

NORTH MESA RECREATION AREA MASTER PLAN



ACKNOWLEDGEMENTS

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A special thank you to the community groups, residents, and participants who dedicated their time and shared their visions to help shape this plan and the future of the North Mesa Recreation Area.

Thank you to the staff and coordinators at Fuller Lodge for hosting public meetings.



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01 INTRODUCTION

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PROJECT PURPOSE

The North Mesa Recreation Area Master Plan is a collaborative effort between Los Alamos County, community members, and local stakeholders to define a long-term vision for one of the community's most significant recreational assets. The site encompasses approximately 26 acres of County-owned open space and is currently home to a variety of amenities and trailhead connections.

The purpose of this planning process is to listen to the needs of residents, evaluate existing conditions, and establish a clear framework to guide improvements, investments, and programming at North Mesa. The Master Plan will identify priorities for enhancing recreation while ensuring the site remains an accessible and inclusive community resource. Ultimately, the plan seeks to strengthen quality of life in Los Alamos by providing a safe, engaging, and sustainable recreation area that balances active use with the preservation of valued open space.



North Mesa Recreation Area Boundary

SITE OVERVIEW

The North Mesa Recreation Area is located on the north side of Los Alamos, adjacent to residential neighborhoods, Los Alamos Middle School, and the North Mesa Stables. The site currently includes a soccer field, small parking area, mud volleyball pits, dog park, tennis courts, playground, and trailhead access to the Kwage Mesa Trail. The Brewer Arena and associated rodeo grounds border the property to the east, while nearby neighborhoods, schools, and trail connections make the site a central recreational hub.

North Mesa has long played a dynamic role in the life of Los Alamos. Following the Cerro Grande Fire in 2000, the site became known as “FEMAville,” a temporary housing area for displaced residents. This chapter in its history demonstrates the site’s importance as a community safety net and flexible open space resource. Over the years, North Mesa has evolved into a multi-use recreation area that supports youth programming, neighborhood gatherings, and casual open space enjoyment. Amenities such as the soccer field, playground, and dog park provide everyday recreation opportunities, while larger amenities, like the riding facilities, showcase its capacity to support community-wide activities. The site also contains cultural and historic elements, including interpretive signs recognizing early homesteads (Lujan and Quintana), linking present-day recreation with the community’s deeper history.



The site's location adjacent to schools, neighborhoods, and the stables makes it a uniquely connected and visible community space. Key connections include:

- Residential neighborhoods to the west, east, and across San Ildefonso Road to the south.
- Los Alamos Middle School, just west of the site, creates opportunities for youth-serving facilities and partnerships.
- Kwage Mesa Trail, providing access to a larger open space and trail system.
- North Mesa Stables, where careful planning is required to avoid conflicts between recreation uses and horse activities.

As one of the last major pieces of undeveloped recreational property in the County, North Mesa presents an important opportunity to shape a space that meets current needs and anticipates the recreational demands of future generations.



FINAL CONCEPTUAL DESIGN



Through community visioning and feedback, residents generally favored the first of two options developed by the design team as the preferred conceptual design for North Mesa. This scenario balances the continuation of well-loved amenities such as the soccer fields, community garden, dog park, and playgrounds, with new facilities that expand recreation opportunities. Key additions include a 3-acre bike skills park, walking and running trails, sand volleyball, basketball and pickleball courts, and outdoor fitness features.

The design also invests in site-wide improvements, including new and upgraded restrooms, ADA-compliant access, new playground equipment, picnic shelters, water refill stations, and sustainable landscaping.

Taken together, the preferred design transforms North Mesa into a multi-purpose, community-serving recreation area that honors its history while meeting contemporary recreation needs. It creates a setting that supports youth sports, community fitness, tournament play, and neighborhood gatherings, while maintaining the open character and natural qualities that make North Mesa unique.



Participants at the Community Design Workshop
Source: Sites Southwest



02

EXISTING CONDITIONS



ATTACHMENT B

SITE ANALYSIS AND INVENTORY

COMMUNITY CONTEXT & CURRENT USES

The North Mesa Recreation Area encompasses approximately 26 acres of County-owned land on the northern edge of Los Alamos. The site is zoned Open Space - Active (OS-AO), which allows for active recreation while preserving the natural character of the landscape. The property contains a variety of amenities, including:

- **Soccer Field** – Irrigated, well-maintained turf field used primarily for youth soccer.
- **Dog Park** – Popular facility with separated areas for large and small dogs with fabric shade canopies, drinking/dog watering fountains, and trash receptacles. Users have noted that some drainage, grading, and irrigation upgrades would be welcomed.
- **Playground** – Equipped with swings and climbing structures, though aging equipment and limited shade present concerns. A drinking fountain and picnic tables are present. The engineered wood fiber resilient surfacing needs to be replenished to provide maximum fall protection for playground users.



- **Tennis Courts** – Two courts, with County plans to rehabilitate and convert one to include four pickleball courts along with ADA upgrades.
- **Volleyball Pits** – Three mud pits just east of the soccer field, used primarily for a single annual tournament; otherwise underutilized.
- **Paved Walking Trail** – A narrow loop through the field, approximately 4 feet wide; heavily used by walkers, joggers, and dog owners.
- **Trailhead Access** – Provides entry to the Kwage Mesa Trail system.
- **Parking Areas** – Two large unpaved, and largely undefined, lots west of the soccer field and east of the dog park, small paved lot near the playground/tennis courts and informal overflow parking areas used during the rodeo and community events.
- **Community Garden** – There is a small, but well-used community garden in the northwest corner of the recreational area. This garden is highly desired by local North Mesa residents.
- **Restrooms** – A full restroom is located at the southwest corner of the soccer field, which is closed in the winter due to weatherization concerns. A pit toilet located near the Kwage Mesa trailhead just outside the boundaries of the study area is open year-round.



The site also contains utility infrastructure that remains in place from the FEMAville development, including water and sewer lines, fire hydrants, overhead and underground power, and storm drainage facilities that may be of benefit in future site development.

The North Mesa Recreation Area is well-situated within the community fabric of Los Alamos. It is bordered by residential neighborhoods on multiple sides, Los Alamos Middle School to the west, and the North Mesa Stables to the north.

Brewer Arena and rodeo grounds adjoin the property, and the Kwage Mesa Trailhead expands access to the County's larger open space and trail system.

The site serves a diverse set of users:

- **Youth Athletics** – The soccer field is heavily programmed by youth soccer organizations.
- **Dog Owners** – Both the designated dog park and surrounding open areas are widely used for dog exercise.
- **Families & Children** – The playground attracts families, though improvements are needed to better serve users of all ages.
- **Event Participants** – The mud volleyball tournament and annual rodeo generate peak use, including parking demand that extends into adjacent grassy areas.
- **Everyday Users** – Residents frequently walk, jog, and bike through the site, using it as both a recreation destination and a connection to trail systems.



ENVIRONMENTAL ASSESSMENT REPORT

NV5's preliminary environmental and site assessment identified several key conditions.

Stormwater and Drainage

The site slopes west to east, draining into the adjacent canyon. Poor drainage is evident in the dog park, soccer fields, and volleyball areas, requiring careful design and potential incorporation of green stormwater infrastructure (GSI).

Utilities

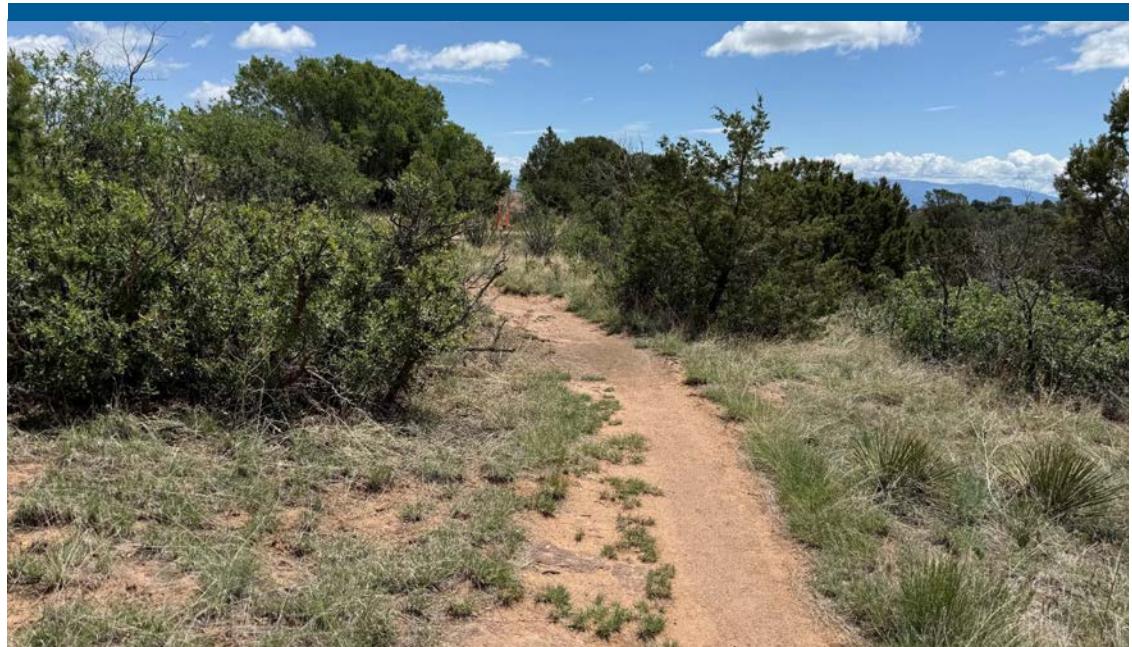
Non-potable water is available for irrigation, and existing utilities are in place from prior site use. Overhead and buried power lines cross portions of the property, requiring attention in siting new amenities.

Vegetation and Landscaping

The site includes a mix of turf (soccer field), xeric edges, and areas of weeds. Landscaping is limited, with opportunities for xeriscaping, pollinator gardens, and tree planting to provide shade.

Wildlife and Habitat

While the site is not a designated sensitive habitat, deer and other wildlife are common visitors. Residents have raised concerns about bears and elk. Habitat enhancements could support pollinators and low-maintenance natural areas.



One Park Square
6501 Americas Parkway Suite 400
Albuquerque, NM 87110

4420424-0002490.00

Historic and Cultural Resources

Two homestead landmarks (Lujan and Quintana) are recognized with interpretive signage, though the signage requires replacement and could be more fully integrated into the site experience.

Overall, the report's findings reinforce the need to integrate ecological design, drainage management, and sustainable landscaping into the Master Plan.

PREVIOUS PLANNING & REGULATIONS

Several existing County plans, policies, and regulatory frameworks provide guidance for how this site should be considered in relation to Los Alamos' broader system of parks, open space, recreation, and community services. Together, these documents emphasize stewardship of natural resources, improved recreational access, and the need for coordinated planning to support both residents and visitors.

TRAILS & OPEN SPACE MANAGEMENT PLAN

The County's Trails & Open Space Management Plan establishes a framework for balancing recreation with conservation. It emphasizes protecting cultural, historic, and natural resources while enhancing accessible recreational access. For North Mesa, this means ensuring that future improvements integrate trail connectivity with open space stewardship practices.

OPEN SPACE MANAGEMENT PLAN

This plan outlines a county-wide Open Space System that maintains ecological corridors and recreation opportunities. Its emphasis on soil erosion control, vegetative health, and habitat management is highly relevant to North Mesa, where drainage and vegetation management are ongoing challenges. Any improvements at North Mesa should align with the County's broader open space system and sustainability principles.

COMMUNITY SERVICES DEPARTMENT INTEGRATED MASTER PLAN (2023)

The Integrated Master Plan identifies service gaps and future needs across parks, recreation, trails, cultural services, and libraries. For North Mesa, it highlights several relevant improvements, including upgraded restrooms, shade for playgrounds, ADA accessibility upgrades, standalone pickleball courts, and formalized volleyball courts. Importantly, the plan also recognizes the economic and tourism potential of outdoor recreation, suggesting North Mesa could play a role in attracting sports tourism and supporting destination events.

COMPREHENSIVE PLAN (2016)

The Los Alamos Comprehensive Plan establishes overarching community values, including the protection of open space, promotion of Los Alamos as an "outdoor community," and preservation of neighborhood-scale open areas. For North Mesa, the plan reinforces the importance of protecting its open space character while accommodating recreation. It also identifies hosting regional sports events as a revenue source for maintaining parks and open space, aligning with the site's potential to host tournaments and events.

PARKS MASTER PLAN (2005)

The 2005 Parks Master Plan specifically identified North Mesa as the only tract of parkland within the Town of Los Alamos large enough to serve as a county-wide park. It recommended developing a graphic master plan for the site through a community task force - a recommendation that this current Master Plan effort fulfills. The plan also emphasized maintenance, safety, and the potential for a community recreation center, reflecting the long-term significance of North Mesa in the County's recreation system.

TREE PRESERVATION AND MITIGATION POLICY

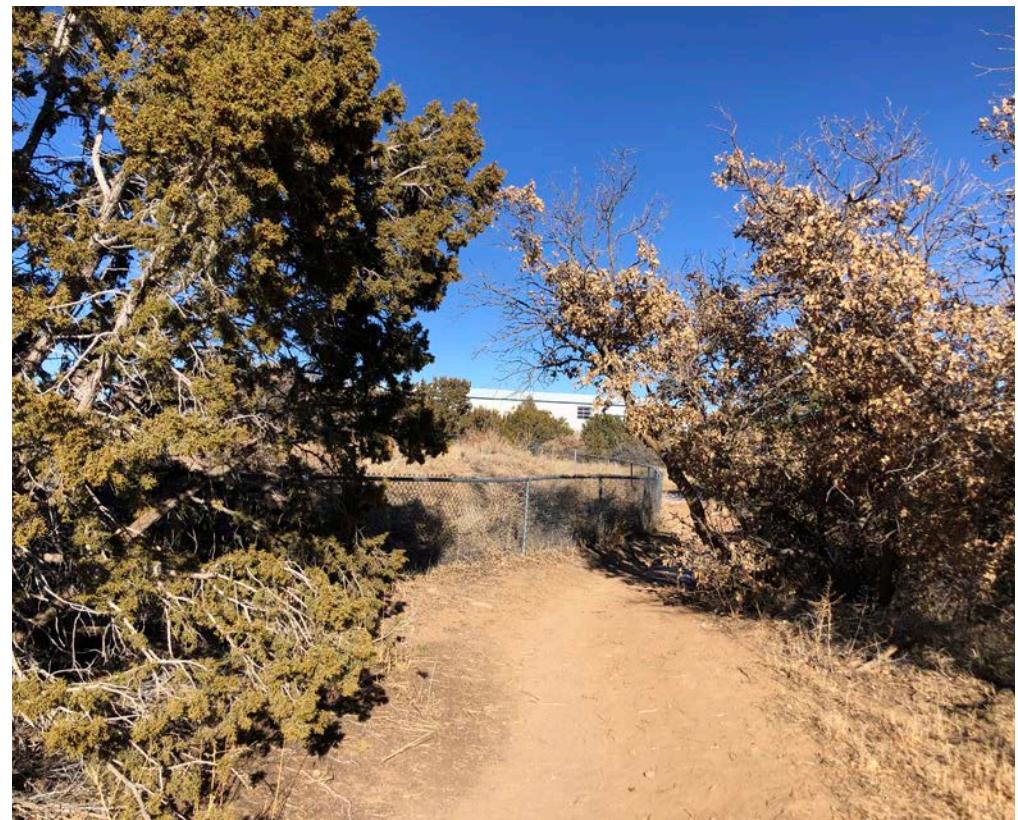
This County policy establishes standards for tree protection during construction and requires mitigation when desirable trees are impacted. At North Mesa, this policy will be critical in balancing new development with preservation of existing vegetation, particularly along the edges of the site and in areas where shade trees are needed.

