

The Guest House Site Development Plan Hearing

January 8, 2025



The Guest House Overview

- **Location:** Gateway into DTLA, junction of Central Ave & Trinity Dr
- **Existing Conditions:** blighted, vacant site, infill property
- **Use:** 60 unit short & extended stay hotel
- **Amenities:** Bookable conference room, hotel guest terrace with scenic views and seating and gathering areas

Project Site



Site Plan

PROJECT DATA

LOCATION:

400 TRINITY DRIVE, LOS ALAMOS, NEW MEXICO 87544

ZONING:

DOWNTOWN LOS ALAMOS ZONE DISTRICT (DTLA)

SITE AREA:

1.8 ACRES OR 78,408 SQ. FT.

DENSITY:

60 SLEEPING UNITS / 1.8 ACRES = 33.33 SLEEPING UNITS/ACRE

SETBACKS:

FRONT (SOUTH): 100 FT. FRONTING TRINITY MAX.

REAR (NORTH): 15 FT. STREET SIDE MAX.

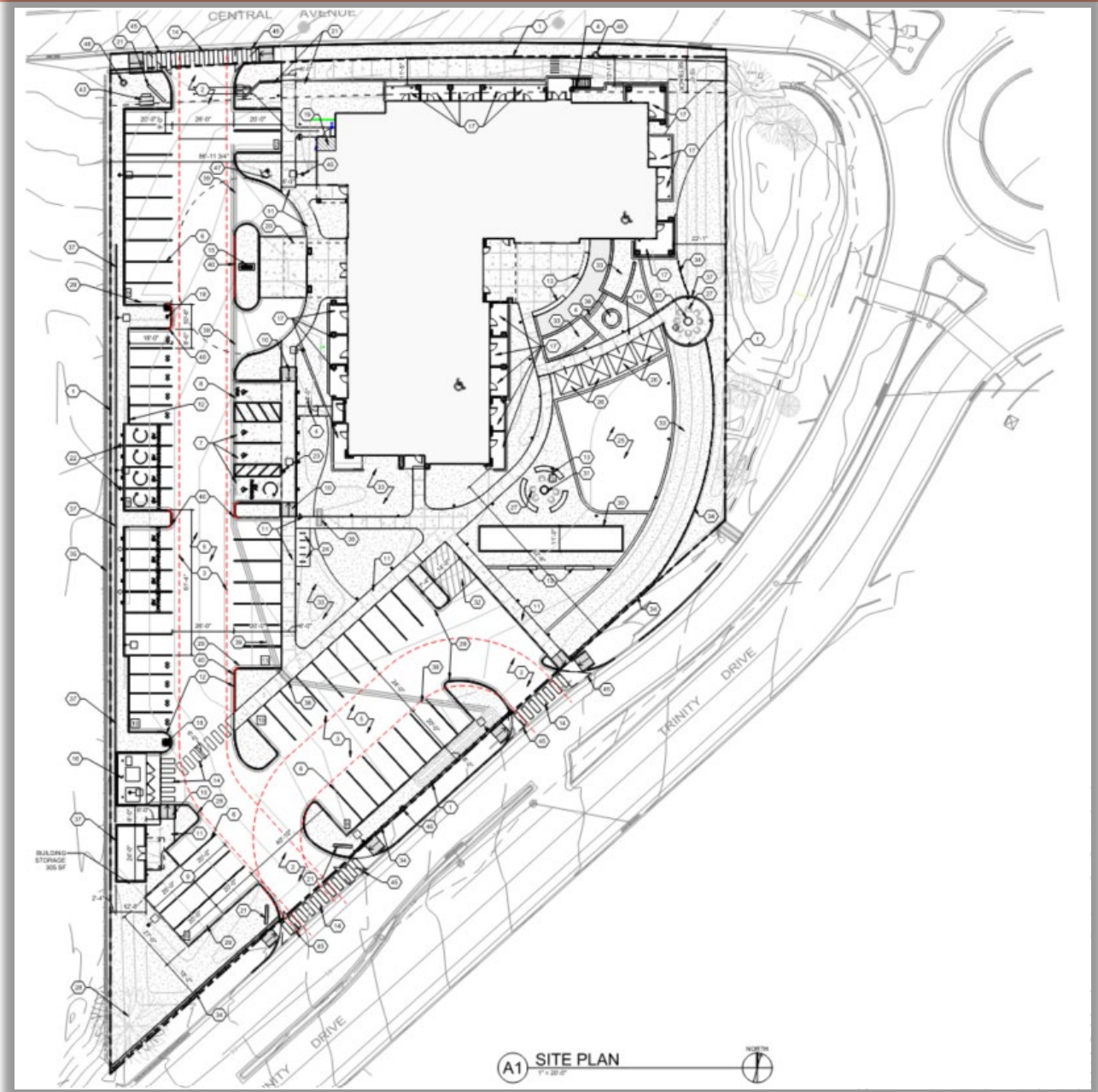
SIDE (EAST): 0 FT. MIN

SIDE (WEST): 0 FT. MIN

BUILDING HEIGHT:

MAXIMUM ALLOWED: 86'-0"

PROPOSED: 40'-0"



LAC Comp Plan Goals

- **Growth Goals:**
 - Revitalize and eliminate blight in DTLA
 - Promote growth in downtown
 - Enhance community pride
- **Development Goals:**
 - Keep the focus of development primarily within current development boundaries
 - Enhance and maintain a vibrant downtown while keeping a small-town character and feel
- **Redevelopment Goals:**
 - Redevelop vacant blighted areas and underutilized properties
 - Encourage infill development on underused or blighted sites
- **Downtown Goals:**
 - Create a vibrant, pedestrian-friendly downtown including a central gathering place, nighttime entertainment, more retail stores and restaurants
 - Focus development priorities downtown
 - Enhance the vibrant, historic, smalltown character of the County by focusing commercial density increases in the downtown areas

DTLA Master Plan Goals

- **Urban Form/Identity**
 - Pedestrian friendly
