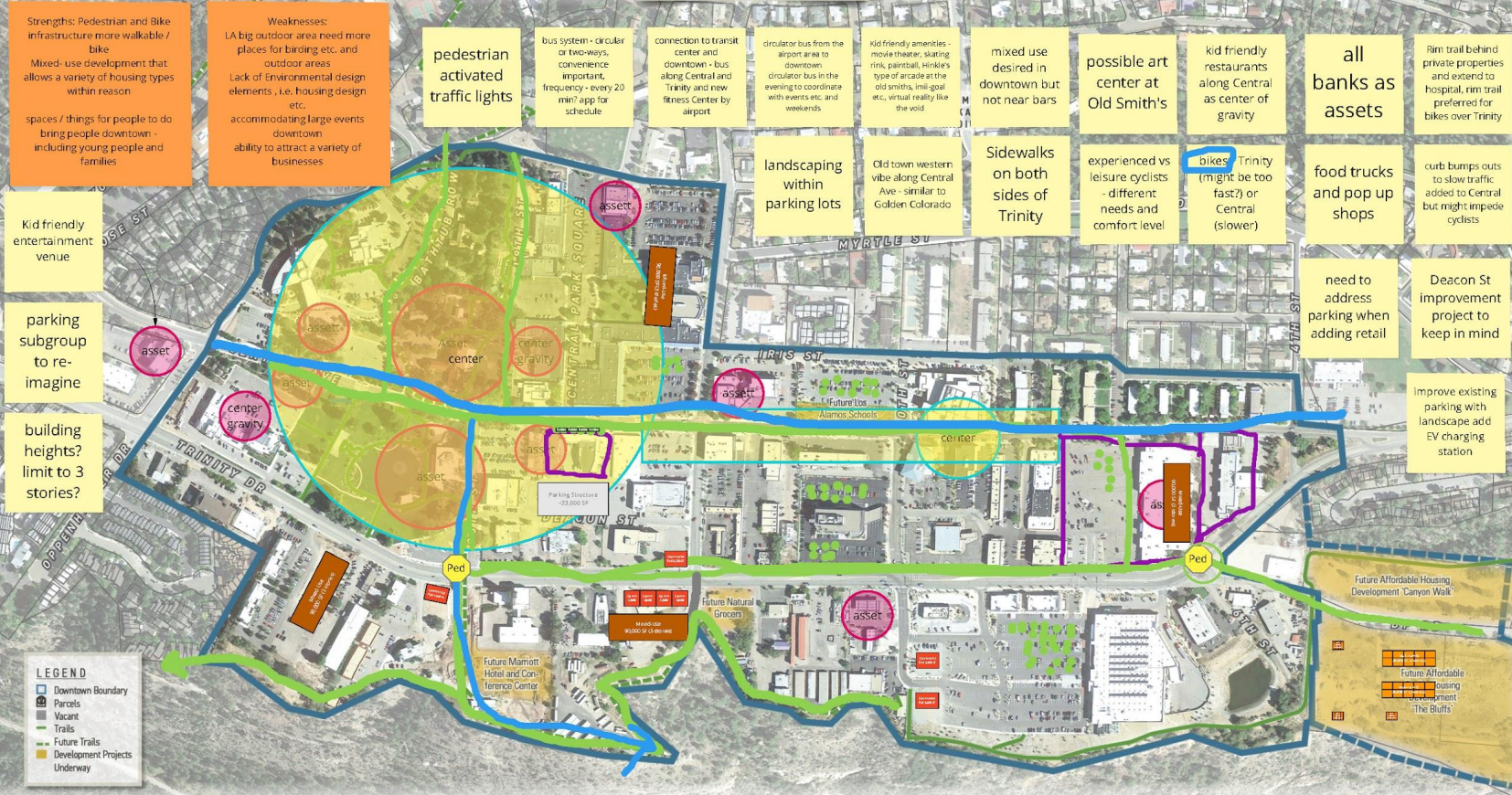
DEKKER/PERICH/SABATINI





# Los Alamos - Design Workshop

LOS ALAMOS  
Los Alamos Downtown & White Rock  
Downtown Master Plans







## Workshop Summary & Common Themes

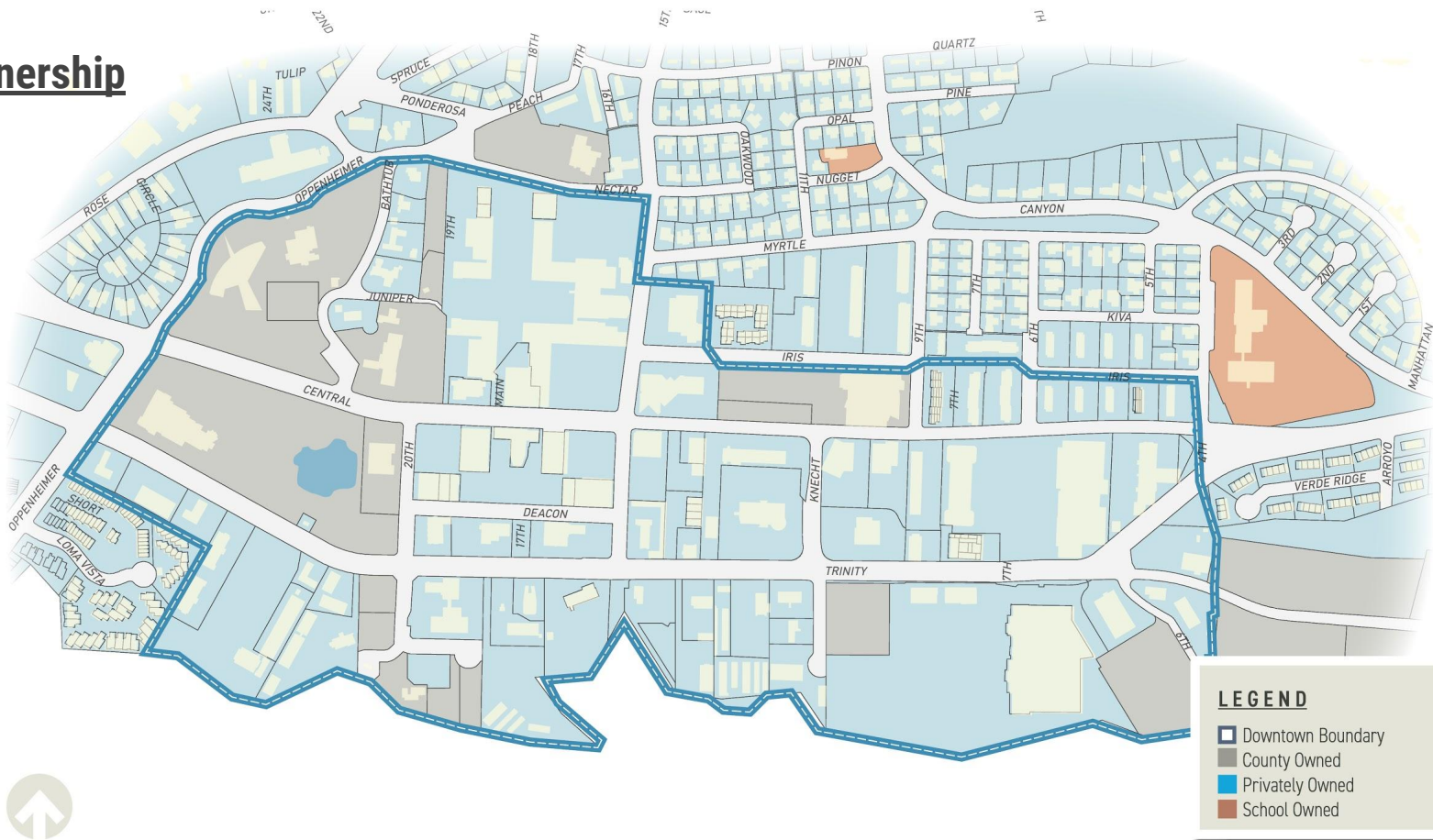
The following list of common themes was identified during the workshop:

- Center of gravity around Ashley Pond, Central Park Square and Central Ave between 15th St and Oppenheimer Dr
- Creating districts
  - ◆ Higher density mixed-use district from 20th St on the west to the Mari Mac Village Shopping Center
  - ◆ Office district
  - ◆ Performance art center or multi-family at the gateway to downtown
- Improved pedestrian/bike connections
- Improved connections to south side of Trinity Dr and DP Rd
- Mixed-use and plaza on old Smith's site
- Parking structure on Deacon St
- Infill commercial throughout
- Series of multi-use outdoor gathering spaces throughout downtown