PEDESTRIAN MASTER PLAN (2025 DRAFT)

The Pedestrian Master Plan highlights the importance of safe, accessible, and connected walking routes across Los Alamos. Its emphasis on integrating open space connections into the transportation network is directly applicable to North Mesa, where walking loops, trail connections, and neighborhood access points are central to the site's design.

ZONING REGULATIONS

The North Mesa Recreation Area is zoned Open Space - Active (OS-AO). This sub-zone is intended to protect the natural character of the county's wilderness areas designated for active public recreation and public use, and enjoyment with limited development such as campgrounds, athletic fields, and stables.



OPPORTUNITIES AND CONSTRAINTS

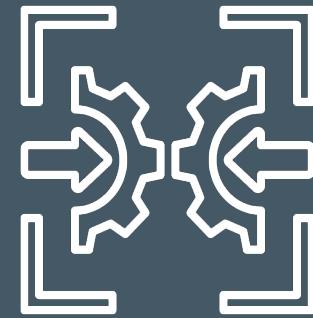
OPPORTUNITIES

- Enhance and expand recreation amenities, including pickleball, basketball, sports courts, shaded play areas, and bicycling amenities including pump tracks, skills area, etc.
- Upgrade the dog park with improved drainage, fencing, and shade elements.
- Incorporate pollinator gardens, xeriscaping, additional community garden plots, and water-efficient irrigation.
- Celebrate history and culture through interpretive signage, art, and storytelling.
- Increase capacity for community events (e.g., rodeo, tournaments) while balancing everyday neighborhood use.
- Ensure accessibility for all ages and abilities, with ADA-compliant paths, play areas, and amenities.
- Improve trail connectivity and widen the existing walking loop, linking amenities and connecting to neighborhoods, schools, and Kwage Mesa Trail.



CONSTRAINTS

- Drainage challenges due to west-to-east slope and localized flooding at amenities.
- Conflicts with equestrian activities at adjacent stables (noise, bike/horse interactions).
- Limited staffing for maintenance, requiring durable, low-maintenance facility design.
- Community concerns about overdevelopment and loss of open space.
- Aging infrastructure, including playground equipment, shade structures, fencing, and bathrooms.
- Limited lighting, with dark sky compliance restricting options for field illumination.





03 COMMUNITY ENGAGEMENT

ATTACHMENT B

SUMMARY OF ENGAGEMENT STRATEGIES

A central goal of the North Mesa Recreation Area Master Plan was to ensure the community's voice shaped the future of this important recreational space. Engagement was structured in phases to move from listening and visioning to hands-on design, and finally to review and prioritization. Each step was designed to be accessible, transparent, and inclusive of different user groups, from youth athletes to equestrian stakeholders.

Engagement was carried out over four community meetings, virtual facilitation, online engagement, and survey.

The four community meetings were comprised of two listening sessions, a design workshop, and an open house.



Participants at the Listening Session



Participants at the Community Design Workshop
Source: Sites Southwest

COMMUNITY LISTENING SESSIONS

The first meetings introduced the purpose of the master plan, the project timeline, and the opportunities for public involvement. This session was designed primarily as a listening event. Staff presented background information about existing conditions and then invited residents to split into groups and follow a facilitated exercise outlining activity areas on a map of the recreation area.



Presentation at the first Listening Session
Source: Sites Southwest

COMMUNITY LISTENING SESSION 1

MARCH 12, 2025 | 100 ATTENDEES

This session laid the foundation for the plan by surfacing both core values such as preserving open space and existing amenities - and emerging ideas like a bike park, shade structures, and expanded trails.

PARTICIPATION



Attendees included residents from nearby neighborhoods, youth soccer families, equestrian stable licensees, community gardeners, bicycling groups, trail users, and County staff.

FORMAT



Following a brief presentation, participants engaged in open discussion at breakout tables with staff facilitators and drew light mock-ups on maps of the area, outlining their visions.

FOCUS



Attendees were asked to share their overall vision for the recreational area, what amenities they currently value, unmet needs, and concerns about future changes.

COMMUNITY LISTENING SESSION 2 - ONLINE

MARCH 26, 2025 | 25 ATTENDEES

To broaden participation and increase access, the project team hosted an online listening session two weeks after the initial in-person meeting. This virtual session allowed residents unable to attend in person to engage with the same materials and introduction, ensuring that more community members had an opportunity to shape the plan.

FORMAT

What do you want to **preserve** here?



Participants worked collaboratively using a MIRO whiteboard platform, where they posted their responses to questions surrounding their vision of the recreation area.

PROCESS

What are the **existing amenities that you would like to see improved** here?



Facilitators encouraged participants to add digital sticky notes with ideas, reflections, and priorities. As in the in-person session, responses were captured in real time, allowing participants to see where perspectives converged and where they diverged.

RESULT

What potential new amenities would best serve the community of Los Alamos?



The digital format not only confirmed the priorities raised at the in-person session but also helped to expand the diversity of voices contributing to the community vision. The input gathered through this session was integrated with all other engagement activities to guide scenario development and ultimately the preferred design.

COMMUNITY DESIGN WORKSHOP

APRIL 16, 2025 | 50 ATTENDEES

The second major engagement step was an interactive design workshop. This session moved beyond discussion into hands-on planning, giving residents the tools to physically shape their ideas.



Participants designing the recreation area
Source: Sites Southwest

MATERIALS



Large-scale base maps of the recreation area were displayed on tables. Participants were provided with cut-outs representing amenities and infrastructure (e.g., bike skills park, courts, picnic shelters, parking areas). Boards with precedent images illustrated different materials, styles, and landscape approaches for participants to consider.

PROCESS



Residents worked in small groups, placing cut-outs and sketching on maps (see below) to create their preferred layouts. Staff circulated to answer questions, provide technical context, and encourage collaboration.

PRESENTATIONS



Each group presented its map board back to the room, explaining how they balanced desired uses, circulation, and open space. See an example of the community design boards below.

NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



COMMUNITY OPEN HOUSE & SURVEY

JULY 22, 2025 | 70 ATTENDEES

The third engagement step brought the design process full circle. The County and project team presented two draft design scenarios derived from common themes identified from the community-made boards. Community members gave feedback through survey and discussion, as well as voted for their preferred design scenario and precedents.



Participants at the Open House
Source: Sites Southwest



FORMAT



Every attendee was invited to complete an 11-question survey, either on paper or online through a QR code. Questions asked residents to identify likes and dislikes for each scenario, highlight missing amenities, and vote for their preferred design. A ranking exercise asked participants to score improvements and features from least to most important, while two open prompts invited final thoughts and general feedback.

SURVEY



The survey was designed to address those in-person and online. The open house was structured for flexibility. Large display boards showed the scenarios alongside material and aesthetic precedents. Residents moved freely through the room, studying the designs and engaging directly with staff.

STAFF ROLE



Staff and facilitators “floated” throughout the room, answering questions, documenting comments, and listening for common issues or concerns that might not appear in survey results.

ONLINE ENGAGEMENT

To ensure a broad and inclusive reach, the project relied on robust online engagement strategies throughout the planning process. These efforts were designed to keep residents informed, involved, and able to participate - regardless of their ability to attend in person.



PROJECT WEBSITE

An official project webpage on the Los Alamos County site served as the central hub for community engagement. Here, residents could:

- Learn about the project's purpose, scope, and timeline.
- Access announcements, flyers, and press releases for upcoming meetings.
- View recorded Zoom sessions, transcripts, and meeting presentations.
- Click the "GET INVOLVED!" link to submit comments and stay informed via email updates.
- Find the North Mesa Area Recreation Master Plan document folder containing all public meeting materials.



PUBLIC ANNOUNCEMENTS & VIRTUAL ACCESS

For every public meeting, the County published project announcements at least two weeks in advance. Each public announcement included the meeting date, time, and agenda, along with details on the in-person location, Zoom link for virtual attendance, and access to presentation materials and supporting documents. This early notice, posted both on the project page and through local news outlets like the Los Alamos Reporter, ensured transparency and maximized the opportunity for participation.



VIRTUAL PARTICIPATION & FACILITATION

Each public meeting offered a simultaneous online option, ensuring residents who could not attend in person were still heard. A facilitator was present during these virtual sessions to deliver meeting orientation, guide participants through discussion prompts and activities, and moderate the Q&A while capturing real-time digital input. This approach ensured that each meeting remained accessible, interactive, and responsive to community needs.



EXTENDED SURVEY ACCESS

Following the July 22 open house, the design scenarios were posted on the project website alongside a survey. Residents could review the two concept options online, complete the 11-question survey, rank improvements, share comments - ensuring participation from those unable to attend in person.

STAKEHOLDER GROUPS

DESIRED USE NEEDS

BICYCLISTS

A designated area for bike skills, pump track, and a childrens' bike course. A safe space for cyclists to practice their skills, learn how to bike, and potentially hold tournaments.

LOS ALAMOS ROLLER DERBY

Availability to use a track or court without needing to share the ice rink with the hockey team. A court that will be available year-round, preferably an indoor space.

HIKERS

Safe, accessible trails with natural surfaces, and clear connections to nearby trailheads and trail systems.

SAND VOLLEYBALL PLAYERS

Central space that is designated just for sand volleyball, with potential to host tournaments.

GARDENERS

Expanded and well-managed community garden space with room for future growth for local residents.

OPEN SPACE ADVOCATES

Preservation of meadows, native plants, wildlife habitat, and dark sky character. Open space is seen as central to North Mesa's identity and should be valued alongside recreation uses.

FAMILIES

Playgrounds, nature play, picnic areas, and multi-use gathering spaces for all ages. Families value safe, shaded areas where children and adults can enjoy activities together.

EQUESTRIANS

Concern over high activity levels next to the stables and horse safety. A physical buffer could block visual disturbance and mitigate sounds from the recreation area.

WHAT WE HEARD

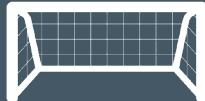
A PLACE FOR EVERYONE

Community members emphasized that North Mesa should remain a local hub for recreation, not just a destination for visitors. They envision a space inclusive of all ages and interests, offering activities ranging from biking and roller derby to dog walking, gardening, and youth sports. Residents want the area to serve as a multi-generational gathering place with amenities for both structured athletics and casual, family-friendly recreation.

PRESERVE WHAT WORKS



Existing trees and open space to maintain the natural feel and dark skies.



The soccer fields, dog park, tennis courts, and community garden, with interest in possible garden expansion.



Kwage Mesa Trailhead access and dirt walking paths, which provide valued trail connectivity.



The stables, which many see as an integral part of North Mesa's character and history.

DESIRED IMPROVEMENTS



Restrooms:
more facilities, better
maintenance, and ADA-
accessible options.



Parking & circulation:
improved layout to manage
increased use while
protecting sensitive areas
near the stables.



Shade & landscaping:
permanent structures and tree
plantings to provide relief from
sun and wind.



Signage & safety:
clearer wayfinding, trail
etiquette education, and
buffers between horses and
bikes.



Dog park:
drainage fixes, separate areas
for large/small dogs, more
shade, and seating.



Playground:
fenced for safety, refreshed
equipment, and shade
structures.

NEW AMENITIES REQUESTED



Bike infrastructure:
pump track, progressive skills park, & connect to nearby trails.
These features were the most consistently requested across all meetings.



Indoor sports space:
regulation-sized multi-use facility, potentially indoor or covered, that could host roller derby, basketball, & other sports.



Picnic & gathering spaces:
shaded seating areas, a central pavilion, and potential bandstand or flexible event area.



Water features:
splash pad, drinking fountains, water bottle fillers, and dog stations.



Fitness & nature elements:
outdoor exercise stations, pollinator gardens, and nature play areas integrated into the site.



Accessibility:
trails and play areas designed for all abilities, including adaptive sports.

BALANCING PRIORITIES



1. Open Space vs. Development:

Many want to keep the natural feel and wildlife habitat, while others feel some open areas are underutilized and could support new recreational features.

2. Bikes vs. Horses:

The adjacency of the stables remains a sensitive issue. Some residents strongly support new biking facilities, while stable users worry about horse safety. Calls for buffers, vegetation screens, and educational signage reflect approaches for how these two groups can co-exist successfully.

STAFF INSIGHTS



County staff echoed many of these points, noting that:

- Maintenance capacity is limited, so designs should emphasize durability and low-water landscaping.
- Utilities and drainage will shape what's feasible on site.
- Existing zoning (Open Space – Active) allows recreation, but any major changes will require careful alignment with the ongoing zoning code rewrite.
- The site's potential lies in balancing local community needs with opportunities for sports tourism and youth programming.



04

DESIGN DEVELOPMENT

WORKSHOP RESULTS

As noted above, during the April 16, 2025 workshop, residents gathered around large maps of the North Mesa Recreation Area to arrange cut-outs representing different amenities. While each group's layout was unique, several common themes emerged.

The bike skills park quickly became the centerpiece of most designs. Some groups placed biking features throughout the entire recreation area, while others concentrated them on the eastern or western side of the site. In either case, there was a strong contingent placing the biking facilities as a major focus of the area, with options for beginners, advanced riders, and everyone in between.

Participants also saw an opportunity for the community garden to serve as a buffer between the recreation area and the equestrian stables, softening the transition and reducing potential conflicts between horses and more active uses. The garden was often shown expanded or reconfigured to play this role more effectively.



The dog park was consistently kept in place near the soccer fields. Rather than relocating it, residents emphasized making improvements - better drainage, more shade, and additional seating, so it could continue to serve both people and pets.

Parking was added in several layouts, usually along the site's edges. Existing lots near the dog park and soccer fields were retained, with some groups suggesting new parking on the eastern side to better serve biking areas. Pickleball courts were kept paired with tennis courts to create a consolidated sports zone, while most maps included a central gathering space for shaded seating and community events.

NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



In the end, the mapping exercise painted a clear picture: residents want North Mesa to become a recreation area that balances active new amenities with the spaces they already love, while thoughtfully managing sensitive edges like the stables.

NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



TWO COMPOSITE SCENARIOS

The ideas expressed at the Community Design workshop directly shaped the two conceptual scenario designs for the recreation area. Residents' preferences, along with staff input on site conditions, utilities, and maintenance informed the two alternatives presented here.



