



# County of Los Alamos

Los Alamos, NM 87544  
www.losalamosnm.us

## Agenda - Final Historic Preservation Advisory Board

*Patrick Moore, Chair; Jonathan Creel, Vice Chair; Nancy Bartlit;  
Robert Dryja; and Michelle Murillo, Members*

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Wednesday, December 1, 2021

5:30 PM

Zoom

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Join Zoom Meeting

<https://us06web.zoom.us/j/87172016785>

Meeting ID: 871 7201 6785

One tap mobile

### I. ADMINISTRATIVE ACTIONS

#### A. Call to Order/Introductions

*This section of the agenda is reserved for comments from the public  
on items that are not otherwise included in this agenda.*

#### B. Approval of Today's Agenda

#### C. Review/Approval of Meeting Minutes

[15176-21](#) Minutes from the Historic Preservation Advisory Board Meeting on  
November 03, 2021.

**Presenters:** Historic Preservation Advisory Board

**Attachments:** [2021 Draft Minutes November 03](#)

#### D. Public Comment for Items Not on the Agenda

### II. HISTORIC PRESERVATION BUSINESS (Items for Discussion and Possible Action)

#### A. Fuller Lodge 2nd Floor Balcony Update.

#### B. Fuller Lodge Art Center Canopy Update.

#### C. WAC Building Project Update.

[15177-21](#) Presentation on Fuller Lodge Art Center and Lodge Update and  
WAC Building Project Update; Wayne Kohlrust, Project Manager

**Presenters:** Wayne Kohlrust, Project Manager

**Attachments:** [Fuller Lodge Art Center Canopy Presentation to HPAB - Dec 1 2021](#)  
[LAC WAC Phase 1 Community Presentation 11.24.21 REDUCED](#)

D. Work Plan Discussion FY22

[14811-21](#) FY22 Work Plan Discussion

**Presenters:** Historic Preservation Advisory Board

**Attachments:** [Final FY22 Historic Preservation Advisory Board Work Plan](#)

E. Chairman's Report

III. **STAFF REPORTS**

A. Reports and Updates

IV. **INFORMATIONAL ITEMS**

A. FY23 Work Plan Due February 2022.

V. **PUBLIC COMMENT**

VI. **NEXT MEETING(S)/FUTURE AGENDA ITEMS**

A. Wednesday, January 5, 2022

VII. **ADJOURN**

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in Community and Economic Development Department at 505-662-8293 if a summary or other type of accessible format is needed.



# County of Los Alamos

## Staff Report

December 01, 2021

Los Alamos, NM 87544  
www.losalamosnm.us

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**Agenda No.:**

**Index (Council Goals):**

**Presenters:** Historic Preservation Advisory Board

**Legislative File:** 15176-21

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**Title**

Minutes from the Historic Preservation Advisory Board Meeting on November 03, 2021.

**Recommended Action**

**I move that the Board approve the Minutes for November 03, 2021.**

**Attachments**

A - Draft Minutes for November 03, 2021



## Historic Preservation Advisory Board Draft Minutes November 03, 2021

*Due to COVID-19, virtual participation for this meeting was made available via Zoom. The proceeding can, also, be viewed at <http://losalamos.legistar.com/Calendar.aspx>*

### **ADMINISTRATIVE ACTIONS**

**Members Present:** Patrick Moore, Chair; Jonathan Creel, Vice Chair; Nancy Bartlit and Robert Dryja, and Michelle Murillo, Members

### **Member Absent:**

**Council Liaison:** Councilor Denise Derkacs

**Others Present:** Eric Martinez, PW County Engineer; Keith Wilson, PW Engineering, Project Manager; Resident; Sobia Sayeda, Planning, CDD.

### **Call to Order**

The meeting was called to order at 5:34 pm by Chair Moore. A quorum was present.

### **Approval of Today's Agenda**

Member Bartlit moved to approve the agenda. Vice Chair Creel seconded the motion. The agenda was approved unanimously.

### **Approval of Minutes**

Member Bartlit moved that the minutes for August 4, 2021, be approved as presented. Vice Chair Creel seconded the motion. The motion was approved unanimously.

### **Public Comment**

Mr. Martinez and Mr. Wilson introduced themselves to the Board.

### **HISTORIC PRESERVATION BUSINESS**

#### **Urban Trail Discussion, Sobia Sayeda**

PW Project Manager, Keith Wilson managing the Urban Trail Project, began his presentation by introducing himself to the board. He gave a brief overview of the project scope. Phase I of the trail begins at 20<sup>th</sup> street to Spruce Street, approx. .45 miles. The design will be created in-house by County Engineering Staff. The Environmental and Cultural Study and clearances will be completed by Wilson and Company.

Phase II is from Spruce Street to the Aquatic Center. The approximately .45 miles of trail will be designed by Wilson and Company and Environmental and Cultural Study and Clearances will be completed by Wilson and Company.

Within 18 months both project segments will be near completion.

A traffic signal is planned for the intersection of Trinity and 20<sup>th</sup> Street. It is tied to the Marriot Hotel to begin construction south of Trinity Drive.

**The project scope is in 2 phases for the purposes of funding. The project proposes a 10-foot-wide multiuse trail serving as a north to west extension from the Canyon Rim Trail system and will provide connections to the downtown business district and nearby public parks and recreational facilities.**

**The funding for the project is:**

Phase I Federal Transportation alternatives program (TAP) Funding

FFY2021 \$25,000 for Environmental/ Cultural Study

FFY2022 \$675,000 for Construction & Construction Management

Phase II Federal Congestion Mitigation and Air Quality (CMAQ) Funding

FY2020 \$230,000 for Design and Environmental / Cultural Study

FY2022 \$3,375,000 for Construction and Construction Management

Before the end of the presentation, Eric Martinez gave a short update on the WAC building. He said there will be a more extensive discussion at the December meeting.

**Chairman's Report**

Chair Moore wanted to acknowledge Ms. Lai for her support of the HPAB over the years. He expressed his gratitude on behalf of the Board for the accomplishments she led as the Staff Liaison over the past several years. He acknowledged the designation of the United Church Chapel as the first historic landmark in Los Alamos County.

Members Bartlit and Dryja gave a brief report on Homestead Day at the Lujan Cabin at the North Mesa Stables.

**Staff Reports**

Reports and updates

Sobia Sayeda, Senior Planner and Staff Liaison gave an overview of the Historic Landmark designation process.

Member Bartlit asked if there was an update on the balcony in the Fuller Lodge. Vice Chair Creel said he noticed that there was a temporary solution of acrylic being placed at the bottom of the railing.

Councilor Derkas gave a report on the latest Council actions.

Member Bartlit reported that the APP Board did not have any agenda items that would be of interest to the HPAB.

Vice Chair Creel said that Liz Martineau's concerns about where the Urban Trail was going was addressed during the presentation by Keith Wilson and Eric Martinez.

Member Murillo said there has not been any interaction with the Historical Society. There was a discussion on if the HPAB could expand their support and participate on other boards.

**PUBLIC COMMENT**

None

**NEXT MEETING/ADJOURN**

The next HPAB meeting will be held on December 1, 2021, at 5:30 via Zoom.

Adjournment was at 7:05 p.m.



# County of Los Alamos

## Staff Report

December 01, 2021

Los Alamos, NM 87544  
www.losalamosnm.us

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**Agenda No.:**

**Index (Council Goals):**

**Presenters:** Wayne Kohlrust, Project Manager

**Legislative File:** 15177-21

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**Title**

Presentation on Fuller Lodge Art Center and Lodge Update and WAC Building Project Update; Wayne Kohlrust, Project Manager

**Attachments**

- A - Fuller Lodge Art Center Canopy
- B - WAC Building Project - Phase I

# Fuller Lodge Art Center Canopy – Presentation to the Historic Preservation Advisory Board –

December 1, 2021

## Discussions with SHPO

- Upon receipt of their initial report, staff requested thru our Design Consultant, some clarification as to the proposed materials to be used, to determine if the interpretations were correct. The following page shows that letter.



# Option 1 Based on Sept Meeting



PERSPECTIVE 01 - OPTION 1

# Option 2 Based on Sept Meeting



# Initial SHPO Letter in Response to Initial Design Submittal



## MEMO

TO:	Wayne Kohbreer	FROM:	M. Wallen
COMMITTEE:	Wayne Kohbreer	DATE:	11/16/2021
PROJECT:	Los Alamos County	PROJECT NUMBER:	
	Federal Lodge Art Center - new canopy		25-14
RE:		CC:	
	SITFO response letter		Cheryl Sue Zimmers

This menu serves as a cover letter to the Historic Preservation Division's response to the Options for the new Art Center canopy that were submitted in October.

In short, SHPO states that Option 1 adheres to the Secretary of Interior's Standards for Rehabilitation and that Option 2 uses architectural elements that reference the original canopies too strictly. Their letter implies that simplification of Option A will garner their support.

In order to keep the ball in motion, MHA has scaled back the design and eliminated the wood members and more decorative elements. The proposed simplified design includes painted tube steel structural members, with steel joists, exposed wood deck visible from the underside and use of the roof trusses that match the current Fuller Lodge Roof (which isn't original to Fuller Lodge).

I have sent an invitation to discuss at 3 pm on November 17<sup>th</sup>, upon your return to the office.

