

**Staff is requesting Council direction to
move forward with a Development
Agreement with RBMM for the development
of the 20th Street Property as presented.**

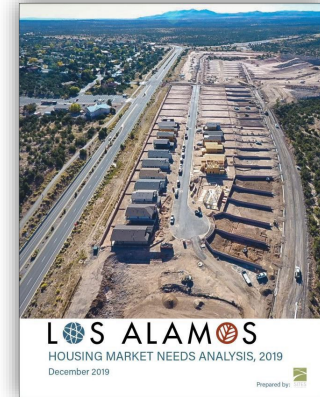
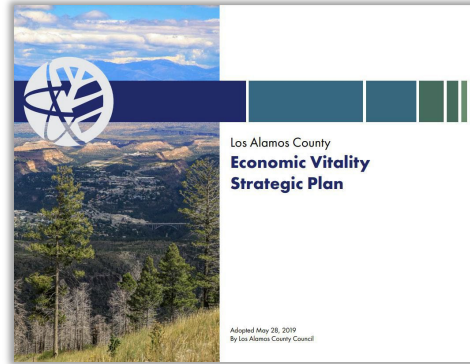
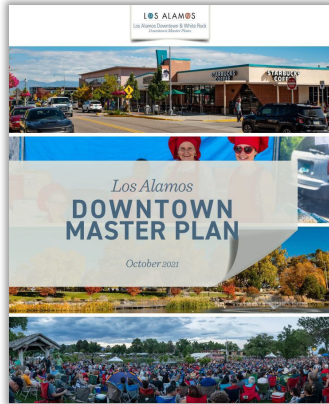
July 29, 2025

20th ST. & TRINITY DR. DEVELOPMENT SITE



- Introduction to Council – May 2023
- Public Input Meeting – June
- Public Input Survey – June to July
- Workshops with County Staff – April through September
- Design Ideas – August through October
- Summary Report of Development Potential & Opportunities – October
- Final Presentation to Council October 17th, 2023

Common Themes from Existing Goals, Policies, Public Participation & Survey

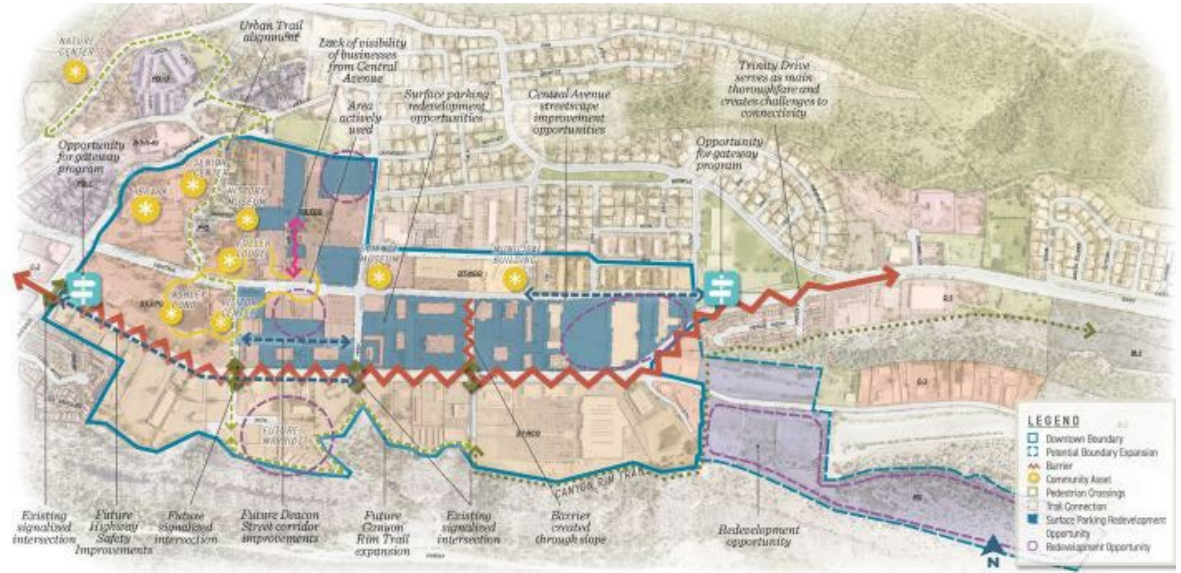


- Open Space, Transportation, & Connectivity
- Small Business & Local Emerging Entrepreneur Support
- Variety of Housing & Retail Options Supporting Urban Form

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

Connections, Streets & Transportation

- Proximity to Community Amenities
- Urban Trail Connectivity with Ashley Pond and Downtown
- Continuation of Canyon Rim Trail
- L.A. Canyon Edge Access
- Expand & Increase Placemaking Strategies
- Rebrand Downtown as an active family-friendly multi-generational environment



Variety of Housing & Retail Options Supporting Urban Form

- Focus on Variety of Housing Options
- Increased Multi-family Densities & Heights
- Incorporate Range of Housing Options



Excerpt from the 2000 Downtown Master Plan that illustrates the vision for downtown.

