

July 2027



400 TRINITY DRIVE | GUEST HOUSE HOTEL

Los Alamos, NM – LEDA / MRA | Preliminary Project Introduction

TABLE OF CONTENTS

I.	Property Overview: History / Blight Remediation	Pg. 3
II.	Property Photos	Pg. 6
III.	Project Economic Impact LEDA	Pg. 13
IV.	Metropolitan Redevelopment Area / MRA	Pg. 14
V.	Questions	

I. PROPERTY OVERVIEW: HISTORY / BLIGHT REMEDIATION

**400 TRINITY DRIVE LOS ALAMOS
GUEST HOUSE HOTEL**

PROPERTY OVERVIEW: PROMINENT SITE

- VACANT PROPERTY / ENTRANCE / GATEWAY TO DOWNTOWN LOS ALAMOS



PROPERTY OVERVIEW: BLIGHT REMEDIATION

- COUNTY DEMOLITION LIENS
- ENVIRONMENTAL CLEAN-UP / GAS TANK REMOVAL / STATE AGENCY COORDINATION
- RESOLUTION OF LEGACY PROPERTY OWNERSHIP DISTRESS

Key Information: 400 Trinity Drive (The Property)

- **Site Area:** 80,586 SF Land / 1.8 Acres
- **Previous Use:** Hotel
- **Prominent Location:** The property is located directly at the entrance to Downtown Los Alamos
- **Environmental:** A gas station existed previously on the Property years ago, requiring soil sampling, underground petroleum storage tank removal and soil remediation. Grand Mesa Partners has resolved all of these issues and has prepared the site for development

400 Trinity Drive



Former “Hilltop House”



Demolition of “Hilltop House”



Environmental Clean-up



PROPERTY OVERVIEW: FUTURE

- **DEVELOPMENT OF NEW - BUSINESS VISITOR (WORK TRAVELS) AND LEISURE VISITOR (TOURISM) - SERVING PROPERTY**
- **IMPROVEMENT TO BLIGHTED SITE**
- **IMPROVEMENT TO ARRIVAL EXPERIENCE**
- **MEANINGFUL ECONOMIC IMPACT**

Key Information: Guest House Hotel (The Project)

- **Guest Rooms:** 60 guest rooms
- **Project Size:** Approximately ~40k sf
- **Sustainability:** LEED GOLD commissioned development
- **Amenities:** Outdoor Patio, 3rd Floor Amenity Deck, Eco-friendly landscaping
- **Goal:** Create a resource which provides accommodations for visitors - with a focus on LANL staff & LANL contractor staff (business travelers) – as well as general visitors - general tourists (leisure tourism)



II. PROPERTY PHOTOS

**400 TRINITY DRIVE LOS ALAMOS
GUEST HOUSE HOTEL**

PROPERTY PHOTOS: EXTERIOR



PROPERTY PHOTOS: EXTERIOR



PROPERTY PHOTOS: EXTERIOR



PROPERTY PHOTOS: INTERIOR LOBBY LOUNGE



PROPERTY PHOTOS: INTERIOR GUEST ROOM



PROPERTY PHOTOS: INTERIOR GUEST ROOM



PROPERTY PHOTOS: COMMON KITCHEN



III. PROJECT ECONOMIC IMPACT | LEDA

**400 TRINITY DRIVE LOS ALAMOS
GUEST HOUSE HOTEL**

PROJECT ECONOMIC IMPACT: SUMMARY LEDA

- **GROSS RECEIPTS TAX – CONSTRUCTION**
- **INCREASED CONSUMER SPENDING - GUESTS**
- **JOB CREATION - OPERATIONS**
- **LODGERS TAX - GUESTS**

Key Information: Economic Impact

- **Construction Cost:** Generates meaningful GRT to LAC through construction activities
- **Job Creation:** New jobs are created through development and operations of the Project, LANL job growth supported / LANL talent recruitment supported
- **Consumer Spending:** Through development of the Project Los Alamos will be able to support more overnight visitors in the downtown - providing increased economic stimulus for local businesses
- **Lodgers Tax:** Overnight accommodations at the Property generate lodger's tax for LAC