Thank you,  
Michele

3-year forecasts:

Atsuhimezaki. Lenses from Gyakusan Bank off the state DPO, second schematic 3-d images, plan, section

Copy Cherry Sea Breeze



STATE OF NEW MEXICO  
DEPARTMENT OF CULTURAL AFFAIRS  
HISTORIC PRESERVATION DIVISION  
BATAVIA MEMORIAL BUILDING  
500 W. GARDEN AVENUE, SUITE 100  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-4200 FAX (505) 827-5318

Michelle Lipson-Graham  
GOVERNOR

November 5, 2021

Rebekah Ballman, Architect  
City of Albuquerque, Architectural PC  
220 Gold Avenue, SW  
Albuquerque, NM 87102

VIA EMAIL ONLY

RE: Fuller Lodge West Wing Portal Proposal, Los Alamos County (SR #1) and SR#65

Rebekah,

The New Mexico Historic Preservation Division (HPD) received the above referenced project on October 12, 2021. HPD reviewed the proposed project under the provisions of the NM Prehistoric and Historic Sites Protection Act (Sections 18-8-1 through 18-8-8, NMSA 1978.)

HPD does agree that adding a portal for the Air Center entrance on the west façade will alleviate weather issues, enable site pedestrian access in bad weather, shed excess rain and snow, and decrease sun and heat exposure. This is a worthwhile project for the historic building.

HPD has some recommendations for the proposed design of the new portal. HPD recommends a simpler design that does not recreate the appearance of a historic portal. The design should avoid replicating historic building systems or architectural details with exposed vigas, multiple round posts, and roof materials to match the historic building. The design should read as a new, yet compatible, design.

The proposed options were reviewed following the [Secretary of the Interior's Standards for Rehabilitation](#), in particular, Standard 3 "Changes that create a false sense of historic development... shall not be undertaken," and Standard 9 "Changes regarding new additions and construction. The new work shall be differentiated from the old and shall be compatible with the existing use, scale, and architectural features to protect the historic integrity of the property and its environment."

HPD finds that the proposed design "Option 2" too closely resembles the historic design features of Fuller Lodge, in particular the historic secondary entrance, with stone veneer on the walls, the round post, and viga. The design is not differentiated enough from the old and does not read as a non-historic portal. The larger rectangular stone post and the stone veneer on the walls are not recommended. The new entrance should be even more distinct than the historic west façade.

For "Option 1," HPD finds that this proposed design of the concrete wall is appropriate. The proposed design of the wall should be simpler and differentiate from the historic design and materials as explained above. With a few design modifications, the project will meet the Standards.

Thank you for contacting our office early in the review process. HPD is looking forward to reviewing a modified design following our recommendations and continuing the consultation process on this project.

Please feel free to contact me with any questions at [patrick.hood@state.nm.us](mailto:patrick.hood@state.nm.us)

Sincerely,



Historic Architectural Reviewer

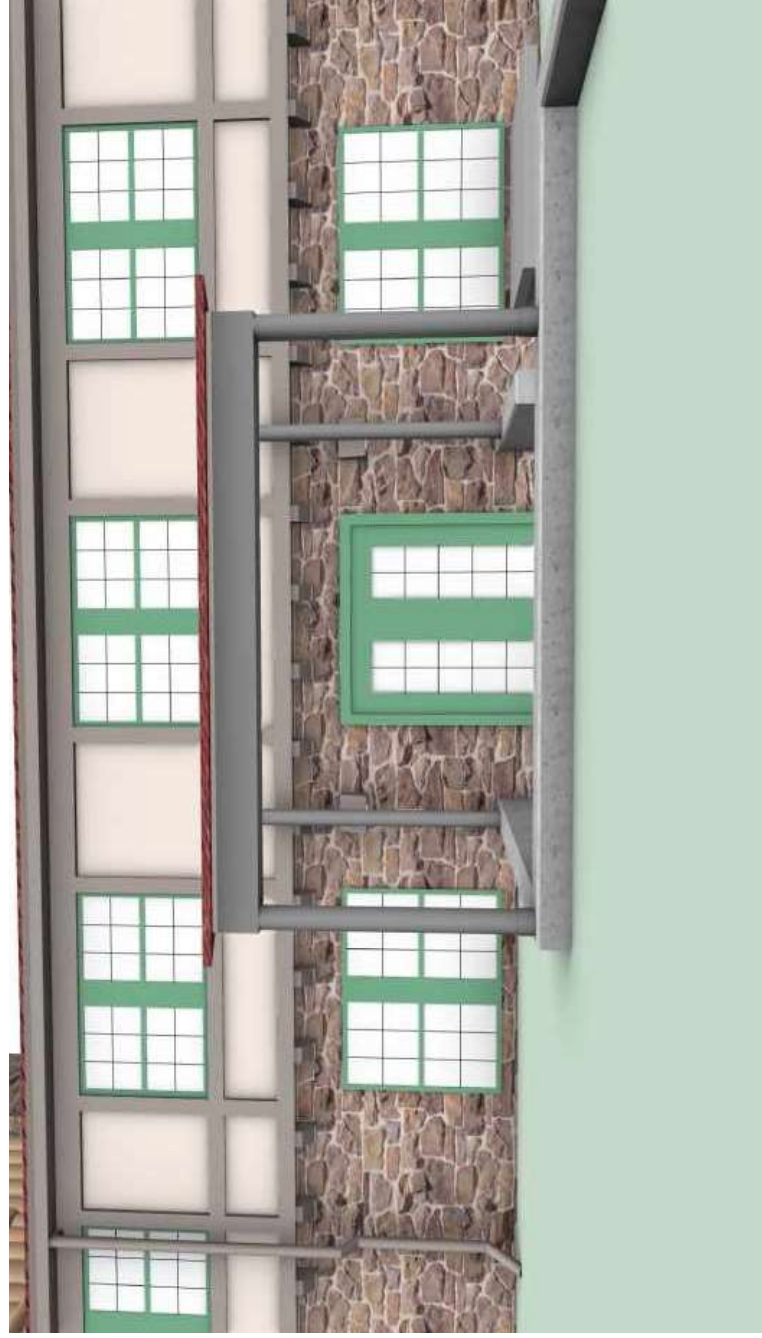
HPD LOG# 11601

cc: Keith McWilliams, Historic CLG and Grant Programs, HPD

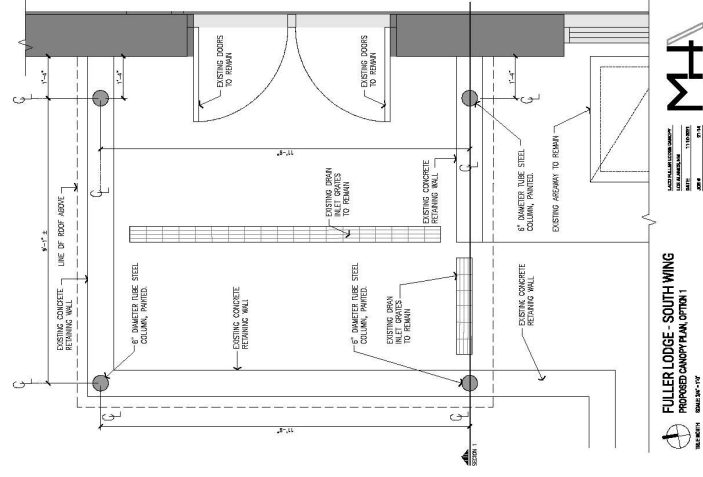
# REVISED Design Slide 1



# Canopy View from the West



# Plan View 1







# Updated SHPO Letter.



Michelle Lujan Grisham  
GOVERNOR

STATE OF NEW MEXICO  
DEPARTMENT OF CULTURAL AFFAIRS  
HISTORIC PRESERVATION DIVISION  
PATASIS MEMORIAL BUILDING  
407 GALLATINO STREET, SUITE 126  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6250 FAX (505) 827-6338

November 18, 2021

Rebekah Bellum, Architect  
Cherry/See/Rennas Architects  
220 Gold Avenue, SW  
Albuquerque, NM 87102

VIA EMAIL ONLY

RE: Revised Fuller Lodge West Wing Portal Proposal, Los Alamos County (SR #13  
and SR#68)

Rebekah,

Thank you for submitting the revised design for the Fuller Lodge West Wing Portal. The New Mexico Historic Preservation Division (HPD) received the revisions via email on November 17, 2021. HPD reviewed the proposed project under the provisions of the NM Prehistoric and Historic Sites Protection Act (Sections 18-8-1 through 18-8-8, NMSA 1978).

The revised proposal of a portal with four 6" diameter steel columns, supporting the portal's roof structure, comprised of tube steel framing members is appropriate and meets the Secretary of the Interior's Standards for Rehabilitation Standard 8 by keeping a compatible scale and size and using a simplified design of different, yet compatible, materials to differentiate the new construction from the historic lodge design. The use of the same metal shingles for the portal roof to match the existing non-historic (2000) metal shingles is appropriate.

Based on the information provided to our office as referenced above, HPD finds No Adverse Effect to historic properties.

If you have any questions or need additional information, please do not hesitate to contact me at [rebekah.bellum@state.nm.us](mailto:rebekah.bellum@state.nm.us).