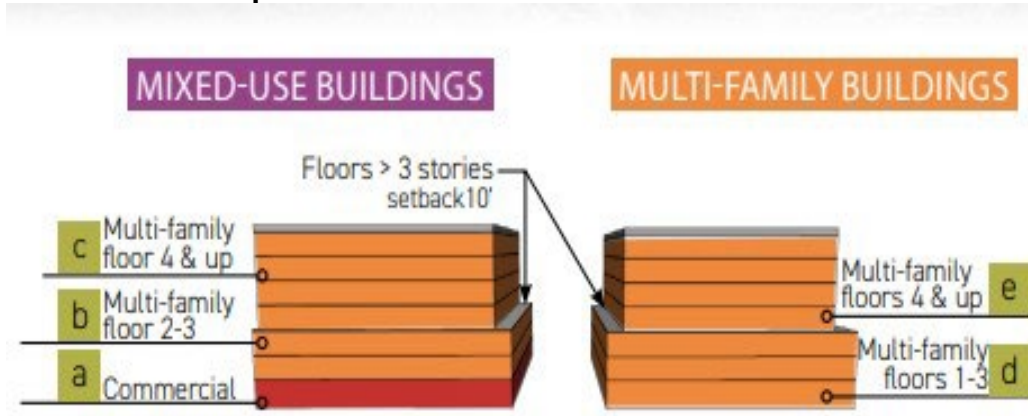


Colorful, decorative intersections and crosswalks act as gateway features and help pedestrians feel more safe as the designs catch the eye of drivers more easily.



Variety of Housing & Retail Options Supporting Urban Form

- Small Scale Retail Spaces to Support Local Business Community.
- Strategies to Provide a Variety of Affordable Commercial Spaces to Support Local Entrepreneurs.
- Activate Pedestrian Level Frontages
- Integrating Urban Living into Downtown
- Develop Entertainment Uses to Attract Local Community.



- Property Purchase: The development team will purchase the property from the County for its appraised value of \$1,770,000.00.
- Earnest Money Deposit: A \$10,000.00 Due Diligence Earnest Money Deposit will be provided.
- Site Plan Approval: The developer is obligated to pursue final approval for a complete site plan application that substantially complies with the Concept Plan presented tonight.
- Easements: The developer will provide and execute all necessary easements for the development, including for the Canyon Rim Trail, which will be incorporated into the final site plan and shown on the final plat.
- Public Benefits & County Contribution: In addition to constructing the project, the developer will provide significant public benefits through on- and off-site public improvements. In consideration of these additional public improvements, the County will contribute, on a reimbursement basis, an **amount not to exceed \$3,630,055.43** as provided in the Conceptual Engineers Opinion of Probable Cost. These improvements include:
 - Trail connections
 - Design and installation of a new traffic signal
 - Intersection improvements and roadway striping
 - Expanded on-street parallel parking
 - Streetlighting

Russell Brott & Marcel Montoya



RBMM
development company

strata

dfn
OPEN FORM ARCHITECTURE

Attachment A

The Strata at 20th St will bring a whole new level of apartment living to Los Alamos. Our vision includes the following:

- Construction of ~285 housing units, ~25,000 square feet of retail space and a wrapped cast-in-place parking structure, all integrated with the adjacent Canyon Rim trail system.
- Our goal is to activate 20th St in a way that it serves as a bridge between the downtown heart of Los Alamos and the stunning viewscape of the the Canyon Rim trail.
- The Strata will meet a distinct need for dense, multi story mixed use construction in the community. The design of the complex is in line with existing development codes.
- The retail space will be designed to attract cafes, restaurants and other retail uses that enhance the experience of the residents and community at large.



Initial Site Plan

- The site is located just south of Ashley Pond
- The development will create linkages to Ashley Pond through walking paths, signalized cross walk, and pedestrian/family friendly retail.
- The site will connect the Urban Trail on the North side of Trinity to the Canyon Rim Trail



20th Street will become a vibrant, urban-style gateway into the Strata development, seamlessly connecting retail, residences, a community park and the Canyon Rim Trail.



Public amenities including a park and bike path connecting Ashley Pond to the Canyon Rim Trail will complement a curated retail mix to bring energy to this special part of town.







