

COMPREHENSIVE
PLAN
LOS ALAMOS COUNTY 2016



RANDOM SAMPLE
SURVEY #2
RESULTS

PRESENTATION TO
PLANNING AND ZONING
COMMISSION
SEPTEMBER 14, 2016



Architectural Research Consultants Incorporated

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SURVEY RESPONSE OVERVIEW

- Staff and ARC team designed the second random sample survey to ask respondents about their level of support for the draft goals and policies of the plan
- 3,000 surveys were mailed out to randomly selected addresses of the 9,711 delivery addresses in Los Alamos County
- 463 surveys were returned and entered into ARC's database as of noon of September 13 (312 paper mailed back and 151 filled out on-line)
- A sample size of 463 at a 95% confidence level provides a maximum margin of error of approximately 4.4% in either direction
 - In theory, in 95 out of 100 cases, the results will differ by no more than 4.4% from what would have been obtained by interviewing all County households



SURVEY RESPONSE OVERVIEW

- Respondents were asked “What level of support do you have for the following goals and policies?”
 - Response options were:
 - “no support”
 - “little support”
 - “some support”
 - “full support”
- The survey closed on 9/9/2016 but surveys are still arriving by mail
- The summary survey results will be posted on losalamoscountycmpplan2016.com



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**



COMMENTS

- Respondents wrote ~351 comments in the two boxes provided (after Q.50 and Q.75)
 - 33 comments (9% of all comments) stated concerns that the survey questions are vague, duplicative, or nuanced to indicate unspecified activities. Some objected that the questions are not framed in a neutral way.
 - This survey was designed to ask respondents' level of support for draft goals and policies (general statements by nature that are not neutral, some of which were further simplified in the survey for brevity). Our explanation of goals and policies should have been stronger in the survey cover letter, and should be described in the on-line survey summary report
 - Since most comments were on point with policy direction (pro or con), we do not believe that the misunderstanding of the generality of statement invalidates the survey results
 - Many comments expressed negativity towards over-regulating, taxes, spending, and inappropriate or highly risk County pro-activism (such as in the local housing market, economic development including tourism and planning for population growth)
 - Many comments stated support for the county mission and county actions that would implement goals and policies
 - Some comments focused on other controversies, such as roundabouts



ACTUAL SURVEY - PAGES 1 AND 2

What level of support do you have for the following goals and policies?

Mark bubble to indicate support on a scale of 0 to 3, where 0 = no support, 1 = little support, 2 = some support, and 3 = full support.

HOUSING, NEIGHBORHOODS & GROWTH

GOALS

	0	1	2	3		0	1	2	3
1. Provide a variety of housing types, sizes and densities, especially downtown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	6. Plan for modest growth of an extra 2,000 residents in the next 10-20 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Support development of affordable workforce housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	7. Significantly improve the variety and quality of retail businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Promote development of smaller housing units appropriate for downsizing households	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	8. Eliminate blight and revitalize in the downtown areas of Los Alamos and White Rock	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Protect existing residential neighborhoods while utilizing available infill opportunities as appropriate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	9. Capitalize on Los Alamos County's role as gateway to three national parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Promote maintenance and enhancement of housing stock quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	10. Promote growth in the downtown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ECONOMIC VITALITY POLICIES

	0	1	2	3		0	1	2	3
11. Promote expanding the housing supply to meet the demand from employment growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	18. Improve County communication with the business community to support growth and development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Promote housing for seniors, students, and workforce to support retention of spending and tax generation in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	19. Provide workforce and other market rate housing at a variety of price ranges, for both rental and ownership markets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. Consider creation of a Short-Term-Rental (STR) ordinance for economic benefit to homeowners and Los Alamos County	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	20. Promote stabilization of rental areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
14. Promote eco- and education based tourism to support growth and development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	21. Support small lot development integrated into neighborhoods for affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
15. Promote Los Alamos as a venue for athletic events and competitions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	22. Provide outreach and infrastructure support during the permitting process to housing developers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
16. Market and brand Los Alamos as a scenic destination featuring recreation, science and history	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	23. Encourage developers to notify and conduct meetings early in the development review process with the neighborhood and to be responsive to neighborhood concerns	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
17. Provide workforce and other market rate housing at a variety of price ranges, for both rental and ownership markets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	24. Strenuously apply property maintenance and code enforcement requirements to vacant or blighted properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

INFRASTRUCTURE POLICIES

	0	1	2	3
27. Provide infrastructure to support new housing creation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
28. Make strategic extensions of utilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What level of support do you have for the following goals and policies?

Mark bubble to indicate support on a scale of 0 to 3, where 0 = no support, 1 = little support, 2 = some support, and 3 = full support.

DEVELOPMENT, REDEVELOPMENT & DOWNTOWN

GOALS

	0	1	2	3
29. Improve the variety and quality of retail business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
30. Retain the small town character and feel of the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
31. Redevelop vacant and blighted residential areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
32. Create vibrant, pedestrian-friendly downtowns in Los Alamos and White Rock that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
33. Focus development priorities downtown, including residential uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ECONOMIC VITALITY POLICIES

	0	1	2	3
34. Support existing businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
35. Actively solicit new development opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
36. Support spin-off business opportunities from LANL	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
37. Attract new tourism related business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
38. Support County communication with the business community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
39. Provide flexibility for uses in redeveloped areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
40. Examine measures for using County resources and authority to put vacant properties back into use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
41. Solicit interest in new hotel development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

COMMENTS:

LAND USE POLICIES

	0	1	2	3
42. Maximize the utilization of County-owned land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
43. Consider incentives to reduce the number of vacant residential and non-residential properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
44. Approach vacancies and redevelopment problems with solutions before penalties (carrot not stick)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
45. Give highest priority in code enforcement to health and safety violations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
46. Support Historical Society Museum campus	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

INFRASTRUCTURE POLICIES

	0	1	2	3
47. Provide streetscape improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
48. Ensure energy-efficient County buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
49. Develop standards for street sections by street type	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50. Foster and promote sustainability practices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



ACTUAL SURVEY - COVER LETTER AND

PAGE 3



BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 5559-000 ALBUQUERQUE, NM
POSTAGE WILL BE PAID BY ADDRESSEE

LOS ALAMOS COUNTY COMP PLAN UPDATE
PO BOX 1158
ALBUQUERQUE NM 87103-9905



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Survey Code #

August 24, 2016

Dear Resident or Businessperson of Los Alamos County:

Your household or business has been randomly selected to participate in this important 2nd and final survey for the Los Alamos County Comprehensive Plan. Architectural Research Consultants (ARC) is conducting this survey on behalf of the County. The survey will only take about 10 minutes to complete and your response will be anonymous. The purpose of this survey is to gauge the level of support for draft goals and policies that will guide future development of the County. The information gathered through the survey will be used as part of the input in developing the comprehensive plan.

The comprehensive plan gives direction for how Los Alamos County should grow and what it will look like in the future. The plan sets policy that will guide land use decisions, which can affect your neighborhood, your own property and what is in store for the property next door. The plan does not change zoning; any zoning changes must go through a separate public review process with notification to nearby property owners.

Please fill out and return the survey no later than Friday, September 9, 2016.

You are strongly encouraged to complete the survey on-line. Go to www.lacosurvey.com and enter the survey code listed at the top of this letter (code is case sensitive). The survey will be available on line until September 9, 2016. The on-line version is easy to use, automated, and gives you more space for comments.