Sincerely,

Historian, Architectural Reviewer

HPD LOG# 116021

cc: Karla McWilliams, Historian CLG and Grant Programs, HPD



# LAC Women's Army Corps Dormitory

Community Information Gathering Session

November 2021

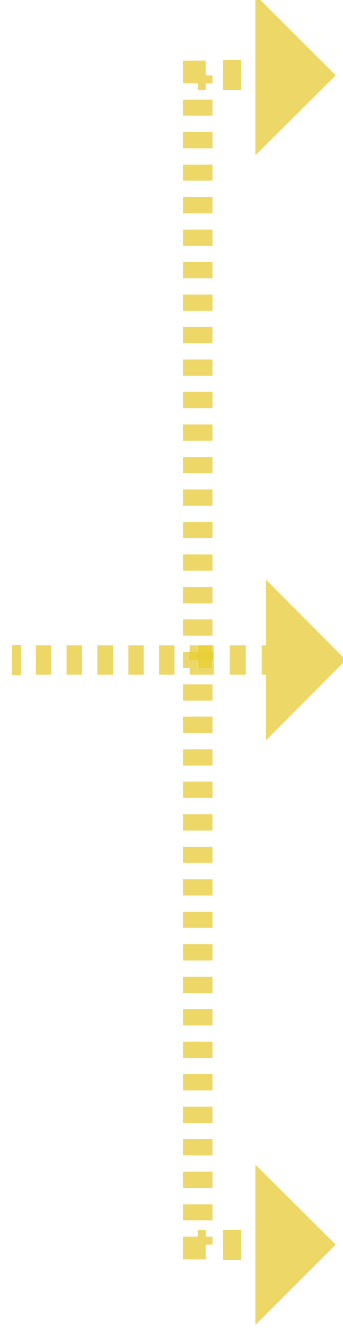
MHA will work with the community and stakeholders to craft a  
**Project Mission Statement**

+

## **Project Goals**

for the Women's Army Corps Dormitory Building, Site, and Use.

1. Project Open House for Community members
2. Meetings with Committees and Stakeholders
3. Online Informational Platforms



**CONCEPTUAL  
USE/DESIGN #1**

**CONCEPTUAL  
USE/DESIGN #2**

**CONCEPTUAL  
USE/DESIGN #3**

# **LAC Women's Army Corps Dormitory**

**The Process**

November 2021





## COUNTY BOARDS + COMMITTEES

Parks + Recreation

Historic Preservation

Transportation

## STAKEHOLDERS

Manhattan Project  
National Historical Park

Fire Marshall

Valles Caldera + Bandelier  
National Monument

Tourism Implementation  
Task Force

Historical Society

Community Services

Economic Development

Sustainability Task Force

Chamber/MainStreet

Neighbors and Community at large

# LAC Women's Army Corps Dormitory

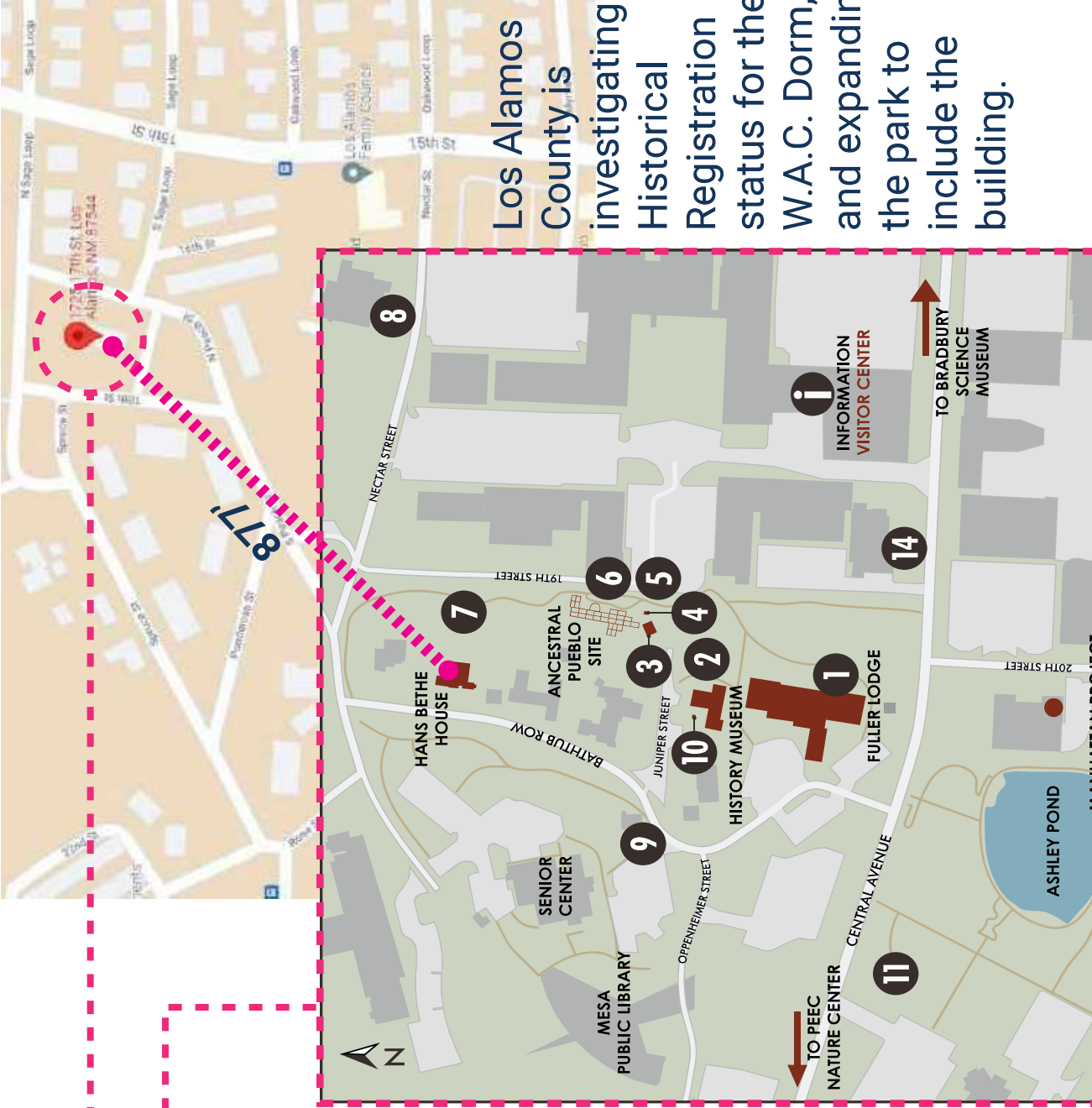
## Stakeholders

November 2021

3 of 11

WAC DORM  
(CURRENTLY OUTSIDE PARK)

