

# Los Alamos County Comprehensive Plan 2016



# Planning & Zoning Commission

Phil Gursky -  
Chair



Michael Redondo, Vice Chair  
Fred Brueggeman  
Philip Kunsberg  
Ashley Mamula  
Jaret McDonald  
Catherine Mockler  
Laurence B. Warner  
Amy Woods

# Summary of Outreach

## Board Meetings

## Dates (2016)

Parks and Recreation Board	3-10, 4-14
Transportation Board	6-2
Fuller Lodge Historic Districts Advisory Board	9-7
Public Utilities Board	9-12
Boards & Commissions Luncheon	9-15
Interdepartmental Review Committee	9-2

## Preliminary Interviews

Community Leader Interviews	January.
KRSN – 4 interviews: Phil Gursky; Paul Andrus; Tamara Baer; Tim Karpoff, Steve Burstein	3-10, 9-27, 7-28

## Community Events

Farmers Market: 3 Events	8-25, 7-28, 6-30
Los Alamos Chamberfest	6-11
County Fair and Rodeo	8-13

## Public Sector:

Los Alamos Public Schools	10-11
US Department of Energy	3-13, 3-16, 6-26

# Public Information

- Display advertising - both newspapers before every public meeting
- Mailings: direct mail to every household announcing the first 3 meetings
- Dedicated website launched in January and regularly updated
- Press releases and newspaper articles
- Radio announcements



# Public Meetings in 2016

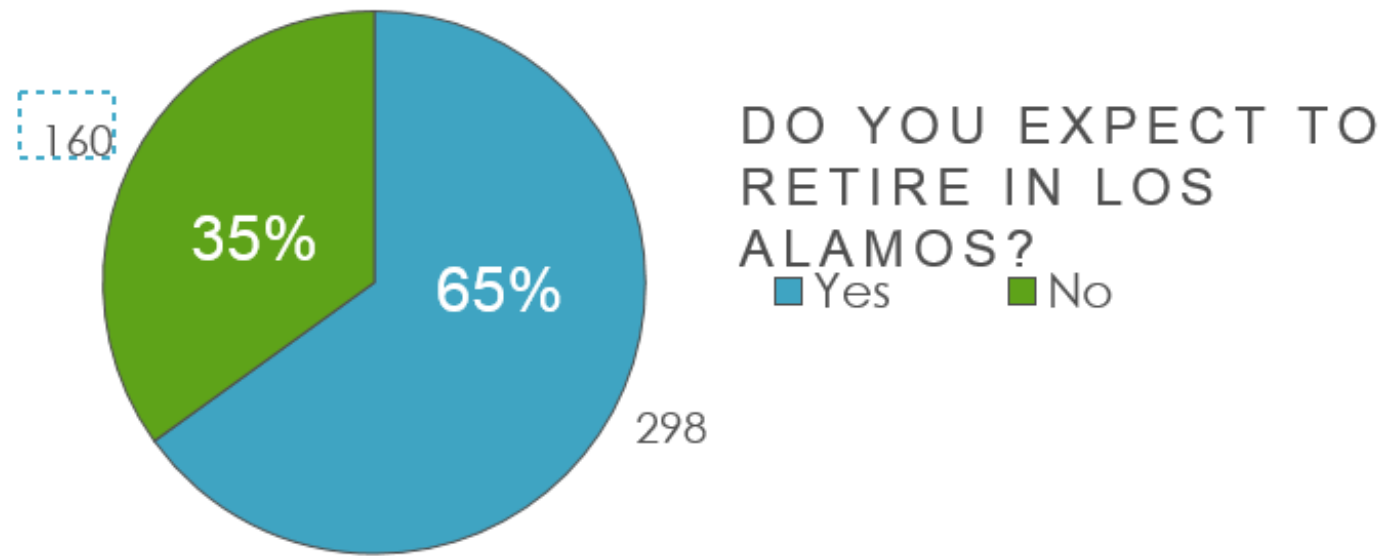
- Round 1 **Visioning Meetings**
  - White Rock Fire Station on 3-14
  - UNM- L.A. on 3-16
  - Los Alamos Golf Course on 3-19)
- Round 2 Topics Meetings
  - UNM-L.A. on 6-15
  - Fuller Lodge on 6-22
  - White Rock Fire Station on 6-29)



# Random Sample Survey #1

- County staff and ARC team designed the first survey to elicit information on key questions identified in Round 1 meetings so as to inform Round 2 discussions
- 3,000 surveys were mailed out to randomly selected addresses of the 9,711 delivery addresses in Los Alamos County
- 599 surveys were returned - at a 95% confidence level, this provides a maximum margin of error of approximately 4.1% in either direction

## Where will you retire?



Open-ended comments included many statements in support of retiring in current home and support for:

- patio homes, condos, 1-story townhouses
- assisted living, including for young people
- more upscale housing

# Strong Support in Survey #1

- County support of business community, including infrastructure investment, incentives for storefront renovations and way finding signage