Participants sharing their group design
Source: Sites Southwest



NORTH MESA RECREATIONAL AREA

OPTION A

CONCEPTUAL MASTER PLAN

Los Alamos, New Mexico
Conceptual Design
July 22, 2025

LOS ALAMOS
where discoveries are made



ATTACHMENT B

OPTION A

Option A created a recreation area that balanced active amenities with preserved open space. Beginning at the eastern end, the design introduced a cluster of courts and play features, including mud volleyball, tennis and pickleball courts, and a dedicated volleyball area. Nearby, the 2-acre bike skills park, complete with a pump track and children's bike playground, is positioned for easy access from the parking lot and is closely linked to the kids' natural play area and a ninja course. At the center of this zone, a large multi-use pavilion provide flexible space that could host covered basketball, roller derby, or other community events.

Along the northern edge, the community garden and new landscaping establish a buffer to the stables, reinforcing the separation of equestrian and active recreation areas. Moving westward, the heart of the site is preserved as open space. Accessible trails made of stabilized crusher fines, shade trees, and a pollinator garden create opportunities for nature play and quiet recreation, offering contrast to the more structured activity areas. At the far western edge, the existing soccer field remains in place, enhanced with improved shade structures for spectators. Trails connect these zones across the site, creating smooth circulation between each amenity while retaining the feel of a multi-purpose community recreation area.



Option A, eastern half of recreation area.



Option A, western half of recreation area.



NORTH MESA RECREATIONAL AREA

OPTION B

CONCEPTUAL MASTER PLAN

Los Alamos, New Mexico
Conceptual Design
July 22, 2025

LOS ALAMOS
where discoveries are made



OPTION B

Option B organized the structure nearly opposite, with open space preserved on the east and active uses clustered on the west side. The eastern half of the site remains largely undeveloped, maintained as a native meadow that offers open space, habitat value, and opportunities for unstructured recreation. Within this half, the multi-use pavilion is placed closer to the eastern entrance, alongside the tennis and pickleball courts, the existing playground, and an open basketball court. By positioning these elements together, the design creates a smaller, complementary recreation cluster that is easily accessible from the east.

On the western side of the site, the bike park, pump track, and kids' bike track are grouped together with the soccer field, sand volleyball courts, an expanded dog park, and a children's nature play area. This concentration of activity creates a dynamic zone for sports, biking, and play. The existing community garden in this option is proposed for relocation to create space for a maintenance yard for the County, while a larger new garden is established along the northern edge. This expanded garden again serves as a buffer to the stables, strengthened with added landscaping.

Overall, Option B emphasized preservation, keeping a significant portion of the site in open meadow, while still providing well-defined hubs for recreation and community gathering.



Option B, eastern half of recreation area.



Option B, western half of recreation area.

PREFERRED CONCEPTUAL SCENARIO

Feedback received at the Community Open House and from the subsequent survey results, indicated that residents preferred Option A by an overwhelming majority. This alternative conceptual design represents an active and balanced approach that builds upon existing amenities while introducing new facilities to meet evolving community needs.

Despite Option A being the preferred alternative, residents had no shortage of further suggestions. There was significant pushback that the 2-acre bike park was still too small. Many cyclists requested that the bike skills park be at least 4-5 acres, however, other community members commented that the bike park was too large, and that the open space area needs to remain universal and less adult-focused. Many felt that 6 sand/mud volleyball courts were excessive, with requests to remove the mud volleyball pits, considering mud volleyball is only activated once a year for the annual tournament.

There was some pushback against the level of paved parking, with requests for overflow grass parking, or shuttle solutions. The meditation garden was questioned, with suggestions that it is not as important as other amenities. Some unique suggestions that came from residents' feedback were solar panel shading and a pond/wetland feature.

75%
OF RESIDENTS CHOSE
OPTION A AS THE PREFERRED
CONCEPTUAL DESIGN SCENARIO
IN THE SURVEY.

SITE FURNISHINGS

OPTION: RECYCLED PLASTIC



NATURE PLAYGROUND

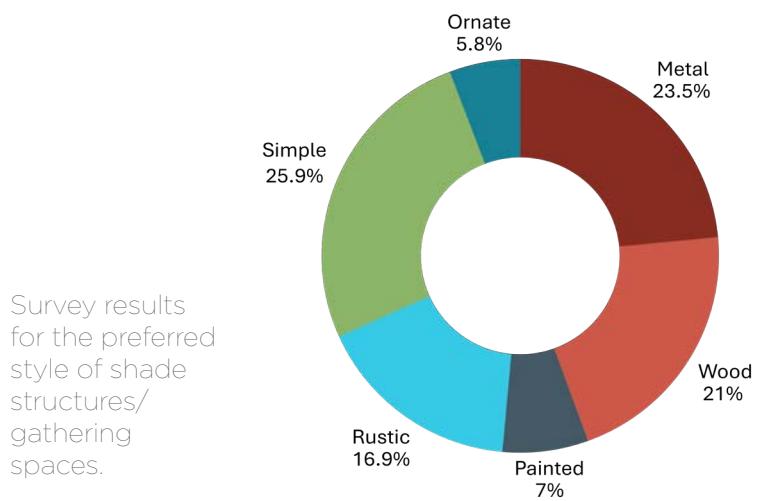


Design precedents with the highest votes

Residents expressed clear preferences for the types of surface materials they would like to see in the North Mesa Recreation Area. Crusher fines and dirt surfaces received the strongest support, with nearly 60% of respondents favoring crusher fines and just over half selecting dirt. These options reflect a community interest in maintaining a natural feel, lower maintenance costs, and accessibility for walking and multi-use trails. Asphalt received moderate support, with around 35-40% approval, suggesting it is seen as useful in some locations but not as the primary surface. Other materials received the least support, indicating little interest in alternatives beyond the main three.

When asked about the type of shade structures/gathering spaces are preferred, residents voted simple as the top choice with metal and wood following close behind. Preferences for simple, long-lasting, and easy to care for structures were discussed as valuable to residents.

In regard to site furnishing materials, residents prefer recycled plastic with 64 responses, followed by perforated steel with 50 responses. Steel bar was the least voted for with just 37 responses. In community meetings, it was expressed by residents that they hope for a material that can best mitigate high heat and direct sun exposure, for the safety and comfort of users.



Source: Sites Southwest

ACCESSIBLE NATURAL PATH



SHADE STRUCTURE, PICNIC & GROUP SHELTER



Example design precedents

For landscaping, many residents felt that native plants and shade trees were the top two most important features. Pollinator gardens and meadows/grasses followed behind, with fruit trees seen as least important.

Taken together, these preferences show that residents want North Mesa to retain its natural character while providing durable, low-maintenance amenities. Their choices reveal a strong interest in surfaces and materials that feel connected to the landscape, are cost-effective to maintain, and can withstand local climate conditions. Shade, comfort, and protection from heat are recurring priorities, as is planting that reinforces the site's ecological value while creating welcoming spaces for people. In short, the community is looking for a recreation area that is functional, resilient, and rooted in the natural setting of Los Alamos.

SHADE AND ACCENT TREES



CHINESE PISTACHE



TEXAS RED OAK



DESERT WILLOW



BIG TOOTH MAPLE



Survey results for preferred planting in the recreation area.
Source: Sites Southwest

Example design precedents

FINAL CONCEPTUAL DESIGN



NORTH MESA RECREATIONAL AREA

CONCEPTUAL MASTER PLAN

Los Alamos, New Mexico
Conceptual Design
December 16, 2025

FINAL PREFERRED OPTION

LOS ALAMOS
where discoveries are made

SITES
SITES

ATTACHMENT B

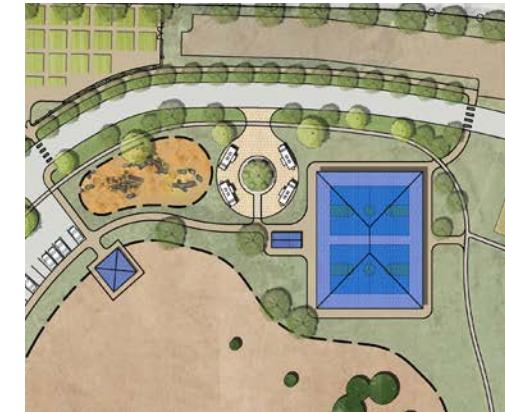
The Final Conceptual Design builds on Option A as the base while incorporating important feedback gathered from the community open house, survey, and public comment period. Several adjustments were made to reflect resident input and balance the needs of different users.

The bike skills park was expanded from two acres to encompass three to five acres, giving the cycling community more room for progressive features while still leaving space for other recreational uses, and potential future expansion, as needed. Changes were also made to court facilities: the mud volleyball option was removed entirely (although the option remains to continue use of the existing pits on an interim basis), and sand volleyball was reduced to four courts, responding to community requests for fewer, high-quality courts.

The existing playground remains in place, complemented by a new nature play area near an enlarged multi-use pavilion, which can fit two full-sized basketball courts and provide ample room for roller derby use, as well as hosting other community events. Although details will be worked out when the actual facility design occurs, roll-up perimeter doors could provide multi-season use of this facility.



Volleyball & tennis/pickleball courts.



Multi-use pavilion & food truck pull-in.



Eastern end of recreation area.

Parking in the northeast quadrant of the site was adjusted from a defined lot to unsurfaced overflow parking, honoring requests to keep this part of the site as natural as possible. An entrance was aligned with an existing driveway to the rodeo grounds for trailer ease-of-access. Six ADA spots are designated within the lot.

The community garden will remain in place to maintain the well-cultivated soil built and tended to by residents. The existing site is currently not considered accessible for users of all abilities, making it so will require removal of several garden spaces from this site. However, the community garden will have room for expansion along the location will continue to serve as a transition area/buffer along the horse stables, but it can be enhanced by providing a central shade pavilion and gathering space for respite during gardening activities, as well as potential classes for new gardeners.

Meanwhile, its former location would provide space for a much-needed maintenance yard that will enable County staff to work more efficiently without having to haul materials and equipment from across town.

To ensure the garden's future, the plan includes designated expansion space along the stables. There is more proposed planting along that northern edge to provide further buffering for the stables.



Overflow parking in northeast corner.



Existing community garden in northwest corner.



Community garden continued in northeast quadrant with buffer and room for future expansion.

The dog park remains in its current location, although it has been reconfigured away from the stables, with the addition of a small dog park and shade tree planting to enhance comfort and usability.

Other refinements include replacing the previously proposed meditation maze with a botanical or demonstration garden, while maintaining berms and pollinator gardens in the central portion of the site. The western end of the recreation area remains largely unchanged, aside from the addition of the maintenance yard and more landscaping along the northern edge.

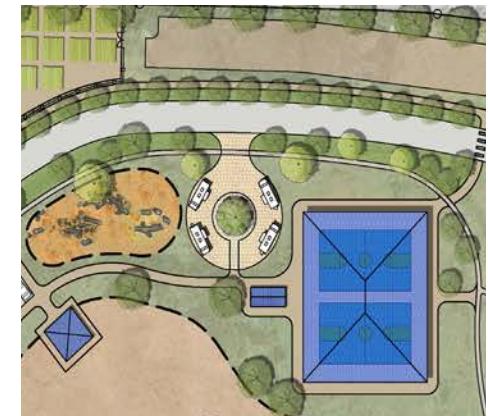
An area for food trucks was created to increase vendor opportunities, as well as support community events and sports tournaments.

Overall, the Final Conceptual Design attempts to provide a thoughtful balance of community priorities: expanded opportunities for biking, improved play and gathering areas, preserved open space, and sensitive transitions to or buffering from the equestrian stables. It reflects the community's vision for North Mesa as a space that is welcoming, multi-generational, and respectful of its natural setting and neighboring uses.

The County will move forward with implementation in phases, aligning funding and resources to priority projects, while considering evolving needs.



Botanical garden and dog park..



Natural play area and food truck pull-in.



Western end of recreation area.

05 IMPLEMENTATION

ATTACHMENT B



PHASING

The plan proposes dividing the work into five phases that will allow the work to be carried out into implementable pieces as funding is available. What follows is an approximation of the work flow and associated costs.



Phase 1

Bike Park (Pump Track/Skills Area)

- Contract with a bike park developer to create & finalize site layout and construction for initial 3-acre site
 - To be procured through either design/build or separate design and construction services
 - New parking and pathway connections
 - To include bike rental/storage shed, water fountain/bottle filler, bike repair station, benches, etc.
 - Coordinate with cycling groups for programming and stewardship
 - Potential expansion in future phase if use levels warrant it

Phase 2

West Side Paths and Parking

- Redefine/repave existing parking west of soccer fields, including access drive to community garden area
- Add pathways and regrade berms and water harvesting basins; seed pollinator gardens
- Add new shade structures around soccer field
- Add new restroom
- Planting and irrigation for landscape buffer along stable fence
- Revegetation/reseeding for pollinator garden, etc.

Phase 3

Sand Volleyball & Dog Park Improvements

- Sand volleyball courts
 - Existing mud pits may be removed or left in place for fundraising events
- Develop 4 sand courts with benches, shade, and league-ready amenities
- Regrade overflow parking lot adjacent to rodeo arena
- Dog park improvements
 - Regrade as needed to resolve drainage issues
 - Install new fencing and sidewalks
 - Add permanent shade and water stations with pet bowls

Phase 4

Community Gardens

- Expand or relocate garden to meet needs of gardening community
 - New garden area should include group shelter, raised beds, ADA-accessible pathways
 - Excavate and move existing amended planting soil to new raised beds for gardeners who would like to relocate
 - Provide deer-proof perimeter fencing, irrigation/water system
 - Add planting and irrigation for landscape buffer along stable fences
 - Coordinate management with staff and garden users
 - Include signage as appropriate