EXISTING MANHATTAN  
PROJECT NAT'L HISTORICAL  
PARK WALKING TOUR



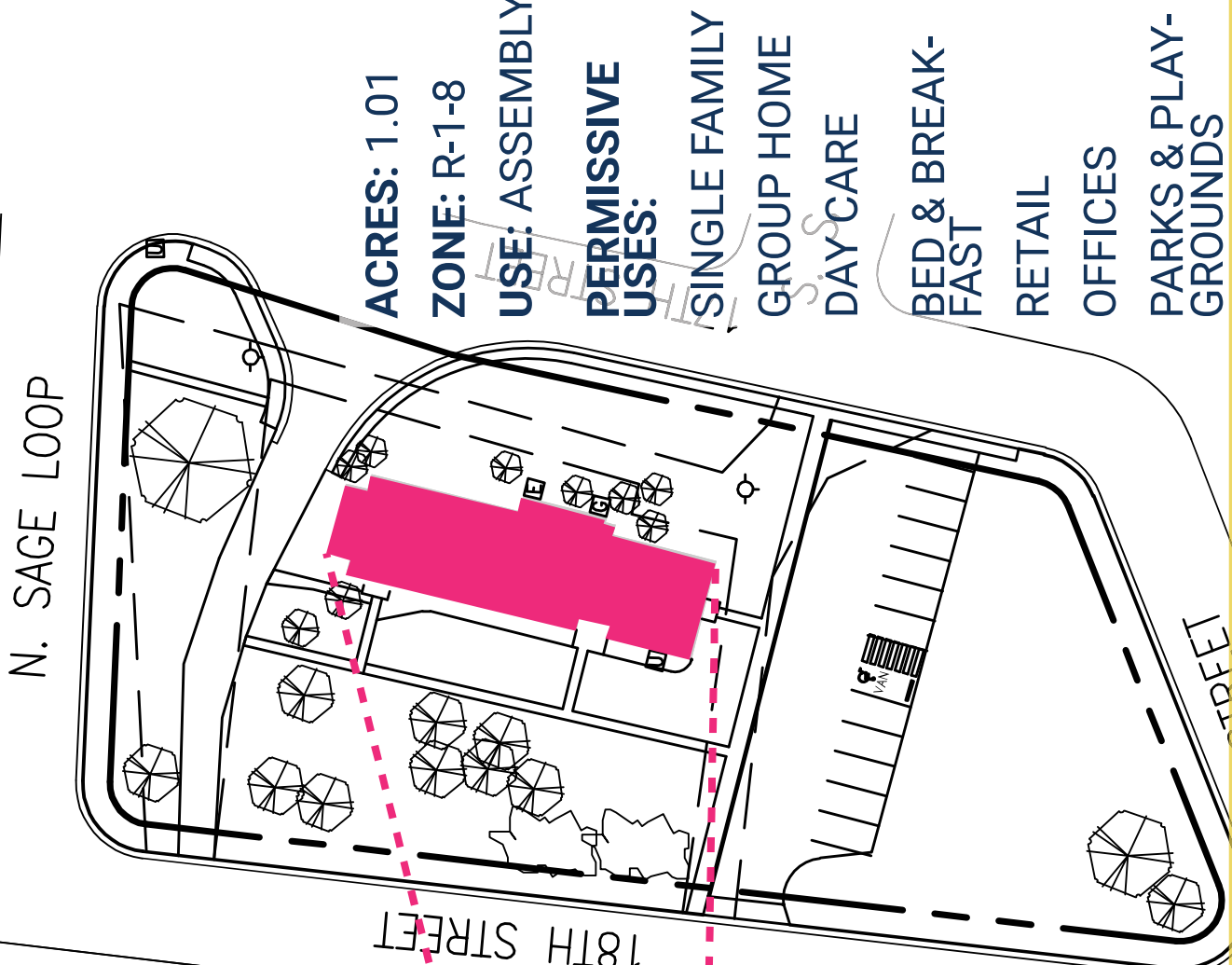
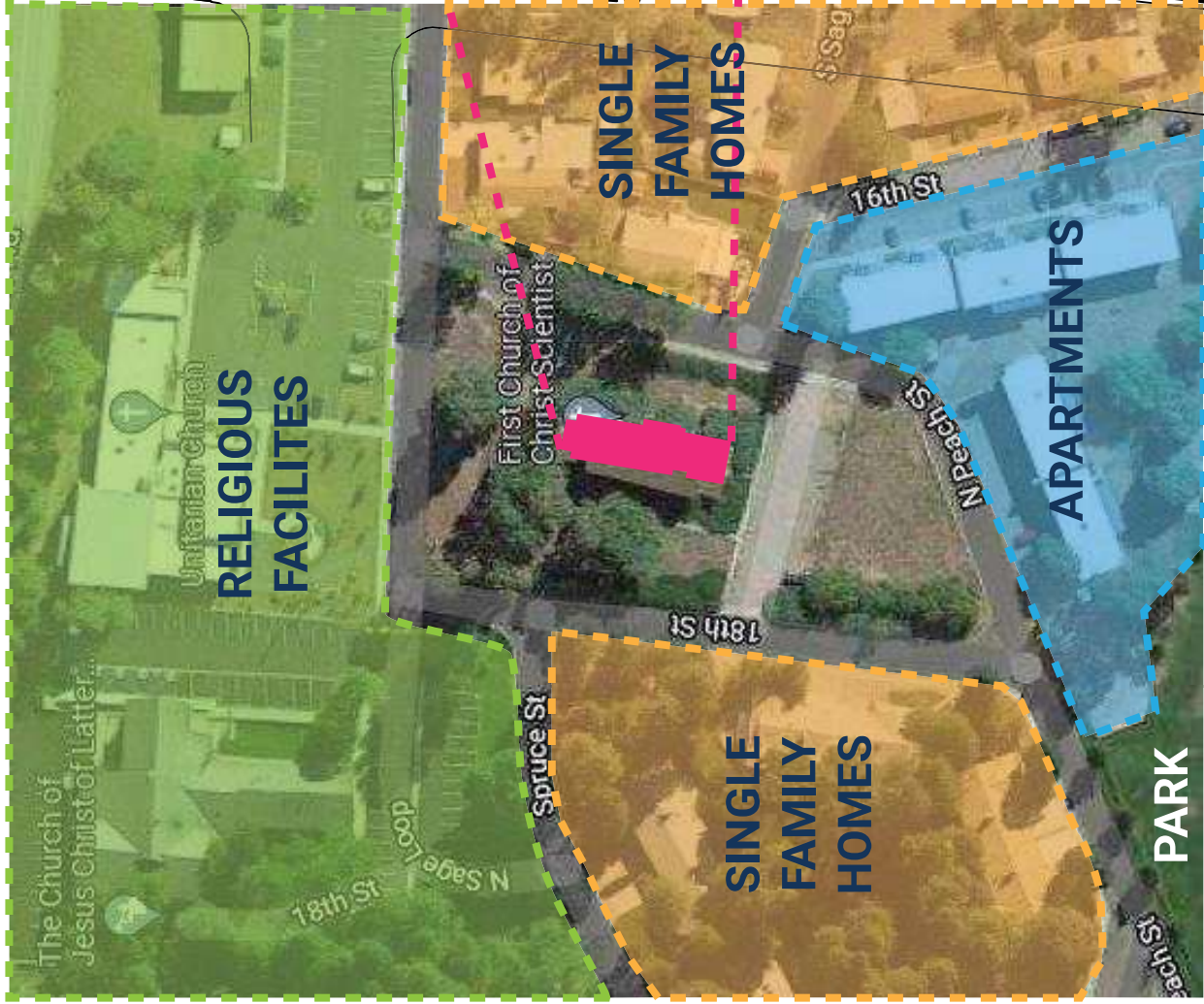
- FULLER LODGE**
- 1 Fuller Lodge was built in 1935 as the Ranch School dining hall. It also served as nurses, staff, and guest quarters. Named for Edward P. Fuller, a staff member at the Ranch School, it is made of massive pine logs, personally selected by architect John Gaw Meier and Ranch School director A.J. Connel. Fuller Lodge still serves as a public exhibit event space.
- ROMERO CACHIN**
- 2 In 1947, the rose garden was started here by members of the Los Alamos Garden Club. At that time there was no cemetery, so rose bushes were planted in memory of those who died in Los Alamos. The garden club actively maintains the Rose Garden. It also serves as a public exhibit event space. The Rose Garden is located in the line of duty area located here.
- ROMERO CACHIN**
- 3 Homecoming began on the Pajarito Plateau in the late 1940s. The Romero family built this cabin in 1953 on a nearby mesa. Like all the other cabins, it was built for the Manhattan Project. In 1948, the cabin was moved down town, and rebuilt in 2010. It is open to the public on select days and during guided tours.
- FIRE CACHE**
- 4 Local homesteader Severo Gonzales Sr. built this stone building in 1910. It was used as a fire cache for firefighting equipment. Fires have always been a danger on the Pajarito Plateau due to droughts, log construction, and even wood burning stoves. The building is made of stone from the nearby Ancestral Pueblo Site.
- THE BIG HOUSE**
- 5 The Big House, the primary cabin, was the site of the original main building for the Los Alamos Ranch School. The Big House design inspired the style of Fuller Lodge and other Ranch School structures. Students slept there year-round on screened porches in part of a physically, as well as academically, challenging education. The building was used as a radio station, KES. In 1963, it also housed some of the first scientists who shared in one bathroom.
- ANCESTRAL PUEBLO SITE**
- 6 In roughly 1225 CE, this site was home to a group of Two-Speaking people, ancestors of Pueblo groups now living along the Rio Grande. The site is a large, circular, open area with a central ash cañon in this area. Some rooms were for cooking and sleeping, while others were for storage.
- BATH TUB ROW**
- 7 These cottages were built for the Ranch School as residences and classrooms. Having the only buildings in town, these houses quickly became a popular place for visitors. The Bath Tub Row is located in the house at the corner of Bath Tub Row and Park Street. This house is a private residence, and visitors are not allowed.
- POWER HOUSE**
- 8 The house next to the Oppenheimer house, now known as the Hans Bethe House, displays Cold War exhibits as part of the History Museum campus.
- PERFORMING ARTS CENTER**
- 9 The building near the corner of 19th and Nectar Streets was built in 1935 as a rehearsal space for the Los Alamos High School. The few GI buildings left from WWII. Used by the growing post-war community as a recreation hall, it started serving as a playhouse in 1971, operated by the Los Alamos Little Theatre, a non-profit drama group.
- ANCESTRAL PUEBLO SITE**
- 10 These rocks were part of the fireplace in the homestead cabin of William Mackwood "Mac" Hopper, who settled here in 1908. The chimney probably made of stone from an Ancestral Pueblo site and put together with a mud-day mortar, was rebuilt in 2016 for the Los Alamos Historical Society as an Eagle Scout project.
- TOUCH THE SKY SCULPTURE**
- 11 In May 2000, the county and adjacent lands were devastated by the 6,000-acre Cerro Grande wildfire. Nearly 900 Los Alamos homes were destroyed. This sculpture was created a year later, commemorating the fire and community re-building.
- ASHLEY POND**
- 12 Ashley Pond began as a natural depression in the landscape. The pond was created by the Los Alamos National Laboratory. It was named for Ashley Bond, the founder of the Los Alamos Ranch School, whose students could not resist the geographical pun. The boys used it for summer and winter sports. Blocks of stone from the pond in the wall of the Ashley Pond House, Ashley Pond Park, and the Ashley Pond Sculpture are part of the county art collection curated by the Art in Public Places Board.
- ICE HOUSE MEMORIAL**
- 13 Today a memorial stands at the site of the Ranch School Ice House. During WWII, the nuclear core of the "Gadget" (the prototype atomic bomb) was secondarily cooled and then transported to Trinity Site, 20 miles away, in a wooden ice house. The ice house was built July 16, 1945. During the Manhattan Project and for twenty years after, the technical area laboratories surrounded Ashley Pond (see cover photo). These buildings were removed by the mid-1960s.
- POST OFFICE**
- 14 During WWII, mail to Los Alamos residents was simply addressed to Los Alamos, NM. The Post Office was built in 1945 and was destroyed by fire in 1963. The Post Office was built as part of the Community Center, opened at this location in 1963 on the site of the Ranch School Trading Post. Recently the Post Office was listed on the National Register of Historic Places.

Los Alamos County is investigating Historical Registration status for the W.A.C. Dorm, and expanding the park to include the building.