- Trails, open space and economic development based on tourism

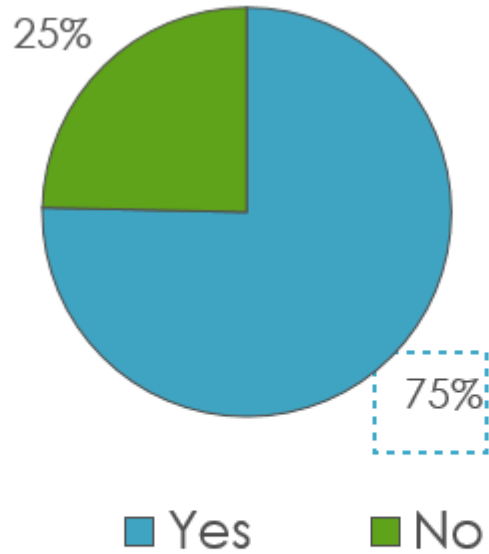


85% OR RESPONDENTS SUPPORT INCREASED TOURISM AS A DRIVER OF ECONOMIC DEVELOPMENT





# Do you think that Los Alamos has changed significantly in the last 5 to 10 years?



■ Improved

■ Somewhat Improved

■ No Significant Change

■ Somewhat Worse

■ Worse

## HOW HAS LOS ALAMOS CHANGED?

IMPROVED + SOMEWHAT IMPROVED      WORSE + SOMEWHAT WORSE



MUNICIPAL BUILDINGS AND ARCHITECTURE



CENTRAL AVENUE "MAIN STREET" IMPROVEMENTS



BETTER SHOPPING OPPORTUNITIES



MORE ACCESS TO TRAILS, OPEN SPACE, RECREATION

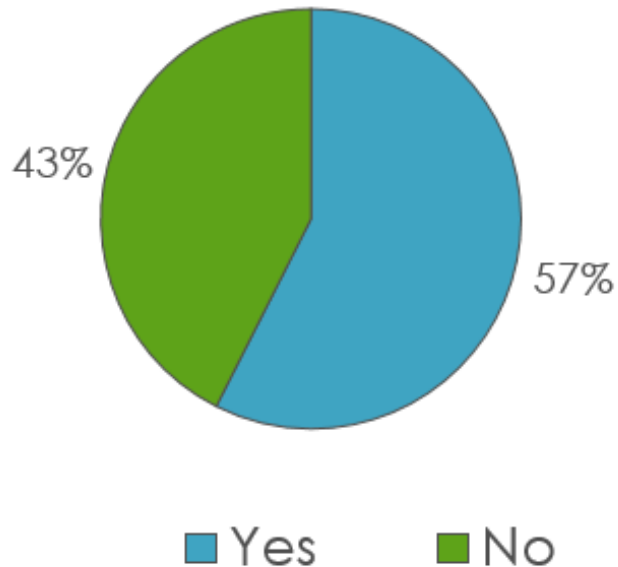


OTHER



# Changes in Los Alamos

**Do you anticipate that Los Alamos County will change significantly in the next 5-10 years?**



For Better (64 comments)

- Economy, including more business growth, restaurants
- Tourism, including more visitors, jobs, dynamic feeling, more bike trails
- Demographics, including influx of young families, older residents,
- Outdoor Amenities, including more recreation, public spaces
- Improved Infrastructure, including streets, traffic control, wireless networks
- General Improvements, including downtowns; good zoning practices, beautification, look and feel of small town preserved while offering more amenities like splash pad, indoor recreation, outdoor recreation

## Random Sample Survey #2

- In the second random sample survey, respondents were asked about their level of support for the draft goals and policies of the plan
  - *In response to survey results, the P&Z and staff refined a number of the policy statements*
- 3,000 surveys were mailed out to randomly selected addresses of the County
- 463 surveys were returned as of September 13, providing a 95% confidence level provides a maximum margin of error of approximately 4.4% in either direction

# Survey Response Overview

- We asked 75 questions, and most responses were positive
- The **average** level of support across all policies and goals was **76% in support**
- Support varied
  - high of 89% positive support on Q. 62, *“Preserve historic, environmental, and cultural landscapes”*
  - low of 45% support on Q.21, *“Support small lot development integrated into neighborhoods for affordable housing”*
- **Overall, 97.4% of goals and policies received a majority positive support**



# Open Space, Trails and Mobility - Land Use Policies

NO +  
LITTLE

HIGH +  
SOME

11%

62%

89%

62. Preserve historic, environmental, and cultural landscapes

15%

53%

85%

63. Maintain and improve outdoor recreation for a diverse population

24%

76%

64. Support Open Space Management Plan recommendations for open space zoning

LOW +  
MID/LOW

HIGH +  
MID/HIGH

15%

57%

85%

65. Promote safety for pedestrians and cyclists, on paved trails and streets

16%

57%

82%

66. Ensure that private development is required to provide trail connections and may not create impediments to any trail connections