 - Improved streetscapes
 - Inviting & vibrant environment
- **Housing**
 - Short-term accommodations
- **Transportation**
 - Enhances pedestrian access & infrastructure
 - Close proximity to transit
- **Economic Vitality**
 - Lodging facility needed within DTLA
 - Drives nearby retail/restaurant foot traffic
- **Public Space/Streets**
 - Bookable Conference room, hotel guest terrace and outdoor seating & gathering areas
 - Street trees for vibrant street edge
- **Sustainability & Infrastructure**
 - Native, drought tolerant landscaping
 - EV charging stations
 - Collaborative utility improvements with LAC

DTLA Zone District

- Meets or exceeds DTLA standards

DTLA Zone District	Requirement	Proposed
Front yard setback	0 FT, minimum 100 FT, maximum abutting Trinity Drive and 15 FT, maximum in all other cases	South Side abutting Trinity Drive: ±83 FT
Side yard setback	0 FT, minimum interior 15 FT, minimum street-side	East Side: ±22 FT West Side: ±87 FT
Rear yard setback	0 Ft, minimum	North Side abutting Central Avenue: ±12 FT
Building Coverage	100%, maximum	±22%
Building Height	54 FT, maximum south of Trinity Drive within 150 FT of a property line abutting Los Alamos Canyon 86 Ft, maximum everywhere else	±40 FT
Parking Spaces	Hotel use: 1 space per sleeping unit 60 units x 1 = 60 spaces required	50 standard spaces 1 tandem space = 2 spaces 3 ADA spaces 5 EV spaces = 10 spaces 4 EV capable spaces
	Meeting, Banquet or Event Facility: 1 space per 4 persons design capacity = 966 SF Conference Room at 1 person per 15 SF maximum capacity = 65- person capacity / 4 = 16 spaces required	
	Transit Proximity Reduction: 20% 76 spaces x 0.20 = 15 space reduction	
	Electric Vehicle Credit: for each 1 space provided, a 2-space parking count shall apply	
	Total Required = 61 spaces	