# LAC Women's Army Corps Dormitory

## Historical Park Boundary

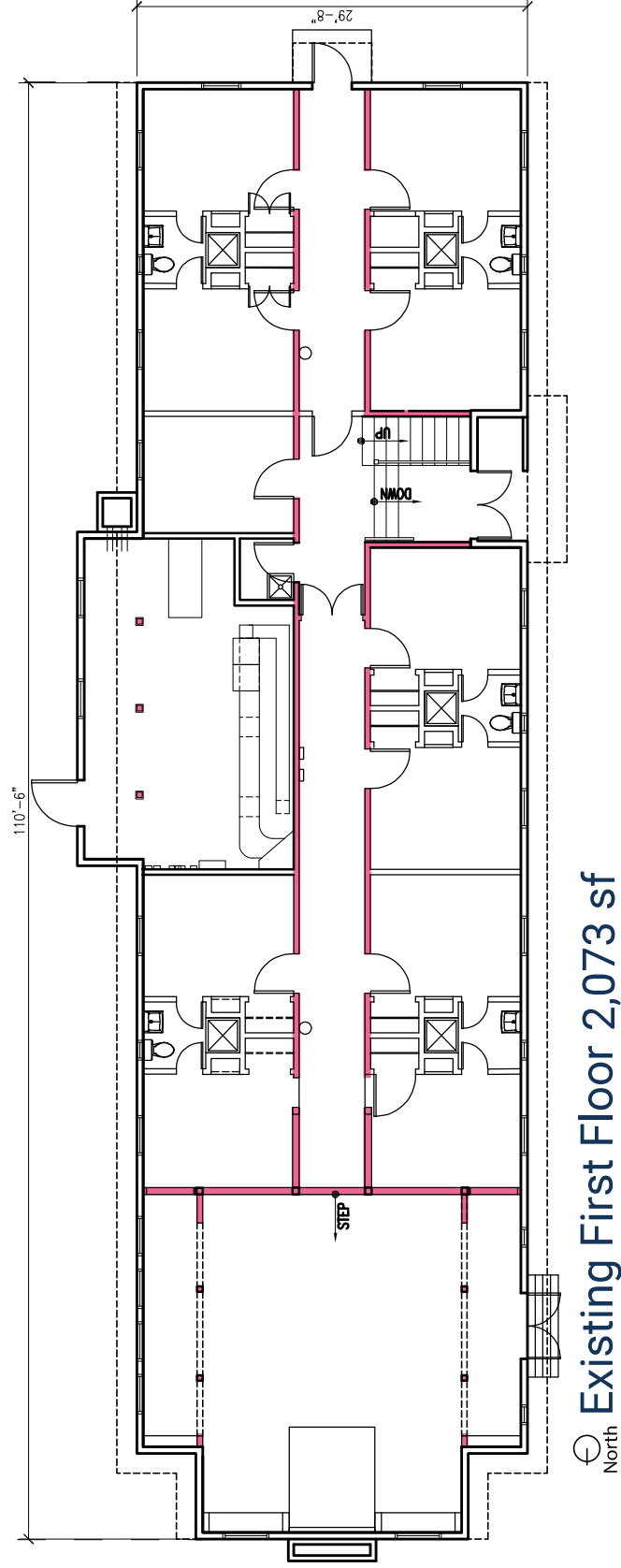
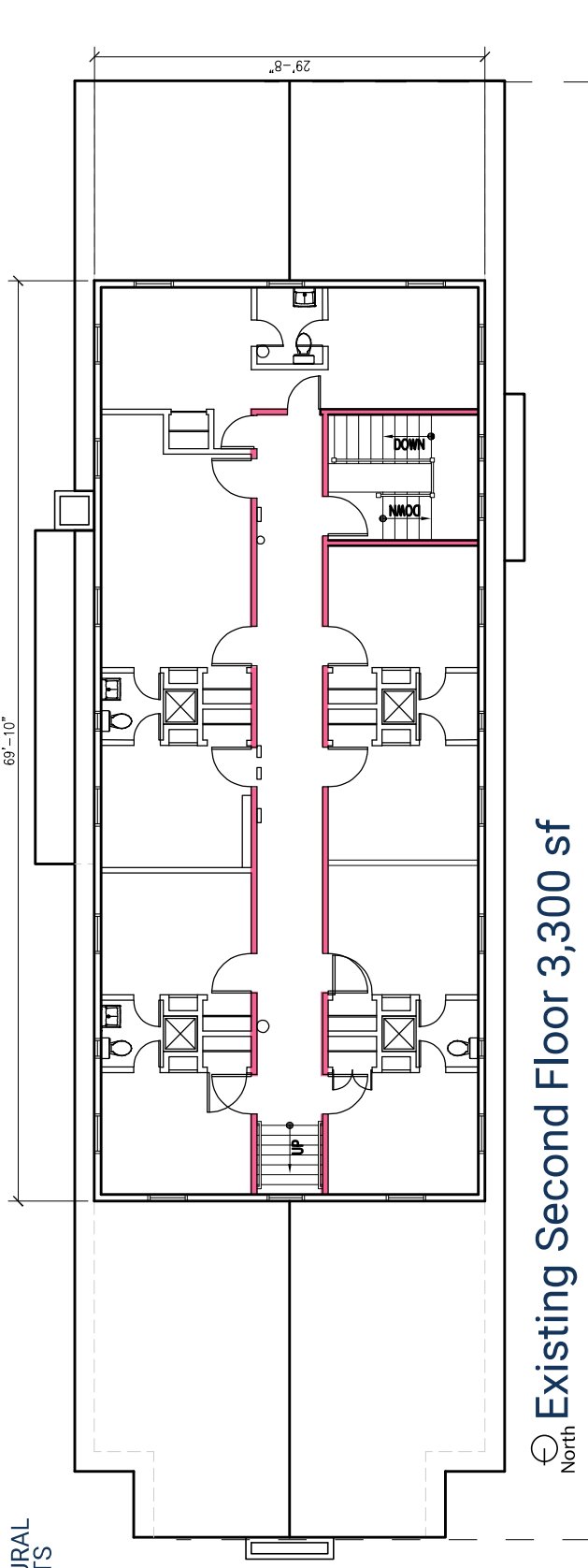
November 2021



# LAC Women's Army Corps Dormitory

Site Context

November 2021

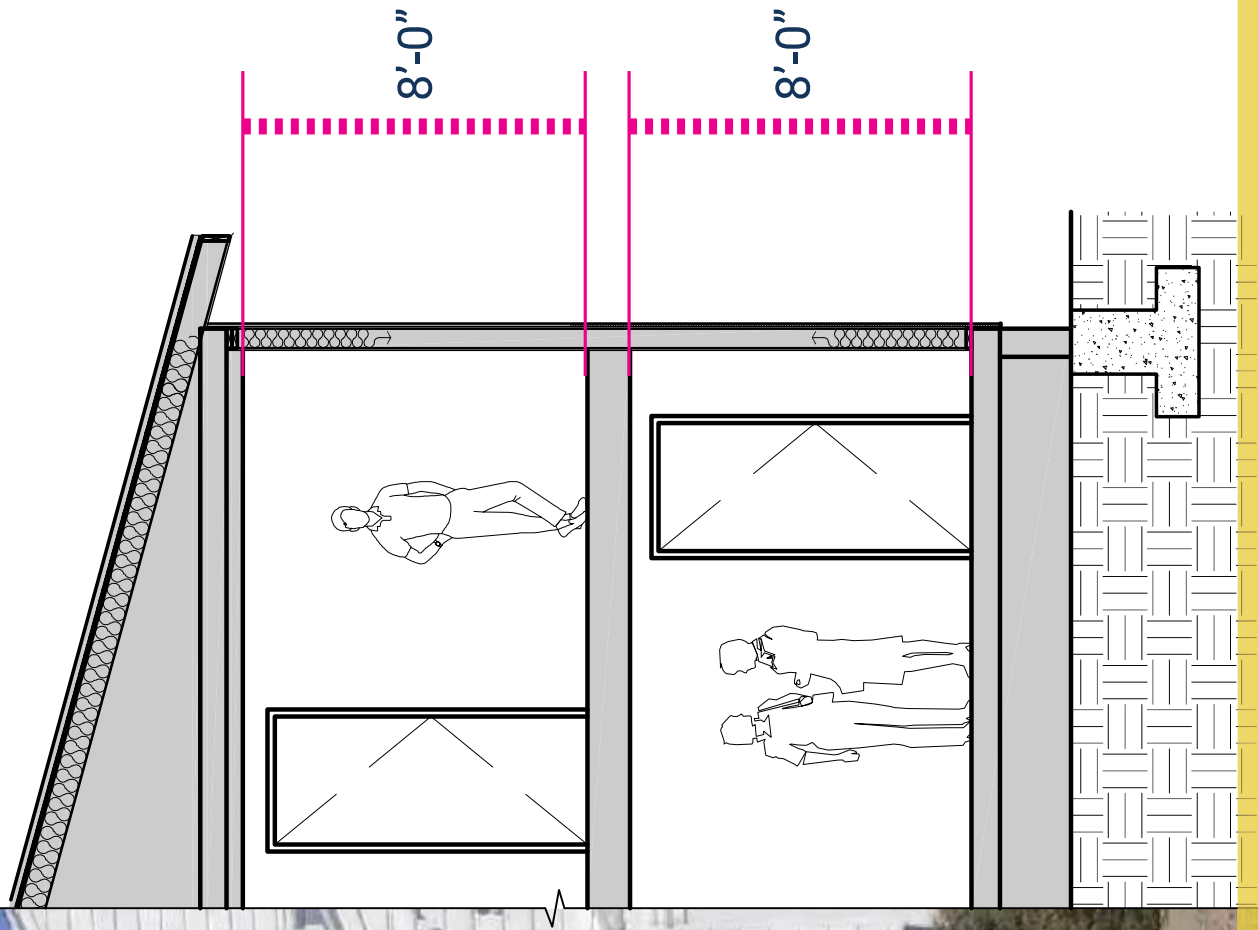


# LAC Women's Army Corps Dormitory

## Floor Plans

November 2021

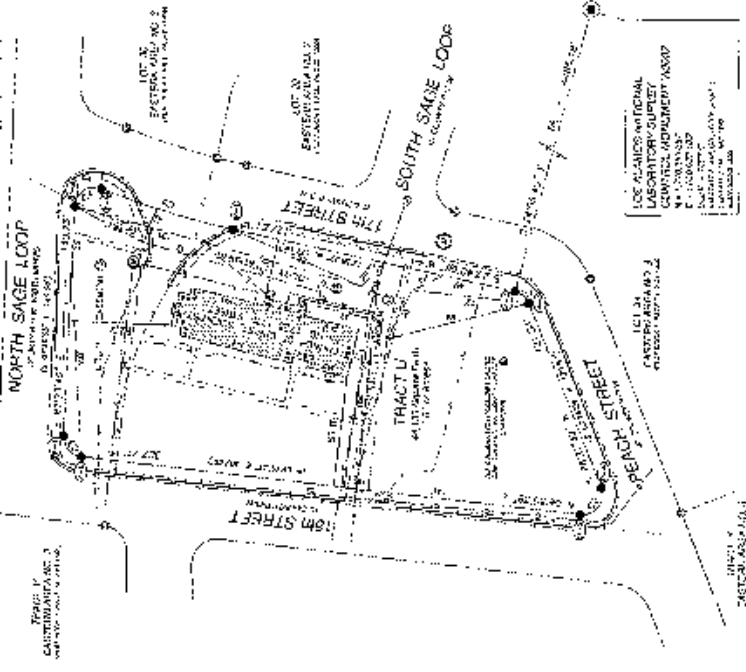




# LAC Women's Army Corps Dormitory

Building Section

November 2021



# The Existing Building and Site Evaluation

2020 Building Analysis shall be updated, with additional focus upon:

## STRUCTURE

Assessing existing structural members, calculating current loads and maximum loads to understand potential upgrades of modern day usage.

