



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: Los Alamos County WAC Building

Project Address: 1725 17th Street

Description:

Zone change from SFR-4 to INS for the renovation of an existing building to serve as a visitor center with historic and educational exhibits and related office space and caretaker unit.

Check all application types, if applicable:

- Administrative Deviation ... \$25
- Administrative Wireless Telecom ... \$250
- Encroachment Permit ... \$25
- Temporary Use Permit ... \$25
- Comprehensive Plan Adoption & Amendment\*... \$250
- Conditional Use Permit\* ... \$300
- County Landmark or Historic District Adoption/Amendment\* ... \$250
- Development Plan\* ... \$500
- Major Development Plan Amendment\* ... \$500
- Minor Development Plan Amendment ... \$250
- Summary Plat... \$100 plus \$25 lot; \$10 / acre for non-residential
- Sketch Plat, Subdivision\*... \$250 plus  
\$175/lot (1-10 lots)  
\$125/lot (11-30 lots)  
\$75/lot (30+ lots)
- Preliminary Plat, Subdivision\* ... \$250 plus  
\$175/lot (1-10 lots)  
\$125/lot (11-30 lots)  
\$75/lot (30+ lots)
- Final Plat, Subdivision\* ... \$250 plus  
\$175/lot (1-10 lots)  
\$125/lot (11-30 lots)  
\$75/lot (30+ lots)
- Landscaping Plan ...\$500
- Lighting Plan ...\$500
- Site Plan\* ... \$500 plus  
\$75 per/Million \$ estimated construction cost
- Estimated Construction Cost:** \_\_\_\_\_
- Major Site Plan Amendment\* ... \$500
- Minor Site Plan Amendment ... \$250
- Major Zone Map Amendment\* ... \$500 (+\$25/acre)  
No fee if initiated by County Council or County Manager
- Minor Zone Map Amendment\* ... \$500 (+\$25/acre)  
No fee if initiated by County Council or County Manager
- Master Plans\* (Major, Minor) ...\$250
- Text Amendment\* ... \$150  
No fee if initiated by County Council or County Manager
- Variance ... \$250  
No fee if application is a part of a Site Plan review
- Administrative Wireless Telecommunication Facility ... \$250
- Discretionary Wireless Telecommunication Facility\* ... \$500
- Small Wireless Facility ...\$250
- Major Historic Demolition\* ... \$250
- Major Historic Property Alteration Certification\* ... \$250
- Minor Historic Property Alteration Certificate ... \$250

\* Application reviews require a pre-application meeting.

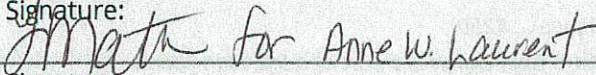
**PROPERTY & OWNER INFORMATION**

Property Address:	<b>1725 17th Street</b> <small>Address</small>	<b>Los Alamos</b> <small>City</small>	<b>NM</b> <small>State</small>	<b>87544</b> <small>ZIP</small>
Zoning District:	<b>SFR-4</b>	Overlay Zone:	<input checked="" type="checkbox"/> N/A	
Existing Structure(s) Sq. Ft.:	<b>5,373.00</b>	Proposed Structure(s) Sq. Ft.:		
Lot Area (sq.ft.):	<b>50529</b>			
Property Owner(s) Name:				
Owner(s) Email:				
Owner(s) Phone(s)#:	<b>505-662-5363</b>			
<input type="checkbox"/> Owner's Address same as Property Address				
Owner(s) Address:	<b>1000 Central Avenue</b> <small>Address</small>	<b>Los Alamos</b> <small>City</small>	<b>NM</b> <small>State</small>	<b>87544</b> <small>ZIP</small>

**APPLICANT / OWNER'S AGENT INFORMATION**

<input type="checkbox"/> Applicant is same as Owner				
Applicant Name:	<b>Los Alamos County (Anthony Strain, Project Manager)</b>			
Applicant Address:	<b>1000 Central Avenue</b> <small>Address</small>	<b>Los Alamos</b> <small>City</small>	<b>NM</b> <small>State</small>	<b>87544</b> <small>ZIP</small>
Applicant Email:	<b>harold.strain@lacnm.us</b>			
Applicant Phone(s)#:	<b>505-412-5363</b>			

**ASSOCIATED APPLICATONS**

Application Type:	<b>Site Plan #SIT-2024-0069</b>			
Case Number:				
<i>I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]</i>				
Signature:			Date:	<b>7/10/24</b>
Signature:			Date:	

**STAFF USE ONLY**

Date Received:	Staff:	<b>djl</b>
Case No.#: <b>REZ-2024-0019</b>	Meeting Date:	<b>8/28/2024</b>