Phase 5

Multi-Use Pavilion & Food Truck Plaza

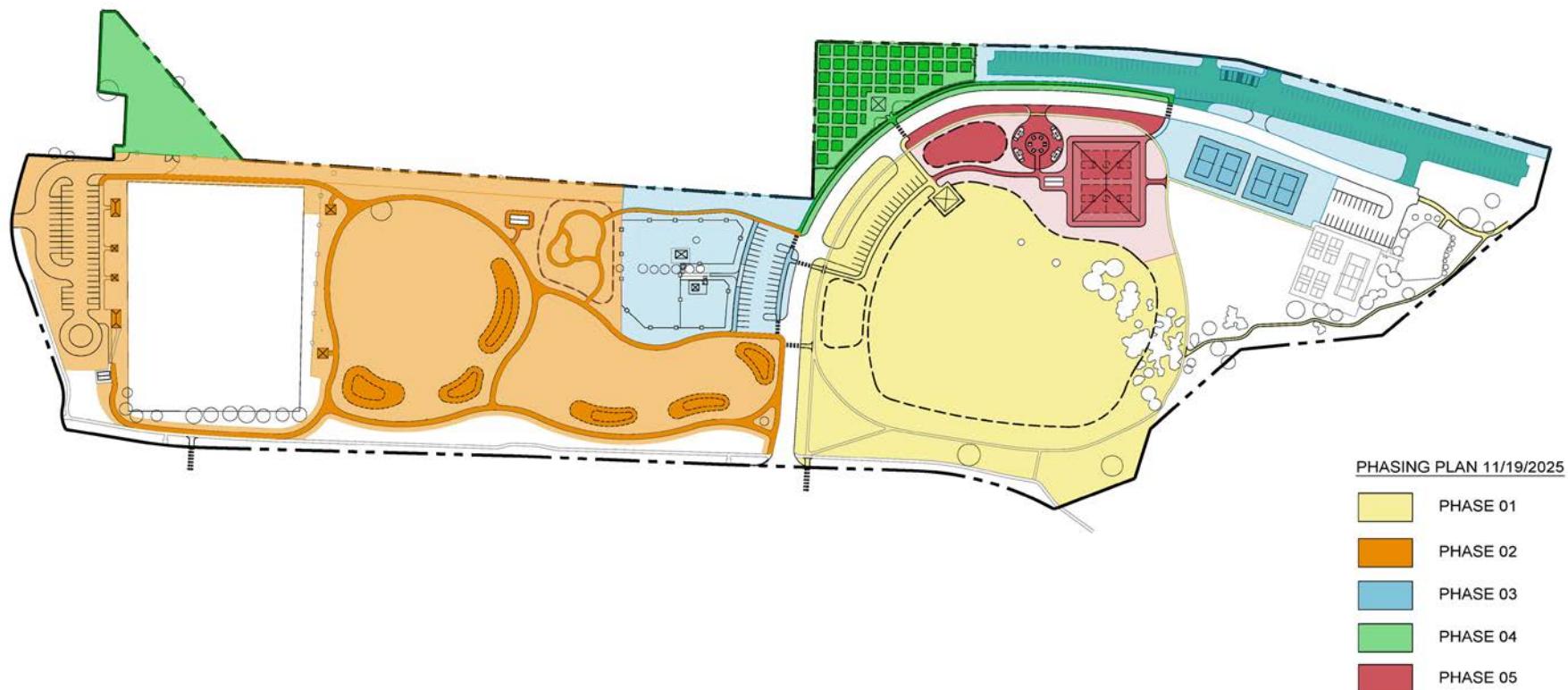
- Design and construct covered structure with lighting, power, and retractable doors or screens for security and extended seasonal use
 - Ensure ADA accessibility and integration with walking loop
 - Size to accommodate uses including basketball, roller derby, and private events via reservation
 - Establish maintenance plan and reservation system
- Add food truck plaza adjacent to pavilion
 - Include picnic tables for use by patrons
 - Permeable paver or crusher fines surfacing for accessibility
 - Install new all-season, plumbed restroom

Flexible/Ongoing (as budget allows)

Playgrounds & Related Amenities

- Evaluate and upgrade/replace existing play equipment as needed to meet ADA and CPSC guidelines
- Add shade canopies to provide protection during hot weather
- Add nature play area near pavilion
 - Prioritize durable, low-maintenance materials
- Install Ninja Exercise Course near bike park
- Design and install biopark/demonstration garden
- Explore options for community art integration throughout park
- Phase upgrades when grants or additional funds are available

PHASING PLAN MAP



ATTACHMENT B

RESOURCES

CAPITAL OUTLAY FUNDING

Capital outlay funds are used to plan, build, improve, or equip physical property that will be used by the public. In New Mexico, state capital outlay is authorized by the Legislature and generally is nonrecurring, one-time money. These funds could be used as a match requirement for federal grants.

TRAILS + GRANT (OUTDOOR RECREATION DIVISION)

The Outdoor Recreation Trails + Grant is a program that supports projects enhancing community outdoor recreation opportunities. This grant funds shovel-ready projects that directly provide access to parks, rivers, trails, outdoor recreation opportunities, and wildlife viewing opportunities. Available to public and non-profit entities.

OUTDOOR EQUITY FUND

The Outdoor Equity Fund Grant, administered by the New Mexico Outdoor Recreation Division, provides funding to expand equitable access to outdoor recreation for youth and families across New Mexico. The program supports outdoor education, recreation experiences, and transportation, with a focus on Tribal, rural, low-income, and historically underserved communities.

CITY PARKS IMPROVEMENTS PROGRAM (NEW MEXICO DFA)

The New Mexico Department of Finance and Administration is administering \$7.5 million in funding, to help local public entities improve the quality, safety, and accessibility of city parks statewide. Eligible applicants including counties, municipalities, tribal governments, and special districts, may fund projects such as new or renovated park facilities, accessibility and safety upgrades, land acquisition, trails, playgrounds, and sustainable infrastructure improvements.

LOCAL ECONOMIC DEVELOPMENT ACT (LEDA)

LEDA allows public support of qualified economic development projects for existing expanding companies as well as for newly recruited ones to foster, promote, and enhance local economic development efforts while continuing to protect against the unauthorized use of public money and other public resources. LEDA can be used to reimburse eligible expenses for hard assets. The County also can act as the fiscal agent for State funds contributed to a qualified project.

COST ESTIMATES

PHASE 1 - BIKE PARK					4 ac = 174,240 sf
Item Description	Quantity	Unit	Unit Price	Total	
GENERAL				\$250,000.00	
Construction Mobilization/Demobilization	1	LS	\$120,000.00	\$120,000.00	\$128,479.13
Construction Staking	1	LS	\$10,000.00	\$10,000.00	(Round to nearest 10,000)
Allowance for NPDES Erosion Control Plan and Management	1	ALLOW	\$20,000.00	\$20,000.00	
Allowance for Landscape and Engineering Design Fees	1	ALLOW	\$100,000.00	\$100,000.00	
DEMOLITION				\$26,250.00	
Clearing and Grubbing	2.5	AC	\$3,800.00	\$9,500.00	228,300 sf x 0.5
Remove and Dispose of Existing Trees & Shrubs	6700	SF	\$2.50	\$16,750.00	
ROADS AND PARKING				\$116,732.50	
Blading and Shaping New Parking Area at Bike Park	1170	SY	\$12.00	\$14,040.00	10,500 sf
Subgrade Prep, 12" for New Parking	1170	SY	\$10.00	\$11,700.00	
Base Course, 6" Thick for New Parking	1170	SY	\$20.00	\$23,400.00	
3" SP-IV Hot Mix Asphalt for New Parking	1170	SY	\$40.00	\$46,800.00	
Pavement Striping incl Pedestrian Crossing Stripes	685	LF	\$0.50	\$342.50	
Handicapped Symbol Pavement Marking, CIP	2	EA	\$100.00	\$200.00	
ADA Parking Sign with Post and Footing	2	EA	\$500.00	\$1,000.00	
Concrete Curb and Gutter or Header Curb	385	LF	\$50.00	\$19,250.00	
SIDEWALKS AND WALKWAYS				\$109,300.00	
4" Compacted, Stabilized, Crusher Fines Path	820	SY	\$25.00	\$20,500.00	7,350 sf
6" x 12" Concrete Concrete Edger	250	LF	\$30.00	\$7,500.00	
3/16" x 4" Aluminum Edging	2280	LF	\$10.00	\$22,800.00	

PHASE 1 - CONT.

STRUCTURES & SITE FURNISHING					\$159,800.00
Bike Shed, 32' x 32'	1	EA	\$105,000.00	\$105,000.00	\$100/sf
4" Concrete Pad for Bike Shed	220	SY	\$90.00	\$19,800.00	1,950 sf
Allowance for Benches, Trash Receptacles, Pet Waste Station, Bike Rack	1	ALLOW	\$20,000.00	\$20,000.00	6 Benches (\$2,500/each), 2 trash (\$1,600/each), 1 pet waste (\$500 incl post), 2 Bike Racks (\$700/each)
Drinking Fountain w/ Bottle Filler & Dog Bowl, Including Waterline Connections	1	EA	\$15,000.00	\$15,000.00	
BIKE PARK (Initial phase)				\$2,000,000.00	
Pump Track / Skills Area, incl design, construction (3 - 5 ac)	1	LS	\$2,000,000.00	\$2,000,000.00	
LANDSCAPE PLANTINGS AND GROUNDCOVERS (Optional for this phase)				\$67,500.00	
Trees, 2" cal.	15	EA	\$500.00	\$7,500.00	
Shrubs, 5 gal.	45	EA	\$50.00	\$2,250.00	
Native Vegetation Hydroseeding (Re-establish meadow adjacent to bike park)	3900	SY	\$10.00	\$39,000.00	35,100 sf
Landscape Gravel Mulch	7500	SF	\$2.50	\$18,750.00	
IRRIGATION (Optional for this phase)				\$90,000.00	
New Irrigation System	1	LS	\$65,000.00	\$65,000.00	
Solar Lighting	1	ALLOW	\$25,000.00	\$25,000.00	
SUBTOTAL				\$2,819,582.50	
15% Contingency				\$422,937.38	
NMGRT Los Alamos (7.0625%)				\$229,002.97	
TOTAL PHASE 1				\$3,471,522.84	

PHASE 2 - WEST SIDE PATHS, PARKING, LANDSCAPING				
Item Description	Quantity	Unit	Unit Price	Total
GENERAL				\$169,000.00
Construction Mobilization/Demobilization	1	LS	\$20,000.00	\$60,000.00
Construction Staking	1	LS	\$10,000.00	\$10,000.00
NPDES Erosion Control Plan and Management	1	ALLOW	\$20,000.00	\$20,000.00
State and Local Permitting, Testing (Restroom, etc)	1	ALLOW	\$4,000.00	\$4,000.00
Landscape and Engineering Design Fees	1	ALLOW	\$75,000.00	\$75,000.00
DEMOLITION				\$9,500.00
Clearing and Grubbing, Sidewalk Removal	2.5	AC	\$3,800.00	\$9,500.00
ROADS AND PARKING				\$386,830.00
Blading and Shaping for Improving Existing Parking Area	4600	SY	\$12.00	\$55,200.00
Subgrade Prep, 12"	4200	SY	\$10.00	\$42,000.00
Base Course, 4" Thick	4200	SY	\$15.00	\$63,000.00
3" SP-IV Hot Mix Asphalt	4000	SY	\$40.00	\$160,000.00
Pavement Striping	860	LF	\$0.50	\$430.00
Handicapped Symbol Pavement Marking, CIP	2	EA	\$100.00	\$200.00
ADA Parking Sign with Post and Footing	2	EA	\$500.00	\$1,000.00
Concrete Curb and Gutter or Header Curb	1300	LF	\$50.00	\$65,000.00
SIDEWALKS AND WALKWAYS				\$125,400.00
4" Concrete Sidewalk or Slab	360	SY	\$90.00	\$32,400.00

PHASE 2 - CONT.					
STRUCTURES AND SITE FURNISHINGS					\$639,200.00
Restroom (16' x 32'), CIP	512	SF	\$350.00	\$179,200.00	
Small Shelter, 12' x 12'	2	EA	\$15,000.00	\$30,000.00	\$100/sf
Shelter, 18' x 18'	2	EA	\$35,000.00	\$70,000.00	\$100/sf
Group Shelter, 16' x 32'	2	EA	\$55,000.00	\$110,000.00	\$100/sf
Allowance for Tables, Benches, Trash Receptacles, Pet Waste Station	1	ALLOW	\$100,000.00	\$100,000.00	12 Benches (\$2,500/each),
Drinking Fountain w/ Bottle Filler & Pet Bowl, Including Waterline Connections	2	EA	\$15,000.00	\$30,000.00	10 trash (\$1,600/each),
Solar Lighting (optional - Parking and Paths)	1	ALLOW	\$120,000.00	\$120,000.00	4 pet waste (\$500 incl post),
LANDSCAPE PLANTINGS - BIOSWALE, BOTANIC GARDEN, REVEGETATION				\$275,800.00	10 Tables (\$7,500/each)
Trees, 2" cal.	20	EA	\$500.00	\$10,000.00	
Small Trees, 2" cal.	5	EA	\$400.00	\$2,000.00	
Orchard Trees	12	EA	\$450.00	\$5,400.00	
Shrubs, 5 gal.	150	EA	\$50.00	\$7,500.00	~3 shrubs/tree
Wildflower/Butterfly/Pollinator Seeding (Newly Graded/Disturbed Areas)	4300	SY	\$10.00	\$43,000.00	14,200 sf
Native Vegetation Seeding (Overseed Existing Open Areas)	20,600	SY	\$5.00	\$103,000.00	185,000 sf
Landscape Gravel Mulch	3900	SF	\$2.50	\$9,750.00	
Earthwork, Grading <2' depth (Berms, Swales)	2715	SY	\$10.00	\$27,150.00	24,440 sf
Bioswale Soil Amendments (18" depth)	1360	CY	\$50.00	\$68,000.00	24,440 sf
IRRIGATION				\$75,000.00	
New Irrigation System for Botanic Garden Area	1	LS	\$75,000.00	\$75,000.00	
SUBTOTAL				\$1,680,730.00	
15% Contingency				\$252,109.50	
NMGRT Los Alamos (7.0625%)				\$136,506.79	
TOTAL PHASE 2				\$2,069,346.29	

PHASE 3 - SAND VOLLEYBALL & DOG PARK IMPROVEMENTS

Item Description	Quantity	Unit	Unit Price	Total
GENERAL				\$90,000.00
Construction Mobilization/Demobilization	1	LS	\$35,000.00	\$35,000.00
Construction Staking	1	LS	\$10,000.00	\$10,000.00
NPDES Erosion Control Plan and Management	1	ALLOW	\$15,000.00	\$15,000.00
Landscape and Engineering Design Fees	1	ALLOW	\$30,000.00	\$30,000.00
DEMOLITION AND EARTHWORK				\$60,700.00
Clearing and Grubbing, Sidewalk Removal	2	AC	\$3,800.00	\$7,600.00
Regrade Overflow Parking	1	LS	\$15,000.00	\$15,000.00
Remove and Salvage Existing Chainlink Fencing	750	LF	\$10.00	\$7,500.00
Remove and Relocate Fabric Shade Canopy (Small Dog Park)	1	LS	\$5,000.00	\$5,000.00
Regrade Dog Park (to eliminate ponding area and improve drainage)	1	LS	\$10,000.00	\$10,000.00
Excavate Sand Volleyball Pits	1040	CY	\$15.00	\$15,600.00
ROADS AND PARKING				\$263,625.00
Blading and Shaping New Parking Area at Dog Park	1500	SY	\$12.00	\$18,000.00
Subgrade Prep, 12" for New Parking	1475	SY	\$10.00	\$14,750.00
Base Course, 4" Thick for New Parking	1475	SY	\$15.00	\$22,125.00
3" SP-IV Hot Mix Asphalt for New Parking	1450	SY	\$40.00	\$58,000.00
Pavement Striping incl Pedestrian Crossing Stripes	900	LF	\$0.50	\$450.00
Handicapped Symbol Pavement Marking, CIP	2	EA	\$100.00	\$200.00
ADA Parking Sign with Post and Footing	2	EA	\$500.00	\$1,000.00
Concrete Curb and Gutter or Header Curb	650	LF	\$50.00	\$32,500.00
Subgrade Prep and Base Course, 4" Thick, Overflow Parking	5830	SY	\$20.00	\$116,600.00

PHASE 3 - CONT.