## ENVELOPE + POTENTIAL IMPACTS OF CURRENT ENERGY CODE REQUIREMENTS

Identifying potential extents of renovation that would require upgrades per the International Energy Conservation code (IECC) 2015.

## SITE + UTILITY ELEMENTS

Obtaining a topographic survey and in-depth utility information for the site.

# LAC Women's Army Corps Dormitory

Existing Conditions

November 2021

POTENTIAL BUILDING IMPROVEMENTS



NEW SEWER, WATER, & FIRE  
SUPPRESSION LINES

NEW ROOF

NEW PAINT

NEW MECHANICAL

NEW ELECTRICAL

NEW OR REHABILITATED  
WINDOWS/ STORM WINDOW

ADA ACCESSIBILITY (EXTENT  
DEPENDENT ON NEW USE)

POTENTIAL SITE IMPROVEMENTS



ADA ACCESSIBILITY: NEW  
SIDEWALKS AND RAMPS

NEW PARKING LOT

NEW 3 PHASE POWER

NEW SEWER, WATER, AND  
FIRE LINES

NEW LANDSCAPING AND  
IRRIGATION

# LAC Women's Army Corps Dormitory

## Potential Improvements

November 2021

How would you like to  
see the W.A.C. Dorm  
used?

**LAC Women's Army Corps Dormitory**

Community Discussion & Input

November 2021

## Potential Use:

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The Manhattan Project National Historical Park (MPNHP) is wanting to enhance the Park's presence in the Community and is interested in using part of the County-owned W.A.C. Dorm.

### Visitors Center

For the National Parks Service/Manhattan Project National Historical Park  
Current operating hours 10am-3pm Friday-Monday

- Offices
- Interior gathering space for exhibits and educational programs
- Exterior gathering space for exhibits and educational programs
- Bus parking
- Temporary lodging for seasonal Park Service employees
- Park Service Does not need to occupy the entire building

# LAC Women's Army Corps Dormitory

## Potential Uses

November 2021





# County of Los Alamos

## Staff Report

November 03, 2021

Los Alamos, NM 87544  
www.losalamosnm.us

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**Agenda No.:**

**Index (Council Goals):**

**Presenters:** Historic Preservation Advisory Board

**Legislative File:** 14811-21

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**Title**

FY22 Work Plan Discussion

**Attachments**

A - FY22 Work Plan Discussion



## **FY22 Work Plan for Los Alamos County Boards and Commissions**

**(Fiscal Year 2022: July 1, 2021 – June 30, 2022)**

**Board and Commission Name: Historic Preservation Advisory Board**

**Date Board Approved: April 7, 2021**

**Date Approved by Council: June 29, 2021**

**Prepared by: HPAB**

**This work plan will be accomplished in the following time frame: July 1, 2021 to June 30, 2022 Chairperson: Patrick Moore**

**Members and Terms:**

<b>Member</b>	<b>Start/End Dates</b>	<b>Term</b>
<b>Patrick Moore</b>	<b>5/1/2020 – 4/30/2023</b>	<b>1</b>
<b>Jonathan D. Creel</b>	<b>5/1/2020 – 4/30/2023</b>	<b>1</b>
<b>Nancy Bartlit</b>	<b>9/30/2020 – 10/1/2023</b>	<b>2</b>
<b>Michelle Murillo</b>	<b>5/1/2020 – 4/30/2023</b>	<b>1</b>
<b>Robert Dryja</b>	<b>9/30/2020 – 10/1/2023</b>	<b>1</b>

**Department Director: Paul Andrus, Community Development Department**

**Work plan developed in collaboration with Department Director?(Y/N?) Y**

**Staff Liaison and Administrative Support Provided By: Barbara Lai**

**Council Liaison: Denise Derkacs**

**Reviewed by Council Liaison? Y**

**1.0 Provide a brief Summary of your Board or Commission's activities over the past twelve months. Please describe your Board or Commission's accomplishments and identify constraints. List any "lessons learned" and identify the greatest challenges faced by the Board or Commission.**

- Strengthened partnerships with County and non-profit organizations to accomplish Council goals.
- Collaborated with the Historical Society on Fuller Lodge interpretation projects. Liz Martinez, Executive Director, regularly attends the HPAB meetings. Member Murillo attends the Historical Society meetings. Currently, the Historical Society is working on the interpretation of the hotel room in the Lodge.
- Increased the number of partnerships with organizations promoting historic preservation. Vice Chair Creel coordinates projects with the Bradbury Museum, the Lab, Manhattan National Park and the National Park Service, and the Tourism Implementation Task Force. He is currently participating with the Park Service on a virtual tour program.
- Member Bartlit attends the Art in Public Places Board meetings to offer the historic preservation perspective. There is now a schedule to clean the rugs in Fuller Lodge every five years.
- The Post Office, Historical Society, and County staff resolved mail delivery issues to Fuller Lodge offices.

**2.0 Describe the future work plans for this Board or Commission using the following items and showing the relationship to those items: *(Please remember that Council approval of this work plan does not constitute official Council approval of proposed projects, assignments, or anticipated recommendations included in this work plan that have budget implications.)***

**2.1 List any special projects or assignments given to this Board or Commission by Council or the Department Director:**

- Continue to have a representative support on the Tourism Implementation Task Force, Art in Public Places Board, National Park Service, Laboratory, and Bradbury Museum.
- Continue to support the implementation of the Fuller Lodge Interpretive Plan. Assist in planning, fabricating, and installing interpretive features.

**2.2 List the guiding documents/plans (with approval or revision dates listed) used by this Board or Commission.**

- The County Boards and Commissions Ordinance.
- Historic Preservation Ordinance.
- Historic Preservation Advisory Board Ordinance.



**2.3 Other projects/assignments proposed by the Board or Commission: (*Any projects or activities proposed in this section should be discussed with the Council Liaison prior to listing it in this work plan.*) To assist with Council review of the work plans, please list the B&C's proposed projects or assignments in priority order.**

- Formalize identification criteria based on Federal and State thresholds.
- Define the mechanisms and create simple guidelines for historical regulations.
- Create a partnership with UNMLA students and faculty.
- Work with the current lists of cultural and historic sites to build an inventory of buildings and trails that meet the Fed and State criteria.
- Designate a local historic district(s); identify landmarks, trails, and buildings in the County for Federal and local designation.
- Finalize the historic district(s) and get them approved!
- Provide input to the County on the new visitor center site.
- Provide input to the County on the reuse of the WAC Dorm Building.

The HPAB has prioritized the top Fuller Lodge interpretive ideas and will coordinate with the Historical Society as follows:

- a. Continue to encourage the County to designate a Building Steward/Manager to keep Fuller Lodge safe, secure, in good repair, and running smoothly.
- b. Set up a photo memories station – residents can upload photos, stories, materials.
- c. Create an immersive audio-visual experience, for example: holograms in Pajarito Room. Add a touch screen interactive inside Fuller Lodge.
- d. Assess all county areas.
- e. Present available options for interpretive exploration.
- f. Prepare materials for Fuller Lodge guided or self-guided tours (laminated gallery guides for borrow, printed tour booklet/brochure, available as App.) Apply for grants to fund eligible projects.

**3.0 Identify any interfaces for the goals/tasks in this work plan with County Departments and other Boards and Commissions. Specify the coordination required.**

- Continue to have a representative support the Tourism Implementation Task Force, Art in Public Places Board, Historical Society Board, National Park Service, Laboratory, and Bradbury Science Museum.
- Interface with the Planning & Zoning Commission as appropriate.

- Coordinate facilities maintenance projects with PW Project Managers and Parks and Recreation staff.

**4.0 List any special public information or involvement meetings or efforts to be conducted by this Board or Commission:**

- HPAB will focus one meeting on historic preservation and information each year.
- To protect the interests and concerns of the public, and to be inclusive of all tribal and local historic sites, HPAB will focus on extensive public outreach to develop a resident-driven, inclusive Historic Preservation agenda through:
  - a. conducting public meetings (in person or via zoom) to hear what the community desires for historic preservation activities as the budget permits;
  - b. publishing newspaper articles explaining any and all activities on the HPAB;
  - c. appearing at public events to engage and educate the community as to the purpose of the Board as well as to increase community involvement in all historic preservation issues, i.e., Board members and the liaison will provide information at select Thursday morning *Farmer's Market*.

