



# The Los Lunas Station Area Plan

## Why a Station Area Plan?

The Village's new Rail Runner station links Los Lunas to Albuquerque, Bernalillo, and in the near future, Santa Fe. Already, this convenient and affordable passenger rail connection makes the area around the station a more attractive place to live, visit and do business - presenting a range of opportunities to the Village.

The Village will soon be considering the adoption of a plan that will help make the area near the station an important Village focal point. When adopted, the Los Lunas Station Area Plan will serve as a guide for future decision-making in the station area. The plan focuses on the area within walking distance to the station.

The plan proposes a vibrant new district surrounding the station. The heart of the station area will offer entertainment, shops and services, surrounded by new neighborhoods. The district will offer convenience to residents living near the station and people traveling through the village. Important goals of the Village and its residents are identified in the plan.



*"We need more retail and more uses around the corridor and the train station. We can't just have a train station where people go and leave. We need restaurants, we need services, we need more housing around there."  
- Ralph Mims, Los Lunas Resident*



Village residents and community members helped to develop the plan, and an advisory committee made up of local residents and community leaders played an important role in guiding the planning efforts.

The Draft Los Lunas Station Area Plan is currently available for public review and comment. For more information or to review a complete copy of the plan please visit the Village's web site ([www.loslunasnm.gov](http://www.loslunasnm.gov)) or contact Art Mondragon, Village of Los Lunas Community Development Director, at (505)352-7659.

## TRANSIT-ORIENTED DEVELOPMENT

Transit-Oriented Development (TOD) is an approach to neighborhood planning that focuses on how land, transportation, and buildings are used and developed in the area within walking distance of a transit center. TOD promotes many of the characteristics of traditional small town centers typical of Los Lunas, including:



- Mixed Uses – where residential, commercial, parks and public areas are located near each other
- Housing Choice - a variety of housing options of different sizes, layouts, and prices, providing options for Los Lunas residents
- Local Scale and Style - site and building design and scale that reflect the context of the area and foster a high level of activity and strong community identity
- Compact - Creates a safe and enjoyable environment for walking and biking but allows all types of transportation



### Why TOD in Los Lunas?

In addition to presenting important economic development opportunities to the Village, TOD also offers:

- An attractive destination for residents and visitors alike
- A vibrant, safe, enjoyable area in the heart of the Village
- More options for local and regional travel
- Cost savings for local jurisdictions from reduced infrastructure needs
- Increased travel options for the Village's aging population
- A wider variety of housing options to provide for households of all sizes, ages, and incomes
- Opportunity for area residents to spend less money on transportation

## PLAN RECOMMENDATIONS

The following recommendations were developed based on input from the public and Village to guide activities in the station area:



- **Design Standards:** Design standards will make new buildings pedestrian-friendly, with doors and windows facing the street and human-scaled details



- **Parking Lot Design:** Parking will be located to the rear or side of new buildings so that buildings can be built to the sidewalk, as in traditional downtowns



- **Park and Plaza Design:** The plan recommends both green parks and small plazas to create gathering places in the station area



- **Affordable Housing:** Accommodating a range of housing styles and price points is important to meeting the needs of current Los Lunas residents and future generations. Placing affordable workforce housing near the Rail Runner station helps to build ridership and reduces transportation costs for working families



- **Signage:** Standards for smaller and more pedestrian-oriented signs will make the station area more attractive to pedestrians

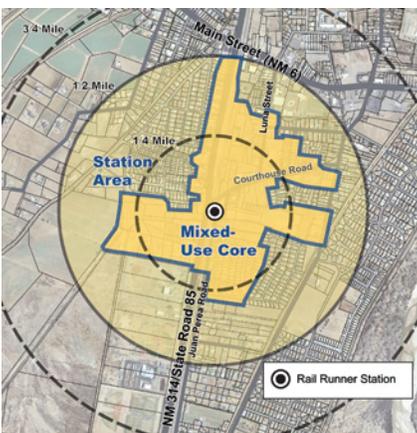


## Transportation Improvements

A number of transportation improvements are proposed for the station area to improve walking, bicycling, and driving conditions, in order to better connect neighborhoods to the exciting and useful destinations in the station area.



- **Circulation:** Improve safety at pedestrian crossings by shortening crossing distances, clearly marking crosswalks, using countdown signals and using medians as pedestrian refuges.
- **Connections:** Provide new and more direct connections for pedestrians and other travelers in the station area by creating key new streets and paths. The street network will emphasize connection, not speed.
- **Street Type:** New streets and improvements to existing streets will be designed to accommodate all modes of travel, but will emphasize pedestrian and bicycle travel.
- **Bicycle Circulation:** Bicycle routes, lanes and paths will provide safe connections between the station and nearby homes, businesses and destinations.



## Land Use

The Station Area Plan proposes the creation of two districts:

- **The Mixed-Use Core:** immediately surrounding the station will include 2 to 3 story buildings with a mix of retail and housing to create activity throughout the day in order to support local businesses and keep streets safe and attractive.
- **The Station Area:** will provide a transition between the mixed use core and the existing style and scale of Los Lunas neighborhoods, providing more flexibility to surrounding land owners and maintaining a seamless transition between old and new.

## Frequently Asked Questions

### *What will the plan do?*

The plan will serve as a guide for local officials on how to respond to opportunities and challenges in the area near the station. Elected officials and village residents will have the final say in what specific projects eventually get built.

### *I live in the station area. How will the plan impact me?*

The Station Area Plan forms the basis for a new vision of the area around the station as the vibrant heart of the Village. Zoning and other regulations may be changed to achieve the vision of the plan. These modifications will go through the Village's standard hearing and adoption process.



### *What about eminent domain (condemnation of property)?*

The Village currently has no intention or need to use eminent domain to implement the plan.

### *How do I find out more about the plan?*

A complete copy of the plan is available for review at Los Lunas Village hall or can be viewed at [www.loslunasnm.gov](http://www.loslunasnm.gov). If you have questions, contact Art Mondragon, the Village's Community Development Director at (505) 352-7659. More information is also available at [www.mrcog-nm.gov](http://www.mrcog-nm.gov) under the keyword "TOD."

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Download it at [www.loslunasnm.gov](http://www.loslunasnm.gov)



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