**SUBMITTALS**

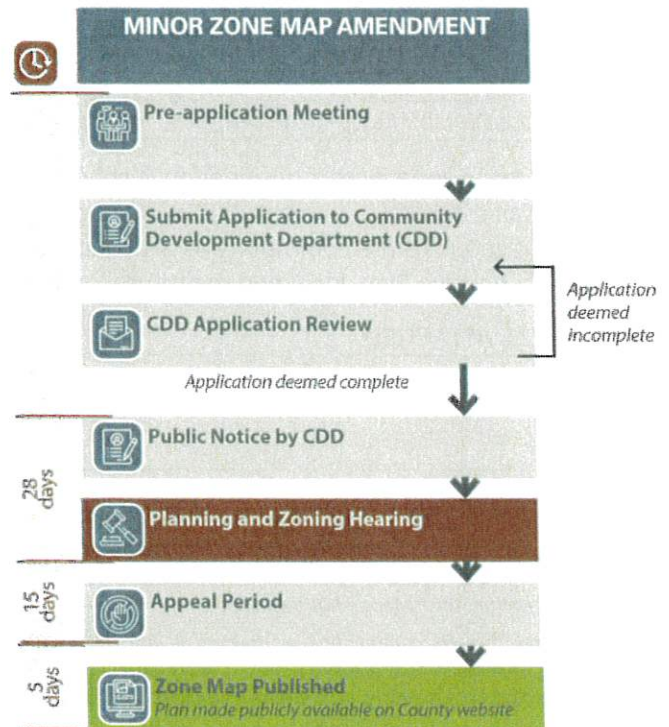
<input checked="" type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner	<input checked="" type="checkbox"/> Complete Application - Date: _____
<input checked="" type="checkbox"/> Items from associated Application Checklist	<input checked="" type="checkbox"/> Payment - Accepted upon verification of a complete application - Date: _____



## MINOR ZONE MAP AMENDMENT

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: [planning@lacnm.us](mailto:planning@lacnm.us).

PRE-APPLICATION MEETING	
Date Held:	
APPLICATION APPLICABILITY	
Minor Zone Map Amendments are proposed amendments to a single tract, parcel or lot under common ownership; or the land or the land affected by the map amendment is predominantly owned by a single person or entity under common ownership.	
SITE PLAN	
Scaled site plan at a minimum of 1" = 100' that illustrates the following:	
<input type="checkbox"/>	Property Lines – all parcels to be rezoned
<input type="checkbox"/>	All existing structures
<input type="checkbox"/>	Existing easements
<input type="checkbox"/>	Existing utilities
ZONING	
Current:	SFR-4
Proposed:	INS
USE	
Current:	Not Occupied / Previously Church
Proposed:	Museum, Institution/Civic Building
COMPREHENSIVE PLAN UPDATE	
Will the text amendment require an update to the Future Land Use Map?	
<input checked="" type="checkbox"/>	No
<input type="checkbox"/>	Yes
ADDITIONAL SUBMITTALS	
Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.	



See Reverse.

Revision-Jan2023

Code Reference: 16-74 (h)

**DECISION CRITERIA 16-74-(h)(3)**

- a. The proposed Zone Map Amendment is consistent with the health, safety and welfare of the County as shown by conformance with the goals and policies of the Comprehensive Plan and other adopted County plans or policies. Explain.

PLEASE SEE ATTACHED

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

- Staff finds that this criterion has been met
- Staff finds that this criterion has not been met - more information is needed

- b. The existing zone district designation is shown to be inappropriate of one or more of the following reasons: (1) It was established in error; (2) Changed conditions warrant the rezoning; or (3) A different zone is more advantageous to the community as articulated by conformance with each applicable goal and policy in the Comprehensive Plan, including the future land use map. Explain.

PLEASE SEE ATTACHED

.....

.....

.....

.....

.....

.....

.....

.....

.....

- Staff finds that this criterion has been met
- Staff finds that this criterion has not been met - more information is needed

- c. The proposed zoning will not designate a zone district different from surrounding zone districts to one small area (i.e. create spot zone) unless one or more of the following criteria are met: (1) Granting such zoning accomplishes the goals and policies of the Comprehensive plan; (2) Unique characteristics specific to the site exist; or (3) the zoning serves as an appropriate transition between land uses of higher and lower intensity. Explain.

PLEASE SEE ATTACHED

.....

.....

.....

.....

.....

.....

.....

.....

.....

- Staff finds that this criterion has been met
- Staff finds that this criterion has not been met - more information is needed





# **Development Application: Zoning Amendment Decision Criteria Response**

## **BACKGROUND**

Los Alamos County purchased the property located at 1725 17<sup>th</sup> Street containing an existing two-story structure. The previous use was the former Christian Science Church. The original use of the building and property was a woman's dormitory during the Manhattan Project era. The current property is zoned SFR-4 (Single Family-4) according to the current Los Alamos County Official Zoning Map.

## **SUMMARY**

This project is being proposed for the renovation of the existing two-story building to serve as a visitor center with historical and educational exhibits and related office space and caretaker unit. A new open-air pavilion with a 560 sq. ft. restroom building will be constructed to accommodate current plumbing code fixture requirements. The existing building and new construction will be compliant with all current building codes.

## **DECISION CRITERIA 16-74-(h)(3)**

**-a.** The proposed Zone Map Amendment is consistent with the health, safety and welfare of the county as shown by conformance with the goals and policies of the Comprehensive Plan and other adopted County plans or policies. Explain.