**5.0 List the current subcommittees for this Board or Commission.**

- 5.1 For subcommittees with members that are not members of the parent board or commission:**  
**List the subcommittee members and their terms.**  
**Explain how sub- committee members are selected or appointed.**  
**Provide a description of each subcommittee's charter or purpose. Describe the expected duration for the subcommittee and their work plan(s) demonstrating how they support the Board or Commission:**

Not applicable.

**Attachment A: Provide a copy of your Board or Commission's "Purpose" and "Duties and Responsibilities" from Chapter 8 of the County Code.**

**Attachment B: Using the table below, place an X in the column on the right if the Council Goal is related to the work of this Board or Commission:**

## Article XV Historic Preservation Ordinance

Sec. 16-610. - Authority; purpose.

- (a) *Authority.* As the preservation of historic assets within the county has been determined by the county council to be a legitimate purpose of government, this Article is adopted pursuant to and furthers the purposes of NMSA 1978, §§ 3-21-1 et seq., (Municipal and County Zoning Regulations); NMSA § 3-22-1 et seq., (Historic Districts and Landmarks Act); and NMSA §§ 18-6-1 et seq., (Cultural Properties Act).
- (b) *Purpose.* The county council hereby declares that the archeological and historical heritage of the county is one of the county's most valued and important assets; that the public has an interest in the preservation of all prehistoric and historic ruins, sites, trails, primitive or historic roads—excluding existing modified thoroughfares, structures, objects and similar places and things for their scientific and cultural information and value; that the neglect, desecration and destruction of prehistoric and historic sites and objects results in an irreplaceable loss to the public. The term "prehistoric and historic sites and objects" includes, but is not limited to, real and personal property, including structures and ruins, that have historical and/or archeological significance. Therefore, the purpose of this article is to establish a cooperative approach for the protection and enhancement of the county's unique heritage and identity through the protection of historic sites, structures, and artifacts and through the designation of districts and landmarks of historical or archeological significance. This article is further intended to:
  - (1) Create a reasonable balance between private property rights and the public's interest in preserving the county's historic properties;
  - (2) Allow for the preservation, protection and enhancement of archeological and historical sites and objects within the county;
  - (3) Foster civic pride in the beauty and accomplishments of our past;
  - (4) Provide educational opportunities for Los Alamos residents of all ages;
  - (5) Enhance and promote the county's ability to attract tourists and other visitors while respecting the privacy of individual building occupants;
  - (6) Promote the continued use, adaptive reuse, and maintenance of historic or architecturally significant properties;
  - (7) Ensure that the exterior design and appearance of new structures and improvements within a historic district will be compatible with the established character of that district;
  - (8) Provide owners of properties of historic significance with helpful information and other potential incentives for the preservation, maintenance and improvement of their properties; and
  - (9) Establish efficient and simple administrative systems to carry out the purposes of this article utilizing, wherever possible, approval procedures already in existence.

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-611. - Definitions.

For the purposes of this article, the following words and phrases shall be defined as follows:

*Historic preservation advisory board (referred to as the HPAB in this article)* means the board established by chapter 8 of the county code and authorized by this article to make recommendations to the planning and zoning commission and to county council on proposed historic designations and projects affecting historic properties within the county.

*Historic district* means an area within Los Alamos County that has been so designated by ordinance pursuant to the procedures outlined in this article and section 16-452(b) and mapped as an overlay district on the county's official zoning map.

*Historic landmark* means an individual building, structure or site within Los Alamos County that has been so designated by ordinance pursuant to this article and mapped as an overlay district on the county's official zoning map.

*Historic property* means a historic landmark or any property located within a historic district, including all structures or improvements thereon.

*Historic property alteration certificate* means the official form issued under this article stating that proposed work on a historic property is compatible with the historic character of the property and therefore: (1) has been recommended for approval as appropriate and may be completed as specified in the certificate subject to compliance with all local, state and federal laws, as applicable; and (2) any building permits or other construction-related permits regarding work specified in the certificate may be issued by the community development department or other regulatory department upon satisfaction of all requirements for such permits.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-271, § 4, 5-2-2017)

Sec. 16-612. - Designation of historic landmarks and historic districts.

- (a) *Generally.* The county council may designate and list individual historic landmarks or historic districts within the county and such landmarks or districts shall be designated on the official zoning map. Such designation will result in the creation of an overlay district which will impose regulations on the designated property or district in addition to the zoning regulations already in effect in the underlying zones. Designated landmarks and districts may include publicly as well as privately owned property.
- (b) *Criteria for designation.* Council may authorize the designation of a historic landmark or historic district where the landmark or district proposed for inclusion is found to possess not less than two of the following characteristics; the landmark or district:
  - (1) Embodies an architectural style or method of construction dating from one or more significant historic periods;
  - (2) Establishes a sense of time and place unique to Los Alamos County;
  - (3) Exemplifies or reflects the cultural, social, economic or political history of the nation, state or county;
  - (4) Is associated with the lives of significant historical persons or events;
  - (5) Has the potential to preserve, display, or yield significant historic or archaeological information; or
  - (6) Exists on the registry of the State or National Register of Historic Places.
- (c) *Owner consent required.* Any person or group may nominate a historic landmark or district for designation; however, written consent of the property owner(s) is required before the nomination of an individual landmark will be considered. A historic district nomination application requires the written consent of the owners of at least 66 percent of the properties within the proposed district.
- (d) *Application requirements.* Nominating applications shall be submitted to the community development department director and shall contain at a minimum:
  - (1) The proper application form as provided by the community development department director;
  - (2) Any application fees as established by resolution of the county council;
  - (3) A map showing the boundary of the proposed historic landmark or district, including all structures and property lines within the proposed landmark or district;
  - (4) Written consent of the owner(s) satisfying the requirement of subsection 16-612(c);
  - (5) A statement of justification reviewing the historical or architectural significance of the proposed landmark or district and how it meets the criteria for designation in this article;
  - (6) A description of the particular historic or architectural features that should be preserved. The description shall be based on a study prepared by an architectural or qualified authority on historic preservation surveying the proposed landmark or all properties within the proposed district, as applicable. The features deemed to be significant and worthy of preservation shall be specifically

listed and illustrated in the study and shall form the basis for proposed preservation regulations within the district.

(e) *Review and public hearing.*

- (1) After the community development department director determines the nominating application is complete, the HPAB shall hold a public hearing to solicit comment on the application. At least 15 days prior to the public hearing the community development department shall send notice of the meeting by U.S. mail to all owners of property within the proposed district. At the public meeting, the HPAB shall make a recommendation, with rationale based on the criteria contained in this article, and forward the same to be heard by the planning and zoning commission. The HPAB may nominate or sponsor an application for the designation of an individual landmark or an historic district. In that case, the requirements for owner consent still apply, but the public hearing provisions of this subsection (e)(1) shall not apply and, after the community development department director determines the nominating application is complete, the application shall be heard at a public hearing of the planning and zoning commission as provided below in subsection (e)(2).
- (2) The planning and zoning commission shall hold a public hearing on the application and HPAB's recommendation. Notice of public hearing shall be as set forth in section 16-192. The planning and zoning commission shall make a recommendation to the county council as to whether the proposed historic landmark or district shall be officially designated on the county zoning map as an overlay district in accordance with section 16-452(b).
- (3) As soon as practicable thereafter, the county council shall hold a public hearing. Notice of public hearing shall be as set forth in section 16-192. The county council shall determine whether the proposed historic landmark or district shall be officially designated on the county zoning map as an overlay district in accordance with section 16-452(b).
- (4) The same application and processing procedures shall apply to subsequent amendments to any designated landmark or district.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-266, § 1, 5-24-2016; Ord. No. 02-271, § 5, 5-22-2017)

Sec. 16-613. - Historic property alteration certificate.

- (a) *Generally.* With respect to any designated historic property under this article, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a historic property alteration certificate has been obtained by the owner. Construction, alteration, relocation or demolition of any fence or other landscape feature including, without limitation, any deck, wall, berm, garden structure, exterior lighting, driveway, or landscaping that has the potential for affecting historic structures or features shall also require an approved historic property alteration certificate.
- (b) *Exemptions.* Notwithstanding the foregoing, a historic property alteration certificate shall not be required for:
  - (1) Ordinary maintenance and repair where the purpose of the work is to preserve the integrity of the structure and/or materials, correct deterioration to the structure, and restore it to its condition prior to deterioration; or
  - (2) Construction, alteration or demolition involving only interior features of the structure, unless such work impacts the structure's exterior appearance.
- (c) *Application.* The owner of a designated historic property shall apply to the community development department director for a historic property alteration certificate using the forms and submitting the necessary documentation as prescribed by the director. The applicant also shall submit any fees as established by resolution of the county council.
- (d) *Standards for review.* No application for an historic property alteration certificate shall be approved unless the following conditions are satisfied:

- (1) The proposed work will preserve, enhance, or restore and does not damage or destroy the significant features of the resource as identified in the nomination for designation under sections 16-612(d)(4) and (5) and any specific design guidelines adopted for the historic landmark or district; and
- (2) The proposed work will be compatible with the relevant historic, cultural, or architectural qualities characteristic of the structure, site or district including, but not limited to, elements of size, scale, massing, proportions, orientation, materials, surface textures and patterns, details and embellishments and the relation of these elements to one another.