OR

You can complete the survey and return it postage-paid. Please fold and scotch-tape or staple it.

The complete set of draft goals, policies and strategies is available, as well as the results of both the public workshops held this summer and the first random sample survey conducted in May 2016.

Your participation is invaluable to the success of this planning effort. Thank you!

Visit the plan website for news, updates and background information related to the comprehensive plan at:

www.losalamoscountycompplan2016.com

For more information on the public engagement process, contact Steve Burstein, AICP, Planner, ARC, at (505) 842-1254 or sburstein@arcplanning.com

If you have technical problems with the survey contact Bruce Welton at ARC, at (505) 842-1254 or bwelton@arcplanning.com

For more information about the comprehensive plan, contact Los Alamos County Principal Planner Tamara Baer at: (505) 662-8120 or tamara.baer@lacnm.us



What level of support do you have for the following goals and policies?

Mark bubble to indicate support on a scale of 0 to 3, where 0 = no support, 1 = little support, 2 = some support, and 3 = full support.

OPEN SPACE, TRAILS & MOBILITY	
GOALS	LAND USE POLICIES
51. Be stewards of the natural environment, including the existing ecosystems	62. Preserve historic, environmental, and cultural landscapes
52. Protect all existing County-designated open space	63. Maintain and improve outdoor recreation for a diverse population
53. Improve and expand the trails system	64. Support Open Space Management Plan recommendations for open space zoning
54. Support streets designed for the safety and comfort of all users	65. Promote safety for pedestrians and cyclists, on paved trails and streets
55. Maintain and improve transportation and mobility	66. Ensure that private development is required to provide trail connections and may not create impediments to any trail connections
56. Make improvements to the transportation system that support economic vitality and housing goals	67. Minimize infrastructure impacts to open space
57. Make Los Alamos County a bicycle-friendly community	
ECONOMIC VITALITY POLICIES	INFRASTRUCTURE POLICIES
58. Partner with National Parks, Ski Los Alamos, Sierra Club, and others to promote Los Alamos as an outdoor recreation destination	68. Require remediation of infrastructure projects in open space
59. Implement a comprehensive range of recreational and cultural amenities that enhance the Los Alamos community	69. Provide facilities that accommodate both recreational and transportation bicycling
60. Develop and expand trails connecting downtown to surrounding open space	70. Ensure safe trail crossings, especially at arterials; weigh cost/benefits of underpasses and/or overpasses
61. Do not develop in the canyons or on canyon walls	71. Create a user-friendly, efficient, multi-modal system that connects the Laboratory, downtown, and White Rock
COMMENTS:	72. Support design of all new and rebuilt roadways to accommodate motorized and non-motorized circulation
<input type="text"/>	73. Develop and adopt a transportation master plan that incorporates the trails and bike plan and is tied to land use
	74. Periodically update transit plan
	75. Coordinate transportation on and off the Hill with other systems in the region



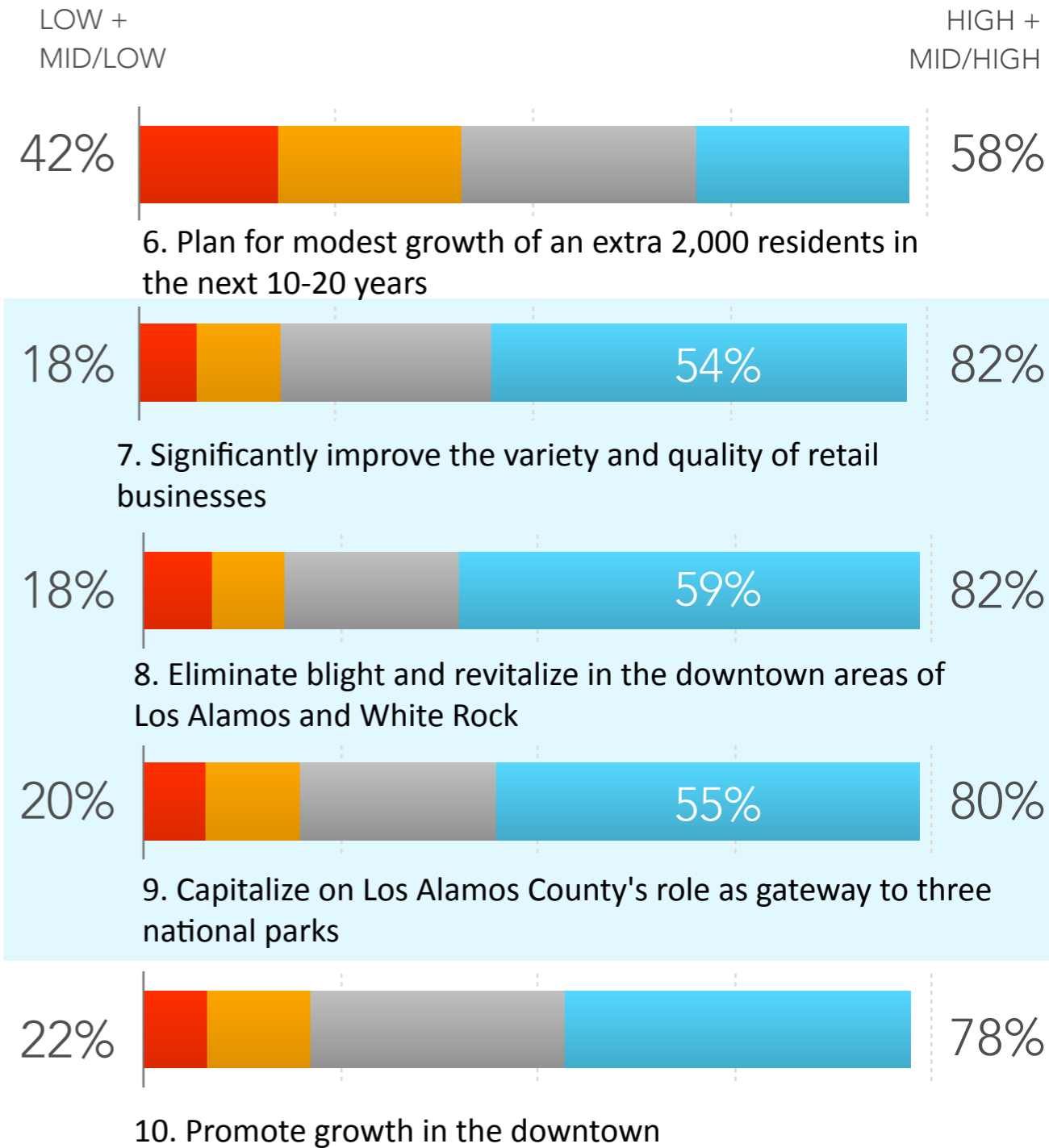
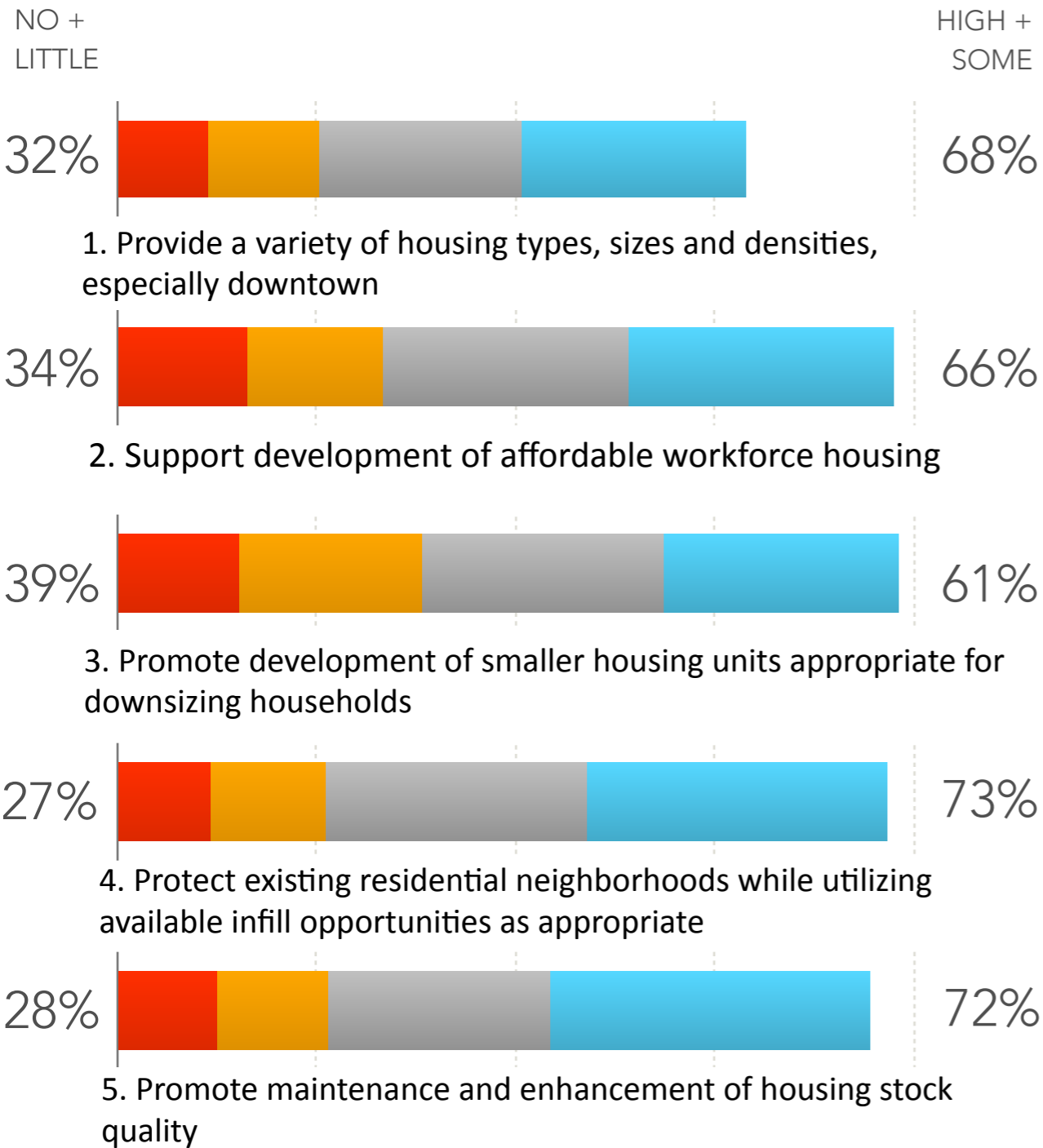
SURVEY HIGHLIGHTS