RESPONSE: The proposed Zone Map Amendment conforms with the Comprehensive Plan regarding the health, safety, and welfare of the County:

- 1) Supporting the efforts to market and brand Los Alamos as a scenic destination featuring recreation, science, and history, attract new tourism-related business, and revitalize areas of Los Alamos and White Rock to maximize the use of County-owned land. Potential strategy mentioned in the Comprehensive Plan "Partner with the National Park Service and others to promote Los Alamos County as an outdoor recreation destination".
- 2) The Comprehensive Plan describes the Purpose of the Future Land Use Map and states that the Comprehensive Plan intends that rezoning applications for uses that conform to the Future Land Use Map would follow an expedited and less onerous application and review process than those proposals for use that do not conform to uses shown on the Future Land Use Map.
- 3) The Comprehensive Plan goes on to explain how changes to zoning should conform to the Future Land Use Map as is the request in this application.
- 4) Growth:

- a. Maximize our opportunity with respect to the development of the Manhattan Project National Historical Park.
- b. Capitalize on Los Alamos County's role as a gateway to three national parks.
- c. Enhance community pride.

5) Redevelopment:

- a. Often involves updating or replacing old, substandard structures with new, healthier living environments that meet current building codes.
- b. The Manhattan Project National Historical Park has outgrown its current location in Los Alamos County to the point that staff and exhibits are divided into two separate locations. This project will allow the Manhattan Project National Historical Park to expand their efforts and combine into one central location as a redevelopment project.
- c. Upgrading the site traffic circulation patterns and parking will improve safety for pedestrians, cyclists, drivers and the public alike.
- d. Through code compliance efforts, the project will ensure that the new development meets current safety codes and regulations.

**-b.** The existing zone district designation is shown to be inappropriate of one or more of the following reasons: (1) it was established in error, (2) Changed conditions warrant the rezoning; or (3) a different zone is more advantageous to the community as articulated by conformance with each applicable goal and policy in the Comprehensive Plan, including the future land use map. Explain.

RESPONSE: Los Alamos County purchased the former Christian Science Church which was originally constructed as a woman's dormitory during the Manhattan Project era. The underlying zoning at the time of purchase is SFR-4 which does allow for a church of worship but does not specifically allow for a visitor center, museum, or caretakers suite. After careful consideration of multiple designs, and several public meetings to discuss the potential use of the property, the council has given direction to pursue the use as a visitor center and museum under the direction of the National Park Service to house and operate the Manhattan Project National Historic Park.

Based on the direction of Council, a zoning amendment is necessary to pursue the requested use. The future land use map reflects the zoning as INS which is in keeping with the underlying zoning designation of most properties owned by the County.

**-c.** The proposed zoning will not designate a zone district different from surrounding zone districts to one small area (i.e. create a spot zone) unless one or more of the following criteria are met: (1) Granting such zoning accomplishes the goals and policies of the Comprehensive Plan; (2) Unique characteristics specific to the site exist; or (3) the zoning serves as an appropriate transition between land uses or higher and lower intensity.

RESPONSE: The granting of an INS zoning designation for the property located at 1725 17<sup>th</sup> Street is in keeping with the future land use map and is necessary to pursue the Council request to create a visitor center, museum, and caretaker's unit. The INS zone accomplishes the goals and policies of the Comprehensive Plan regarding:

-Supporting the efforts to market and brand Los Alamos as a scenic destination featuring recreation, science, and history, attract new tourism-related business, and revitalize and eliminate blight in the area.

-Maximizing our opportunity with respect to the development of the Manhattan Project Historical Park. Currently, the Manhattan Project Historical Park has outgrown its current location. By completing this project of refurbishing the existing woman's dormitory building, this will allow the National Park Service to support the efforts to market and brand Los Alamos as a scenic destination, and to capitalize on Los Alamos County's role as a gateway to three national parks

-d. The County's existing and proposed infrastructure and public improvements including, but not limited to utilities, streets, sidewalks, or trails have adequate capacity to serve the development made possible by the Zone Map Amendment. Explain.

RESPONSE: Public services and facilities required to serve the proposed development have adequate capacity and would conform with the requirements of the County's construction standards. A Pre-application meeting with relevant County departments occurred on April 4, 2024. Utilities are both available and existing, and currently on-site, and have adequate capacity to serve the project. Improvements will be made to improve upon some of the existing infrastructure for fire suppression, water, sewer, and irrigation. The existing sidewalk system will involve the construction of new sidewalks and/or the improvement of the existing sidewalks. All improvements will be made in accordance with Americans with Disabilities Act (ADA) standards.

The tie into the Urban Trail will be looked at in depth to determine if the proper right of way is in existence to create a trail system incorporating this property within its system.

-e. The establishment, maintenance, or operation of uses made possible by the Zone Map Amendment will not be detrimental to health, safety, or welfare of persons residing or working adjacent to or within the proximity of the subject property. Explain.

RESPONSE: The INS zone will allow for uses not currently allowed in the SFR-4 zone. Several public meetings were held in 2022 and again as part of this submittal process, an additional neighborhood meeting in partial fulfillment of this application process was held May 2, 2024. The renovations to the property will be typical of a construction site. Staff have assured neighbors that the code will be followed during the hours of construction operation activity and noise levels.



The maintenance and operation of a visitor center, museum and caretaker's suite will have strict hours of operation to not impede the quality of life for the neighbors.

The hours of operation of the bathroom facility will coincide with the hours of operation of the facility and will not be usable upon closing. The restroom will be locked and secured during nonoperational hours by the museum.

Staff has assured the neighborhood that busses will not idle on-site while tourists visit the museum. Appropriate parking and traffic circulation are being incorporated into the overall site plan.