Parking

- Utilizes 20% reduction for proximity to transit
- Utilized EV credit
- Exceeds parking requirements

PARKING DATA:

STANDARD PARKING DATA:

REQUIRED:

1 SPACE PER SLEEPING UNIT
 60 SLEEPING UNITS X 1 = 60 SPACES REQUIRED

MEETING, BANQUET OR EVENT FACILITY -

1 SPACE PER 4 PERSONS DESIGN CAPACITY
 966 SF CONFERENCE ROOM ON THE FIRST FLOOR
 1 PERSON PER 15 NET SF CAPACITY
 65 PERSON CAPACITY / 4 = 16 SPACES REQUIRED

20% PARKING REDUCTION DUE TO PROXIMITY TO TRANSIT

76 SPACES X .20 = 15 SPACE REDUCTION

TOTAL PARKING REQUIRED: 61 SPACES REQUIRED

PROVIDED:

STANDARD PARKING SPACES = 50 SPACES
 TADEM PARKING SPACES = 1 = 2 SPACES
 ACCESSIBLE PARKING SPACES = 2 SPACES
VAN ACCESSIBLE PARKING SPACES = 1 SPACE
 TOTAL PROVIDED PARKING = 55 SPACES

ELECTRIC VEHICLE (EV) PARKING DATA:

REQUIRED (PER NM ENERGY CODE):

5% OF 68 PARKING SPACES TO BE EV = 4 SPACES

*WHEN NUMBER OF EV SPACES EXCEEDS THE REQUIRED MINIMUM, EV CAPABLE SPACES ARE NOT REQUIRED.

PROVIDED:

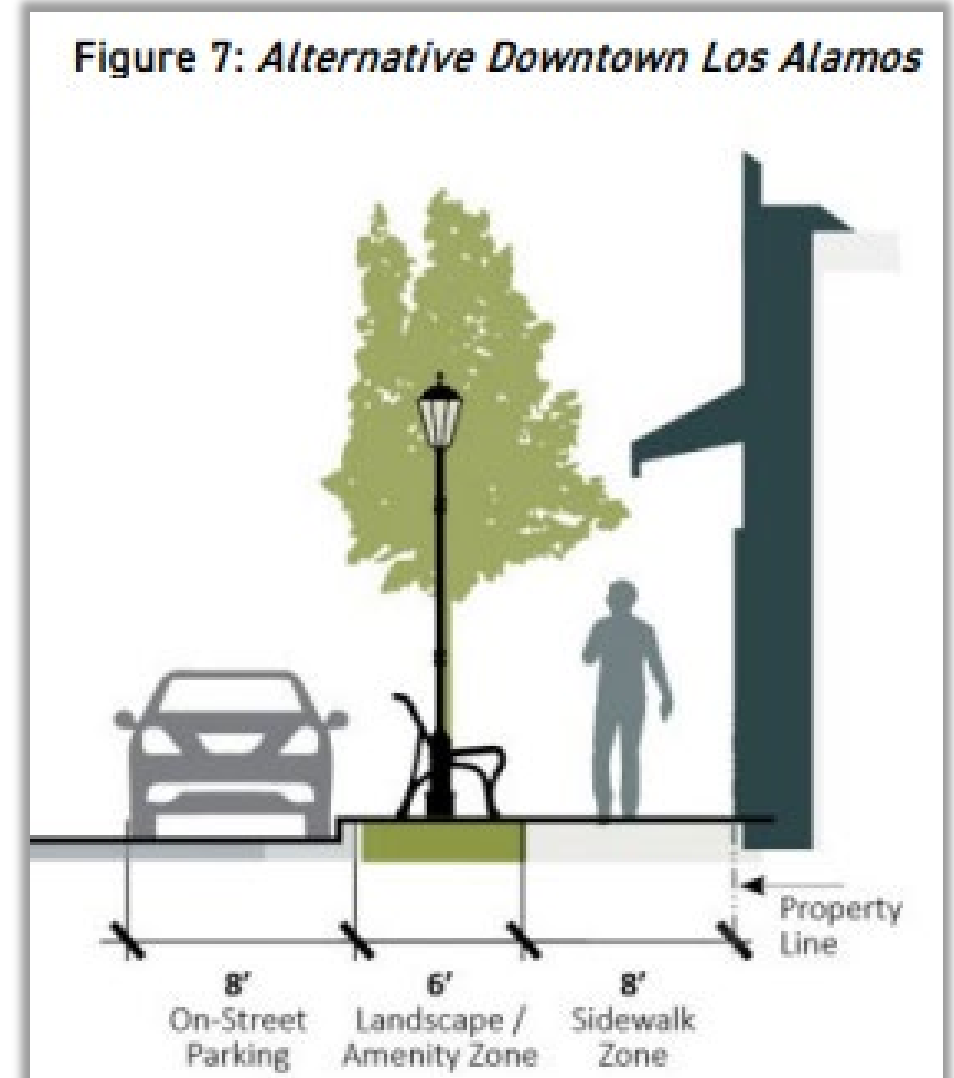
EV PARKING SPACE = 4 SPACES (3 REQUIRED, 1 ADDITIONAL)
 ACCESSIBLE EV PARKING SPACE = 1 SPACE
EV CAPABLE PARKING SPACE = 4 SPACES (NOT REQUIRED, OPTIONAL)
 TOTAL PROVIDED EV SPACES = 9 SPACES