- Questions that received a majority, 50%+, "Full Support"

- Questions that received over 20% "No Support"



HOUSING, NEIGHBORHOODS AND GROWTH GOALS



■ No Support
 ■ Little Support
 ■ Some Support
 ■ High Support



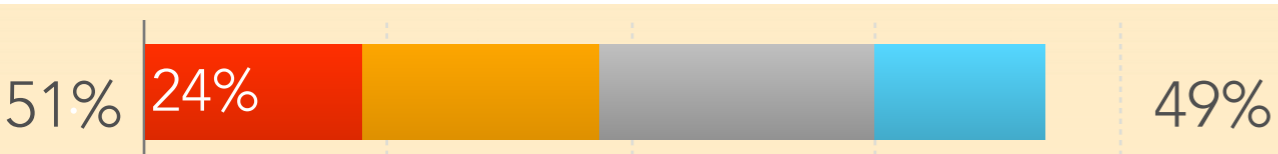
HOUSING, NEIGHBORHOODS AND GROWTH - ECONOMIC VITALITY POLICIES



11. Promote expanding the housing supply to meet the demand from employment growth



12. Promote housing for seniors, students, and workforce to support retention of spending and tax generation in the community



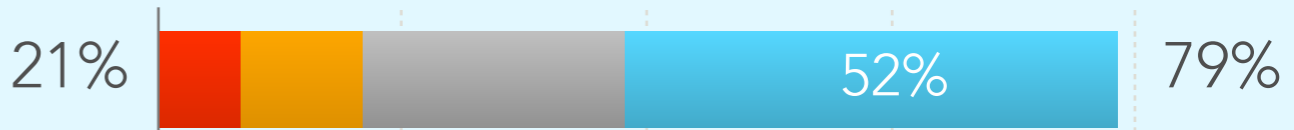
13. Consider creation of a Short-Term-Rental (STR) ordinance for economic benefit to homeowners and Los Alamos County



14. Promote eco- and education based tourism to support growth and development



15. Promote Los Alamos as a venue for athletic events and competitions



16. Market and brand Los Alamos as a scenic destination featuring recreation, science and history



17. Provide workforce and other market rate housing at a variety of price ranges, for both rental and ownership markets



HOUSING, NEIGHBORHOODS AND GROWTH - LAND USE POLICIES

NO + LITTLE

HIGH + SOME

LOW + MID/LOW

HIGH + MID/HIGH



18. Improve County communication with the business community to support growth and development



19. Provide workforce and other market rate housing at a variety of price ranges, for both rental and ownership markets



20. Promote stabilization of rental areas



21. Support small lot development integrated into neighborhoods for affordable housing



22. Provide outreach and infrastructure support during the permitting process to housing developers



23. Encourage developers to notify and conduct meetings early in the development review process with the neighborhood and to be responsive to neighborhood concerns