15%

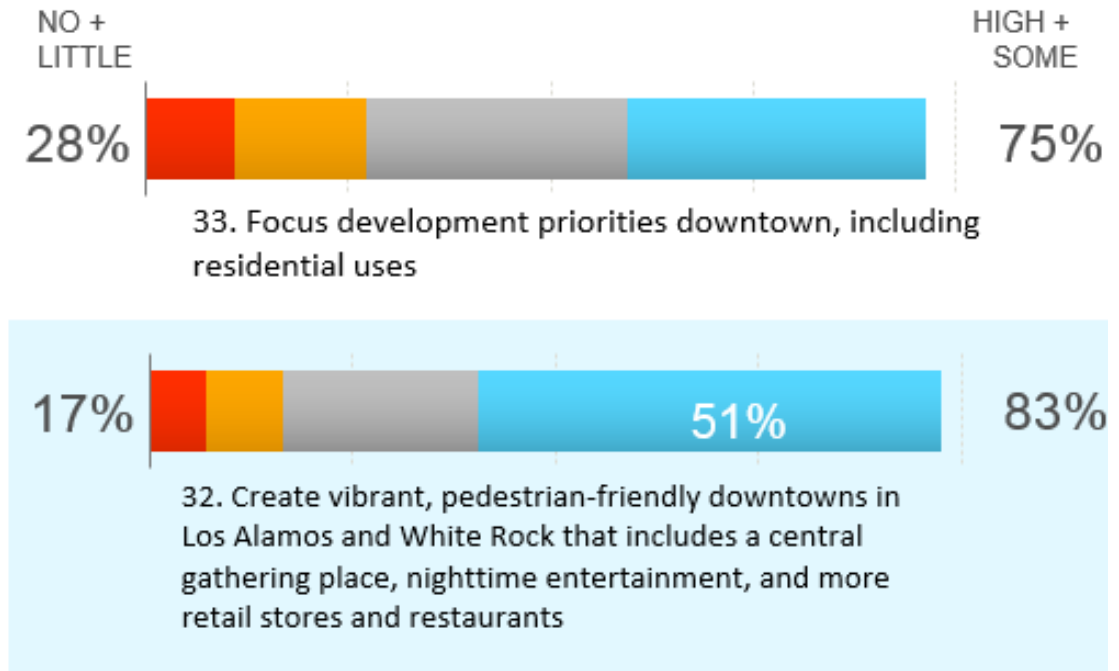
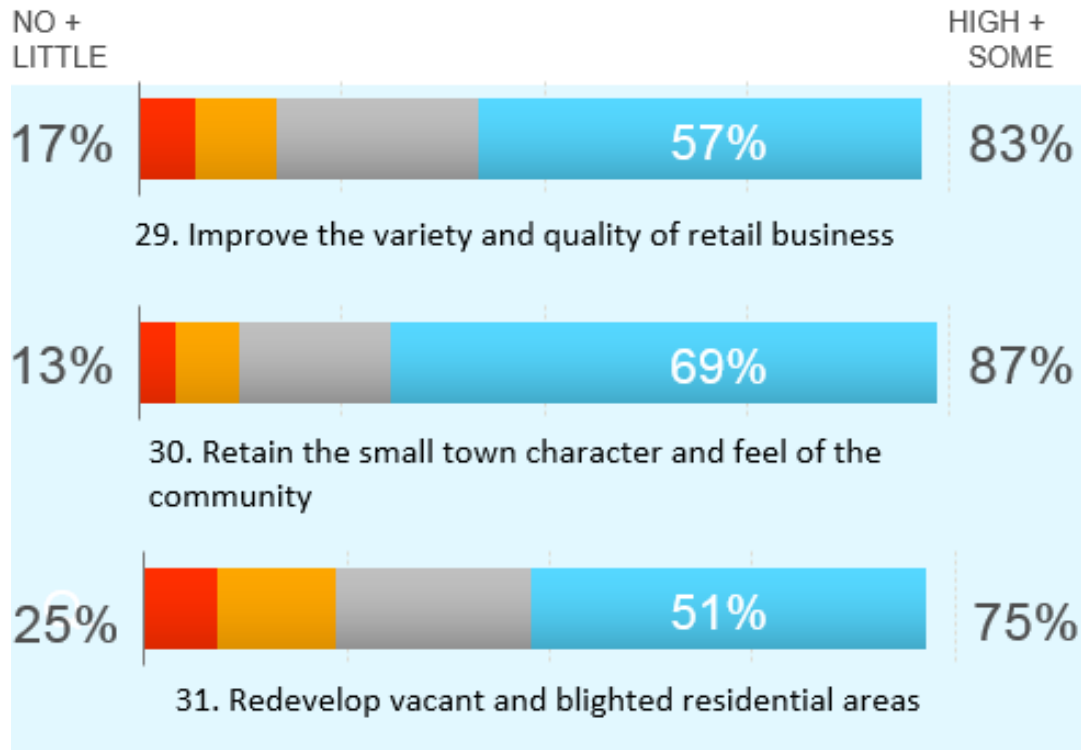
52%

85%

67. Minimize infrastructure impacts to open space



# Development, Redevelopment & Downtown - Goals



# What is a Comprehensive Plan?



- High-level, long range policy document
- Defines vision, goals and aspirations of the community
- Unified statement of Goals and Policies related to future growth
- Suggests Strategies for achieving the Goals

# What it is NOT



- NOT Zoning
- Does not change Zoning
- Adopted by Resolution, comp plan guides; Zoning, adopted by Ordinance, regulates. If conflict, Zoning prevails