The building will be rehabilitated, and a new landscape design will be constructed and improved upon for the overall appearance of the neighborhood.

TG, LLC #LA19-0437

LA Clerk SEP 12 11:19 AM 2019

### WARRANTY DEED

Christian Science Society, Los Alamos, New Mexico, a New Mexico corporation, for consideration paid, grants to the Incorporated County of Los Alamos, an Incorporated County of the State of New Mexico, whose address is 1000 Central Ave., Los Alamos, New Mexico 87544, the following described real estate in Los Alamos County, New Mexico with warranty covenants:

**Tract U, Eastern Area No. 3**, as shown on the subdivision plat thereof filed for record on February 21, 1966, in Plat Book 1, Page 74, records of Los Alamos County, New Mexico.

SUBJECT TO: Restrictions, reservations and easements of record.

ALSO SUBJECT TO: Ad valorem property taxes for the year 2019 and subsequent years, if not exempt.

WITNESS my hand and seal this 9th day of September, 2019.

Christian Science Society, Los Alamos, New Mexico, a New Mexico corporation

By: *Pamela L. Bradford*  
Pamela L. Bradford, President

### ACKNOWLEDGMENT

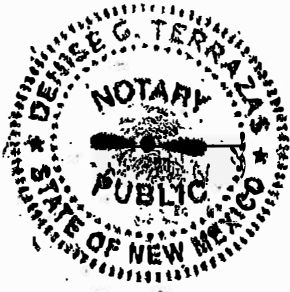
STATE OF NEW MEXICO  
COUNTY OF LOS ALAMOS

This Instrument was acknowledged before me on September 9, 2019 by Pamela L. Bradford, President of Christian Science Society, Los Alamos, New Mexico, a New Mexico corporation, on behalf of the corporation.

*[Signature]*

Notary Public

My Commission Expires: *6/3/22*



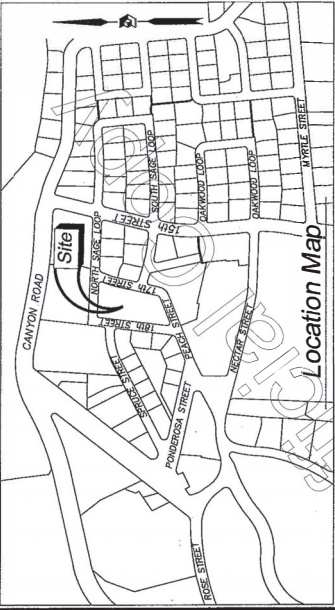
240488 09/12/2019 03:40 PM  
Book: 186 Page: 373 Naomi D Maestas - County Clerk  
Los Alamos County, NM Anna Sanchez - Deputy  
DEED Page(s): 1



ALTANSPS LAND TITLE SURVEY for the County of Los Alamos of Tract U, Eastern Area No. 3, Los Alamos County, New Mexico September, 2019

NOTE ON ENCROACHMENTS ON EASEMENTS: THE IMPROVEMENTS SHOWN HEREON PREDATE THE CREATION OF THIS LOT AND THE EASEMENTS SHOWN AND AS SUCH ARE GRANTED HEREIN INTO COMPLIANCE.

TRACT S EASTERN AREA NO. 3 (PLAT BOOK 1, PAGE 74, 23-11986) COUNTY R-O-W WIDTH WARES (S 87'23.45' E, 140.87')



Legal Description

TRACT U, EASTERN AREA NO. 3, AS SHOWN ON THE SUBDIVISION PLAT THEREOF FILED FOR RECORD ON FEBRUARY 21, 1985, IN PLAT BOOK 1, PAGE 74, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.

NOTES CORRESPONDING TO SCHEDULE B-II

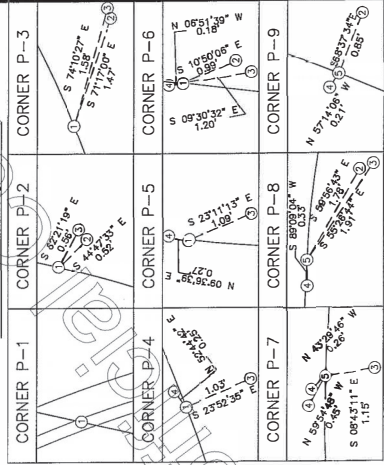
- 9. Sewer and utility easements not yet, set, and probable and thereafter. AFFECTS SUBJECT PROPERTY, NON-SURVEY MATTER.
10. Reservations and restrictions contained in the Special Warranty Deed from the United States of America... AFFECTS SUBJECT PROPERTY, NON-SURVEY MATTER.
11. Quitclaim Deed from the United States of America, acting by and through the United States Department of Energy... DOES NOT AFFECT SUBJECT PROPERTY.
12. Quitclaim Deed from the United States of America, acting by and through the United States Department of Energy... DOES NOT AFFECT SUBJECT PROPERTY.
13. Easements, reservations and all other matters as referenced on the subdivision plat recorded in Plat Book 1, Page 74, records of Los Alamos County, New Mexico. AFFECTS SUBJECT PROPERTY, AS SHOWN.
14. Overhead electric line, utility, water, gas, and sewer lines located on subject property, as referenced on plat recorded in Plat Book 1, page 35, records of Los Alamos County, New Mexico. AFFECTS SUBJECT PROPERTY, AS SHOWN.