1 EV SPACE COUNTS AS 2 PARKING SPACES = 14 SPACES

TOTAL PARKING PROVIDED (STANDARD AND EV) = 55+14 = 69 SPACES

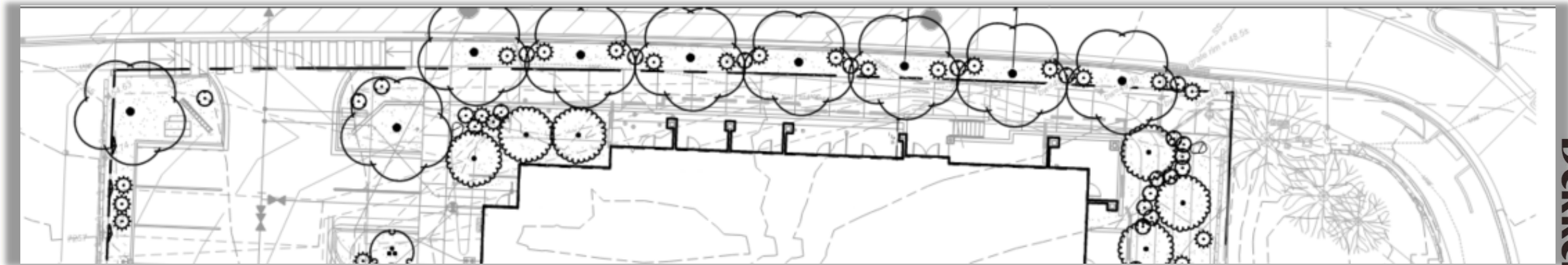
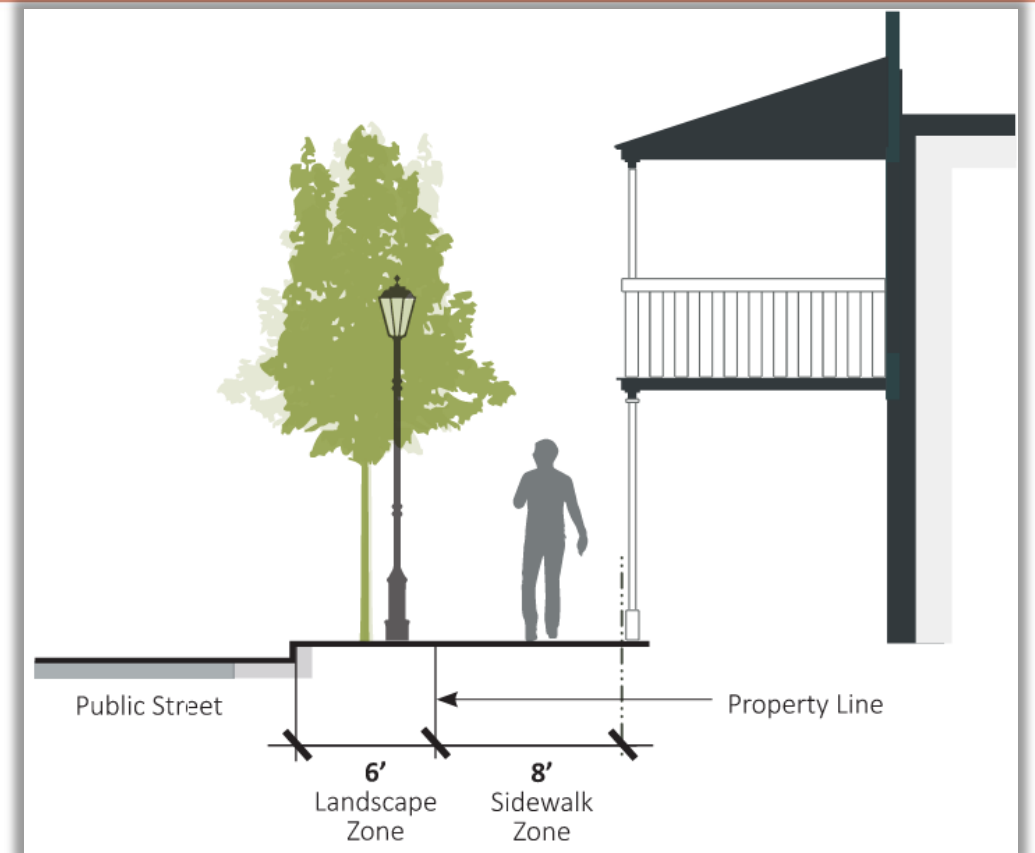
DTLA Central Ave Streetscape Design

“Any streetscape improvements along Central Avenue shall, **to the maximum extent feasible**, provide a consistent twenty-two (22) foot frontage zone treatment... **but at minimum provide a 6-foot landscape strip and eight (8) foot sidewalk** as indicated in Figure 7 Alternative Downtown Los Alamos Frontage Zone to accommodate street trees in the landscape zone and buffer pedestrians from traffic.”