# Organization of the Plan



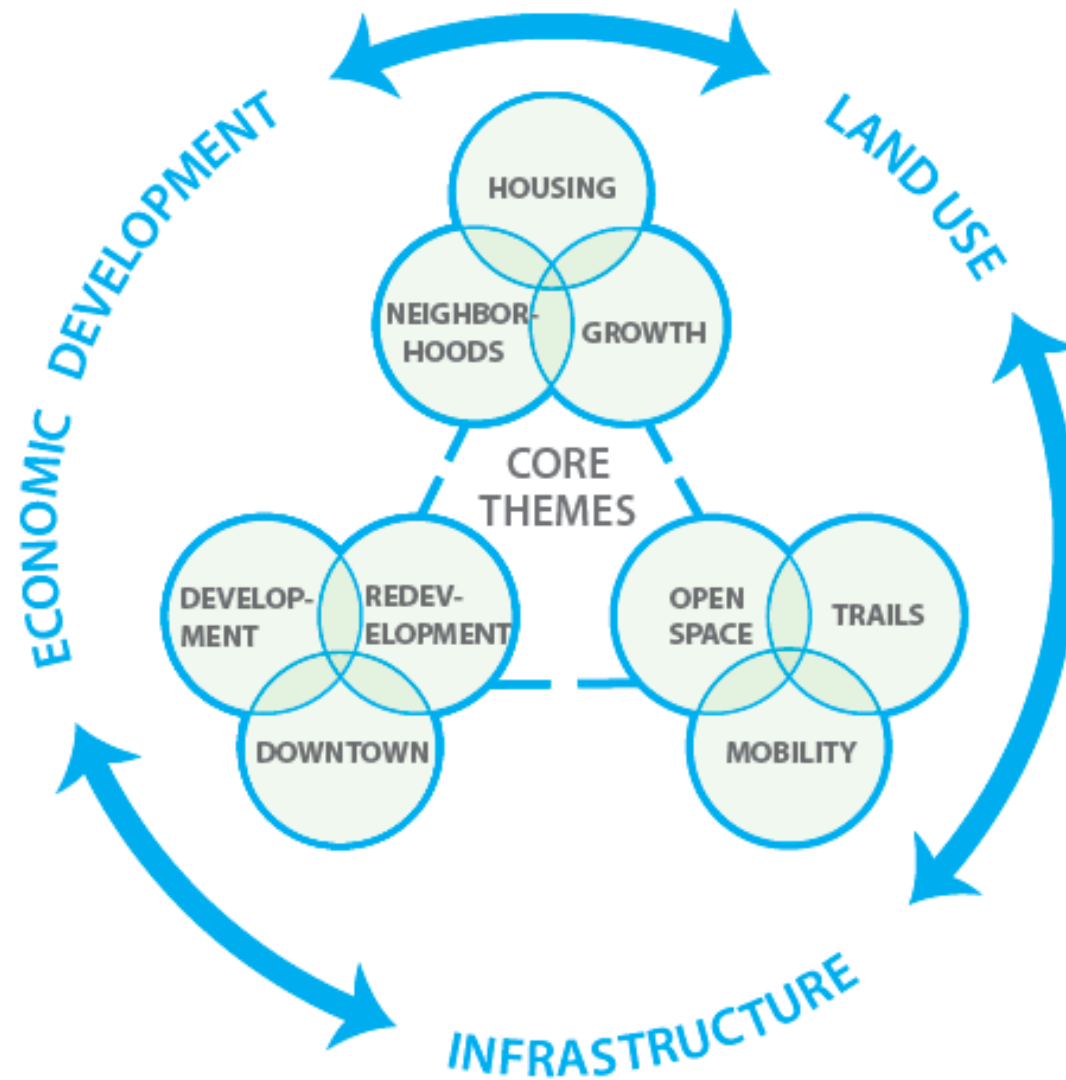
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# VISION STATEMENT

The community today has looked ahead to the next ten, even 20 years, and this is what it sees: Los Alamos will continue to have a small town feel, while improving economic vitality will bring significantly more choices for residents in local retail, restaurants, and recreational opportunities. There will be more and varied choices for housing, including senior housing and continuing care, smaller units, and affordable housing. Increased tourism will be a benefit to the community through promotion of diversity and growth of the local economy. The community will eliminate blight. It will protect and enhance open space and trails.

# CORE THEMES

The core of the plan is organized around three subject groupings.



Core Themes:

Housing  
Neighborhoods  
Growth



3.1

HOUSING,  
NEIGHBORHOODS  
& GROWTH

GOALS, POLICIES &  
STRATEGIES

The first three topics are grouped primarily around the subject of housing – people’s homes and neighborhoods, and how they would change, or be protected from change, as a result of growth. The desire to protect residential character is balanced with recognition of the need for more and different kinds of housing.



## GOALS

1. Protect the character of existing residential neighborhoods
2. Provide a variety of housing types, sizes and densities
3. Promote development of housing stock that would accommodate downsizing households
4. Promote maintenance and enhancement of housing stock quality
5. Provide programs, regulations, and enforcement to help ensure that all housing is healthy and safe, and meets basic housing maintenance requirements
6. Promote turning vacant housing back into safe and viable homes
7. Allow and encourage housing for older adults and people with disabilities, including designs that allow for independent living, various degrees of assisted living, and/or skilled nursing care



## ECONOMIC VITALITY

### POLICIES

1. Promote expanding the housing supply to meet the demand from employment growth and support economic diversification
2. Promote housing for seniors, students, and the workforce to support retention of spending and tax generation in the community
3. Promote the development of affordable and workforce housing

### STRATEGIES

1. Consider creating an affordable housing fund
2. Create a dedicated revenue source for mortgage assistance
3. Preserve existing rental housing stock through incentives
4. Investigate public/private funding options
5. Work with owners of vacant houses to assist in identifying opportunities for sale, rent and improving building condition



## LAND USE

### POLICIES

1. Encourage the creation and retention of a variety of housing options for all segments of the Los Alamos community, including but not limited to housing for residents who are low income, students/post-docs, workforce, high-end income and seniors
2. Provide workforce and market rate housing at a variety of price ranges, for both rental and ownership markets
3. Preserve historic housing stock
4. Promote design standards for high quality and good design of new housing
5. Develop and adopt new and mixed-use zoning districts
6. Support new housing developments in proximity to workplaces
7. Explore ways to reduce housing development costs

### STRATEGIES

1. Provide incentives and flexibility for new development through zoning
2. Examine increased density options
3. Consider density bonuses for affordable small units
4. Use public vacant or under-developed land for housing
5. Identify publicly owned sites suitable for housing, and prioritize use of sites, where appropriate, for housing for lower-income individuals
6. Create new strategies to encourage construction of smaller units for smaller households



## INFRASTRUCTURE

### POLICIES

1. Provide utility infrastructure to support new housing creation
2. Maintain or replace aging infrastructure as needed
3. Link transit service to housing