SIDEWALKS AND WALKWAYS					\$53,150.00
4" Concrete Sidewalk	160	SY	\$90.00	\$14,400.00	2,050 sf
4" Compacted, Stabilized, Crusher Fines Path	320	SY	\$25.00	\$8,000.00	2,900 sf
6" x 12" Concrete Concrete Edger	1025	LF	\$30.00	\$30,750.00	
STRUCTURES AND SITE FURNISHINGS					\$166,875.00
Allowance for Tables, Benches, Trash Receptacles, Pet Waste Station	1	ALLOW	\$50,000.00	\$50,000.00	4 Benches (\$2,500/each), 4 trash (\$1,600/each), 4 pet waste (\$500 incl post), 4 Tables (\$7,500/each)
Drinking Fountain w/ Bottle Filler & Pet Bowl, Including Waterline Connections	2	EA	\$15,000.00	\$30,000.00	
Chain Link Fencing, 6' ht w/ gates (Dog Park)	1025	LF	\$75.00	\$76,875.00	
Solar Lighting	1	ALLOW	\$10,000.00	\$10,000.00	
SPORTS COURTS					\$51,000.00
18" depth light colored volleyball sand, naturally weathered, washed, CIP	800	CY	\$10.00	\$8,000.00	
2" Drainage Gravel, 4" depth, with filter fabric, CIP (Volleyball Court), CIP	14000	SF	\$2.00	\$28,000.00	
Fixed Installed Equipment Sand Volleyball (posts, nets, rubber edger, etc.)	1	LS	\$15,000.00	\$15,000.00	
LANDSCAPE PLANTINGS AND GROUNDCOVERS					\$75,650.00
Trees, 2" cal.	17	EA	\$500.00	\$8,500.00	
Small Trees, 2" cal.	10	EA	\$400.00	\$4,000.00	
Shrubs, 5 gal.	55	EA	\$50.00	\$2,750.00	~3 shrubs/each tree
Native Vegetation Seeding	5565	SY	\$10.00	\$55,650.00	50,085 sf
Landscape Gravel Mulch	1900	SF	\$2.50	\$4,750.00	
IRRIGATION					\$20,000.00
Repair, Adjust Existing Irrigation System (if present) as Needed	1	LS	\$20,000.00	\$20,000.00	
SUBTOTAL					\$1,032,500.00
15% Contingency					\$154,875.00
NMGRT Los Alamos (7.0625%)					\$83,858.36
TOTAL PHASE 3					\$1,271,233.36

PHASE 4 - COMMUNITY GARDENS					
Item Description	Quantity	Unit	Unit Price	Total	
GENERAL				\$82,500.00	
Construction Mobilization/Demobilization	1	LS	\$7,500.00	\$30,000.00	\$29,108.75
Construction Staking	1	LS	\$7,500.00	\$7,500.00	
NPDES Erosion Control Plan and Management	1	ALLOW	\$15,000.00	\$15,000.00	
Landscape and Engineering Design Fees	1	ALLOW	\$30,000.00	\$30,000.00	
DEMOLITION				\$11,300.00	
Relocate existing planting bed soil to new garden location	1	LS	\$7,500.00	\$7,500.00	23,100 sf
Clearing and Grubbing, Existing Stockpile Removal/Relocation	1	AC	\$3,800.00	\$3,800.00	107,000 sf
ROADS AND PARKING (Existing Garden Area)				\$45,000.00	
Base Course, 4" Thick, if desired for Maintenance Yard	3000	SY	\$15.00	\$45,000.00	24,060 sf
SIDEWALKS AND WALKWAYS				\$88,875.00	
4" Compacted, Stabilized, Crusher Fines Path (excl garden bed squares)	2745	SY	\$25.00	\$68,625.00	24,700 sf
6" x 12" Concrete Concrete Edger	0	LF	\$30.00	\$0.00	
6" x 6" Concrete Concrete Edger	0	LF	\$25.00	\$0.00	
3/16" x 4" Aluminum Edging	2025	LF	\$10.00	\$20,250.00	

PHASE 4 - CONT.					2 Benches (\$2,500/each), 2 trash (\$1,600/each), 2 pet waste (\$500 incl post), 2 Tables (\$7,500/each) \$100/sf
STRUCTURES & SITE FURNISHINGS					\$357,500.00
6' Fencing with (2) Double Gates (Deer-proof)	850	LF	\$150.00	\$127,500.00	
Signage	1	ALLOW	\$5,000.00	\$5,000.00	
Allowance for Tables, Benches, Trash Receptacles, Pet Waste Station	1	ALLOW	\$20,000.00	\$20,000.00	
Large Shade Canopy for Educational Gathering, 24' x 24'	1	EA	\$60,000.00	\$60,000.00	
Wheelchair-accessible Raised Garden Planting Bed (18' X 6')	700	SF	\$100.00	\$70,000.00	
18' x 18' Raised Garden Planting Bed Retaining Wall (Timber)	5000	SF	\$15.00	\$75,000.00	
LANDSCAPE PLANTINGS AND GROUNDCOVERS					\$59,500.00
Trees, 2" cal.	45	EA	\$500.00	\$22,500.00	
Small Trees, 1.5" cal.	30	EA	\$400.00	\$12,000.00	
Planting Soil for Raised Garden Beds (assumes 50% reuse of existing garden soil)	500	CY	\$50.00	\$25,000.00	
IRRIGATION					\$20,000.00
Add quick coupler irrigation for hoses	1	LS	\$20,000.00	\$20,000.00	
SUBTOTAL				\$664,675.00	
15% Contingency				\$99,701.25	
NMGRT Los Alamos (7.0625%)				\$53,984.07	
TOTAL PHASE 4				\$818,360.32	

PHASE 5 - MULTI-USE PAVILION AND FOOD TRUCK PLAZA

Item Description	Quantity	Unit	Unit Price	Total
GENERAL				\$120,500.00
Construction Mobilization/Demobilization	1	LS	\$15,000.00	\$25,000.00
Construction Staking	1	LS	\$7,500.00	\$7,500.00
NPDES Erosion Control Plan and Management	1	ALLOW	\$15,000.00	\$15,000.00
Landscape and Engineering Design Fees	1	ALLOW	\$50,000.00	\$50,000.00
Allowance for State and Local Permitting (Pavilion, Restroom, etc)	1	ALLOW	\$8,000.00	\$8,000.00
Los Alamos Electric Company Service Connection	1	ALLOW	\$15,000.00	\$15,000.00
DEMOLITION				\$6,840.00
Clearing and Grubbing	1.8	AC	\$3,800.00	\$6,840.00
HARDSCAPES, PAVING, PATHS				\$206,890.00
4" Concrete Sidewalk or Slab	770	SY	\$90.00	\$69,300.00
6" Concrete Sidewalk or Slab (Food Truck Crossing)	140	SY	\$120.00	\$16,800.00
4" Compacted, Stabilized, Crusher Fines Path	220	SY	\$25.00	\$5,500.00
Permeable Concrete Pavers, Vehicular	5450	SF	\$16.00	\$87,200.00
Gravel Base for Concrete Pavers	200	CY	\$50.00	\$10,000.00
6" x 6" Concrete Landscape Edger	450	LF	\$25.00	\$11,250.00
3/16" x 6" Aluminum Edging	570	LF	\$12.00	\$6,840.00

PHASE 5 - CONT.

STRUCTURES AND SITE FURNISHINGS					\$2,784,200.00
Restroom, CIP (16' x 32')	512	SF	\$350.00	\$179,200.00	
Pavilion with Roll-up Doors, CIP (114' x 140')	15960	SF	\$150.00	\$2,394,000.00	
6" Concrete Slab for Pavilion	510	SY	\$100.00	\$51,000.00	14,140 sf
Electrical Outlets for Food Trucks	1	LS	\$20,000.00	\$20,000.00	
Allowance for Tables, Benches, Trash Receptacles, Bike Racks	1	ALLOW	\$75,000.00	\$75,000.00	6 Benches (\$2,500/each), 4 trash (\$1,600/each), 3 pet waste (\$500 incl post), 6 Tables (\$7,500/each)
Drinking Fountain w/ Bottle Filler, Pet Bowl, Including Waterline Connection	1	EA	\$15,000.00	\$15,000.00	
Lighting Package	1	ALLOW	\$50,000.00	\$50,000.00	
LANDSCAPE PLANTINGS AND GROUNDCOVERS					\$78,750.00
Trees, 2" cal.	15	EA	\$500.00	\$7,500.00	
Small Trees, 2" cal.	15	EA	\$400.00	\$6,000.00	
Shrubs, 5 gal.	60	EA	\$50.00	\$3,000.00	~3 shrubs/only trees in gravel
Native Vegetation Hydroseeding	4300	SY	\$10.00	\$43,000.00	38,300 sf
Landscape Gravel Mulch	7700	SF	\$2.50	\$19,250.00	
IRRIGATION					\$75,000.00
New Irrigation System for Shade Trees, etc.	1	LS	\$75,000.00	\$75,000.00	
SUBTOTAL				\$3,272,180.00	
15% Contingency				\$490,827.00	
NMGRT Los Alamos (7.0625%)				\$265,762.37	
TOTAL PHASE 5				\$4,028,769.37	

FLEXIBLE/ONGOING - (AS BUDGET ALLOWS)

Item Description	Quantity	Unit	Unit Price	Total
GENERAL				\$95,000.00
Construction Mobilization/Demobilization	1	LS	\$40,000.00	\$40,000.00
Construction Staking	1	LS	\$5,000.00	\$5,000.00
Landscape and Engineering Design Fees	1	ALLOW	\$50,000.00	\$50,000.00
DEMOLITION				\$1,900.00
Clearing and Grubbing	0.5	AC	\$3,800.00	\$1,900.00
STRUCTURES AND SITE FURNISHINGS				\$150,000.00
Steel Shade Canopy (16' x 16' with concrete slab)	1	ALLOW	\$50,000.00	\$50,000.00
Community Art	1	ALLOW	\$10,000.00	\$10,000.00
Allowance for Additional Tables, Benches, Trash Receptacles, Pet Waste Station	1	ALLOW	\$50,000.00	\$50,000.00
Enhanced Pedestrian Crossing (HAWK or RRFB Signal and Striping)	2	EA	\$20,000.00	\$40,000.00
PLAYGROUNDS AND EXERCISE EQUIPMENT				\$251,500.00
2-5 Year-Old Playground Elements for Nature Play	1	LS	\$30,000.00	\$30,000.00
5-12 Year-Old Playground Elements for Nature Play	1	LS	\$40,000.00	\$40,000.00
Ninja Exercise Course Equipment	1	ALLOW	\$90,000.00	\$90,000.00
Allowance for Replacing / Renewing Existing Playground Equipment	1	ALLOW	\$50,000.00	\$50,000.00
Concrete Edger at Playground & Ninja Course	700	LF	\$25.00	\$17,500.00
Engineered Wood Fiber Resilient Surfacing, 12" Depth	600	CY	\$40.00	\$24,000.00

FLEXIBLE/ONGOING (AS BUDGET ALLOWS) - CONT.

LANDSCAPING				\$375,000.00
Allowance for Additional Trees, Shrubs, Seeding	1	ALLOW	\$75,000.00	\$75,000.00
IRRIGATION				\$150,000.00
Allowance for Irrigation as Needed	1	LS	\$150,000.00	\$150,000.00
SUBTOTAL				\$1,023,400.00
15% Contingency				\$153,510.00
NMGRT Los Alamos (7.0625%)				\$83,119.27
TOTAL FLEXIBLE ONGOING				\$1,260,029.27

GRAND TOTAL FOR ENTIRE PROJECT **\$12,919,261.45**

*Opinion of Probable Costs for Phased Master Plan
All costs inclusive of labor and materials*

APPENDIX

Listening Session 1 - Results



Listening Session 2 - Results Cont.

What are the **existing amenities** that you would like to see improved here?

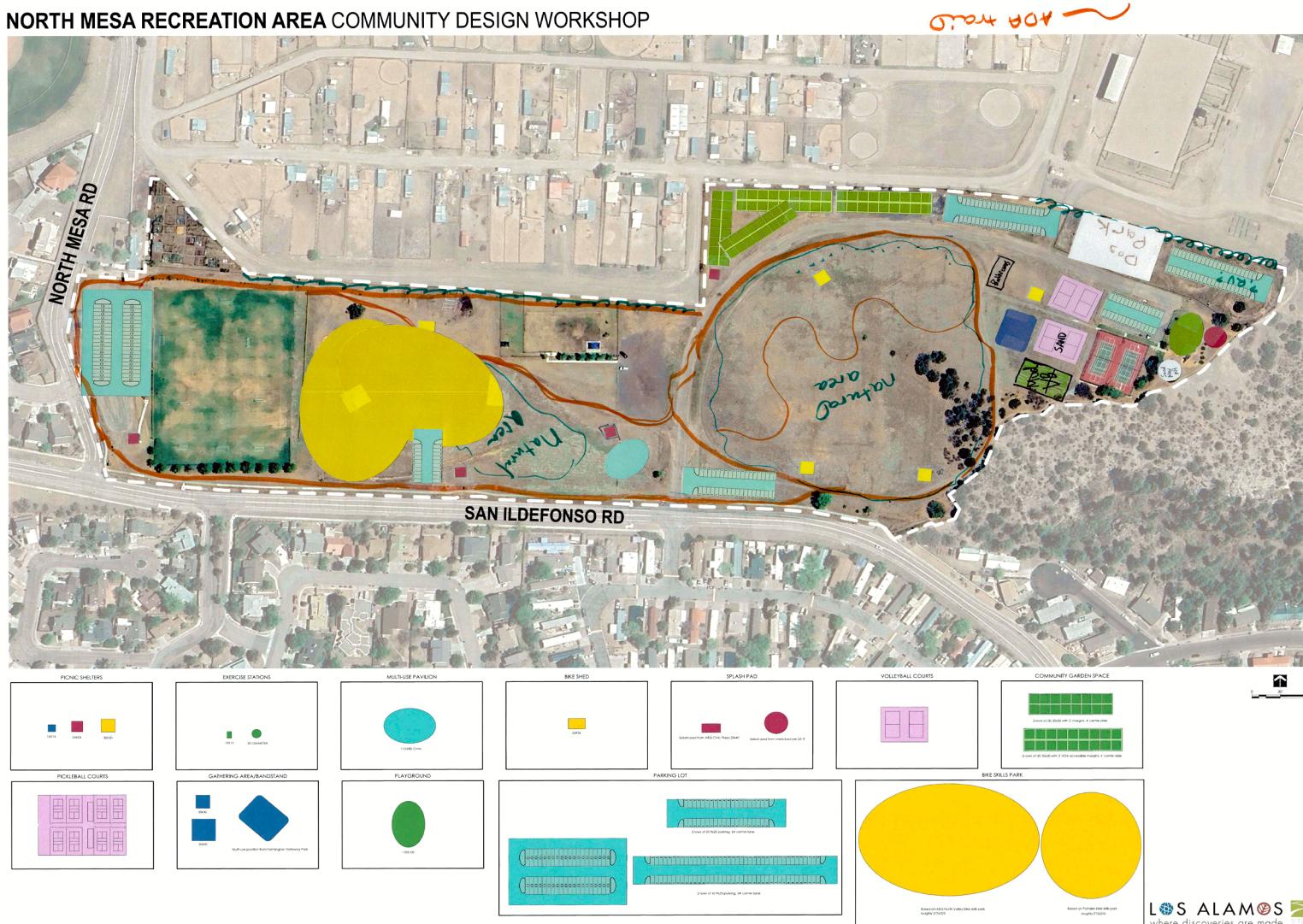
Dog park improved; bathrooms available; trails or walkways; parking	Accessibility to bathrooms, Dog park; open fields by walking trail, improving landscaping and picnic area.	Concerns with having too much light; security lights are disruptive to residential areas	Lights for soccer field? Not sure if there would be issues or concerns with proximity to stables/houses	Access to, and collaboration with, the stables. It would be wonderful for more families to walk through and enjoy the animals.	There is also a traffic issue. During the 2000 fire, we could not get out of our neighborhood because of the traffic. Putting facilities drawing a lot of traffic is not suitable for North Mesa.	The whole town had a hard time evacuating. We live on mesas with only a few ways out. That would mean stop developing everywhere, which is never going to happen. So while I think the traffic should be considered, I hope it's not a deterrent for this area.
Want the community to value the stables; Collaboration is key! Want families to feel encouraged to enjoy this	Improving the foliage and perhaps the picnic/restrooms.	The bathroom is NOT ADA compliant, but that is in the works with the new rodeo bleacher project	Irrigation and grass quality of soccer fields	Considerations with the physical access (gates) will need to be made to ensure the animals that get loose can't escape the stable area. It would probably help to have a "rules" or "guidelines" sign to remind folks not to pet or feed the animals without permission of the owners. Folks already cross through the available gate areas to walk around		

What potential new amenities would best serve the community of Los Alamos?