(e) *Review and public hearing.*

- (1) *Committee review.* Within ten business days after acceptance by the community development department director of an application for historic property alteration certificate, a committee consisting of the community development department director, or designee, and two members of the HPAB designated by the HPAB chair shall meet to review the application and determine whether the proposed work will have a significant impact upon or be potentially detrimental to the historic property.
  - a. If the committee determines there will be no significant impact or potential detriment, the director shall issue an alteration certificate to the applicant and shall notify the HPAB and the planning and zoning commission of such issuance.
  - b. If it has been determined by the majority of the committee that the proposed work would create a significant impact or potential detriment to the historic property, the application shall be referred to a public hearing pursuant to section 16-613(e)(3) below, and the applicant shall be promptly notified of the referral.
- (2) *Expedited review.* The above notwithstanding, the director may review any application that seeks approval of common alterations; and if the director determines that there will be no significant impact or potential detriment from the alteration, then the director shall issue a historic property alteration certificate to the applicant.
- (3) *Review and recommendation by HPAB.* In addition to those applications referred for public meeting after administrative review pursuant to section 16-613(e)(1)b. above, a public meeting before the HPAB shall be required for any application requesting new construction over 200 square feet in gross floor area, or the relocation or demolition of a historic property.
  - a. Upon acceptance by the community development department director of any application for an historic property alteration certificate, the HPAB shall schedule a meeting to review the application.
  - b. The HPAB shall hold a public meeting on the application during which it shall make a recommendation to the planning and zoning commission regarding whether a historic property alteration certificate should be issued. The HPAB shall have 40 calendar days from the acceptance date of the application in which to hold said meeting. The planning and zoning commission shall take no action on the application until the HPAB has either made its recommendation or the 40-day review period has passed.
  - c. The HPAB recommendation on the application shall take one of three forms: (i) approval as presented; (ii) approval with conditions; or (iii) denial. A written explanation applying the standards for review under section 16-614(d) shall accompany the recommendation.
  - d. If the HPAB fails to make a recommendation within the 40-day period, the planning and zoning commission shall proceed with its determination.
- (4) *Determination by planning and zoning commission.* As soon as practicable after the HPAB meeting on an application for historic property alteration certificate, the planning and zoning commission shall hold a public hearing to consider the recommendation. In making its decision on whether the certificate shall issue, the planning and zoning commission shall apply the standards for review under section 16-613(d) and shall also consider any recommendation received from the HPAB. The planning and zoning commission shall make a determination whether the historic property alteration certificate shall issue. If the determination of the planning and zoning commission differs from the recommendation of the HPAB, such determination shall include a statement explaining why the HPAB recommendation was not followed, and this statement shall be forwarded to the HPAB.

- (5) *Appeals*. The final action of the planning and zoning commission regarding any historic property alteration certificate may be appealed to the county council in accordance with article XII of this chapter.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-271, § 6, 5-2-2017)

#### Sec 16-614. - Temporary restraint of demolition.

While it is the purpose of this article to preserve structures of historic or architectural significance, it is recognized that all areas of significance cannot be identified, analyzed, and designated at one time. However, it is important to protect properties with potentially qualifying buildings from inappropriate demolitions until review and hearings can be completed for possible historic preservation designation. Therefore:

- (a) No demolition permit shall be issued by the building official regarding any structure located within an area of an application for historic designation under section 16-612 between such time as the application is filed and the time the action is taken on the application by the county council unless it is determined after review by the committee established under subsection 16-613(e)(1) that the structure to be demolished contains no historic or architectural significance and is not an essential contribution to other historic features in the area.
- (b) If a demolition approval is not issued after committee review, then the HPAB shall, within 30 calendar days of the application acceptance date, hold a public hearing, at which time, the requesting party shall demonstrate:
  - (1) For total demolition:
    - a. The structure is of minimal historic significance because of its location, condition, modifications or other factors, and its demolition will be inconsequential to historic preservation needs of the area; or
    - b. The structure is determined to have historic or architectural significance but:
      - i. The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to maintain the structure; and
      - ii. The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property; and
      - iii. The structure cannot be practically moved to another site in Los Alamos; and iv. The applicant demonstrates that the proposal mitigates the greatest extent practical the following:
        - a) Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur.
        - b) Any impact on the historical importance of the structure or structures located on the property and adjacent properties.
        - c) Any impact to the architectural integrity of the structure or structures located on the property and adjacent properties.
  - (2) For partial demolition:
    - a. The partial demolition is required for renovation, restoration, or rehabilitation of the structure; and
    - b. The structure is determined to have historic or architectural significance but, the structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to maintain the structure; and
    - c. The applicant has mitigated, to the greatest extent possible:
      - i. Impacts on the historic importance of the structure or structures located on the property.
      - ii. Impacts on the architectural integrity of the structure or structures on the property.

At the conclusion of the meeting, the HPAB shall submit its recommendation if the permit should be approved or denied to the planning and zoning commission.

- (c) Within 14 days of the HPAB meeting date, the planning and zoning commission shall hold a public hearing. The recommendation of the HPAB shall be entered into the record and shall be considered by the planning and zoning commission in making its determination. The finding of the planning and zoning commission shall be final and may be appealed to the county council in accordance with article XII of this chapter.
- (d) If the request for demolition permit is denied, then no permit for demolition shall be issued for six months from the date of the planning and zoning commission hearing on the permit.
- (1) If historic designation has not been granted for the property, at the expiration of the six-month period, the building official shall grant a demolition permit for the property.
- (2) At the time of adoption of historic property designation, the temporary restraint of demolition and any stays of demolition in effect shall expire. Demolition approvals after that time shall be regulated by section 16-613.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-271, § 7, 5-2-2017)

#### Sec. 16-615. - Demolition by neglect.

No owner of an historic property shall permit such property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would produce a detrimental effect upon the character of the district as a whole or the life and character of the property itself. Examples of such deterioration include: deterioration of exterior walls or other vertical supports; deterioration of roof or other horizontal members; deterioration of exterior chimneys; deterioration or crumbling of exterior stucco or mortar; ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors; and deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety. (Ord. No. 02-234, § 2, 10-29-2013)

#### Sec. 16-616. - Economic hardship.

- (a) An applicant who has been denied a historic property alteration certificate may seek an exemption from all, or portions of, the requirements of this article based on economic hardship. Economic hardship in this context does not relate to the applicant's financial status, but rather whether the impact of this ordinance is such that it denies the applicant all reasonable or beneficial use of the property. A request for relief from this ordinance on account of economic hardship shall be made using the necessary forms provided by the community development department.
- (b) If a request for economic hardship is made, the applicant may not undertake any work on the historic property until and unless the planning and zoning commission makes a finding that an economic hardship exists and a certificate has been issued.
- (c) When a claim of economic hardship is made due to the effect of this article, the owner must demonstrate:
  - (1) In the case of an income-producing property, that a reasonable rate of return cannot be obtained from the property in its present condition or if improved in compliance with this article.
  - (2) In the case of a non-income-producing property, that the property has no beneficial use as a dwelling or for an institutional use in its present condition or if improved in compliance with this article.
  - (3) The consideration for economic hardship shall not include willful or negligent acts by the owner, purchase of the property for substantially more than the market value, or failure to perform normal maintenance and repairs.
  - (4) In addition, the applicant shall demonstrate that it has consulted in with the HPAB, local preservation groups, or interested parties in an effort to seek an alternative that will result in preservation of the property.
  - (d) The planning and zoning commission shall hold a public hearing on the economic hardship request at its next regularly scheduled meeting, or not less than 30 days after filing of the request with the community development department director.
  - (e) Any decision of the planning and zoning commission regarding an economic hardship request may be appealed by the applicant to the county council in accordance with article XII of this chapter.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-271, § 8, 5-2-2017)



Sec 16-617. - Enforcement; violation; penalties.

Any violation of this article is a violation of the Los Alamos County Development Code and is therefore subject to the enforcement and penalties prescribed by section 16-85 and section 1-8 of the LAC County Code.

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-618. - Public safety exclusion.

Nothing in this article shall be construed as to prevent any repairs, construction alterations or demolition necessary to correct or abate the unsafe or dangerous condition of any structure or site feature or part thereof, where such condition has been declared unsafe or dangerous by the county building official, other applicable county department directors, or federal or state agencies, and where proposed measures have been declared necessary by such departments or agencies. To the maximum practical extent such repairs, alterations, or demolitions shall be carried out in accordance with the standards required by this article.

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-619. - Severability.

If any section, clause, sentence, or phrase of this article is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this article.

(Ord. No. 02-234, § 2, 10-29-2013)

### Council Goals and Priority Areas

Enhancing quality of life, economic vitality, environmental sustainability, and racial equity and inclusivity are overarching goals that will be components of all our efforts as we coordinate with Los Alamos National Laboratory and regional partners and plan for appropriate levels of County services.	
Enhancing Communication	
Enhancing communication with the public to promote transparency and strengthen trust in County government.	X
Increasing the Amount and Types of Housing Options	
This includes increasing the variety of housing options for all segments of the community, from affordable to new options for those interested in downsizing or moving closer to central areas of the community, and pursuing opportunities for utilization of vacant spaces to address these needs.	
Protecting, Maintaining, and Improving Our Open Spaces, Recreational, and Cultural Amenities	
Los Alamos County open spaces and cultural attractions are greatly valued by the community and provide opportunities for recreational and economic growth; appropriately allocating resources to ensure their health and sustainability is important to our citizens.	X
Enhancing Support and Opportunities for the Local Business Environment	
This includes appropriately supporting existing businesses, growing new businesses, supporting technology start-ups and spin-offs, and identifying opportunities for utilizing vacant space as a part of these efforts.	
Supporting Social Services Improvement	
Behavioral, mental, and physical health and social services are important quality of life components; there are key areas where appropriate types and levels of County support could help address current needs	
Improving Access to High Quality Broadband	
Enabling reliable high-speed broadband service throughout the county by determining appropriate investments (e.g., conduct a community needs analysis, evaluate technical options).	
Investing in Infrastructure	
Appropriately balancing maintenance of existing infrastructure with new investments in county utilities, roads, trails, expanded transit options, facilities and amenities, which will help improve environmental stewardship, sustainability, and quality of life, while allowing for sustainable growth.	X