Central Ave Streetscape

- Depiction of the north property line along Central Ave



Central Ave Streetscape Feasibility

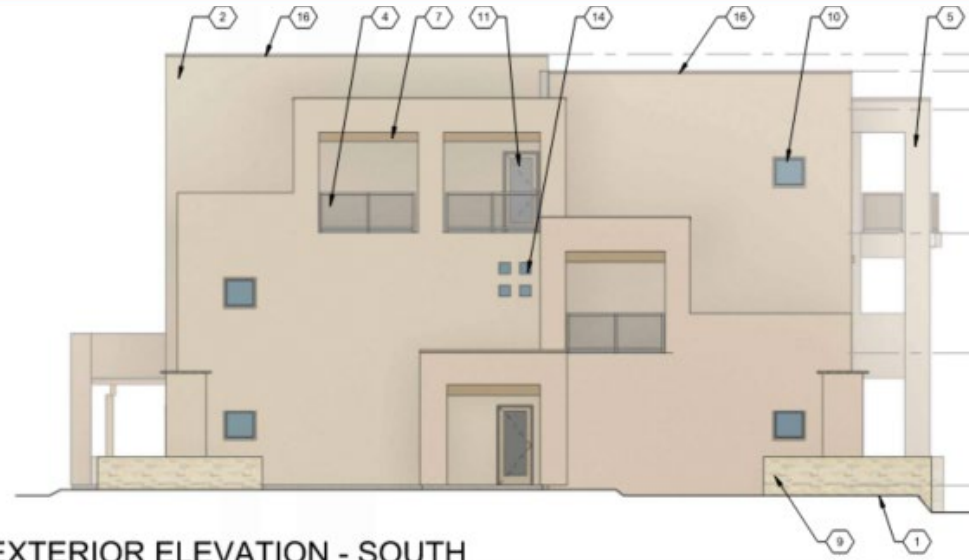
- Applicant proposes the Alternative DTLA Streetscape Standards of 6 FT landscaping strip within public ROW, and 8 FT sidewalk within the property line along the NW property line.
- Design includes:
 - Replacement of outdated sidewalk
 - Ties into the existing sidewalk constructed by NMDOT improvements
 - Exceeds Public Works Development Standards for 6 FT sidewalk

Streetview Rendering

*Note: rendering is to depict scale and context only



Elevations



C1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

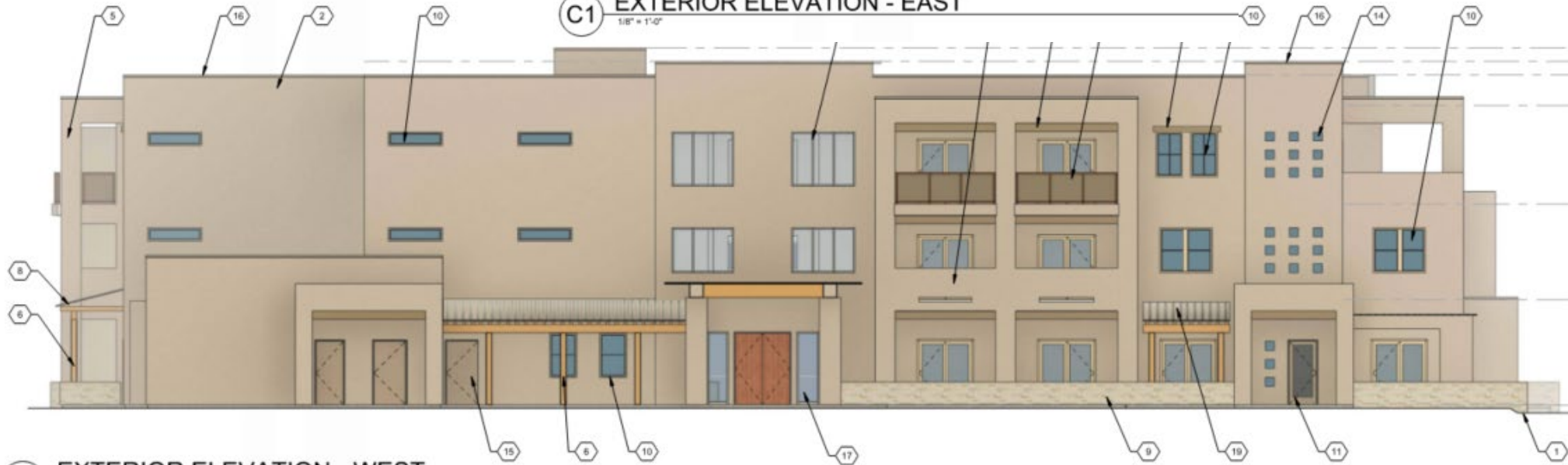


B1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

Elevations



C1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



A1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

Conclusion

- Project **further**s adopted **Goals and Policies for the establishment lodging with the DTLA Zone District** that contains the most intense development within the County
- Project **compiles with the standards of the DTLA to the greatest extent feasible**
- This project will improve the entrance into DTLA, activate the street frontages and enhance pedestrian activity and experience