Junior Roller Derby Again - effective indoor training environment; smooth hard surface; 108 ft x 75 ft for regulation track; additionally spectator seating; restrooms and access to drinking water	better open space! Multiple sand volleyball courts.	sorry to some, but I can't buy into anything involving a new permanent indoor facility	Bike Park Picnic/restrooms Roller Derby facility Foliage/shade Trail information kiosks Improved space for kites/telescopes	Mountain Bike Skills Park	Junior Roller Derby: Current indoor facilities are too small; Only sanctioned Juniors Team in NM, need to travel to tournaments; currently hosting tournaments out of town; Reserving space at Expo NM; Growing Community; adult league, too. Size: 108'x75' + spectator seating, bathrooms, changing rooms, etc. Need space for safety; there is a rink in Taos, but no longer available	Three dedicated, quality sand volleyball courts - sand volleyball is inherently a doubles (2v2) sport, so only one sand court (like what is at Rover Park) is not sufficient to support multiple people (>4) interested in playing at once. Similar to roller derby, not possible to host tournaments locally - need to travel to ABQ or out-of-state for sand volleyball tournaments. A children's sand pit would also be desirable to ensure the sand volleyball courts are used for volleyball, and not cluttered with toys or other items that can (and have) caused injury at Rover Park. Lights would be desirable, as well as shade structures. Nearby water access would be nice too for cooling the sand on hot days (alternatively, an irrigation system could be installed with the sand courts). Multiple courts would provide an opportunity for middle/high school sand volleyball club and not require traveling to ABQ.
The county is working on bleachers near the Rodeo arena, but the entrance, bathrooms and parking will affect the land we are discussing now - need to think about the parking	Shade structure with picnic tables and BBQ facility.	Bike skills park Bike tool station like the one at Bayo trailhead Restrooms: would it be that difficult to add a small heater so they could stay open in the winter? (I wonder this about the Overlook Park restrooms too.)	I'm involved with the adult and junior roller derby teams. An indoor space would be amazing... But at the very least a large flat area that is covered from the rain. It would be great to see the gym/covered space available for not just roller derby but multiple sports and organizations. I really want to focus this area as being multi use and benefit many sports and groups around town.	Bike skills park	Volleyball practice may be shared with Roller Derby/ Basketball, etc.??	Roller Derby - need space for safety! Travel for games is expensive; would be great to have a local option; for both practice and hosting games; Could be a space to offer "open skate" to bring in new users and introduce the community to Roller Derby; Flexible multi-use athletic area --> basketball court; look again at the Taos space example
			As far as roller derby, it would be so amazing to host and show off our beautiful town. We travel to California, Texas, Utah and Colorado and all of them beg for us to host in Los Alamos but we just can't.	Echo cb's message - our volleyball community also plays a LOT of grass volleyball, and this is simply not possible on turf fields.	I am concerned about multiple projects colliding. There is the Rodeo grounds project, this project, and the artificial turf/baseball field project which has suggested changes to the soccer field on the land we are talking about tonight.	Example Skills Park: https://maps.app.goo.gl/FP1wj6RfIxhQ2W98
				Rodeo bleachers - clarification on improvements that are already being planned		

Community Design Workshop - Results

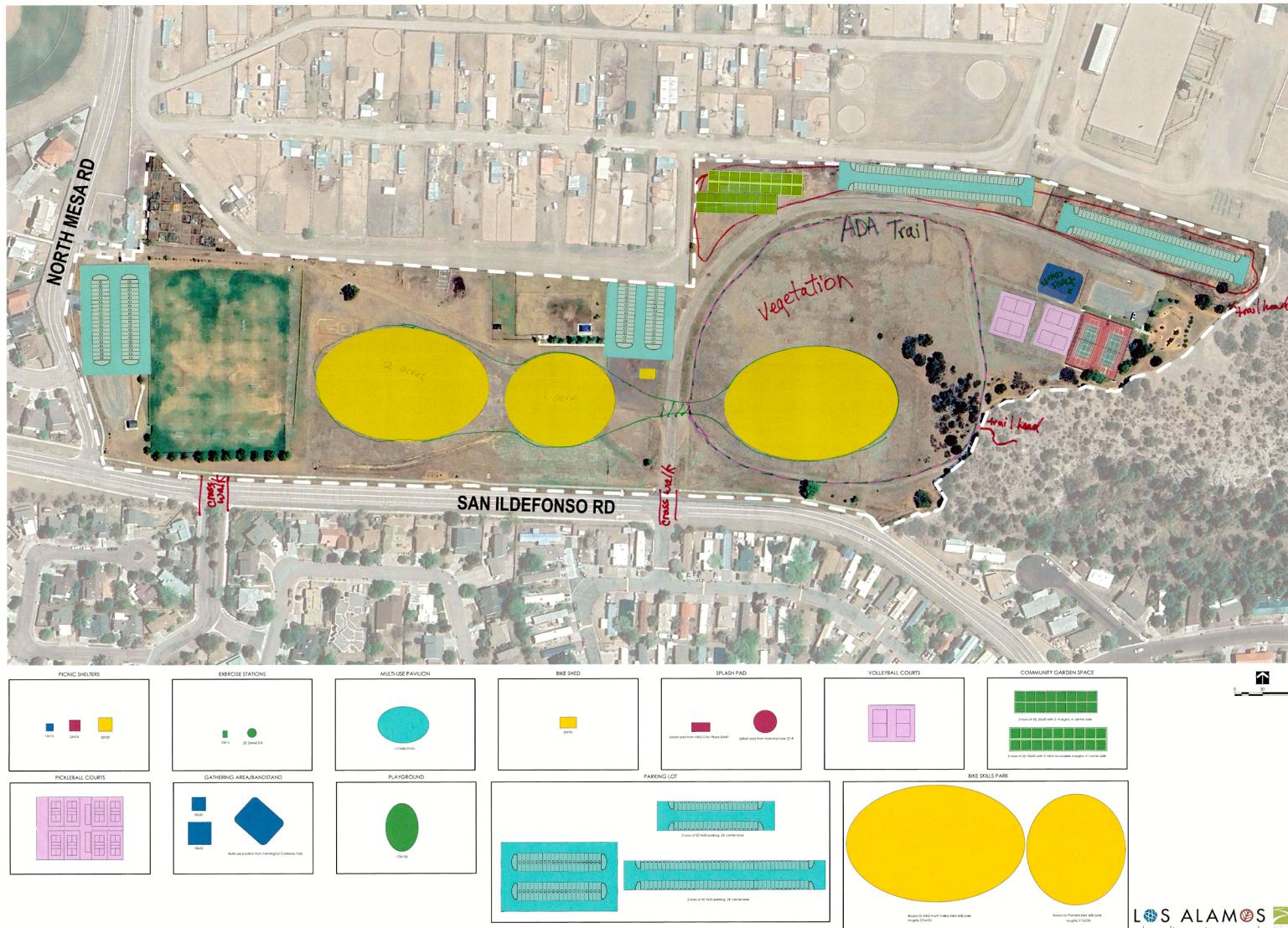
NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



ATTACHMENT B

Community Design Workshop - Results Cont.

NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



LOS ALAMOS 
where discoveries are made

Community Design Workshop - Results Cont.

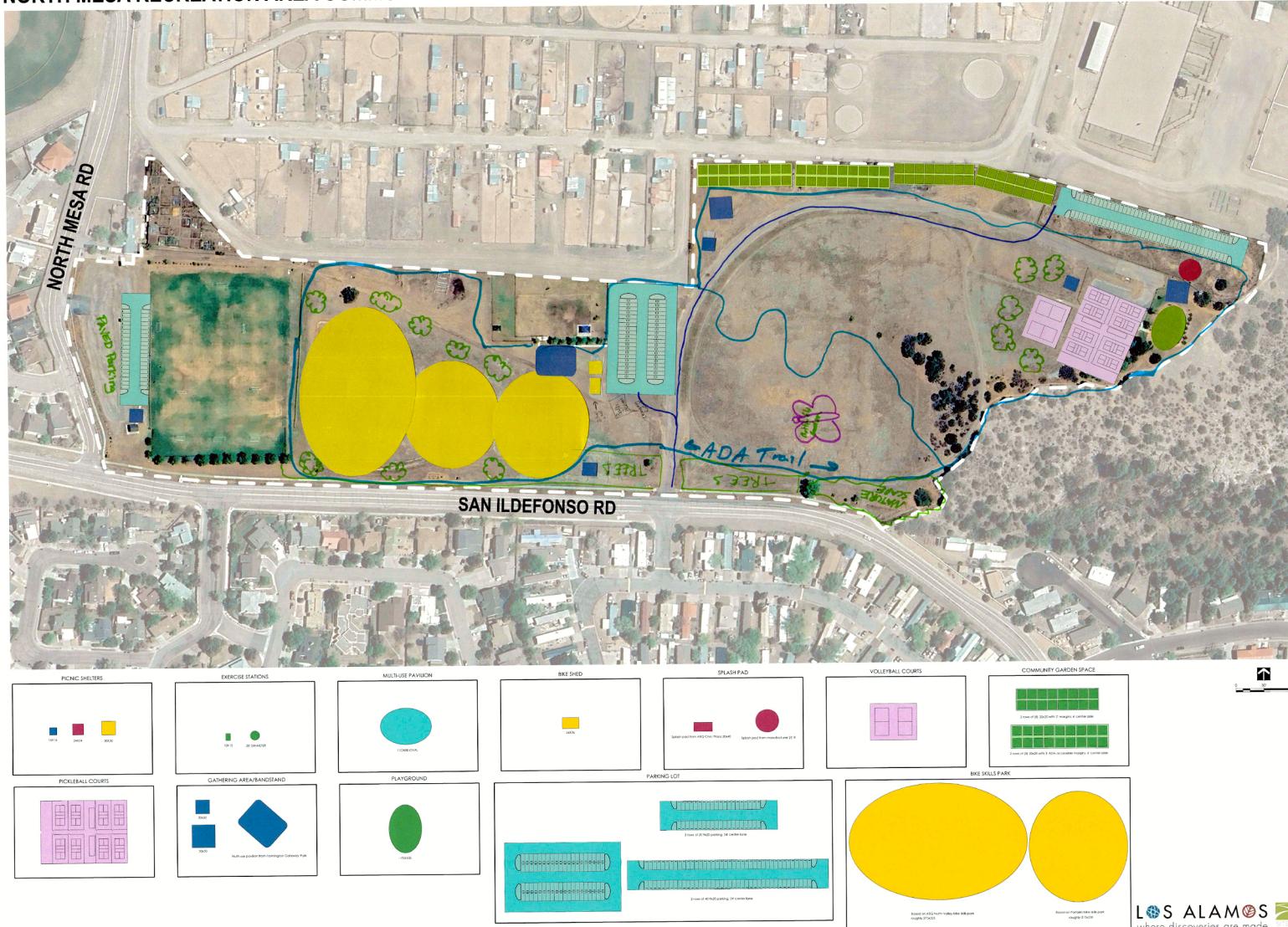
NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



ATTACHMENT B

Community Design Workshop - Results Cont.

NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



ATTACHMENT B

Community Design Workshop - Results Cont.

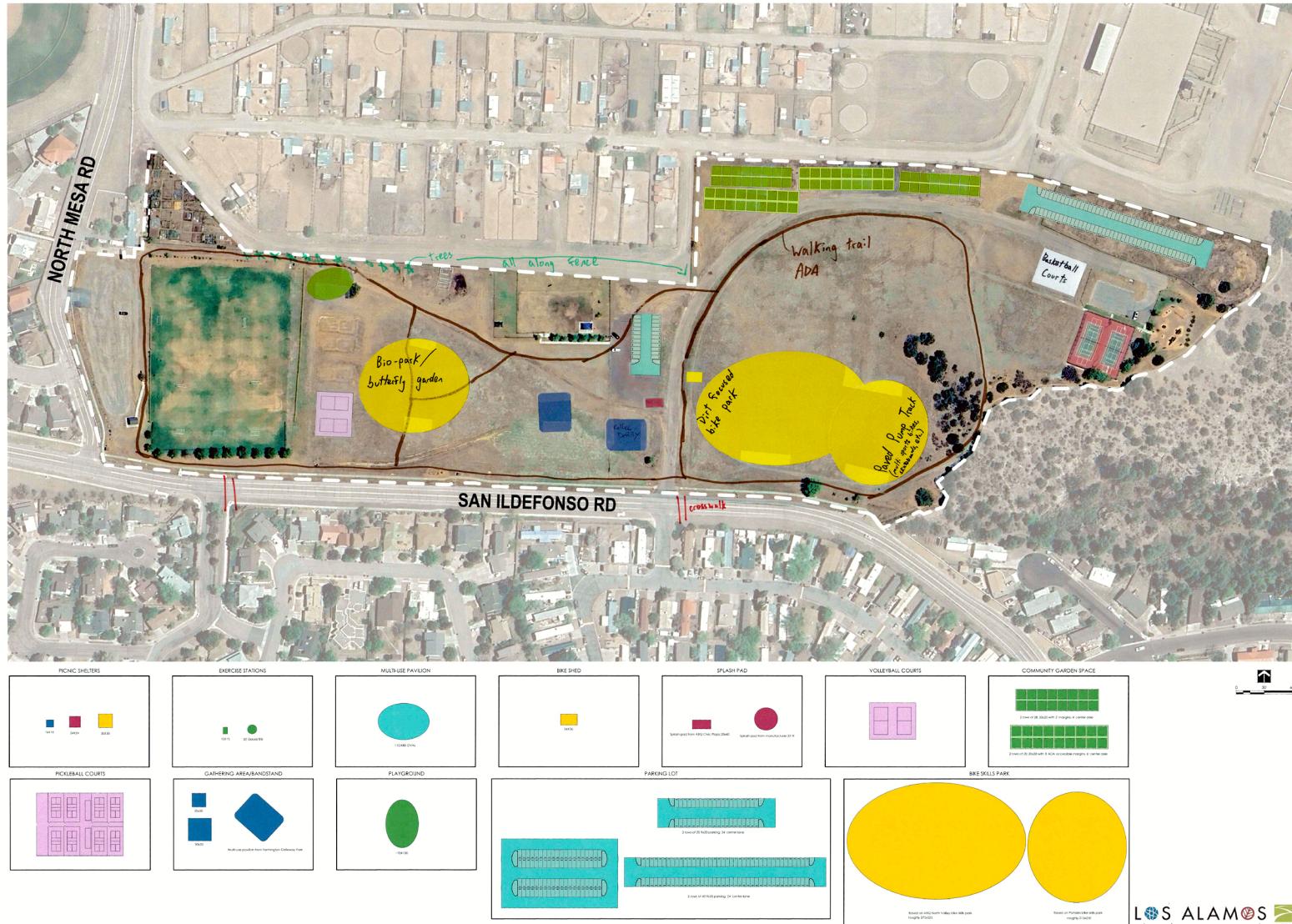
NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



ATTACHMENT B

Community Design Workshop - Results Cont.