24. Strenuously apply property maintenance and code enforcement requirements to vacant or blighted properties



25. Encourage the retention of existing businesses and assist in their opportunities for growth



26. Support infill development over expansion of current developed areas



HOUSING, NEIGHBORHOODS AND GROWTH - INFRASTRUCTURE POLICIES

NO + LITTLE

HIGH + SOME

40%

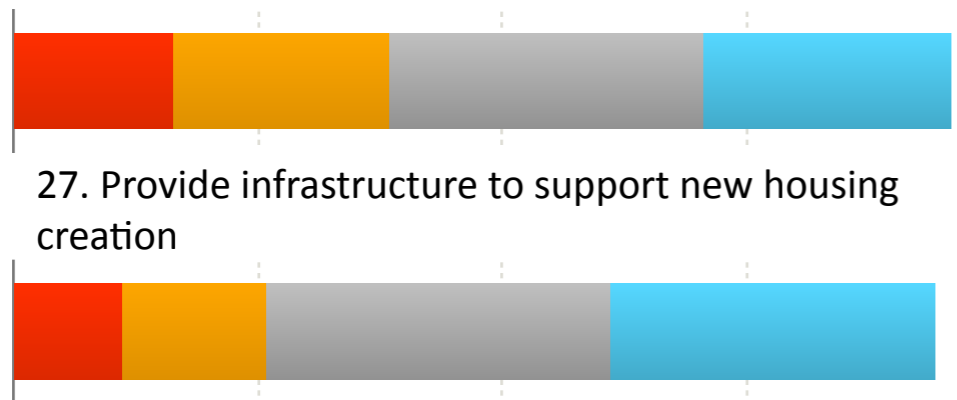
60%

27. Provide infrastructure to support new housing creation

27%

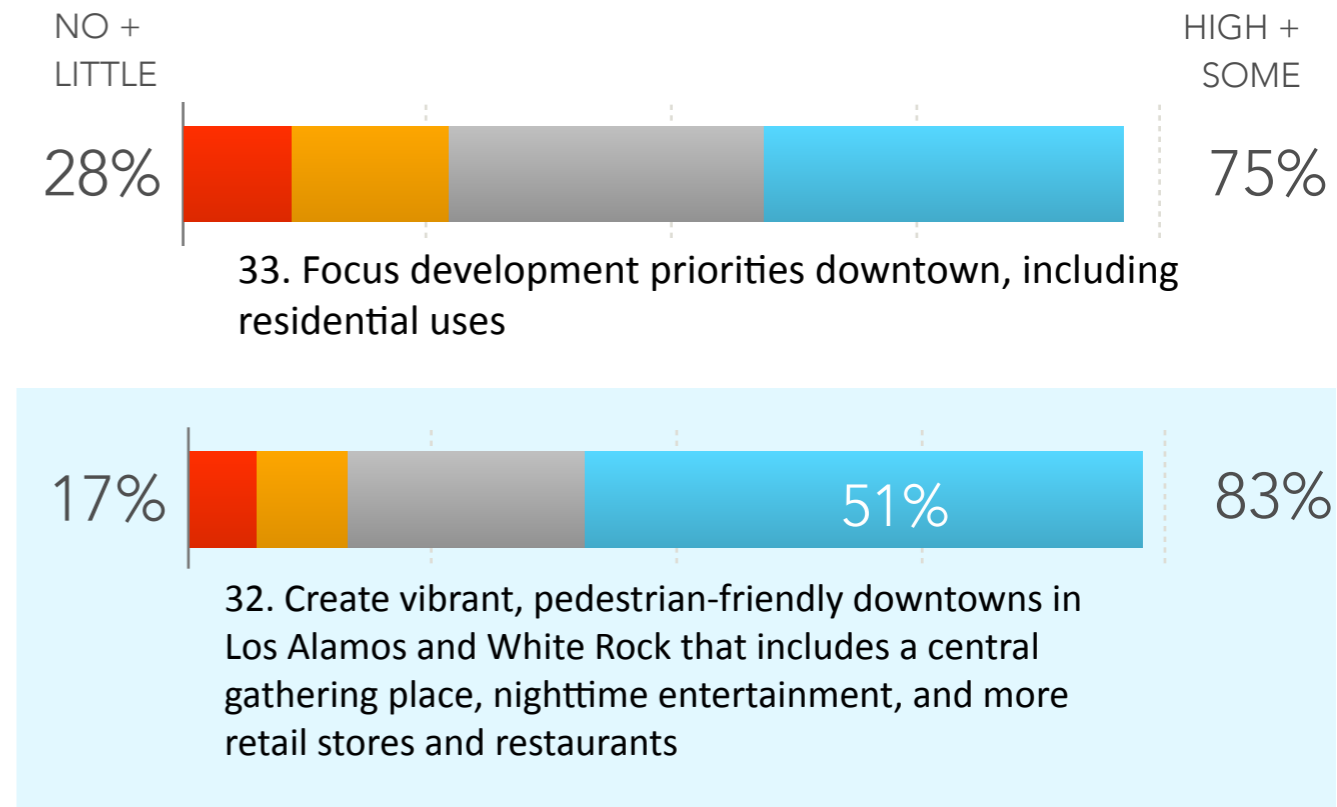
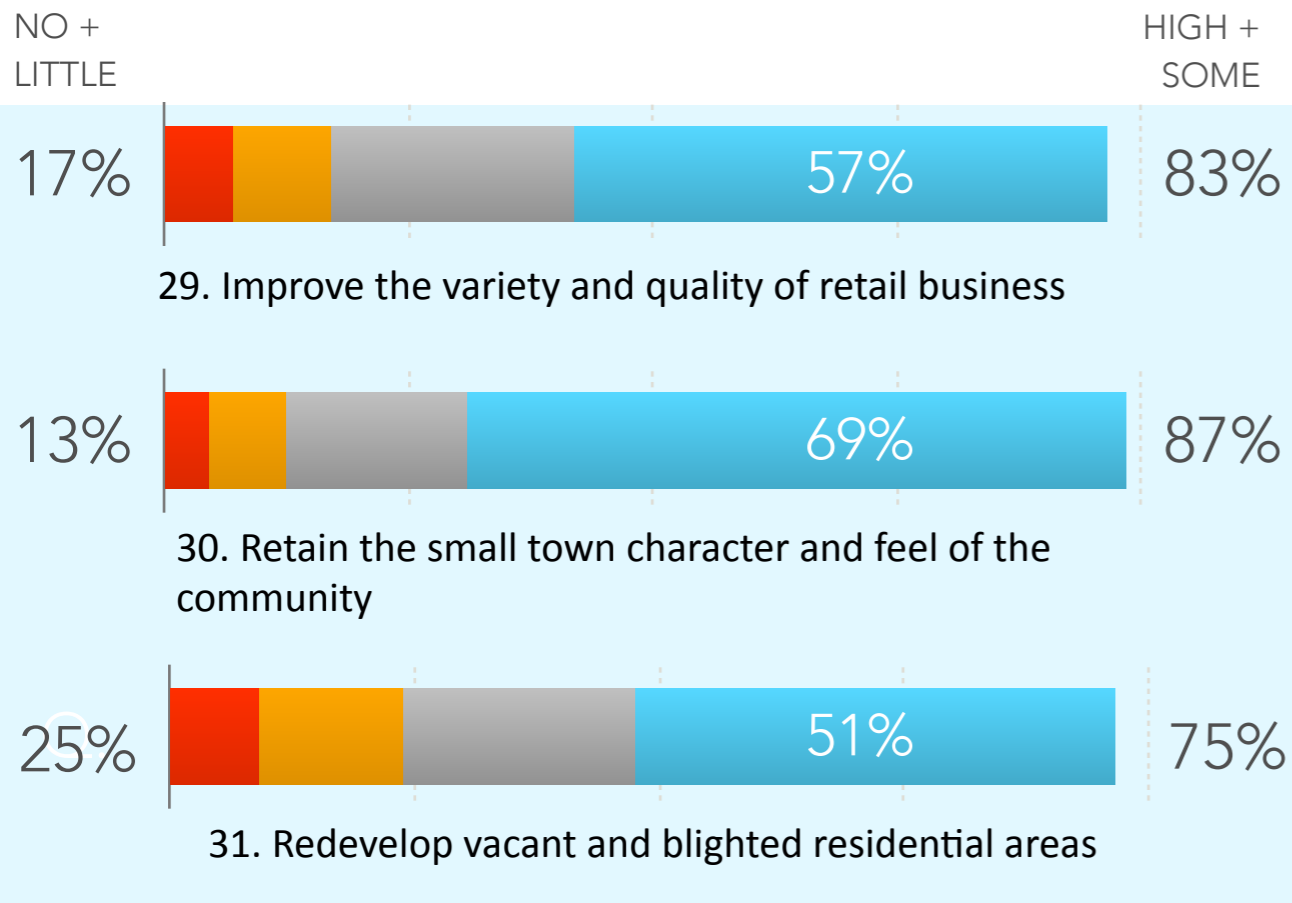
73%

