

20th & Trinity Visioning

Presentation to County Council

May 16th, 2023



**WILSON
& COMPANY**
HIGHER RELATIONSHIPS

Project Team

Wilson & Company:

Noah Berke, AICP, Ben Bachwirtz, AICP & Leroy Duarte

Los Alamos County:

Paul Andrus, Dan Ungerleider & Sobia Sayeda

The Site



Existing Conditions



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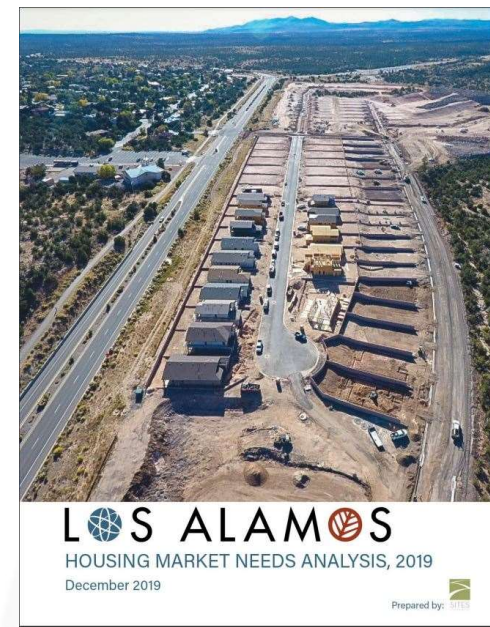
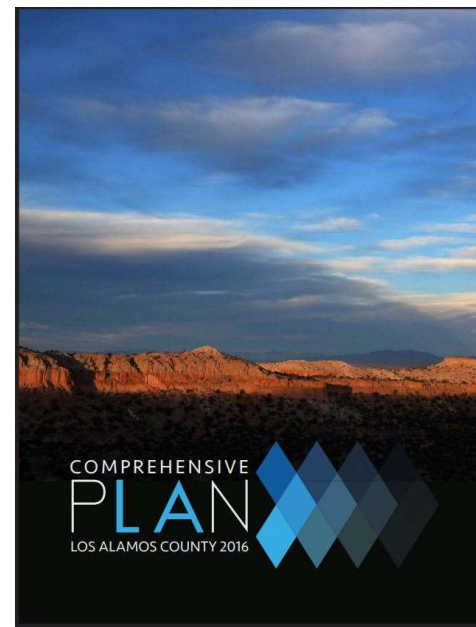
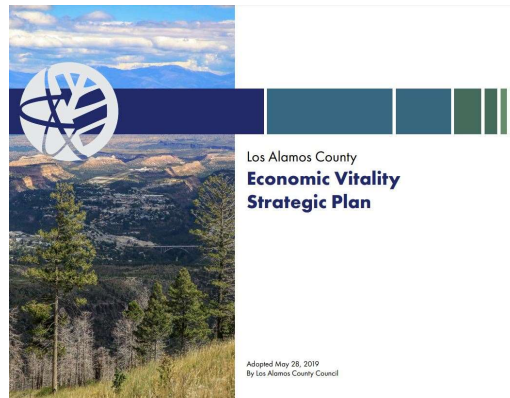
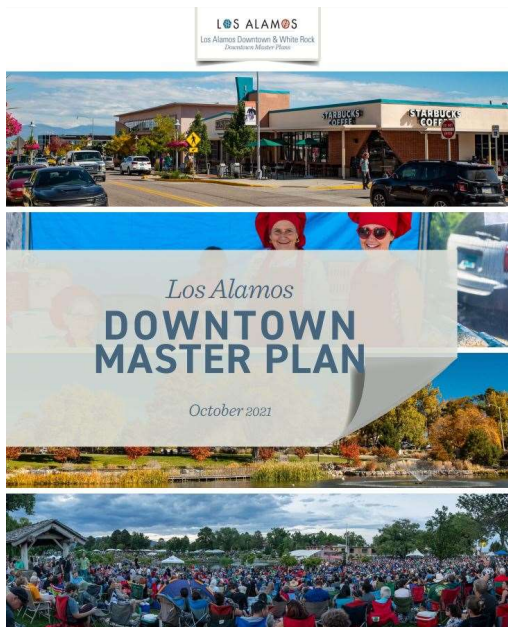




Recent History

- County Facilities use
- Smart House
- Hotel and Conference Center

Guiding Principles





Key Goals & Policies

- Urban Form/ Identity
- Housing
- Transportation
- Economic Vitality
- Public Space/ Streets
- Infrastructure
- Sustainability

(Executive Summary. *Los Alamos Downtown Master Plan*. (October 2021.))

Key Goals & Policies

Urban Form/ Identity

- Update Downtown zoning to promote pedestrian-oriented development patterns
- Increase and enhance pedestrian infrastructure
- Install signature gateway features
- Implement a branded wayfinding system
- Expand/ increase Downtown placemaking strategies
- Rebrand Downtown as a family-friendly environment



Los Alamos County. *Los Alamos Downtown Master Plan*. P.25 (October 2021.)

Key Goals & Policies

Housing

- Allow increased multi-family densities/ heights
- Incentivize affordable housing
- allow/ encourage an urban mix of housing/ development types



Los Alamos County. *Los Alamos Downtown Master Plan*. P.67 (October 2021.)