NORTH MESA RECREATION AREA COMMUNITY DESIGN WORKSHOP



ATTACHMENT B

Conceptual Design Option A



NORTH MESA RECREATIONAL AREA

OPTION A

CONCEPTUAL MASTER PLAN

Los Alamos, New Mexico
Conceptual Design
July 22, 2025

LOS ALAMOS
where discoveries are made



Conceptual Design Option B



NORTH MESA RECREATIONAL AREA

OPTION B

CONCEPTUAL MASTER PLAN

Los Alamos, New Mexico
Conceptual Design
July 22, 2025

LOS ALAMOS
where discoveries are made



Master Plan Precedents - Bike Park



Asphalt Pump Track
Portales, NM



Bicycle Playground
Deptford Township, NJ



Bicycle Playground
Pleasant Grove, UT



Bicycle Playground
Deptford Township, NJ



Bicycle Playground
Fallon, NV



Asphalt Pump Track
Casselberry, FL



Bike Park Moreno Valley, CA
2-Acre Bike Park that includes: a Velosolutions Asphalt
pumptrack with an adaptive pumptrack, bicycle playground
for beginner riders, and 2 progressive jump lines.



Bike Park
Canfield, OH



Jump Lines
Thousand Oaks, CA



Jump Lines
Thousand Oaks, CA



PERFECT YOUR JUMP TIMING

NORTH MESA RECREATIONAL AREA

CONCEPTUAL MASTER PLAN

Los Alamos, New Mexico
Conceptual Design
July 22, 2025

BIKE PARK EXAMPLES

LOS ALAMOS
where discoveries are made



Master Plan Precedents - Landscaping

ACCESSIBLE NATURAL PATH



IMPROVED EXISTING SOCCER FIELDS



NATURE PLAYGROUND



SHADE AND ACCENT TREES



CHINESE PISTACHE

TEXAS RED OAK

NEW MEXICO PRIVET

DESERT WILLOW

HONEY MESQUITE

BIG-TOOTH MAPLE

COMMUNITY GARDEN



POLLINATOR GARDEN



MEDITATION GARDEN



NORTH MESA RECREATIONAL AREA

CONCEPTUAL MASTER PLAN

Los Alamos, New Mexico
Conceptual Design
July 22, 2025

LANDSCAPE EXAMPLES

LOS ALAMOS
where discoveries are made



Master Plan Precedents - Site Furnishings

SITE FURNISHINGS

OPTION: RECYCLED PLASTIC



OPTION: PERFORATED STEEL



OPTION: STEEL BAR



SHADE STRUCTURE, PICNIC & GROUP SHELTER



PAVILION FOR COVERED SPORT / GATHERING AREA



NORTH MESA RECREATIONAL AREA

CONCEPTUAL MASTER PLAN

Los Alamos, New Mexico
Conceptual Design
July 22, 2025

SITE FURNISHING & SHELTER EXAMPLES

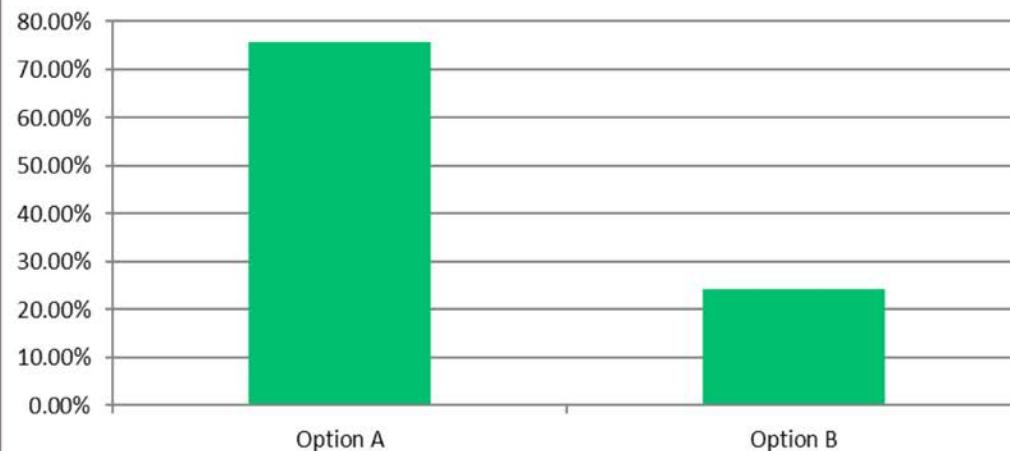
LOS ALAMOS
where discoveries are made



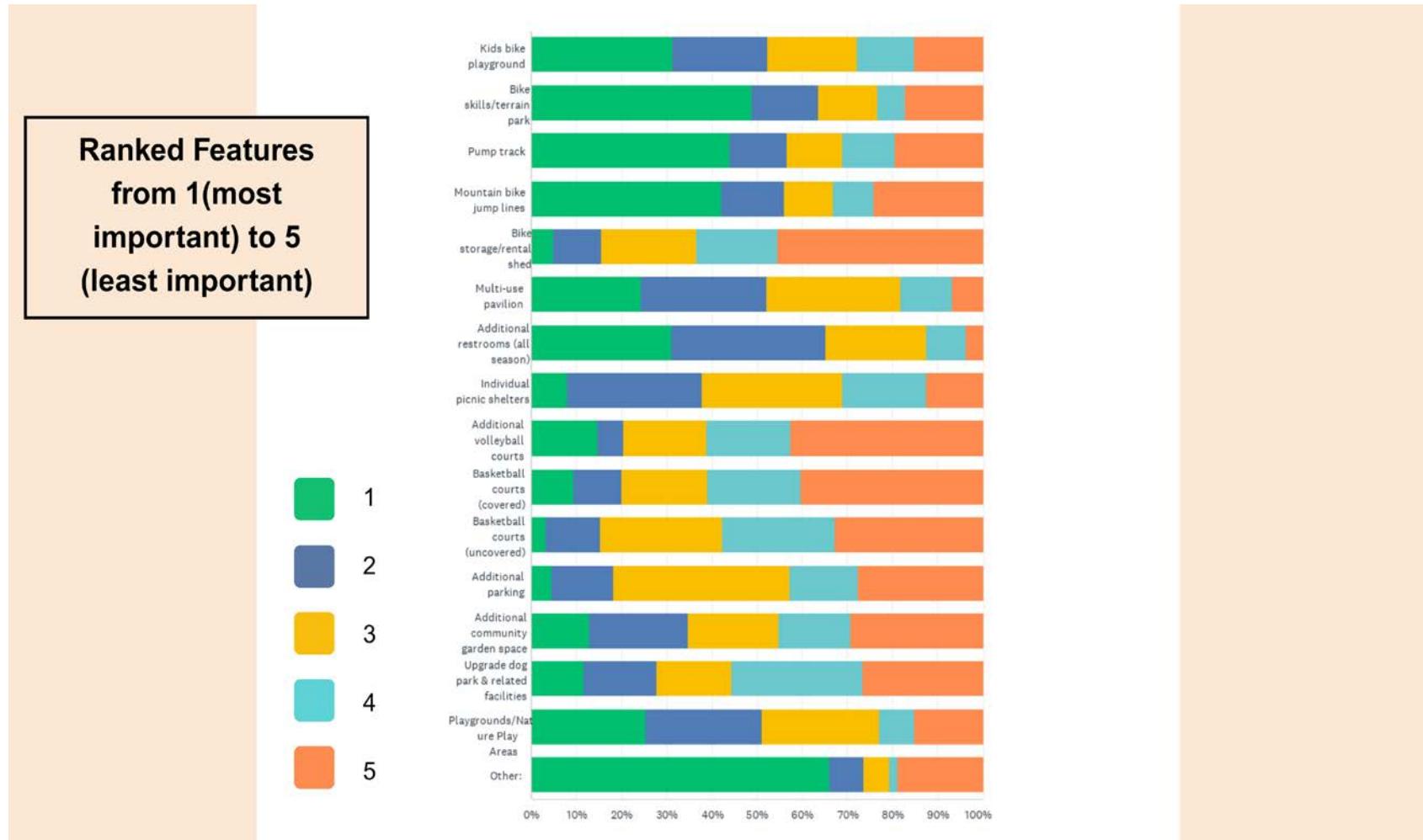
Open House Survey - Results

Scenario Design Preference

Overall, which Concept best reflects your vision for the North Mesa Recreation Area?



Open House Survey - Results Cont.

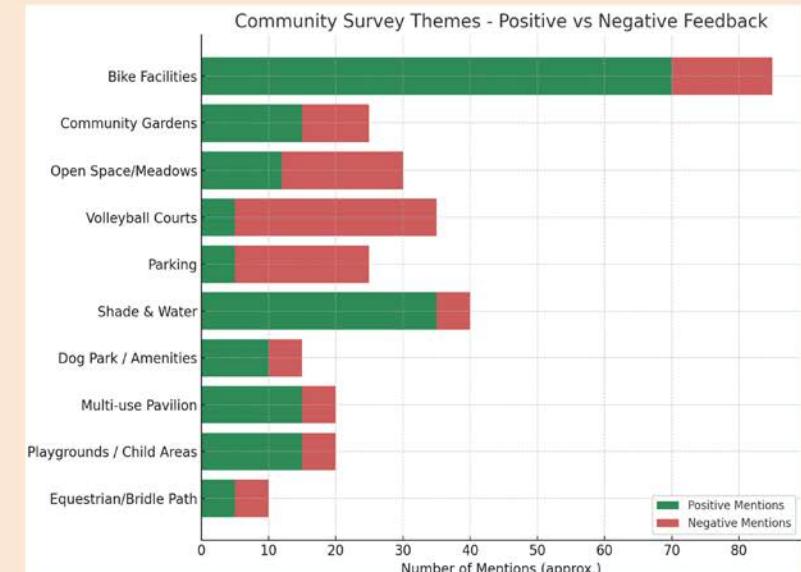


Open House Survey - Results Cont.



Option A

- **Strong Support:** Bike facilities, shade/water features, playgrounds, and the multi-use pavilion.
- **Mostly Negative:** Volleyball courts (too many, dislike of mud), and parking (too much paving).
- **Divided Opinions:** Community gardens and open space/meadows split between preservation advocates and those who see them as wasted space.
- **Balanced/Contextual:** Dog park improvements and equestrian concerns show both support and caution.

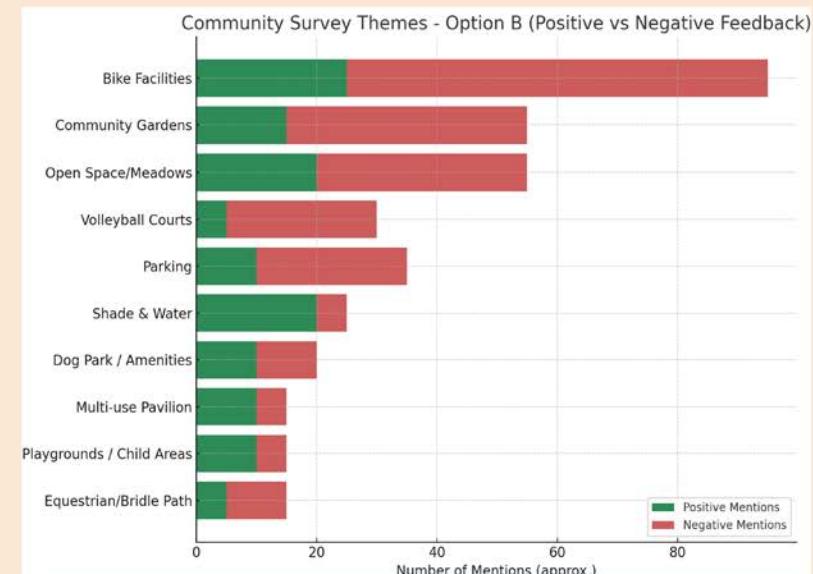


Open House Survey - Results Cont.