Survey Notes

- 1. FIELD SURVEY COMPLETED ON SEPTEMBER 10, 2019.
2. ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983.
3. ALL DISTANCES ARE GROUND DISTANCES U.S. SURVEY FOOT.
4. BASIS OF BEARINGS FOR THIS PLAT WAS DERIVED FROM GPS OBSERVATIONS OF LOS ALAMOS NATIONAL LABORATORY SURVEY CONTROL MONUMENTS ADJ01 AND AD002 TAKING A CALCULATED BEARING OF N 79°44'05" W BETWEEN THEM.
5. THIS PROPERTY LIES WITHIN SECTION 10 & 15, TOWNSHIP 19 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, LOS ALAMOS COUNTY, NEW MEXICO.
6. ZONING: R-1-B.
7. SQUARE FOOTAGE DATA: 44,133 SQUARE FEET± OR 1,0132 ACRES±.
8. TITLE COMMITMENT REFERENCE FILE LA19-0437 PREPARED BY TITLE GUARANTY, LLC ON AUGUST 19, 2019.
9. NOTE: ONLY VISIBLE ABOVE GROUND AND VISIBLE SURFACE UTILITIES WERE LOCATED. UNDERGROUND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY THE COUNTY OF LOS ALAMOS.
10. FOR DOCUMENT AND PLAT REFERENCES SEE ITEMS LISTED UNDER THE HEADING "NOTES CORRESPONDING TO SCHEDULE B-II".
11. ACCORDING TO SEC. 16-578-11 OF THE LOS ALAMOS COUNTY MUNICIPAL CODE THE DEVELOPMENT STANDARDS FOR ZONING R-1-B ARE AS FOLLOWS: FRONT SETBACK 25 FEET, REAR SETBACK 20 FEET, 5 FEET ON ONE SIDE, 10 FEET ON THE OTHER SIDE, MINIMUM FRONTAGE 65 FEET AND MAXIMUM LOT COVERAGE IS 40 PERCENT.

LOS ALAMOS COUNTY INDEXING BLOCK
24079 186 19/12/2019 11:16 AM
Book 186 Page 363
Los Alamos County Clerk
Urcidita L. Martinez - Deputy
PLAT

Corner Recovery Detail



CORNER RECOVERY NOTES

- 1. FOUND AND ACCEPTED DISTURBED BATTERY T-BAR BELIEVED TO BE AN ORIGINAL CORNER RESET WITH A NO. 4 FERRIS WITH YELLOW PLASTIC CAP STAMPED U.S. 1983.
2. FOUND AND REJECTED DISTURBED BATTERY T-BAR, BELIEVED TO BE A LEASE CORNER.
3. FOUND AND REJECTED DISTURBED BATTERY T-BAR, BELIEVED TO BE FROM A SECOND SURVEY.
4. FOUND AND REJECTED DISTURBED BATTERY T-BAR, BELIEVED TO BE FROM A SECOND SURVEY.
5. FOUND AND REJECTED DISTURBED BATTERY T-BAR, BELIEVED TO BE FROM A SECOND SURVEY.
6. NO ORIGINAL CORNER EVIDENCE FOUND. SET A NO. 4 FERRIS WITH YELLOW PLASTIC CAP.
NOTE: ALL REJECTED ERRONEOUS AND SPURIOUS CORNERS FOUND WERE CUT OFF WELL BELOW GRADE TO MINIMIZE FUTURE CONFLICTS.

Boundary Curve Table

Table with columns: CURVE #, DELTA, LENGTH, RADIUS, CHORD BEARINGS, CHORD. Rows C1 through C5.

Surveyor's Certificate

LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, INCORPORATED COUNTY AND TO COMMONWEALTH LAND TITLE INSURANCE COMPANY AS FOLLOWS:
THAT THE ALTA/CASH LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS...

Signature of Larry W. Medrano, Registered Professional Surveyor, No. 11993. Date: 2019.09.10.

PRECISION SURVEYS, INC.
INDEXING INFORMATION FOR COUNTY CLERK
OWNER: EASLEY OF LOS ALAMOS
SECTIONS 10 & 15, T. 19 NORTH, R. 06 EAST, N.M.P.M.
SUBDIVISION: EASTERN AREA NO. 3