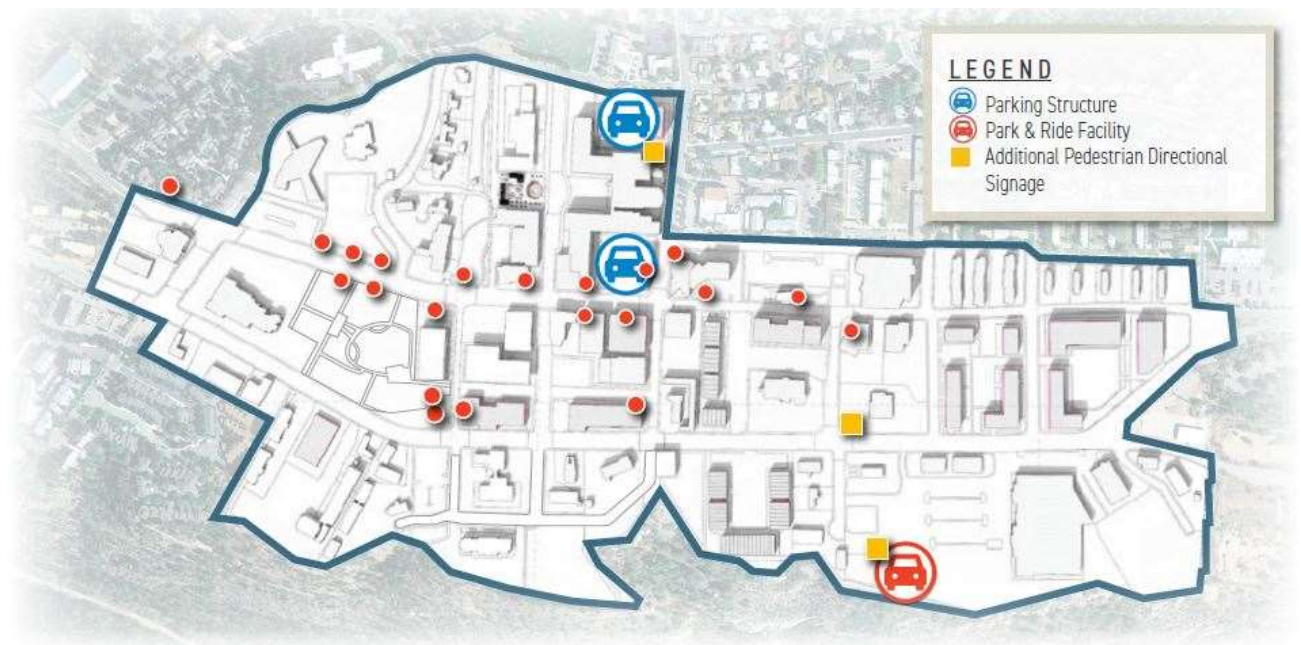


Los Alamos County. *Los Alamos Downtown Master Plan*. P.66 (October 2021.)

Key Goals & Policies

Transportation

- Implement safe pedestrian and bicycle infrastructure
- Improve vehicular access and connectivity
- Expand convenient access to transit as Downtown densifies
- Improve the parking management strategy



Los Alamos County. *Los Alamos Downtown Master Plan*. P.76 (October 2021.)

Key Goals & Policies

Economic Vitality

- Retail space preservation
- Develop strategies to keep commercial rents affordable
- Promote mobile vending
- Develop policies and incentives to activate first floor frontages
- Develop strategies that incentivize redevelopment of vacant and underutilized sites and structures
- Develop an entertainment use that attracts people, particularly families, to Los Alamos



Los Alamos County. *Los Alamos Downtown Master Plan*. P.82 (October 2021.)

Key Goals & Policies

Sustainability

- Create standards for implementation of LID, solar covered parking, and electric vehicle charging stations
- Incorporate green parking lot practices
- Update outdoor lighting standards
- Revise landscape requirements to promote native plants



Los Alamos County. *Los Alamos Downtown Master Plan*. P.116 (October 2021.)

Process & Schedule

Project Timeline*

	APR	MAY	JUN	JUL	AUG	Approximate dates
Downtown Plan & Code Review						Through 5/12
Potential Issues Analysis						Through 5/12
Townhall Meetings						Weeks of 5/22 & 7/10
Brainstorming Workshops (2) with County						Weeks of 5/8 & 6/12
Presentations (2) to County Council						Weeks of 5/15 & 7/17
Evaluate potential phasing, zoning, and use options						5/15 - 6/16
Develop 3 Preliminary Draft Concept Plans						5/22 - 6/16
Develop Preliminary 2D Renderings for Selected Concepts						6/12 - 7/7
Develop finalized Concept Plans and 2-D Renderings for the scenarios						7/10 - 7/28
Final Deliverables to County						By 8/11

*Subject to change on request of County staff

WILSON
& COMPANY



Deliverables

- Preliminary and Final Concept Plans for 20th Street County and immediate adjacent parcels to the east, north and west.
- 2-D Renderings of Concept Plans.
- Workshops with County Staff.
- Presentations to Council.
- Townhalls with Community.
- Meeting Summaries.
- Summary Report and visuals of development potential, opportunities, and constraints.



Ideas and Top-of-Mind Feedback