

a.

C. ILLUSTRATIVE DEVELOPMENT OPTIONS

1. CIVIC CENTER

THE CIVIC CENTER SURROUNDING ASHLEY POND IS THE PRIMARY FOCUS FOR ALL CULTURAL and civic activities in Downtown. As an essential step for concentrating large numbers of people in the Downtown area, all governmental functions are concentrated within one block, joined by a more expansive park network to the community's cultural and historic sites, such as the Library, Fuller Lodge and Bathtub Row.

Enhancements to this area will include a network of pedestrian paths, a pavilion for the Farmer's Market and a bandshell for public events. Relocating the current Community Building to a new facility next to the Library allows the redeveloped park at Ashley Pond to fill the entire block.

North of the pond is the existing historic and cultural district, which includes the Public Library, Senior Center, Fuller Lodge and Bathtub Row. Here the surface parking lots are replaced with diagonal and parallel on-street parking to allow for the creation of a large park free of parking lots. A safe and convenient pedestrian path network is introduced connecting all civic buildings with the downtown and the senior housing and center.

West of Ashley Pond, a distinct Government Center is further consolidated through the relocation of the County and School Board offices to the same block as the existing Municipal Building and Police Offices. Existing and proposed buildings will be served by underground parking.

South of Trinity Drive, the Los Alamos Inn area is redeveloped with both offices and housing. The housing types include townhouses, loft housing and courtyard housing and are placed in a landscaped resort setting that takes full advantage of the views into Los Alamos Canyon. The entire Civic Center area is tied together through improvements to the sidewalks and street network that allows for easy pedestrian flow.



b.



c.

a. 20 YEAR ILLUSTRATIVE PLAN

b. 10 YEAR ILLUSTRATIVE PLAN

c. EXISTING PLAN PHOTOGRAPH



a.



b.



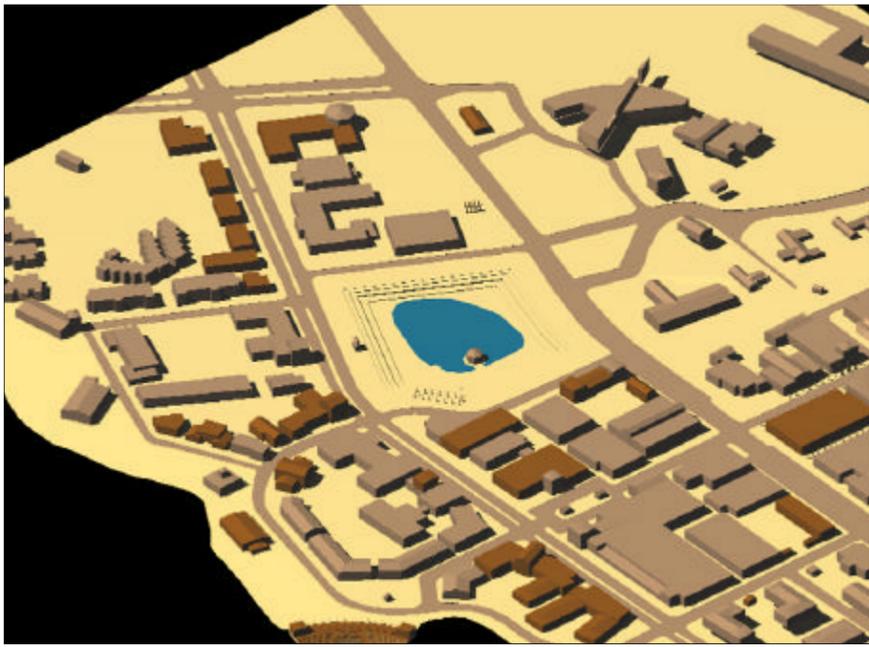
c.



d.



e.



h.



g.

AS ILLUSTRATED ON THESE TWO AS WELL AS THE PREVIOUS TWO PAGES, THERE IS A GREAT POTENTIAL to enhance the Civic Center of Downtown Los Alamos. In both the 10 and 20 year frame of development in this area, there exist a great number of opportunities for projects of various kinds. Their exact location and form of must be left open for future designers and developers to determine; these illustrative plans are only an indication of the type and form of development possible and desirable.

Within the Civic Center there are two primary projects that we consider as catalytic, that is, capable of being important not only in themselves, but also capable of inducing collateral development and positive change. They are first steps toward the successful re-development of the Downtown. The first is the relocation of the County and School Board offices from their Los Alamos Canyon site to the Government Center. This is an essential move in creating a more substantial concentration of civic activities at the center of town. The second is enlargement and redesign of the parkland surrounding both Ashley Pond and Fuller Lodge. Both of these catalytic projects are to be sponsored by the public sector and must set the standard for the scope and quality of development that should characterize the effort of redeveloping the Downtown.

These two projects are also dependent on the existing features of the Civic Center, particularly Fuller Lodge, Ashley Pond and the existing County Municipal Building. It is important that the redevelopment of this area demonstrate that it is possible to transform Downtown Los Alamos into a sustainable and thriving place, while maintaining and expanding on existing buildings and features.

The implementation of these two catalytic projects are of course dependent on the disposition of the County's Trinity site, described in the South Rim section.



f.

- a. ASHLEY POND, RANCH SCHOOL PERIOD
- b. ASHLEY POND AND COMMUNITY CENTER, PRESENT DAY
- c. PROPOSED VIEW OF ASHLEY POND AND FARMERS MARKET
- d. FULLER LODGE
- e. FULLER LODGE, LATE 1940'S
- f. FULLER LODGE
- g. 10 YEAR BUILDOUT
- h. 20 YEAR BUILDOUT