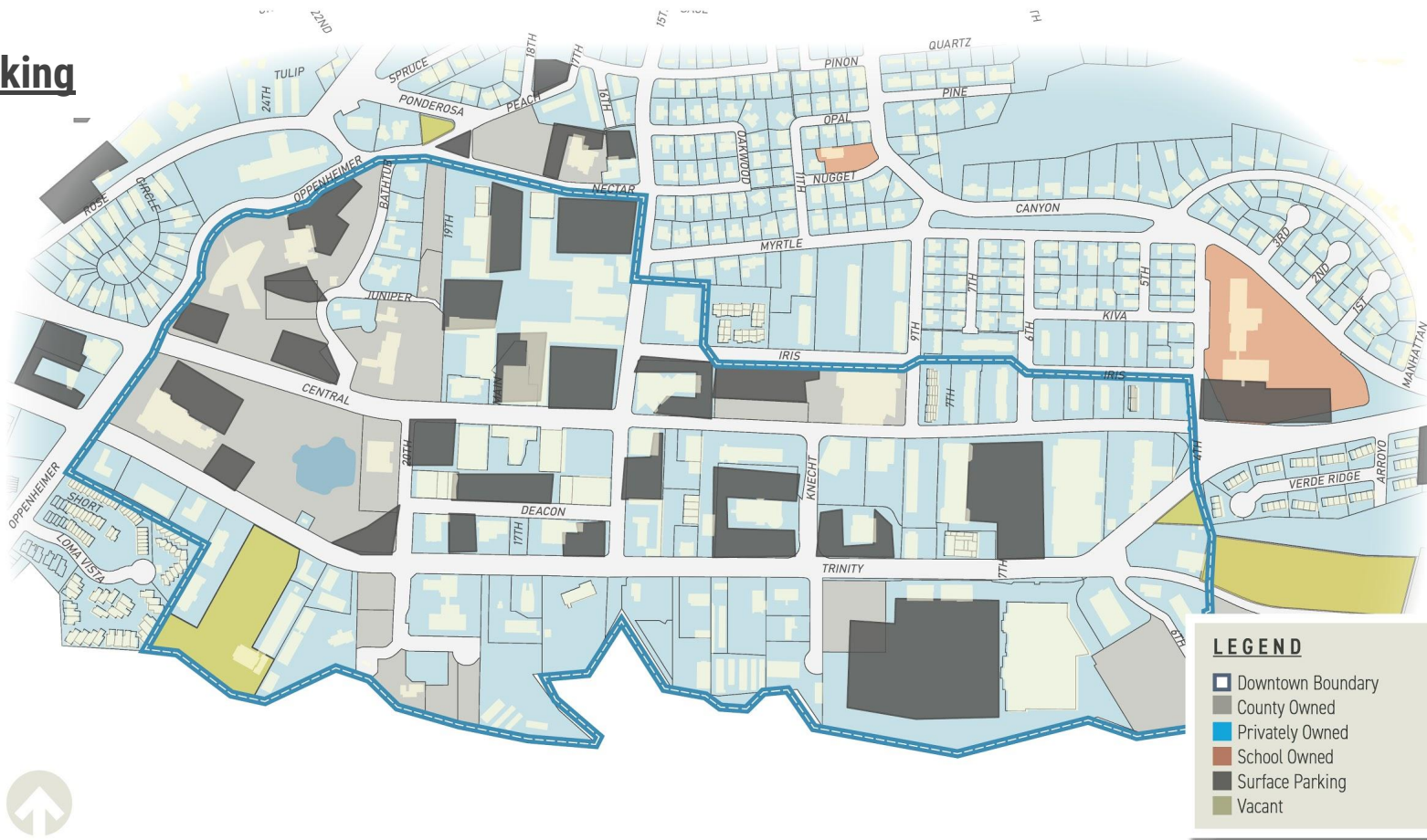
## Ownership







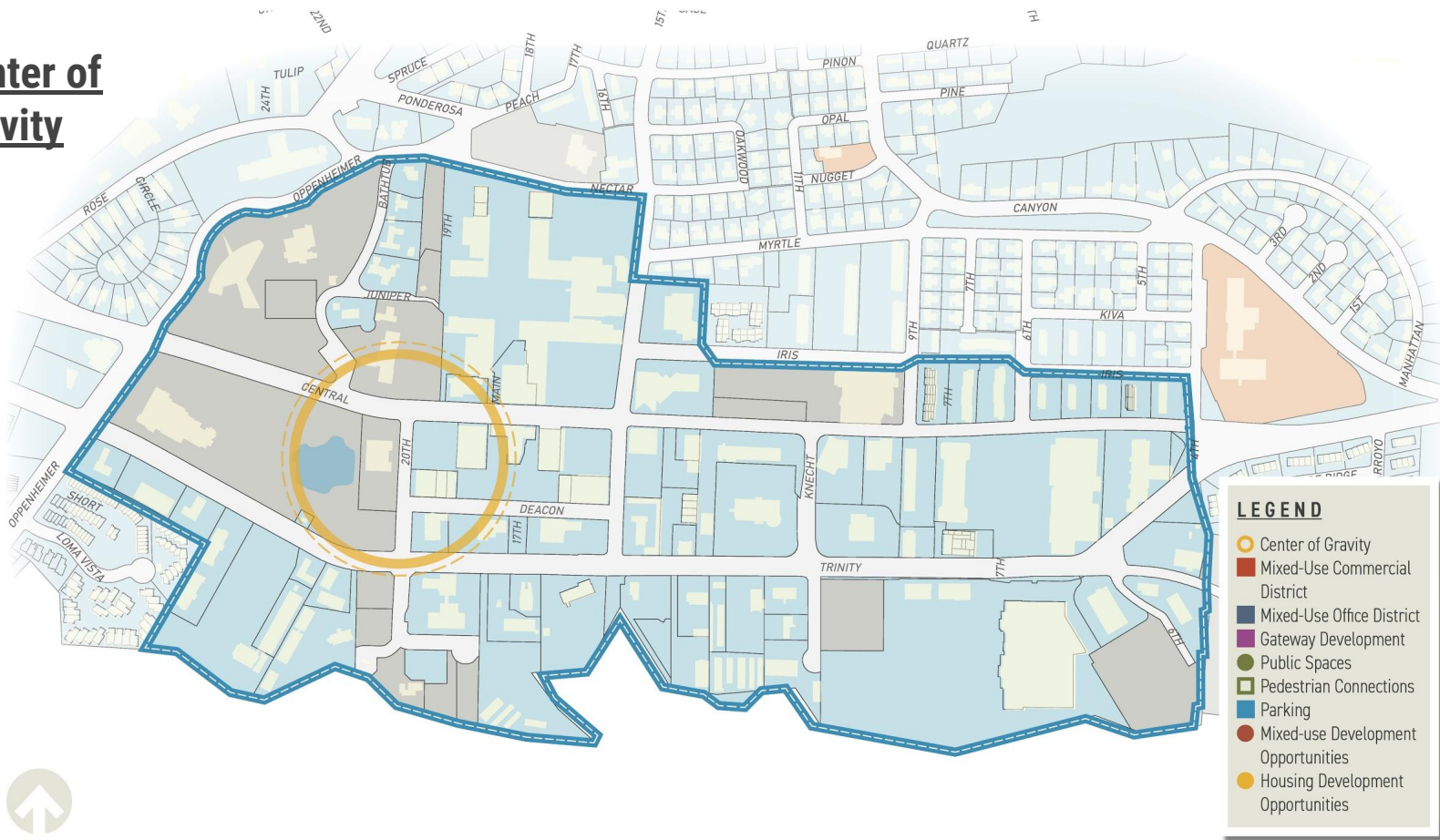
## Parking





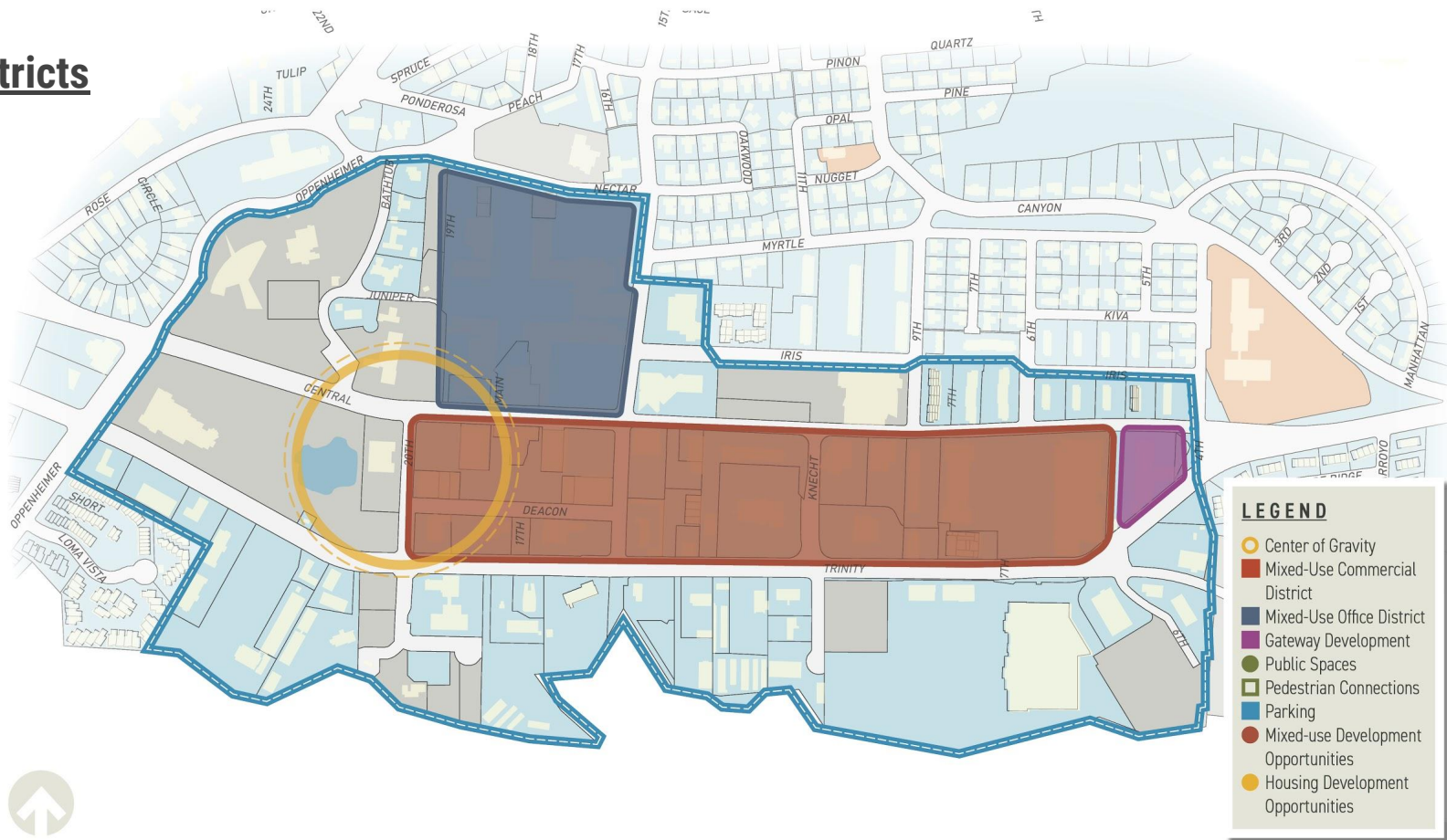