28. Make strategic extensions of utilities



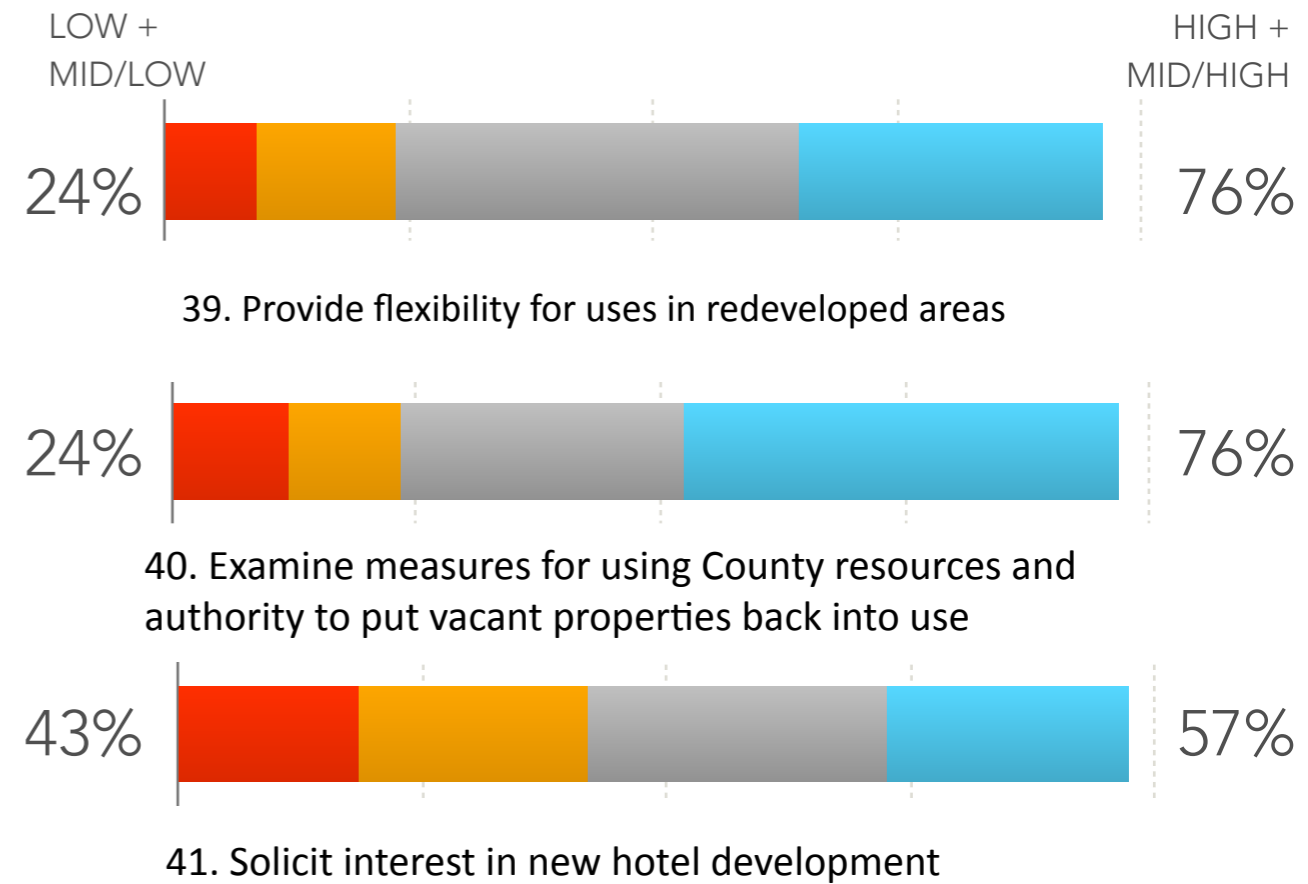
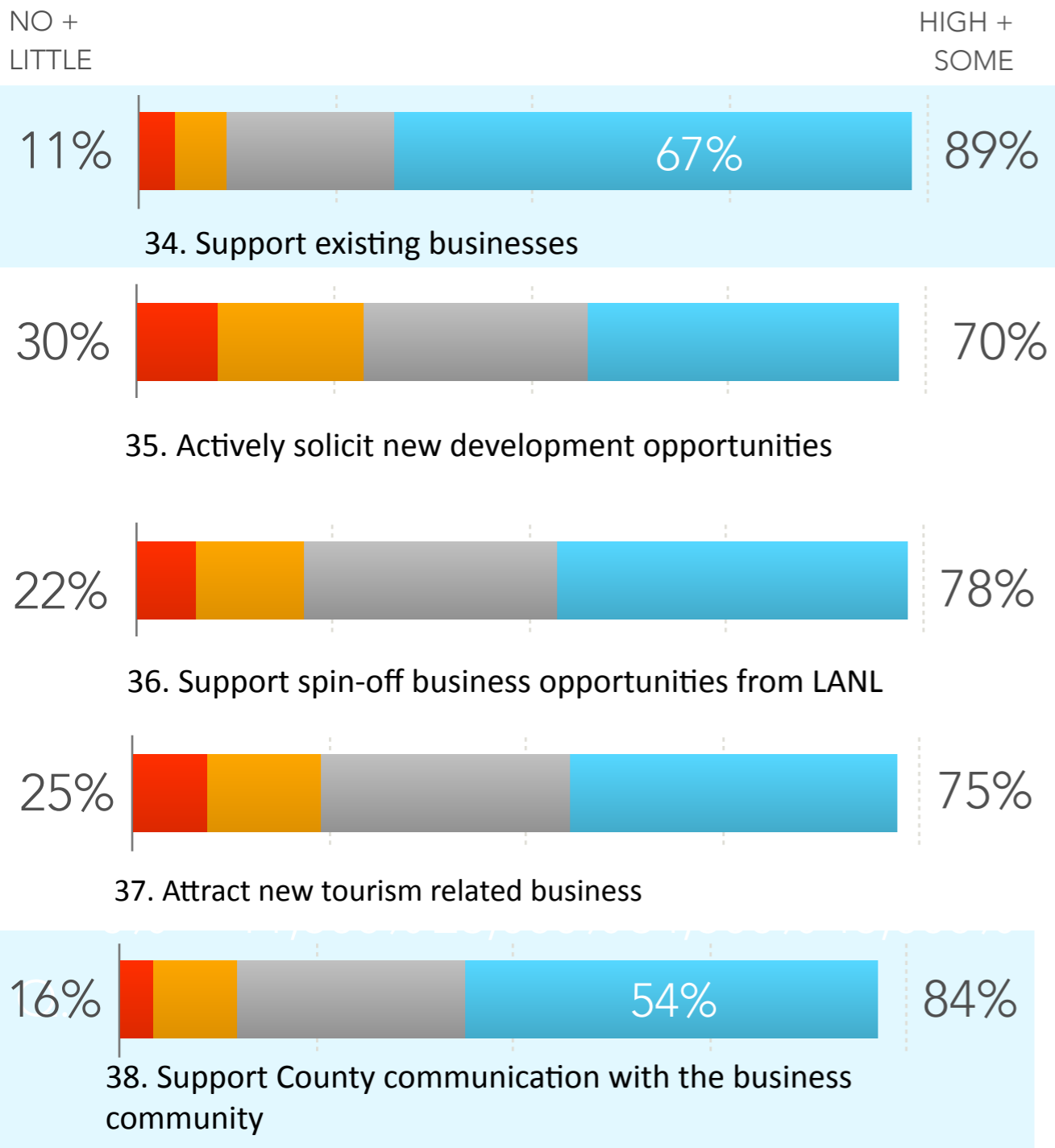