### STRATEGIES

1. Investigate cost/benefits of County-built structured parking downtown
2. Expand the existing housing program to include all user and ownership types, e.g., apartment rentals
3. Periodically update the Affordable Housing Plan including detailed goals and policies
4. Consider County support to build fire walls in quads and duplexes



## GOALS

1. Protect existing residential neighborhoods
2. Promote the creation of a variety of housing options for all segments of the Los Alamos community
3. Promote neighborhood stabilization



## ECONOMIC VITALITY

### POLICIES

1. Consider creation of a Short-Term Rental (STR) ordinance
2. Ensure that infill development is consistent with existing zoning
3. Provide transition buffers to nearby existing housing as needed

### STRATEGIES

1. Create a design manual with ideas for good design
2. Ensure collection of lodgers' tax for short-term rentals
3. Re-examine bed and breakfast regulations vis-a-vis STRs



## LAND USE

### POLICIES

1. Provide outreach and infrastructure support to housing developers during the permitting process
2. Encourage developers to notify and conduct meetings early in the development review process with the neighborhood and to respond to neighborhood concerns
3. Enforce property maintenance and code enforcement requirements on vacant or blighted properties.
4. Protect neighborhood open space and internal trail systems
5. Address outdoor lighting to better protect neighboring residential properties

### STRATEGIES

1. Support an enhanced and broadened community notification process
2. Develop buffer techniques and alternatives for new development or re-development adjacent to single-family housing
3. Consider code changes to ensure that they do not preclude upgrades
4. Consider refinements to current County property maintenance ordinance
5. Prioritize code enforcement efforts
6. Study possibility of limiting accessory dwelling units per development code
7. Consider easing parking requirements in areas with limited on-site feasibility
8. Encourage the formation of neighborhood associations
9. Consider creating a new residential zoning district allowing small lots and dwellings for affordable housing
10. Allow nonconforming uses to be maintained and enhanced, but generally not to be expanded or extended, and encourage them to becoming conforming over time



## INFRASTRUCTURE

### POLICIES

1. Maximize the use of County-owned land
2. Make strategic extensions of utilities to support development
3. Upgrade aging infrastructure

### STRATEGIES

1. Provide green building and new technology how-to information for rebuilding or upgrades
2. Provide incentives for energy efficiency upgrades
3. Educate builders and public to use storm water as a resource
4. Install underground utilities in existing neighborhoods
5. Examine existing easements and options for expansion to allow undergrounding
6. Enhance Internet service
7. Conduct periodic assessments of infrastructure to identify problems and inform solutions

## GOALS

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



## ECONOMIC VITALITY

### POLICIES

1. Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants
2. Promote eco-, education- and athletic-based tourism
3. Promote Los Alamos as venue for athletic events and competitions
4. Attract new tourism-related business
5. Market and brand Los Alamos as a scenic destination featuring recreation, science and history
6. Improve County communication with the business community
7. Support capital projects for population growth
8. Continue to implement streetscape improvements

### STRATEGIES

1. Develop and implement a tourism plan, including wayfinding
2. Provide sufficient land for growth areas, including for industrial and manufacturing uses
3. Use local Economic Development Act (LEDA) funds
4. Partner with LACDC to attract new business
5. Consider County-built business incubator



## LAND USE

### POLICIES

1. Maximize the utilization of County-owned land
2. Encourage the retention of existing businesses and assist in their opportunities for growth
3. Support infill development over expansion of current developed areas
4. Collaborate with Los Alamos National Laboratory as the area's #1 employer
5. Support spinoff business opportunities from LANL
6. Maximize the utilization of County-owned land
7. Showcase Lab-developed technologies

### STRATEGIES

1. Create new mixed-use zoning district
2. Partner with the National Park Service, Ski Los Alamos, and others to promote Los Alamos County as an outdoor recreation destination



## INFRASTRUCTURE

### POLICIES

1. Promote public/private partnerships of utility extensions
2. Ensure access to broadband communication for all properties in the County

### STRATEGIES

1. Continue to pursue grant funding for infrastructure improvements such as Los Alamos MainStreet
2. Minimize construction impacts to small businesses
3. Coordinate construction signage with State and private contractors

Core Themes:

Development  
Redevelopment  
Downtown



3.2

DEVELOPMENT,  
REDEVELOPMENT &  
DOWNTOWN

GOALS, POLICIES &  
STRATEGIES

There is broad consensus that some growth and new development are desirable and would benefit the community. At the same time, there is also widespread agreement that vacant and blighted properties, both commercial and residential, need rehabilitation, and that the focus of both new construction and rehabilitation should be on the two downtowns.



## GOALS

1. Keep the focus of development primarily within current development boundaries
2. Significantly improve the quantity and quality of retail business
3. Enhance and maintain a vibrant downtown while keeping a small town character and feel
4. Maintain and protect all designated open space
5. Focus increased residential densities on new development in and near downtown
6. Promote economic diversification by building on the existing strengths of the community: technology, innovation, and information, as well as the natural resource amenities
7. Promote coordination of economic development and community development among County departments, as well as with all levels of government, the business community, and nonprofits, to strengthen industry clusters
8. Strengthen the business climate to be more competitive through use of transparent and predictable regulations, and efficient approval processes



## ECONOMIC VITALITY

### POLICIES

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

### STRATEGIES

1. Support construction of new tech facilities to attract new tech businesses
2. Consider a County-built business incubator
3. Support "makerspace" opportunities
4. Support selected rezoning and land use-regulations that support business
5. Reestablish commercial air service
6. Improve the appearance of the commercial areas
7. Investigate the potential for establishing an Economic Revitalization Strategy in strategic areas of the Los Alamos and White Rock downtown areas
8. Investigate the potential use of Industrial Revenue Bonds as a tool for development