## Center of Gravity





## Districts

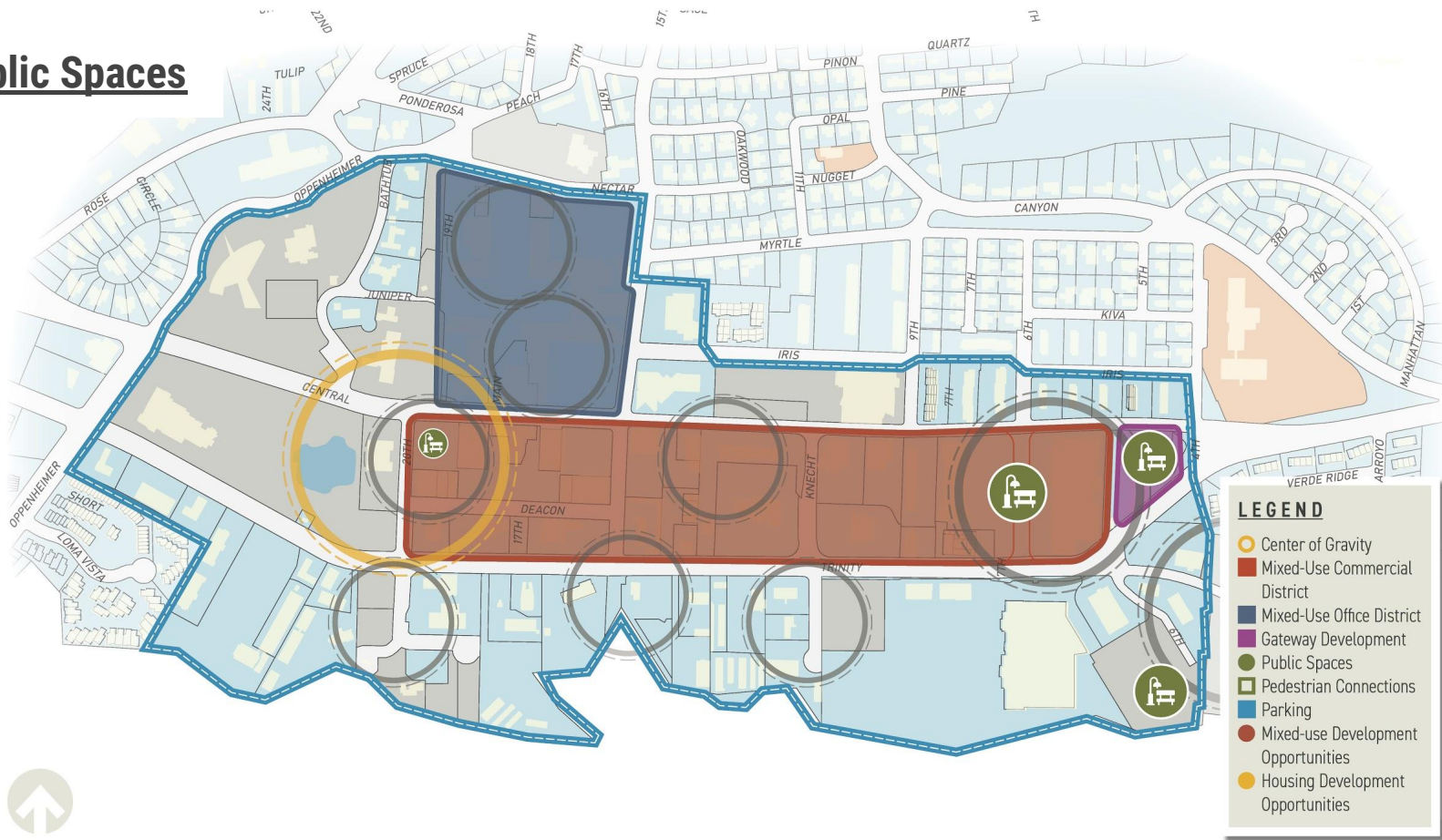


## Development Opportunity Areas



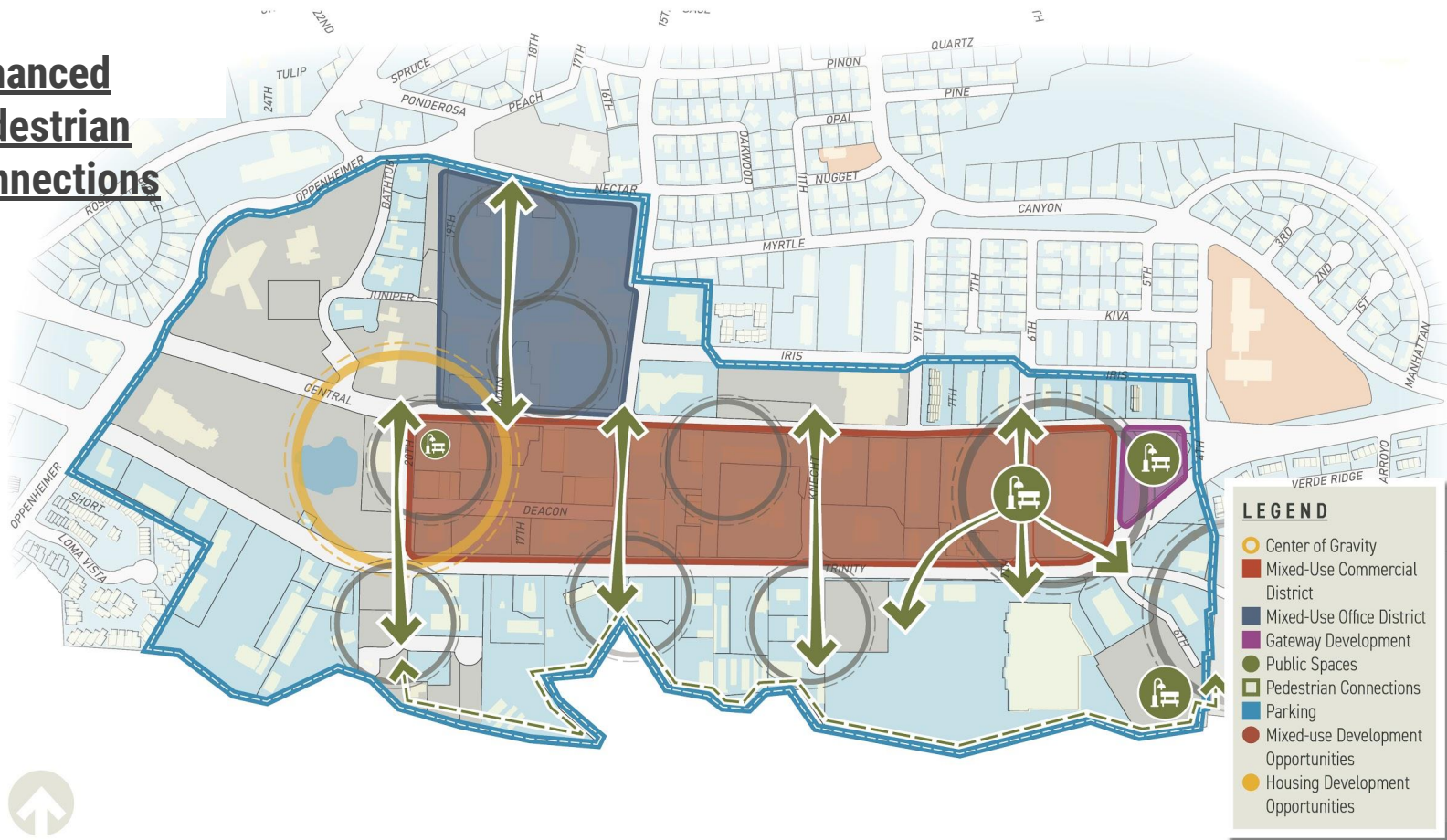


