

PLAN LOS ALAMOS

A COMPREHENSIVE PLAN UPDATE

County Council Update
July 14, 2026



Agenda

1. Project Updates
2. Emerging Plan Framework
3. Next Steps

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Project Updates

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What are we producing?

- **Long-range plan for the county**
- **Sets general direction, goals, and strategic priorities**
 - Where and how to grow
 - Budgets and capital investment planning
- **Serves as the foundation for updates to zoning and development regulations**

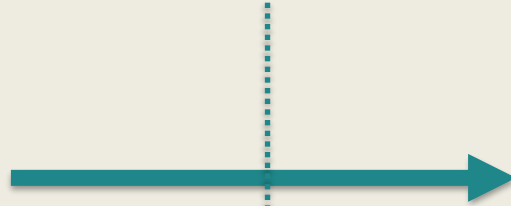
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Plan

- Vision and intent
- Goals
- Policy direction
- Implementation guidance

NON-BINDING

The plan will include a **Future Land Use Map** and regulatory guidance on ADUs, parking standards, and other subjects related to land use and development



Code

Chapter 16

- Zones
- Uses
- Development standards

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**Future
Land Use
Map**

NON-BINDING



**County
Zoning
Map**

BINDING

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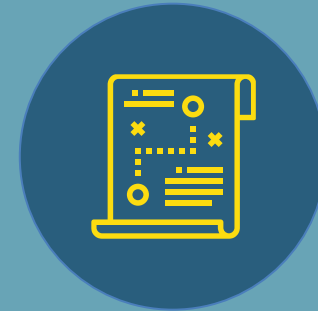
A great plan



Gets the big
things right



Plans for what
is known



Creates a decision-
making framework for
what is unknown

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Timeline

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Phase 1: Patterns and Priorities												
Phase 2: Vision and Path Forward												
Phase 3: Plan Development												
Site Visits and Meetings	X		X		X Virtual	X		X		X		

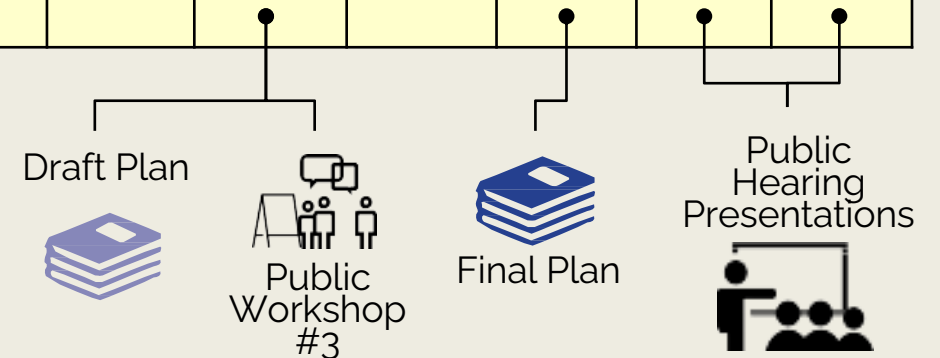
Milestones Phase 2



Timeline

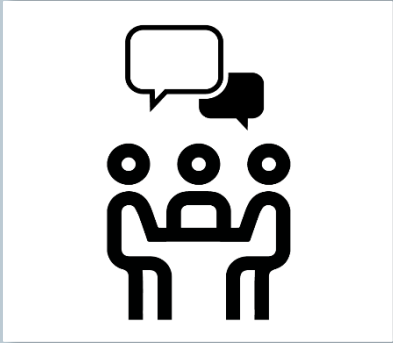
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Phase 1: Patterns and Priorities												
Phase 2: Vision and Path Forward												
Phase 3: Plan Development												
Site Visits and Meetings	X		X		X Virtual	X		X		X		

Milestones Phase 3



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How is the broader public being engaged?



Stakeholder Interviews

By czb, with direction from Steering Committee and staff

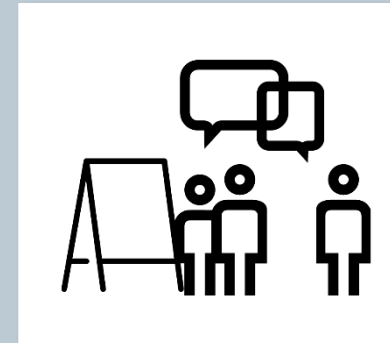
March through September



Community Survey

Month-long online surveys at critical project junctures

**March/April
June/July**



Public Workshops

Informal meetings to present findings, solicit feedback, and discuss key issues

March, June, August



Online Feedback

Online public feedback available through the project website 24/7

March through December

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Emerging Vision for Focused Investment