# NEIGHBORHOOD MEETING

**NEIGHBORHOOD MEETING NOTICE: 300-ft Property Owners**

Property Owner	Or Current Owner	Mailing Address	City/State/ZIP
16TH AND PEACH STREET RMML LLC	OR CURRENT OWNER	1010 CALLE CHACOMA VISTA	ESPANOLA, NM, 87532
BAJARDO JOSEPH P & NANCY E	OR CURRENT OWNER	1680 N SAGE LOOP	LOS ALAMOS, NM, 87544
BROWN DONALD W & JOAN W REVOC TRUST	OR CURRENT OWNER	1722 18TH ST	LOS ALAMOS, NM, 87544
BRUELL CHRISTOPHER J & MARJORIE O REVOC TRUST	OR CURRENT OWNER	1913 SPRUCE ST	LOS ALAMOS, NM, 87544
CLOSE DONALD A REVOC TRUST	OR CURRENT OWNER	1910 SPRUCE ST	LOS ALAMOS, NM, 87544
DAVENPORT CAROLYN M	OR CURRENT OWNER	1473 OAKWOOD LOOP	LOS ALAMOS, NM, 87544
DAVEY JOHN RAYMOND & LAURA ANN	OR CURRENT OWNER	1720 17TH ST	LOS ALAMOS, NM, 87544
DUDZIAK DONALD J	OR CURRENT OWNER	1911 SPRUCE ST	LOS ALAMOS, NM, 87544
FRANCES BETTERIDGE DETERS	OR CURRENT OWNER	1011 LEROY PLACE	SOCORRO, NM, 87801
FUEHNE DAVID P & TRELLEUE HOLLY R	OR CURRENT OWNER	1300 SAGE LOOP	LOS ALAMOS, NM, 87544
GOODWIN DAVID L & DEBORAH D	OR CURRENT OWNER	1502 N SAGE LOOP	LOS ALAMOS, NM, 87544
HASSMAN RJ & LOUISE TRUST	OR CURRENT OWNER	940 CANYON RD	LOS ALAMOS, NM, 87544
JESUS CHRIST OF LATTER DAY S	OR CURRENT OWNER	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY, UT, 84150-0022
KIRPES PAUL N	OR CURRENT OWNER	1726 PONDEROSA ST	LOS ALAMOS, NM, 875443034
KRUSE COLIN P.S.	OR CURRENT OWNER	1916 SPRUCE	LOS ALAMOS, NM, 87544
KUCZEK JOHN J	OR CURRENT OWNER	1909 SPRUCE ST	LOS ALAMOS, NM, 87544
LANE ROBERT H & JOELENE G	OR CURRENT OWNER	1382 SAGE LOOP	LOS ALAMOS, NM, 87544
LUCEADAMS BRIANA M & MATTHEW J TRUST	OR CURRENT OWNER	1600 N SAGE LOOP	LOS ALAMOS, NM, 87544
MOORE JUSTON S & ELISABETH A	OR CURRENT OWNER	1301 SAGE LOOP	LOS ALAMOS, NM, 87544
OLINGER MILES & BECKY D	OR CURRENT OWNER	1974 PEACH ST	LOS ALAMOS, NM, 87544
PAJARITO LODGE #66	OR CURRENT OWNER	1400 N SAGE LOOP	LOS ALAMOS, NM, 87544
PONDEROSA MANOR PROPERTY OWNERS	OR CURRENT OWNER	PO BOX 30	LOS ALAMOS, NM, 87544
POWELL DAVID W & IRENE	OR CURRENT OWNER	1732 PONDEROSA ST	LOS ALAMOS, NM, 87544
QUEEN FORREST	OR CURRENT OWNER	1724 18TH ST	LOS ALAMOS, NM, 87544
REDMOND WILLIAM T & SHIRLEY REVOC TRUST	OR CURRENT OWNER	1640 16TH ST	LOS ALAMOS, NM, 87544
REDONDO REBECCA	OR CURRENT OWNER	1504 S SAGE	LOS ALAMOS, NM, 87544
SEEGER FAMILY TRUST	OR CURRENT OWNER	1730 PONDEROSA ST	LOS ALAMOS, NM, 87544
SHIMEK MOSS E & CARRIE L REVOC TRUST	OR CURRENT OWNER	1912 SPRUCE ST	LOS ALAMOS, NM, 87544
STONEHILL LAURA & DALLMANN NICHOLAS	OR CURRENT OWNER	1728 PONDEROSA ST	LOS ALAMOS, NM, 87544
STRONG RONALD D & MYRNA J REVOC TRUST	OR CURRENT OWNER	1915 SPRUCE ST	LOS ALAMOS, NM, 87544
SZYMANSKI JOHN J & CHRISTINA	OR CURRENT OWNER	1914 SPRUCE ST	LOS ALAMOS, NM, 87544
TREXLER PAMELA K	OR CURRENT OWNER	1908 SPRUCE ST	LOS ALAMOS, NM, 87544
UNITARIAN CHURCH OF LOS ALAMOS	OR CURRENT OWNER	1738 N SAGE	LOS ALAMOS, NM, 87544
YOUNG RYAN & CARLA	OR CURRENT OWNER	1610 S SAGE	LOS ALAMOS, NM, 87544







April 23, 2024

16<sup>TH</sup> AND PEACH STREET RMML LLC  
 OR CURRENT OWNER  
 1010 CALLE CHACOMA VIST  
 ESPANOLA, NM 87532

Dear Addressee,

**COUNTY COUNCIL**

Denise Derkacs  
 Council Chair

Theresa Cull  
 Council Vice Chair

**COUNCILORS**

Melanee Hand  
 Suzie Havemann  
 Keith Lepsch  
 David Reagor  
 Randall T. Ryti

**COUNTY MANAGER**

Anne W. Laurent

We are writing to inform you of a neighborhood meeting **for the proposed rezone of the Women’s Dormitory property**. You are receiving this notice as a property owner within 300 feet of the project site.

The purpose of the meeting is to share information on the following project before an application submittal:

The rezone of the Women’s Dormitory property, addressed as 1725 17<sup>th</sup> Street, from current Single-Family Residential (SFR-4) zone district to Institutional (INS) zone district, which is intended to accommodate institutional or civic uses, such as schools, libraries, and transportation facilities, and publicly owned lands.