## Public Spaces



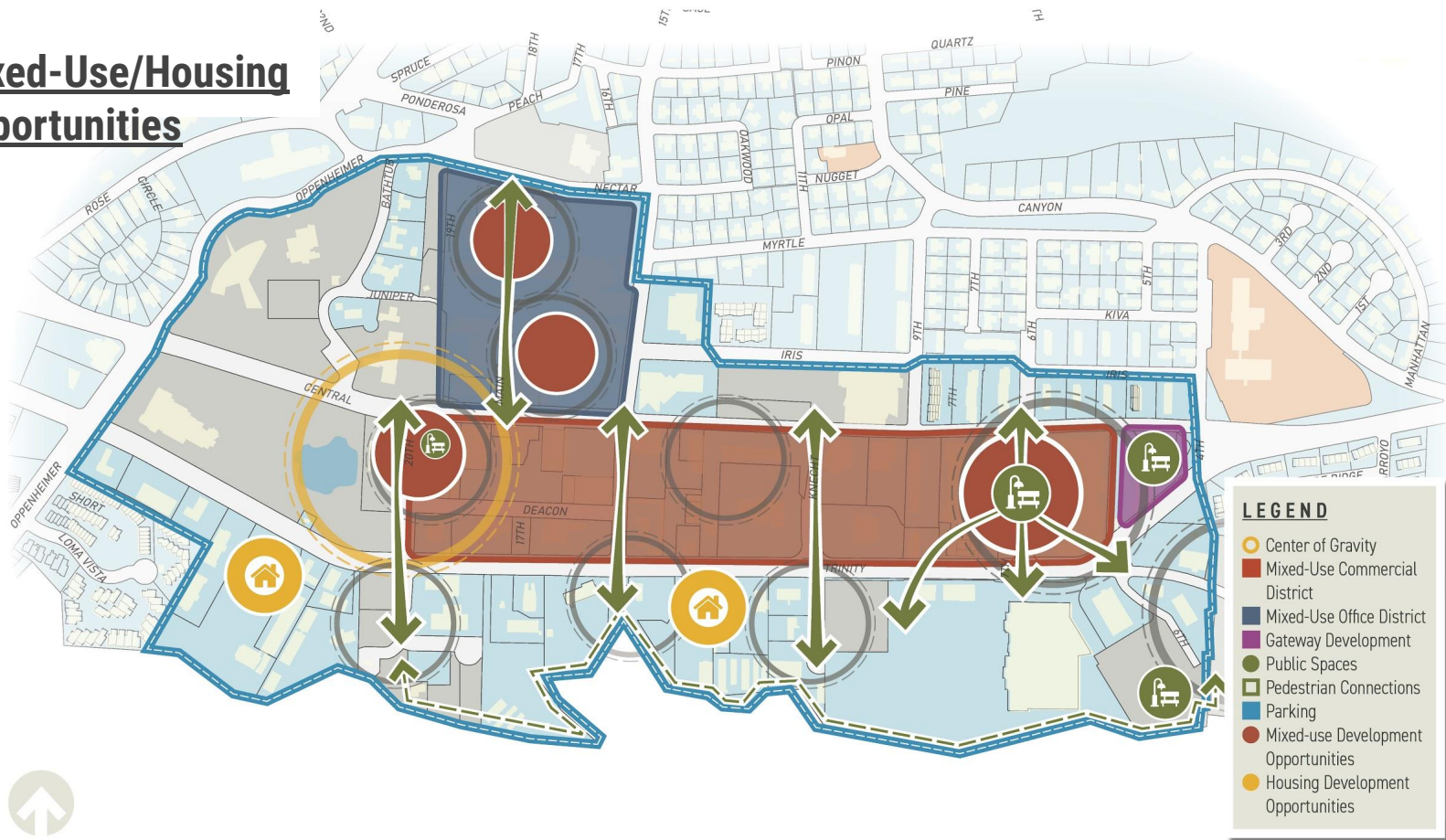


## Enhanced Pedestrian Connections



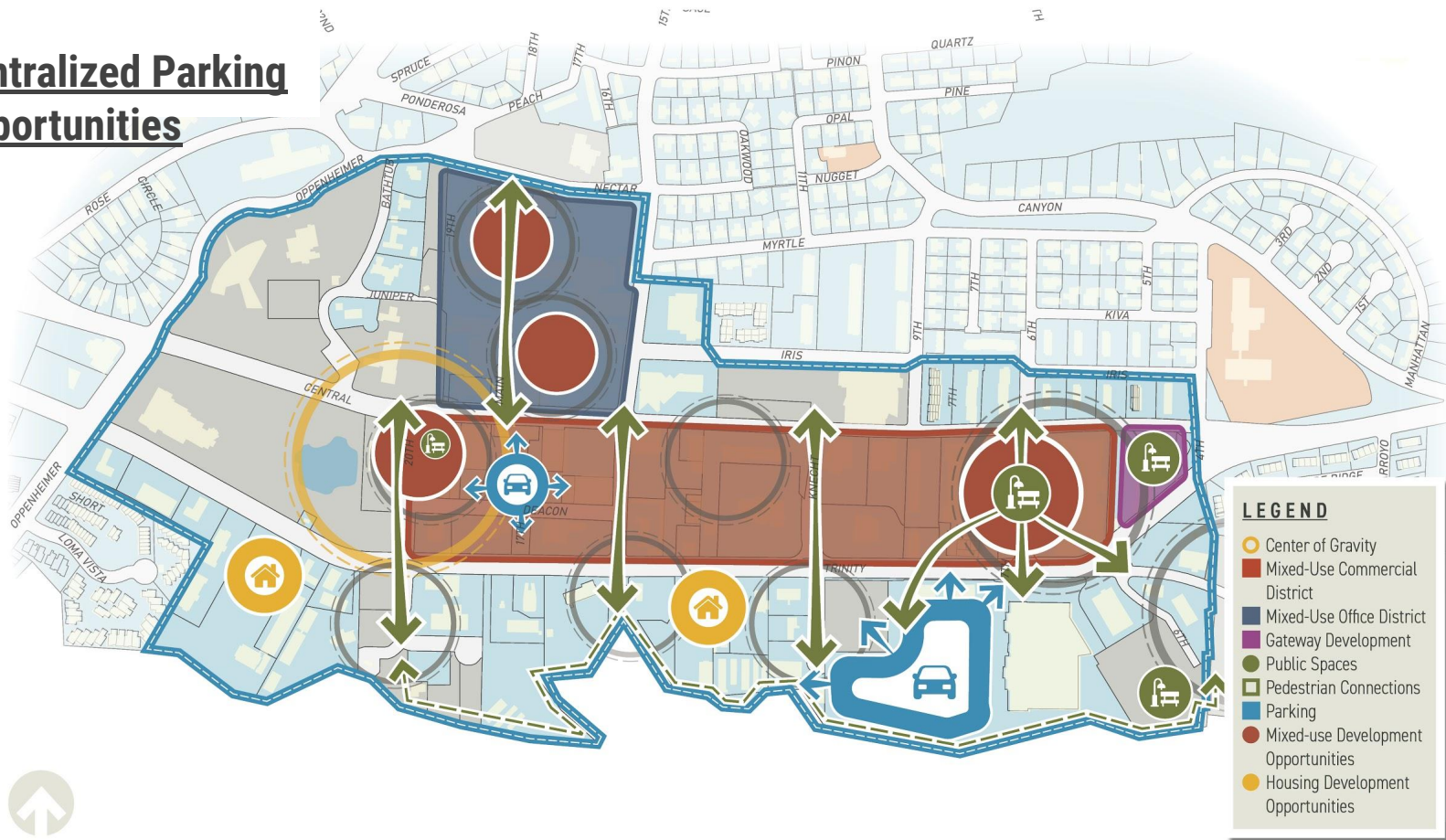


## Mixed-Use/Housing Opportunities





## Centralized Parking Opportunities





### Issues

- The following issues will be addressed with the Code Update, however relevant for this project
- ◆ Parking management
  - ◆ Increased density / building heights
  - ◆ Office occupation
  - ◆ Business mix
  - ◆ Local businesses