DEVELOPMENT, REDEVELOPMENT & DOWNTOWN - GOALS





DEVELOPMENT, REDEVELOPMENT & DOWNTOWN - ECONOMIC VITALITY POLICIES





DEVELOPMENT, REDEVELOPMENT & DOWNTOWN - LAND USE POLICIES

NO + LITTLE

HIGH + SOME

29%

71%

42. Maximize the utilization of County-owned land

29%

71%

43. Consider incentives to reduce the number of vacant residential and non-residential properties

18%

82%

50%

44. Approach vacancies and redevelopment problems with solutions before penalties (carrot not stick)

16%

84%

55%

45. Give highest priority in code enforcement to health and safety violations

24%

76%

46. Support Historical Society Museum campus



DEVELOPMENT, REDEVELOPMENT & DOWNTOWN - INFRASTRUCTURE POLICIES

NO +
LITTLE

HIGH +
SOME



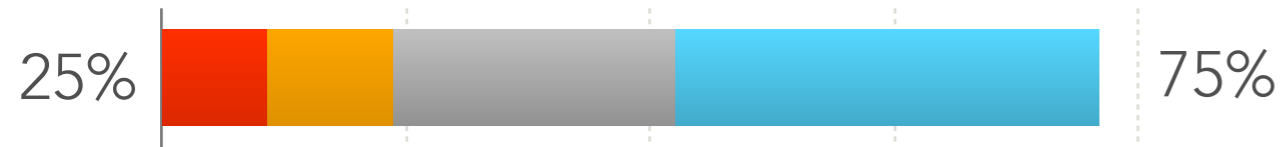
47. Provide streetscape improvements



48. Ensure energy-efficient County buildings



49. Develop standards for street sections by street type



50. Foster and promote sustainability practices



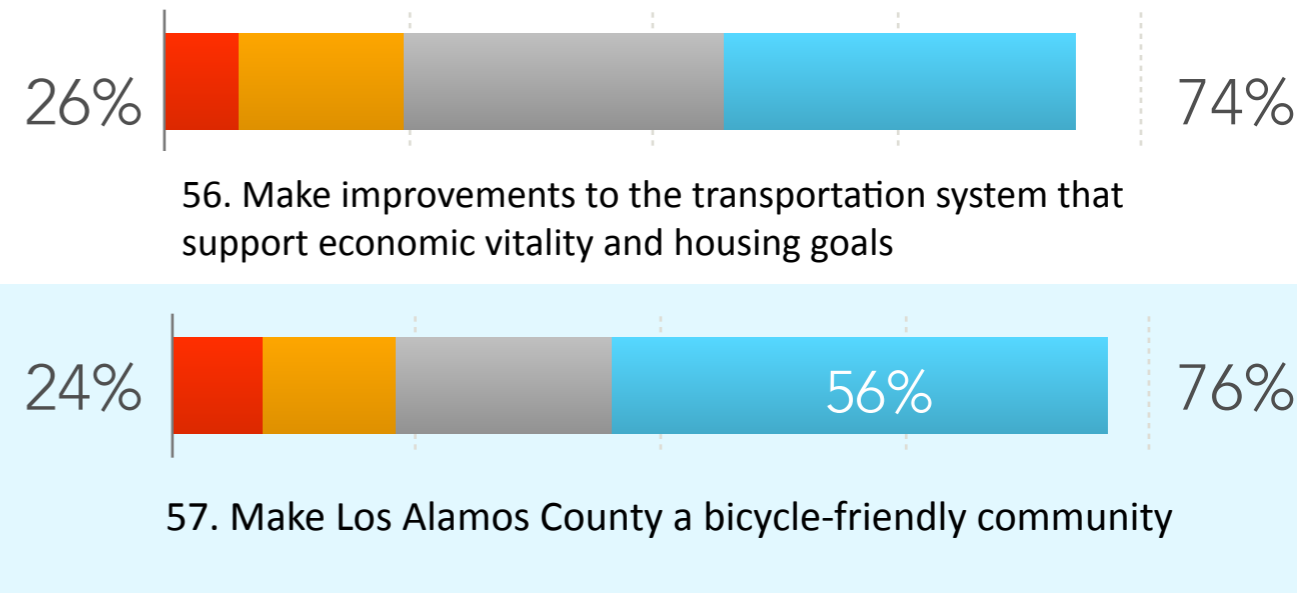
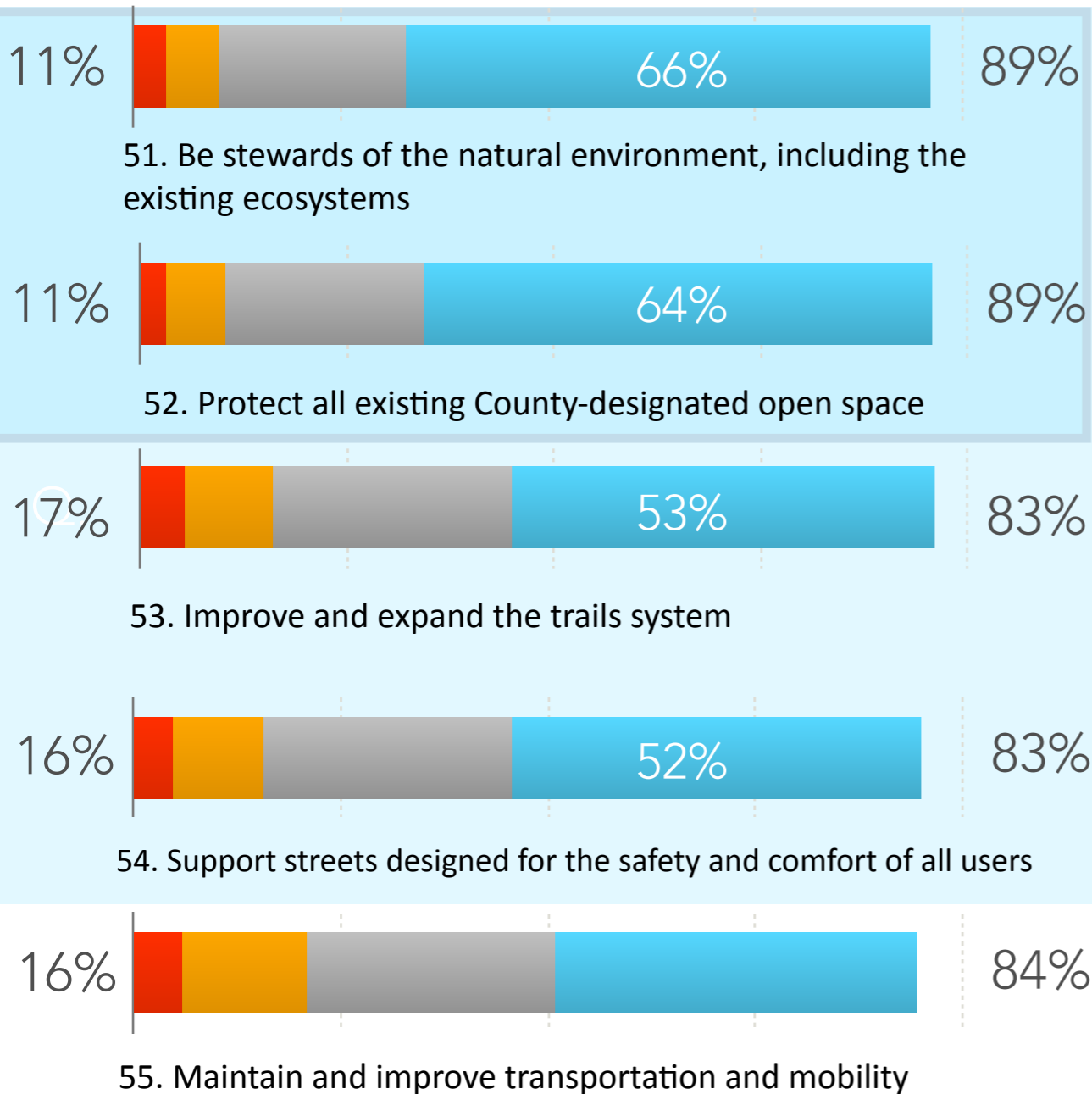
OPEN SPACE, TRAILS AND MOBILITY - GOALS