## LAND USE

### POLICIES

1. Maximize the use of County-owned land
2. Generally keep development contained within current development boundaries (prevent sprawl)
3. Do not develop or allow development in open space
4. Increase residential density in the downtown area
5. Delay development of areas that require environmental remediation before they are safe and suitable
6. Ensure greater certainty in development review process
7. Structure permitting and development review processes especially if application conforms to Comprehensive Plan and the Future Land Use Map
8. Preserve existing industrial sites and identify strategies to maximize the level of use

### STRATEGIES

1. Adopt a new mixed-use zoning district
2. Streamline the development review process, especially for site plans
3. Develop a DP Road Sector Plan
4. Support land assemblage and strategic disposal of County property



## INFRASTRUCTURE

### POLICIES

1. Support strategic County utility extensions and other public improvements to support or attract new businesses
2. Maximize the utilization of County-owned land for infrastructure expansion
3. Provide streetscape improvements
4. Ensure energy-efficient County buildings

### STRATEGIES

1. Assure that every property has access to high-speed Internet
2. Support a wayfinding program for better and more efficient mobility
3. Identify potential locations for and support development of an RV park.

## GOALS

1. Redevelop vacant blighted areas and underutilized properties
2. Encourage infill development on underused or blighted sites
3. Enrich the vibrancy of business districts through the integration of design, public art, public space, historic preservation, and cultural spaces and programming.



## ECONOMIC VITALITY

### POLICIES

1. Provide flexibility for uses in redeveloped areas
2. Assess and analyze the location and circumstances of vacant or blighted properties

### STRATEGIES

1. Employ incentive strategies and tools from the Economic Development Plan
2. Employ strategies and incentives that encourage property-owner compliance
3. Examine strategies and regulations to ensure compliance



## LAND USE

### POLICIES

1. Address abandoned or blighted properties
2. Use incentives in making land use changes
3. Promote use of existing housing stock to meet housing demand

### STRATEGIES

1. Develop a manual for property owners for improving and/or updating exteriors and landscapes
2. Incentivize property owners to upgrade or redevelop
3. Add new zoning categories to allow mix of uses in more districts, and/or expand list of permitted uses
4. Increase flexibility in Downtown overlay uses to allow added residential use
5. Create a community service support network to help homeowners remedy violations
6. Prioritize health and safety violations for code enforcement



## INFRASTRUCTURE

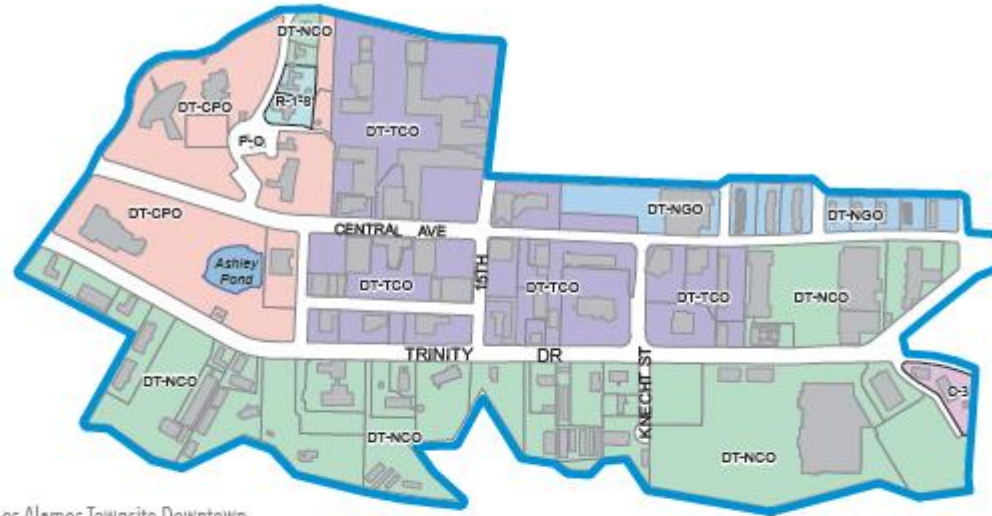
### POLICIES

1. Foster and promote sustainability practices
2. Support undergrounding of utilities
3. In conjunction with new development or redevelopment, install conduit for future high-speed Internet
4. Establish an assessment and replacement schedule for aging infrastructure
5. Make strategic capital investments in infrastructure

### STRATEGIES

1. Provide incentives for energy efficiency upgrades
2. Incorporate a transportation system into economic development planning and for increased housing downtown

# Downtown



Los Alamos Townsite Downtown



White Rock Downtown

## GOALS

1. Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants
2. Focus development priorities downtown
3. Focus increased residential densities in new development in and near the downtown
4. Enhance the vibrant, historic, small-town character of Los Alamos by focusing commercial density increases in the downtown area
5. Protect existing residential neighborhoods in or near downtown from impacts caused by new development or redevelopment



## ECONOMIC VITALITY

### POLICIES

1. Support a range of retail and service uses that complement one another
2. Support small businesses in the downtown
3. Provide flexibility for uses to change over time as market conditions change

### STRATEGIES

1. Consider public/private partnerships
2. Expand the Los Alamos MainStreet program improvements
3. Foster the historic importance of Los Alamos County in tourism promotion
4. Continue to preserve and maintain Fuller Lodge and other historic buildings, grounds and archeological resources
5. Promote construction of a new hotel and conference center
6. Develop transition zone strategies to buffer existing residential neighborhoods from new development or redevelopments



## LAND USE

### POLICIES

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

### STRATEGIES

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



## INFRASTRUCTURE

### POLICIES

1. Continue to support infrastructure construction downtown
2. Establish an assessment and replacement schedule for aging infrastructure

### STRATEGIES

1. Bring high-speed Internet to Los Alamos County

Core Themes:

Open Space  
Trails  
Mobility



3.3

OPEN SPACE,  
TRAILS & MOBILITY

GOALS, POLICIES &  
STRATEGIES

Nowhere is there greater agreement within the community than in the value of keeping all the County's open space protected and accessible. Mobility expands on the connections among open space, trails and streets as circulation, transportation and recreation corridors that serve all users.