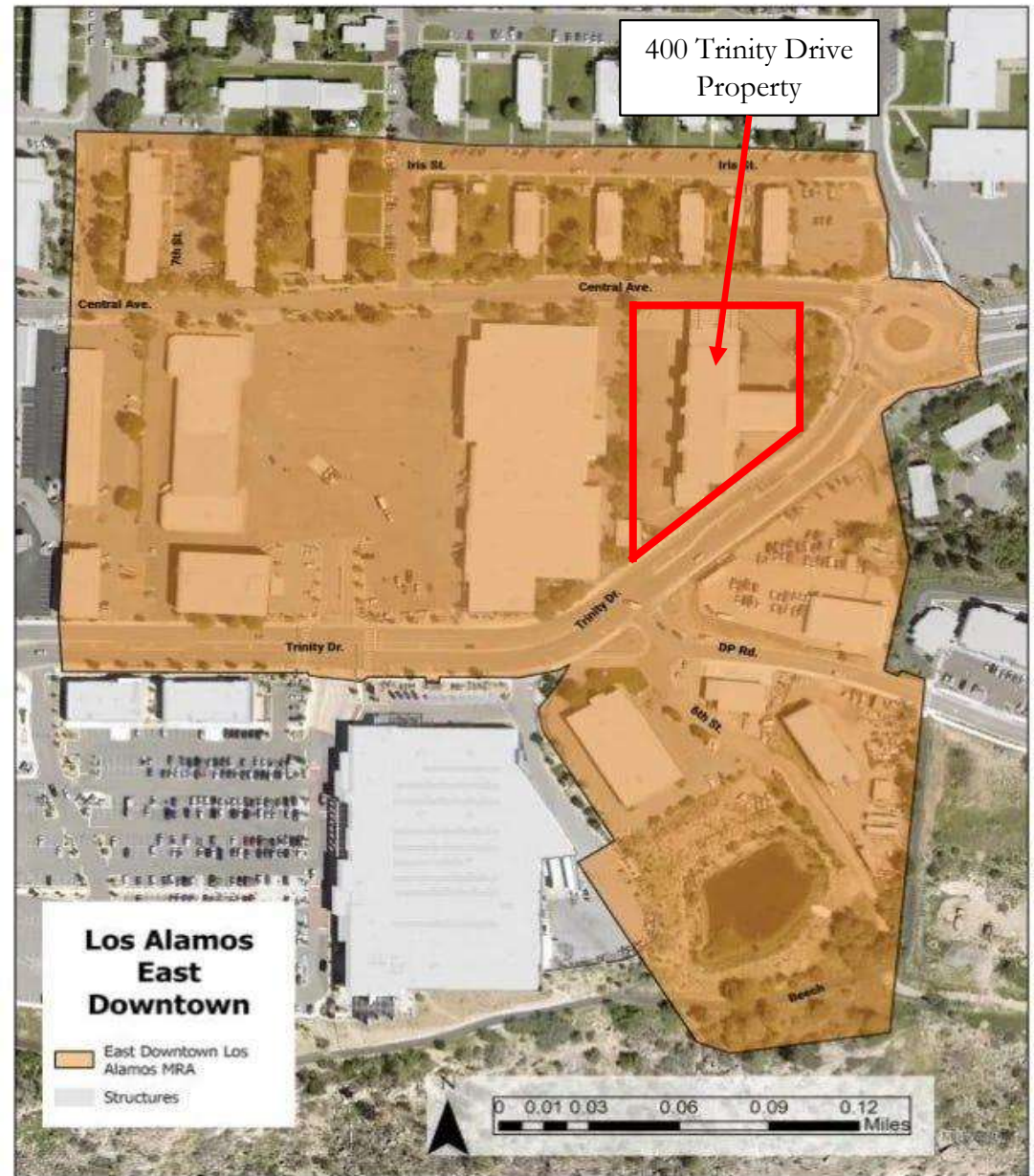


IV. METROPOLITAN REDEVELOPMENT AREA / M R A

**400 TRINITY DRIVE LOS ALAMOS
GUEST HOUSE HOTEL**

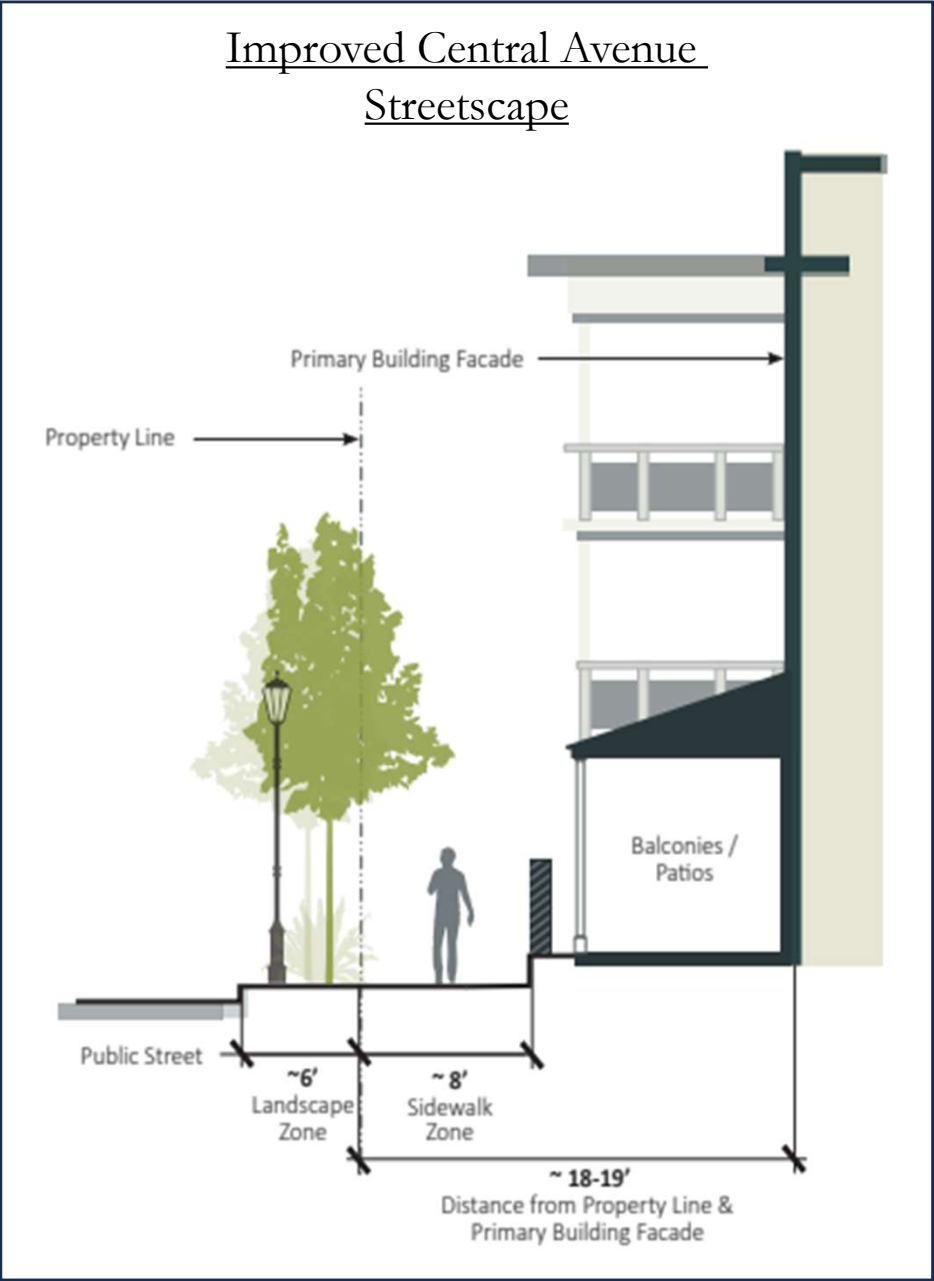
MRA: THE PROPERTY & THE MRA

- MRA LOCATION
- AESTHETIC IMPROVEMENT
- VIBRANCY / WALKABILITY
- DESTINATION DOWNTOWN
- IMPROVED URBAN DESIGN
- IMPROVEMENT TO DOWNTOWN IDENTITY
- DARK-SKY COMPLIANT LIGHTING
- ADDRESSING SHORT-TERM WORKFORCE HOUSING SHORTAGE
- INCREASED ECONOMIC ACTIVITY



MRA: ADDITIONAL

Improved Central Avenue Streetscape



Opportunity to assist in creating a “downtown gateway” feature



QUESTIONS

**400 TRINITY DRIVE LOS ALAMOS
GUEST HOUSE HOTEL**

ATTACHMENT A