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Emerging Vision – Inputs

“Big Things”

1. Housing opportunities
2. Variety and quality of amenities
3. Vitality of Downtown Los Alamos and White Rock Town Center
4. Open space preservation and coordination
5. Health care and social services

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Emerging Vision – Inputs

Where to Grow

- 1.Reuse underutilized commercial sites
- 2.Prioritize redevelopment
- 3.Focus redevelopment along major corridors

How to Grow

- 1.Upper-story residential in mixed-use buildings
- 2.Housing types for all life stages
- 3.Compact, walkable places

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Emerging Vision – Inputs

Core Values

1. Neighborly
2. Inclusive
3. Innovative and Collaborative

Planning Principles

1. Embrace risk-taking and new approaches
2. Be proactive about priorities by having skin-in-the-game
3. Balance development and open space preservation

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Emerging Vision – Inputs

Draft synthesis of “Big Things”

**1.
Appealing and
accessible housing
options need to be
expanded**

**2.
Vibrant and amenity-
rich activity centers
need to be cultivated**

**3.
Natural and
recreational assets
need to be preserved
and connected**

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Emerging Vision – Alignment



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Emerging Vision – Alignment



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Emerging Vision – Alignment



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Emerging Vision – Confirmation

Our questions to the public:

Do the draft values and principles reflect how decisions can and should be made in Los Alamos County? 75% agreement

Agreement with the “Big Things” as presented? 70% agreement

Does the emerging vision reflect how you think Los Alamos County should evolve over the coming decade? 65% agreement

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Implementation Pathways

- Realization of the emerging vision will occur primarily through **real estate development**
- If the vision fails to materialize, it will be because of hurdles to real estate development processes
- This plan must recognize potential hurdles and lay the groundwork for proper interventions to overcome them

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Implementation Pathways

Limited / Passive



Level of Control Over Where, and How Investment Happens

Moderate / Partnership-Focused



Public Resource and Capacity Requirements

Active / Development-Focused



Time Required to Achieve Community Goals

- All three pathways can be pursued in the same community at the same time
- What are you trying to accomplish where? And what tools are needed to achieve location-specific goals?
- What is the community's appetite to pursue a more active pathway in appropriate contexts?

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Limited / Passive

Moderate / Partnership-Focused

Active / Development-Focused



Level of Control Over Where, and How Investment Happens



Public Resource and Capacity Requirements



Time Required to Achieve Community Goals

- *Minimal County involvement beyond basic zoning and permitting;*
- *Private market largely determines development patterns and timing;*
- *Limited public investment or incentives;*



Low-cost and passive approach that comes with limited control over outcomes and longer time horizons for achieving goals.

Most suitable for the simplest forms of development, where having clear and predictable development regulations and permitting processes set the table for private sector activity.

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Limited / Passive

Moderate / Partnership-Focused

Active / Development-Focused



Level of Control Over Where, and How Investment Happens



Public Resource and Capacity Requirements



Time Required to Achieve Community Goals

- *County provides targeted infrastructure investments and financial incentives;*
- *Public-private partnerships encouraged;*
- *Strategic investments in housing, downtown, corridors, and activity centers;*
- *County helps remove barriers to desired development outcomes.*



Moderate-cost and more active approach that comes with more control over outcomes and shorter time horizons for achieving goals.

Most suitable for more complex and larger-scale forms of development that require more public involvement to coordinate multiple moving pieces and ensure that outcomes align with community goals.

Limited / Passive



Level of Control Over Where, and How Investment Happens

Moderate / Partnership-Focused



Public Resource and Capacity Requirements

Active / Development-Focused



Time Required to Achieve Community Goals

- *County takes proactive role in directing development via financial incentives;*
- *Potential creation of redevelopment authorities, land banking programs, development partnerships;*
- *County participates in site assembly, structured parking, workforce housing initiatives, infrastructure financing, or catalytic projects;*
- *Public investment used strategically to influence long-term growth patterns and economic development outcomes.*

A higher-cost and much more active approach that comes with the greatest level of control over outcomes and the shortest time horizons for achieving goals.

Suitable for the most complicated forms of development that may involve multiple properties, a variety of end-users, and that require major infrastructure upgrades.

Levels of risk may be too high to expect the private sector to lead and deliver in a timely fashion.



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Next Steps

1. Develop a full draft of Plan Los Alamos and have it ready for presentation and discussion during the week of August 17th
 - Public Workshops
 - Steering Committee and Technical Advisory Committee discussions
2. Have a revised draft ready by October

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