## GOALS

1. Protect all existing County-designated open space
2. Enhance environmental quality and sustainability balancing costs and benefits, including County services and utilities



## ECONOMIC VITALITY

### POLICIES

1. Partner with National Park Service, Los Alamos Ski Club, and others to promote Los Alamos as an outdoor recreation destination
2. Implement a comprehensive range of recreational and cultural amenities that enhance the Los Alamos community
3. Promote Los Alamos County as an "Outdoor Community"

### STRATEGIES

1. Improve access to public open space and recreational facilities
2. Consider use of the lodgers' tax and Department of Tourism income to promote recreational activities
3. Eradicate invasive species
4. Continue to provide maintenance and support for demonstration gardens
5. Promote increased outdoor recreational tourism as a revenue source for open space maintenance



## LAND USE

### POLICIES

1. Be stewards of the natural environment, including the existing ecosystems
2. Do not build houses in the canyons or on canyon walls
3. Preserve historic, environmental, and cultural landscapes
4. Maintain and improve outdoor recreation for a diverse population
5. Support Open Space Management Plan recommendations for open-space zoning
6. Preserve and protect neighborhood open space
7. Adopt open-space zoning districts as recommended by the Open Space Management Plan and by the Comprehensive Plan

### STRATEGIES

1. Adopt three types of open space on the Future Land Use Map in alignment with recommended changes to zoning
2. Rezone areas currently zoned PL to clarify their appropriate categories
3. Identify gaps in open space connections. Propose strategies for connections



## INFRASTRUCTURE

### POLICIES

1. Support green infrastructure
2. Minimize infrastructure impacts to open space to the greatest extent practical
3. Maximize coordination efforts between Community Services (Parks & Recreation) and DPU for needed or proposed utility work in open space.

### STRATEGIES

1. Require reclamation or remediation as needed on all projects
2. Develop storm-water management standards
3. Develop and adopt standards for minimal disturbance and for reclamation in open space

## GOALS

1. Improve and expand the trails system
2. Comply with the Bicycle Transportation System Plan Update



## ECONOMIC VITALITY

### POLICIES

1. Develop and expand trails connecting downtown to surrounding open space
2. Create or improve trails that serve residents of all ages
3. Collaborate with other public land owners to connect County trails to non-County-owned trails adjacent to or near County land
4. Assure that the Bicycle Transportation System Plan addresses the maintenance responsibilities and regularly identifies access impediments

### STRATEGIES

1. Pursue federal and state transportation grant funding for multi-modal circulation
2. Pursue bicycle trail certification by the International Mountain Bike Association (IMBA) and designation by the League of American Bicyclists as a "Bicycle-Friendly Community"
3. Promote trail etiquette for all trail users



## LAND USE

### POLICIES

1. Promote safety for pedestrians and cyclists, on paved trails and streets
2. Ensure that policies require private development to provide trail connections and prevent creation of impediments to any trail connections

### STRATEGIES

1. Map trails and identify gaps in trail connections. Propose strategies for connections
2. Develop a strategy for prioritization of gap connections
3. Consider alternate means of circulation, especially for ADA
4. Consider signage or speed controls to promote safety on multi-use trails and pathways
5. Develop and adopt code requirements for private implementation of trail connections



## INFRASTRUCTURE

### POLICIES

1. Create designated, safe, convenient, and well-maintained bike and pedestrian pathways and sidewalks
2. Incorporate multi-use trails whenever possible
3. Recognize and acknowledge the difference between bicycling for recreation and bicycling for transportation
4. Ensure safe trail crossings, especially at arterials; weigh cost/benefits of underpasses and/or overpasses

### STRATEGIES

1. Complete development of the paved and accessible Canyon Rim Trail from DP Road through the historic core, and Ashley Pond to the Aquatic Center and the Nature Center, and possible loops
2. Link Canyon Rim Trail to the Los Alamos Mesa Trail
3. Consider wider easement requirements for trails



## MOBILITY GOALS

1. Support streets designed for the safety and comfort of all users
2. Maintain and improve transportation and mobility
3. Make improvements to the transportation system that support economic vitality and housing goals
4. Improve bicycle and pedestrian safety and convenience
5. Support long-range regional transportation planning, including regional transit for commuting to work
6. Support the Hazard Mitigation Plan



## ECONOMIC VITALITY

### POLICIES

1. Give the same level of prioritization to non-motorized circulation (bicycle and pedestrian) as to motorized circulation
2. Support and promote viable airport service
3. Promote recreational trail use for both locals and tourists

### STRATEGIES

1. Add a transit route from the Townsite to Bandelier and Valles Caldera



## LAND USE

### POLICIES

1. Develop and support transportation corridors that connect housing and employment centers
2. Create designated, safe, convenient, and well-maintained bike and pedestrian pathways and sidewalks
3. Design for accessibility
4. Make Los Alamos County a bicycle-friendly community