A zone change will allow the building to be used as a visitor center with educational and historical exhibits. Renovation of the building will include site alterations to meet ADA accessibility and demands of new life including driveways, a parking lot, landscaping, irrigation, and more. The project team at Los Alamos County is working with an architect historian to pursue a National Historic Landmark (NHL) designation. If approved, the exterior of the building will be preserved and rehabilitated, while the interior will undergo renovation to meet current building and energy codes. More information on the project can be found at <https://www.losalamosnm.us/County-Projects/Womens-Dormitory-Building-Renovations>.

The Los Alamos County Public Works Department has scheduled the meeting as follows:

**Date:** Thursday, May 2, 2024  
**Time:** 6 p.m.  
**Location:** 1738 N. Sage  
 Unitarian Church

Thank you for your attention to this matter and we look forward to seeing you at the neighborhood meeting on May 2, 2024.



# County of Los Alamos

## Capital Projects

### Neighborhood Meeting

### Zoning Amendment Request

### For The Women's Dormitory

---

Thursday, May 2, 2024 6:00 p.m.  
Unitarian Church 1738 N. Sage  
Los Alamos, NM 87547

## Agenda

1. **Welcome And Introduction**  
Harold Strain, Project Manager
2. **Mission And Opening Remarks**  
Harold Strain, Project Manager
3. **Purpose of Meeting**  
Russell Naranjo, Project Manager
4. **Background and History of Project**  
Michele Mullen, Architect
5. **Questions and Comments**
6. **Closing Remarks**









Women's Dormitory Building Renovations  
Neighborhood Meeting  
May 2, 2024 at 6:00 p.m.  
Unitarian Church – 1738 N. Sage Loop  
Comment Form

Comments: what is the physical + geographic limitations of the new zone?

what are the limitations on remodeling a building that is planned to be listed on National Register of Historic Places?

what are the limitations on use of proposed modifications?

I hope the project will be better supervised and organized than the urban trail system. Minimize interference during construction on

Name: DON CLOSE Address: 1910 Spruce St do

Phone: 505-662-6560 E-mail: d.g.close@gmail.com neighbors

Please drop comments in comment box at the meeting or hand to staff. Comments may also be submitted by e-mail to [lacpw@lanl.us](mailto:lacpw@lanl.us). **Please note:** Comments become public records upon submittal and may be released if requested.

*Thank you for taking the time to provide your comments!*



**Women's Dormitory Building Renovations  
Neighborhood Meeting  
May 2, 2024 at 6:00 p.m.  
Unitarian Church - 1738 N. Sage Loop  
Comment Form**

**Comments:** Thank you for the detailed presentation. I look forward to seeing the building renovated and become a publicly-accessible local institution. I am hopeful that you will be able to preserve the existing hardwood floors, (I am a lifelong social dancer and we lost 2 great floors with the UU Church renovation.)

Name: Amy Mills Address: 2657 Loma Linda Dr  
Phone: 505-500-5736 E-mail: ACMILLS@GMAIL.COM

Please drop comments in comment box at the meeting or hand to staff. Comments may also be submitted by e-mail to (lacpw@lacnm.us). **Please note:** Comments become public records upon submittal and may be released if requested.

*Thank you for taking the time to provide your comments!*

Thank you!



**WOMENS DORMITORY NEIGHBORHOOD MEETING SUMMARY OF DISCUSSION  
May 2, 2024, 6:00 PM Unitarian Church 1338 N. Sage. Los Alamos, NM.**

Staff in attendance:

Harold Strain - Project Manager ([harold.strain@lacnm.us](mailto:harold.strain@lacnm.us))  
Russell Naranjo - Project Manager ([russell.naranjo@lacnm.us](mailto:russell.naranjo@lacnm.us))  
Eric Martinez - Deputy Public Works Director ([eric.martinez@lacnm.us](mailto:eric.martinez@lacnm.us))  
Sara Rhoton - Capital Project & Facilities Manager ([sara.rhoton@lacnm.us](mailto:sara.rhoton@lacnm.us))  
Linda Matteson - Deputy County Manager ([linda.matteson@lacnm.us](mailto:linda.matteson@lacnm.us))  
Danielle Duran - Intergovernmental Affairs Manager ([danielle.duran@lacnm.us](mailto:danielle.duran@lacnm.us))  
Desirae Lujan - CDD Senior Planner ([desirae.lujan@lacnm.us](mailto:desirae.lujan@lacnm.us))  
Amy Danforth - Senior Office Specialist ([amy.danforth@lacnm.us](mailto:amy.danforth@lacnm.us))

Members of the public in attendance:

Tom Smith - Site Manager of Manhattan Project National Historical Park's Los Alamos site.  
Michele Mullen - Mullen Heller Architecture ([michele@mullenheller.com](mailto:michele@mullenheller.com))  
Don Close  
Amy Mills  
Gordon McDonough  
John Davey  
Margie Bruell  
Debby Hyman  
David Powell  
Pastor Tina, Unitarian Church

1. Anthony Strain, Project Manager, welcomed and presented a brief introduction. The mission statement of the project was read and a brief history of how the property was obtained by the County and what has taken place this far was explained.
2. Russell Naranjo, Project Manager, presented the process of the Zoning Amendment application process. Mentioned that neighborhood comments and concerns are welcome. Stated that there will be additional meetings, as part of the process for citizens to present comments or concerns (Planning and Zoning Commission, and Council).
3. Michele Mullen, Mullen Heller Architecture, presented a slide show and discussed the history of the project and the neighborhood meetings held in 2021-2022 that lead to the different design concepts that were discussed at a Council meeting in 2022 when the Council made the decision to move forward with this Zoning Amendment and pursue a National Historic Landmark Designation for the Woman's Dormitory Property.