NO + LITTLE

HIGH + SOME

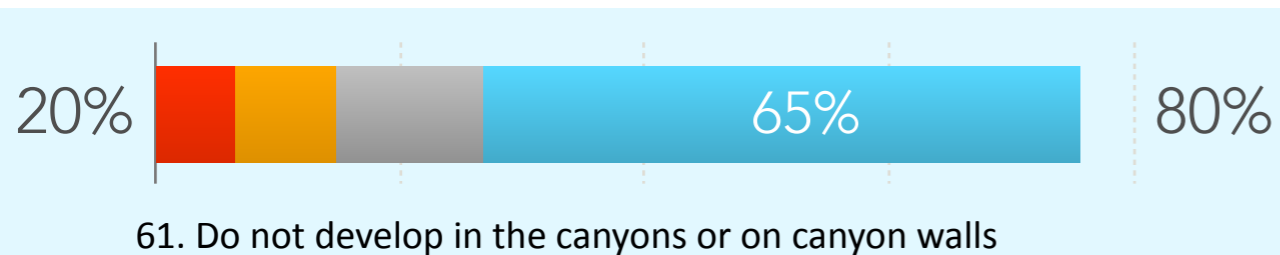
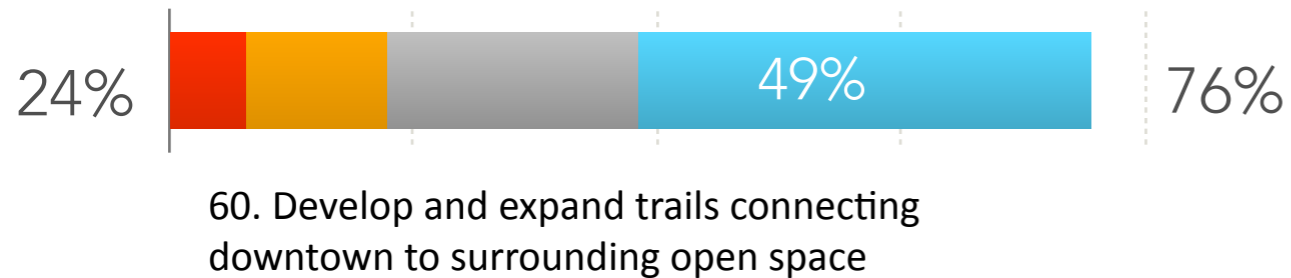
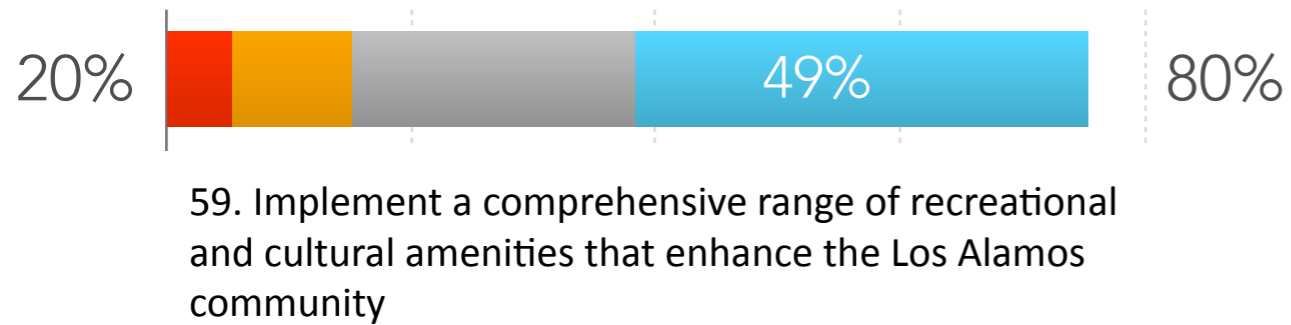
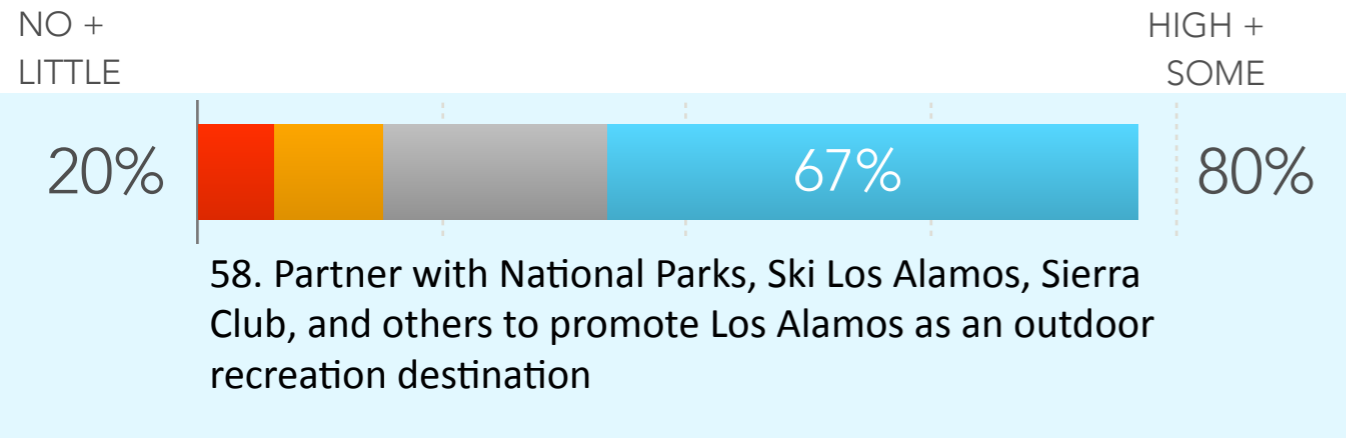
LOW + MID/LOW