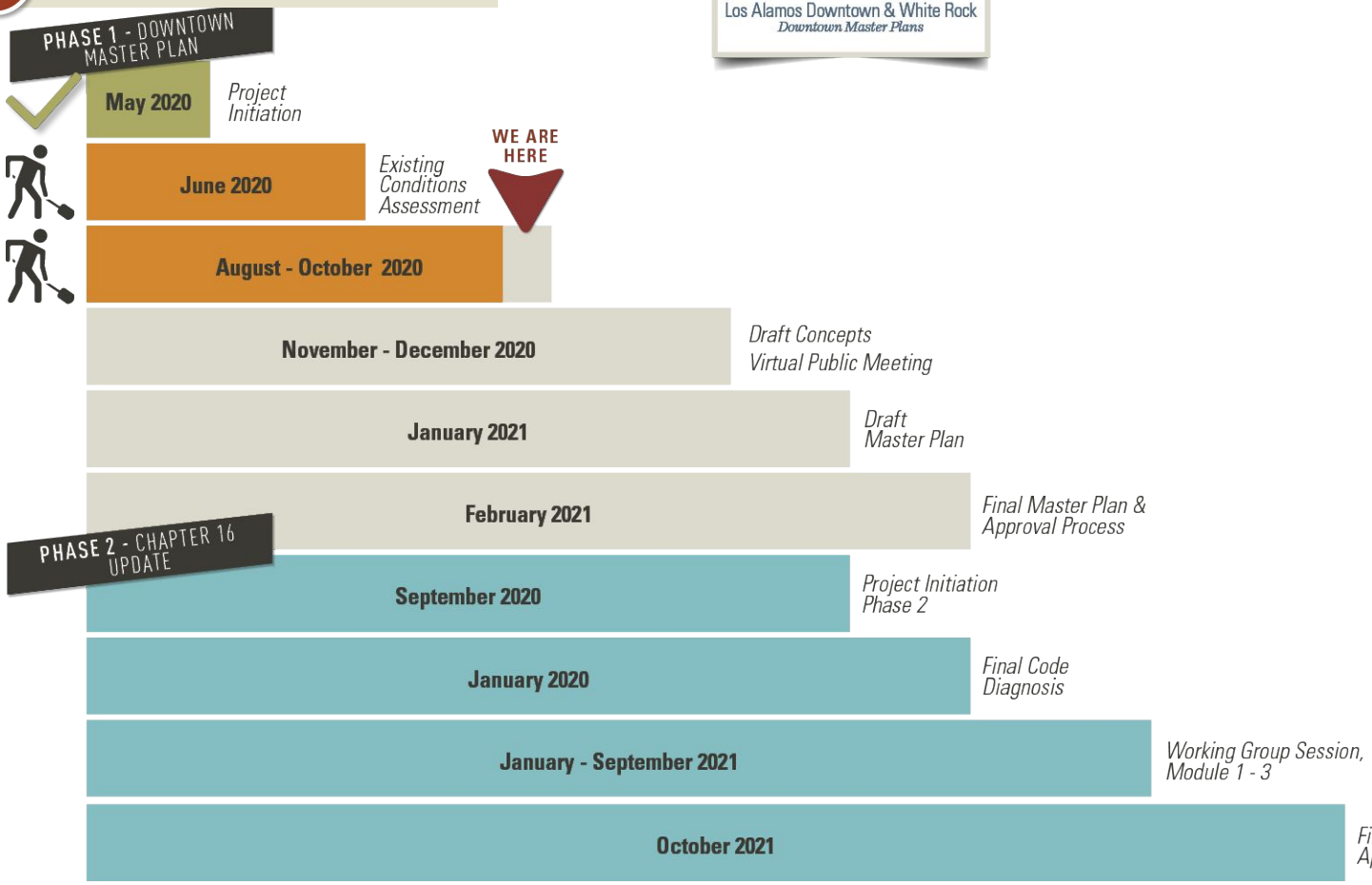
## Strategies

<b>Parking management</b>	<b>Development Standards</b> <ul style="list-style-type: none"> <li>• Eliminate/reduce parking requirements</li> <li>• Offer shared parking and reductions for workforce housing</li> <li>• Create parking district, pool resources and built structure/P&amp;R parking lot</li> </ul>
<b>Increased density / building heights</b>	<b>Downtown District</b> <ul style="list-style-type: none"> <li>• Increase building heights within appropriate locations</li> <li>• Integrate neighborhood step-down protections when adjacent to single family development</li> </ul>
<b>Office occupation</b>	<b>Downtown District</b> <ul style="list-style-type: none"> <li>• Designate uses within ground floor</li> <li>• Design standards to activate ground floor frontages</li> </ul>
<b>Local businesses</b>	<b>MP Goals / Policies</b> <ul style="list-style-type: none"> <li>• Coordinate with Main Street to create small business support tools</li> </ul> <b>Downtown District</b> <ul style="list-style-type: none"> <li>• Integrate commercial uses such as micro-retail and live-work units that support small business.</li> </ul> <b>Retail Preservation Strategies</b> <ul style="list-style-type: none"> <li>• Designated retail Priority Zones</li> <li>• Required percentage of downtown block-faces to be retail</li> <li>• Limitation on certain uses</li> <li>• Prohibiting conversion of ground-floor retail to other uses</li> </ul>





# 7. Schedule





### Comments and Thoughts?

→ Additional comments to be received within the next 2 weeks