Ms. Mullen discussed in detail the process for obtaining a National Historic Landmark designation for the property and provided information on the proposed pavilion, restroom facility, signage, landscaping, screening, lighting, security, bus drop off, and parking.

The presentation was concluded, and the applicant (Los Alamos County) entertained questions at that time.

#### Questions/Comments/Concerns/Responses:

Mr. Powell asked what the design concept would be on the connectivity to the Urban Trail System. Eric Martinez, Deputy Public Works Director stated that a decision has not been made, there will have to be a review of the right-of-way to make the determination.

Mr. Close asked how much interference there will be to the residences during construction. Stated that the current construction on the Urban Trail project has been a fiasco to residents and a major disaster.

Harold Strain, project manager stated that we will try to mitigate interruptions and will follow the portion of the Land Use Code stipulating noise levels and hours of work operations by contractors. It was also mentioned that if there are specific issues or concerns during construction to please let us know.

Ms. Bruell asked if the zoning amendment was only for this location. Harold Strain, project manager confirmed that the change was only for the property located at 1725 17<sup>th</sup> Street.

Mr. Close asked what would happen in the future once the Women's Dormitory zoning is changed. "I have the greatest exposure to the building. Have lived there for 28 years. This is a great neighborhood, great walking, quiet, and peaceful". His concerns are that the County will use the building for administrative offices or storage, and he is not in favor of that. He wanted to know if restrictions could be put on the zone change that would not allow the building to be used for administrative use. Mr. Close would also like to see a more specific description of the preservation requirements. He also would like more clarification on the parking area, would this be for visitors or staff.

Linda Matteson, Deputy County Manager explained that when the council purchased the building, "we didn't know what we'd do with it, but we wanted to preserve it". The building space will provide a location for the Manhattan National Historic Park and the Los Alamos Visitor Center to combine into one location with a staff of 3-4 people. There will be a suite remodel that will allow staff to be on site 24 hours a day.

Desirae Lujan, CDD Senior Planner also noted that the zoning amendment application is one of two applications being sought by the County. The other is a site plan that is specific to the use of the property as a visitors' center with educational and historical exhibits and related office space with a second-floor caretaker. If the use were to change in the future, a new site plan approval process would need to be applied for.

Pastor Tina asked what the time frame would be. It was explained that we are working to renovate it and make use of it. There will need to be an archeological study done on the site to complete the design (currently at 30%). The hopes are that the bid for construction of the project will go out in the fall of 2024 and construction will begin late winter of 2024 or spring of 2025.

Ms. Bruell asked who would own the building. Linda Matteson, Deputy County Manager stated the County will own the building and allow the NHP to use the space.

Tom Smith, Site Manager of the NHP explained that there is currently limited space available for staff at the current location and that by having caretaker space available, he will be able to provide accommodation for one seasonal staff member. Mr. Smith also mentioned his gratitude for the current occupied spaces both in the Community bldg. and Fuller Lodge stating that this dormitory bldg. will allow the NHP to combine current office locations and concentrate on providing a fully staffed visitors center with educational and historic exhibits.

Ms. Hyman asked where information for the project will be provided. Harold Strain, project manager, noted that the information will be on the county website projects page: <https://www.losalamosnm.us/Government/Departments-and-Divisions/Public-Works/Engineering-Division/Public-Works-Engineering-Projects>

#### Next Steps Identified:

The County is proposing to submit both the Zoning Amendment Application and the Site Plan Adoption Application simultaneously. Both applications will be heard at a public hearing in front of the Planning and Zoning Commission. At that hearing, Final action will be taken on the Site Plan Application and a recommendation of approval, denial, or approval with conditions will be made to Council on the Zoning Amendment application. The process will involve a two-meeting process. An initial hearing of introduction will be scheduled before the Council to present the Zoning Amendment Ordinance, and then a hearing of action will then be scheduled by the Council as a separate meeting to act on the application to rezone the property located at 1725 17<sup>th</sup> Street from SFR-4 (Single Family Residence-4) to INS (Institutional).

Desirae Lujan, CDD Senior Planner stated that when the Applications have been submitted to the Community Development Department, a meeting will be scheduled for a Planning & Zoning Commission hearing, a notification letter will again be sent to all residents within 300 feet via US Mail, a notice of publication will be posted in the Daily Post and a sign will be placed on the property stating the time, date, and location of the public hearing.

Eric Martinez, Deputy Public Works Director stated that this zoning amendment request will go to the Planning & Zoning Commission in mid to late July and then to Council in August.

#### Adjournment:

The meeting adjourned with there being no further questions from the neighborhood. The neighborhood was encouraged to fill out comment cards with additional questions and attend the upcoming meetings concerning the Zoning Amendment application.