HIGH + MID/HIGH



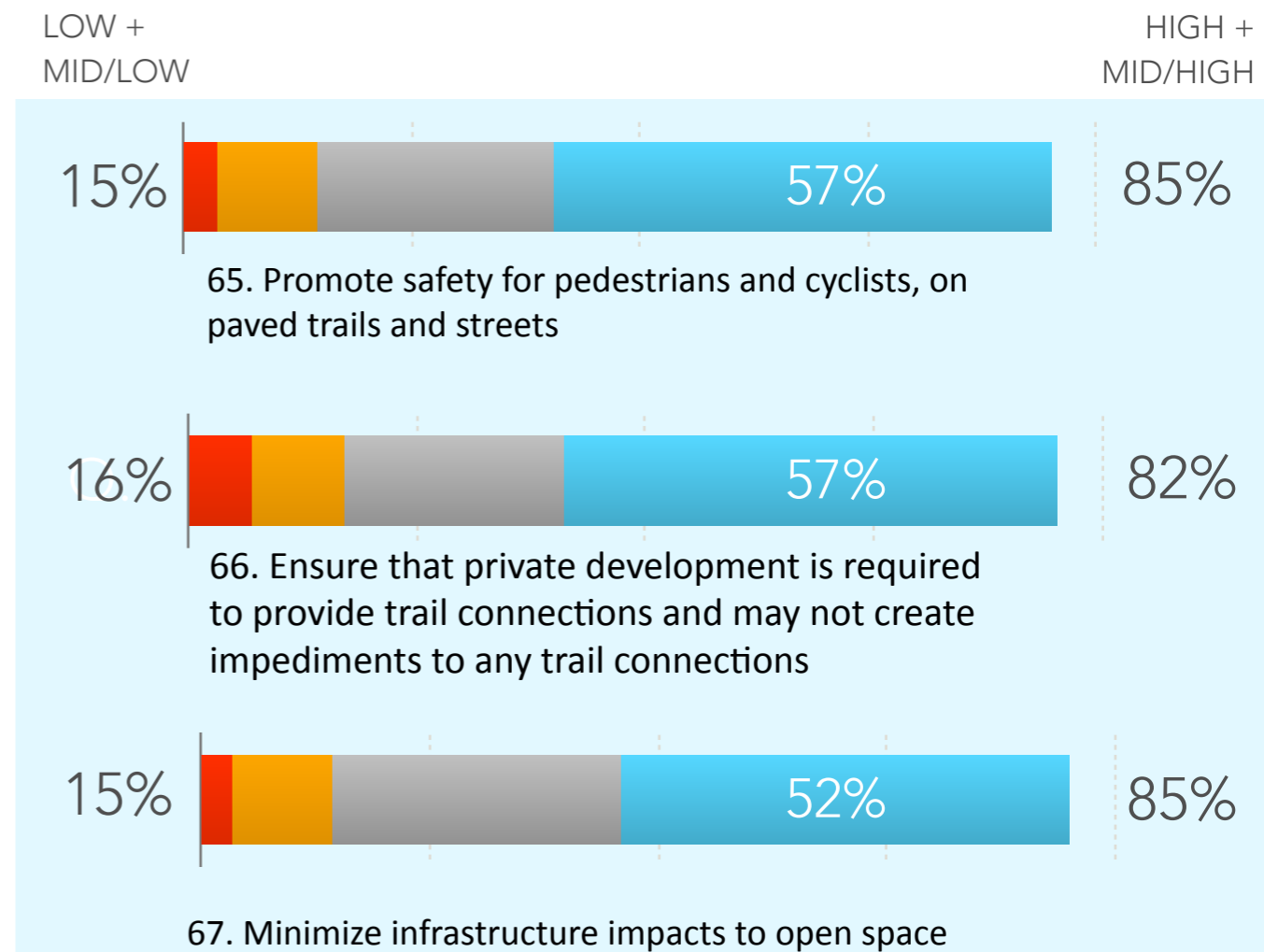
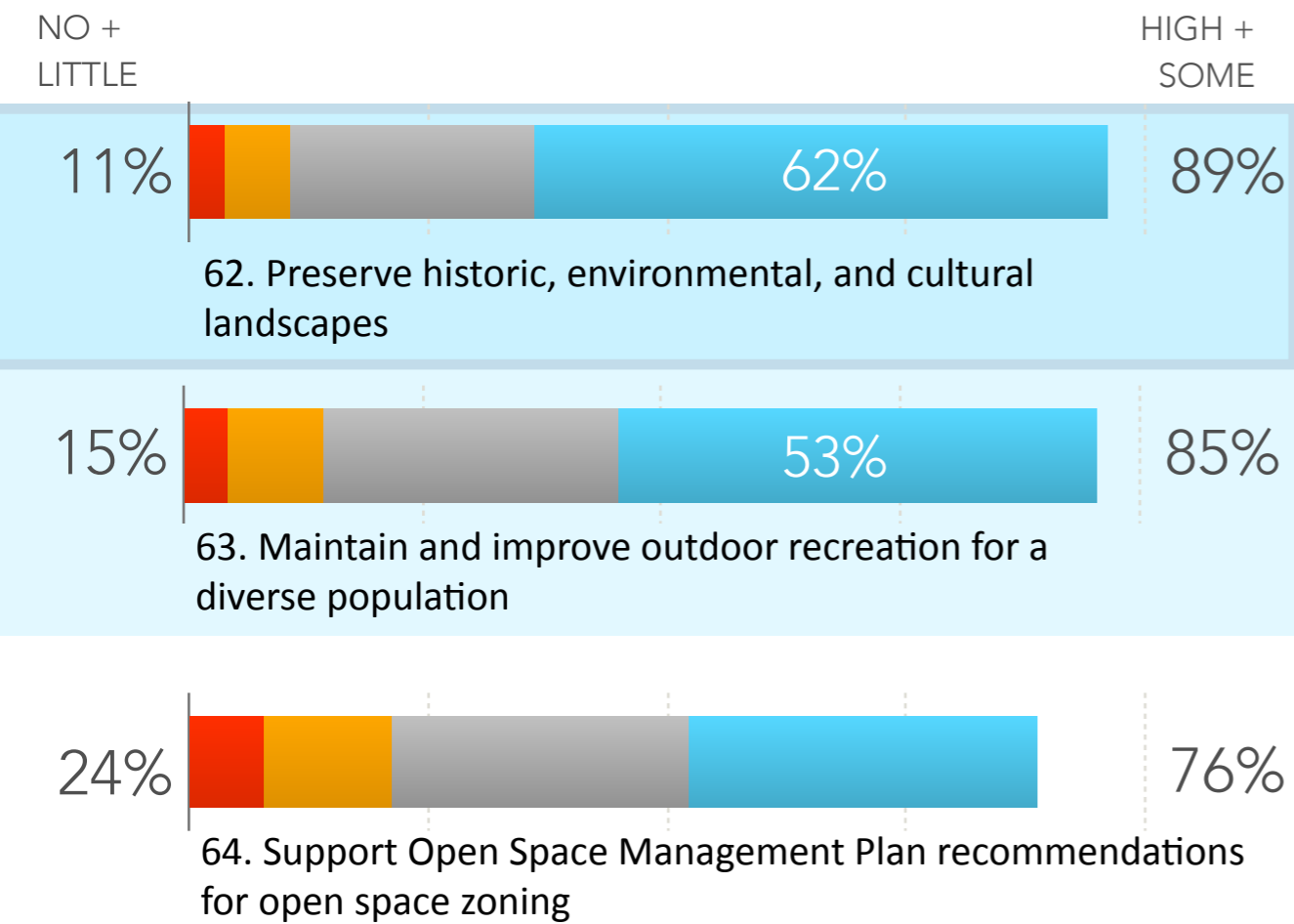


OPEN SPACE, TRAILS AND MOBILITY - ECONOMIC VITALITY POLICIES





OPEN SPACE, TRAILS AND MOBILITY - LAND USE POLICIES





OPEN SPACE, TRAILS AND MOBILITY - INFRASTRUCTURE POLICIES