### STRATEGIES

1. Integrate parking with transit
2. Revisit parking requirements
3. Consider separation of bikes and pedestrians on paved trails
4. Consider expanded opportunities for off-site parking
5. Upgrade infrastructure, including streetscapes, green spaces, and entrances to Los Alamos, to reflect civic pride in the community



## INFRASTRUCTURE

### POLICIES

1. Create a user-friendly, efficient, multi-modal system that connects the Laboratory, downtown, and White Rock
2. Support a "complete streets" policy for all new and rebuilt roadways
3. Develop and adopt a transportation master plan that incorporates the trails and bike plan and is tied to land use
4. Support enhanced recreation opportunities
5. Ensure convenient transit access for all new residential developments

### STRATEGIES

1. Collect data on transportation modes and patterns.
2. Consider bike-share program associated with Rim Trail.
3. Consider alternate transportation and circulation options
4. Coordinate transportation on and off the Hill with other systems in the region
5. Support a downtown circulator seven days/week and for extended hours, especially on weekends
6. Examine the best approaches for safe pedestrian crossings on arterials such as Trinity, Diamond and State Road 4, including hawks and pedestrian / bike-activated flashing lights
7. Build a bike park

# Future Land Use Map

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



# Future Land Use Los Alamos

Draft 10-18-16

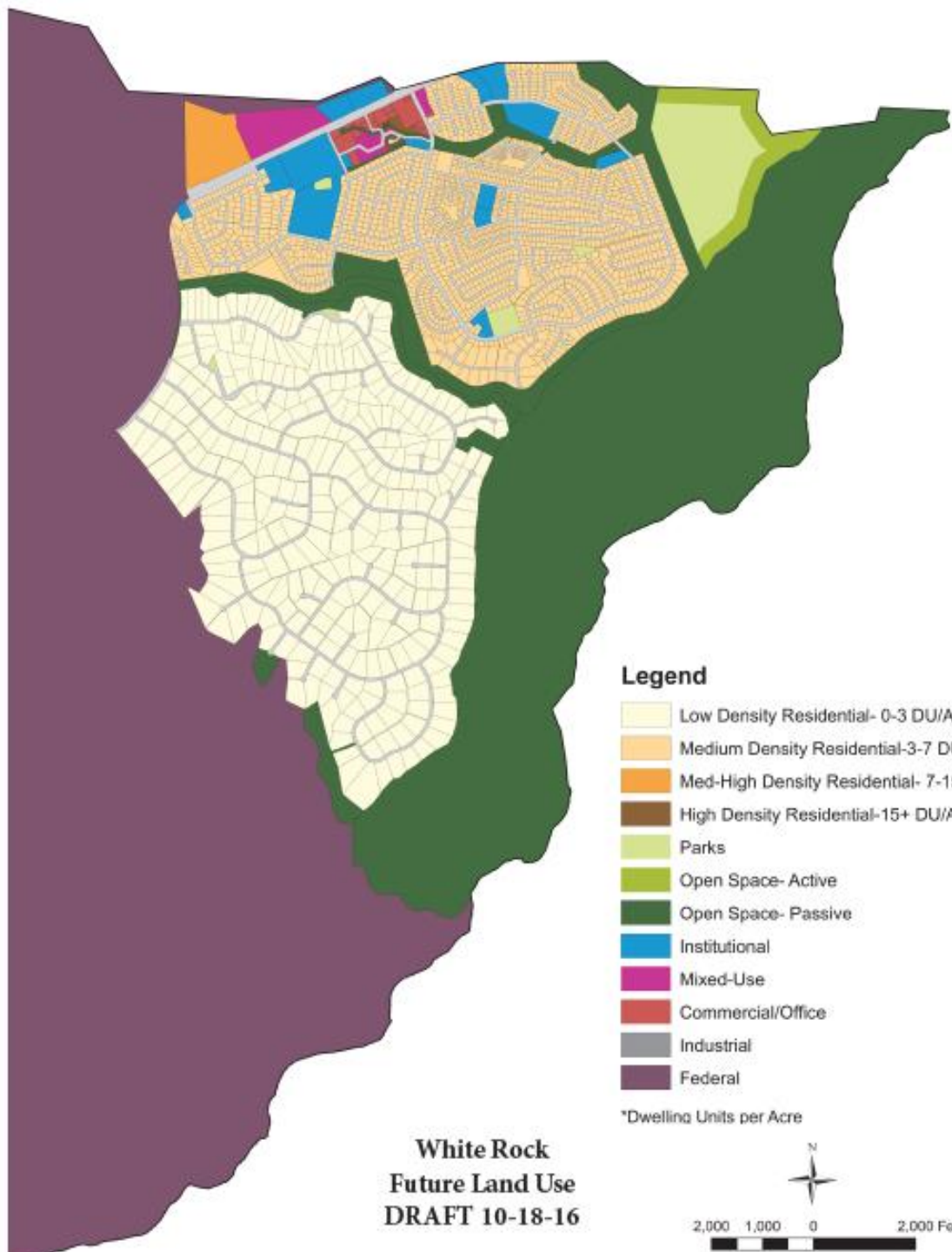
### Legend

Low Density Residential- 0-3 DU/AC	Industrial	Commercial/Office
Medium Density Residential- 4-7 DU/AC	Parks	Industrial
Med-High Density Residential- 7-15 DU/AC	Open Space- Active	Federal
High Density Residential- 15+ DU/AC	Open Space- Passive	ROW
	Mixed-Use	Urban Reserve



1,000 750 0 1,500 Feet





**Legend**

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

\*Dwelling Units per Acre

**White Rock  
Future Land Use  
DRAFT 10-18-16**



Questions



Discussion