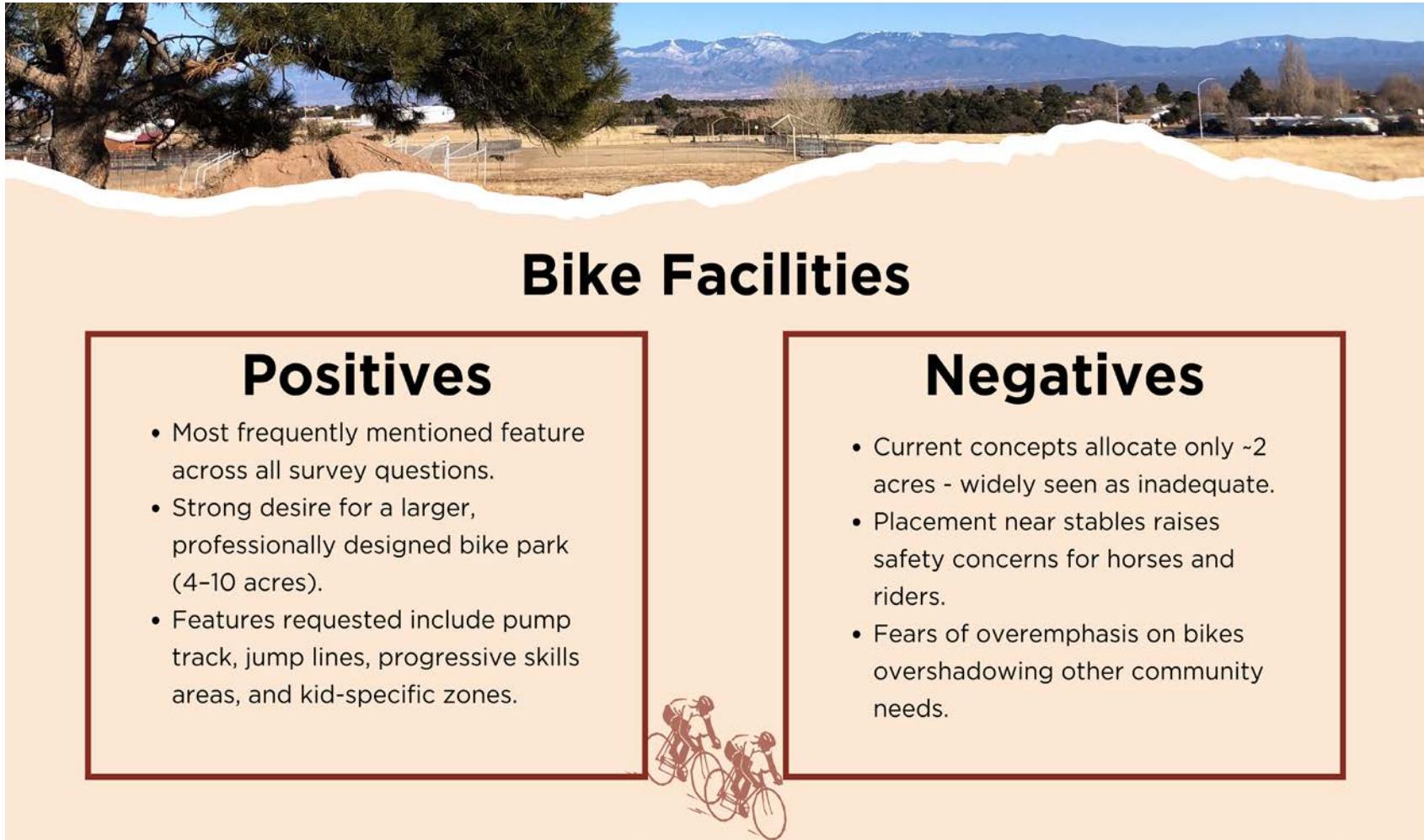


Option B

- **Strong Support:** Simpler, less dense layout, more open meadow, and centralized parking.
- **Mostly Negative:** Garden relocation, maintenance yard, and parking/traffic routing near stables.
- **Divided Opinions:** Open space and natural meadow (valued by some, seen as wasted by others).
- **Flashpoint Issue:** Bike facilities - Option B even less favored than A due to reduced space and proximity to stables.



Open House Survey - Results Cont.



Bike Facilities

Positives

- Most frequently mentioned feature across all survey questions.
- Strong desire for a larger, professionally designed bike park (4-10 acres).
- Features requested include pump track, jump lines, progressive skills areas, and kid-specific zones.

Negatives

- Current concepts allocate only ~2 acres - widely seen as inadequate.
- Placement near stables raises safety concerns for horses and riders.
- Fears of overemphasis on bikes overshadowing other community needs.

Open House Survey - Results Cont.



Open Space & Gardens

Positives

- Appreciation for natural habitat & pollinator areas
- Support for retaining and expanding gardens



Negatives

- Meadows described as wasted space
- Relocating gardens in Option B strongly opposed
- Concerns about garden maintenance & water use



Open House Survey - Results Cont.



Volleyball & Sand Courts

Positives

- Strong volleyball community support
- Requests for high-quality sand, lighting, water spigots
- Indoor pavilion option supported

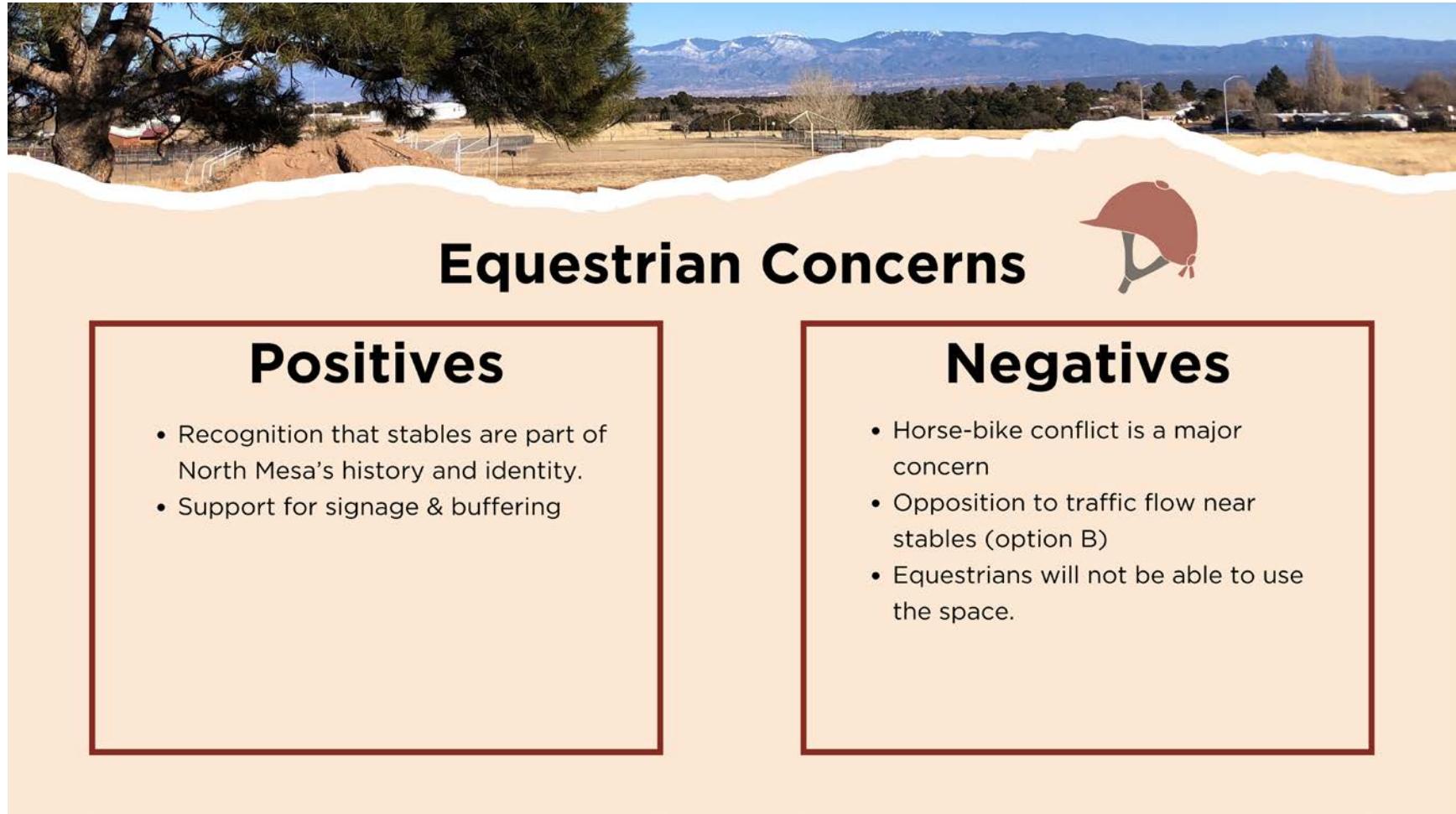
Negatives

- Six courts (esp. mud) seen as excessive
- Mud courts noted as rarely used



ATTACHMENT B

Open House Survey - Results Cont.



Equestrian Concerns

Positives

- Recognition that stables are part of North Mesa's history and identity.
- Support for signage & buffering

Negatives

- Horse-bike conflict is a major concern
- Opposition to traffic flow near stables (option B)
- Equestrians will not be able to use the space.

Open House Survey - Results Cont.



Parking, Access, & Infrastructure

Positives

- Centralized parking layout in Option B received some support.
- Overflow grass parking and shuttle options suggested.

Negatives

- Overbuilt parking lots seen as wasteful and unattractive.
- Option B's routing of traffic near stables widely criticized.

Open House Survey - Results Cont.



Family Use & Comfort

Amenities

- Consistent requests for safe play areas, splash pad, nature play, picnic shelters
- Walking loops & multi-use trails highly valued

Shade & Water

- Strong consensus for shade trees, shelters, and water fountains - seen as essential
- Requests for spigots near courts, restrooms near play areas, and drinking water stations
- Current concepts viewed as under-providing in this area

Open House Survey - Results Cont.



Maintenance & Feasibility

Positives

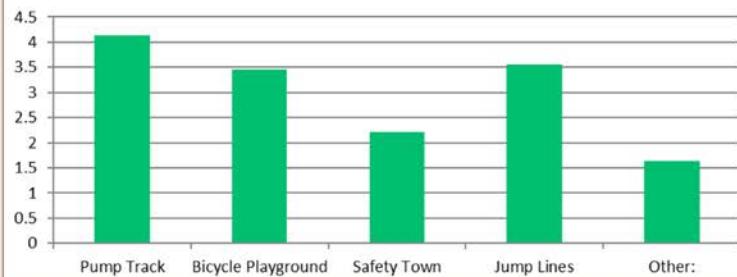
- Broad agreement that the County should build fewer, higher-quality amenities that can be maintained well.
- Calls for durable materials and simple, maintainable designs.

Negatives

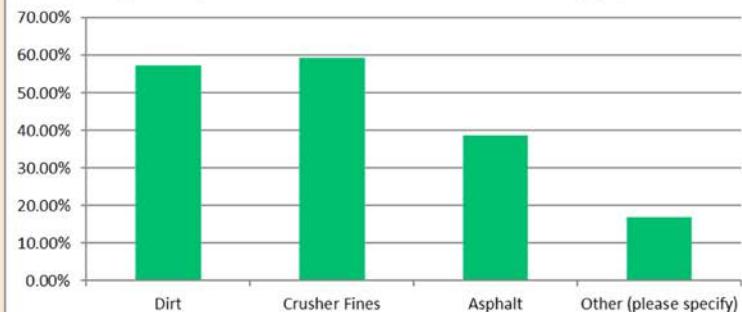
- Strong skepticism about the County's capacity to maintain new facilities, given history of under-maintenance.
- Fears of "trying to please everyone" leading to clutter and facilities that fall into disrepair.

Open House Survey - Results Cont.

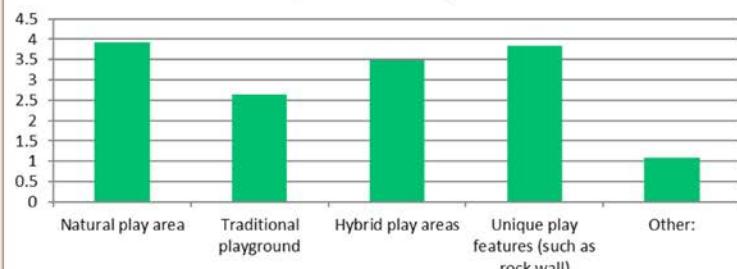
What elements are most important to you for a Bike Park (please rank from 1 – 5 with 1 as your highest preference and 5 as your lowest preference)?



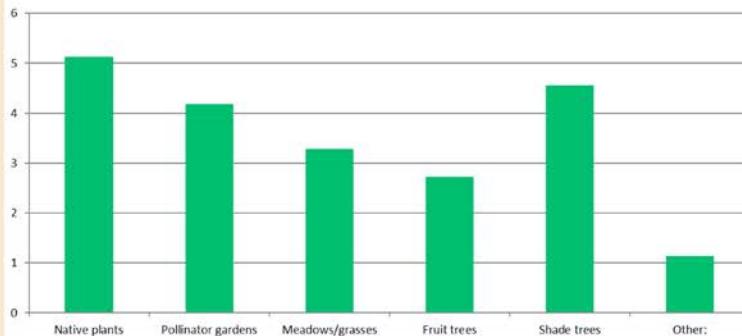
What is your preferred surfacing type for trails/paths (walking loop trails and nature paths)? Please choose all that apply.



What type of play space do you prefer (please rank from 1 – 5 with 1 as your highest preference and 5 as your lowest preference)?



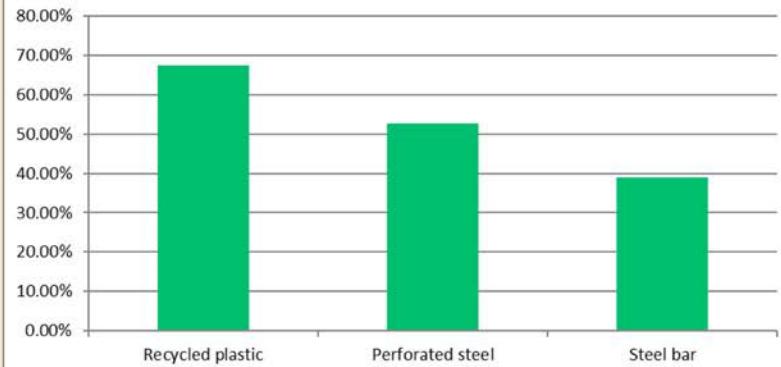
What types of landscaping do you prefer (please rank from 1 – 6 with 1 as your highest preference and 6 as your lowest preference)?



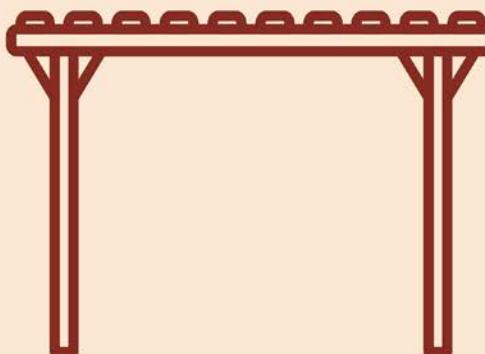
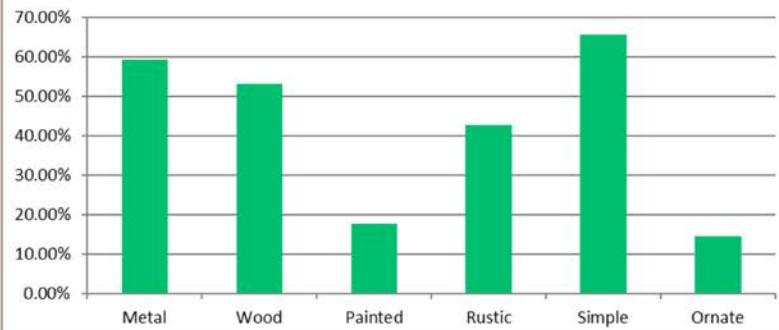
Open House Survey - Results Cont.



What kinds of site furnishing materials do you prefer? Please choose all that apply.



What types of shade structures/gathering spaces do you prefer? Please choose all that apply.



Final Concept Design



